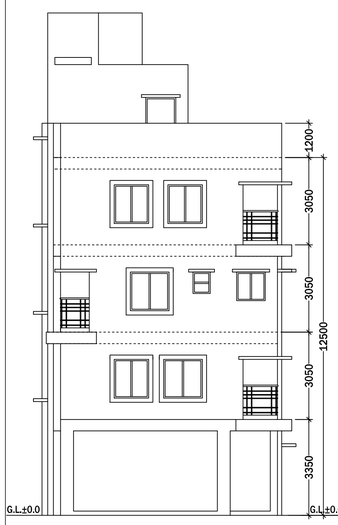
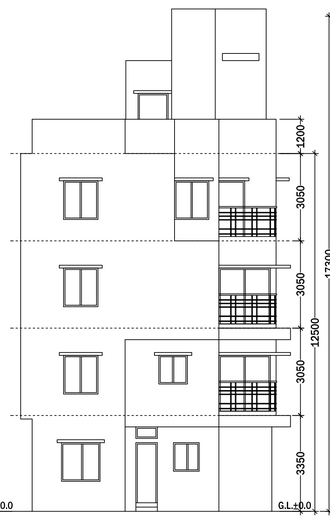
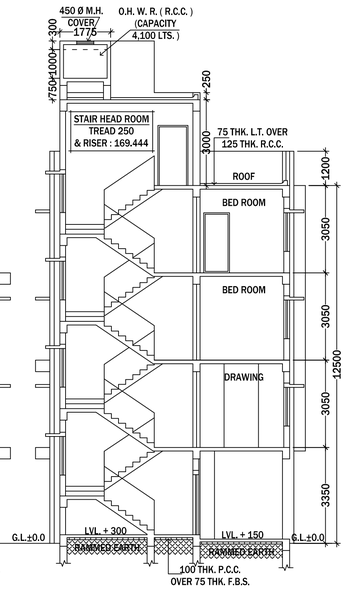


FRONT SIDE ELEVATION
SCALE - 1:100



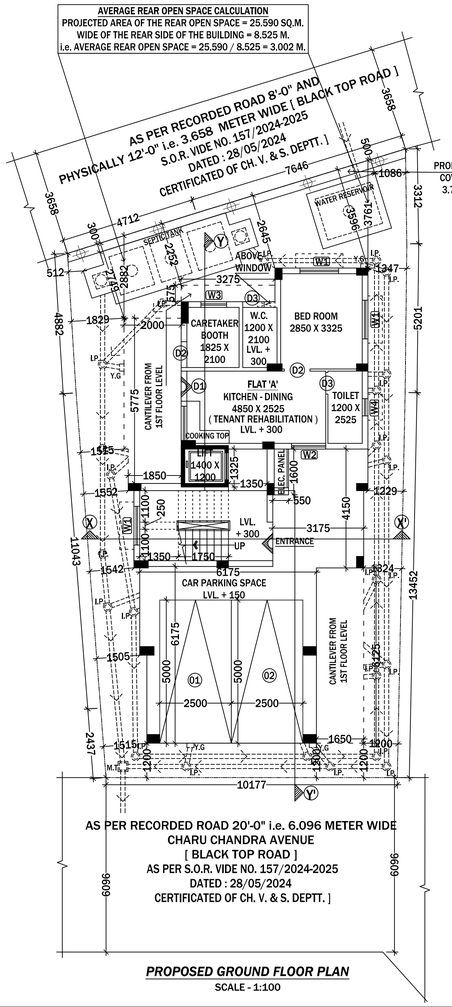
REAR (NORTH) ELEVATION
SCALE - 1:100

SECTION - Y : Y'
SCALE - 1:100



SECTION - X : X'
SCALE - 1:100

AVERAGE REAR OPEN SPACE CALCULATION
PROJECTED AREA OF THE REAR OPEN SPACE = 25.590 SQ.M.
WIDE OF THE REAR SIDE OF THE BUILDING = 8.525 M.
i.e. AVERAGE REAR OPEN SPACE = 25.590 / 8.525 = 3.002 M.

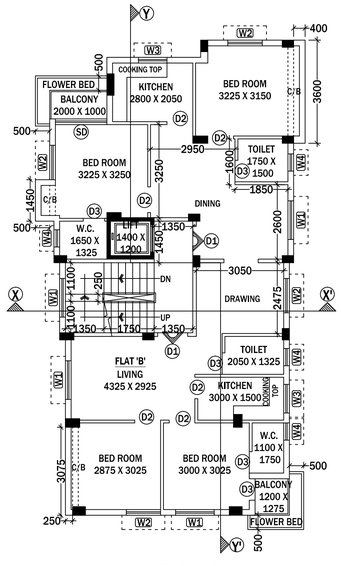


PROPOSED GROUND FLOOR PLAN
SCALE - 1:100

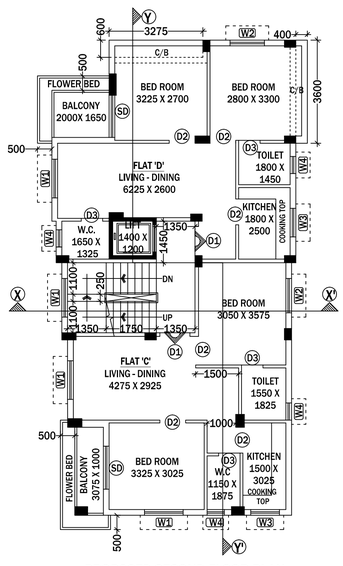
SPECIFICATION OF CONSTRUCTION :-
1. 200THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, 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. 25 MM. THK. MARBLE FLOOR FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. ' + 300 LVL' TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 20 (C : S : ST : : 1 : 1 : 2) & GRADE OF STEEL :- Fe 550
CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

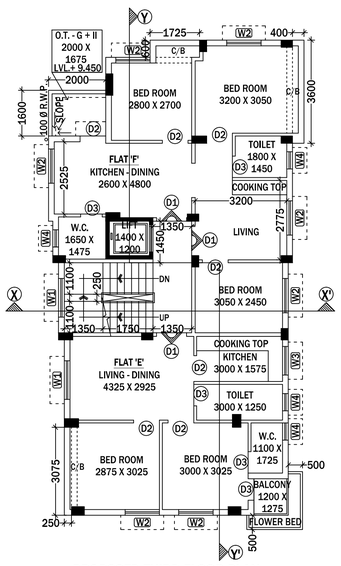
NOTE:
1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THE BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.
2. THE DEPTH OF S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING COLUMNS OF THE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



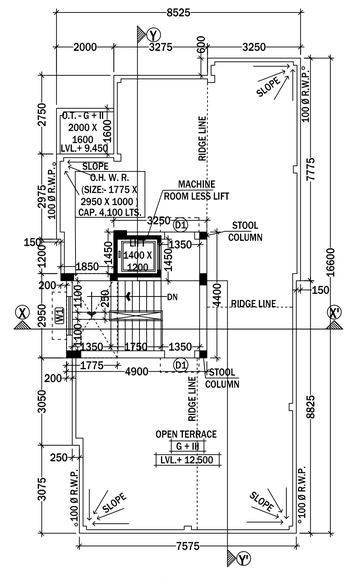
PROPOSED FIRST FLOOR PLAN
SCALE - 1:100



PROPOSED SECOND FLOOR PLAN
SCALE - 1:100



PROPOSED THIRD FLOOR PLAN
SCALE - 1:100



PROPOSED ROOF PLAN
SCALE - 1:100

CUPBOARD & LOFT AREA:-

Floor Mkd.	Loft	Cupboard
Ground floor	—	NA
1st. Floor	—	2.934
2nd. Floor	—	3.405
3rd. Floor	—	3.244
Total	—	9.583

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
SD	GLAZED	——	2100	AS PER DWG
W1	GLAZED	750	2100	1350X1350
W2	GLAZED	750	2100	1200X1350
W3	GLAZED	1100	2100	1000X1000
W4	GLAZED	1350	2100	600X750

1. PROPOSED AREA:

Floor Mkd	Floor area (SQ.M.)	Stair Well (SQ.M.)	Lift Well (SQ.M.)	Gross Area (SQ.M.)	Total Exempted Area: Stair Area (SQ.M.)	Lift Lobby Area (SQ.M.)	Net Floor Area (SQ.M.)
Ground Floor	106.067	——	——	106.067	10.464	1.957	93.646
1st Floor	129.426	0.438	1.680	127.308	10.464	1.957	114.887
2nd Floor	129.426	0.438	1.680	127.308	10.464	1.957	114.887
3rd Floor	126.226	0.438	1.680	124.108	10.464	1.957	111.687
TOTAL	491.145	1.314	5.040	484.791	41.856	7.828	435.107

2. PARKING CALCULATION:

Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Required Parking tenement	Parking No.
FLAT- A	29.360	5.367	34.727	01 NOS.	<50	02 NOS.	02 NOS.
FLAT- B	113.865	20.815	134.680	01 NOS.	100 >		
FLAT- C	57.645	10.538	68.183	01 NOS.	50<75		
FLAT- D	56.220	10.277	66.497	01 NOS.	50<75		
FLAT- E	48.955	8.949	57.904	01 NOS.	50<75		
FLAT- F	61.710	11.281	72.991	01 NOS.	50<75		
TOTAL CAR PARKING REQUIRED							02 NOS.
TOTAL CAR PARKING PROVIDED							02 NOS.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO :- 11 - 081 - 02 - 0091 - 1.

2. Name of Recorded Owner : (i) MR. TAPAN SARKAR, (ii) MR. RATHIN SARKAR, (iii) MR. KAUSHIK SARKAR, (iv) MR. PRITHWIS SARKAR, (v) DR. DIPAK KUMAR ROY, (vi) MRS. MAHUA ROY, (vii) MR. SHOVIK ROY , (viii) MR. SUDIPTO ROY.

3. Name of Applicant (C.A.) : MR. BANDHAN LAL DAS DIRECTOR OF M/S. PABA REALTY INDIA PRIVATE LIMITED .

4. DETAILS OF REGISTERED DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	74	102 TO 107	3311	1937	DISTRICT SUB - REGISTERED, ALIPORE

5. DETAILS OF REGD. TITLE DEED OF GIFT:-

I	1903-2023	118952 TO 118980	190303138	18.05.2023	A.R.A. - III KOLKATA, WEST BENGAL

6. DETAILS OF REGD. TITLE DEED OF GIFT:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1903 - 2023	118981 TO 119008	190303139	18.05.2023	A.R.A. - III KOLKATA, WEST BENGAL

7. DETAILS OF REGISTERED POWER OF ATTORNEY:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1902-2024	41117 TO 41149	190200607	31.01.2024	A.R.A. - II KOLKATA, WEST BENGAL

8. DETAILS OF REGISTERED BOUNDARY DECLARATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2024	84920 - 84931	163003053	07.08.2024	D.S.R. - V SOUTH 24 - PARGANAS

9. DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2024	84897 - 84907	163003054	07.08.2024	D.S.R. - V SOUTH 24 - PARGANAS

11. MUTATION CERTIFICATE (K.M.C.) CASE NO. 0 / 081 / 19 - APR - 24 / 156691. DATED : 19.04.2024

Permissible Height in Reference to CCZM Issued by AAI: 102.43 Meter

Co – Ordinate In WGS 84 and Site Elevation AMSL :

Reference Point Marked In The Site Plan of The Proposal	Co-ordinate in WGS 84: Latitude	Longitude	Site Elevation (AMSL)
A	22° 30' 29" N	88° 20' 34" E	6 Meter

ABSTRACT AREA STATEMENT :
1. AREA OF THE LAND : 03K. - 04CH. - 35 SQ.FT. i.e. 220.643 SQ.M. i.e. 2375 SQ.FT. [AS PER DEED & ASSESSMENT BOOK COPY]
2. AREA OF THE LAND : 03K. - 05CH. - 29 SQ.FT. i.e. 224.294 SQ.M. i.e. 2414 SQ.FT. [AS PER PHYSICAL MEASUREMENT]
3. ROAD WIDTH : 6.096 METER (20'-00") WIDE CHARU CHANDRA AVENUE [BLACK TOP ROAD].
4. PERMISSIBLE F.A.R. : 1.750
5. PERMISSIBLE TOTAL BUILT UP AREA : 386.125 SQ.M.
6. PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
7. PERMISSIBLE GROUND COVERAGE : 59.312 % i.e. 130.868 SQ.M.
8. PROPOSED GROUND COVERAGE : 58.659 % i.e. 129.426 SQ.M.
9. PROPOSED BUILDING HEIGHT : 12.500 METER [G + III STORIED]
10. PROPOSED TOTAL EXEMPTED AREA : 41.856 + 7.828 = 49.684 SQ.M.
11. REQUIRED CAR PARKING : 02 [TWO] NOS.
12. PROPOSED CAR PARKING : 02 [TWO] NOS.
13. CAR PARKING AREA : 49.799 SQ.M. [PERMISSIBLE AREA : 50.000 SQ.M.]
14. PROPOSED F.A.R : [484.791 - (49.684 + 49.799)] / 220.643 = 1.746 < 1.750
15. PROPOSED STAIR HEAD ROOM AREA : 14.249 SQ.M.
16. PROPOSED MACHINE ROOM LESS LIFT AREA : 4.917 SQ.M.
17. PROPOSED OVER HEAD TANK AREA : 5.236 SQ.M.
18. PROPOSED TREE COVER AREA : 3.705 SQ.M.
19. PROPOSED CUPBOARD AREA : 9.583 SQ.M.
20. ADDITIONAL AREA FOR FEES : 14.248 + 4.917 + 9.583 = 28.749 SQ.M.
21. TOTAL AREA FOR FEES : 484.791 + 28.749 = 513.540 SQ.M.

DECLARATION OF APPLICANT :-
I DO HERE BY 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. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
8. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK AND THERE ARE EXISTING TENANT AT THIS PREMISES

.....
MR. BANDHAN LAL DAS DIRECTOR OF M/S. PABA REALTY INDIA PRIVATE LIMITED CONSTITUTED ATTORNEY OF
(i) MR. TAPAN SARKAR, (ii) MR. RATHIN SARKAR,
(iii) MR. KAUSHIK SARKAR, (iv) MR. PRITHWIS SARKAR,
(v) DR. DIPAK KUMAR ROY, (vi) MRS. MAHUA ROY,
(vii) MR. SHOVIK ROY , (viii) MR. SUDIPTO ROY.
NAME OF THE OWNER'S / APPLICANT

DECLARATION OF ARCHITECT :-
I CERTIFIED 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 6.096 M. AT SOUTHERN 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. EXISTING STRUCTURE OCCUPIED BY THE OWNER'S ONLY, TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

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

DECLARATION OF STRUCTURAL ENGINEER:-
THE STRUCTURAL DESIGN & DRAWING 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 AND I WILL CERTIFIED THAT IT IS WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.
HOWEVER, I SHALL SUBMIT THE STRUCTURE PLAN & STRUCTURE DESIGN AND DESIGN CALCULATION REPORT AFTER THE DEMOLITION OF EXISTING STRUCTURE AT THE TIME OF PLINTH LEVEL APPLICATION.

.....
NAME OF STRUCTURAL ENGINEER
MR. ARNAB DEB
[E.S.E. NO. I / 283, K.M.C.]

DECLARATION OF 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. RUPAK KUMAR BANERJEE
(G.T. / I / 3)

PROJECT :

PROPOSED PLAN FOR G + THREE STORIED [12.500 METER HEIGHT] RESIDENTIAL BUILDING, U/S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009 AT PREMISES NO. 38D/1, CHARU CHANDRA AVENUE, WARD NO. 081, P.S. CHARU MARKET, KOLKATA 700 033 UNDER BOROUGH X [K.M.C.]

TITLE : ARCHITECTURE DRAWING	DETAIL : S.MAHATMA	N
SCALE - 1:100	DATE : 22.04.2024	

ARCHITECTURAL CONSULTANT:-
DESIGNIKA
• ARCHITECTS • PLANNERS • INTERIOR •
Registered Office : 74A, PURNA DAS ROAD, 1ST FLOOR, KOLKATA - 700 029. (Beside Garlahat Triangular Park)
E-mail: designikaarchitects@gmail.com
Phone - +91 - 84206 12431, +91 - 77973 13788.

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BUILDING PERMIT NO :- 2024100138 DATED :- 13/09/2024
VALID UPTO:- 12/09/2029

SPACE FOR DIGITAL SIGNATURE

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2024.09.13 16:02:47 +05'30'

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