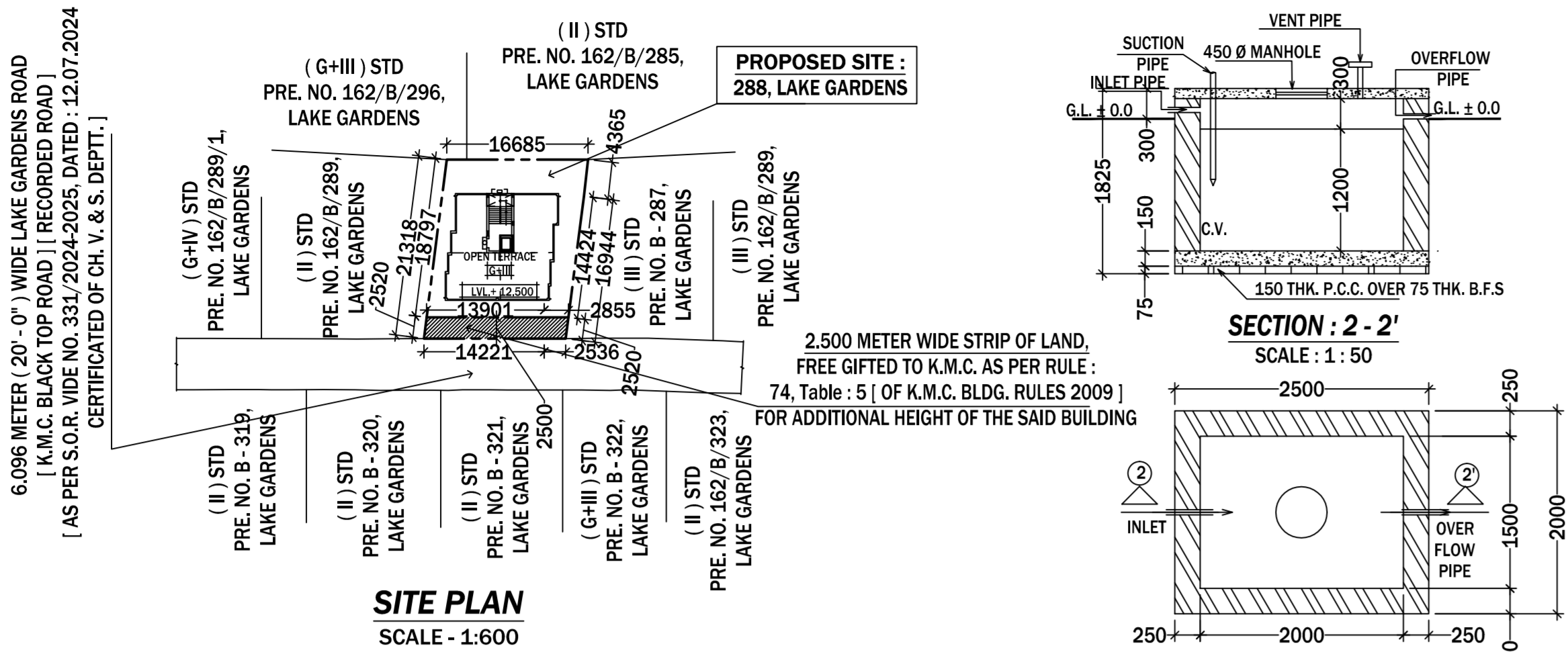
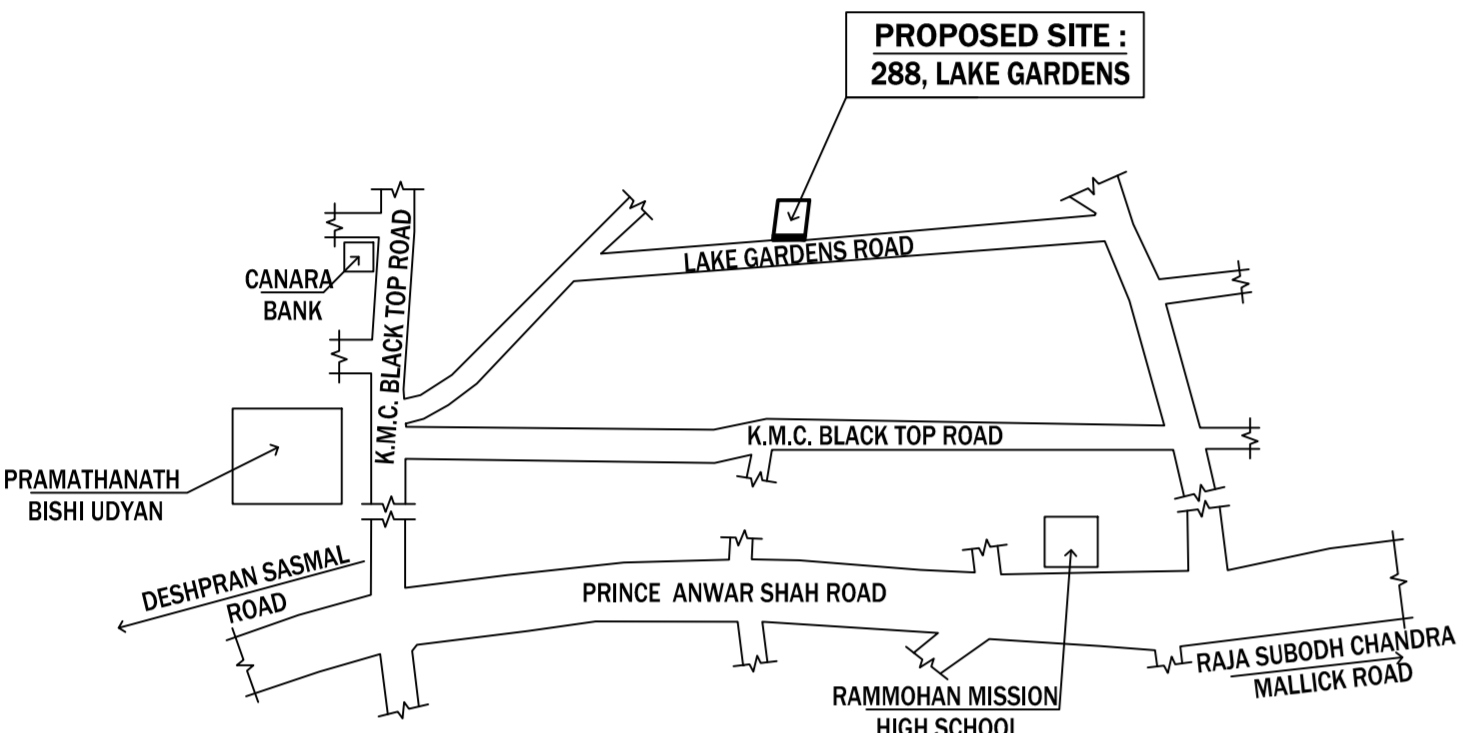


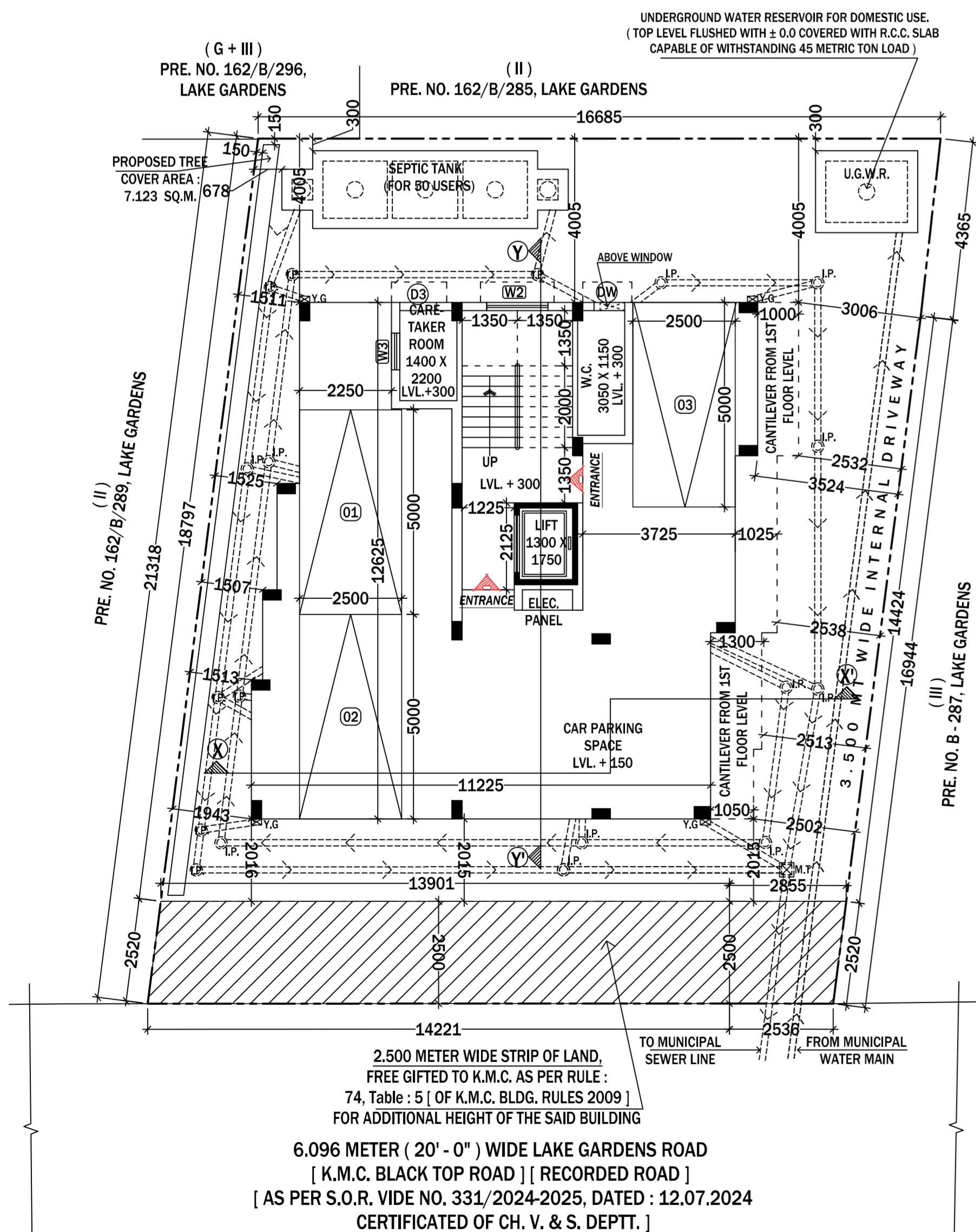
6.096 METER ( 20' - 0" ) WIDE LAKE GARDENS ROAD  
[ K.M.C. BLACK TOP ROAD ] [ RECORDED ROAD ]  
[ AS PER S.O.R. VIDE NO. 331/2024-2025, DATED : 12.07.2024  
CERTIFICATED OF CH. V. & S. DEPTT. ]



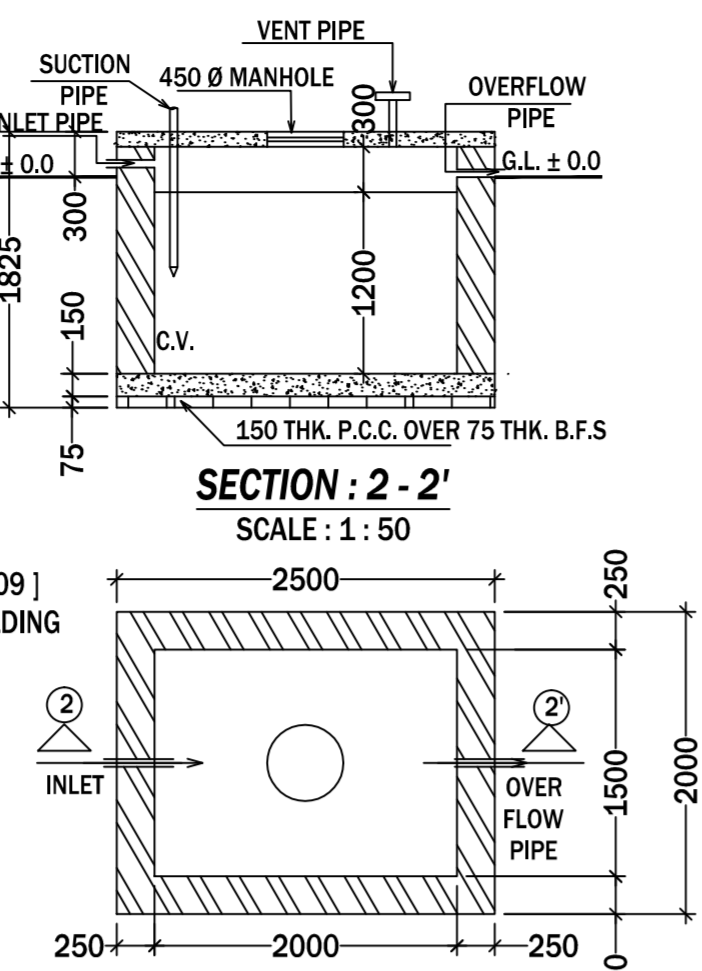
**SITE PLAN**  
SCALE - 1:600



**LOCATION PLAN**  
SCALE - 1:4000

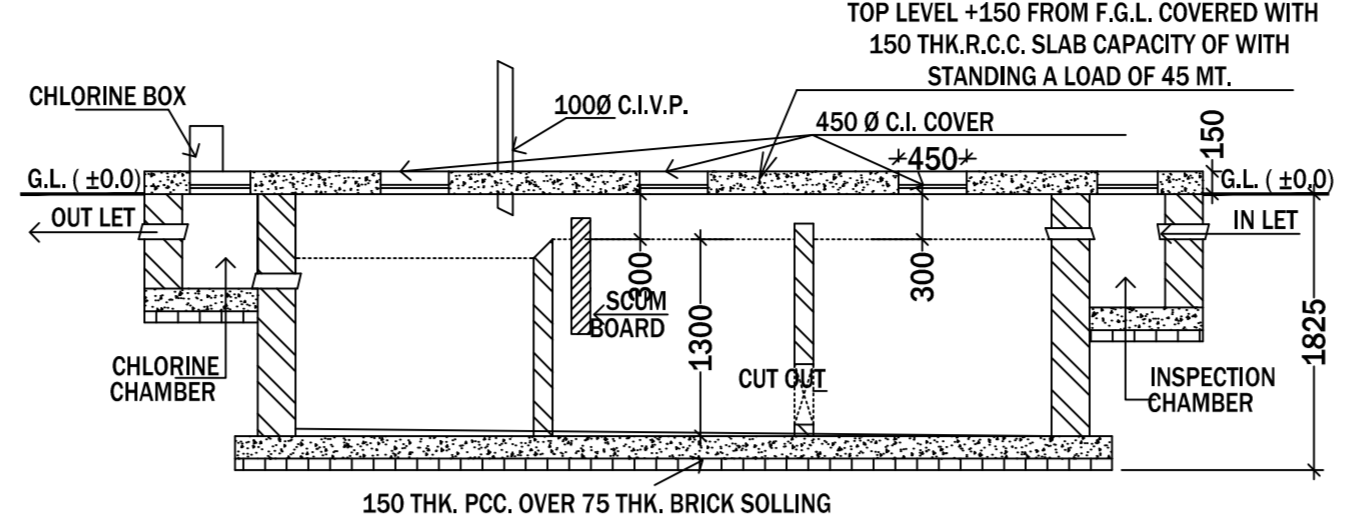


**PROPOSED GROUND FLOOR PLAN**  
SCALE - 1:100

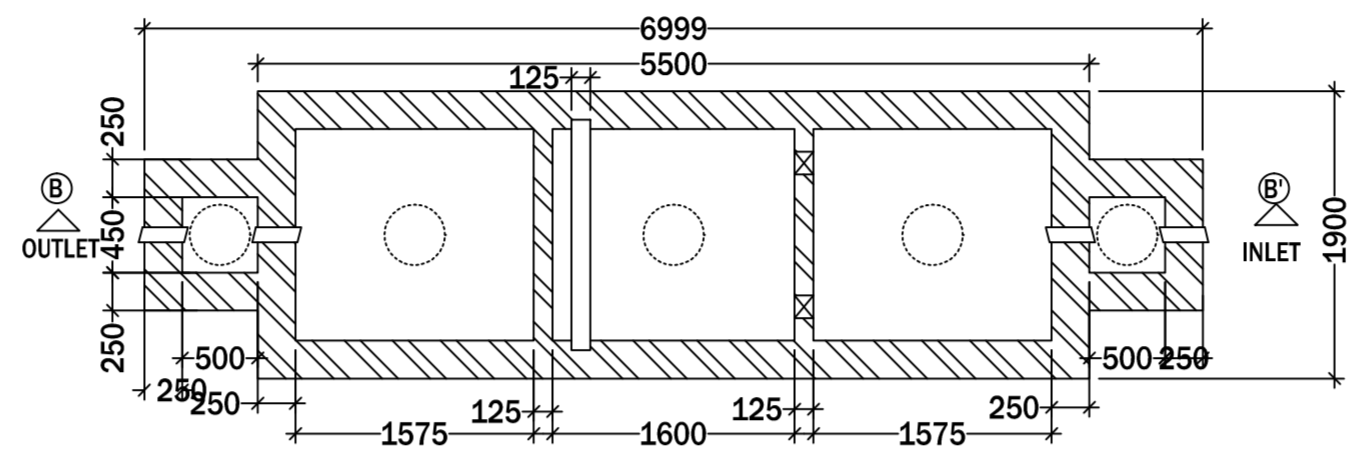


**SECTION : A - A'**  
SCALE : 1 : 50

**PLAN OF SEMI UNDER GROUND WATER RESERVOIR CAPACITY : 3,000 LTS.**  
SCALE : 1 : 50

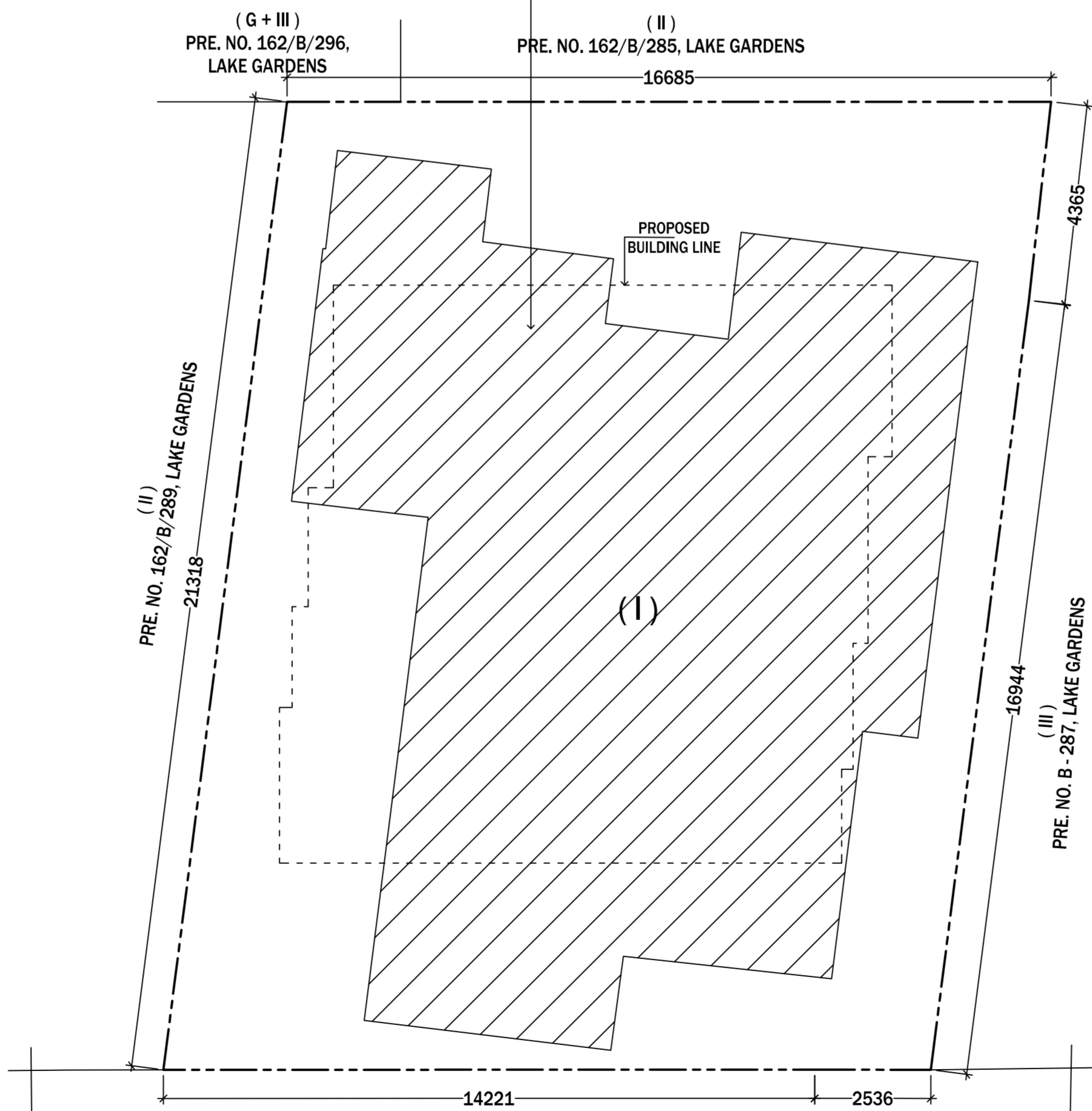


**SECTION : B - B'**  
SCALE : 1 : 50



**PLAN OF SEPTIC TANK**  
(FOR 36 USERS)  
SCALE : 1 : 50

NOTE:  
THE EXISTING STRUCTURE TO BE DEMOLISHED  
BEFORE COMMENCEMENT OF NEW CONSTRUCTION  
WORK. THIS PREMISES IS FULLY OCCUPIED BY THE  
LAND OWNER & THERE ARE NO TENANT.



**EXISTING SITE 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.)	Net Floor Area (SQ.M.)
Ground Floor	141.194	—	—	141.194	12.690	126.113
1st Floor	154.724	—	2.275	152.449	12.690	137.368
2nd Floor	154.724	—	2.275	152.449	12.690	137.368
3rd Floor	154.724	—	2.275	152.449	12.690	137.368
4th Floor	154.724	—	2.275	152.449	12.690	137.368
TOTAL	760.090	—	9.100	760.990	63.450	675.585

2. PARKING CALCULATION:					Required Parking	
Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Size	Parking No.
FLAT - A	57.278	10.098	67.376	04 NOS.	50<75	01 NOS.
FLAT - B	79.154	13.955	93.109	04 NOS.	75<100	02 NOS.
TOTAL CAR PARKING PROVIDED						03
TOTAL CAR PARKING REQUIRED						03

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO :- 21-093-08-0242-6.

2. Name of Recorded Owner :- MR. SANJAY KUMAR DAS

3. Name of Applicant :- MR. KAMAL DAS (C.A.)

4. DETAILS OF REGISTERED DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	64	108 TO 115	1900	16.05.1970	SUB-REGISTERED OF SOUTH 24 PARGANAS

5. DETAILS OF REGISTERED POWER OF ATTORNEY:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	149156 TO 149169	160306087	09.04.2024	D.S.R. - III SOUTH 24 PARGANAS

6. DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	164363 TO 164372	160306715	22.04.2024	D.S.R. - III SOUTH 24 PARGANAS

7. DETAILS OF REGISTERED STRIP OF LAND (FREE GIFT TO K.M.C.) :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	164373 TO 164383	160306714	22.04.2024	D.S.R. - III SOUTH 24 PARGANAS

8. BEFORE THE JUDICIAL 1ST CLASS MAGISTRATE AT ALIPORE : AFFIDAVIT NO. 24476, DATED : 18.04.2024

9. MUTATION CERTIFICATE (K.M.C.) CASE NO. 0 / 093 / 08-FEB -18 / 33767, DATED : 08.02.2018

CUPBOARD & LOFT AREA:-

Floor Mkd.	Room	Cupboard
Ground floor	—	NA
1st Floor	—	3.556
2nd Floor	—	3.556
3rd Floor	—	3.556
4th Floor	—	3.556
Total	—	14.224

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
DW	GLAZED	—	2100	AS PER DWG
W1	GLAZED	150	2100	1800X1950
W2	GLAZED	750	2100	1500X1350
W3	GLAZED	1100	2100	900X1000
W4	GLAZED	1350	2100	600X750

Permissible Height in Reference to CCZM Issued by AAI: 48.56 Meter

Co - Ordinate In WGS 84 and Site Elevation AMSL:			
Reference Marked In The Site Plan of The Proposal	Point	Co-ordinate in WGS 84	Site Elevation ( AMSL )
A		Latitude : 22° 30' 13" N Longitude : 88° 21' 23" E	6 Meter

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.

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

ABSTRACT AREA STATEMENT :-

1. AREA OF THE LAND : 05 K. - 04 CH. - 32 SQ.Ft. i.e. 354.143 SQ.M. i.e. 3812 SQ.FT. [ AS PER DEED & ASSESSMENT BOOK COPY ]
2. AREA OF THE LAND : 05 K. - 04 CH. - 32 SQ.Ft. i.e. 354.143 SQ.M. i.e. 3812 SQ.FT. [ AS PER PHYSICAL MEASUREMENT ]
3. ROAD WIDTH : 6.096 METER (20'-0") WIDE LAKE GARDENS ROAD [ BLACK TOP ROAD ].
- 3.a. STRIP OF LAND AREA : 41.892 SQ.M.
- 3.b. NET AREA OF LAND : 354.143 - 41.892 = 312.251 SQ.M.
4. PERMISSIBLE F.A.R. : 1.750
5. PERMISSIBLE BUILDING HEIGHT : 15.450 METER.
6. PERMISSIBLE GROUND COVERAGE : 54.862 % i.e. 194.290 SQ.M.
7. PROPOSED GROUND COVERAGE : 43.690 % i.e. 154.724 SQ.M.
8. PROPOSED BUILDING HEIGHT : 15.450 METER [ G + IV STORIED ]
9. PROPOSED GROUND FLOOR BUILT UP AREA : 141.194 SQ.M.
10. PROPOSED TYPICAL ( 1ST TO 4TH ) FLOOR BUILT UP AREA : 152.449 SQ.M. [ EACH ]
11. PROPOSED TOTAL FLOOR BUILT UP AREA : [ 141.194 + ( 4 X 152.449 ) ] = 750.990 SQ.M.
12. PROPOSED TOTAL EXEMPTED AREA : 63.450 + 11.955 = 75.405 SQ.M.
13. REQUIRED CAR PARKING : 03 [ THREE ] NOS.
14. PROPOSED CAR PARKING : 03 [ THREE ] NOS.
15. CAR PARKING AREA : 109.053 SQ.M. [ PERMISSIBLE AREA : 75.000 SQ.M. ]
16. PROPOSED F.A.R. : 750.990 / ( 75.405 + 75.000 ) / 354.143 = 1.696 < 1.750
17. PROPOSED STAIR HEAD ROOM AREA : 15.680 SQ.M.
18. PROPOSED MACHINE ROOM LESS LIFT AREA : 6.800 SQ.M.
19. PROPOSED OVER HEAD TANK AREA : 4.800 SQ.M.
20. PROPOSED TREE COVER AREA : 7.123 SQ.M.
21. PROPOSED CUPBOARD AREA : 14.224 SQ.M.
22. ADDITIONAL AREA FOR FEES : 15.680 + 6.800 + 14.224 = 36.704 SQ.M.
23. TOTAL AREA FOR FEES : 750.990 + 36.704 = 787.694 SQ.M.

DECLARATION OF APPLICANT :-

- [ 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 IS NO EXISTING TENANT AT THIS PREMISES

MR. KAMAL DAS  
CONSTITUTED ATTORNEY OF  
Mr. SANJAY KUMAR DAS  
NAME OF THE OWNERS / 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 6.100 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.

MR. AMARJIT KUMAR SAH  
NAME OF STRUCTURAL ENGINEER  
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 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 RUPAK KUMAR BANERJEE (G.T. / 3 ) OFFICE : ' TECHNO SOIL ' ADDRESS : F-68, CIT MARKET, JADAVPUR, KOLKATA - 700 032

NAME OF GEO-TECHNICAL ENGINEER  
MR. SANJIB GUHA  
ESE NO. 1 / 88 [ K.M.C. ]

DECLARATION OF GEO-TECHNICAL ENGINEER:-  
UNDERSTAND 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. RUPAK KUMAR BANERJEE  
G.T.-1 / 3 [ K.M.C. ]

PROJECT :

**PROPOSED PLAN FOR G + FOUR STORIED [ 15.450 METER HEIGHT ] RESIDENTIAL BUILDING AT PREMISES NO. 288, LAKE GARDENS, WARD NO. 093, P.S. LAKE, KOLKATA 700045 UNDER BOROUGH X [ K.M.C. ].**

**AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009**

TITLE : ARCHITECTURE DRAWING	DETAIL : S. MAHATMA	
SCALE : 1:100, 1:50, 1:4000, 1:600	DATE : 24.08.2024	

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

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BUILDING PERMIT NO :- 2024100133

DATED :- 09/09/2024

VALID UPTO:- 08/09/2029

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E. (C) BLDG., BR.- X

DIGITAL SIGNATURE OF E.E. (C) BLDG., BR.- X