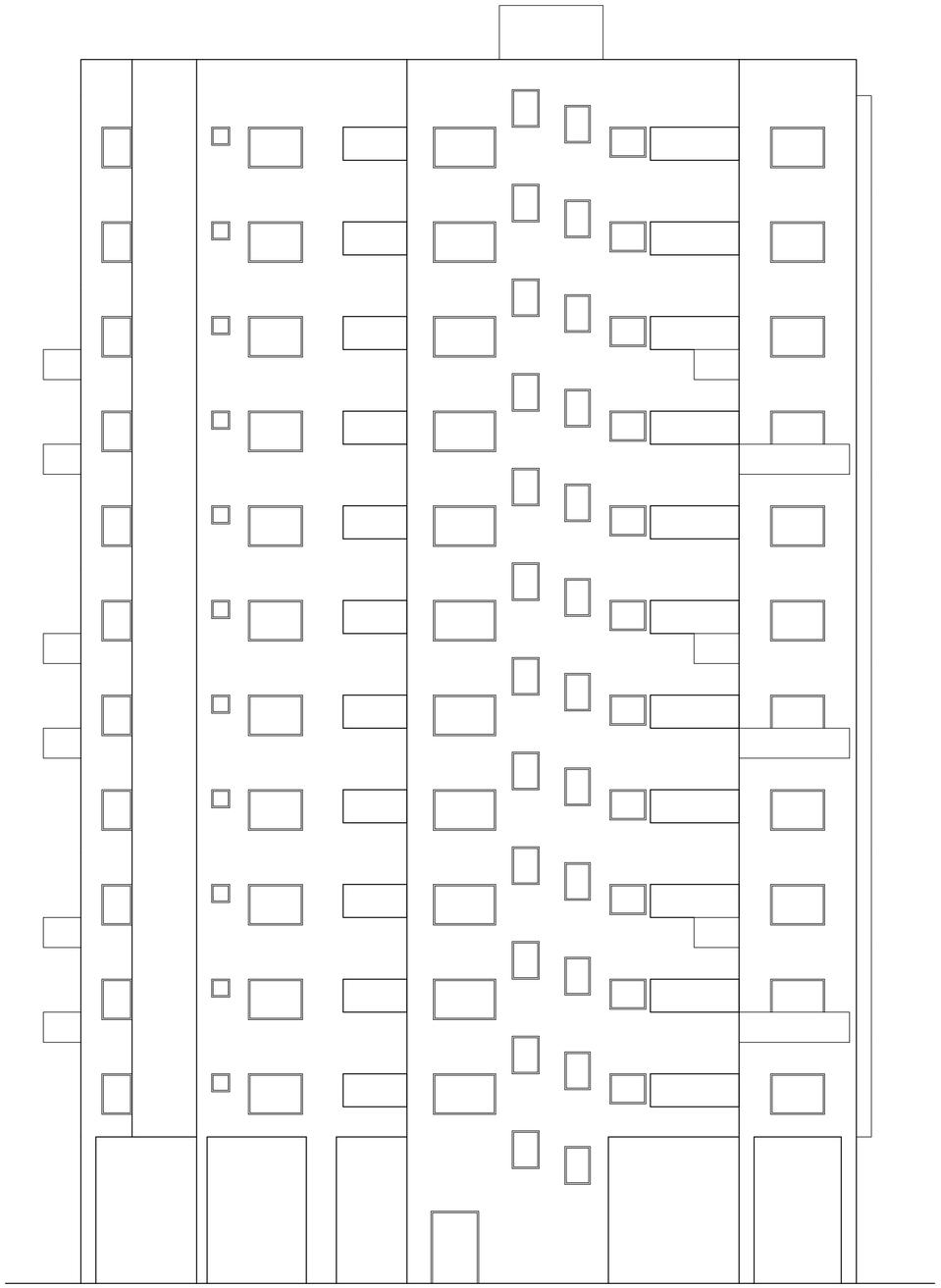
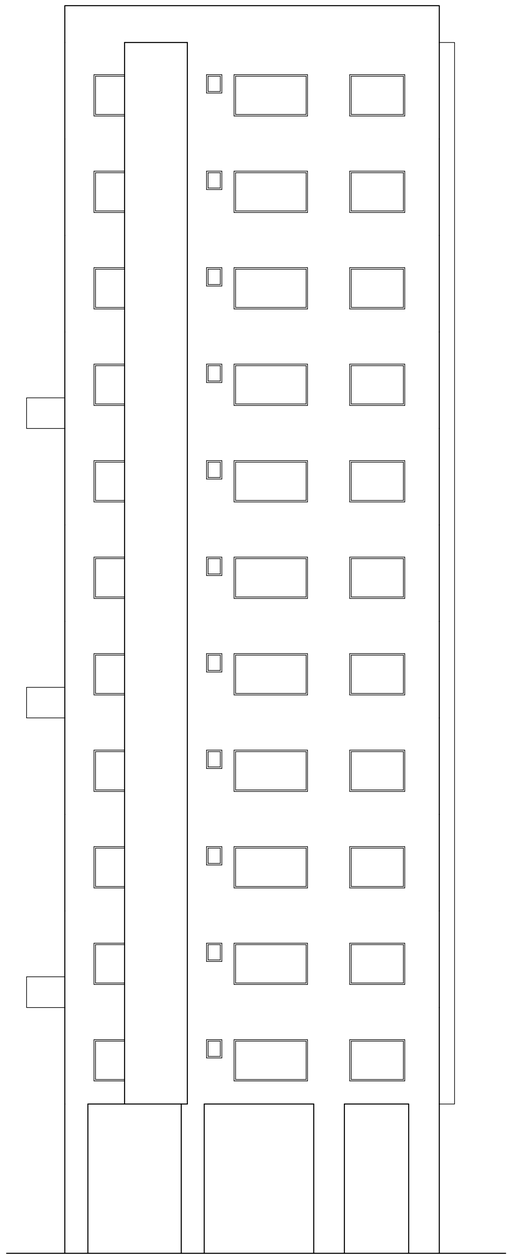


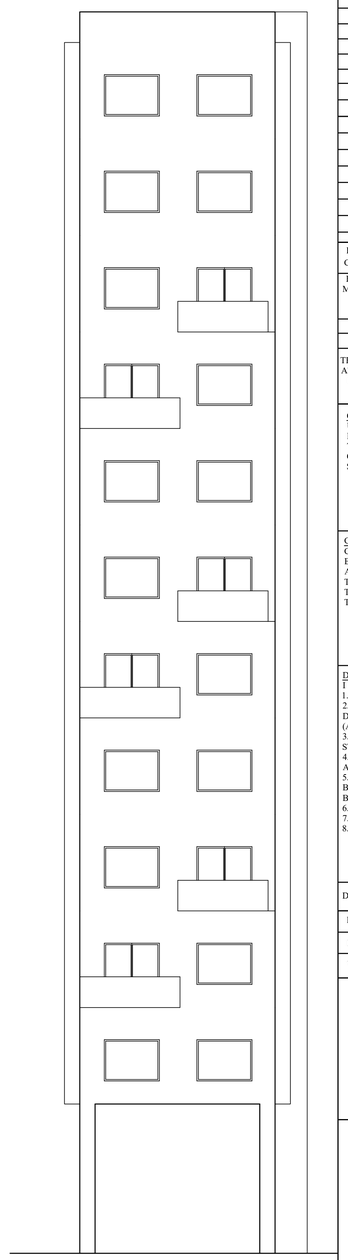
EAST SIDE ELEVATION

SCALE-1:100



NORTH SIDE ELEVATION

SCALE-1:100



SOUTH SIDE ELEVATION

SCALE-1:100

SPECIFICATIONS :

1. STRUCTURAL CEMENT CONCRETE M-25 GRADE WITH 19MM DOWN STONECHIPS
2. GRADE OF REINFORCEMENTS Fe-500
3. 200 THK. FIRSTCLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE STATED.
4. 75 THK. FIRSTCLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125 THK. LIMETERRACING (2:2:7) ON ROOF.
6. ALL DIMENSIONS ARE IN MILLIMETER.
7. 25MM. THK. D.P.C. WITH CEMET CONCRETE (1:2:4) WITH 6MM. DOWN STONECHIPS & 5% WATERPROOFING COMPOUND.
8. 19MM. THK. CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
9. 12MM. THK. CEMENT PLASTER (1:6) TO INTERNAL WALLS.
10. 6MM. THK. CEMENT PLASTER (1:6) TO BEAM,CEILING ETC.
11. 32MM. THK. CAST-IN-SITU MOSAIC FLOOR.
12. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
13. 200MM. X 25MM. X 6MM. M.S. CLAMPS FOR DOORS &WINDOWS.
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
16. 500MM. CHAJJA PROJECTION.
17. DEPTH OF SEMI-UNDER GROUND WATER RESERVOIR DOES NOT EXCEED THE DEPTH OF FOUNDATION.

MKD.	SIZE	LINTEL HEIGHT	SILL HEIGHT	REMARKS
SCHEDULE OF DOOR				
D	1000 X 2100	2100	——	WOODEN
D1	900 X 2100	2100	——	WOODEN
D2	750 X 2100	2100	——	PVC
SD	2000 X 2400	2400	——	UPVC
SCHEDULE OF WINDOW				
W	2400 X 1800	2400	600	UPVC
W1A	1500X 1350	2100	750	UPVC
W1	1800 X 1350	2100	750	UPVC
W2	1000 X 1350	2100	900	UPVC
W3	600 X 600	2100	1500	UPVC
W3A	1500 X 1050	2550	1500	UPVC
W4	600 X 2100	2400	300	UPVC
W5	1200 X1000	2100	1100	UPVC
W6	900 X 2100	2400	300	UPVC

PERMISSIBLE HEIGHT AS PER NOC ISSUED BY AAI=65.14 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	
1	22°29'44.77"N	88°24'18.08"E	5.14
2	22°29'46.13"N	88°24'18.54"E	5.14

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

CERTIFICATE OF GEO-TECHNICAL ENGINEER :
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON.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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SUJIT KUMAR BOSE
E.S.E NO.-1/12
NAME OF G.T.E.

CERTIFICATE OF ARCHITECT :
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES,2009,AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD (30.0 M. MINIMUM) CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE PLOT IS BEYOND 500 M FROM C/L OF E.M. BYPASS.

INDRANIL GHOSH
CA/2002/29164
NAME OF ARCHITECT

DECLARATION OF OWNER :
I DO HEREBY UNDERTAKE WITH FULLRESPONSIBILITYTHAT:-
1.WE SHALL ENGAGE ARCHITECT , G.T.E. & E.S.E.DURING CONSTRUCTION
2. WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, G.T.E. & E.S.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 ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL BE REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANKWILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK .
6. DURING INSPECTION PLOT WAS IDENTIFIED BY US.
7. THER IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
8. THE PLOT IS FULLY OCCUPIED BY US.

SRI. RANJIT ROY
SMT. MALABIKA ROY
SMT. TRIPTI ROY
NAME OF OWNER

DL & LRO VIDE MEMO NO - 36A(162)/5143 /P/25 DT.11.07.2025

PLAN CASE NO.- 2024120546

B.P. NUMBER : 2025120159 SANCTION DATE : 21-JUL-25

VALID UP TO : 20-JUL-30

KALYAN GAINE Digitally signed by KALYAN GAINE Date: 2025.07.22 15:10:33 +05'30'

DIGITAL SIGNATURE OF E.E. (C)/B-XII
BUILDING DEPARTMENT
KMC

KAJAL ROY Digitally signed by KAJAL ROY Date: 2025.07.21 15:26:11 +05'30'

DIGITAL SIGNATURE OF AE (C)/B-XII
BUILDING DEPARTMENT
KMC

STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 311090606613
2. MUTATION CASE NO. -M/109/28-AUG-24/1316 -28/08/2024
3. NAME OF APPLICANT- RANJIT ROY, MALABIKA ROY & TRIPTI ROY (OWNERS)
4. NAME OF OWNER-1) RANJIT ROY. 2) MALABIKA ROY.3) TRIPTI ROY
5. REGD. DEED 1 -
   BEING NO. - 160320078, BOOK NO - I , VOL. NO. - 1603-2022,
   PAGES NO. - 638181 TO 638221 , YEAR - 2022,
   PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-28.12.2022
6. REGD. DEED 2 -
   BEING NO. - 160320077, BOOK NO - I , VOL. NO. - 1603-2022,
   PAGES NO. - 638139 TO 638180 , YEAR - 2022,
   PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-28.12.2022
7. REGD. DEED 3 -
   BEING NO. - 160320076, BOOK NO - I , VOL. NO. - 1603-2022,
   PAGES NO. - 638097 TO 638138 , YEAR - 2022,
   PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-28.12.2022
8. REGD. DEED 4 -
   BEING NO. - 160300499, BOOK NO - I , VOL. NO. - 1603-2024,
   PAGES NO. - 20192 TO 20216 , YEAR - 2024,
   PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-18.01.2024
9. REGD. DEED 5 -
   BEING NO. - 160300498, BOOK NO - I , VOL. NO. - 1603-2024,
   PAGES NO. - 20166 TO 20191 , YEAR - 2024
   PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-18.01.2024
10. REGD. GIFT DEED 1 -
    BEING NO. - 160314429, BOOK NO. - I , VOL. NO. - 1603-2024,
    PAGES NO. -373995 TO 374012 , YEAR - 2024 ,
    PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-23.08.2024
11. REGD. GIFT DEED 2 -
    BEING NO. - 160314430, BOOK NO. - I , VOL. NO. - 1603-2024,
    PAGES NO. -374013 TO 374030 , YEAR - 2024 ,
    PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-23.08.2024
12. REGD. GIFT DEED 3 -
    BEING NO. - 160314431, BOOK NO. - I , VOL. NO. - 1603-2024,
    PAGES NO. -373980 TO 373994 , YEAR - 2024 ,
    PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-23.08.2024
13. REGD. GIFT DEED 4 -
    BEING NO. - 160314432, BOOK NO. - I , VOL. NO. - 1603-2024,
    PAGES NO. -374031 TO 374045 , YEAR - 2024 ,
    PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-23.08.2024
14. REGD. GIFT DEED 5 -
    BEING NO. - 160314434, BOOK NO. - I , VOL. NO. - 1603-2024,
    PAGES NO. -374046 TO 374059 , YEAR - 2024 ,
    PLACE -D.S.R. III SOUTH 24 PARGANAS, DATED-23.08.2024
15. REGD. BOUNDARY DECLERATION -
    BEING NO. -160317985 , BOOK NO. - I, VOL. NO. - 1603 - 2024 ,
    PAGES NO. - 464655 TO 464664, YEAR - 2024 ,
    PLACE - D.S.R.-III SOUTH 24 PARGANAS. DATED-05/11/2024
16. REGD. CORNER SPLAYED DECLERATION -
    BEING NO. - 160317984 , BOOK NO. - I , VOL. NO. - 1603-2024 ,
    PAGES NO. - 464643 TO 464654, YEAR - 2024 ,
    PLACE - D.S.R.-III SOUTH 24 PARGANAS. DATED-05/11/2024
17. BL & LRO MUTATION NO. - 1630020 DATED 16.03.2023
    (COPY NO.-8219,7865) & 1630020 DATED-20.06.2024 (COPY NO.-7787)
18. ULC MEMO NO. - 305/ULC/ALIPORE/2024 DATED-04.10.2024
19. AAI NOC ID - BEHA/EAST/B/011525/1491497 DATED-05.03.2025
20. WBF&ES MEMO NO.-FSR/221862596300001808 DATED - 17.04.2025
21.IB COPY- ISSUED BY ASSESSOR COLLECTOR(JL) DATED-02.09.2024
22.(a) LAND AREA (AS PER ASSESSMENT BOOK & DEED) =972.129 sqm
   (b) LAND AREA (AS PER PHYSICAL) = 972.129 sqm
   (c) NO. OF STOREY - G+XI (TWELVE)
23. NO. OF TENEMENTS - 22 NOS.
24. SIZE OF TENEMENTS - 100 SQ.M.< 22 FLATS <200 SQ.M.

B

1. GROUND COVERAGE : PER. - (50%) = 486.065 SQ.M
   PROP.- (23.659%) = 230.00 SQ.M
2. TOTAL BUILT-UP AREA :
   PER. - = 2187.290 SQM. (972.129X2.25)
   PROP.- =2690.48 - {176.231 (car parking area) + 327 (total exempted and cut out area)}
   =2187.249 SQ.M.
3. STRIP OF CORNER SPLAY AREA-4.928 SQ.M.
3. F.A.R. PER. - 2.25
   PROP. - (2187.249/972.129) -2.2499
4. NO. OF CAR PARKING (MANDATORY) - 22 NOS.
5. NO. OF CAR PARKING (PROVIDED) - 20 (COVERED)+2 (OPEN)=22 NOS.

FLOOR	COVERED AREA (SQ.M)	CUT OUT AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)	EXEMPTED STAIR AREA (SQ.M.)	EXEMPTED LIFT LOBBY AREA (SQ.M.)	EFFECTIVE AREA (SQ.M.)
GR. FL.	230.00	-	230.00	21.25	6.0	202.75
1ST	230.00	6.32	223.68	21.25	6.0	196.43
2ND	230.00	6.32	223.68	21.25	6.0	196.43
3RD	230.00	6.32	223.68	21.25	6.0	196.43
4TH	230.00	6.32	223.68	21.25	6.0	196.43
5TH	230.00	6.32	223.68	21.25	6.0	196.43
6TH	230.00	6.32	223.68	21.25	6.0	196.43
7TH	230.00	6.32	223.68	21.25	6.0	196.43
8TH	230.00	6.32	223.68	21.25	6.0	196.43
9TH	230.00	6.32	223.68	21.25	6.0	196.43
10TH	230.00	6.32	223.68	21.25	6.0	196.43
11TH	230.00	6.32	223.68	21.25	6.0	196.43
TOTAL	2760.00	69.52	2690.48	255.00	72.0	2363.48

TENEMENT CALCULATION

TOTAL COMMON (STAIR & SERVICE) AREA = 414.367 SQ.M
TOTAL FLAT AREA = 2093.16 SQ.M
TOTAL COMMON AREA / TOTAL FLAT AREA=0.197963

FLAT MRKD.	AREA (SQ.M)	TENEMENT AREA (SQ.M)	NO.OF FLATS
A	95.731	114.682	11
B	94.556	113.275	11

CAR PARKING REQUIRED FOR RESIDENTIAL :-22 NOS	
CAR PARKING PRVIDED FOR RESIDENTIAL :-22 NOS	
PERMISSIBLE TREE COVER AREA-(6.726%)- 65.385 SQ.M.	
PROPOSED TREE COVER AREA-73.4 SQ.M.	
PERMISSIBLE AREA OF PARKING	250 Sq.m.
PROVIDED AREA OF PARKING	176.231 Sq.m.
PERMISSIBLE F.A.R.	2.25
PROPOSED F.A.R.	2.2499
STAIR HEAD ROOM AREA	27.479 SQ.M.
LIFT MACHINE ROOM AREA	7.504 SQ.M.
OVER HEAD TANK AREA	27.479 SQ.M.
COVERED AREA OF OFFICE	6.726 SQ.M.
CARPET AREA OF OFFICE	5.458 SQ.M.
TERRACE AREA	230.00 SQ.M.
CUPBOARD AREA	60.368 SQ.M.
TOTAL RESIDENTIAL AREA	2683.754 SQ.M.
TOTAL COMMERCIAL AREA (OFFICE)	6.726 SQ.M.
FIRE REFUGE AREA	15X2=30 SQ.M.
TRIPLE HEIGHT BALCONY	82.755 SQ.M.
ADDITIONAL FLOOR AREA FOR FEES	208.106 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER :
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

MAINAK MAJUMDAR
E.S.E NO.-1/152
NAME OF E.S.E.

PROPOSED G+XI STORIED (HT.- 39.525 M) RESIDENTIAL BUILDING AT PREMISES NO. 661, KALIKAPUR, U/S 393A OF K.M.C. ACT.1980 & K.M.C. BUILDING RULES 2009, IN WARD NO.- 109, BOROUGH -XII, KOLKATA-700099, UNDER KOLKATA MUNICIPAL CORPORATION, DAG NO.-356/406, R.S KHAITAN NO.-355, L.R KHAITAN NO.-848 & 849, MOUJA -KALIKAPUR, J.L. NO.- 20, TOUZI NO.- 3

N

akRiti
ARCHITECTS . ENGINEERS . INTERIORS
78, S.P.MUKHERJEE ROAD.
KOLKATA : 700026
Ar.Indranil Ghosh