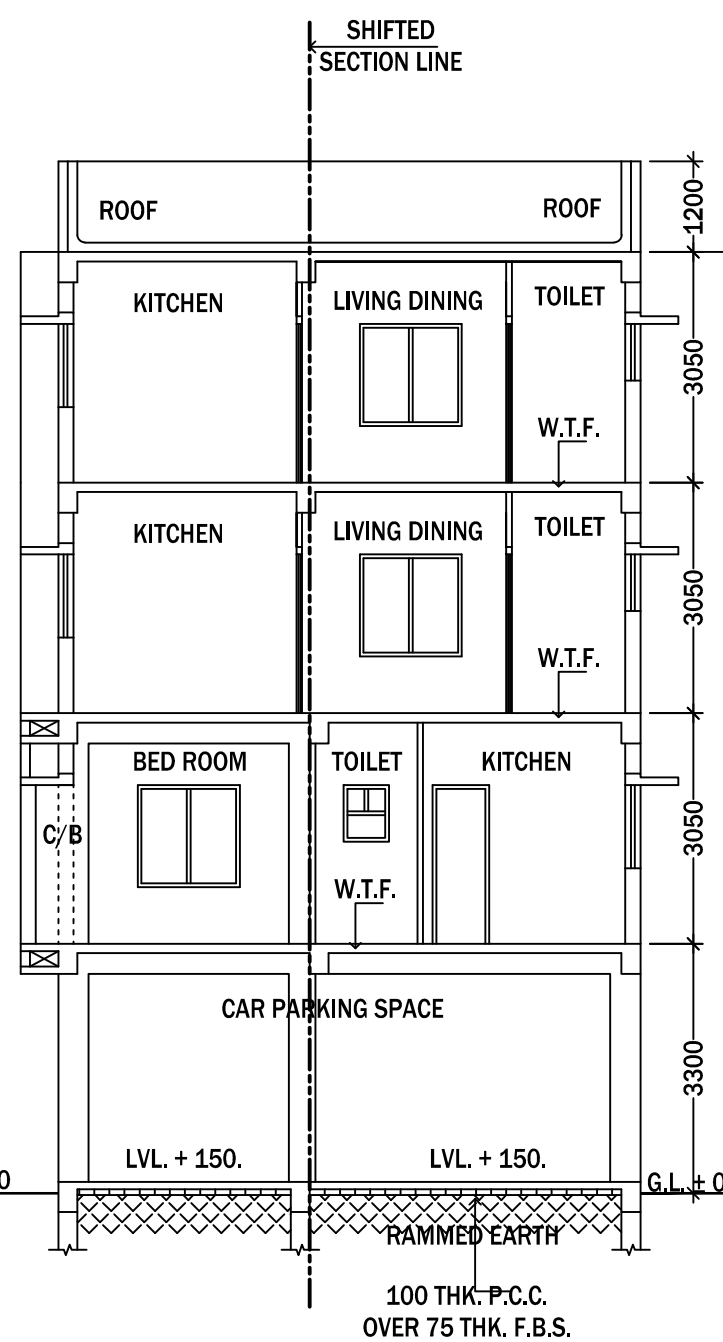




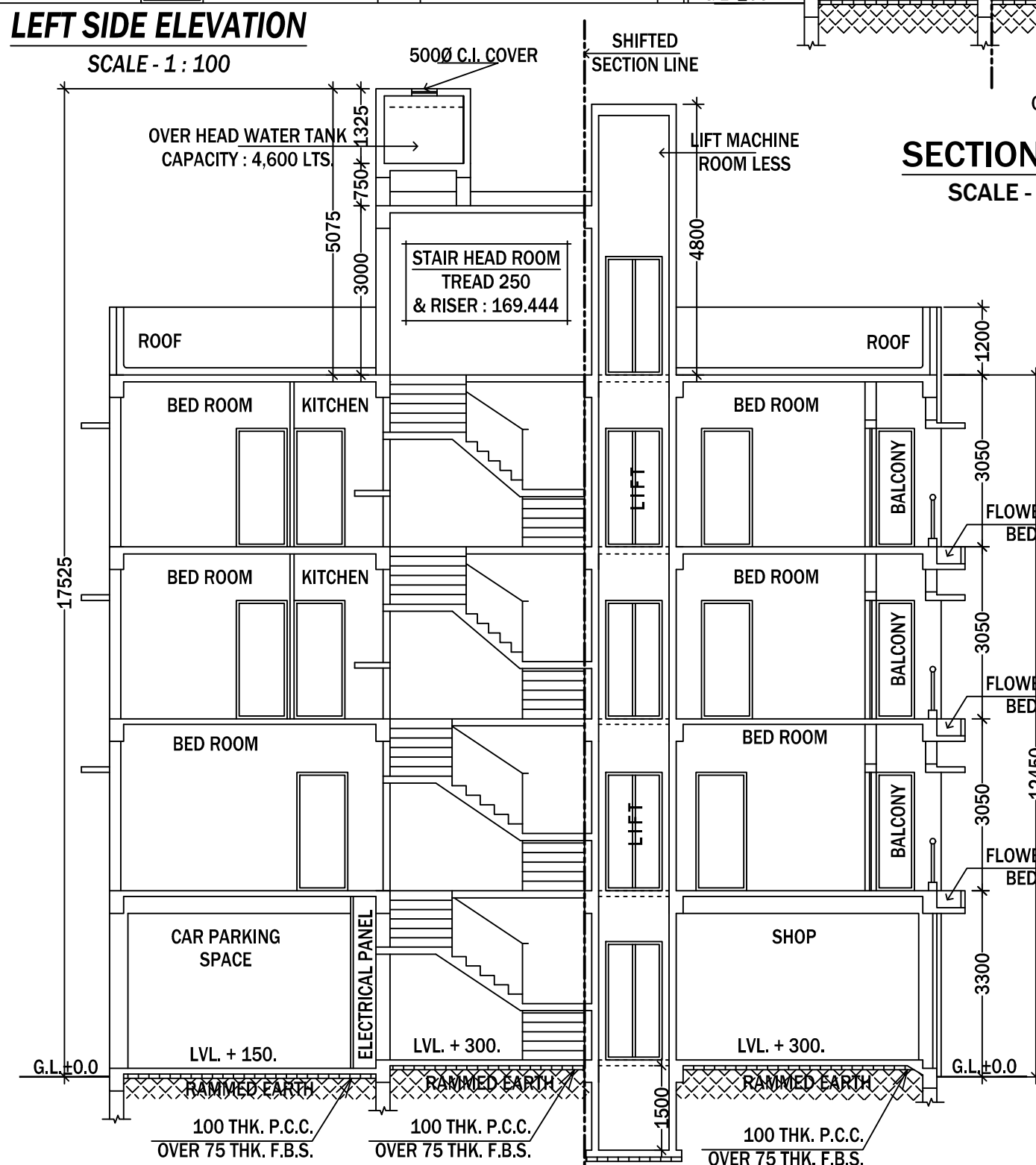
FRONT SIDE ELEVATION
SCALE : 1 : 100

RIGHT (WEST) SIDE ELEVATION
SCALE : 1 : 100

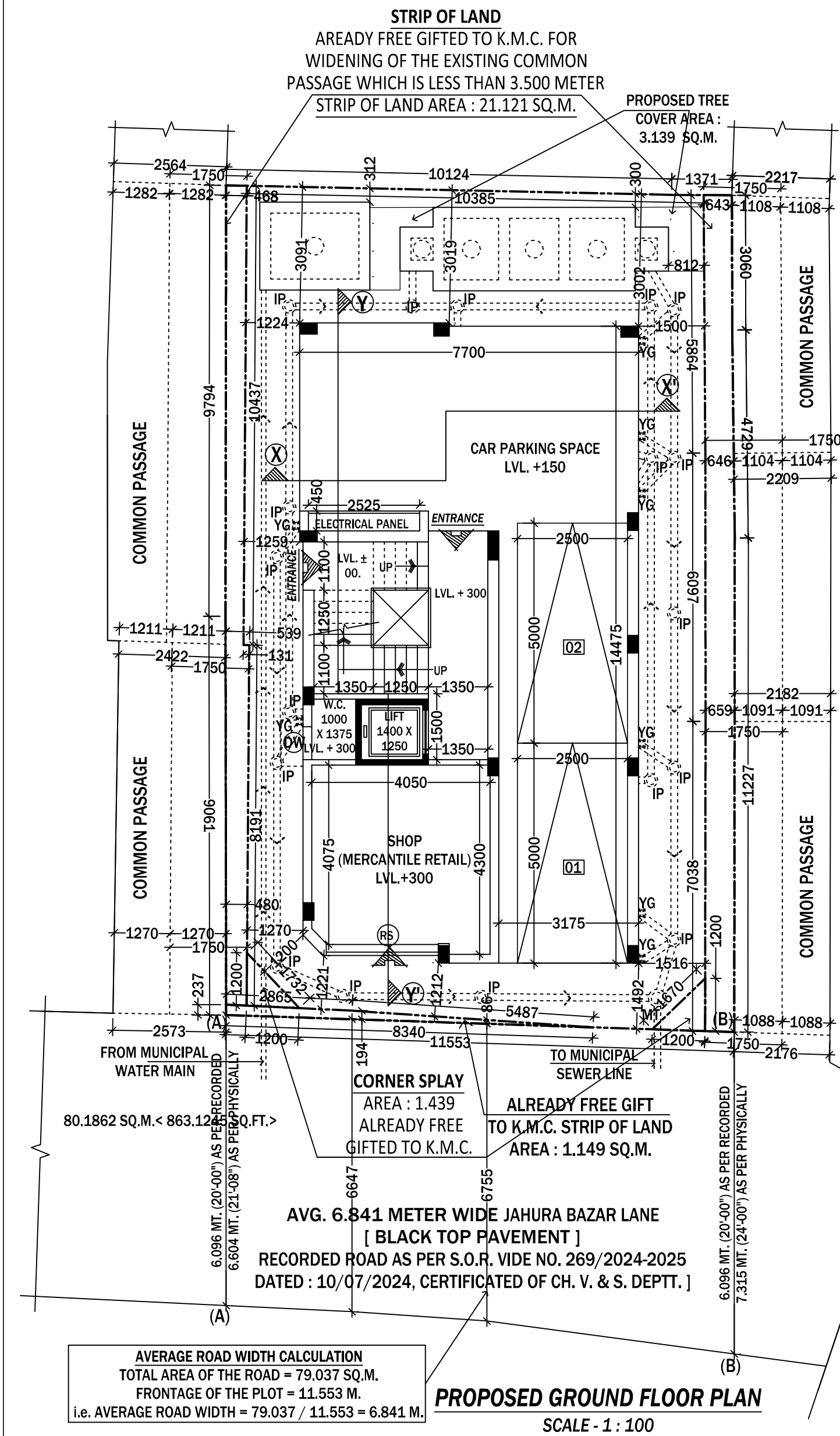
LEFT SIDE ELEVATION
SCALE : 1 : 100



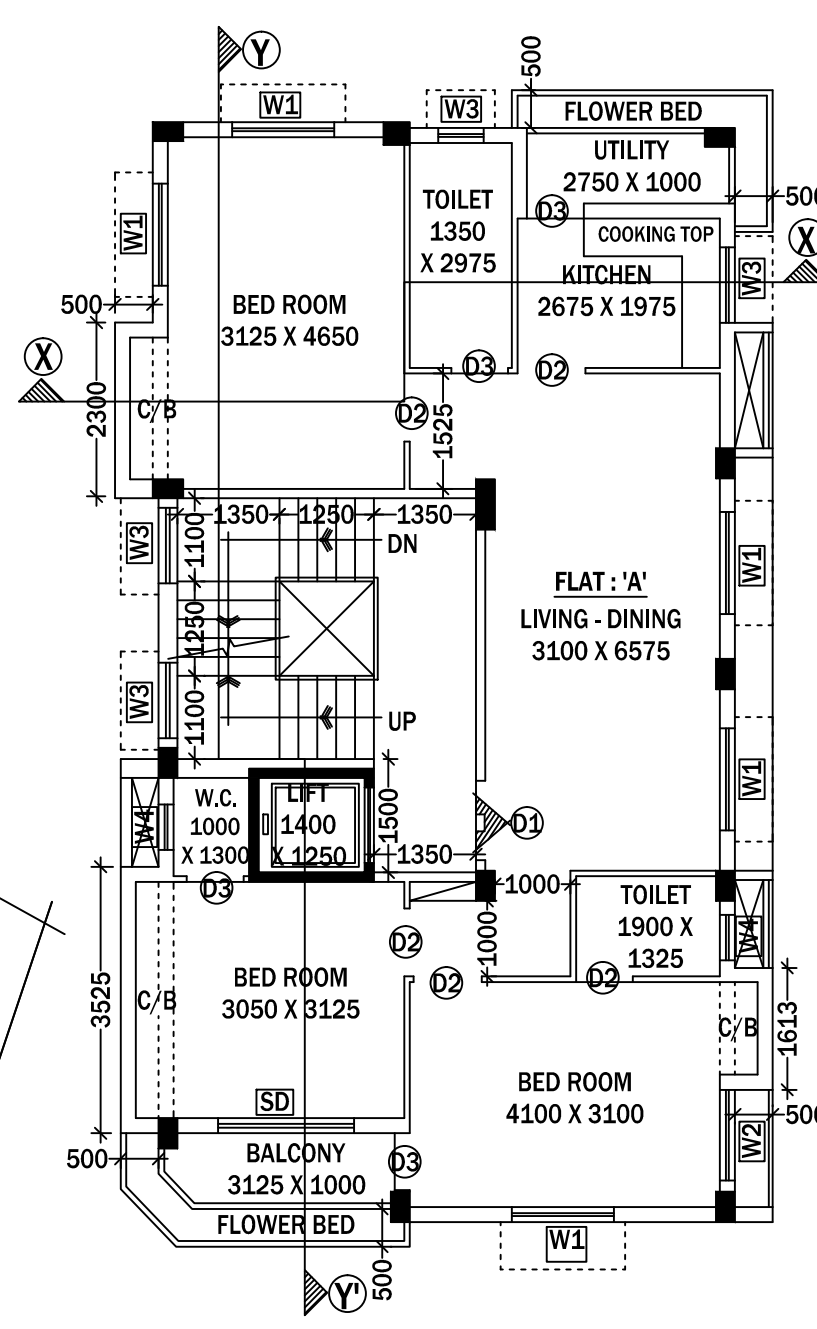
SECTION - X : X'
SCALE : 1:100



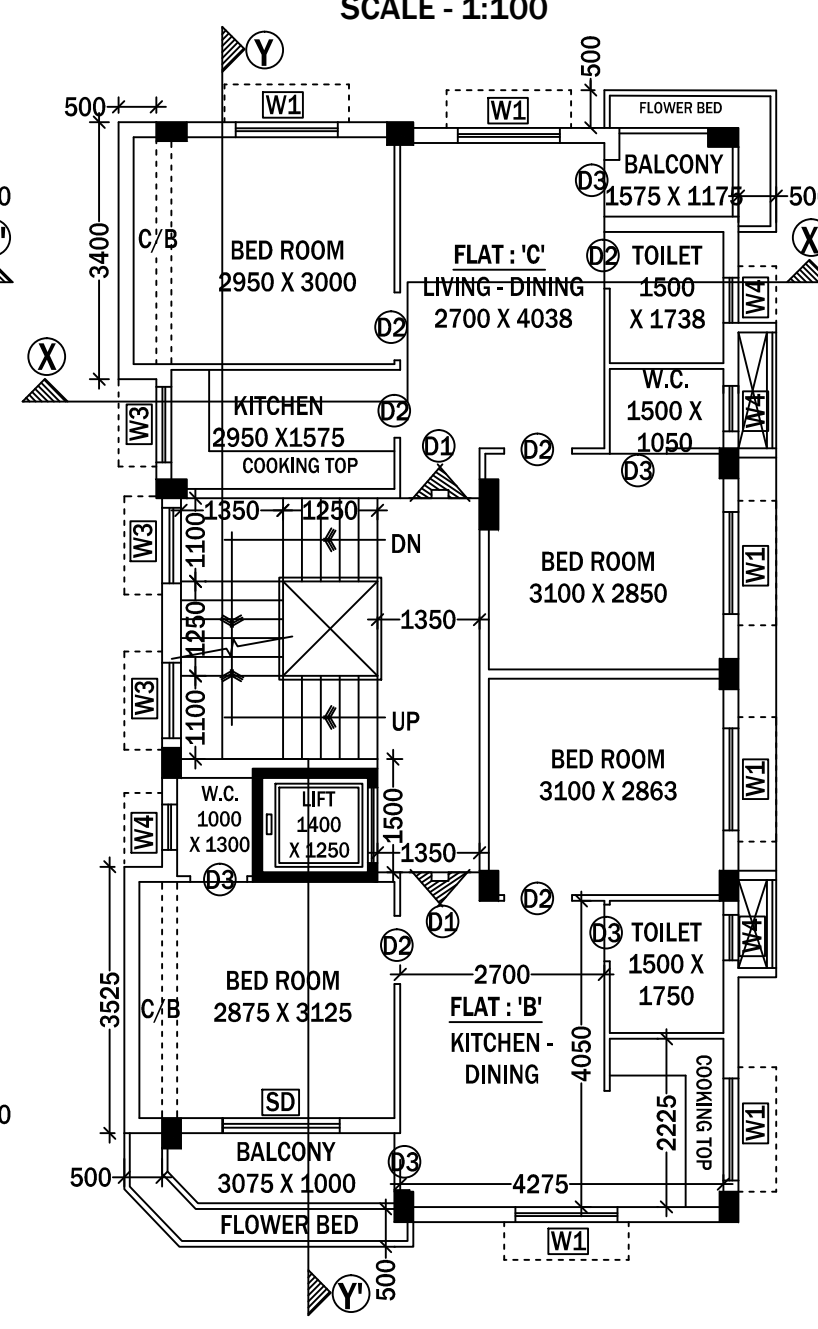
SECTION - Y : Y'
SCALE : 1:100



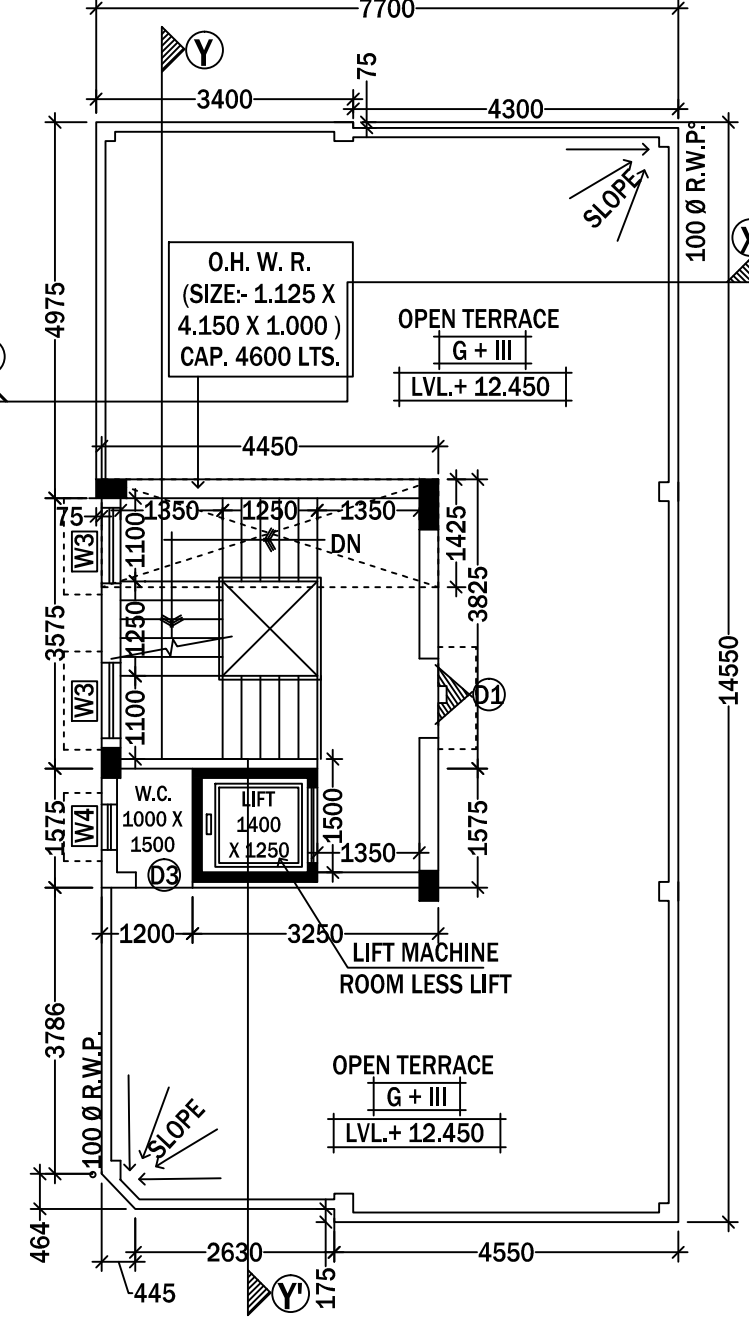
PROPOSED GROUND FLOOR PLAN
SCALE : 1 : 100



PROPOSED 1ST FLOOR PLAN
SCALE : 1 : 100



PROPOSED TYPICAL [2ND TO 3RD] FLOOR PLAN
SCALE : 1 : 100



PROPOSED ROOF PLAN
SCALE : 1 : 100

1. PROPOSED AREA:						Total Exempted Area	
Floor Mkd	Floor area (SQ.M.)	Stair Well (SQ.M.)	Lift Well (SQ.M.)	Gross Area (SQ.M.)	Stair Area (SQ.M.)	Lift Lobby Area (SQ.M.)	Net Floor Area (SQ.M.)
Ground Floor	110.353	—	—	110.353	12.066	2.025	96.262
1st Floor	110.353	1.562	1.750	107.041	12.066	2.025	92.950
2nd Floor	110.353	1.562	1.750	107.041	12.066	2.025	92.950
3rd Floor	110.353	1.562	1.750	107.041	12.066	2.025	92.950
TOTAL	441.412	4.686	5.250	431.476	48.264	8.100	375.112

2. PARKING CALCULATION:					
Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking
FLAT- A	91.851	23.742	115.293	01 NO.	>100
FLAT- B	45.602	11.826	57.428	02 NOS.	50<75
FLAT- C	45.948	11.916	57.864	02 NOS.	50<75
SHOP CARPET AREA : 16.610 SQ.M.					
SHOP BUILT UP AREA : 19.662 SQ.M.					
TOTAL CAR PARKING REQUIRED : 02 NOS.					
TOTAL CAR PARKING PROVIDED : 02 NOS.					

PART - A					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	50	65 TO 68	3992	1989	DISTRICT SUB-REGISTERED, ALIPORE

5. DETAILS OF REGD. TITLE DEED OF GIFT:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2016	38001 TO 38023	160301167	09.03.2016	D.S.R. - III SOUTH 24-PARGANAS WEST BENGAL

6. DETAILS OF REGD. TITLE DEED OF SALE:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604 - 2023	462027 TO 462069	160415110	15.12.2023	D.S.R. - IV SOUTH 24-PARGANAS WEST BENGAL

7. DETAILS OF REGISTERED POWER OF ATTORNEY:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604 - 2024	35177 TO 35204	160401124	01.02.2024	D.S.R. - IV SOUTH 24-PARGANAS WEST BENGAL

8. DETAILS OF REGISTERED BOUNDARY DECLARATION :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2024	37378 - 37391	163001389	29.04.2024	D.S.R. - V SOUTH 24 - PARGANAS WEST BENGAL

9. DETAILS OF REGISTERED STRIP OF LAND (FREE GIFT TO K.M.C.):-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2024	72056 - 72069	163002580	18.07.2024	D.S.R. - V SOUTH 24 - PARGANAS WEST BENGAL

10. DETAILS OF REGISTERED CORNER SPLAY (FREE GIFT TO K.M.C.):-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2024	72385 - 72398	163002581	19.07.2024	D.S.R. - V SOUTH 24 - PARGANAS WEST BENGAL

11. MUTATION CERTIFICATE (K.M.C.) CASE NO. 0 / 091 / 02 - JAN - 24 / 56637, DATED : 02.01.2024					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2024	72385 - 72398	163002581	19.07.2024	D.S.R. - V SOUTH 24 - PARGANAS WEST BENGAL

Co - Ordinate in WGS 84 and Site Elevation AMSL:-					
Reference Point	Latitude	Longitude	Site Elevation (AMSL)		
A	22°30' 54"N	88°22' 51"E	6 Meter		

CUPBOARD & LOFT AREA:-					
Floor Mkd.	Ground floor	Loft	Cupboard		
1st Floor	—	—	—	NA	3.731
2nd Floor	—	—	—	—	3.462
3rd Floor	—	—	—	—	3.462
Total	—	—	—	—	10.655

DOOR & WINDOW SCHEDULE :-					
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE	
D1	SOLID FLUSH	—	2100	1050X2100	
D2	SOLID FLUSH	—	2100	900X2100	
D3	SOLID FLUSH	—	2100	750X2100	
W1	GLAZED	750	2100	1350X1350	
W2	GLAZED	750	2100	1200X1350	
W3	GLAZED	1100	2100	1000X1300	
W4	GLAZED	1350	2100	600X750	

SPECIFICATION OF CONSTRUCTION :-					
1.	200THK. 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, CHAJIA ETC.				
5.	CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN				
6.	1 : 6 & CEILING & CHAJIA IN 1:4				
7.	D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE				
8.	75 MM. THK. MARBLE FLOOR FINISH AT TOP				
9.	75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION				
10.	300 LVL. TO THE FINISHED GROUND FLOOR LVL.				
11.	TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 EACH				
12.	FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.				
13.	THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.				
14.	MATERIALS :-				
15.	STEEL MUST CONFIRMED WITH IS 1786				
16.	GRADE OF CONCRETE :- M 20 (C : S : T :: 1 : 1.2 : 2) & GRADE OF STEEL :- Fe 550				
17.	CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE				
18.	STONE CHIPS :- 20 MM. DOWN GRADED				
19.	OTHER DETAILS AS PER ARCHT. OR ENGINEER - IN - CHARGE				

NOTE:					
1.	ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THE BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.				
2.	THE DEPTH OF S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING COLUMNS OF THE BUILDING.				

ABSTRACT AREA STATEMENT :-

1. AREA OF THE LAND : 03K - 04CH - 22.5 SQ.FT. i.e. 219.482 SQ.M. i.e. 2362.5 SQ.FT. [AS PER DEED & ASSESSM. BOOK COPY]
2. AREA OF THE LAND : 03K - 04CH - 12 SQ.FT. i.e. 218.518 SQ.M. i.e. 2352 SQ.FT. [AS PER PHYSICAL MEASUREMENT]
- a. AREA OF STRIP OF LAND - 22.270 SQ.M.
- b. AREA OF CORNER SPLAY : 1.439 SQ.M.
- c. NET AREA OF LAND : (218.518 - (22.270 + 1.439)) = 194.809 SQ.M.
3. ROAD WIDTH : AVG. 6.841 METER WIDE JAHURA BAZAR LANE [BLACK TOP ROAD].
4. PERMISSIBLE F.A.R. : 1.750
5. PERMISSIBLE TOTAL BUILT UP AREA : 382.407 SQ.M.
6. PERMISSIBLE BUILDING HEIGHT : 15.500 METER.
7. PERMISSIBLE GROUND COVERAGE : 59.383 % i.e. 129.762 SQ.M.
8. PROPOSED GROUND COVERAGE : 50.501 % i.e. 110.353 SQ.M.
9. PROPOSED BUILDING HEIGHT : 12.450 METER [G + 110 STORIES]
10. PROPOSED GROUND FLOOR BUILT UP AREA : 110.353 SQ.M.
11. PROPOSED TYPICAL (1ST TO 3RD) FLOOR BUILT UP AREA : 107.041 SQ.M. [EACH]
12. PROPOSED TOTAL FLOOR BUILT UP AREA : [110.353 + (3 X 107.041)] = 431.476 SQ.M.
13. PROPOSED TOTAL EXEMPTED AREA - 48.264 + 8.100 = 56.364 SQ.M.
14. REQUIRED CAR PARKING : 02 [TWO] NOS.
15. PROPOSED CAR PARKING : 02 [TWO] NOS.
16. CAR PARKING AREA : 65.937 SQ.M. [PERMISSIBLE AREA : 50.000 SQ.M.]
17. PROPOSED F.A.R. : [431.476 - (56.364 + 50.000)] / 218.518 = 1.488 < 1.750
18. PROPOSED STAIR HEAD ROOM AREA : 17.021 SQ.M.
19. PROPOSED MACHINE ROOM LESS LIFT AREA : 5.119 SQ.M.
20. PROPOSED OVER HEAD TANK AREA : 6.341 SQ.M.
21. PROPOSED ROOF TOILET AREA : 1.890 SQ.M.
22. PROPOSED TREE COVER AREA : 3.139 SQ.M.
23. PROPOSED CUPBOARD AREA : 10.655 SQ.M.
24. ADDITIONAL AREA FOR FEES : 17.021 + 5.119 + 10.655 + 1.890 + 3.485 = 34.685 SQ.M.
25. TOTAL AREA FOR FEES : 34.176 + 34.685 = 68.861 SQ.M.

DECLARATION OF APPLICANT :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:-

1. I SHALL ENGAGE ARCHITECT, G.T.E & E.S.E. DURING CONSTRUCTION
2. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, E.S.E. & G.T.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 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 THE PLOT IS IDENTIFIED BY ME.
7. THE PLOT IS VACANT & THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

DECLARATION OF ARCHITECT :-

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME & THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD WIDTH AVG. 6.841 M. AT NORTHERN SIDE CONFORM WITH THE PLAN. THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE.

NAME OF ARCHITECT
MR. AMARJIT KUMAR SAH
REG. NO. [CA/2021/131994, GOVT. OF INDIA]

CERTIFICATE OF STRUCTURAL ENGINEER:-

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING IS 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 TEST REPORT IS MADE BY M/S. J.B. ASSOCIATES, 1418, NAYABAD, KOLKATA - 700 094.

THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
MR. SANJIB GUHA
[E.S.E. NO. 1 / 88, K.M.C.]

DECLARATION OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT IS TO BE 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.

NAME OF GEO-TECHNICAL ENGINEER
Mr. SANTOSH KUMAR CHAKRABORTY
[G.T. / 1 / 16 (K.M.C.)]

PROJECT :-

**PROPOSED PLAN FOR G + THREE STORIED [12.450 METER HEIGHT]
RESIDENTIAL BUILDING, U/S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG.
RULE 2009 AT PREMISES NO. 1/10, JAHURA BAZAR LANE, E/P NO. 10, C.S.
PLOT NO. 1356 (P), MOUZA : KASBA, J.L. NO. 13, WARD NO. 091,
P.S. KASBA, KOLKATA 700 042 UNDER BOROUGH X [K.M.C.]**

TITLE : ARCHITECTURE DRAWING
DETAIL : S. MAHATMA
SCALE : 1:100
DATE : 03.05.2024

ARCHITECTURAL CONSULTANT:-

DESIGNNIKA
ARCHITECTS • PLANNERS • INTERIORS
Registered Office : 20C, LAKE ROAD, GROUND FLOOR,
KOLKATA - 700 029, (Beside Chandra Chandra College)
E-mail: designnikaarchitect@gmail.com
Phone - +91 - 84206 12431, +91 - 77973 13788.

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BUILDING PERMIT NO :- 2024100137
VALID UPTO:- 10/09/2029
DATED :- 11/09/2024

SPACE FOR DIGITAL SIGNATURE

ASSISTANT ENGINEER (CIVIL) / BLDG. DEPTT. / BOROUGH NO. X