

FRONT ELEVATION (SCALE : 1:100)

SECTION - AA. (SCALE : 1:100)

SECTION - BB. (SCALE : 1:100)

NOTE :

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA: 60 M
CO - ORDINATE IN WGS84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS84 LATITUDE LONGITUDE	SITE ELEVATION(AMSL)
1	N 22° 29' 11" E 88° 24' 40"	5
2	N 22° 29' 11" E 88° 24' 40"	5

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME PER LAW.

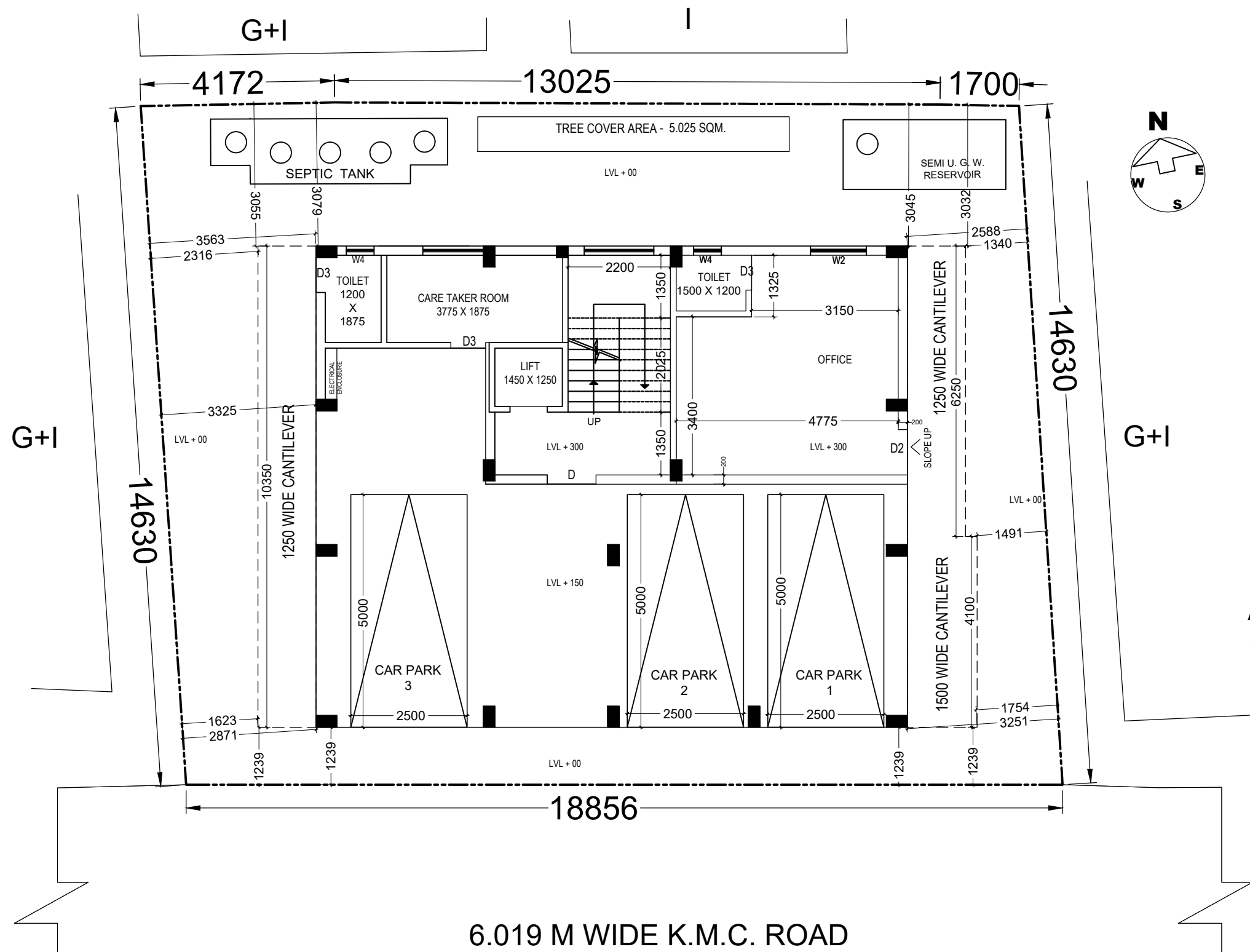
DOOR AND WINDOW SCHEDULE :

DOORS			WINDOWS		
MKD	WIDTH	HEIGHT	DESCRIPTION	MKD	WIDTH
D1	1200	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	700	2100	W3	900	1200
			W4	600	600

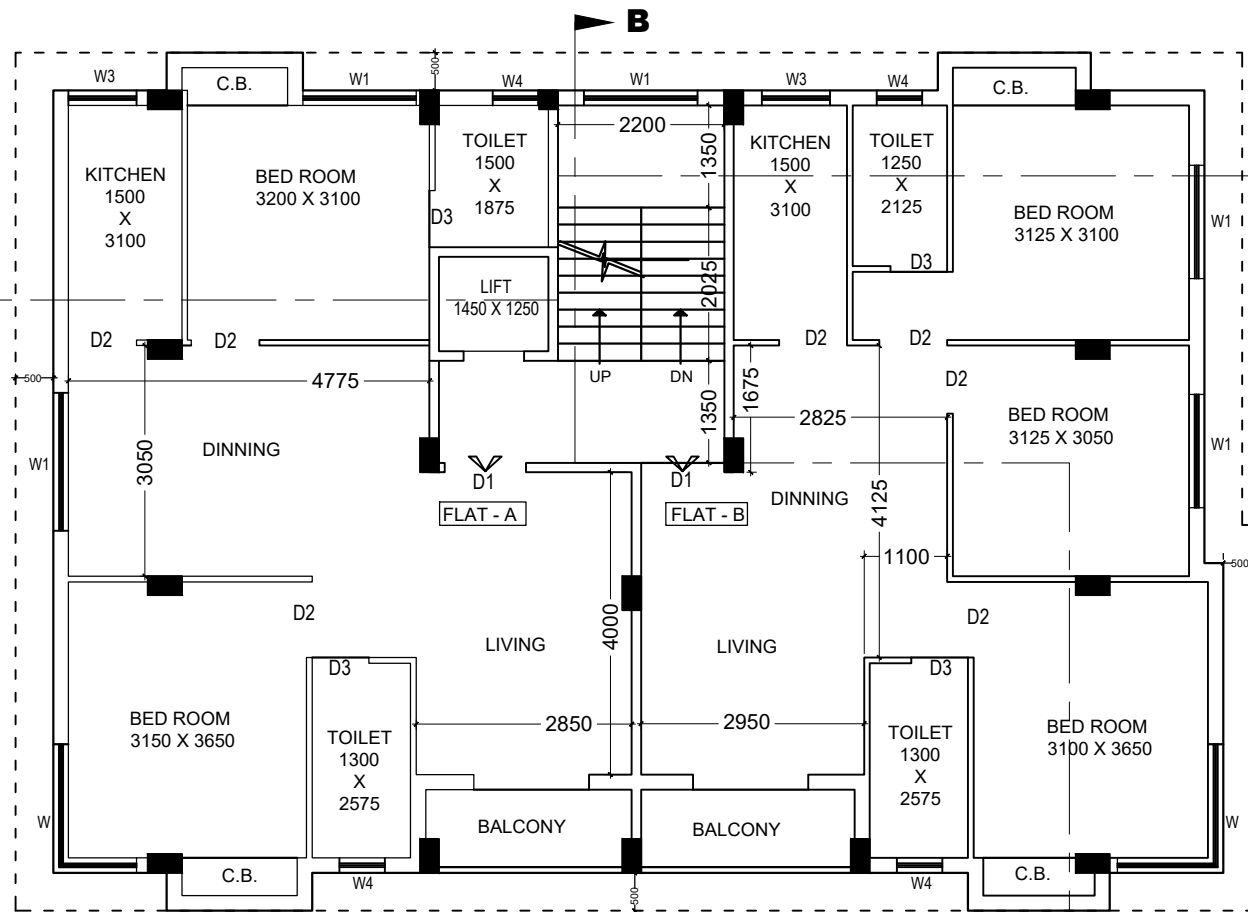
SD1	2000	2100	SLIDING DOOR		
-----	------	------	--------------	--	--

ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THE BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR

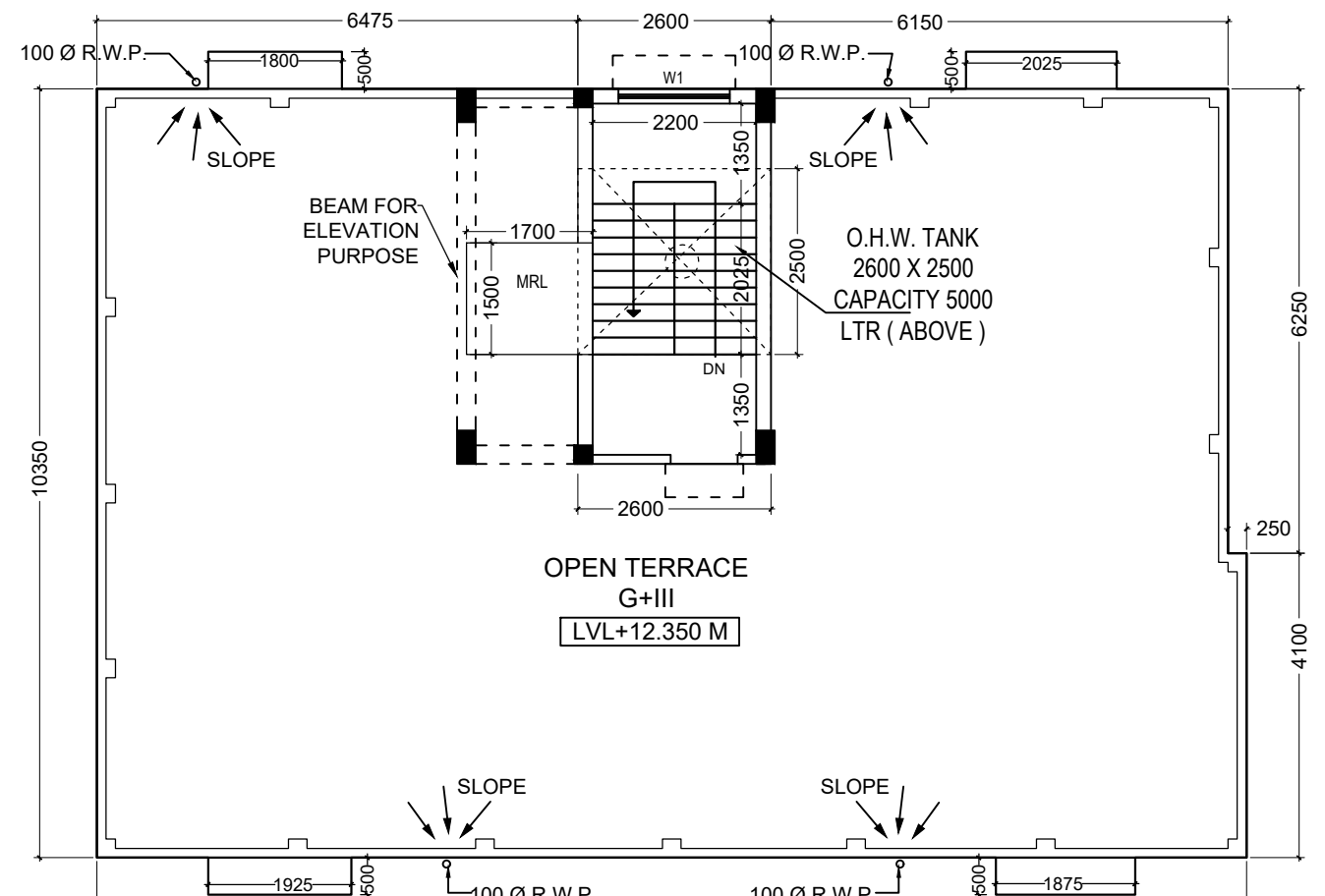
THE DEPTH OF S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING COLUMNS OF THE BUILDING



GROUND FLOOR PLAN (SCALE : 1:100)



TYPICAL (1ST,2ND,3RD) FLOOR PLAN (SCALE : 1:100)



ROOF FLOOR PLAN (SCALE : 1:100)

STATEMENT OF PLAN PROPOSAL :

- ASSESSEE NO. - 31-109-08-1641-3.
- AREA OF THE PLOT (As per Deed & Assessment book copy) = 4 K - 02 CH - 06 SQ.FT = 276.477 SQ.M.
- AREA OF PLOT (As per Boundary Declaration) = N/A
- NO OF STORIES - G + III.
- AS PER BILLRO CONVERSION - 0.0678 ACRES.
- NAME OF OWNER : DEOKALI DEVI, AMIT KUMAR PANDIT, SUMIT KUMAR PANDIT & SUNIL KUMAR PANDIT**
- NAME OF APPLICANT : SUMIT KUMAR PANDIT SELF & CA OF DEOKALI DEVI, AMIT KUMAR PANDIT & SUNIL KUMAR PANDIT**
- BL & LRO MUTATION(SHALI)(1630025) COPY NO - 4234, DATED - 16.036.2023.
- BLALRO CONVERSION : (SHALI TO BASTU)
VIDE MEMO NO - 17/1119 (BILROKOL-DATED-16.05.2023, VIDE CASE NO - CN / 2023/ 1630 / 786.
- KMC MUTATION CASE NO. - 01/ 109 /28 - SEP - 24 / 56589
DATED - 28.04.2024.
- DECLARATION OF 1ST CLASS JUDICIAL MAGISTRATE NO.35702
DATED - 17.06.2025

DETAIL OF REGD.DEED :

- DETAIL OF DEED OF CONVEYANCE** -
BOOK NO. - I, VOLUME NO. - 1603-2022, PAGES - 581417 TO 581437, BEING NO. - 160317589, FOR THE YEAR 2022, D.S.R. - III SOUTH 24- PGS DATED - 25.11.2022.
- DETAIL OF GENERAL POWER OF ATTORNEY** -
BOOK NO. - I, VOLUME NO. - 1604-2025, PAGES - 109812 TO 109828, BEING NO. - 160403965, FOR THE YEAR 2025, D.S.R. - IV SOUTH 24- PGS DATED - 08.05.2025.
- DETAIL OF BOUNDARY DECLARATION** -
BOOK NO. - I, VOLUME NO. - 1630-2025, PAGES - 117602 TO 117612, BEING NO. - 1603004733, FOR THE YEAR 2025, D.S.R. - V SOUTH 24- PGS DATED - 17.06.2025.

AREA STATEMENT :

PRINCIPLE USE GROUP :		RESIDENTIAL		
PART-B:				
1. AREA OF LAND = (AS PER ASSESSMENT BOOK COPY & AS PER DEED) =		276.477		SQ.M.
2. AS PER BOUNDARY DECLARATION =		276.477		SQ.M.
3. A) SPLAY		N/A	SQM	B) STRIP OF LAND
			0.000	SQ.M.
4. (i) PERMISSIBLE GROUND COVERAGE =		57.451	% =	158.839
				SQ.M.
(ii) PROPOSED GROUND COVERAGE =		57.366	% =	158.604
				SQ.M.
5. A) HEIGHT =		12.35	M	5. B) ROAD WIDTH =
				6.019
				MT.
6. PROPOSED AREA CALCULATION :-				
A. FOR RESIDENTIAL :				
		EXEMPTED AREA		
AT FLOOR	COVERED AREA	LIFT WELL	GROSS FLOOR AREA	NET FLOOR AREA
GROUND	131.701	—	131.701	10.395
1ST	158.604	1.813	156.791	10.395
2ND	158.604	1.813	156.791	10.395
3RD	158.604	1.813	156.791	10.395
TOTAL	607.513	5.438	602.075	41.579
			7.829	552.668

7A. TOTAL REQUIRED CAR PARKING :-					3
7B. TOTAL PROVIDED CAR PARKING :-					3
OPEN (1 LAYER) =	OPEN (2 LAYER) =	COVERED (GR) 1 LAYER=	COVERED (GR) 2 LAYER=	COVERED (OTHER) 1 LAYER=	COVERED (OTHER) 2 LAYER=
0	0	3	0	0	0

8. PERMISSIBLE AREA FOR PARKING :- MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQM)	75.00	SQ.M.
9. PROVIDED AREA OF PARKING :-	76.558	SQ.M.
10. PERMISSIBLE F.A.R =	1.75	
11. PROPOSED F.A.R =	1.728	
12. STAIR HEAD ROOM AREA :-	13.130	SQ.M.
13. MACHINE ROOM LESS LIFT AREA :-	2.55	SQ.M.
14. OVER HEAD TANK AREA :-	6.5	SQ.M.
15. PROPOSED AREA OF CUP-BOARD =	11.442	SQ.M.
15. a) PERMISSIBLE AREA OF CUP-BOARD = (158.604 X 3%) X3 =	14.27	SQ.M.
16. LIFT MACHINE ROOM STAIR AREA =	N/A	SQ.M.
17. TERRACE AREA :-	158.604	SQ.M.
18. ADDITIONAL AREA FOR FEES =	27.117	SQ.M.
19. TREE COVER AREA :-	4.35	SQ.M.
20. COMMON AREA :-	5.025	SQ.M.
21. RESIDENTIAL AREA :-	69.587	SQ.M.
	576.580	SQ.M.

NOTES :

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 75 & 125 THK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
- ALL CHAUSAS ARE 75 THK & 500 MM. PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe415 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE THE THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
- OPEN TERRACE WITH PROPER ROOF TREATMENT.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4)

DECLARATION OF OWNER :

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
1. WE WILL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION
2. WE WILL FOLLOW THEIR INSTRUCTIONS
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBILITY FOR STABILITY OF THE STRUCTURE
4. K.M.C. AUTHORITY WILL REVOKE SANCTION IF ANY DOCUMENT IS FOUND FAKE
5. K.M.C. IS GIVING SANCTION ON THE BASIS OF DOCUMENTS SUBMITTED BY ME AND THE PLOT IDENTIFIED BY ME. K.M.C. WILL REVOKE SANCTION IF ANY DOCUMENT IS FOUND FAKE OR WRONG
6. THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION

SUMIT KUMAR PANDIT
PROPRIETOR OF VAASTU RUPAM
SELF & CONSTITUTED ATTORNEY OF
DEOKALI DEVI
AMIT KUMAR PANDIT
SUNIL KUMAR PANDIT
NAME OF OWNER'S

CERTIFICATE OF STRUCTURAL ENGINEER :

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER - STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE WITH ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY DR. SANTOSH KR. CHAKRABORTY J.B. ASSOCIATES OF 1418 NAYABAD, PANCHASAYER, KOLKATA - 700048. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SOMA KAZI
ESE-1/1/221
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER :

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DR. SANTOSH KR. CHAKRABORTY
(S.T.E. NO. - 016, K.M.C.)

NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF ARCHITECTURE :

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES OF 2009 AS AMENDED TIME TO TIME. THAT THE WIDTH OF THE ABUTTING ROAD IS CONFORM WITH THE BUILDING PLAN AND IT IS NOT A TANK OR A FILLED UP TANK. THE SITE IS DEMARKED BY BOUNDARY WALLS AND MEASUREMENT AGREED WITH THE DEED PLAN. IT IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT. THE ABUTTING ROAD WIDTH IS 6.019 M. THE PLOT IS BEYOND 500 METERS FROM THE CENTER LINE OF E.M.D.TE PASS.

AR. RAJANI KUMARI PANDIT
REG. NO. CA/2024/176633
NAME OF ARCHITECT

PROJECT :

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING OF PREMISES NO. - 1641, NAYABAD, KOLKATA-700099, WARD NO. - 109, BOROUGH NO. - XII, P. S. - PURBA JADAVPUR, MOUZA - NAYABAD, COMPRISED IN R.S.DAG NO -147, UNDER R.S.KHATIAN NO - 72, L.R. KHATIAN NO. 2943, U/S 393A OF K.M.C ACT 1980 COMPLYING B/R 2009.

DRAWN BY - RMG
CHKD. BY -
SCALE - 1:100 (OTHERWISE MENTIONED)
DRG. NO. - EC08/2024/66, RAJANI PANDIT, NAYABAD / CS-0124
SHEET NO. - 2, DATE - 23.05.2025



BUILDING PERMIT NO. : 2025120158

DATE : 19-JUL-25 VALID UP TO : 18-JUL-30

ASSISTANT ENGINEER (Civil / Building)
EXECUTIVE ENGINEER (Civil / Building)