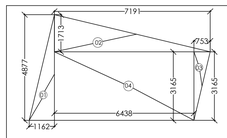


AMENDMENT OF BUILDING RULES, 2009 VIDE NOTIFICATIONNO.- 480/MA/O/C-4/3R-13/2012 , DATED.- 21/10/2014.

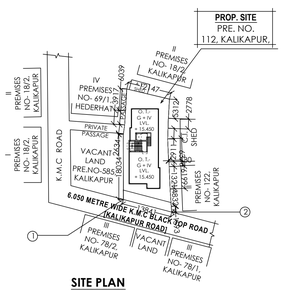
AVERAGE REAR OPEN SPACE CALCULATION

TOTAL :
ADD.....
1) ....0.5 X 1.162 X 4.877 = 2.834 SQ.M.
2) ....0.5 X 1.713 X 7.191 = 6.159 SQ.M.
3) ....0.5 X 0.753 X 3.165 = 1.192 SQ.M.
4) .....6.438 X 3.165 = 20.376 SQ.M.
TOTAL = 30.561 SQ.M.

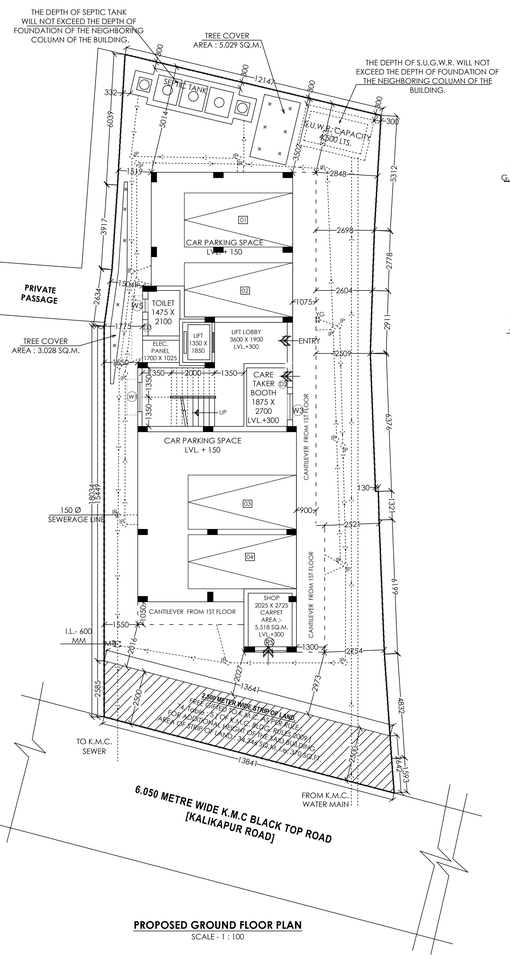
TOTAL AREA = 30.561 SQ.M.

WIDTH OF THE BUILDING - 7.600 METRE

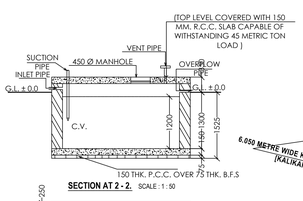
REAR OPEN SPACE = 30.561 SQ.M. / 7.600 METRE = 4.021 METRE



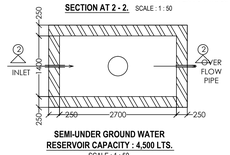
SITE PLAN
SCALE - 1 : 600



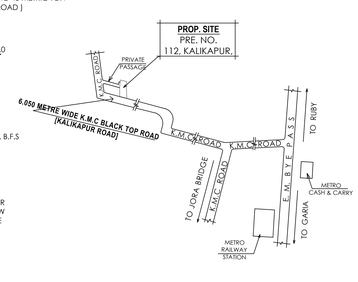
PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100



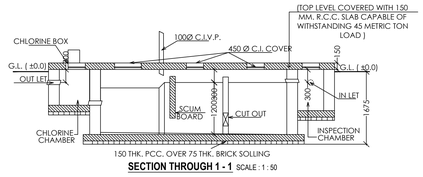
SECTION AT 2 - 2. SCALE : 1 : 50



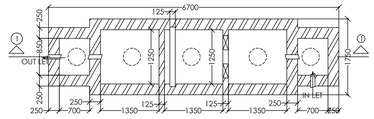
SEMI-UNDER GROUND WATER RESERVOIR CAPACITY : 4,500 LTS.
SCALE : 1 : 50



LOCATION PLAN
SCALE - 1 : 4000



SECTION THROUGH 1 - 1 SCALE : 1 : 50



PLAN DETAIL OF SEPTIC TANK (FOR 60 USERS)
SCALE : 1 : 50

PART - A

1. ASSESSEE NO :- 31- 109 - 06 - 0112 - 3.

2. NAME OF OWNER/APPLICANT'S : NITU AGARWAL

3. DETAILS OF REGISTERED DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	276	232 - 239	11234	30.07.1990	SOUTH 24 PARGANAS, ALIPORE

4. DETAILS OF REGISTERED DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	276	218-224	11232	30.07.1990	SOUTH 24 PARGANAS, ALIPORE

5. DETAILS OF REGISTERED DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	276	225-231	11233	30.07.1990	SOUTH 24 PARGANAS, ALIPORE

6. DETAILS OF REGISTERED GIFT DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	CD VOLUME NO-25	6201 to 6217	10232	20.11.2014	A.R.A.-I, KOLKATA

7. DETAILS OF REGISTERED GIFT DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	CD VOLUME NO-25	6189 to 6200	10231	20.11.2014	A.R.A.-I, KOLKATA

8. DETAILS OF REGISTERED DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603-2023	442659 TO 462683	160316665	06.11.2023	D.S.R - III 24 PGS (SOUTH)

9. DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2024	8173 TO 8182	163000335	02.02.2024	D.S.R - V 24 PGS (SOUTH)

10. DETAILS OF REGISTERED STRIP OF LAND(74) :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2024	8183 TO 8192	163000336	02.02.2024	D.S.R - V 24 PGS (SOUTH)

ABSTRACT AREA STATEMENT :-
AREA OF THE LAND : 06 K. - 00 CH. - 35 SQ.FT. i.e. 4355 SQ.FT. i.e. 404.589 SQ.M.. [AS PER DEED]
AREA OF THE LAND : 05 K. - 12 CH. - 08 SQ.FT. i.e. 4148 SQ.FT. i.e. 385.382 SQ.M. [AS PER REGISTERED BOUNDARY DECLARATION]
ROAD WIDTH : 6.050 (MIN.) METER WIDE K.M.C. BLACK TOP ROAD
STRIP OF LAND AREA : 34.346 SQ.M. i.e. 370 SQ.FT.
NET LAND AREA : 385.382 - 34.346 = 351.036 SQ.M.
PERMISSIBLE F.A.R. : 1.75
PERMISSIBLE TOTAL BUILT UP AREA : 674.419 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 15.500 METER.
[AFTER GIFTING OF STRIP OF LAND[U/R 74-TABLE 5] OF 2.500 METRE]
PERMISSIBLE GROUND COVERAGE : 53.821 % i.e. 207.416 SQ.M.
PROPOSED GROUND COVERAGE : 45.202 % i.e. 174.202 SQ.M.
PROPOSED TOTAL BUILT UP AREA : **831.546** SQ.M.
PROPOSED BUILDING HEIGHT : 15.450 METER [G+ FOUR STORIED]
REQUIRED CAR PARKING : 04 (FOUR) NOS.
PROVIDED CAR PARKING : 04 (FOUR) NOS.
PERMISSIBLE AREA FOR PARKING : 200 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 97.471 SQ.M.
PROPOSED F.A.R : (753.921 - 97.471) / 385.382 = **1.703 < 1.75**
PROPOSED SHOP BUILT-UP AREA : 7.093 SQ.M.
PROPOSED STAIR COVERED AREA : 16.320 SQ.M.
PROPOSED LIFT MACHINE ROOM AREA : 6.878 SQ.M.
PROPOSED LIFT MACHINE ROOM STAIR AREA : 3.650 SQ.M.
PROPOSED CUPBOARD AREA : 21.156 SQ.M.
PROPOSED ROOF TANK AREA : 5.600 SQ.M.
PROPOSED COMMON AREA : 107.05 SQ.M.
ADDITIONAL AREA FOR FEES : 16.320 + 6.878 + 3.650 + 21.156 = 48.004 SQ.M.
TOTAL AREA FOR FEES : 831.546 SQ.M. + 48.004 SQ.M. = 879.55 SQ.M.
PROPOSED TERRACE AREA : 174.202 SQ.M.
REQUIRED TREE COVER AREA : 2.079 % i.e. 8.012 SQ.M.
PROVIDED TREE COVER AREA : 8.057 SQ.M. i.e. 2.091 %

*** K.M.C MUTATION CASE NO : O / 109 / 24 - NOV - 23 / 51485, DATED - 24.11.2023.**

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 PROOFINGADMIXTURE
7. 25 MM. THK. LIPS. FLOORING WITH HEAT CEMENT 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 152.5 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
12.THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.
MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 25 & GRADE OF STEEL :- Fe550
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED O
THER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

CUP BOARD :-

FLOOR MARK	CUP BOARD
FIRST FLOOR	5.289 SQ.M.
SECOND FLOOR	5.289 SQ.M.
THIRD FLOOR	5.289 SQ.M.
FOURTH FLOOR	5.289 SQ.M.
TOTAL	**21.156 SQ.M.**

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.	22.49354	88.38961	5.5
2.	22.493517	88.389394	5.5

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.

SIGNATURE OF THE ARCHITECT
Ar. MILIA GHOSH
Registered Architect
Reg. No. C.A/2016/75359.

SIGNATURE OF THE APPLICANTS
NITU AGARWAL

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	- - - - -	2100	1050 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

1. PROPOSED AREA :

Floor Mkd.	Floor area	Lift Well	Gross Area	EXEMPTED AREA Stair Area	EXEMPTED AREA Lift Lobby	Net Floor Area
Ground Floor	144.730 SQ.M.	--------	144.730 SQ.M.	12.690 SQ.M.	2.835 SQ.M.	129.205 SQ.M.
1st Floor	174.202 SQ.M.	2.498 SQ.M.	171.704 SQ.M.	12.690 SQ.M.	2.835 SQ.M.	156.179 SQ.M.
2nd Floor	174.202 SQ.M.	2.498 SQ.M.	171.704 SQ.M.	12.690 SQ.M.	2.835 SQ.M.	156.179 SQ.M.
3rd Floor	174.202 SQ.M.	2.498 SQ.M.	171.704 SQ.M.	12.690 SQ.M.	2.835 SQ.M.	156.179 SQ.M.
4th Floor	174.202 SQ.M.	2.498 SQ.M.	171.704 SQ.M.	12.690 SQ.M.	2.835 SQ.M.	156.179 SQ.M.
Total	**841.538 SQ.M.**	**9.992 SQ.M.**	**831.546 SQ.M.**	**63.450 SQ.M.**	**14.175 SQ.M.**	**753.921 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	73.353	12.667	86.020	04 NOS.	75 < 100 SQ.M.	04 NO.
FLAT- B	81.630	14.096	95.726	04 NOS.	75 < 100 SQ.M.	
SHOP CARPET AREA : 5.518 SQ.M.						NIL
TOTAL REQUIRED PARKING						04 NOS.

OWNERS DECLARATION :-
I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT
I / WE SHALL ENGAGE L.B.A. & E.S.E DURING CONSTRUCTION
I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. & E.S.E DURING CONSTRUCTION OF THE BUILDING
[AS PER B. S PLAN] K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING ADJOINING.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE,THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK.DURING DEPARTMENTAL JOINT INSPECTION THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY OCCUPIED **BY ME AND THERE IS NO TENANT.**

NAME OF THE OWNER/APPLICANT
NITU AGARWAL

CERTIFICATE OF ARCHITECT :-
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 ABUTTING ROADS CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME.THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL.SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE PLOT WITHIN 500 MTS. FROM CENTRAL LINE OF E.M. BYPASS.

NAME OF THE ARCHITECT
Ar. MILIA GHOSH
Registered Architect
Reg. No. C.A/2016/75359.

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
SOIL TESTING HAS BEEN DONE BY DR. S. K. CHAKRABORTY OF J.B. ASSOCIATES, 1418, NAYABAD, PANCHASAYER , KOLKATA - 700 094.THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED **DURING STRUCTURAL CALCULATIONS.**

NAME OF STRUCTURAL ENGINEER
Mrs. MITA SAHA
Structural Engineer (ESE / I / 92)

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FRO THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO – TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
Mr. SANTOSH KUMAR CHAKRABORTY
(G.T.I / 16)

PROJECT :-

PROPOSED GROUND + FOUR STORIED (15.450 M.HEIGHT)RESIDENTIAL BUILDING U / S 393A OF K.M.C. ACT. 1980 & COMPLYING K.M.C. BLDG. RULE 2009, AT PREMISES NO. 112, KALIKAPUR, WARD NO. 109, UNDER R.S. DAG NO & L.R. DAG NO.-290, R.S. KHATIAN NO.-360,L.R. KHATIAN NO.-877,J.L. NO.-20,R.S. NO.-2,TOUZI NO.- 3-5 AND 12,MOUZA-KALIKAPUR,P. S. KASBA , KOLKATA 700 099, UNDER BOROUGH XII [K. M. C.]

PROPOSED GROUND FLOOR PLAN, SITE PLAN & LOCATION PLAN.

PLAN CASE NO. :
DRAWING SHEET NO.
DEALT : J. CHOWDHURY
DATE : 20.04.2024

SCALE 1 : 100
[UNLESS OTHERWISE MENTIONED]

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

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

THIS DRAWING IS A PROPERTY OF **COLLAGE** (ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

B.P. NO. - 2024120058
DATED - 11-MAY-24
VALID UPTO - 10-MAY-29

SPACE FOR DIGITAL SIGNATURE

KAJAL ROY
Digitally signed by KAJAL ROY
Date: 2024.05.11 16:06:46 +05'30'

DIGITAL SIGNATURE OF A.E.(C)
BOROUGH - XII, K.M.C

SHIBA PRASAD JANA
Digitally signed by SHIBA PRASAD JANA
Date: 2024.05.11 16:10:21 +05'30'

DIGITAL SIGNATURE OF E.E.(C)
BOROUGH - XII, K.M.C