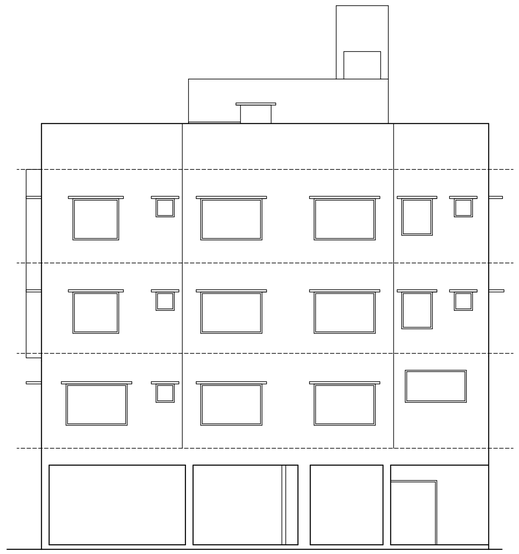
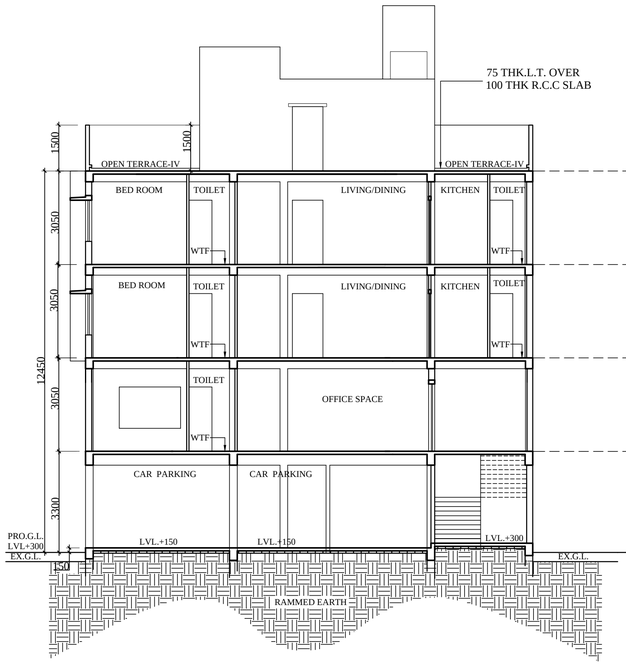
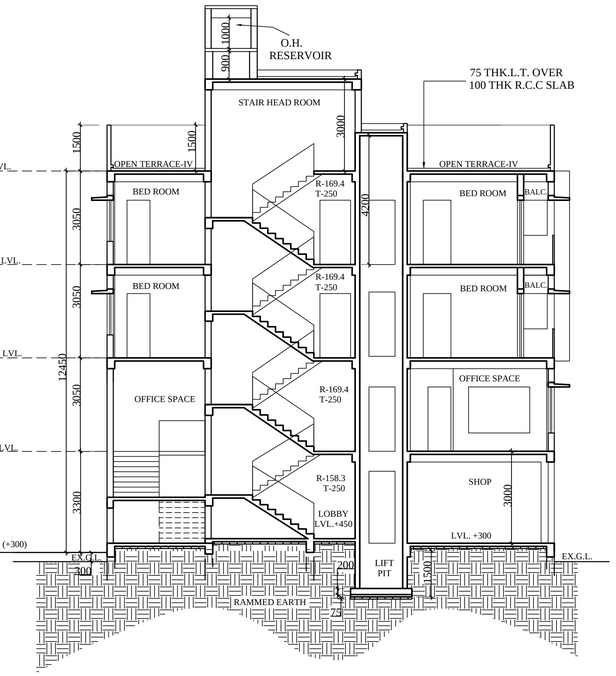


FRONT SIDE ELEVATION
SCALE 1:100



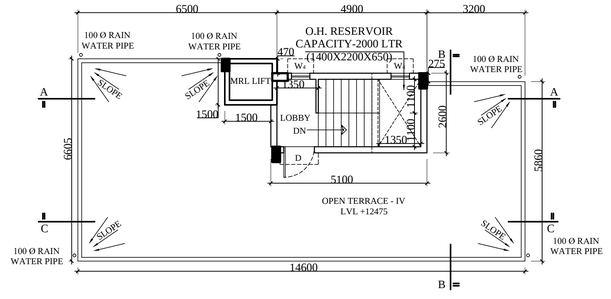
SECTION AT C-C
SCALE 1:100



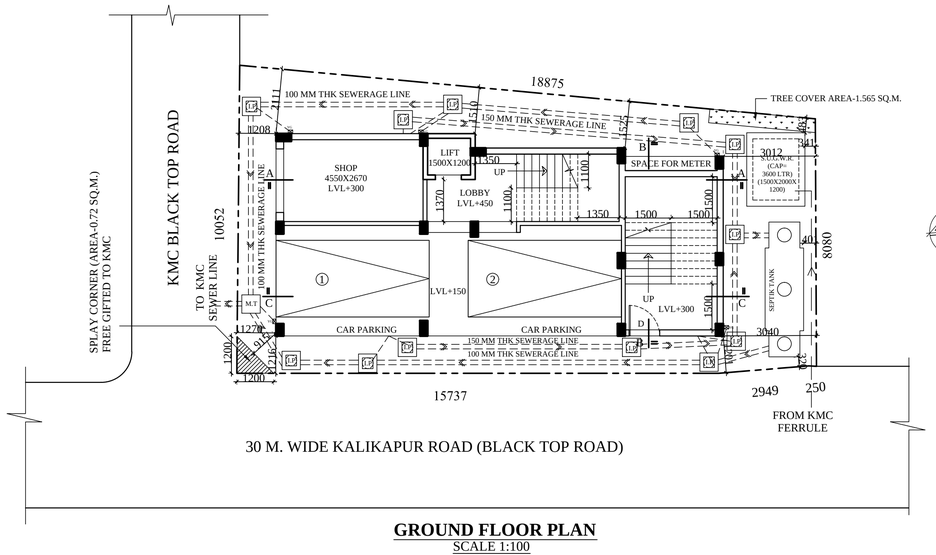
SECTION AT A-A
SCALE 1:100

1ST FLOOR PLAN
SCALE:-1:100

2ND &3RD FLOOR PLAN
SCALE:-1:100

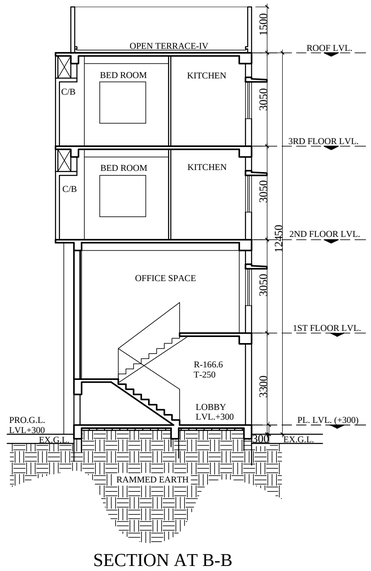


ROOF PLAN
SCALE:-1:100



GROUND FLOOR PLAN
SCALE 1:100

N



SECTION AT B-B
SCALE 1:100

STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 311052300907
2. MUTATION CASE NO. -O/105/16-DEC-13/16154 -21/12/2013
3. NAME OF APPLICANT- DEVENDRA KUMAR SINGH
   PROPRIETOR OF RAJPUT DEVELOPERS (CA)
4. NAME OF OWNER- 1) SRI SANDEEP DATTA
   2) MADHUMITA DATTA
5. REGD. DEED -
   BEING NO. - 4932, BOOK NO. - I
   VOL. NO. - 117, PAGES NO. - 255 TO 278 ,
   YEAR - 1990 , PLACE -ALIPORE, DATED-04.04.1990
6. REGD. POWER OF ATTORNEY -
   BEING NO. - 190105291, BOOK NO. - I
   VOL. NO. - 1901-2021, PAGES NO. - 307875 TO 307903 ,
   YEAR - 2021, PLACE -A.R.A.-I KOLKATA, DATED-10.09.2021
4. REGD. BOUNDARY DECLERATION -
   BEING NO. - 163003189 , BOOK NO. - I
   VOL. NO. - 1630-2023 , PAGES NO. - 91893 TO 91901,
   YEAR - 2023 , PLACE - D.S.R.-V SOUTH 24 PARGANAS.
   DATED-10/10/2023
5. REGD. CORNER SPLAYED DECLERATION -
   BEING NO. - 163003686, BOOK NO. - I
   VOL. NO. - 1630-2023 , PAGES NO. - 103701 TO 103711,
   YEAR - 2023 , PLACE - D.S.R.-V SOUTH 24 PARGANAS.
   DATED-04/12/2023
6.(a) LAND AREA (AS PER DEED) =172.798 sqm
   (b) LAND AREA (AS PER PHYSICAL) = 172.734 sqm
(b) NO. OF STOREY - G+III (FOUR)
5. NO. OF TENEMENTS - 2 NOS.
6. SIZE OF TENEMENTS -
   100 SQ.M.< 2 FLATS <200 SQ.M.

CAR PARKING CALCULATION FOR SHOP		
FLOORS	COVERED AREA (SQ.M)	CARPET AREA (SQ.M)
GR.FL.	14.376	12.149

CAR PARKING CALCULATION FOR BUSINESS		
1ST.FL.	77.233	49.887

MKD.	SIZE	LINTEL HEIGHT	SILL HEIGHT	REMARKS
SCHEDULE OF DOOR				
D	1000 X 2100	2100	—	WOODEN
D1	900 X 2100	2100	—	WOODEN
D2	750 X 2100	2100	—	PVC
SCHEDULE OF WINDOW				
W1	2000 X 1350	2100	750	STEEL
W2	1500 X 1350	2100	750	STEEL
W3	1000 X 1200	2100	900	STEEL
W4	600 X 600	2100	1500	STEEL
W5	2000 X 1050	2550	1500	STEEL

SPECIFICATIONS :
1. STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19MM DOWN STONECHIPS
2. GRADE OF REINFORCEMENTS Fe-500
3. 200 THK. FIRSTCLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE STATED.
4. 75 THK. FIRSTCLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125 THK. LIMETERRACING (2:2:7) ON ROOF.
6. ALL DIMENSIONS ARE IN MILLIMETER.
7. 25MM. THK. D.P.C. WITH CEMET CONCRETE (1:2:4) WITH 6MM. DOWN STONECHIPS & 5% WATERPROOFING COMPOUND.
8. 19MM. THK. CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
9. 12MM. THK. CEMENT PLASTER (1:6) TO INTERNAL WALLS.
10. 6MM. THK. CEMENT PLASTER (1:6) TO BEAM,CEILING ETC.
11. 32MM. THK. CAST-IN-SITU MOSAIC FLOOR.
12. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
13. 200MM, X 25MM. X 6MM. M.S. CLAMPS FOR DOORS &WINDOWS.
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
16. 500MM. CHAJJA PROJECTION.
17. DEPTH OF SEMI-UNDER GROUND WATER RESERVOIR DOES NOT EXCEED THE DEPTH OF FOUNDATION.

PERMISSIBLE HEIGHT IN REFERENCE CCZM ISSUED BY AAI=33.0 M
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION
	LATITUDE	LONGITUDE	
1	22°30'11"	88°22'45"	5.5
2	22°30'11"	88°22'46"	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.

DECLARATION OF OWNER :
I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITYTHAT:-
1.WE SHALL ENGAGE ARCHITECT , G.T.E. & E.S.E. DURING CONSTRUCTION
2. 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 AND ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL BE REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANKWILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK .
6. DURING INSPECTION PLOT WAS IDENTIFIED BY US.
7. THER IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
8. THE PLOT IS FULLY OCCUPIED BY US.

DEVENDRA KUMAR SINGH
CONSTITUTED ATTORNEY OF
SRI. SANDEEP DATTA
MADHUMITA DATTA
NAME OF OWNER

B

1. GROUND COVERAGE : PER. - (60%) = 103.64 SQ.M
   PROP.- (53.114%) = 91.746 SQ.M
2. TOTAL BUILT-UP AREA :
   PER. - = 518.202 SQM. (172.734X3)
   PROP.- = 345.564- {40.702 (car parking area) + 64.992 (total exempted and cut out area)}
   = 239.87 SQ.M.
3. STRIP OF CORNER SPLAY AREA-0.72 SQ.M.
3. F.A.R. PER. - 3
   PROP. - (239.87/172.734) -1.389
4. NO. OF CAR PARKING (MANDATORY) - 2 NOS.
5. NO. OF CAR PARKING (PROVIDED) - 2 NOS.

FLOORS	COVERED AREA (SQ.M)	CUT OUT AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)	EXEMPTED		EFFECTIVE AREA (SQ.M.)
				STAIR AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)	
GROUND	91.746	-	91.746	25.34	2.158	64.248
1ST	91.746	18.06	73.686	10.34	2.158	61.188
2ND	91.746	1.68	90.066	10.34	2.158	77.568
3RD	91.746	1.68	90.066	10.34	2.158	77.568
TOTAL	366.984	21.42	345.564	56.36	8.632	280.572

TENEMENT CALCULATION

TOTAL COMMON AREA = 61.846 SQ.M
TOTAL FLAT AREA =151.406 SQ.M
TOTAL STAIR & SERVICE AREA / TOTAL FLAT AREA=0.408478

FLAT MRKD.	AREA (SQ.M)	TENEMENT AREA (SQ.M)	NO.OF FLATS
A	75.703	106.626	2

CAR PARKING REQUIRED FOR RESIDENTIAL :-2 NOS	
PERMISSIBLE TREE COVER AREA-(0.905%)-1.563 SQ.M.	
PROPOSED TREE COVER AREA- 1.565 SQ.M.	
PERMISSIBLE AREA OF PARKING	50 Sq.m.
PROVIDED AREA OF PARKING	40.702 Sq.m.
PERMISSIBLE F.A.R.	3
PROPOSED F.A.R.	1.389
STAIR HEAD ROOM AREA	13.26 SQ.M.
LIFT MACHINE ROOM AREA	2.344 SQ.M.
OVER HEAD TANK AREA	4.68 SQ.M.
COVERED AREA OF BUSINESS	77.233 SQ.M.
CARPET AREA OF BUSINESS	49.887 SQ.M.
COVERED AREA OF SHOP	14.376 SQ.M.
CARPET AREA OF SHOP	12.149 SQ.M.
TERRACE AREA	91.746 SQ.M.
CUPBOARD AREA	6.032 SQ.M.
LOFT AREA	3.228 SQ.M.
TOTAL RESIDENTIAL AREA	253.955 SQ.M.
ADDITIONAL FLOOR AREA FOR FEES	24.864 SQ.M.

CERTIFICATE OF ARCHITECT :
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES,2009,AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD (30.0 M. MINIMUM) CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE PLOT IS BEYOND 500 M FROM C/L OF E.M. BYPASS.

INDRANIL GHOSH
CA/2002/29164
NAME OF ARCHITECT

CERTIFICATE OF GEO-TECHNICAL ENGINEER :
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON.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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

TUSHAR BARAN PAHARI
G.T.E NO.-1/48
NAME OF G.T.E.

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTUCTURE 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.

TUSHAR BARAN PAHARI
E.S.E NO.-1/146
NAME OF E.S.E.

PLAN CASE NO.- 2023120600
BP NUMBER : 2023120552 SANCTION DATE : 05-MAR-24
VALID UPTO : 04-MAR-29

SUBRATA NAG Digitally signed by SUBRATA NAG
Date: 2024.03.05 13:45:20 +05'30'

DIGITAL SIGNATURE OF AE (C)/B-XII
BUILDING DEPARTMENT
KMC

PROPOSED G+III STORIED (HT.- 12.45M) RESIDENTIAL BUILDING AT PREMISES NO. 42/9, SAHID NAGAR, U/S 393A OF K.M.C. ACT.1980 & K.M.C. BUILDING RULES 2009,COMPLY OF OFFICE CIRCULAR NO.- 07/2019-20, DATED- 1/11/2019 VIDE RESOLUTIONOF MIC MEETING ITEM NO.- M.O.A 90.11 DATED - 23/20/2019 IN WARD NO.- 105, BOROUGH -XII, KOLKATA-700078, UNDER KOLKATA MUNICIPAL CORPORATION, DAAG NO.- 1559, KHAITAN NO.-124, MOUJA - DHAKURIA, J.L. NO.- 18

N

akRiti
ARCHITECTS . ENGINEERS . INTERIORS
78, S.P.MUKHERJEE ROAD.
KOLKATA : 700026
Ar.Indranil Ghosh