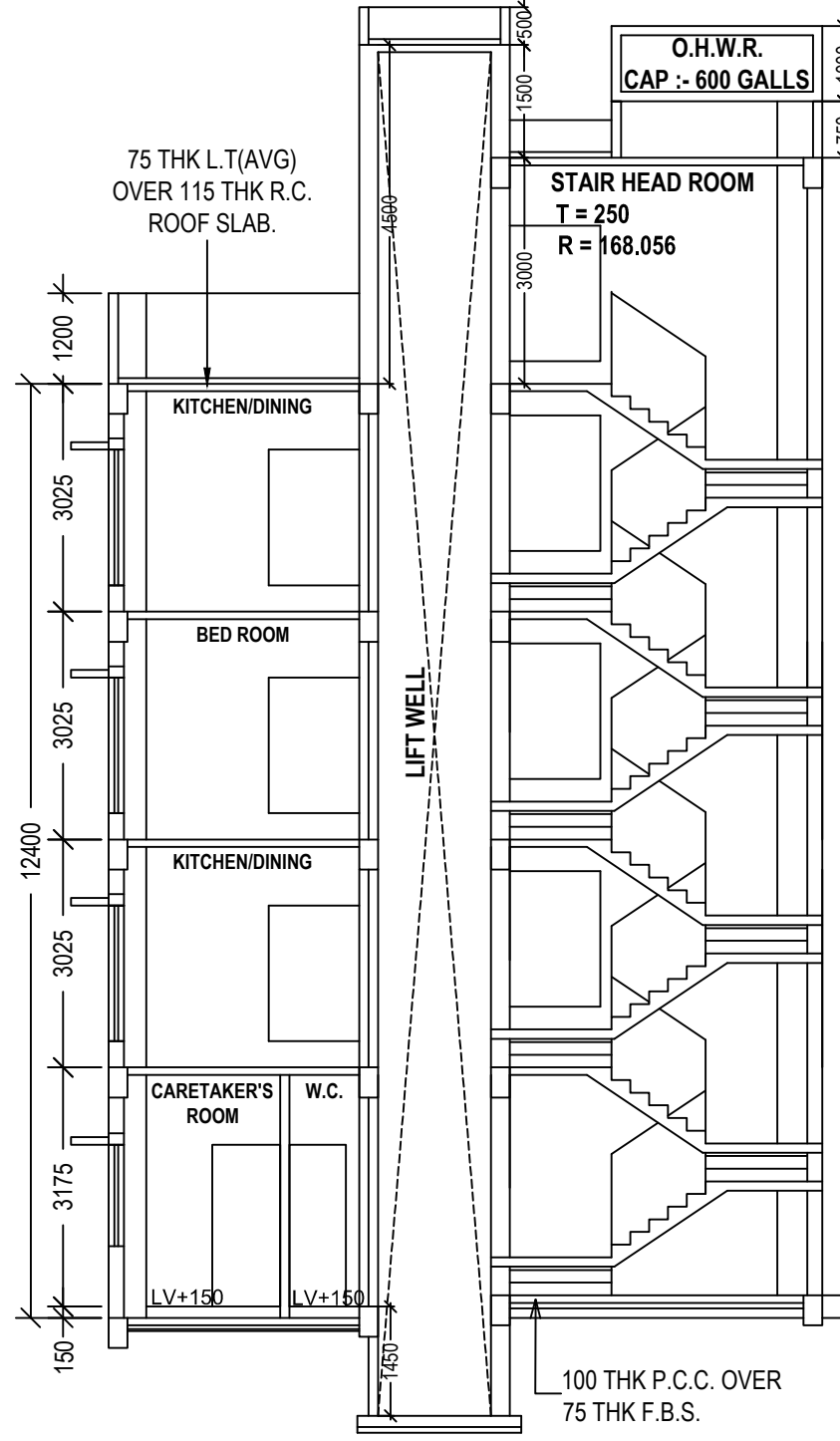


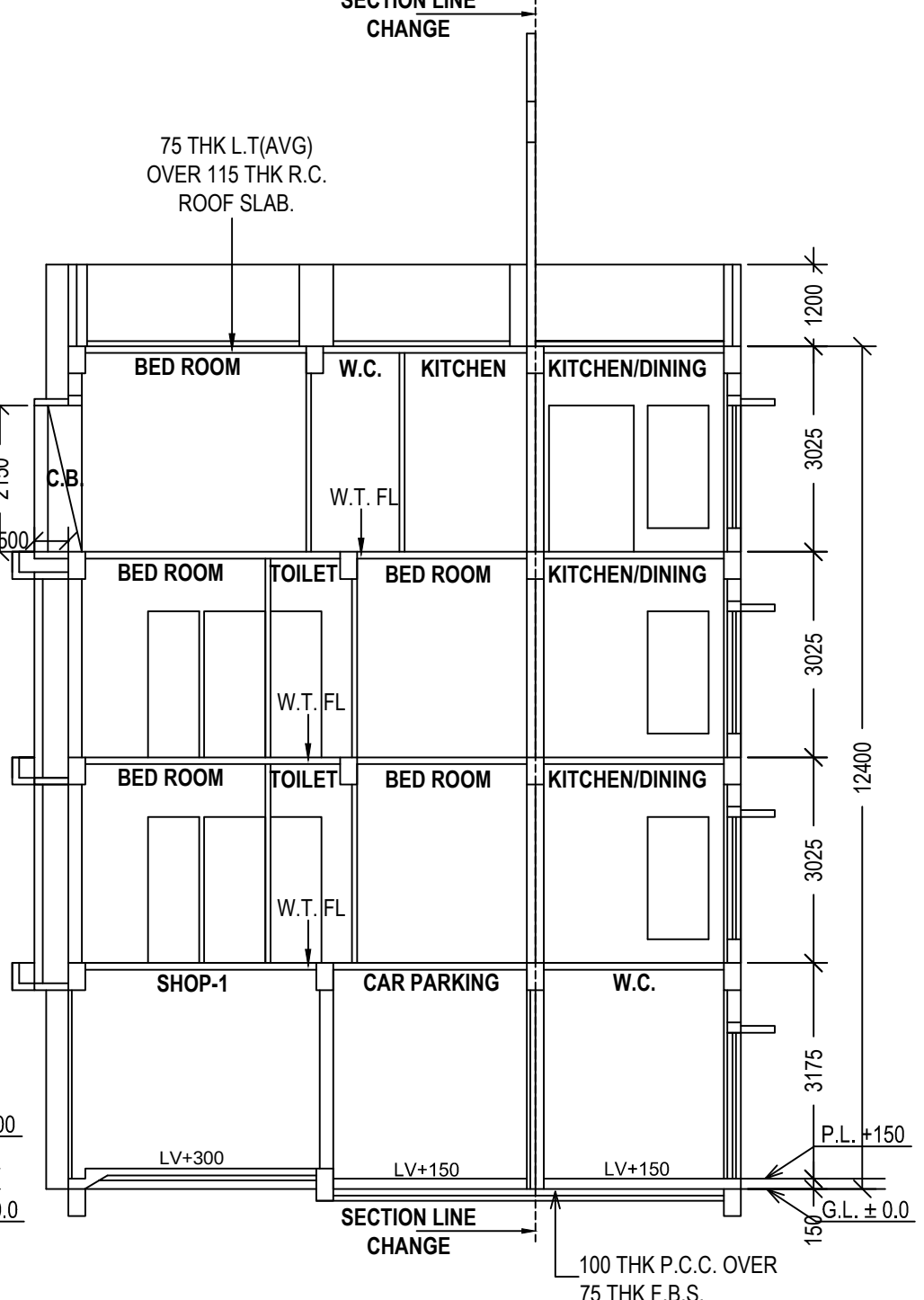


FRONT ELEVATION
SCALE: 1:100

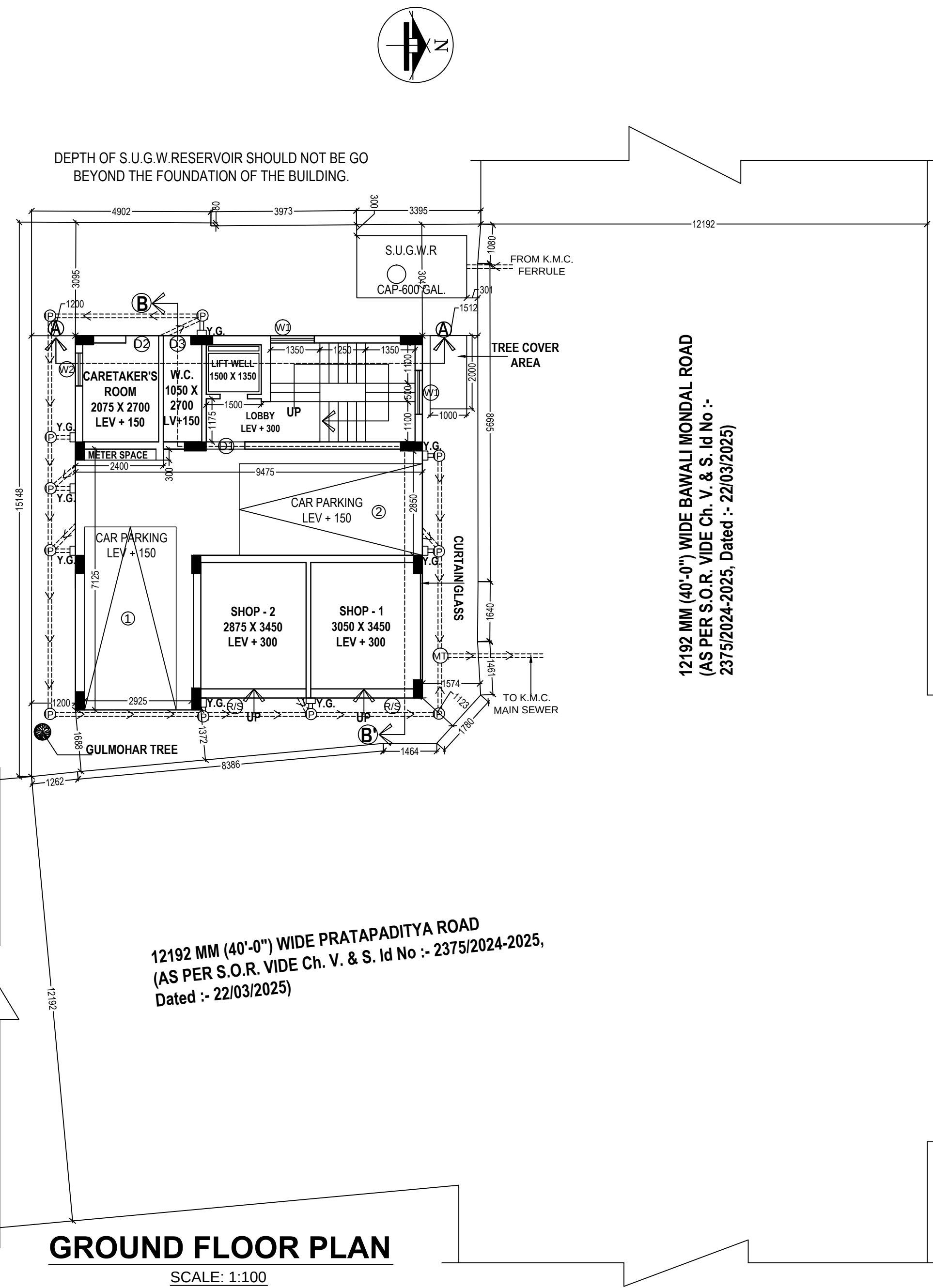
NORTH SIDE ELEVATION
SCALE: 1:100



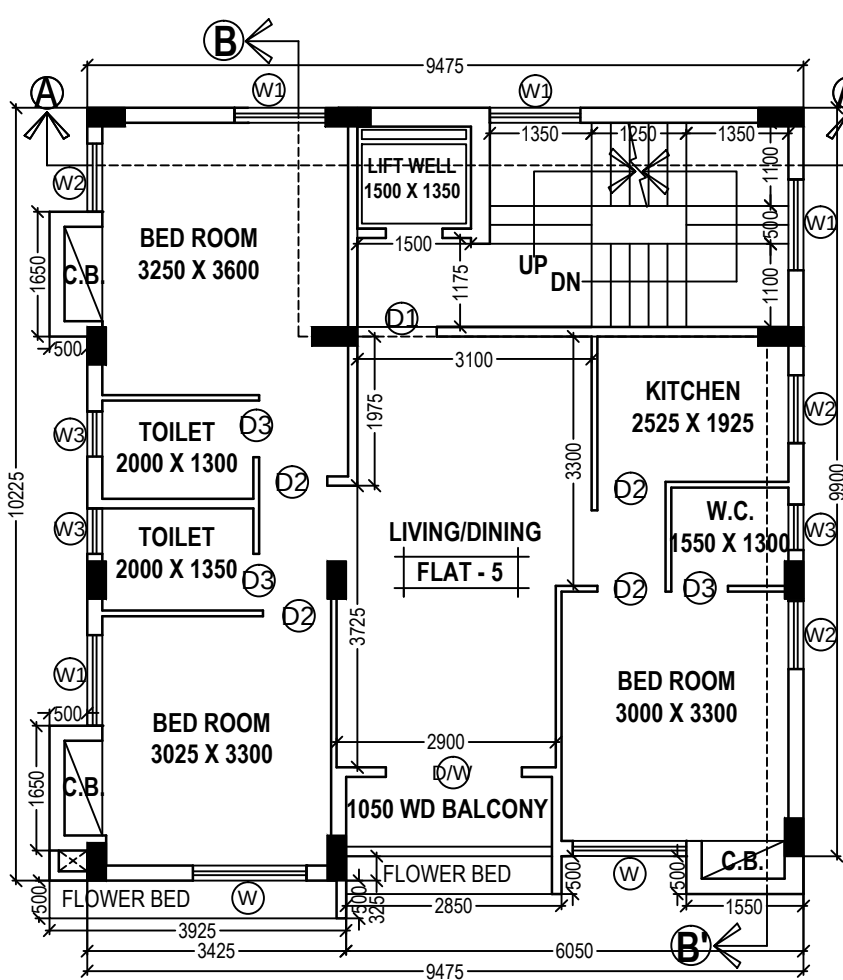
SECTION THROUGH A - A'
SCALE: 1:100



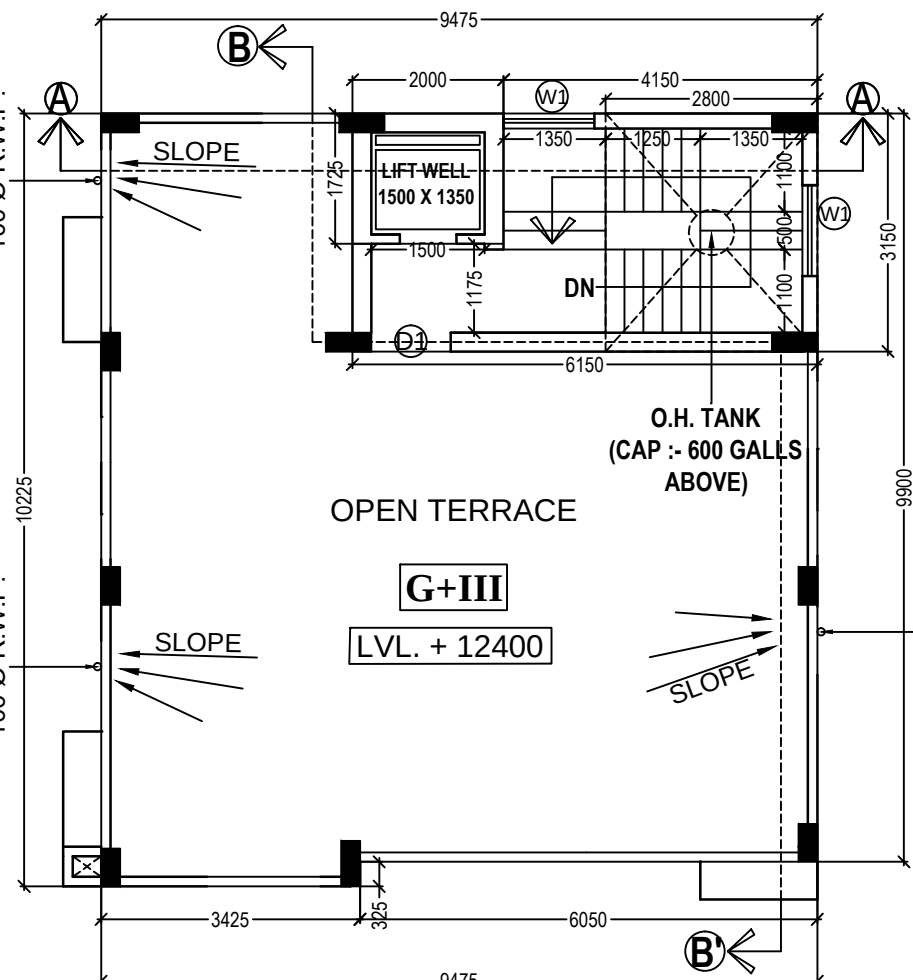
SECTION THROUGH B - B'
SCALE: 1:100



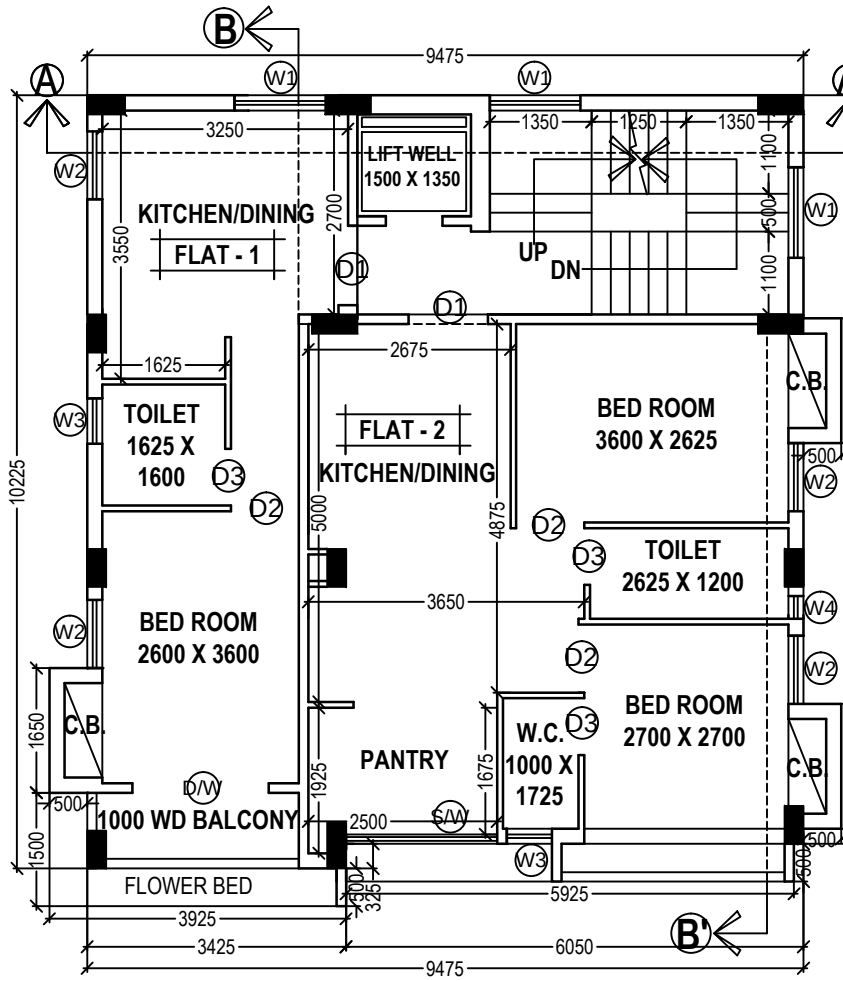
GROUND FLOOR PLAN
SCALE: 1:100



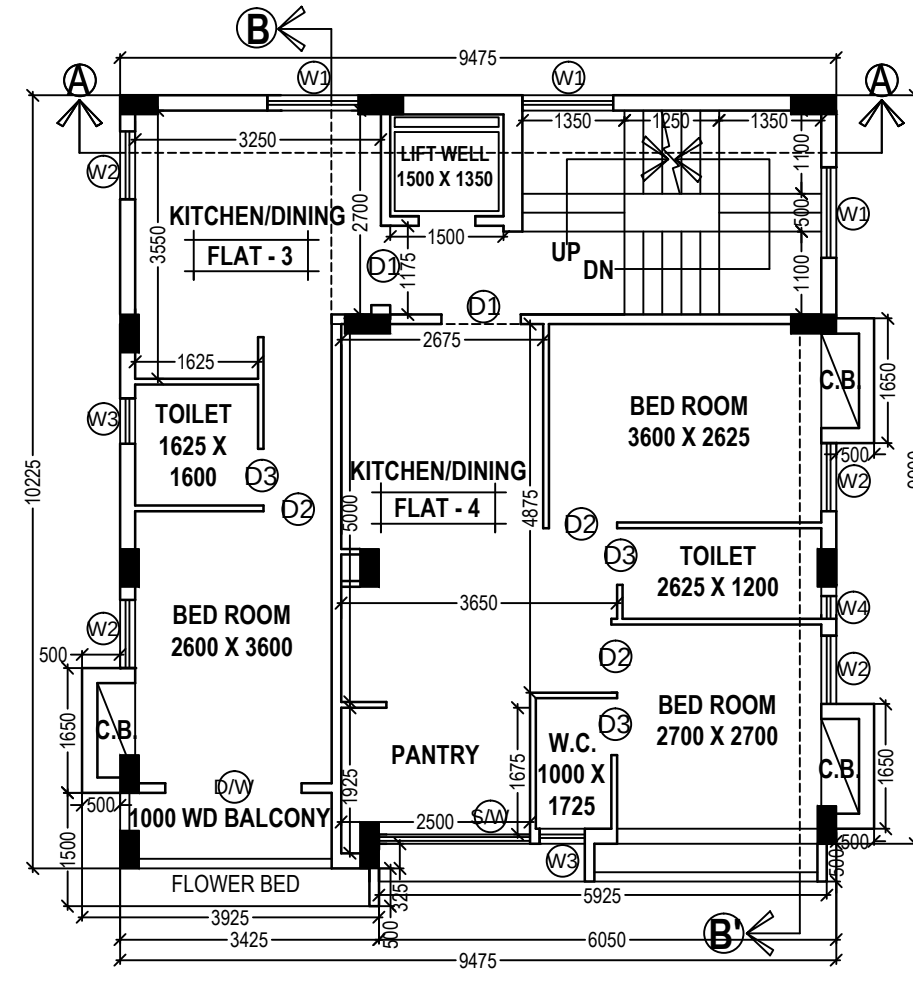
3RD FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100



1ST FLOOR PLAN
SCALE: 1:100



2ND FLOOR PLAN
SCALE: 1:100

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1050	2150	W	1500	1800
D2	900	2150	W1	1200	1800
D3	750	2150	W2	900	1800
DW	1800	2150	W3	600	600
			W4	300	600

CERTIFICATE

Premises No : 64A, PRATAPADITYA ROAD
Assessee No : 110881101361
Name of the Owner (s) / Applicant (s) :
KALYAN KUMAR PAUL, PROPRIETOR - M/S HAPPY HIVES CONSTRUCTION
Area of Land :
(i) 2 K - 10 CH - 11,902 SFT = 176.691 SQM [AS PER PHYSICAL]
Name of L.B.A. : Arjun Pal Regn. No. - CA/2010/47578
Permissible height in reference to CCZM issued by AAI : 33.0 M.
Co-Ordinate in WGS 84 and site elevation (AMS):

Reference points marked in The site plan of the proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
1	22.509870	88.344309	2.7 M.
2	22.510246	88.344331	2.7 M.

That 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.

KALYAN KUMAR PAUL
PROPRIETOR - M/S HAPPY HIVES CONSTRUCTION
CONSTITUTED ATTORNEY OF
(1) AMAL KUMAR MITRA
(2) MINAKSHI BOSE
(3) SATHI SARKAR (4) KANA SARKAR
ARJUN PAL (B. Arch)
Registered Architect
Reg. No.- CA/2010/47578
NAME OF ARCHITECT
NAME OF OWNER / APPLICANT

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH
1:4 CEMENT MORTAR JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MARBLE FLOORING.
1.6 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSESSE NO : 110881101361
- DETAIL OF REGISTERED DEED .
BOOK NO : I VOL. NO : 50 PAGE NO : 225 TO 230
BEING NO : 2602 DATED : 28.06.1934 PLACE : D.S.R. 24 PARGANAS
TITLE SUIT NO. 17 OF 1988 IN THE COURT OF 3RD ASST.DIST.JUDGE AT ALIPORE 24-PGS
BOOK NO : I VOL. NO : 112 PAGE NO : 193 TO 198
BEING NO : 3026 DATED : 21.09.1999 PLACE : A.D.S.R. ALIPORE, SOUTH 24 PGS
- DETAIL OF REGISTERED BOUNDARY DECLARATION .
BOOK NO : I VOL. NO : 1603:2025 PAGE NO : 98973 TO 98993
BEING NO : 160303540 DATED : 05.03.2025 PLACE : D.S.R. - III SOUTH 24 PARGANAS
- DETAIL OF REGISTERED POWER OF ATTORNEY .
BOOK NO : I VOL. NO : 1603:2025 PAGE NO : 58716 TO 58741
BEING NO : 160301662 DATED : 07.02.2025 PLACE : D.S.R. - III SOUTH 24-PARGANAS
- a) AREA OF LAND (Physical) : 2K-10CH-11.902SFT = 176.691 SQM
b) NO OF STOREY : G+III
6. a) NO. OF TENAMENTS : 5 NOS.
7. SIZE OF TENAMENTS
a) 100.0 - 200.0 Sqm 01 NO
b) 50.0 - 75.0 Sqm 02 NOS
c) Below 50.0 Sqm 02 NOS

PART-B:

1. AREA OF LAND AS PER TITLE DEED	= 2K-08CH-20SFT = 169.082 SQM
2. AS PER BOUNDARY DECLARATION	= 2K-10CH-11.902SFT = 176.691 SQM
3. NET LAND AREA	= 176.691 SQM
4. (i) PERMISSIBLE GROUND COVERAGE	= 60.00 % = 106.014 SQM
(ii) PROPOSED GROUND COVERAGE	= 56.138 % = 99.920 SQM
5. PROPOSED HEIGHT	= 12.400 MT.
6. PROPOSED AREA	
GROSS COVERED AREA	94.920 SQM
STAIR DUCT	94.920 SQM
LIFT WELL	0.04 SQM
COVERED AREA (LESS OUTPUT)	10.04 SQM
STAIR-STAIR LOBBY	1.763 SQM
LIFT LOBBY	83.117 SQM
NET FLOOR AREA	83.117 SQM
1ST FLOOR	94.920 SQM
2ND FLOOR	94.920 SQM
3RD FLOOR	94.920 SQM
TOTAL	379.68 SQM

7. TENEMENTS & CAR PARKING CALCULATION :-					
(A) RESIDENTIAL:					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1 & 3	31.382 SQ.M	9.878 SQ.M	41.26 SQ.M	2	1 NO
2 & 4	46.428 SQ.M	14.613 SQ.M	61.041 SQ.M	2	
5	77.81 SQ.M	24.491 SQ.M	102.301 SQ.M	1	
(B) MERCANTILE (RETAIL) :-					
(i) SHOP BUILT-UP AREA = 24.377 SQM.					
(ii) SHOP CARPET AREA = 20.161 SQM. REQUIRED CAR PARKING = NIL					
(C) PARKING:					
(i) TOTAL REQUIRED CAR PARKING			:- 1 NO		
(ii) TOTAL PROVIDED CAR PARKING			:- 2 NOS		
(iii) PERMISSIBLE AREA FOR PARKING			= 25.0 SQ.M.		
(iv) PROVIDED AREA OF PARKING			= 40.45 SQ.M.		
8. F.A.R.:					
(i) PERMISSIBLE F.A.R			= 2.25		
(ii) PROPOSED F.A.R			= (324.518 - 25.00) / 169.082 = 1.771<2.25		
9. MISC AREA:					
(i) STAIR HEAD ROOM AREA			= 15.923 SQ.M.		
(ii) LIFT MACHINE ROOM AREA (M.R.L.)			= 3.45 SQ.M		
(iii) TERRACE AREA			= 94.920 SQ.M.		
(iv) RELAXATION OF AUTHORITY, IF ANY			= N/A		
(v) OVER HEAD TANK AREA			= 8.82 SQ.M.		
(vi) AREA OF CUP-BOARD			= 7.375 SQ.M.		
(vii) AREA OF TREE COVER			= 2.00 SQM.		
(viii) TOTAL AREA FOR FEES			= 398.478 SQM		

CERTIFICATE OF GEO - TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND FOUND THAT THE ENTIRE SITE IS FULLY COVERED BY THE EXISTING STRUCTURE FOR WHICH SOIL TEST COULD NOT BE CARRIED OUT. SOIL TESTING SHALL BE CARRIED OUT AFTER DEMOLISHING THE EXISTING STRUCTURE AND REPORT SHALL BE SUBMITTED TO K.M.C. AT THE TIME OF PLINTH PREPARATION NOTICE.

DR. SUJIT KUMAR BOSE
PH.D. MCE, BCE, MIGS, MIRS
G.T.E. - 12(i)
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

INSPECTED THE SITE AND FOUND THAT THE SITE IS ENTIRELY COVERED BY THE EXISTING STRUCTURE. I SHALL CARRY OUT THE DESIGN OF BOTH FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE & N.B.C. OF INDIA AFTER GETTING SOIL INVESTIGATION REPORT (AFTER DEMOLISHING THE EXISTING STRUCTURE) AND DESIGN CALCULATION, STRUCTURAL DRAWING SHALL BE SUBMITTED TO K.M.C. AT THE TIME OF PLINTH PREPARATION NOTICE.

JOYDEEP MUKHERJEE
B.E. (CIVIL), E.S.E. - 178(i)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.

DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

KALYAN KUMAR PAUL
PROPRIETOR - M/S HAPPY HIVES CONSTRUCTION
CONSTITUTED ATTORNEY OF
(1) AMAL KUMAR MITRA
(2) MINAKSHI BOSE
(3) SATHI SARKAR (4) KANA SARKAR
NAME OF OWNER / APPLICANT

B.P. NO :- 2025080054 DATED :- 06-08-2025 VALID UPTO :- 05-08-2030

DIGITAL SIG. OF ASSISTANT ENGINEER (K.M.C.)
BR. VIII / BUILDING DEPARTMENT

GROUND FLOOR PLAN, FIRST, SECOND, THIRD FLOOR PLAN, ROOF PLAN,
FRONT SIDE ELEVATION, NORTH SIDE ELEVATION, SECTION AT A-A', B-B'.
PROJECT.
PROPOSED G+III STORIED (HT.-12.400MT.) RESIDENTIAL
BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE
2009, AT PREMISES NO - 64A, PRATAPADITYA ROAD,
WARD NO.-88, BOROUGH NO.- VIII, P.S. - TOLLYGUNGE, KOLKATA - 700 026.

JOB NO.	DRG. NO.	DATE	DEALT
1/2	ARCH/CORP- A DWG	24.07.2025	AYAN

