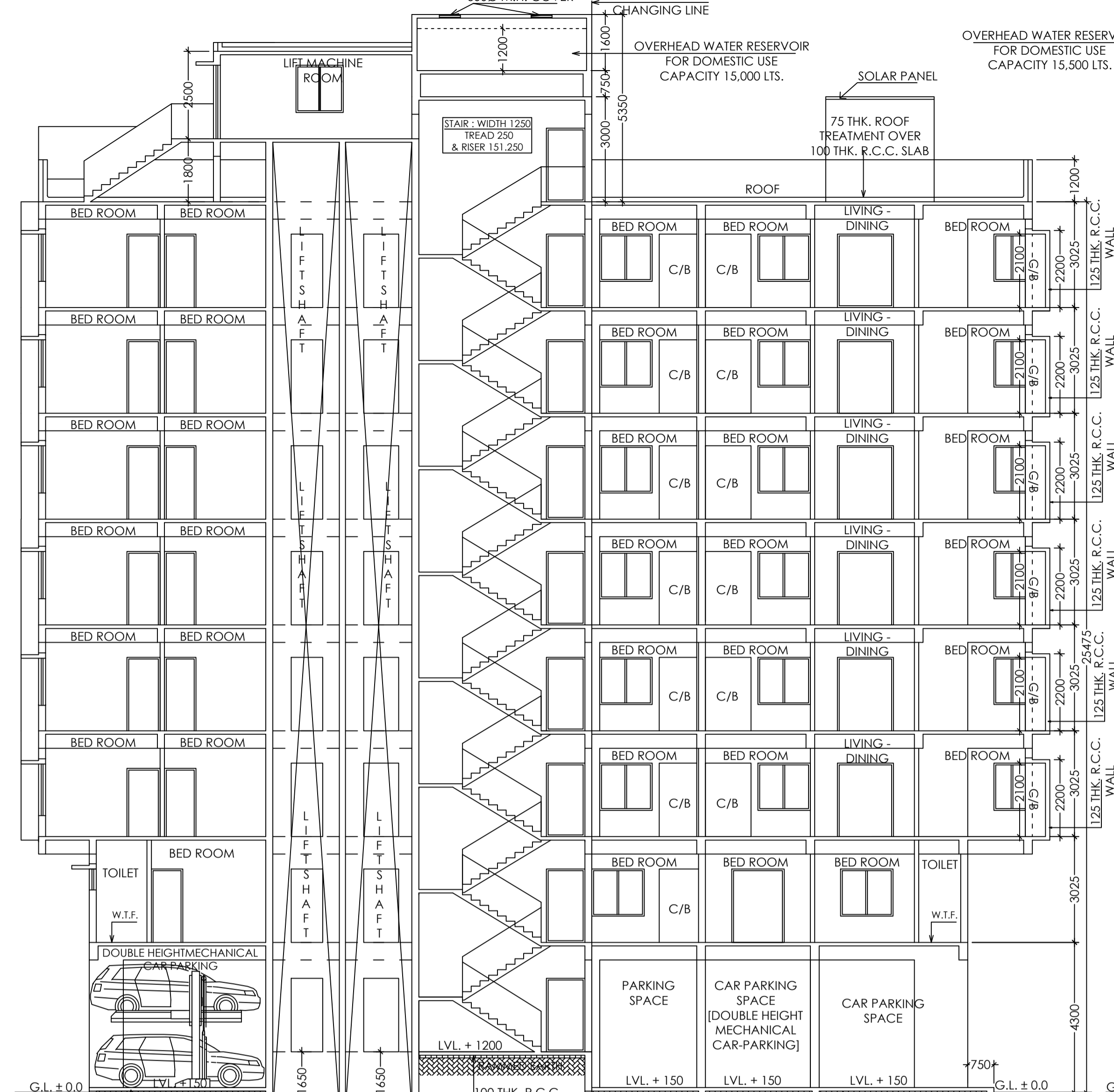
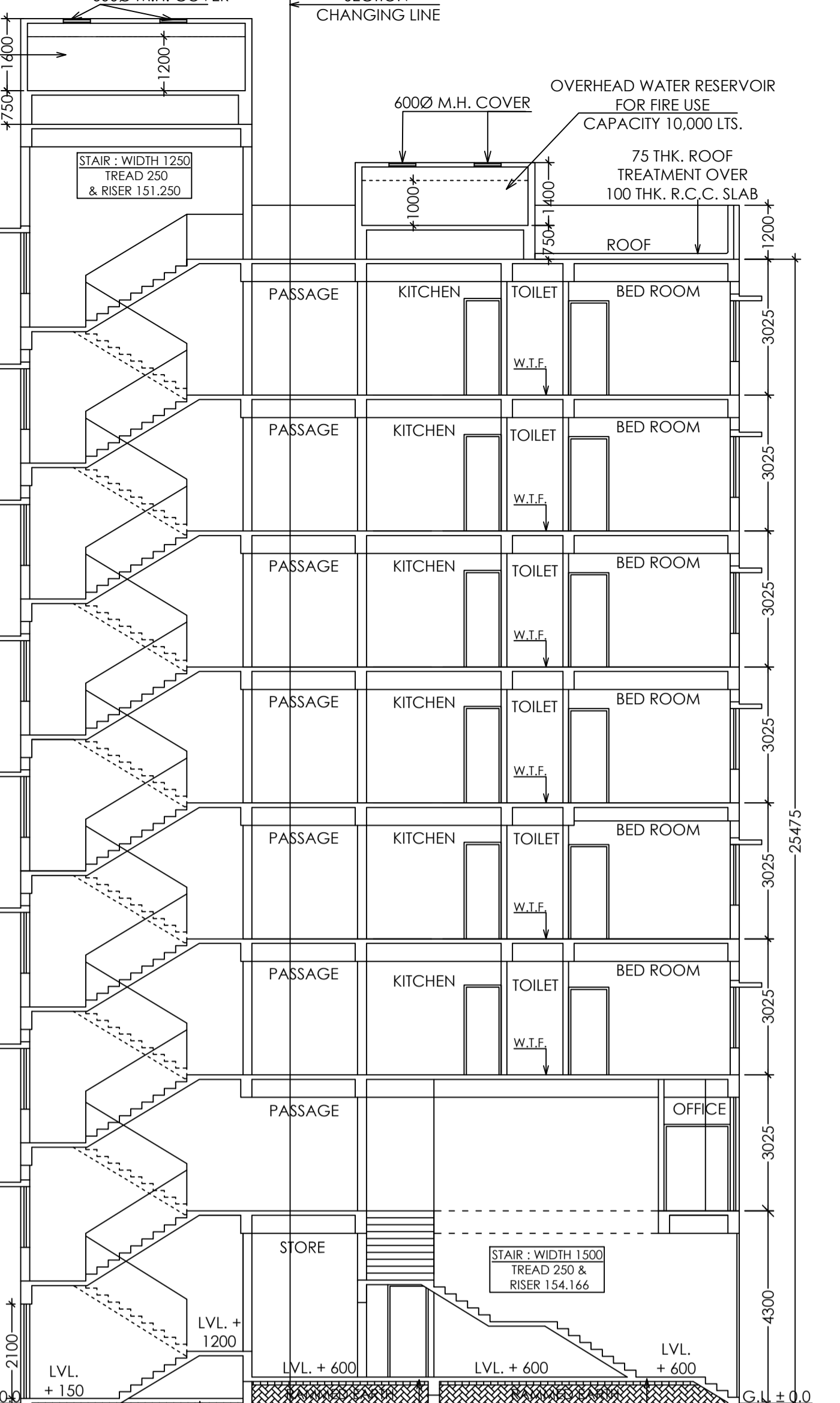




**FRONT SIDE ELEVATION** SCALE : 1 : 100



**SECTION THROUGH X - X'**  
SCALE : 1 : 100



**SECTION THROUGH Y - Y'** SCALE : 1 : 100

CUPBOARD AREA:-		1. PROPOSED AREA :									
FLOOR MKD.	CUPBOARD	Floor Mkd.	Floor area	Ventilation Shaft	Lift Well	Duct	CUT OUT	Gross Area	Stair Area	Lift Lobby Area	Net Floor Area
1ST. FLOOR	1,513 SQ.M.	Gr. floor	346.469 SQ.M.	---	---	---	---	346.469 SQ.M.	23.750 SQ.M.	6,000 SQ.M.	316,719 SQ.M.
2ND. FLOOR	9,075 SQ.M.	1st floor	330.906 SQ.M.	9,000 SQ.M.	7,220 SQ.M.	1,488 SQ.M.	---	313.198 SQ.M.	23,750+13.125 = 36,875 SQ.M.	6,000 SQ.M.	270,323 SQ.M.
3RD. FLOOR	9,075 SQ.M.	2nd floor	379.455 SQ.M.	9,000 SQ.M.	7,220 SQ.M.	1,488 SQ.M.	---	361.747 SQ.M.	23,750 SQ.M.	6,000 SQ.M.	331,997 SQ.M.
4TH. FLOOR	8,300 SQ.M.	3rd floor	379.455 SQ.M.	9,000 SQ.M.	7,220 SQ.M.	1,488 SQ.M.	---	361.747 SQ.M.	23,750 SQ.M.	6,000 SQ.M.	331,997 SQ.M.
5TH. FLOOR	9,075 SQ.M.	4th floor	379.455 SQ.M.	9,000 SQ.M.	7,220 SQ.M.	1,488 SQ.M.	---	361.747 SQ.M.	23,750 SQ.M.	6,000 SQ.M.	331,997 SQ.M.
6TH. FLOOR	9,075 SQ.M.	5th floor	379.455 SQ.M.	9,000 SQ.M.	7,220 SQ.M.	1,488 SQ.M.	---	361.747 SQ.M.	23,750 SQ.M.	6,000 SQ.M.	331,997 SQ.M.
7TH. FLOOR	8,300 SQ.M.	6th floor	379.455 SQ.M.	9,000 SQ.M.	7,220 SQ.M.	1,488 SQ.M.	---	361.747 SQ.M.	23,750 SQ.M.	6,000 SQ.M.	331,997 SQ.M.
		7th floor	379.455 SQ.M.	9,000 SQ.M.	7,220 SQ.M.	1,488 SQ.M.	---	361.747 SQ.M.	23,750 SQ.M.	6,000 SQ.M.	331,997 SQ.M.
<b>TOTAL</b>	<b>54,413 SQ.M.</b>	<b>Total</b>	<b>2954.105 SQ.M.</b>	<b>63,000 SQ.M.</b>	<b>50,540 SQ.M.</b>	<b>10,416 SQ.M.</b>	---	<b>2830.149 SQ.M.</b>	<b>203.125 SQ.M.</b>	<b>48,000 SQ.M.</b>	<b>2579.024 SQ.M.</b>

2. CAR PARKING CALCULATION :						
Flat Mkd.	Tenement Size (SQ.M)	Share of Service (SQ.M)	Tenement Area (SQ.M)	Nos. of Tenement	Required Parking Size	No. of Parking
Flat - A	78.557	21.120	99.677	06 Nos.	75 > 100	
Flat - B	64.370	17.306	81.676	07 Nos.	75 > 100	
Flat - C	77.698	20.889	98.587	06 Nos.	75 > 100	
Flat - D	78.105	20.998	99.103	06 Nos.	75 > 100	
Flat - E	59.269	15.934	75.203	01 No.	75 > 100	
Flat - F	58.080	15.615	73.695	01 No.	50 > 75	
<b>TOTAL REQUIRED CAR PARKING</b>						<b>13 Nos.</b>
<b>OFFICE CARPET AREA :- [ 56.587 + 46.410 ] = 102.997 SQ.M.</b>						<b>2 Nos.</b>
<b>TOTAL REQUIRED CAR PARKING</b>						<b>15 Nos.</b>
<b>TOTAL PROVIDED NO. OF CAR PARKING (COVERED)</b>						<b>17 Nos.</b>
<b>TOTAL PROVIDED NO. OF CAR PARKING (OPEN)</b>						<b>07 Nos.</b>
<b>TOTAL PROVIDED NO. OF CAR PARKING (COVERED + OPEN)</b>						<b>24 Nos.</b>

**OWNERS DECLARATION :-**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. E.S.E & G.T.E DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. E.S.E & G.T.E DURING CONSTRUCTION OF THE BUILDING (AS PER B. S PLAN ) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING.  
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.  
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME. THERE ARE NO TENANT .  
THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

**NAME OF THE OWNERS**  
JAYGRIH NIRMAN (P) LTD.,  
PAHARI CONSTRUCTION (P) LTD.  
MOONRAKER CONSTRUCTION (P) LTD.  
REPRESENTED BY ITS DIRECTOR OF MR. HARSH VARDHAN KAJARIA

**NAME OF ARCHITECT**  
Mr. ANUPAM GHOSH  
Registered Architect  
Reg. No. C.A / 2005 / 36555.

**NAME OF STRUCTURAL ENGINEER**  
Mr. BIBEK BIKASH MULLICK  
Structural Engineer ( ESE / I / 75 )

**NAME OF GEO-TECHNICAL ENGINEER**  
BHASKAR JYOTI ROY  
(G.T.I/50)

**SPECIFICATION OF CONSTRUCTION :-**  
1. 200 THK. AAC BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 4  
2. 125 & 100 THK. AAC 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. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION  
8. + 900 LVL TO THE FINISHED GROUND FLOOR LVL.  
9. RETAINMENT WALL 250 EACH & RISER HEIGHT IS 151.250 EACH  
10. FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.  
11. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.  
12. STORE (Non Hazardous Materials)  
**MATERIALS :-**  
STEEL MUST BE CONFIRMED WITH IS 1786  
GRADE OF CONCRETE :- M 25 ( C : S : ST : 1 : 1 : 2 ) & GRADE OF STEEL :- Fe500  
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE  
STONE CHIPS :- 20 MM. DOWN GRADED  
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE  
**CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):**  
**REFERENCE POINTS MARKED IN THE PLAN OF THE PROPOSAL**

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
FCD	SOLID FLUSH ( FIRE CHECK DOOR )	----	2100	1100 X 2100
D1	SOLID FLUSH	----	2100	1050 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
D3	SOLID FLUSH	----	2100	750 X 2100
SD	GLAZED	----	2100	AS PER DWG.
WA1	GLAZED	750	2100	AS PER DWG.
W1	GLAZED	750	2100	1500 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	750	2100	1000 X 1350
W4	GLAZED	1100	2100	900 X 1000
W5	GLAZED	1350	2100	600 X 750

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 K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

**NAME OF THE OWNERS**  
JAYGRIH NIRMAN (P) LTD.,  
PAHARI CONSTRUCTION (P) LTD.,  
MOONRAKER CONSTRUCTION (P) LTD.  
REPRESENTED BY ITS DIRECTOR OF MR. HARSH VARDHAN KAJARIA

**CERTIFICATE OF ARCHITECT :-**  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. LAND IS DEMARCATED WITH BOUNDARY WALL.

**CERTIFICATE OF STRUCTURAL ENGINEER:-**  
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
SOIL TESTING HAS BEEN SIGNED BY BHASKAR JYOTI ROY ( G.T.E. / I / 50 ) DONE BY ACUMEN GEO CONSULTANTS OF 13, GOBINDA BOSE LANE, KOLKATA 700 025. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**8. ABSTRACT AREA STATEMENT :-**  
AREA OF THE LAND : 18 K. - 09 CH. - 24 SQ.FT. i.e. 1243.86 SQ.M. [ AS PER DEED ]  
AREA OF THE LAND : 17 KH. - 15 CH. - 14 SQ.FT. i.e. 12,929 SQ.FT. i.e. 1201.112 SQ.M. [ AS PER BOUNDARY DECLARATION ]  
ROAD WIDTH : 7.087 METER WIDE BRAHMAPUR ROAD [ K.M.C. BLACK TOP ROAD ]  
STRIP OF LAND AREA : 6.403 + 57.970 = 64.373 SQ.M.  
NET LAND AREA : 1201.112 - 64.373 = 1136.739 SQ.M.  
PERMISSIBLE F.A.R. : 2.00  
PERMISSIBLE TOTAL BUILT UP AREA : 2402.224 SQ.M.  
PERMISSIBLE BUILDING HEIGHT : 21.500 METER.  
[ AFTER GIFTING OF STRIP OF LAND ( U/R 74-TABLE 5 ) OF 2.500 METER ]  
PERMISSIBLE GROUND COVERAGE : 50.00 % i.e. 600.556 SQ.M.  
PROPOSED GROUND COVERAGE : 32.421 % i.e. 389.415 SQ.M.  
PROPOSED BUILDING HEIGHT : 25.475 METER [ G + SEVEN STORED ]  
REQUIRED CAR PARKING : 15 NOS.  
PROVIDED CAR PARKING : 17 NOS. COVERED PARKING + 7 NOS. OPEN CAR PARKING = 24 NOS.  
PERMISSIBLE AREA FOR PARKING : 375.00 SQ.M.  
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 185.803 SQ.M.  
**PROPOSED F.A.R. : ( 2579.024 - 185.803 ) / 1201.112 = 1.993 < 2.000**  
PROPOSED OFFICE BUILT UP AREA AT GROUND FLOOR : 73.638 SQ.M.  
PROPOSED OFFICE BUILT UP AREA AT FIRST FLOOR : 65.875 SQ.M.  
TOTAL OFFICE BUILT UP AREA : 139.513 SQ.M.  
TOTAL OFFICE BUILT UP AREA : 139.513 SQ.M.  
STAIR COVERED AREA : 29.805 SQ.M.  
LIFT MACHINE ROOM AREA : 17.038 SQ.M.  
LIFT MACHINE ROOM STAIR AREA : 3.885 SQ.M.  
O.H.W.R TANK AREA : 59.845 SQ.M.  
PROPOSED CUPBOARD AREA : 54.413 SQ.M.  
PROPOSED AREA OF GATE GOOMY : 4.980 SQ.M.  
TRIPLE HEIGHT BALCONY : ( 3.510 X 2 ) = 7.020 SQ.M.  
TOTAL AREA FOR FEES : ( 2817.024 + 29.805 + 17.038 + 3.938 + 54.413 + 4.980 + 7.020 ) = 2934.218 SQ.M.  
PERMISSIBLE TREE COVER AREA : 87.991 SQ.M. i.e. 7.326 %  
PROPOSED TREE COVER AREA : 88.012 SQ.M. i.e. 7.328 %  
PROPOSED TOTAL TERRACE AREA : 377.055 SQ.M.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER:-**  
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

AREA OF THE LAND : 17 K. - 15 CH. - 14 SQ.FT. i.e. 12,929 SQ.FT. i.e. 1201.112 SQ.M. [ AS PER BOUNDARY DECLARATION ]  
GREEN AREA PROVIDED :  
1. AREA MARKED (1) ..... 60.121 SQ.M.  
2. AREA MARKED (2) ..... 12.679 SQ.M.  
3. AREA MARKED (3) ..... 15.212 SQ.M.  
**TOTAL ..... 88.012 SQ.M. i.e. 7.328 % OF THE LAND AREA**

**BL & LRO MUTATION CERTIFICATE :-**  
**i) JAYGRIH NIRMAN (P) LTD.**  
MEMO NO. 18 / MUT / 5025 / BILRO / ATM / KASBA / 18. DTAED : 18 / 09 / 2018  
**ii) PAHARI CONSTRUCTION (P) LTD.**  
MEMO NO. 18 / MUT / 5027 / BILRO / ATM / KASBA / 18. DTAED : 18 / 09 / 2018  
**iii) MOONRAKER CONSTRUCTION (P) LTD.**  
MEMO NO. 18 / MUT / 5026 / BILRO / ATM / KASBA / 18. DTAED : 18 / 09 / 2018

**BL & LRO CONVERSION CERTIFICATE :-**  
**i) JAYGRIH NIRMAN (P) LTD.**  
CASE NO. CN / 2020 / 1630 / 100. DTAED : 20 / 01 / 2021  
**ii) PAHARI CONSTRUCTION (P) LTD.**  
CASE NO. CN / 2020 / 1630 / 101. DTAED : 20 / 01 / 2021  
**iii) MOONRAKER CONSTRUCTION (P) LTD.**  
CASE NO. CN / 2020 / 1630 / 104. DTAED : 20 / 01 / 2021  
MEMO NO. 6/P/1230(3)/BLL & LRO, SADR ALIPOR, DATED : 23 / 12 / 2020.

**ULC CERTIFICATE - MEMO NO.**  
1596 / ULC / ALIPORE / 2021, DATED : 05 / 08 / 2021.

**K.M.C. MUTATION CERTIFICATE :-**  
M / 111 / 18 - MAY - 17 / 608, Dy. Assessor Collector, Assessment Dept. (Br- XI), DATED : 26 / 03 / 2018.

**I.B. COPY :-**  
AMALGAMATION CASE NO. M / 111 / 18 - MAY - 2017 / 608, DATED : 20 / 02 / 2018.

**SURVEY OBSERVATION REPORT :-**  
CH. V. & S. ID. NO. 1550 / 2024 - 2025, DATED : 27 / 01 / 2025.

**SPACE FOR DIGITAL SIGNATURE**  
BUILDING PERMIT NO. : 2025110272  
SANCTION DATE - 20.12.2025  
VALID UPTO - 19.12.2030

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C)/BLDG./BR-XI

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(C)/BLDG./BR-XI

**MAIN CHARACTERISTICS OF THE PROPOSAL :-**  
**PART - A**  
1. ASSESSEE NO : 31 - 111 - 06 - 0750 - 0.  
2. NAME OF OWNERS : JAYGRIH NIRMAN (P) LTD., PAHARI CONSTRUCTION (P) LTD., MOONRAKER CONSTRUCTION (P) LTD. REPRESENTED BY ITS DIRECTOR OF MR. HARSH VARDHAN KAJARIA

**PART - B**  
**3. DETAILS OF REGD. DEED :-**  
BOOK NO., VOLUME NO., PAGES BEING NO., DATED, OFFICE  
1 126 152 - 179 01663 23.05.2007 A.D.S.R.-ALIPORE 24-PARGANAS (S)

**4. DETAILS OF REGD. DEED :-**  
BOOK NO., VOLUME NO., PAGES BEING NO., DATED, OFFICE  
1 13 351 - 363 04.07.1991 A.D.S.R.-ALIPORE 24-PARGANAS (S)

**5. DETAILS OF REGD. DEED :-**  
BOOK NO., VOLUME NO., PAGES BEING NO., DATED, OFFICE  
1 13 364-376 737 04.07.1991 A.D.S.R.-ALIPORE 24-PARGANAS (S)

**6. DETAILS OF REGISTERED BOUNDARY DECLARATION :-**  
BOOK NO., VOLUME NO., PAGES BEING NO., DATED, OFFICE  
1 1630-2023 75720 TO 163002623 24.08.2023 D.S.R.-V 24-PARGANAS (S)

**7. DETAILS OF REGISTERED STRIP OF LAND (74) :-**  
BOOK NO., VOLUME NO., PAGES BEING NO., DATED, OFFICE  
1 1630-2023 75708 TO 75719 163002624 24.08.2023 D.S.R.-V 24-PARGANAS (S)

**PROJECT :-**  
**PROPOSED GROUND + SEVEN STORED [ 25.475 HEIGHT ] RESIDENTIAL BUILDING AT PREMISES NO. 750, BRAHMAPUR, P.S.-BANSDRONI, J.I. NO. 48, R.S. & L.R. DAG NO. 864 & 867, L.R. KHATIAN NO. 3038, 3039 & 3040, AND R.S KHATIAN NO. 862, MOUZA : BRAHMAPUR, WARD NO. 111, KOLKATA 700 096, UNDER BOROUGH XI [ K.M.C. ]**  
**U / S 393A OF K.M.C. ACT. 1980 & AS PER K.M.C. BLDG. RULE 2009.**

**TITLE :-**  
SECTIONS & ELEVATION

**PLAN CASE NO. :**  
DRAWING SHEET NO. 01

**DEALT : D. SAHA**  
DATE : 03.06.2025

**SCALE 1 : 100**  
( UNLESS OTHERWISE MENTIONED )

Architectural Consultants : **COLLAGE ARCHITECTS**  
1486, RAJDANGA MAIN ROAD, ( OPPOSITE PURBA ABASAN, DF BLOCK ), KOLKATA 700 107, INDIA  
PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com

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