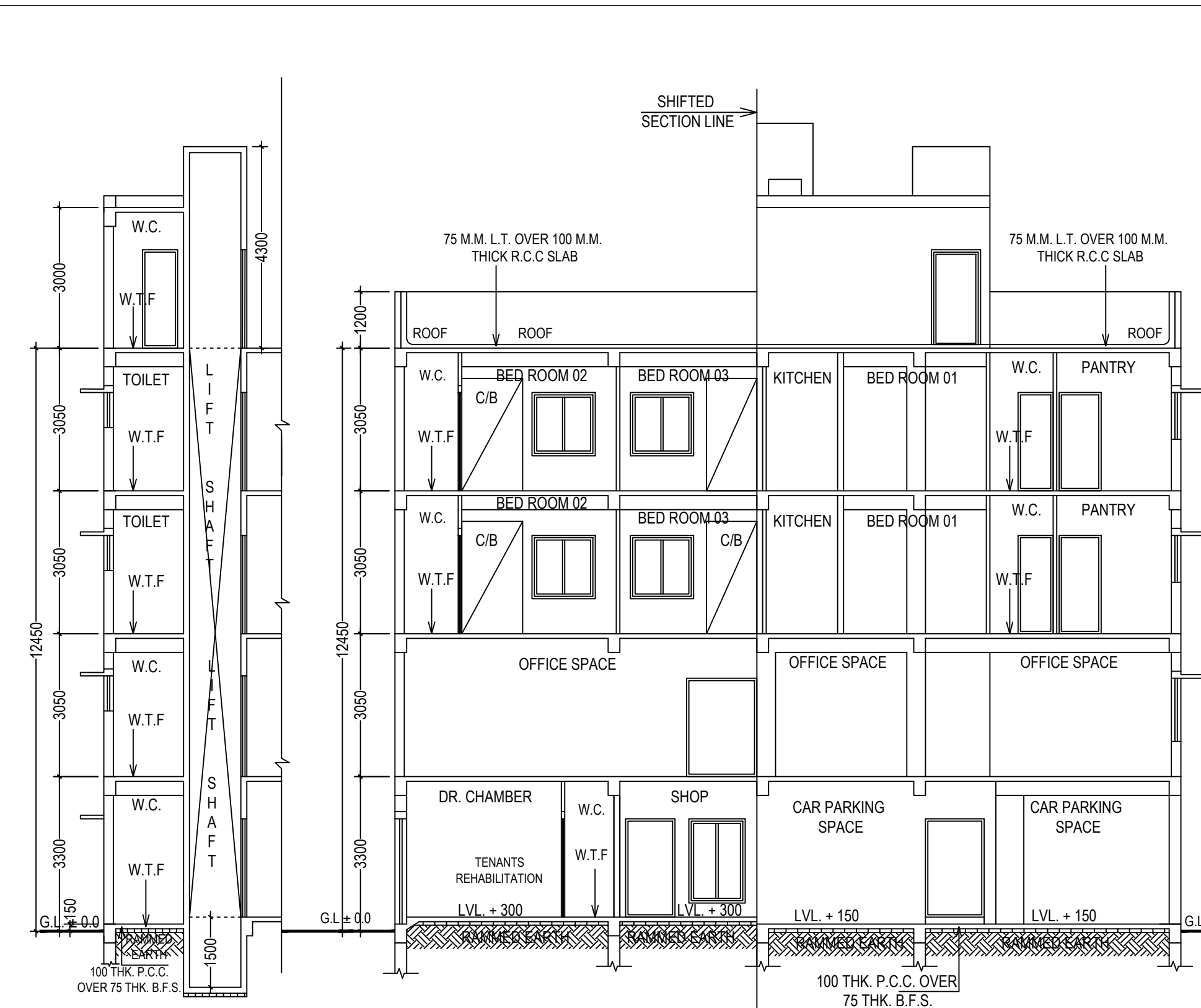


FRONT ELEVATION SCALE : 1 : 100

SECTION THROUGH: X - X' SCALE 1:100



SECTION THROUGH Z - Z' SCALE : 1 : 100

SECTION THROUGH: Y - Y' SCALE 1:100

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL	SIZE
D1	SOLID FLUSH	----	2100	1050 X 2100
D3	SOLID FLUSH	----	2100	900 X 2100
D2	SOLID FLUSH	----	2100	750 X 2100
DW	ROLLING SHUTTER	----	2100	2050 X 2100
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1200	2100	1000 X 900
W4	GLAZED	1350	2100	600 X 750
W5	GLAZED	750	2100	1800 X 1350
W6	GLAZED	750	2100	900 X 1350

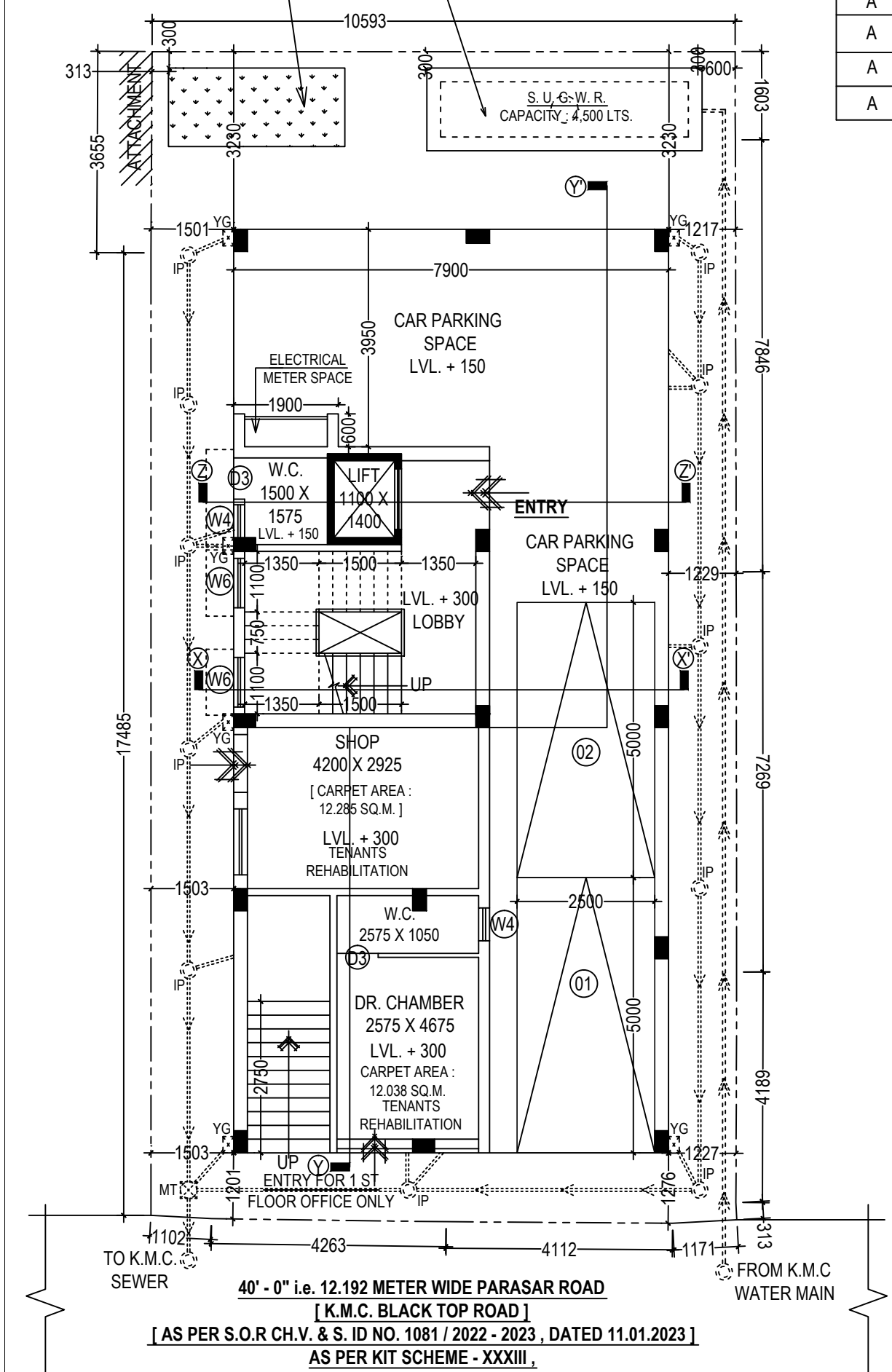
TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (S.Q.M.) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, CUPBOARDS, LOFT & ROOF W.C.)							
BLOCK	NET FLOOR AREA (SQ.M)	STAIR LOBBY (SQ.M)	LIFT LOBBY (SQ.M)	L.M.R. AREA (SQ.M)	S. H. R. AREA (SQ.M)	CUPBOARD AREA (SQ.M)	LOFT AREA (SQ.M)
A	459.460 SQ.M	45.060 SQ.M	8.236 SQ.M	4.867 SQ.M	15.461 SQ.M	7.850 SQ.M	3.080 SQ.M

BLOCK	FLOOR AREA (SQ.M)	STAIR AREA (SQ.M)	LIFT LOBBY (SQ.M)	CAR PARKING AREA (SQ.M)	CAR PARKING AREA MAX. LIMIT (SQ.M)	TOTAL FLOOR AREA FOR F.A.R	PROPOSED F.A.R
A	512.756 SQ.M.	45.060 SQ.M.	8.236 SQ.M.	71.746 SQ.M.	50.000 SQ.M.	409.460 SQ.M.	1.814

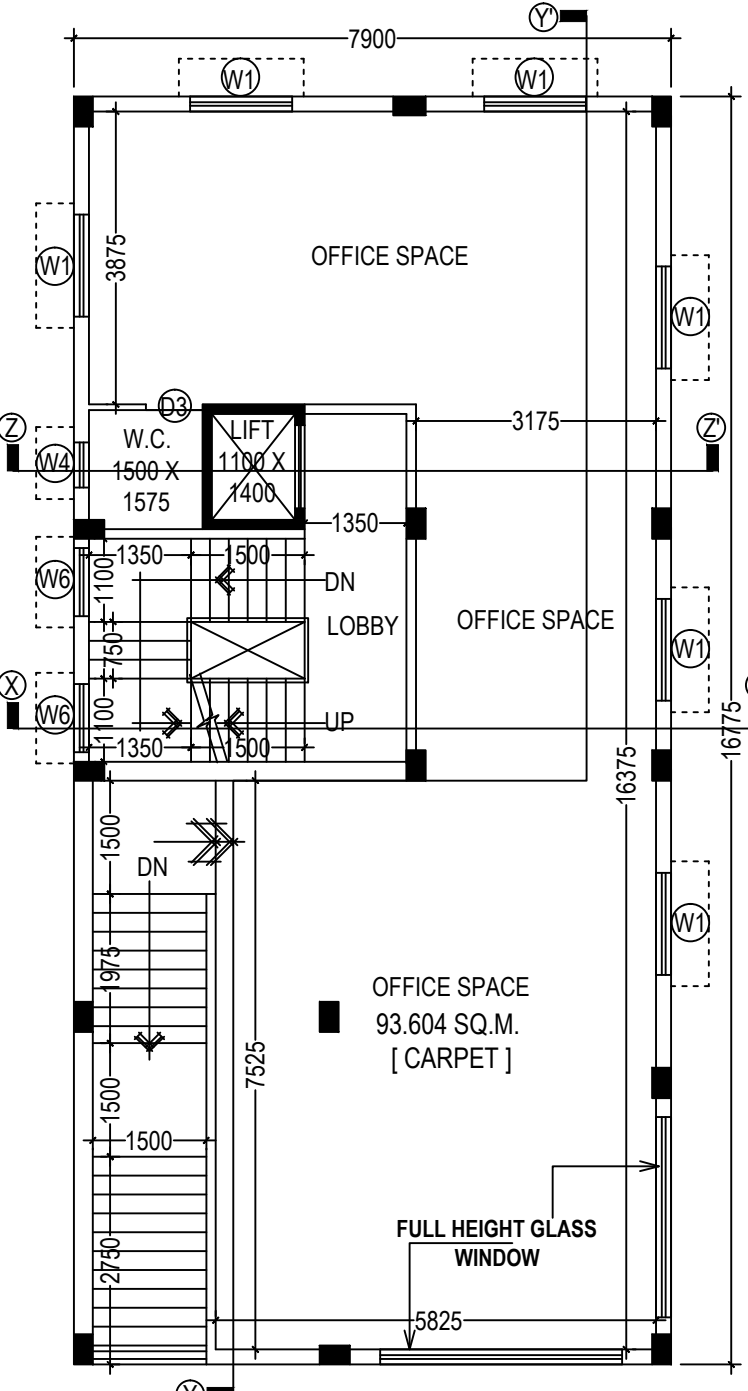
TOTAL FLOOR AREA FEES :		
FLOOR AREA (SQ.M)	TOTAL ADDITIONAL FLOOR AREA FOR FEES (SQ.M)	TOTAL AREA FOR FEES (SQ.M)
512.756 SQ.M.	34.063 SQ.M.	546.819 SQ.M.

BLOCK	USE GROUP	TOTAL FLOOR AREA
A	RESIDENTIAL	370.298 SQ.M.
A	BUSINESS	114.246 SQ.M.
A	MERCANTILE RETAIL	14.473 SQ.M.
A	INSTITUTIONAL	13.739 SQ.M.

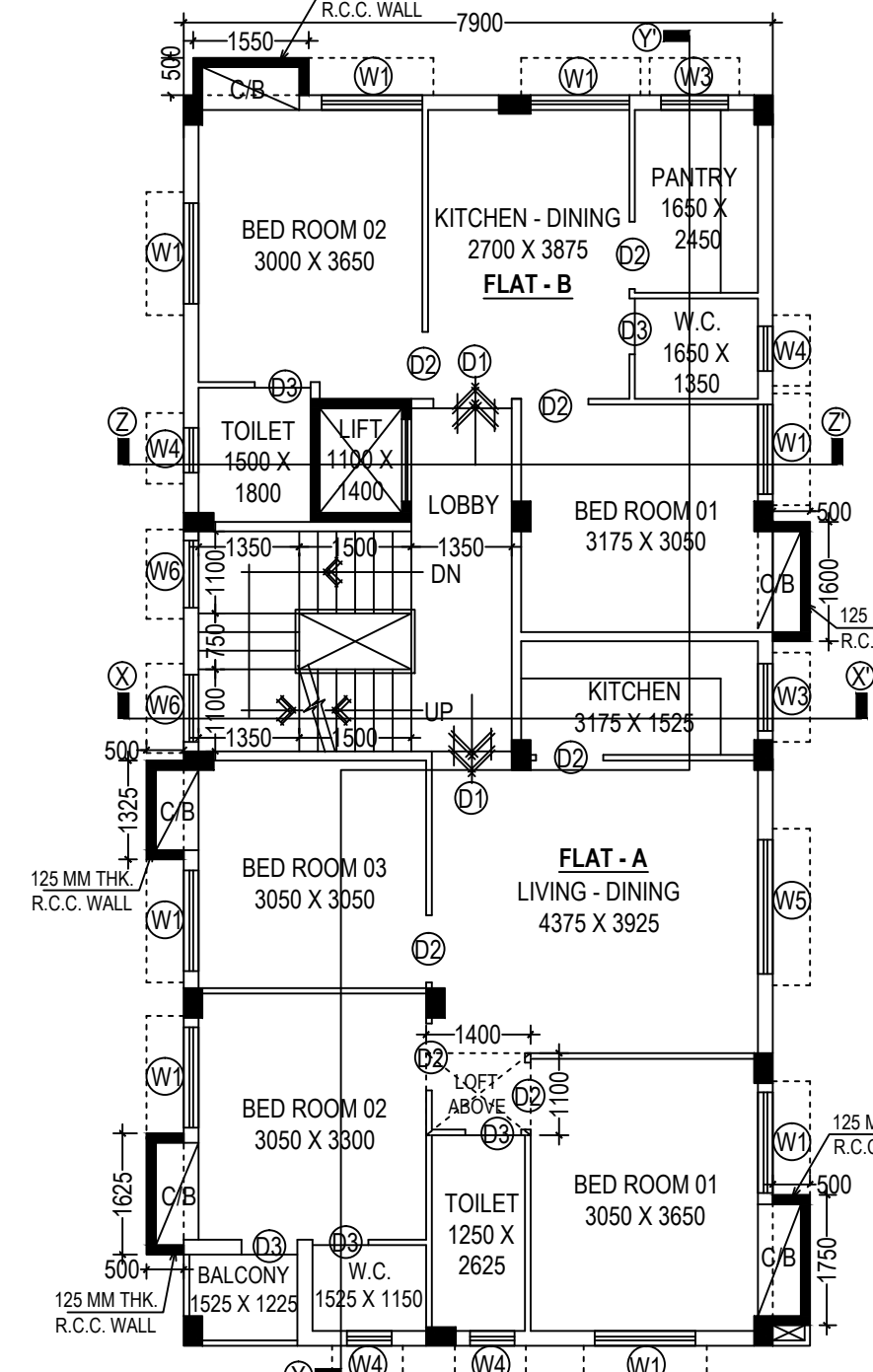
NOTES :-
THE DEPTH OF SEMI UNDERGROUND WATER RESERVOIR, CAN NOT EXCEED THE DEPTH OF COLUMN FOUNDATION ADJOINING STRUCTURE.



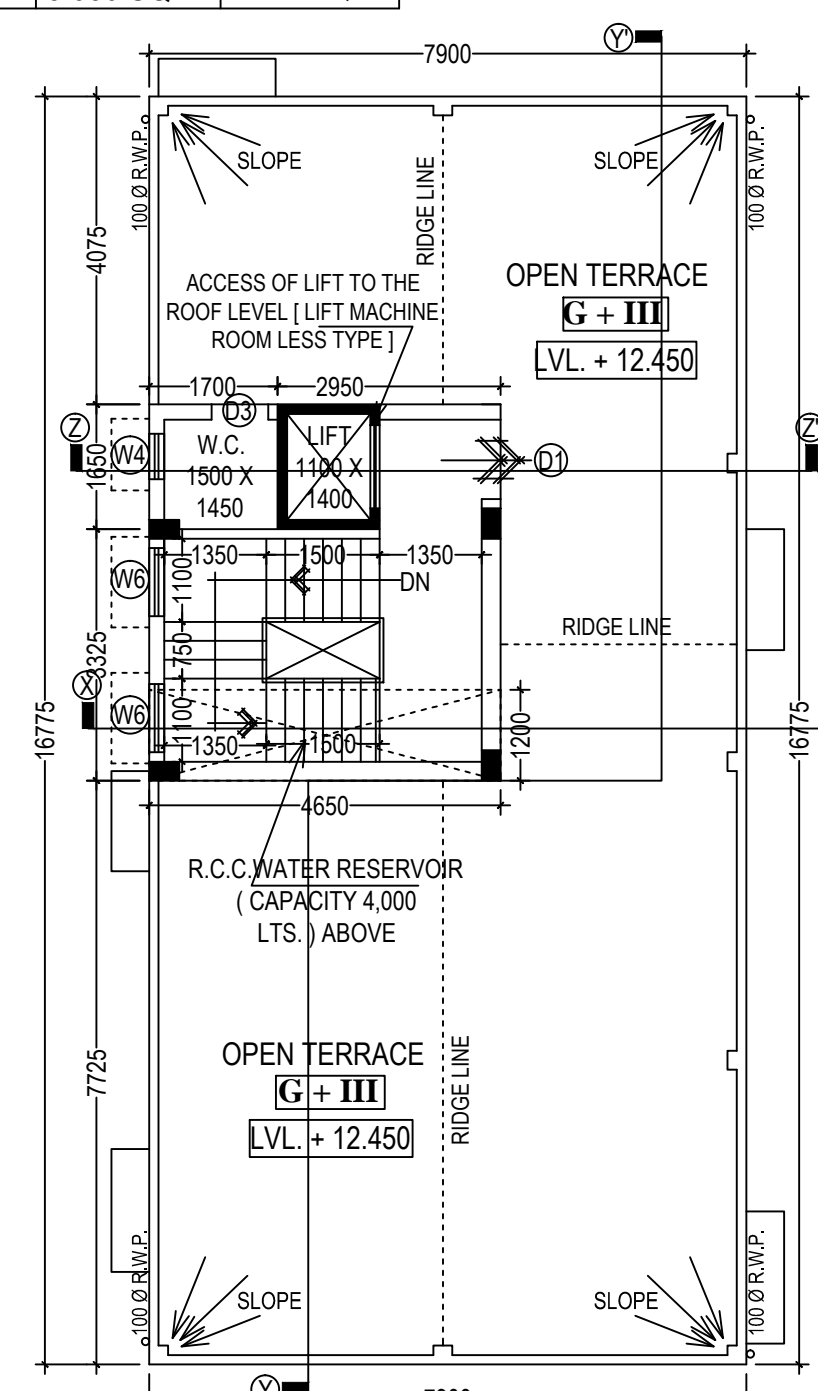
GROUND FLOOR PLAN. SCALE: 1:100



1ST. FLOOR PLAN. SCALE: 1:100



TYPICAL (2ND, 3RD) FLOOR PLAN. SCALE: 1:100



ROOF PLAN. SCALE: 1:100

- ASSESSEE NO. : 11 - 087 - 18 - 0008 - 0
- DETAIL OF REGISTERED DEED :-
BOOK NO : I , VOLUME NO. 19
PAGES : 44 TO 445
BEING NO. 649
YEAR : 28.05.1997
PLACE : SUB - REGISTER SOUTH 24 P.G.S .
- DETAIL OF REGISTERED DEED :-
BOOK NO : III , VOLUME NO. 3
PAGES : 44 TO 58
BEING NO. 61
YEAR : 27.12.1982
PLACE : SUB - REGISTER ALIPORE .
- DETAIL OF REGISTERED DEED :-
BOOK NO : I , VOLUME NO. 58
PAGES : 141 TO 146
BEING NO. 1975
YEAR : 1924
PLACE : SUB - REGISTER SOUTH 24 P.G.S .
- DETAIL OF REGISTERED DEED :-
BOOK NO : I , VOLUME NO. 1602 - 2022
PAGES : 238700 TO 238732
BEING NO. 160206295
YEAR : 19.05.2022
PLACE : D.S.R - II SOUTH 24 P.G.S
- DETAILS OF REGISTERED BOUNDARY DECLARATION ,
BOOK NO : I , VOLUME NO : 1602 - 2022
PAGES. 604878 TO 604891
BEING NO - 160216610
FOR THE YEAR - 19.12.2022
PLACE : D.S.R - II SOUTH 24 P.G.S

- DETAIL OF REGISTERED DEED :-
BOOK NO : I , VOLUME NO. 60
PAGES : 240 TO 245
BEING NO. 3996
YEAR : 20.09.1929
PLACE : SUB - REGISTER SOUTH 24 P.G.S .
- DETAIL OF REGISTERED DEED :-
BOOK NO : I , VOLUME NO. 106
PAGES : 32 TO 41
BEING NO. 4975
YEAR : 15.12.1971
PLACE : ALIPORE ,
- DETAIL OF REGISTERED DEED :-
BOOK NO : I , VOLUME NO. 1602 - 2022
PAGES : 238634 TO 238666
BEING NO. 160206296
YEAR : 19.05.2022
PLACE : D.S.R - II SOUTH 24 P.G.S
- DETAILS OF REGISTERED TENANTS DECLARATION ,
BOOK NO : I , VOLUME NO : 1602 - 2022
PAGES. 604553 TO 604565
BEING NO - 160216608
FOR THE YEAR - 19.12.2022
PLACE : D.S.R - II SOUTH 24 P.G.S
- DETAIL OF REGISTERED POWER OF ATTORNEY :-
BOOK NO : I , VOLUME NO. 1602 - 2022
PAGES 296484 TO 296508
BEING NO. 160207784
FOR THE YEAR : 28.06.2022
PLACE : D.S.R - II, SOUTH 24 PARGANAS.

- F.A.R. CONSUMED : 1.814
- TOTAL COVERED AREA : 512.756 SQ.M
- TOTAL CAR PARKING AREA : 71.746 SQ.M. (ADVANTAGE TAKEN 50.00 SQ.M.)
- NO. OF CAR PARKING : REQUIRED : 02 | TWO | NO. PROVIDED : 02 | TWO | NO.i.e. (ADVANTAGE TAKEN 50.00 SQ.M.)
- NET TOTAL FLOOR AREA : 459.460 SQ.M. [EXCLUDING EXEMPTED AREA : 53.296 SQ.M.]
- STAIR HEAD ROOM AREA : 15.461 SQ.M.
- LIFT MACHINE ROOM AREA : 4.867 SQ.M.
- O.H.W.R. AREA : 5.580 SQ.M.
- ROOF W.C. AREA : 2.805 SQ.M.
- LAND AREA : 225.753 SQ.M.
- NO. OF STORIES : (G + THREE)
- NO. OF TENEMENTS : 04 (FOUR) NOS.

Type	Tenament size	Service Area	Tenament Area	Tenament No	Required Parking
A	68.384 SQ.M.	20.156 SQ.M.	88.540 SQ.M.	02 NOS.	01 NO.
B	46.910 SQ.M.	13.827 SQ.M.	60.737 SQ.M.	02 NOS.	N / A
GROUND FLOOR DR. CHAMBER BUILT UP AREA : 13.738 SQ.M.					N / A
GROUND FLOOR DR. CHAMBER CARPET AREA : 12.038 SQ.M.					N / A
GROUND FLOOR SHOP BUILT UP AREA : 14.473 SQ.M.					N / A
GROUND FLOOR SHOP CARPET AREA : 12.285 SQ.M.					N / A
1ST. FLOOR OFFICE BUILT UP AREA : 105.956 SQ.M.					01 NO.
1ST. FLOOR OFFICE CARPET AREA : 93.604 SQ.M.					01 NO.
Total Required Parking =					02 NOS.

1. PROPOSED AREA:						Exempted Area		
Type	Floor	Floor Area	Lift Well	Stair Well	1st Fl. Stair Well	Gross Floor Area	Stair Area	Net Floor Area
1	Gr. Floor	132.522 SQ.M.	----	----	----	132.522 SQ.M.	11.265 SQ.M.	119.198 SQ.M.
2	1st. Floor	132.522 SQ.M.	1.540 SQ.M.	1.125 SQ.M.	9.337 SQ.M.	120.520 SQ.M.	11.265 SQ.M.	107.196 SQ.M.
3	2nd. Floor	132.522 SQ.M.	1.540 SQ.M.	1.125 SQ.M.	----	129.857 SQ.M.	11.265 SQ.M.	116.533 SQ.M.
4	3rd. Floor	132.522 SQ.M.	1.540 SQ.M.	1.125 SQ.M.	----	129.857 SQ.M.	11.265 SQ.M.	116.533 SQ.M.
Total						530.088 SQ.M.	45.060 SQ.M.	459.460 SQ.M.

3. AREA STATEMENT OF LOFT & CUPBOARD :

Floor	Loft	Cupboard
Ground floor	N / A	N / A
1st floor	----	----
2nd floor	1.540 SQ.M.	3.925 SQ.M.
3rd floor	1.540 SQ.M.	3.925 SQ.M.
Total	3.080 SQ.M.	7.850 SQ.M.

- SPECIFICATION OF CONSTRUCTION :-**
- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
 - 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
 - LEAN CONCRETE, 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
 - R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
 - CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
 - D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
 - 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
 - 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
 - 9' + 150 LVL.' TO THE FINISHED GROUND FLOOR LVL.
 - TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.440 EACH
 - FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 3000 MM.

- MATERIALS :-**
- STEEL MUST BE CONFIRMED WITH IS 1786
 - GRADE OF CONCRETE - M 20 (C : S : ST :: 1 : 1.5 : 3) & GRADE OF STEEL - Fe500
 - CEMENT :- ORDINARY PORTLAND & , SAND :- MEDIUM COARSE
 - STONE CHIPS - 20 MM. DOWN GRADED
 - OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

ABSTRACT AREA STATEMENT :

AREA OF THE LAND : 03 K. - 06 Ch. - 00 SQ.FT. i.e. 2430 SQ.FT. i.e. 225.753 SQ.M.
[AS PER REGISTERED DEED OF CONVEYANCE & , PHYSICAL MEASUREMENT]
PERMISSIBLE F.A.R. : 2.250
EXISTING ACCESS : 40' - 0" i.e. 12.192 METER WIDE PARASAR ROAD [K.M.C. BLACK TOP ROAD].
PERMISSIBLE TOTAL BUILT UP AREA : 507.944 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 60.000 METER
PERMISSIBLE GROUND COVERAGE : 59.141 % i.e. 133.512 SQ.M.

PROPOSED GROUND FLOOR BUILT UP AREA : 132.522 SQ.M.
PROPOSED 1st. FLOOR BUILT UP AREA : 120.520 SQ.M.
PROPOSED TYPICAL [2nd & 3rd] FLOOR BUILT UP AREA : 129.857 SQ.M.
PROPOSED TOTAL BUILT UP AREA : [132.522 + 120.520 + (2 X 129.857)] = 512.756 SQ.M.
CAR PARKING REQUIRED : 02 [TWO] NOS.
CAR PARKING PROVIDED : 02 [TWO] NOS. i.e. TOTAL PARKING AREA 71.746 SQ.M (ADVANTAGE TAKEN 50.00 SQ.M.)
PROPOSED BUILDING HEIGHT : 12.450 METER [GROUND + THREE STORIED]
PROPOSED GROUND COVERAGE : 58.702 % i.e. 132.522 SQ.M.
PROPOSED F.A.R. : 1.814 < 2.250

OWNERS DECLARATION:-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & ESE DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF THE OWNER / AUTHORITY.
MR. JAY S. KAMDAR
THE DESIGNATED PARTNER AS WELL AS AUTHORIZED SIGNATORY / REPRESENTATIVE OF M / S. SUN SHAKTI REALTOR LLP
SELF. & , LAWFUL CONSTITUTE ATTORNEY OF MR. SUBRATA BANERJEE

CERTIFICATE OF ARCHITECT :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

SIGNATURE OF ARCHITECT
MR. ARUNAVA DAS,
REGISTERED ARCHITECT,
REG. NO. C. A. / 2007 / 39855 .

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER
MR. SUVANKAR CHAUDHURI,
STRUCTURAL ENGINEER (E. S. E. / I / 215) .

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-

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

NAME OF THE GEO - TECHNICAL ENGINEER
MR. SAIBAL BHATTACHARJEE
GEO - TECHNICAL CONSULTANT [GT / II / 30 . K. M. C.] .

PROJECT : PLAN CASE NO : 2022080138

PROPOSED GROUND + THREE STORIED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 6, PARASAR ROAD, P. S. TOLLYGUNGE, WARD NO. 087, KOLKATA 700 029 UNDER BOROUGH VIII (EIGHT) [K. M. C.] AS PER U / S 393 A OF THE K. M. C. ACT 1980, & , THE K. M. C. BUILDING RULES 2009.

TITLE : PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN		
DRAWING SHEET NO. : DEALT : DATE : 10.02.2023		
SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)		
ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)		
Architectural Consultants : archisn work ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN 02, LAKE ROAD [BESIDE LAKE MARKET] , FIRST FLOOR, KOLKATA 700 029 phone : (0) 62914 22243 . e - mail : archisn_work@yahoo.com		
THIS DRAWING IS A PROPERTY OF archisn work ; ANY MODIFICATION , CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.		
B.P.NO - 2022080138 DATE - 03-03-2023 VALID UPTO : 02-03-2028		
SPACE FOR DIGITAL SIGNATURE		
DIGITAL SIGNATURE OF A.E.(C) / BLDG / BR - VIII		