

FRONT ELEVATION SCALE : 1 : 100

ROOF PLAN

SCALE: 1:100

GROUND FLOOR PLAN

SCALE: 1:100

SECTION THROUGH A - A' SCALE: 1:100

SECOND FLOOR PLAN

SCALE: 1:100

FIRST & THIRD FLOOR PLAN

SCALE: 1:100

DOOR WINDOW SCHEDULE						
	TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
	D1	1050	2150	W	2200	1800
	D2	900	2150	W1	1800	1800
	D3	750	2150	W2	1500	1800
	D/W	1800	2150	W3	1200	1800
				W4	1000	1800
				W5	900	1000
				W6	600	600
				CW	700 / 1975	1800
				CW1	700 / 1400	1800

SECTION THROUGH B - B' SCALE : 1 : 100

CERTIFICATE

Premises No : 21C, PRINCE BAKTIAR SHAH ROAD
Assessee No : 210891400275
Name of the Owner (s) / Applicant (s) :
SRI GOUTAM BANERJEE
Area of Land :
(i) 1 K - 5 CH - 18 SFT = 223.244 SQM [AS PER DEED]
(ii) 3 K - 13 CH - 15.406 SFT = 256.448 SQM [AS PER PHYSICAL]
Name of L.B.A. : Arjun Pal Regn. No. - CA/2010/47578
Permissible height in reference to CCZM issued by AAI : 33.0 M.
Co-Ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in The site plan of the proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
1	22.504930	88.349864	2.7 M.
2	22.504758	88.349761	2.7 M.

That above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

ARJUN PAL (B. Arch) Registered Architect Reg. No.- CA/2010/47578	SRI GOUTAM BANERJEE
NAME OF ARCHITECT	NAME OF OWNER / APPLICANT

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1:5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH
1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MARBLE FLOORING.
1.6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO : 210891400275		
2. DETAIL OF REGISTERED DEED .		
BOOK NO : I	VOL. NO : 283	PAGE NO : 322 TO 334
BEING NO : 11153	DATED : 08.10.1988	PLACE : R.A. CALCUTTA
BOOK NO : I	VOL. NO : 606	PAGE NO : 15 TO 25
BEING NO : 19331	DATED : 17.09.1990	PLACE : R.A. CALCUTTA
3. DETAIL OF REGISTERED BOUNDARY DECLARATION .		
BOOK NO : I	VOL. NO : 1603-2024	PAGE NO : 293921 TO 293941
BEING NO : 160310912	DATED : 10.07.2024	PLACE : D.S.R. - III SOUTH 24-PARGANAS
4. DETAIL OF REGISTERED NON EVICTION OF TENANT .		
BOOK NO : I	VOL. NO : 1603-2024	PAGE NO : 400065 TO 400077
BEING NO : 160314987	DATED : 09/09/2024	PLACE : D.S.R. - III SOUTH 24-PARGANAS
5. a) AREA OF LAND (Physical)		
b) NO OF STOREY		
c) :		
6. a) NO. OF TENEMENTS		
b) NOS.		
7. SIZE OF TENEMENTS		
a) Below 50.0 Sqm 01 NOS		
b) 50.0 - 75.0 Sqm 04 NOS		
c) 100.0 - 200.0 Sqm 01 NOS		

PART-B:

1. AREA OF LAND AS PER TITLE DEED	= 3K-05CH-18SFT = 223.244 SQM
2. AS PER BOUNDARY DECLARATION	= 3K-13CH-15.406SFT = 256.448 SQM
3. NET LAND AREA	= 256.448 SQM
4. (i) PERMISSIBLE GROUND COVERAGE	= 59.225 % = 132.217 SQM
(ii) PROPOSED GROUND COVERAGE	= 56.866 % = 126.949 SQM
5. PROPOSED HEIGHT	= 12.400 MT.

6. PROPOSED AREA		CUT OUT			EXEMPTED AREA	
	GROSS COVERED AREA	STAIR DUCT	LIFT WELL	STAIR-STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	115,607 SQM	-	-	10,465 SQM	1,788 SQM	103,354 SQM
1ST FLOOR	126,949 SQM	0.438 SQM	1,838 SQM	10,465 SQM	1,788 SQM	112,420 SQM
2ND FLOOR	126,949 SQM	0.438 SQM	1,838 SQM	10,465 SQM	1,788 SQM	112,420 SQM
3RD FLOOR	126,949 SQM	0.438 SQM	1,838 SQM	10,465 SQM	1,788 SQM	112,420 SQM
TOTAL	496,454 SQM	1.314 SQM	5,514 SQM	41,860 SQM	7,152 SQM	448,614 SQM

7. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1	26.725 SQ.M	4.446 SQ.M	31.171 SQ.M	1	2 NOS
2 / 5	55.788 SQ.M	9.281 SQ.M	65.069 SQ.M	2	
3 / 6	55.787 SQ.M	9.281 SQ.M	65.068 SQ.M	2	
4	111.575 SQ.M	18.562 SQ.M	130.137 SQ.M	1	

(B) MERCANTILE (RETAIL) :-

(i) SHOP BUILT-UP AREA = 14.603 SQM

(ii) SHOP CARPET AREA = 12.708 SQM. REQUIRED CAR PARKING = NIL

(C) PARKING:

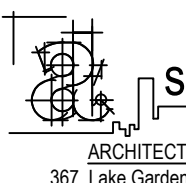
(i) TOTAL REQUIRED CAR PARKING	:- 2 NOS
(ii) TOTAL PROVIDED CAR PARKING	:- 2 NOS
(iii) PERMISSIBLE AREA FOR PARKING	= 50.0 SQ.M.
(iv) PROVIDED AREA OF PARKING	= 53.443 SQ.M.

8. F.A.R.:

(i) PERMISSIBLE F.A.R	= 1.75
(ii) PROPOSED F.A.R	= (440.614 - 50.00) / 223.244 = 1.7497<1.75
9. MISC AREA:	

(i) STAIR HEAD	
(ii) LIFE LINES	

(ii) LIFT MACHINE ROOM AREA (M.R.L.)	= 2.713 SQ.M.
(iii) TERRACE AREA	= 126.949 SQ.M.
(iv) RELAXATION OF AUTHORITY, IF ANY	= N.A.
(v) OVER HEAD TANK AREA	= 7.375 SQ.M.
(vi) AREA OF W.C. AT ROOF	= 3.00 SQ.M.
(vii) AREA OF CUP-BOARD	= 8.825 SQ.M.
(viii) AREA OF LOFT	= 6.425 SQ.M.
(ix) AREA OF TREE COVER	= 3.200 SQ.M.
(x) TOTAL AREA FOR FEES	= 519.692 SQM

CERTIFICATE OF GEO - TECHNICAL ENGINEER			
UNDERSIGNED SHALL INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT SHALL BE ASCERTAINED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.			
DR. SUJIT KUMAR BOSE Ph.D, MCE, BCE, MIGS, MIRS G.T.E. - 12(I) NAME OF GEO-TECHNICAL ENGINEER			
CERTIFICATE OF STRUCTURAL ENGINEER			
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA, SHALL BE CONSTRUCTED IS SAFE AND STABLE IN ALL RESPECT.			
JOYDEEP MUKHERJEE B.E. (CIVIL), E.S.E. - 178(I) NAME OF STRUCTURAL ENGINEER			
DECLARATION OF ARCHITECT			
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.			
ARJUN PAL (B.ARCH) Registered Architect Regn No - CA/2010/47578 NAME OF ARCHITECT			
DECLARATION OF OWNER			
I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & 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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S/E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.			
SRI GOUTAM BANERJEE NAME OF OWNER / APPLICANT			
B.P. NO :-	2024100218	DATED :-	03/01/2025
VALID UPTO :-	02/01/2030		
DIGITAL SIG. OF ASSISTANT ENGINEER (K.M.C.) BR. X / BUILDING DEPARTMENT			
GROUND FLOOR PLAN, FIRST, SECOND, THIRD FLOOR PLAN, ROOF PLAN, FRONT SIDE ELEVATION, SECTION AT A-A', B-B' .			
PROJECT.			
PROPOSED G+III STORIED (HT.-12.400MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE 2009, AT PREMISES NO - 21C, PRINCE BAKTIAR SHAH ROAD, WARD NO.-89, BOROUGH NO.- X, P.S. - CHARU MARKET, KOLKATA - 700 033.			
JOB NO.	DRG. NO.	DATE	DEALT
2/2	ARCH/CORP- A DWG	16.12.2024	AYAN
 ARCHITECTURAL CONSULTANT  syn tech engg pvt. ltd. (redefining synergy technologies) ARCHITECTS ENGINEERS INTERIOR DESIGNERS LANDSCAPE 307, Lake Gardens Kolkata - 700 045 Tel. :- +91-94330-96177, +91-92303-42212 e-mail- synergytechnologyscalcutta@gmail.com SCALE - 1:100 			