

SPECIFICATION OF CONSTRUCTION :-

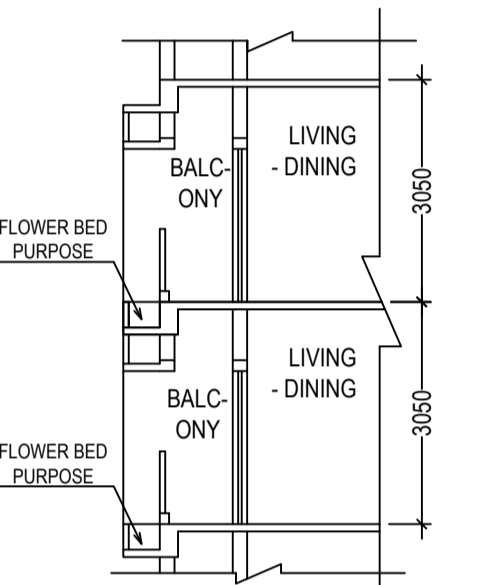
- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
- 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
- LEAN CONCRETE, 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15)
- R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
- CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4
- D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
- 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
- 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- +300 LVL. TO THE FINISHED GROUND FLOOR LVL.
- TREAD WIDTH 250 EACH & RISER HEIGHT IS 152.5 EACH
- 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 CONFORMED WITH IS 1786
 GRADE OF CONCRETE :- M 25 & 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

NOTE :-

- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND AT THE TIME OF CONSTRUCTION OF BUILDING ALONG WITH CONSTRUCTION OF SEPTIC TANK AND UNDER GROUND WATER RESERVOIR.
- DEPTH OF UNDER GROUND WATER RESERVOIR & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.



SECTION THROUGH, Z - Z'

AVERAGE REAR OPEN SPACE :-

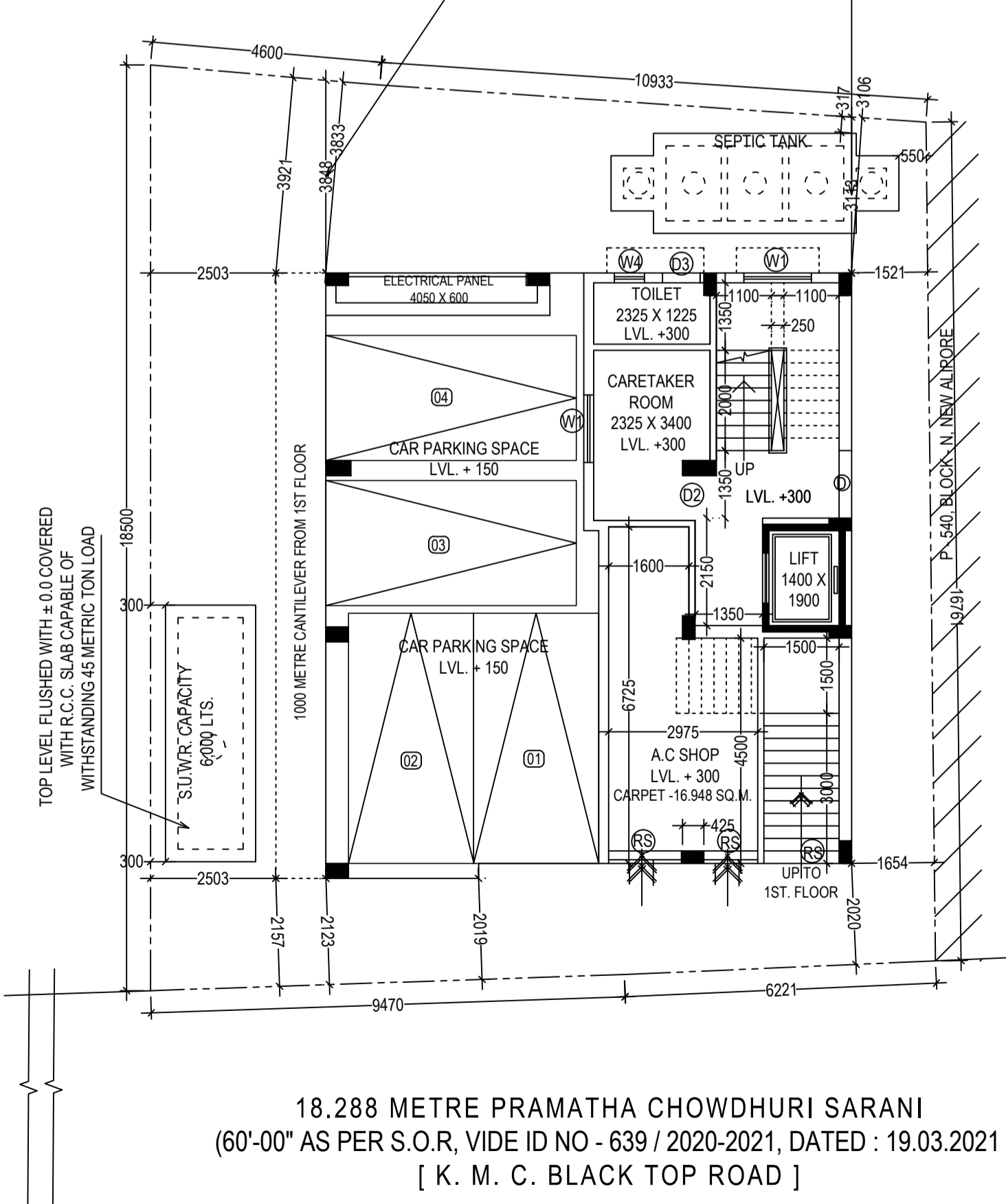
ADD.....

- 11,500 X 3.113 = 35,890 SQ.M.
- 11,500 X 0.823 X 0.500 = 4,732 SQ.M.

TOTAL = 40,622 SQ.M.

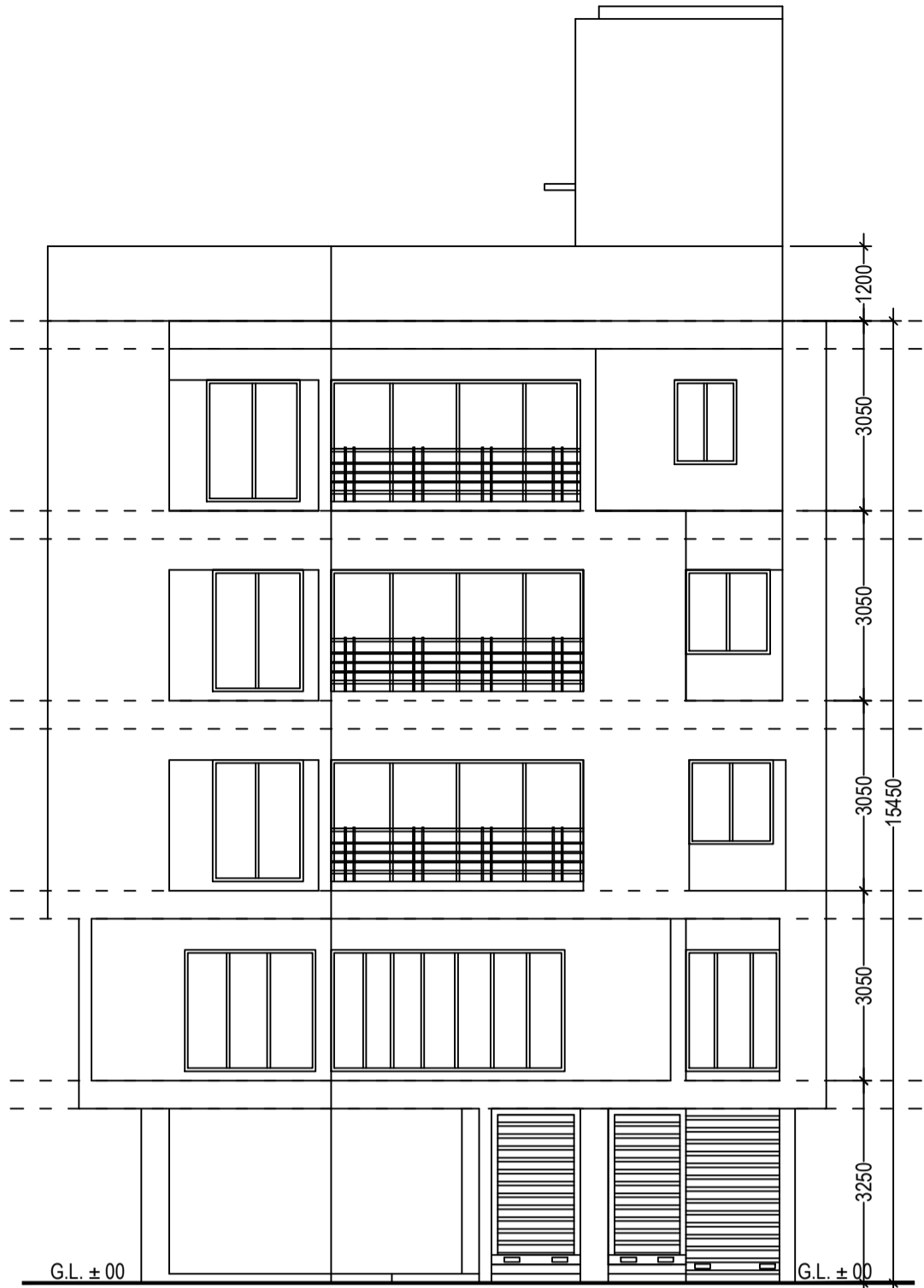
40,532 SQ.M. / 11,500 M. = 3.525 M.

(VIDE NOTIFICATION NO. 489/MA/O/C-4/R-13/2012, DATED - 21.10.2014)

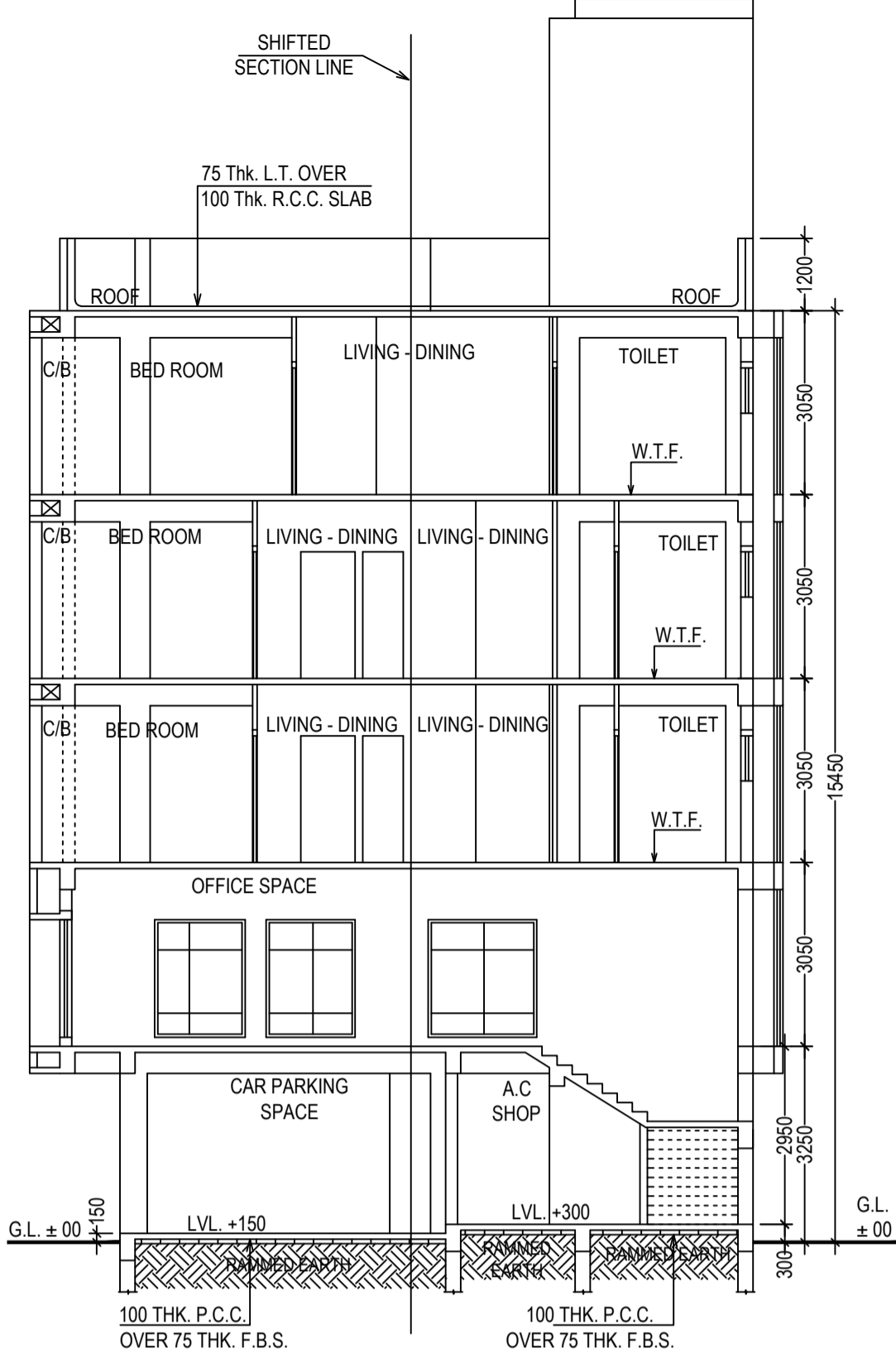


PROPOSED GROUND FLOOR PLAN. SCALE - 1 : 100

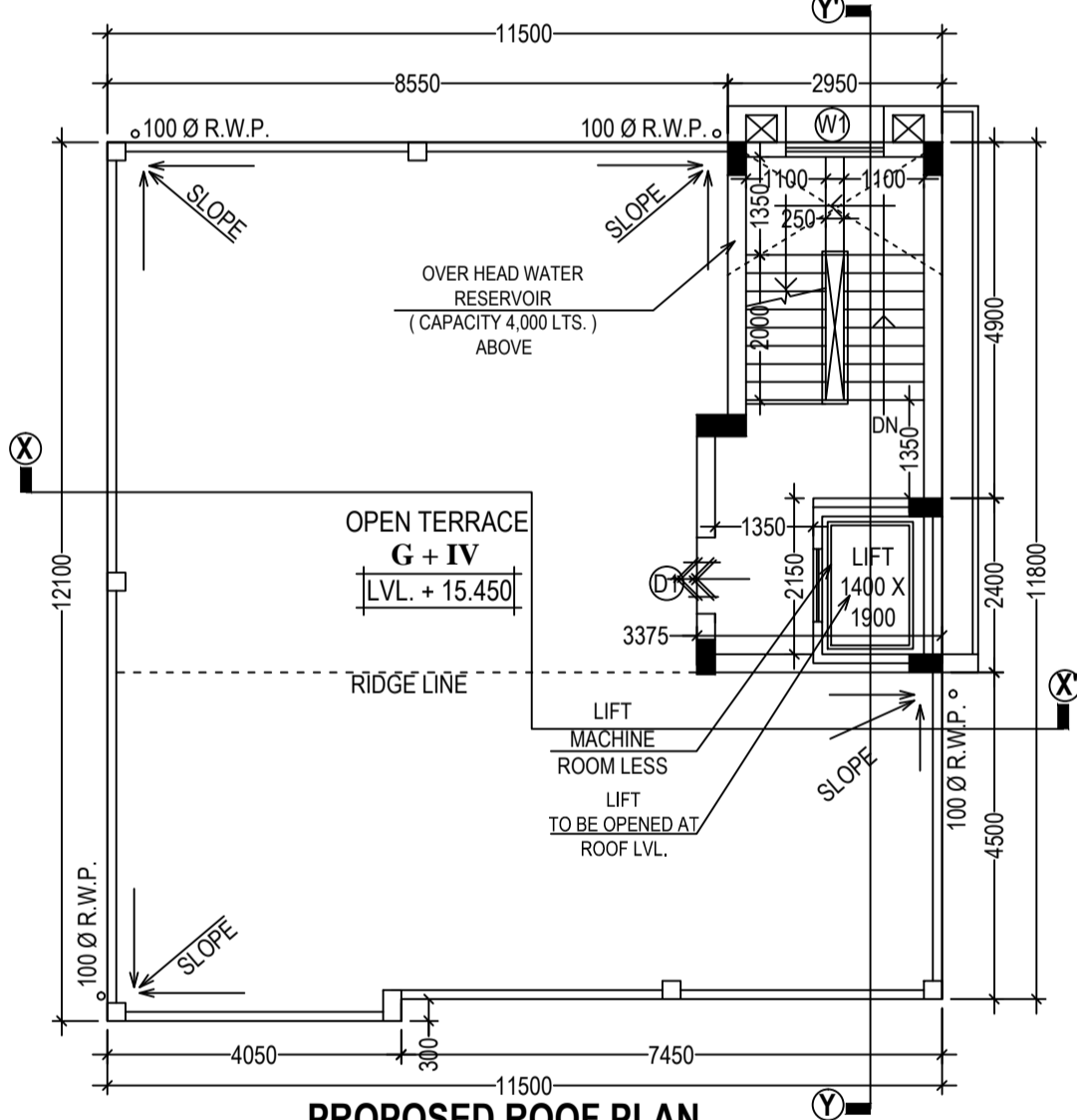
18.288 METRE PRAMATHA CHOWDHURI SARANI (60'-00" AS PER S.O.R. VIDE ID NO - 639 / 2020-2021, DATED : 19.03.2021) [K. M. C. BLACK TOP ROAD]



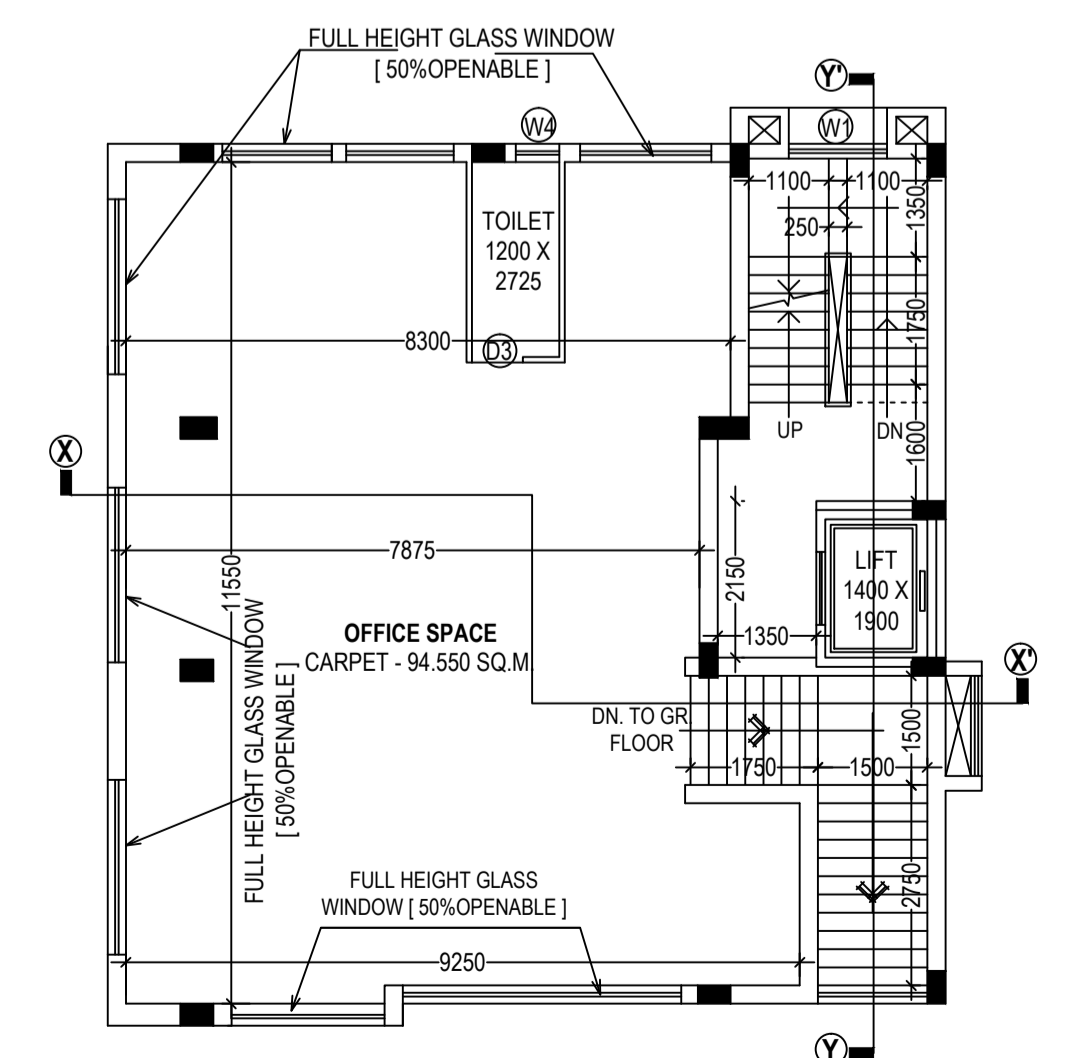
FRONT SIDE ELEVATION



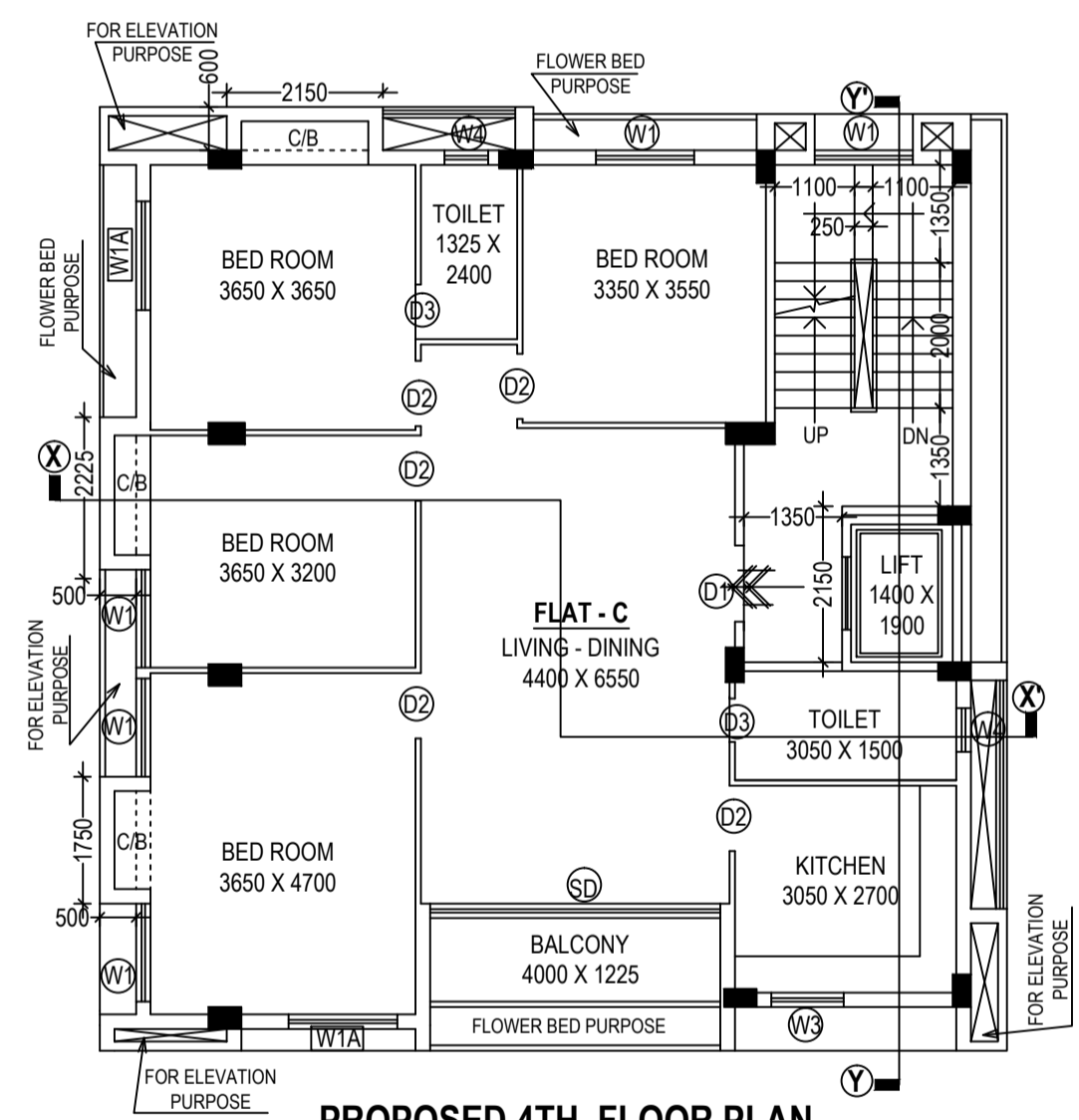
SECTION THROUGH, X - X'



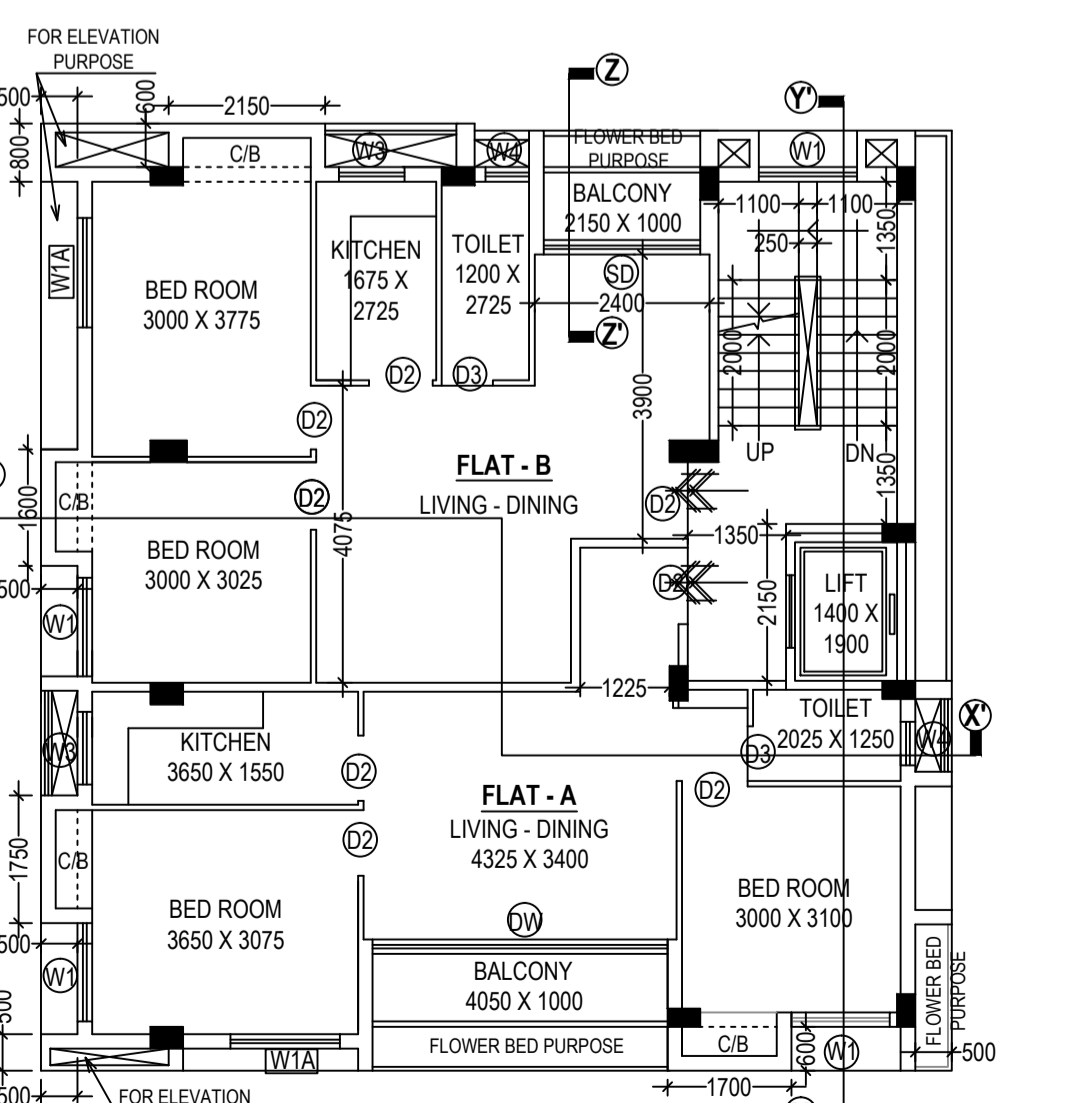
PROPOSED ROOF PLAN.



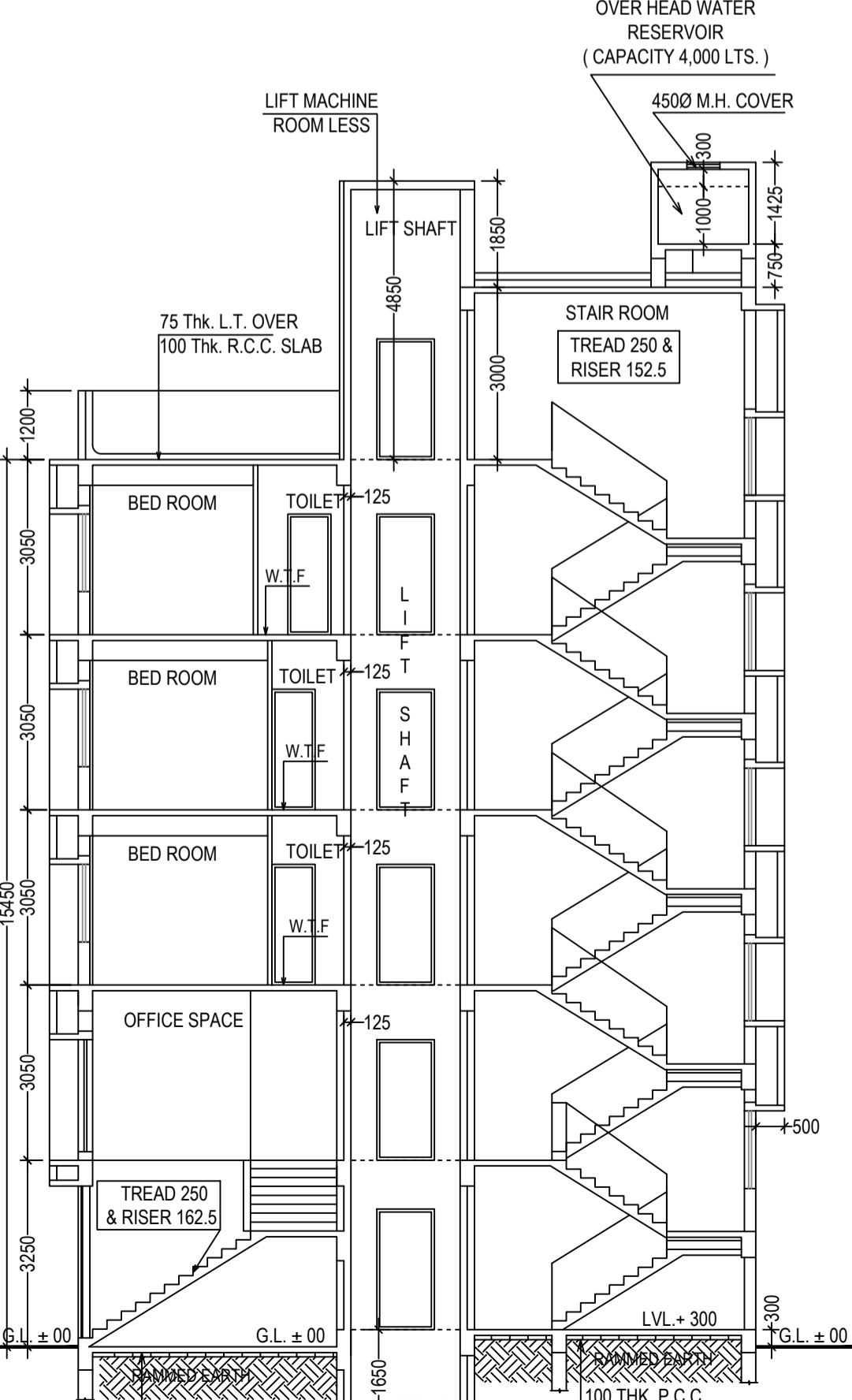
PROPOSED 1ST. FLOOR PLAN. SCALE - 1 : 100



PROPOSED 4TH. FLOOR PLAN.



PROPOSED TYPICAL (2ND. & 3RD.) FLOOR PLAN. SCALE - 1 : 100



SECTION THROUGH, Y - Y'. SCALE - 1 : 100

MAIN CHARACTERISTICS OF THE PROPOSAL :-

PART - A
 1. ASSESSEE NO :- 11-081-23-0182-2

PART - B
 2. NAME OF OWNER : TANIA GHOSE & RIMA GHOSE

3. DETAILS OF REGD. TITLE DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1605 - 2018	158316 - 158342	160505119	03.08.2018	AD SR. ALIPORE WEST BENGAL

4. DETAILS OF REGISTERED POWER OF ATTORNEY :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2021	8021 - 8044	163000064	15.01.2021	D.S.R.-V SOUTH 24-PARGANAS

5. DETAILS OF REGISTERED BOUNDARY DECLARATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2021	181149 - 181165	163005392	08.12.2021	D.S.R.-V SOUTH 24-PARGANAS

6. ABSTRACT AREA STATEMENT :-

AREA OF THE LAND : 04 K. - 01 CH. - 30 SQ.FT. i.e. 274.526 SQ.M. i.e. 2955 SQ.FT. [AS PER DEED & AS PER ASSESSMENT BOOK COPY]
 AREA OF THE LAND : 04 K. - 01 CH. - 30 SQ.FT. i.e. 274.526 SQ.M. [AS PER BOUNDARY DECLARATION]
 ROAD WIDTH : 18.288 METRE (60'-00" AS PER S.O.R.) PRAMATHA CHOWDHURI SARANI [K.M.C. BLACK TOP ROAD]
 PERMISSIBLE TOTAL BUILT UP AREA : 686.315 SQ.M.
 PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION
 PERMISSIBLE GROUND COVERAGE : 57.516 % i.e. 157.896 SQ.M.
 PROPOSED GROUND COVERAGE : 49.873 % i.e. 136.915 SQ.M.
 PROPOSED BUILDING HEIGHT : 15.450 METRE [G + FOUR STORIED]
 REQUIRED CAR PARKING : 04 NOS.
 PROVIDED CAR PARKING : 04 NOS.
 PERMISSIBLE AREA FOR PARKING : 100.000 SQ.M.
 PROVIDED AREA FOR PARKING AT GROUND FLOOR : 59.876 SQ.M.
 PROPOSED F.A.R. : (581.230 - 59.876) / 274.526 = 1.899 < 2.50
 GROUND FLOOR SHOP BUILT UP AREA : 19.421 SQ.M.
 GROUND FLOOR OFFICE BUILT UP AREA : 8.609 SQ.M.
 FIRST FLOOR OFFICE BUILT UP AREA : 107.605 SQ.M.
 TOTAL OFFICE BUILT UP AREA : 107.605 + 8.609 = 116.214 SQ.M.
 STAIR COVERED AREA : 15.366 SQ.M.
 LIFT MACHINE ROOM LESS AREA : 7.678 SQ.M.
 O.H.W. TANK AREA : 5.384 SQ.M.
 CUPBOARD AREA : (3.985 X 2) + 3.215 = 11.185 SQ.M.
 TOTAL AREA FOR FEES : 650.835 + 11.185 + 7.678 + 15.366 = 685.064 SQ.M.
 DEPTH OF THE BUILDING : 12.100 METRE

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	----	2100	1050 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
D3	SOLID FLUSH	----	2100	750 X 2100
D4	SOLID FLUSH	----	2100	1200 X 2100
SD	GLAZED	----	2100	AS PER DWG.
W1	GLAZED	750	2100	1350 X 1350
W1A	GLAZED	300	2100	1500 X 1800
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1100	2100	1000 X 1000
W4	GLAZED	1350	2100	600 X 750
W4A	GLAZED	----	----	AS PER DWG.
W4A	SOLID FLUSH	----	2100	1350 X 2100

1. PROPOSED AREA :

Floor Mkd.	Floor area	Void	Lift Well	Stair Well	Gross Area	Total Exempted Area		Net Floor Area
						Stair Area	Lift Lobby	
Ground floor	96.785 + 19.421 + 8.609 = 124.815	----	----	----	124.815	11.015	2.902	110.898
1st floor	116.605 + 20.310 = 136.915 SQ.M.	9.000	2.660	0.500	124.755	11.015	2.902	110.838
2nd floor	136.915 SQ.M.	----	2.660	0.500	133.755	11.015	2.902	119.838
3rd floor	136.915 SQ.M.	----	2.660	0.500	133.755	11.015	2.902	119.838
4th floor	136.915 SQ.M.	----	2.660	0.500	133.755	11.015	2.902	119.838
Total	672.475 SQ.M.	9.000	10.640	2.900	650.835	55.075	14.510	581.250

2. PARKING CALCULATION:

Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Parking No.
FLAT-A	58.144	17.537	75.681	02 NOS.	75 > 100 SQ.M.	04 NOS.
FLAT-B	58.461	17.632	76.093	02 NOS.	75 > 100 SQ.M.	04 NOS.
FLAT-C	116.605	35.170	151.775	01 NO.	100 > SQ.M.	01 NO.

SHOP CARPET AREA : 16.948 SQ.M. N.A.
 OFFICE CARPET AREA : 94.550 SQ.M. 01 NOS.
TOTAL REQUIRED CAR PARKING 04 NOS.
TOTAL PROVIDED CAR PARKING 04 NOS.

OWNERS DECLARATION :-

I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT
 I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION
 I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING
 (AS PER S.P.LAN) 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 INSPECTION THE PLOT IS IDENTIFIED BY ME.

NAME OF OWNER / APPLICANT
 SRI NIRMAL JAGWANI & SRI LOKESH KUMAR PANJWANI,
 DEVELOPER OF MIS JKL VIRAAAT DEVELOPER LLP,
 CONTINUTE ATTORNEY OF
 (1) TANIA GHOSE, (1) RIMA GHOSE

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 TANKLAND WITH EXISTING STRUCTURE IS DEMARCATED WITH BOUNDARY WALL.

NAME OF ARCHITECT
 Mr. ANUPAM GHOSH
 Registered Architect
 Reg. No. CA / 2005 / 36555.

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 DR. S.K. CHAKRABORTY [G.TE. 1 / 16] DONE BY M / S. J.B. ASSOCIATES OF 1418, NAYABAD, PANCHASAYER, KOLKATA 700 084, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
 Mr. BIBEK BIKASH MULLICK
 Structural Engineer (ESE / 1 / 75)

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.

NAME OF GEO-TECHNICAL ENGINEER
 DR. SANTOSH KUMAR CHAKRABORTY
 (G.T. 1 / 16)

PROJECT :-

PROPOSED GROUND + FOUR STORIED [15.450 HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 70 / 1, PRAMATHA CHOWDHURI SARANI (KNOWN AS P-540, BLOCK-N, NEW ALIPORE), P.S. NEW ALIPORE WARD NO. 81, KOLKATA 700 053 UNDER BOROUGH X [K.M.C.] AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009. COMPLYING NOTIFICATION NO. 80/MA/O/C-4/3R-7/2017, DATED - 31.01.2018 FOR RULE 62 & 77.

TITLE :-

PLANS, ELEVATION, & SECTIONS.

PLAN CASE NO. : 2021100187
 DRAWING SHEET NO. 02
 DEALT : A. BARMAN
 DATE : 08.01.2022
 ALL DIMENSIONS ARE IN M.M. (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

THIS DRAWING IS A PROPERTY OF COLLAGE; ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

BUILDING PERMIT NO. : 2021100156
 DATED : 08-FEB-2022
 valid for 5 years from date of sanction.

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C) BOROUGH - X, K.M.C
 DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(C) BOROUGH - X, K.M.C