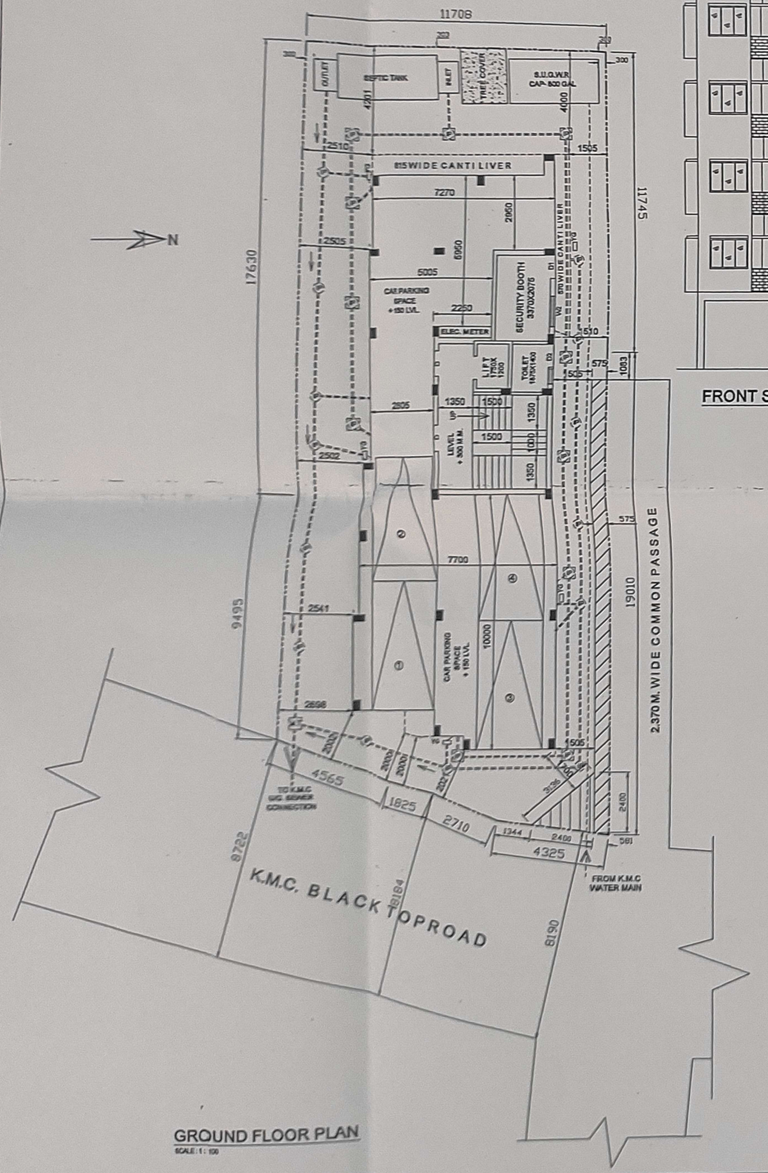
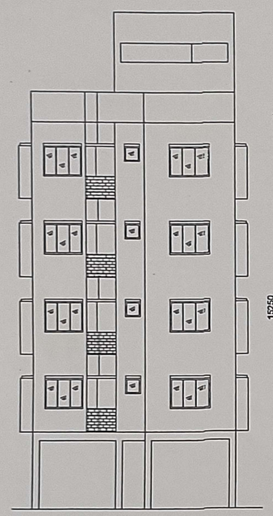
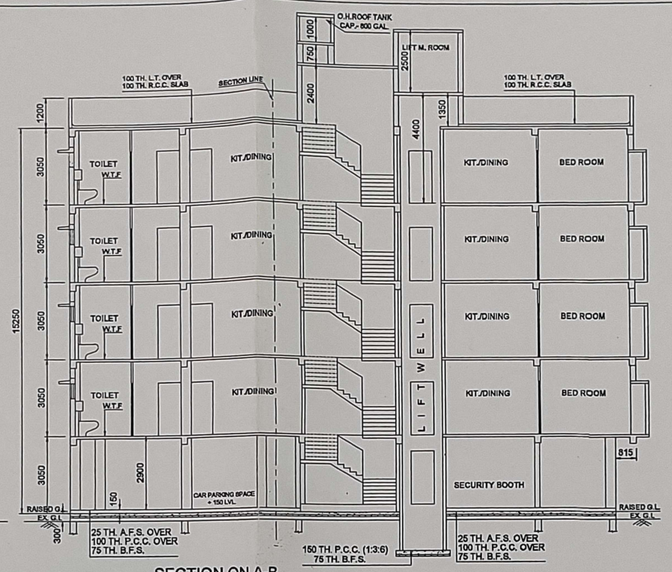


GROUND FLOOR PLAN

SCALE : 1 : 100

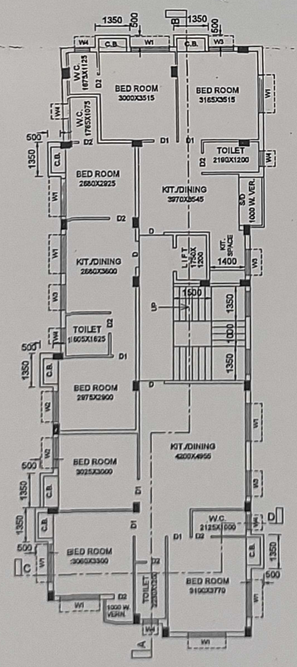


FRONT SIDE ELEVATION



SECTION ON A-B

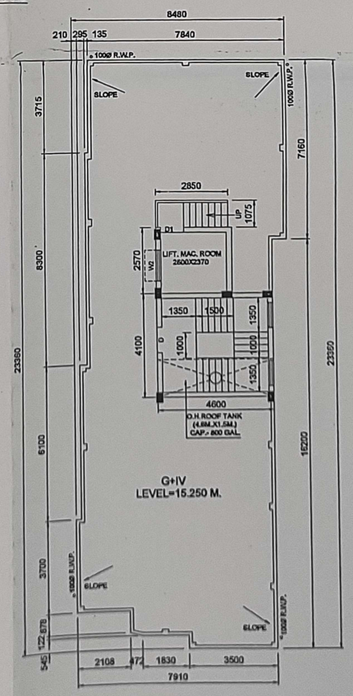
SCALE : 1 : 100



TYPICAL FLOOR PLAN

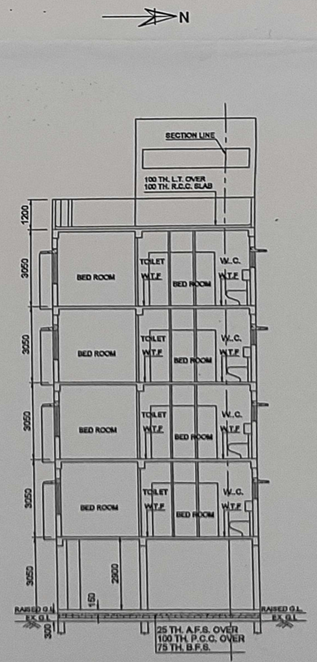
(1st.,2nd.,3rd. & 4th. floor)

SCALE : 1 : 100



ROOF PLAN

SCALE : 1 : 100



SECTION ON C-D

SCALE : 1 : 100

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 125 / 75 MM THICK UNLESS MENTIONED OTHERWISE.
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6/1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT IS AS PER IS 1178
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:2:4
6. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEMI UNDERGROUND RESERVOIR
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION

CITY BUILD ENGINEERS & ASSOCIATES
Engineers and Consultants
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Website: www.citiegroup.com

AN I.S.O 9001-2008 CERTIFIED COMPANY

TITLE :	ARCHITECTURAL PLAN	REVISION NO : 0	SHEET NO : 01
DRAWN BY :	ROBITY DAS	CHECKED BY :	
DATE :	25/01/2022	SCALE : 1: 100	JOB NO. :

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DOORS & WINDOWS' SCHEDULE

DOORS			WINDOWS					
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT	SILL HT.	LINT. HT.
D	1000	2100	W1	1500	1200	900	2100
D1	900	2100	W2	1200	1200	900	2100
D2	750	2100	W3	1000	1200	900	2100
			W4	600	600	1500	2100

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO.- 31-109-06-2743-0
2. K.M.C. MUTATION DETAILS. CASE NO. O/109/15-APR-21/377777 DATED- 14/04/2021.
3. NAME OF THE OWNER / APPLICANT - SRI. PRABIR PAUL.

4a. DETAILS OF REGD ISLE DEED
BOOK NO - I
VOL NO - 1604-2021
PAGE NO - 115376 to 115418
BEING NO - 160402550
DATE - 07/04/2021
REGD AT - D.S.R.-IV, 24 PGS.(S)

4b. DETAILS OF BOUNDARY DEED
BOOK NO - I
VOL NO - 1603-2021.
PAGE NO - 426025 TO 426037
BEING NO - 160313452
DATE - 30/12/2021.
REGD AT - D.S.R.-III, 24 PGS.(S)

4c. DETAILS OF CORNER SPLAT.
BOOK NO - I, VOL. NO. 1603-2021
PAGES FROM-402244 TO 402257
BEING NO. 160312545
DATE- 21-12-2021
REGD. AT- D.S.R.-III, 24 PGS.(S)

4d. DETAILS OF ROAD STRIP
BOOK NO - I, VOL. NO. 1603-2021
PAGES FROM-401739 TO 401742
BEING NO. 160312540
DATE- 21-12-2021
REGD. AT- D.S.R.-III, 24 PGS.(S)

5. PARKING CALCULATION -

Tenement Area	Prop. area to be added	Actual Area	Number of Tenements
68.57 sq.m.	12.14 sq.m.	80.710 sq.m.	4 Nos.
97.365 sq.m.	4.464 sq.m.	43.907 sq.m.	4 Nos.
48.948 sq.m.	8.449 sq.m.	57.439 sq.m.	4 Nos.
Total No. of Tenements			12 Nos.
Total required car parking..			3 NOS.

6.a) Nos of parking provided.. 4 NOS.
b) Permissible area for parking.. 37X25.00=75.00 SQ.M.
c) Actual parking area provided..... 128.128 SQ.M.
17. Permissible F.A.R..... 2.00
18. Proposed F.A.R.
773.437-75.00=698.437/358.449=1.948<2.0
19. B.L. & L.R.O. (L.R.) MUTATION CERTIFICATE DETAILS.
Copy No.-739 Dt 22/01/2021.
20. B.L.& L.R.O CONVERSION CERTIFICATE DETAILS.
(1) Memo No.- 17/776/Con Certificate/BLLRO/S 24-Pgs./2020 Dated. 18-03-2020. (SHAJI TO BASTU)
(2) Memo No.- 17/780/Con Certificate/BLLRO/S 24-Pgs./2020 Dated. 18-03-2020. (SHAJI TO BASTU)
(3) Memo No.- 17/781/Con Certificate/BLLRO/S 24-Pgs./2020 Dated. 18-03-2020. (SHAJI TO BASTU)
(4) Memo No.- 17/782/Con Certificate/BLLRO/S 24-Pgs./2020 Dated. 18-03-2020. (SHAJI TO BASTU)
21. 1ST. CLASS JUDICIAL MAGISTRATE DECLARATION DETAILS REGARDING DAG & KHATIAN NOS :-
Affidavit No. 2713 on 07/02/2022, of Judicial Magistrate 1st. Class, Alipore.

7. Statement of other areas for fees -

	LOFT	CUPBOARD	LEDGE/TEND
1ST FLOOR		4.725 sq.m.	
2ND FLOOR		4.725 sq.m.	
3RD FLOOR		4.725 sq.m.	
4TH FLOOR		4.725 sq.m.	
TOTAL		18.90 sq.m.	

8. Stair Head Room area..... 16.840 SQ.M.
9. Over head W. Tank Area..... 6.90 SQ.M.
10. Lift Machine Room Area..... 7.710 SQ.M.
11. Lift Mac.Room Stair Area..... 3.064 SQ.M.
12. Additional Areas for fees ..... 48.534 SQ.M.
13. Tree Cover Area ..... 3.76 SQ.M.

14. PROPOSE AREA -

	Total floor area	Total Exempted Area: Stair way	Stair well	Lift well	Lift Lobby	Net Floor area
GR. FLOOR	145.445 sq.m.	14.04 Sq.m.		—	2.70 Sq.m.	148.925 Sq.m.
1ST. FLOOR	176.448 Sq.m.	14.04 Sq.m.	1.30 Sq.m.	2.10 Sq.m.	2.70 Sq.m.	154.129 Sq.m.
2ND. FLOOR	176.448 Sq.m.	14.04 Sq.m.	1.30 Sq.m.	2.10 Sq.m.	2.70 Sq.m.	154.129 Sq.m.
2ND. FLOOR	176.448 Sq.m.	14.04 Sq.m.	1.30 Sq.m.	2.10 Sq.m.	2.70 Sq.m.	154.129 Sq.m.
2ND. FLOOR	176.448 Sq.m.	14.04 Sq.m.	1.30 Sq.m.	2.10 Sq.m.	2.70 Sq.m.	154.129 Sq.m.
TOTAL	871.537 Sq.m.	70.20 Sq.m.	6.0 Sq.m.	8.40 Sq.m.	13.50 Sq.m.	773.437 Sq.m.

DECLARATION BY THE GEO-TEC. 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 & stable in all respect from Geo-Technical point of view.

RUPAK KUMAR BANERJEE
License No- GT/I/3 (K.M.C.)
Name of the Geo-Tech. Engineer

DECLARATION BY THE STRUCTURAL ENGINEER

The structural design and drawings of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per the national building code of India and certified that it is safe and stable in all respect.

S.B. BHATTACHARYYA
E.S.E. NO- 116/I.
Name of the Structural Engineer

DECLARATION BY THE L.B.S./ARCHITECT

Certified with full reponsibility that the building plan has been drawn up as per provision of K.M.C. building rules 2009, as amended from time to time and that the site condition including the width of the abutting 8.184 m. wide K.M.C. (Black Top) Road at East side & 2.370 m. wide Common Passage at North side confirms with the plan, which has been measured and verified by me.
It is buildable site and not a tank or filled up tank.
The land is demarcated by boundary wall.
The plot is beyond 500 mt. from the C/L of E.M. Bye Pass.
The construction of U.G. water tank and septic tank will be completed before starting of building foundation work.

RAAJ DAS.
L.B.S. NO- I/1363
Name of the L.B.S.

DECLARATION BY THE OWNER'S

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. AND E.S.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 AND ADJOINING STRUCTURES.
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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPARTMENTAL INSPECTION OF THE SITE THE PLOT IS IDENTIFIED BY MEA/S.

SRI. PRABIR PAUL
Name of the Owner

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN UNDER SECTION 393 A OF K.M.C. ACT. 1980 AND BUILDING RULES 2009, AT PREMISES NO.2651, NAYABAD, IN WARD NO.109, BOROUGH NO - XII, UNDER THE K.M.C. P.S. - PANCHASAYAR, IN MOUZA- NAYABAD, J.L. NO.- 25, R.S. DAG NO.- 196, R.S. KHATIAN NO-129, L.R. KHATIAN NO- 2529.

BUILDING PERMIT NO :- 2021120467 DATE.28-MAR-22

VALID UP TO :- 27-MAR-27

KAJAL ROY Digitally signed by KAJAL ROY Date: 2022.03.28 15:21:20 +05'30'
DIGITAL SIGNATURE OF A.E.

SHIBA PRASAD JANA Digitally signed by SHIBA PRASAD JANA Date: 2022.03.28 15:25:06 +05'30'
DIGITAL SIGNATURE OF E.E.