

FRONT (SOUTH) 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

CUP BOARD & LOFT AREA :-

FLOOR MARK	LOFT	CUP BOARD
FIRST FLOOR	----	4.425 SQ.M.
SECOND FLOOR	----	4.425 SQ.M.
THIRD FLOOR	----	5.100 SQ.M.
FORTH FLOOR	----	4.425 SQ.M.
TOTAL	----	18.375 SQ.M.

PART - A

1. ASSESSEE NO :- 21 - 093 - 04 - 0823 - 2					
2. NAME OF OWNER : SRI DIPAK BASU, SRI DEBRAJ BASU, ABHIJIT NAG, PRANTAR CHOUDHURY.					
3. NAME OF APPLICANT'S : SHRI SURAJIT SEN Director of "M/S SEN & SEN INFRAPROJECTS PRIVATE LIMITED"Constitute Attorney of SRI DIPAK BASU, SRI DEBRAJ BASU, SRI ABHIJIT NAG, PRANTAR CHOUDHURY.					
4. DETAILS OF REGISTERED DEED OF CONVEYANCE :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	79	184 to 203	4165	21.06.1967	SUB-REGISTRAR ALIPUR
5. DETAILS OF REGISTERED BOUNDARY DECLARATION:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1830-2024	81677 to 81686	163002956	01.08.2024	D.S.R - V, 24 PGS (SOUTH)
6. DETAILS OF REGISTERED POWER OF ATTORNEY:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603-2024	321032 to 321049	160312455	25.07.2024	D.S.R - III, 24 PGS. (SOUTH)

ABSTRACT AREA STATEMENT :-
AREA OF THE LAND : 05 KH. - 01 CH. - 15 SQ.Ft.i.e. 340.022 SQ.M. i.e. 3.660 SQ.Ft. [AS PER DEED]
AREA OF LAND : 05 KH. - 01 CH. - 14 SQ.Ft. i.e. 339.929 SQ.M. i.e. 3.659 SQ.Ft. [AS PER PHYSICAL MEASUREMENT]
ROAD WIDTH : 18.288 METER WIDE K.M.C. BLACK TOP ROAD
PERMISSIBLE F.A.R. : 2.50
PERMISSIBLE TOTAL BUILT UP AREA : 849.823 SQ.M.
PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION.
PERMISSIBLE GROUND COVERAGE : 55.336 % i.e. 188.102 SQ.M.
PROPOSED GROUND COVERAGE : 53.411 % i.e. 181.559 SQ.M.
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]
REQUIRED CAR PARKING : 05 NOS.
PROVIDED CAR PARKING : 05 NOS.
ACTUAL CAR PARKING AREA : 92.865 SQ.M.
PROPOSED EXEMPTED AREA : 91.630 SQ.M.
PROPOSED COMMON AREA : 106.803 SQ.M.
PROPOSED F.A.R. : (789.163 - 92.865) / 339.929 = 2.048 < 2.50
PROPOSED GROUND FLOOR SHOP BUILT UP AREA : 24.684 SQ.M.
PROPOSED 1ST FLOOR OFFICE BUILT UP AREA : 171.434 SQ.M.
PROPOSED O.H.W. TANK AREA : 4.960 SQ.M.
PROPOSED STAIR COVERED AREA : 17.440 SQ.M.
PROPOSED LIFT MACHINE ROOM AREA : 6.850 SQ.M.
PROPOSED LIFT MACHINE ROOM STAIR AREA : 3.725 SQ.M.
PROPOSED CUPBOARD AREA : 18.375 SQ.M.
PROPOSED ROOF W.C. AREA : 2.987 SQ.M.
ADDITIONAL AREA : 17.440 + 6.850 + 3.725 + 18.375 + 2.987 = 49.374 SQ.M.
TOTAL AREA FOR FEES : 880.793 + 49.377 = 930.167 SQ.M.
PERMISSIBLE TREE COVER AREA : 7.905 SQ.M. i.e. 2.325 %
PROPOSED TREE COVER AREA : 8.155 SQ.M. i.e. 2.399 %

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL HEIGHT - 33.0 M.):-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION
	LATITUDE	LONGITUDE	
1.	22.50711	88.36293	5.0
2.	22.50712	88.36290	5.0

THE 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.

NAME OF THE OWNERS/APPLICANTS
SHRI SURAJIT SEN Director of
"M/S SEN & SEN INFRAPROJECTS PRIVATE LIMITED" Constitute Attorney of
SRI DIPAK BASU, SRI DEBRAJ BASU, ABHIJIT NAG, PRANTAR CHOUDHURY.

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	----	2100	1000 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
D3	SOLID FLUSH	----	2100	750 X 2100
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1500 X 1350
W3	GLAZED	750	2100	1200 X 1350
W4	GLAZED	1100	2100	900 X 1000
W5	GLAZED	1350	2100	600 X 750

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3: 6 WITH 19 MM DOWN GRADED STONE CHIPS [M - 15]
4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
8. ' + 300 LVL.' TO THE FINISHED GROUND FLOOR LVL.
9. TREAD WIDTH 250 EACH & RISER HEIGHT IS 152.5 EACH
10. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
11.THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.
STEEL MUST CONFORMED WITH IS 1786
GRADE OF CONCRETE : M 25 & GRADE OF STEEL : Fe550
CEMENT : ORDINARY PORTLAND & SAND : MEDIUM COARSE STONE CHIPS : 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

1. PROPOSED AREA :						EXEMPTED AREA	Net Floor Area
Floor Mkd.	Floor area	Lift Well	Gross Area	Stair Area	Lift Lobby		
Ground Floor	164.709 SQ.M.	-----	164.709 SQ.M.	13.365 SQ.M.	2.531 SQ.M.		148.813 SQ.M.
1st Floor	181.559 SQ.M.	2.538 SQ.M.	179.021 SQ.M.	13.365 SQ.M.			150.975 SQ.M.
2nd Floor	181.559 SQ.M.	2.538 SQ.M.	179.021 SQ.M.	13.365 SQ.M.	2.531 SQ.M.		163.125 SQ.M.
3rd Floor	181.559 SQ.M.	2.538 SQ.M.	179.021 SQ.M.	13.365 SQ.M.	2.531 SQ.M.		163.125 SQ.M.
4th Floor	181.559 SQ.M.	2.538 SQ.M.	179.021 SQ.M.	13.365 SQ.M.	2.531 SQ.M.		163.125 SQ.M.
Total	890.945 SQ.M.	10.152 SQ.M.	880.793 SQ.M.	78.975 SQ.M.	12.655 SQ.M.		789.163 SQ.M.
2. PARKING CALCULATION :							
Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size		Parking No.
FLAT-A	161.669	35.567	197.236	01 NO.	< 100 SQ.M.		01 NO.
FLAT-B	61.203	13.465	74.668	01 NO.	50 < 75 SQ.M.		NIL.
FLAT-C	100.466	22.103	122.569	01 NO.	< 100 SQ.M.		01 NO.
FLAT-D	70.399	15.488	85.887	01 NO.	75 < 100 SQ.M.		NIL.
FLAT-E	91.269	20.079	111.348	01 NO.	< 100 SQ.M.		01 NO.
SHOP CARPET AREA : 22.021 SQ.M.							
OFFICE 01 & 02 CARPET AREA : 67.813 + 67.306 = 135.119 SQ.M.							
TOTAL REQUIRED PARKING							
DECLARATION OF OWNER:-							
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT :-							
1. I / WE SHALL ENGAGE ARCHITECT, G.T.E & E.S.E DURING CONSTRUCTION.							
2. I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, G.T.E & 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 WILL REVOKE THE SANCTION PLAN.							
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF ARCHITECT & E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK.							
6. THE EXISTING STRUCTURE OCCUPIED BY THE OWNERS AND THERE IS NO TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.							
7. DURING DEPARTMENTAL JOINT INSPECTION THE PLOT IS IDENTIFIED BY ME.							
8. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES .							

NAME OF THE OWNERS/APPLICANTS
SHRI SURAJIT SEN Director of "M/S SEN & SEN INFRAPROJECTS PRIVATE LIMITED" Constitute Attorney of
SRI DIPAK BASU, SRI DEBRAJ BASU, ABHIJIT NAG, PRANTAR CHOUDHURY.

CERTIFICATE OF ARCHITECT :-

I 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 ADJOINING SOUTHERN SIDE (18.288 METER) ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME,THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK (1) THE SITE IS DEMARCATED WITH BOUNDARY WALL,(2)THE SITE PLAN AND THE KEY PLAN SHOWN IN PLAN ARE AS PER SITE. (3) EXISTING STRUCTURE OCCUPIED BY THE OWNERS AND NO TENANT. THERE ARE NO TENANT, TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION, THERE ARE NO TENANT.SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE SITE WILL BE SUPERVISED BY ME.

NAME OF THE ARCHITECT
Mr. MILJA GHOSH
Registered Architect
Reg. No. C.A/2016/75359.

CERTIFICATE OF THE STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.
SOIL TEST WILL BE DONE BY :- **MR. ALOK ROY**
OF **GEOTECH ENGINEERS PRIVATE LIMITED**, HAVING ITS OFFICE AT
6A, MILAN PARK, KOLKATA 700 094.

NAME OF STRUCTURAL ENGINEER
KALLOL KUMAR GHOSHAL
E.S.E. - I / 261

CERTIFICATE OF THE GEO TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
MR. ALOK ROY (G.T.I. / 11)

PROJECT :-

**PROPOSED GROUND + FOUR STORIED (15.450 M.HEIGHT)
RESIDENTIAL BUILDING AT PREMISES NO. 1/528, GARIAHAT
ROAD, UNDER DAG NO.- 329, 330, KHATIAN NO.- 79,117,
MOUZA - DHAKURIA, SALIMPUR AND GOBINDAPUR, P.S. LAKE,
KOLKATA 700 068, WARD NO.093, UNDER BOROUGH X [K.M.C.]
U / S 393A OF K.M.C. ACT. 1980 & COMPLYING K.M.C. BLDG. RULE 2009,**

PLANS, ELEVATION, & SECTIONS,

PLAN AREA NO. :

DRAWING SHEET NO.

DEALT : D.SAHA

DATE : 19.12.2024

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. [UNLESS OTHERWISE MENTIONED]

Architctural Consultants :

COLLAGE
ARCHITECTS

1486, RAJDANGA MAIN ROAD, 1 (OPPOSITE PURBA ABASAN, DF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com

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B.P. NO. - 2024100226

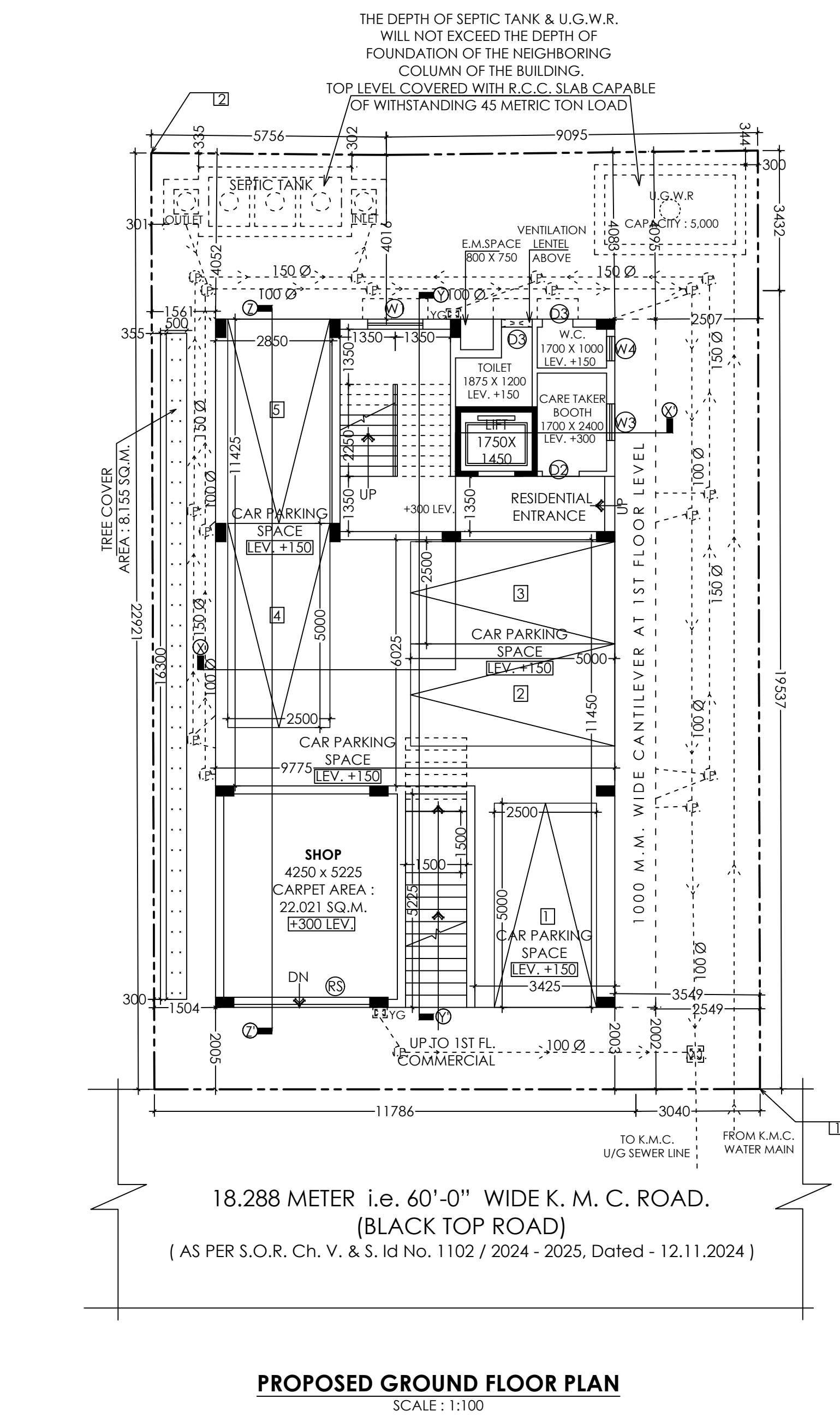
DATED - 10/01/2025

VALID UPTO - 09/01/2030

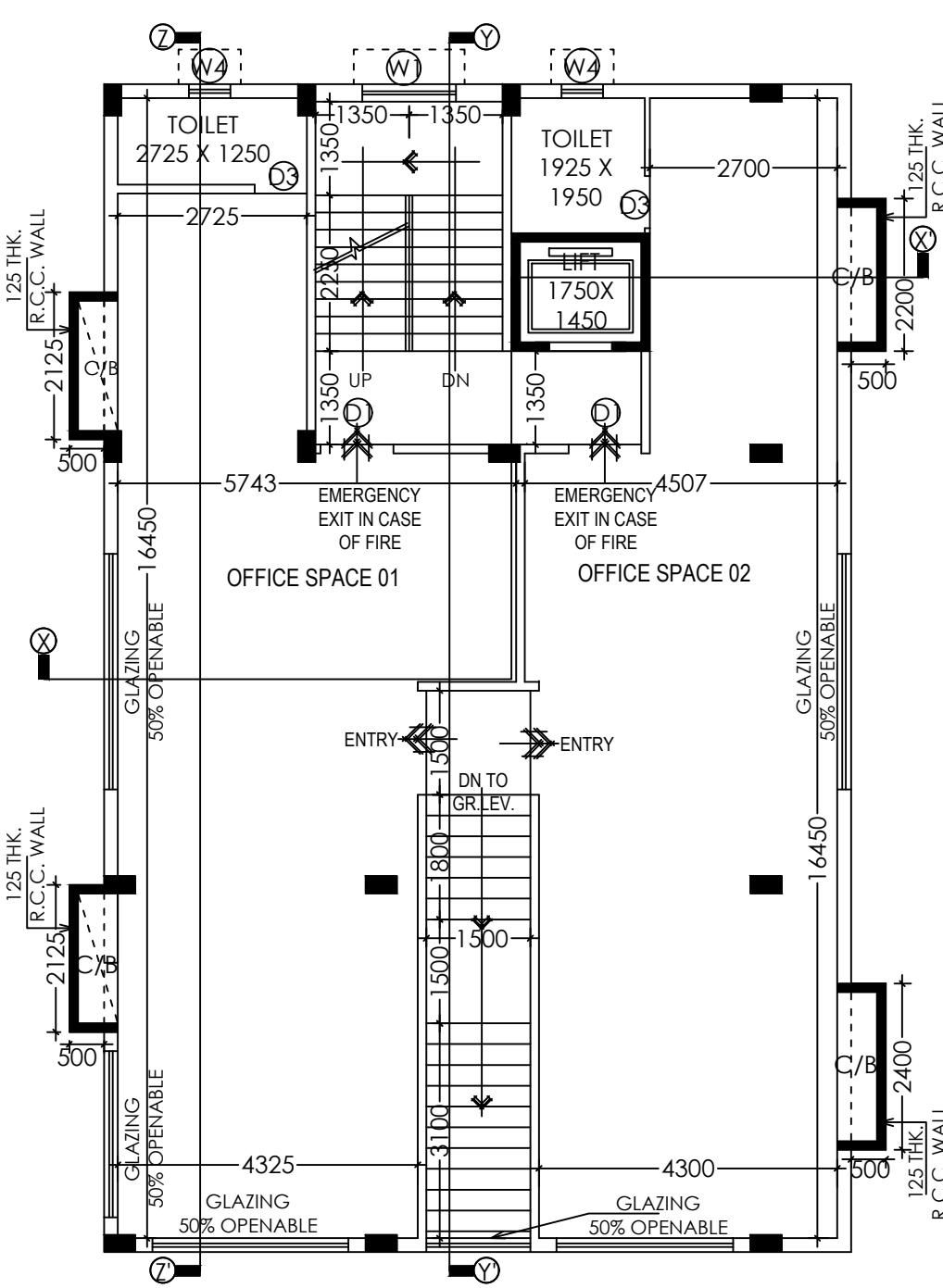
SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C)
BOROUGH - X [K.M.C.]

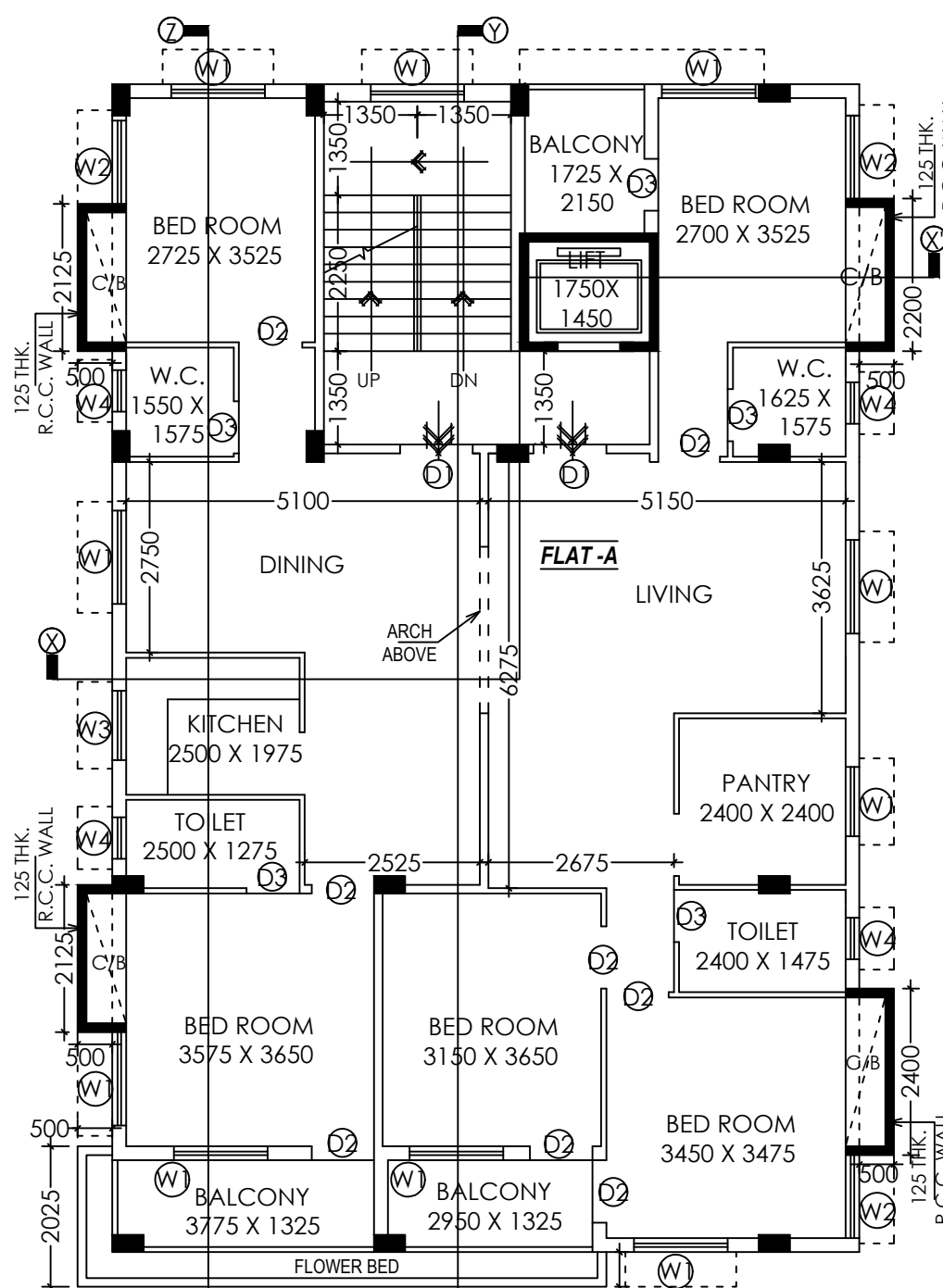
DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(C)
BOROUGH - X [K.M.C.]



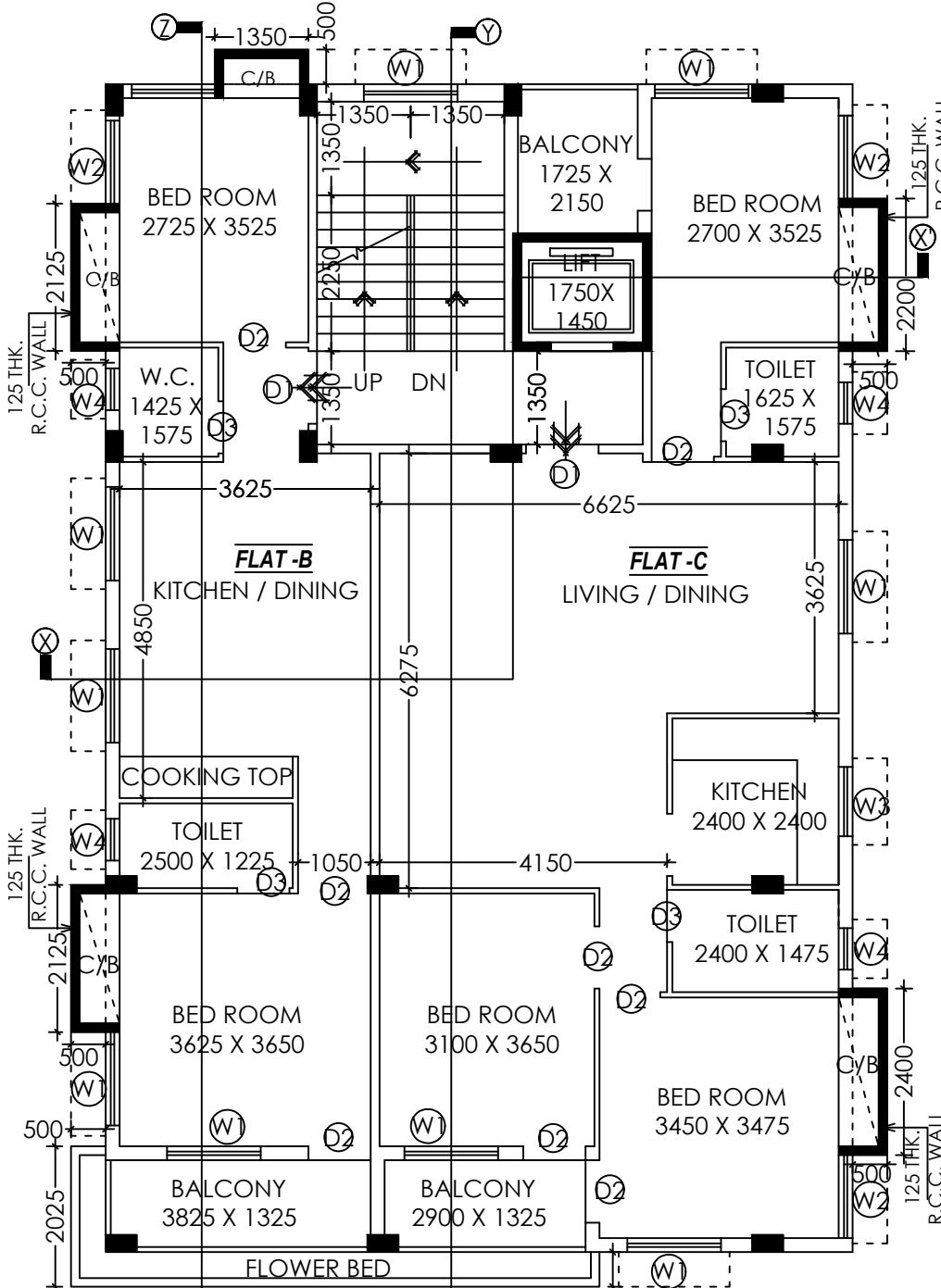
PROPOSED GROUND FLOOR PLAN
SCALE: 1:100



PROPOSED 1ST. FLOOR PLAN
SCALE: 1:100



PROPOSED 2ND FLOOR PLAN
SCALE: 1:100



PROPOSED 3RD. FLOOR PLAN
SCALE: 1:100