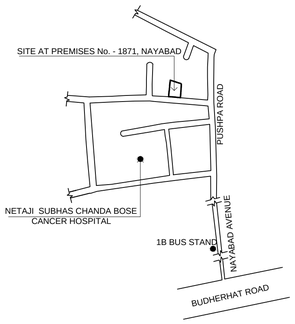
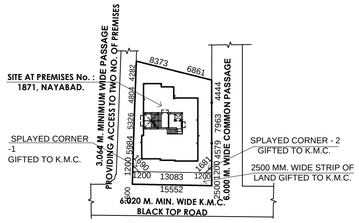


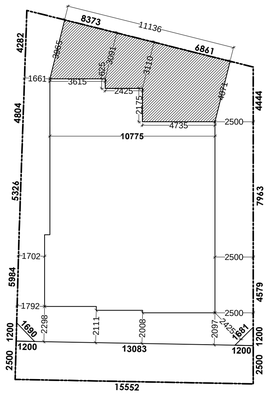
KEY PLAN

SCALE : 1:4000



SITE PLAN

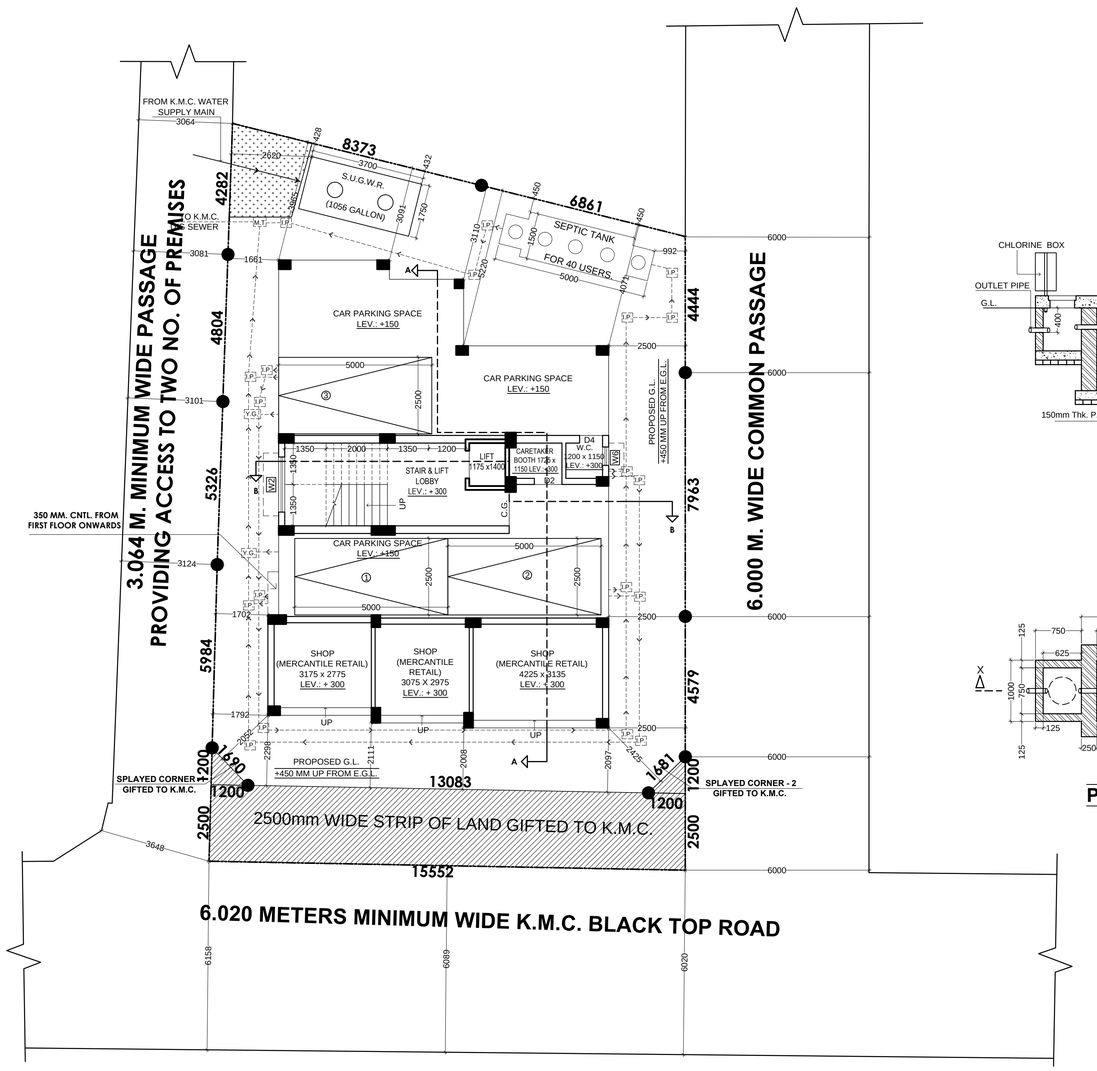
SCALE-1:600



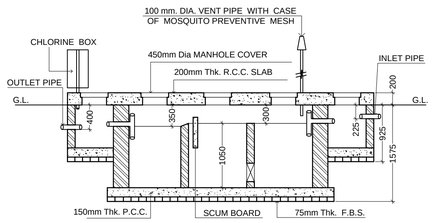
AREA OF REAR OPEN SPACE: 44.437 sq.m.

AVERAGE REAR OPEN SPACE
= 44.437 / 10.775 = 4.124

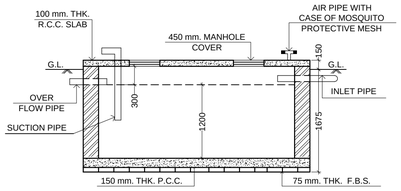
SCALE - 1:200



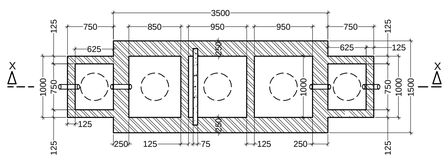
GROUND FLOOR PLAN



SECTION AT X-X

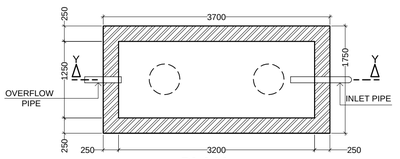


SECTION Y-Y



PLAN OF SEPTIC TANK FOR 40 USERS

SCALE 1:50



PLAN
DETAIL OF S.U.G.W.R. (CAPACITY : 1056 GAL.)

SCALE : 1:50

PART - A :

ASSESSEE No. **311090818719**
NAME OF THE RECORDED OWNERS -
SRI TAPAN KUMAR SAHA
SRI DULAL KRISHNA SAHA
NAME OF THE APPLICANT :
SRI TAPAN KUMAR SAHA, PROPRIETOR OF **M/S RIYANG CONSTRUCTION**, SELF & CONSTITUTED ATTORNEY OF SRI DULAL KRISHNA SAHA

1. **DETAILS OF REGISTERED DEED 1**
BOOK No. I, VOLUME No. 5, PAGE FROM 7975 To 7992,
BEING No. 02430, DATED: 18/04/2005 AT D.S.R.-III, SOUTH 24 PARGANAS.
2. **DETAILS OF REGISTERED DEED 2**
BOOK No. I, VOLUME No. 5, PAGE FROM 7993 To 8010,
BEING No. 02431, DATED: 19/04/2005 AT D.S.R.-III, SOUTH 24 PARGANAS.
3. **DETAILS OF RECTIFIED DEED**
BOOK No. I, VOLUME No. 10, PAGE FROM 6642 To 6650,
BEING No. 04695, DATED: 29/05/2012 AT D.S.R.-III, SOUTH 24 PARGANAS.
4. **DETAILS OF AMALGAMATION DEED**
BOOK No. I, VOLUME No.1603-2021, PAGE FROM 41937 To 41957,
BEING No. 160301642, DATED: 08/03/2021 AT D.S.R.-III, SOUTH 24 PARGANAS.
5. **DETAILS OF REGISTERED POWER OF ATTORNEY**
BOOK No. I, VOLUME No.1603-2021, PAGE FROM 383190 To 383211,
BEING No. 160311794, DATED: 14/12/2021 AT D.S.R.-III, SOUTH 24 PARGANAS.
6. **DETAILS OF REGISTERED BOUNDARY DECLARATION**
BOOK No. I, VOLUME No.1630-2022, PAGE FROM 12754 To 12766,
BEING No. 163000247, DATED: 17/01/2022 AT D.S.R.-V SOUTH 24 PARGANAS.
7. **DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND)**
BOOK No. I, VOLUME No.1630-2022, PAGE FROM 16638 To 16651,
BEING No. 163000245, DATED: 18/01/2022 AT D.S.R.-V SOUTH 24 PARGANAS.
8. **DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAYED)**
BOOK No. I, VOLUME No.1630-2022, PAGE FROM 12740 To 12753,
BEING No. 163000246, DATED: 17/01/2022 AT D.S.R.-V SOUTH 24 PARGANAS.
9. **DETAILS OF K.M.C. MUTATION**
M/109/09-JULY-21/1068 DATED : 21/08/2021.
10. **DETAILS OF BL & LRO. MUTATION**
18/3665/MUT/BL & LRO/ATM/KASBA/07, DATED : 08/02/2007.
18/3664/MUT/BL & LRO/ATM/KASBA/07, DATED : 08/02/2007.
11. **DETAILS OF BL & LRO. CONVERSION**
51A(C)/481/5914/I(3)/P/17 DATED 06/08/2018.
51A(C)/481/5913/I(3)/P/17 DATED 06/08/2018.

PART - B :

1. AREA OF THE LAND
AS PER DEED, ASSESSMENT BOOK : 05 KATHA 01 CHATAK 23 Sq.ft. = 340.766 Sq.M.
AS PER PHYSICAL MEASUREMENT : 05 KATHA 01 CHATAK 23 Sq.ft. = 340.766 Sq.M.
2. NET AREA OF THE LAND : 05 KATHA 01 CHATAK 23 Sq.ft. = 340.766 Sq.M.
3. STRIP OF LAND : 38.793 Sq.M.
4. SPLAY CORNER 1 : 0.720 Sq.M.
5. SPLAY CORNER 2 : 0.720 Sq.M.
6. PERMISSIBLE GROUND COVERAGE : 188.470 Sq.M. (55.31%)
7. PROPOSED GROUND COVERAGE : 149.676 Sq.M. (43.92%)
8. PERMISSIBLE F.A.R. : 1.750
9. PROPOSED F.A.R. : 1.741

10. PROPOSED AREA

FLOOR	TOTAL FLOOR AREA	CUT OUT		EFFECTIVE FLOOR AREA	EXEMPTED AREA		NET FLOOR AREA
		STAIR VOID	LIFT VOID		STAIRWAY	LIFT LOBBY	
GROUND	149.183	—	—	149.183	12.690	3.000	133.493
	149.676	—	1.645	148.031	12.690	1.680	133.661
SECOND	149.676	—	1.645	148.031	12.690	1.680	133.661
THIRD	149.676	—	1.645	148.031	12.690	1.680	133.661
FOURTH	149.676	—	1.645	148.031	12.690	1.680	133.661
TOTAL	747.887	—	6.580	741.307	63.450	9.720	668.137

11. TOTAL RESIDENTIAL AREA : 703.090 Sq.M.

12. TOTAL COMMON AREA : 91.632 Sq.M.

13. CAR PARKING CALCULATION

TENEMENT MKD.	TENEMENT SIZE (Sq.M.)	TENEMENT RANGE (Sq.M.)	TENEMENT No.	REQUIRED PARKING
FLAT A	62.619	50 - 75	4	1
FLAT B	92.732	75 - 100	4	2
MERCANTILE RETAIL CARPET AREA :		31.030 Sq.M.		0
MERCANTILE RETAIL COVERED AREA :		38.217 Sq.M.		0
TOTAL CAR PARKING REQUIRED				**3**

B) Nos. OF CAR PARKING PROVIDED
COVERED - 4 Nos. OPEN - 0 No.

C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) - 3 x 25 = 75
D) ACTUAL AREA FOR PARKING PROVIDED - 81.686 Sq.M.

14. PROPOSED F.A.R. - (668.137 - 75)/340.766 = 1.741

15. TOTAL AREA OF CUPBOARD : 17.132 Sq.M.
16. TOTAL FLOOR AREA FOR FEES

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
741.307 Sq.M.	48.228 Sq.M.	789.535 Sq.M.

17. STAIR HEADROOM AREA : 15.680 Sq.M.
18. AREA OF OVERHEAD TANK : 9.200 Sq.M.
19. AREA OF LIFT MACHINE ROOM : 9.120 Sq.M.
20. AREA OF LIFT MACHINE ROOM STAIR : 3.300 Sq.M.
21. AREA OF W.C. AT ROOF : 2.996 Sq.M.
22. TOTAL PROPOSED TREE COVER AREA : 6.452 Sq.M.

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1050	2100	W1	1800	1800
D2	900	2100	W2	1800	1350
D3	800	2100	W3	1200	1800
D4	750	2100	W4	900	1050
CG	1200	2100	W5	800	1800
			W6	600	750

BUILDING PERMIT No. : 2022120136 **DATE :** 09-JUN-22
VALID UP TO : 08-JUN-27

DEBASIS SOM Digitally signed by DEBASIS SOM Date: 2022.06.09 16:52:33 +05'30'
SIGNATURE OF A.E.

SHIBA PRASAD JANA Digitally signed by SHIBA PRASAD JANA Date: 2022.06.09 16:57:22 +05'30'
SIGNATURE OF E.E.

PROPOSED G+IV STORIED (15.475 Mtr. HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 1871 NAYABAD, DAG No. - 110, KHATIAN - 145, MOUZA - NAYABAD, WARD 109, BOROUGH : XII, P.S. : REGENT PARK, KOLKATA : 700 040.

SPECIFICATIONS

1. STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
2. GRADE OF REINFORCEMENT Fe 415.
3. SINGLE LAYER BFS WITH PICKED JHAMA BRICKS.
4. CEM. CONC. WITH JHAMA KHOA IN FOUNDATION AND UNDER FLOOR.
5. 250 MM AND 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:6) AT OUTSIDE WALLS.
6. 125 MM & 75 MM.THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED HB NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
7. 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
8. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
9. 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD.ALSO FLUSH DOORS WITH COMMERCIAL PLY.
10. WINDOWS ARE ALUMINUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
11. 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
12. 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
13. 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
14. PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
15. RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
16. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

SHEET TITLE

GROUND FLOOR PLAN, KEY PLAN, SITE PLAN, DETAIL OF S.U.G.W.R AND SEPTICK TANK.

DRAWN BY - S.P. | DATE - 02/05/2022
DEALT BY - J.D.
SCALE - 1:100 (Unless mentioned otherwise)
N

CERTIFICATE OF THE GEO TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

G.T.E.
Siddhartha Nath
G.T./I/26

CERTIFICATE OF THE STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF SOIL INVESTIGATION REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.
SOIL INVESTIGATION IS DONE BY:- **SIDDHARTHA NATH**(G.T.A)06) **CALCUTTA TEST CENTRE** HAVING IT'S REGD. OFFICE AT - 4K , SISIR BAGAN ROAD, KOLKATA-700 034.

E.S.E.
Nilay maity
E.S.E /II /566

CERTIFICATE OF THE ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE MINIMUM WIDTH OF ABUTTING ROADS CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. (1) THE SITE IS DEMARCATED BY BOUNDARY WALL (2) SITE PLAN AND KEY PLAN AS PER SITE. THE PLOT IS BEYOND 500 MTR. FROM CENTRE LINE OF E.M. BYEPASS.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

DECLARATION OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

1. I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 AND THE 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 THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
6. DURING DEPARTMENTAL INSPECTION PLOT WAS IDENTIFIED BY ME.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

APPLICANT
SRI TAPAN KUMAR SAHA
PROPRIETOR OF **M/S RIYANG CONSTRUCTION**
SELF & CONSTITUTED ATTORNEY OF
SRI DULAL KRISHNA SAHA