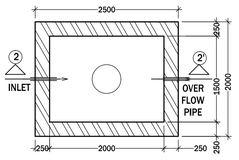
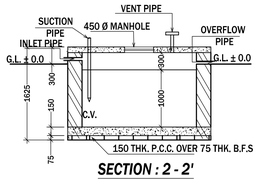


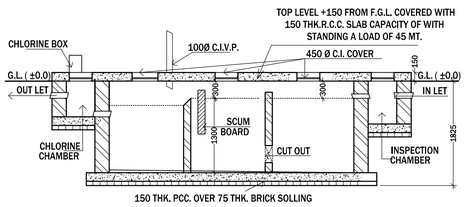

## PLAN OF SEMI UNDER GROUND WATER RESERVOIR CAPACITY : 3,000 LTS.

SCALE : 1 : 50



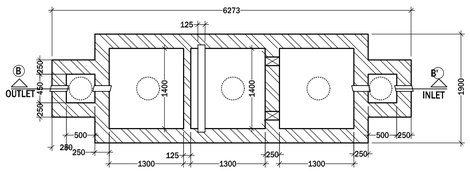

## SECTION : 2 - 2'

SCALE : 1 : 50




## SECTION : B - B'

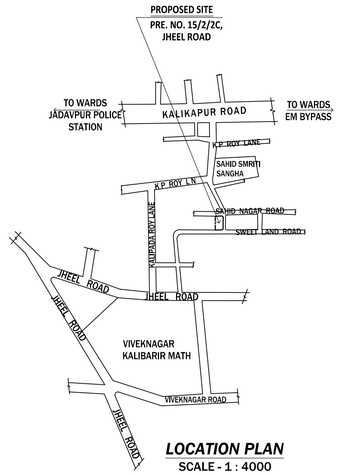
SCALE : 1 : 50




## PLAN OF SEPTIC TANK

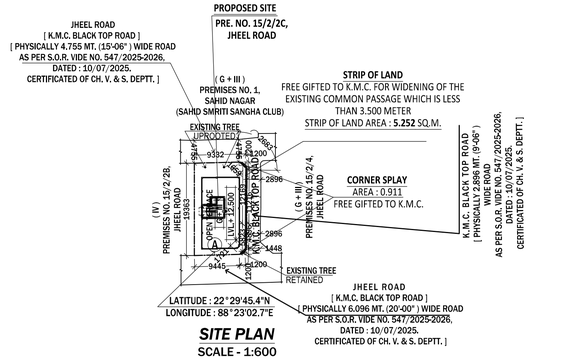
( FOR 30 USERS)

SCALE - 1 : 50



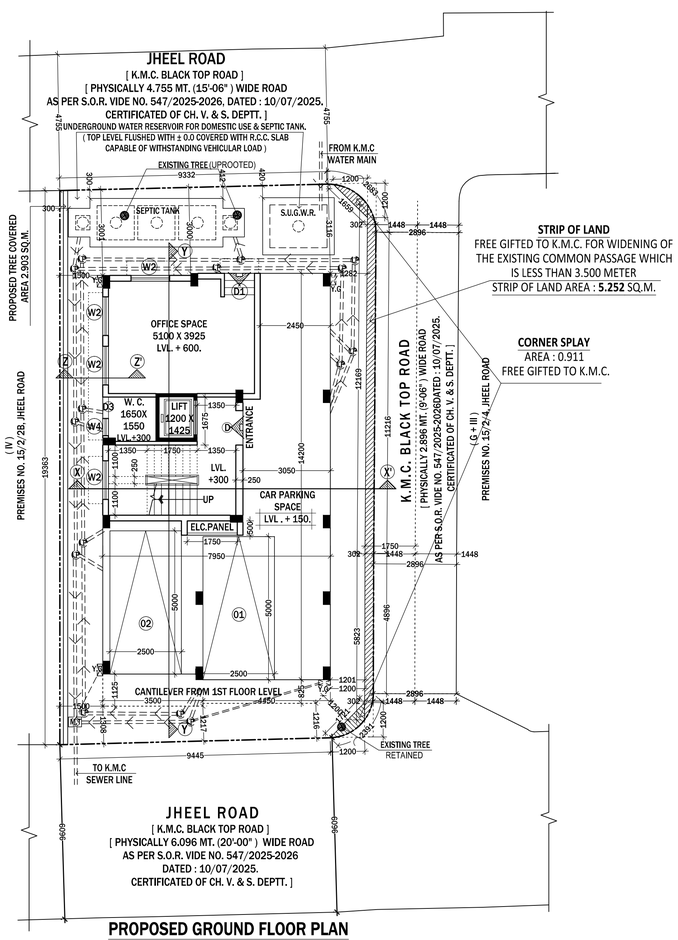

## LOCATION PLAN

SCALE - 1 : 4000



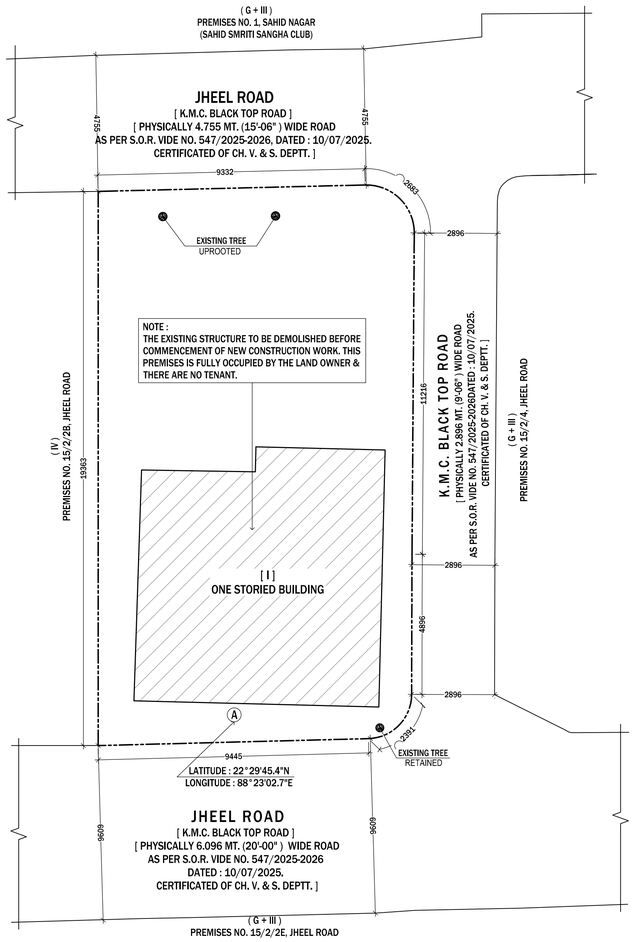

## SITE PLAN

SCALE - 1:600




## PROPOSED GROUND FLOOR PLAN

SCALE - 1 : 100




## EXISTING SITE PLAN

SCALE - 1 : 100

| 1. PROPOSED FLOOR 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. ) | Lift Lobby Area (SQ.M.) | Net Floor Area(SQ.M.) |
| Ground Floor | 112.013 | —— | —— | 112.013 | 10.465 | 2.261 | 99.287 |
| 1st Floor | 119.442 | 0.438 | 1.710 | 117.294 | 10.465 | 2.261 | 104.568 |
| 2nd Floor | 119.442 | 0.438 | 1.710 | 117.294 | 10.465 | 2.261 | 104.568 |
| 3rd Floor | 119.442 | 0.438 | 1.710 | 117.294 | 10.465 | 2.261 | 104.568 |
| TOTAL | 470.339 | 1.314 | 5.130 | 463.895 | 41.860 | 9.044 | 412.991 |

| 2. CAR PARKING CALCULATION: | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Flat Marked | Tenement size(SQ.M.) | Share of Service (SQ.M.) | Tenement Area(SQ.M.) | Tenement No | Required Parking Size | Required Parking Tenement | Parking No. |
| FLAT- A | 60.536 | 12.362 | 72.898 | 01 NO. | 50>75 | 01 NO. | 02 NOS. |
| FLAT- B | 43.032 | 8.787 | 51.819 | 01 NO. | 50>75 | | |
| FLAT- C | 52.286 | 10.677 | 62.963 | 01 NO. | 50>75 | | |
| FLAT- D | 51.282 | 10.471 | 61.753 | 01 NO. | 50>75 | | |
| FLAT- E | 103.568 | 21.148 | 124.716 | 01 NO. | >100 | 01 NO. | |

BUSINESS CARPET AREA (OFFICE) : 20.377 SQ.M.

REQUIRED NOS. OF CAR PARKING FOR SHOP : NIL.

| | |
|---|---|
| TOTAL CAR PARKING REQUIRED | 02 NOS. |
| TOTAL CAR PARKING PROVIDED | 02 NOS. |

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO :- 21 - 092 - 13 - 0412 - 2.

2. Name of Recorded Owner : MRS. BASANA PODDAR, MR. GOBINDA CH. SAHA, MR. PRADIP SAHA & MR. GOUTAM SAHA.

3. Name of Applicant : MR. KAMAL DAS CONSTITUTED ATTORNEY OF MRS. BASANA PODDAR, MR. GOBINDA CH. SAHA, MR. PRADIP SAHA & MR. GOUTAM SAHA.

4. DETAILS OF REGISTERED DEED:-

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|---|---|---|---|---|---|
| I | 354 | 118 TO 130 | 14172 | 28.11.1986 | SUB-REGISTERED ALIPORE.SOUTH 24 PARGANAS |

5. DETAILS OF REGISTERED POWER OF ATTORNEY:-

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|---|---|---|---|---|---|
| I | 1603 - 2025 | 28066 TO 28080 | 160301015 | 20.01.2025 | D.S.R. - III SOUTH 24 PARGANAS. WEST BENGAL |

6. DETAILS OF REGISTERED BOUNDARY DECLARATION:-

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|---|---|---|---|---|---|
| I | 1603 - 2025 | 184257 TO 184266 | 160307360 | 24.04.2025 | D.S.R. - III SOUTH 24 PARGANAS. WEST BENGAL |

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

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|---|---|---|---|---|---|
| I | 1603 - 2025 | 401298 TO 401309 | 160314858 | 12.08.2025 | D.S.R. - III SOUTH 24 PARGANAS. WEST BENGAL |

8 . DETAILS OF REGISTERED CORNER SPLYED ( FREE GIFT TO K.M.C. ) :-

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|---|---|---|---|---|---|
| I | 1603 - 2025 | 401286 TO 401297 | 160314857 | 12.08.2025 | D.S.R. - III SOUTH 24 PARGANAS. WEST BENGAL |

9. MUTATION CERTIFICATE ( K.M.C. ) CASE NO. 0/092/01-MAR-25/62802, DATED : 01.03.2025

10. BEFORE THE 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE (AFFIDAVIT) : 9084, DATED : 31.01.2024-25.

CUPBOARD & LOFT AREA:-

| Floor Mkd. | Loft | Cupboard |
|---|---|---|
| Ground floor | — | NA |
| 1st. Floor | — | 2.930 SQ.M. |
| 2nd. Floor | — | 3.730 SQ.M. |
| 3rd. Floor | — | 2.930 SQ.M. |
| Total | — | 9.590 SQ.M. |

SPECIFICATION OF CONSTRUCTION :-
1. 200THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 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 & 12MM. 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 169.444 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 2950 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M20 (C:S:ST : 1:1:2) & GRADE OF STEEL :- Fe 550
CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

DOOR & WINDOW SCHEDULE :-

| MARKED | TYPE | SILL HEIGHT FROM FLOOR | LINTEL HEIGHT FROM FL. | SIZE |
|---|---|---|---|---|
| D | SOLID FLUSH | —— | 2100 | 1200X2100 |
| 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 | 750 | 2100 | 1800X1350 |
| W2 | GLAZED | 750 | 2100 | 1350X1350 |
| W3 | GLAZED | 900 | 2100 | 900X1000 |
| W4 | GLAZED | 1350 | 2100 | 600X750 |
| W5 | GLAZED | 750 | 2100 | 1000X1350 |
| W6 | GLAZED | 750 | 2100 | 1500X1350 |

Permissible Height in Reference to CCZM Issued by AAI: 33.00 Meter

Co – Ordinate In WGS 84 and Site Elevation AMSL:

| Reference Point Marked In The Site Plan of The Proposal | Co-ordinate in WGS 84 | | Site Elevation ( AMSL ) |
|---|---|---|---|
| | Latitude | Longitude | |
| A | 22°29'45.4"N | 88°23'02.7"E | 6 Meter |

NAME OF L.B.A : MR. AMARJIT KUMAR SAH C.A/2021/131994

The Above Infomation is True and correct in all Respect and if any stage, It is Found Otherwise, Then We Shall Fully Liable For Which K.M.C. and Other Appropriate Authority Reserve The Right to Take Appropriate Action me as per law.

PROPOSED AREA STATEMENT :
1. AREA OF THE LAND : 03 K. - 03 CH. - 36 SQ.FT. i.e. 216.555 SQ.M. 2331 SQ.FT. [ AS PER DEED ]
2. AREA OF THE LAND : 03 K. - 02 CH. - 28 SQ.FT. i.e. 211.625 SQ.M. 2278 SQ.FT. [ AS PER PHYSICAL MEASUREMENT ]
3. ROAD WIDTH : 6.096 METER WIDE JHEEL ROAD [ K.M.C BLACK TOP ROAD ]
4. a. STRIP OF LAND AREA : 4.937 SQ.M.
b. CORNER SPLAY AREA : 0.905 SQ.M.
5. NET AREA OF LAND : 211.625 - ( 4.937 + 0.905 ) = 205.783 SQ.M.
6. PERMISSIBLE F.A.R. : 1.750
7. PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
8. PERMISSIBLE GROUND COVERAGE : 59.612 % i.e. 126.154 SQ.M.
9. PROPOSED GROUND COVERAGE : 56.739 % i.e. 120.075 SQ.M.
10. PROPOSED BUILDING HEIGHT : 12.500 METER [ G + III STORIED ]
11. REQUIRED CAR PARKING : 02 [ TWO ] NOS.
12. PROPOSED CAR PARKING : 02 [ TWO ] NOS.
13. CAR PARKING AREA AT GROUND FLOOR : 66.790 SQ.M. [ PERMISSIBLE AREA : 50.000 SQ.M. ]
**14. PROPOSED F.A.R : 463.895 - ( 50.904 + 50.000 ) / 211.625 = 1.715 < 1.750**
15. PROPOSED STAIR HEAD ROOM AREA : 14.065 SQ.M.
16. PROPOSED MACHINE ROOM LESS LIFT AREA : 5.469 SQ.M.
17. PROPOSED OVER HEAD TANK AREA : 5.162 SQ.M.
18. PERMISSIBLE TREE COVER AREA : 2.484 SQ.M.(1.174%)
19. PROPOSED TREE COVER AREA : 2.903 SQ.M. (1.372%)
20. PROPOSED CUPBOARD AREA : 9.590 SQ.M.
21. BUSINESS (OFFICE) COVER AREA AT GROUND FLOOR : 23.622 SQ.M.
22. ADDITIONAL AREA FOR FEES : 14.065 + 5.469 + 9.590 = 29.124 SQ.M.
23. TOTAL AREA FOR FEES : 463.895 + 29.124 = 493.019 SQ.M.

DECLARATION OF APPLICANT :-
I 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 MRS. BASANA PODDAR, MR. GOBINDA CH. SAHA, MR. PRADIP SAHA & MR. GOUTAM SAHA.

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 6.096 M. 2.896 M. & 4.755 M AT SOUTHERN, EASTERN & NORTHERN SIDE RESPECTIVELY .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. SITE WILL BE SUPERVISED BY ME.

.....
NAME OF ARCHITECT
MR. AMARJIT KUMAR SAH
[REG. NO. C.A/2021/131994, GOVT. OF INDIA]

CERTIFICATE 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 TECHNO SOIL, ADD ; F-6B, K.I.T. MARKET JADAVPUR, KOLKATA - 700 032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

.....
NAME OF STRUCTURAL ENGINEER
MR. ARNAB DEB
[ E.S.E. NO. I / 283, K.M.C.]

DECLARATION OF GEO-TECHNICAL ENGINEER:-
UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

.....
NAME OF GEO-TECHNICAL ENGINEER
Mr. ARNAB DEB
G.T. - II / 63 [ K.M.C. ]

**PROJECT :**

**PROPOSED PLAN FOR G + THREE STORIED [ 12.500 METER HEIGHT ] RESIDENTIAL BUILDING AT PREMISES NO. 15/2/2C, JHEEL ROAD, WARD NO. 092, P.S. GARFA, MOUZA : DHAKURIA, J.L. NO. 18, DAG NO. 1715, KHATIAN NO. 827, KOLKATA 700 075 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 : SUMAN SAHA | N |
| SCALE - 1:100 | DATE : 05.05.2025 | |

ARCHITECTURAL CONSULTANT:-

DESIGNIKA
• ARCHITECTS • PLANNERS • INTERIOR •
Registered Office : 74A, PURNA DAS ROAD, 1ST FLOOR, KOLKATA - 700 029. ( Beside Gariahat Triangular Park )
E-mail: designikaarchitects@gmail.com
Phone - +91 - 84206 12431, +91 - 77973 13788.

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**BUILDING PERMIT NO :- 2025100105** **DATED :- 02/09/2025**

**VALID UPTO:- 01/09/2030**

**SPACE FOR DIGITAL SIGNATURE**

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2025.09.02 13:00:55 +05'30'

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