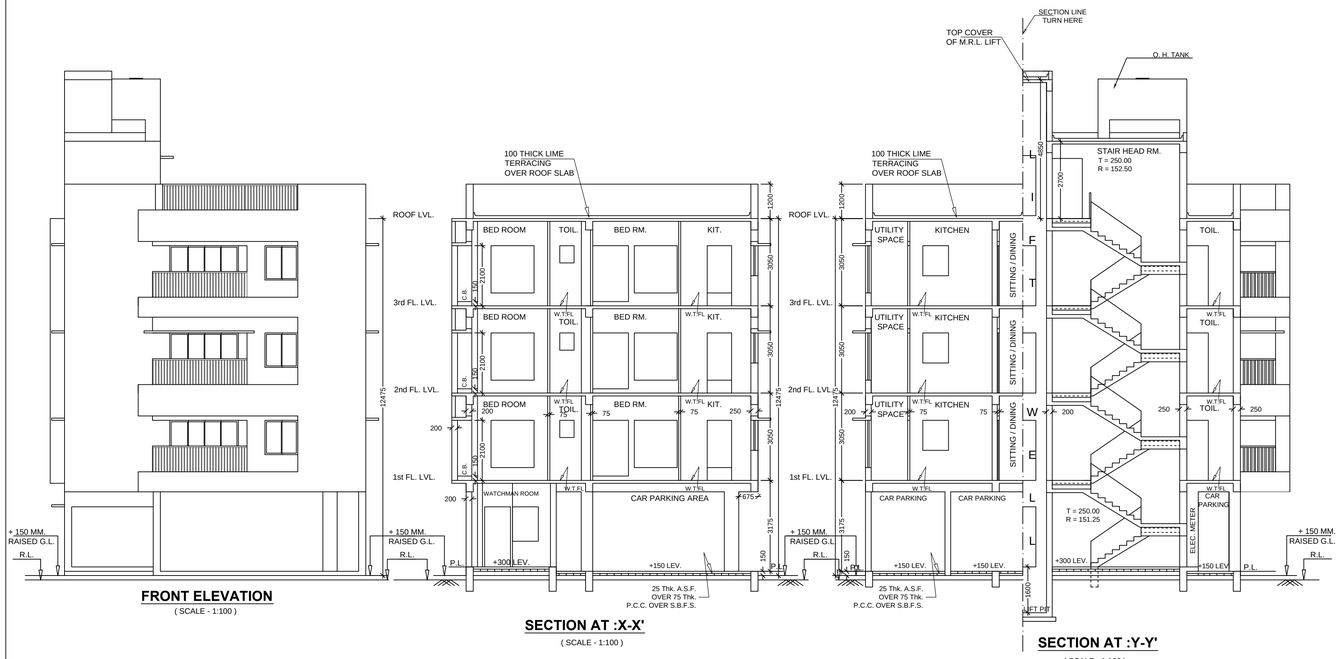
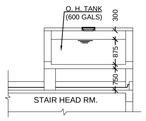


FRONT ELEVATION
(SCALE - 1:100)

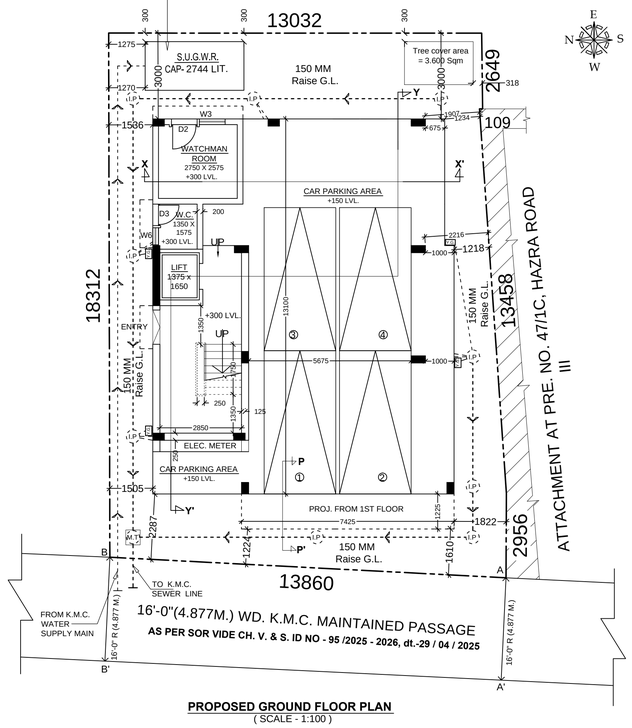
SECTION AT :X-X'
(SCALE - 1:100)

SECTION AT :Y-Y'
(SCALE - 1:100)



SECTION AT :Z-Z'
(SCALE - 1:100)

ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN THE TIME OF CONSTRUCTION OF S.U.G.W.R. THE DEPTH OF S.U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBOURING COLUMN OF THE BUILDING.



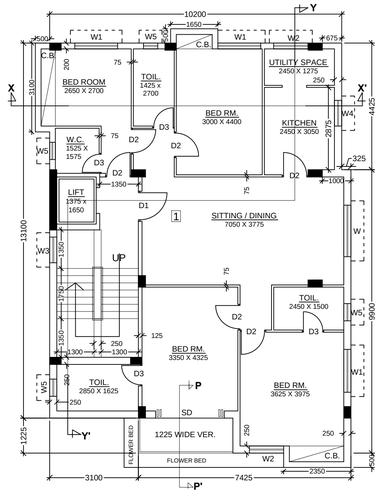
PROPOSED GROUND FLOOR PLAN
(SCALE - 1:100)

SCHEDULE OF DOORS AND WINDOWS

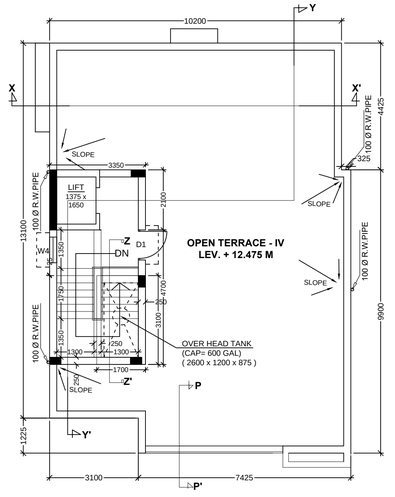
D	1200 x 2100	W	1800 x 1650
D1	1050 x 2100	W1	1500 x 1650
D2	900 x 2100	W2	1200 x 1650
D3	750 x 2100	W3	900 x 1200
SD	2400 x 2100	W4	900 x 1050
		W5	600 x 600

S P E C I F I C A T I O N

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 12.475 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 200/250 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M25.
7. GRADE OF STEEL IS Fe - 500.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTAR.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

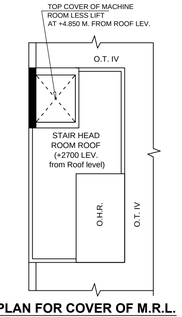


PROPOSED TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)
(SCALE - 1:100)



PROPOSED ROOF PLAN
(SCALE - 1:100)

SECTION AT :P-P'
(SCALE - 1:100)



PLAN FOR COVER OF M.R.L.
(SCALE - 1:100)

STATEMENT OF PROPOSAL

PART - A

1. ASSESSES NO. :110692303635

2. **NAME OF THE OWNER :**
M/S OLY DEVELOPERS LLP

3. **DETAILS OF REGD. TITLE DEED**
Book NO.- I, Vol. No. - 1901-2024, Pages : 327381 To 327404,
Being No. - 190108681, Year : 2024, DATE:- 25 / 09 / 2024, A.R.A.- I KOLKATA,

4. **DETAILS OF REGD. BOUNDARY DECLARATION**
Book NO.- I, Vol. No. - 1603 - 2025, Pages : 137932 To 137941,
Being No. - 160305707, Year : 2025, DATE:- 25 / 03 / 2025,
D.S.R.- III SOUTH 24-PARGANAS, WEST BENGAL

PART - B

1. **AREA OF LAND :**
As per Title deed : 3K- 14CH - 19 SQFT = 260.962 Sqm
As per Assessment Book copy : 3K- 14CH - 0 SQFT = 259.197 Sqm
As per Boundary Declaration : 3K- 11CH - 41 SQFT = 250.465 Sqm

2. NET AREA OF LAND = 250.465 Sqm.

3. PERMISSIBLE GROUND COVERAGE = 146.066 Sqm. = 58.318 %

4. PROPOSED GROUND COVERAGE = 145.535 Sqm. = 58.106 %

5. PROPOSED AREA :

	TOTAL FLOOR AREA	CUTOUT		Covered Area (Excluding Stair void & Lift Duct)	EXEMPTED AREA		Not Floor Area (Excluding Stair, Lift Duct & Lobby)
		Stair Duct Area	Lift Duct Area		Stair Way Area (Excl.Stair Void)	Lift Lobby	
Ground Floor	136.439 Sqm.	——	——	136.439 Sqm.	10.465 Sqm.	2.498 Sqm.	123.476 Sqm.
First Floor	145.535 Sqm.	0.438 Sqm.	2.268 Sqm.	142.829 Sqm.	10.465 Sqm.	2.498 Sqm.	129.866 Sqm.
Second Floor	145.535 Sqm.	0.438 Sqm.	2.268 Sqm.	142.829 Sqm.	10.465 Sqm.	2.498 Sqm.	129.866 Sqm.
Third Floor	145.535 Sqm.	0.438 Sqm.	2.268 Sqm.	142.829 Sqm.	10.465 Sqm.	2.498 Sqm.	129.866 Sqm.
Total	**573.044 Sqm.**	**1.314 Sqm.**	**6.804 Sqm.**	**564.926 Sqm.**	41.860 Sqm.	**9.992 Sqm.**	**513.074 Sqm.**

TOTAL EXEMPTED AREA = (41.860+9.992) = 51.852 Sqm.

6. PARKING CALCULATION :

A. Tenement Mkd.	Individual Tenement	Prop. Area To be Added	Actual Tenement	Tenement Nos.	Category	Required Parking
1	126.005 Sqm.	28.834	154.839 Sqm.	3	Between 100-200 Sqm.	3 Nos.
					Total Required Parking =	3 Nos.

B)NOS. OF PARKING REQUIRED	=3NOS.
NOS. OF PARKING PROVIDEED	=4 NOS.
C) Permissible area for parking :	a) GROUND FLOOR = 3 Nos. x 25 Sqm. = 75.00 Sqm.
D)Actual area of parking provided :	a) GROUND FLOOR PARKING = 100.411 Sqm.
7.PERMISSIBLE F. A. R.	=1.75
8. PROPOSED F. A. R.	=(513.074 - 75) / 250.465 =1.749
9. TOTAL CUP-BOARD AREA	= 10.650 Sqm. (2.439 %)
10. STAIR HEAD ROOM AREA	= 19.693 Sqm.
11. OVER HEAD TANK AREA	= 5.270 Sqm.
12. AREA OF TOP COVER OF M/C RM LESS LIFT	= 3.674 Sqm.
13. TOTAL ADDITIONAL FLOOR AREA FOR FEES (cupboard,stair head rm,cover of M.R.L. Lift)	= 34.017 Sqm.
14. HEIGHT OF THE BUILDING	= 12.475 m.
15. PERMISSIBLE TREE COVER AREA	= 564.926 X 15 % X 250.465 / 6000
	= 3.537 Sqm. (1.412 %)
PROPOSED TREE COVER AREA	= 3.600 Sqm. (1.437%)
16. TOTAL EXISTING FLOOR AREA	= 319.181 Sqm.

DECLARATION OF OWNERS/ APPLICANT

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -

1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS FULLY OCCUPIED BY OWNERS & THERE ARE NO TENANTS.
7. DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

OLY DEVELOPERS LLP
SHUBADIP ROY
PARTNER

NAME OF OWNERS / APPLICANT

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES, 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. G. WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS FULLY OCCUPIED BY OWNERS & THERE ARE NO TENANTS.

MADHAB CH. PAUL.
[L.B.S. No.- 526 (Class- I)]
NAME OF L.B.S.

DECLARATION OF E.S.E

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING IS DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 16/I) OF J. B. ASSOCIATES, OF(ADDRESS) 1418, NAYABAD, PANCHASAYER. KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL.
E.S.E. NO.- 229 / II.
NAME OF E.S.E.

DECLARATION OF G.T.E

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DR. S. K. CHAKRABORTY .
K.M.C. G.T.E. NO. - 16 (Class - I)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED G+III STORIED (Height of the Building is 12.475 m.)
RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 & K.M.C. Building Rules2009, AT PRE. No. - 47/1M, HAZRA ROAD, P.S. - BALLYGUNGE, KOLKATA - 700 019, WARD NO - 69 , BOROUGH - VIII .

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

Drawn BY	*Checked BY*
KEYA	M.C.Paul

Date
01.04.2025

*ARCHITECTS & ENGINEERS *
Deep Pal Consultancy (P) Ltd.
48/1A, Dr. Suresh Sarkar Road.
Kolkata - 700 014.
E-mail : dpckol@yahoo.com

BUILDING PERMIT NUMBER: 2025080023

VALID UP TO: 04-06-2030 DATE: 05-06-2025

ATISH RANJAN MANNA
Digitally signed by ATISH RANJAN MANNA
Date: 2025.06.05 16:48:57 +05'30'

DIGITAL SIGNATURE OF A.E