

FRONT ELEVATION
SCALE = 1:100

SECTION AT X - X
SCALE = 1:100

SECTION AT Y - Y
SCALE = 1:100

[illegible]

DOOR AND WINDOW SCHEDULE		
SL. NO.	SIZE	REMARKS
D1	1200 X 2100	MAIN DOOR
D2	900 X 2100	BED/KIT
D3	750 X 2100	TOILET
W1	2000X 1800	LIVING
W2	1500 X 1800	BED/STAIR
W3	1200 X 1350	BEDROOM
W4	1000 X 1000	KITCHEN
W5	600 X 600	TOILET

PERMISSIBLE TOP ELEVATION - 33.00 M.
PROPOSED TOP ELEVATION - 23.470 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	
	(A)	22°30'17.8"	88°22'35.8"
(B)	22°30'18"	88°22'37"	3.250 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF 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.

Architectural floor plan of the Open Terrace IV at LVL. +12.475 M. The plan shows a rectangular terrace with a total width of 9575 and a total depth of 6245. It features a central staircase (D1) with a width of 3449, a lift shaft (LIFT 1100x1400) on the right, and two circular water storage tanks (O.H.W.R. CAP. 3000 LITS.) on the left. Slopes are indicated on the top, bottom, and right sides. Section lines A-A and X-X are shown.

- NOTE :
1. ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
 2. ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
 3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
 4. ALL DIMENSION ARE IN MM.
 5. ALL THE EXTERNAL WALLS ARE 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM THICK UNLESS SPECIFIED.
 6. DEPTH OF U.G. & SEMI U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.

STATEMENT OF THE PLAN PROPOSAL

PART A :

1. ASSESSMENT NO. 210922610372
2. **BOUNDARY DECLARATION** - (I) BOOK NO. - I, II) VOLUME NO. - 1603. - 2024, III) BEING NO. - 160312025 IV) PAGE - 314194 - 314203, VIDATE - 23/07/2024. REGD. AT - D.S.R. III SOUTH 24 - PARGANAS.
2.B. **DEED OF CONVEYANCE** - (I) BOOK NO. - I, II) VOLUME NO. - 1603 - 2021, III) BEING NO. - 160312025 IV) PAGE - 314194 - 314203, VIDATE - 23/07/2024. REGD. AT - D.S.R. III SOUTH 24 - PARGANAS.
2.C. **SURVEY OBSERVATION REPORT** ID - 1292 - 2022.
2.D. **K.M.D.A NO.C. ID. - 2E / KMDA / EO/D - 2023 / 144**
3. **AREA OF THE PLOT OF LAND.**
AS PER DOCUMENT = 207.335 SQM. (03 KH. 01 CH. 26.75 SFT.) (AS PER DEED

PART B :

1. AREA OF LAND = 211,980 SQM. (03 KH. 02 CH. 31.75 SFT.) (AS PER BOUNDARY DECLARATION)
2. WIDTH OF ROAD = 4.839 M.
3. PERMISSIBLE F.A.R. = 1.25
4. PROPOSED F.A.R. = 1.102
5. (i) PERMISSIBLE GROUND COVERAGE (59.77% OF L.A.) = 123,934 SQM.
- (ii) PROPOSED GROUND COVERAGE (42.381 % OF L.A.) = 87,870 SQM.
6. PROPOSED HEIGHT = 9.825 SQM.

7.(A) PROPOSED AREA :- RESIDENTIAL

FLOOR MKD.	COVERED AREA	CUT OUT (LIFT WELL +SHAFT)	EXEMPTED AREA			NET FLOOR AREA
			GROSS FLOOR AREA	STAIR-STAIR LOBBY	LIFT LOBBY	
GROUND	87.870 SQM.	0 SQM.	87.870 SQM.	9.299 SQM.	1.403 SQM.	77.169 SQM.
1ST	87.870 SQM.	1.540 SQM.	86.330 SQM.	9.299 SQM.	1.403 SQM.	75.629 SQM.
2ND	87.870 SQM.	1.540 SQM.	86.330 SQM.	9.299 SQM.	1.403 SQM.	75.629 SQM.
TOTAL	263.611 SQM.	3.080 SQM.	260.531 SQM.	27.898 SQM.	4.208 SQM.	228.426 SQM.

8. TENEMENTS & CAR PARKING CALCULATION :-

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT A	29.883 SQM.	5.195 SQM.	35.079 SQM.	3	0 NOS.
FLAT B	44.098 SQM.	7.667 SQM.	51.765 SQM.	3	

- 9A. TOTAL REQUIRED CAR PARKING = 0 NOS.
- B. TOTAL PROVIDED CAR PARKING = 0 NOS.
10. PERMISSIBLE FAR = 1.75
11. PROPOSED F.A.R = $228.426 / 207.135 = 1.103 < 1.75$
12. STAIR HALL ROOM AREA = 12.54 SQM.
13. LIFT MACHINE ROOM AREA = 4.340 SQM.
14. TERRACE AREA = 87.870 SQM.
15. RELAXATION OF AUTHORITY, IF ANY : - CHANGE OF BACK
16. TREE COVER AREA (REQUIRED) : $0.651 \% = 1.348$ SQM.
17. TREE COVER AREA (PROPOSED) : 1.937 SQM (0.934%)
18. TOTAL EXEMPTION AREA (STAIR+LIFT LANDING) = 32.105 SQM
19. TOTAL CUPBOARD AREA = 4.732 SQM. (1.819 %)
20. TOTAL AREA FOR FEES = 282.154 SQM.

CERTIFICATE OF ARCHITECT :

I SUPRATIM CHOUDHURY, CA200228866, CERTIFIED ON THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME. & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD AT SOUTH END AND ANOTHER ROAD AT WEST AND EXISTING STRUCTURE ARE CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REG. BOUNDARY DECLARATION. SITE WILL BE SUPERVISED BY ME.

NAME OF ARCHITECT
SUPRATIM CHOUDHURY
CA/2002/288

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND 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 CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF E.S.
JAYDEB D
E.S.E. - 1/2

DECLARATION OF OWNERS / APPLICANT :

- DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT:
1. I SHALL ENGAGE ARCHITECT E.S.E. G.T.E. DURING CONSTRUCTION
 2. SHALL FOLLOW THE INSTRUCTIONS ARCHITECT E.S.E. G.T.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN.
 3. I, C. J. CHAKRORTY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
 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 WILL BE UNDER GUIDANCE OF ARCHITECT AND E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
 6. DURING INSPECTION PLOT WAS IDENTIFIED BY US.
 7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

OWNER'S / APPLICANT
SMT. ANUPAMA SINGH
SRI PRAMOD KUMAR SINGH
SMT. NAMITA SINGH

PROJECT :
PROPOSED III STORIED (HEIGHT: 9.825 M) RESIDENTIAL
BUILDING PLAN U/S 393(A), AT PRE. NO. - 8/22/1, NASKAR
PARA LANE, WARD NO - 92, BOROUGH - X, KOLKATA - 700031
P.S. - GARFA, P.O. - DHAKURIA

OFFICE USE

BUILDING PERMIT NO. 2024100176	DATE: 13/11/2024
VALID UP TO: 12/11/2029	

SIGNATURE OF A.E.(C), BR - X
BUILDING DEPARTMENT / K.M.C



ARCHITECTS:
NEXUS
528, PARNASREE PALLY, KOLKATA-700060
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SCALE	DATE	REV. DATE	DRAWN BY	CHECKED BY	SHEET NO.
1:100	05-09-2024		A.R.	S.C.	1