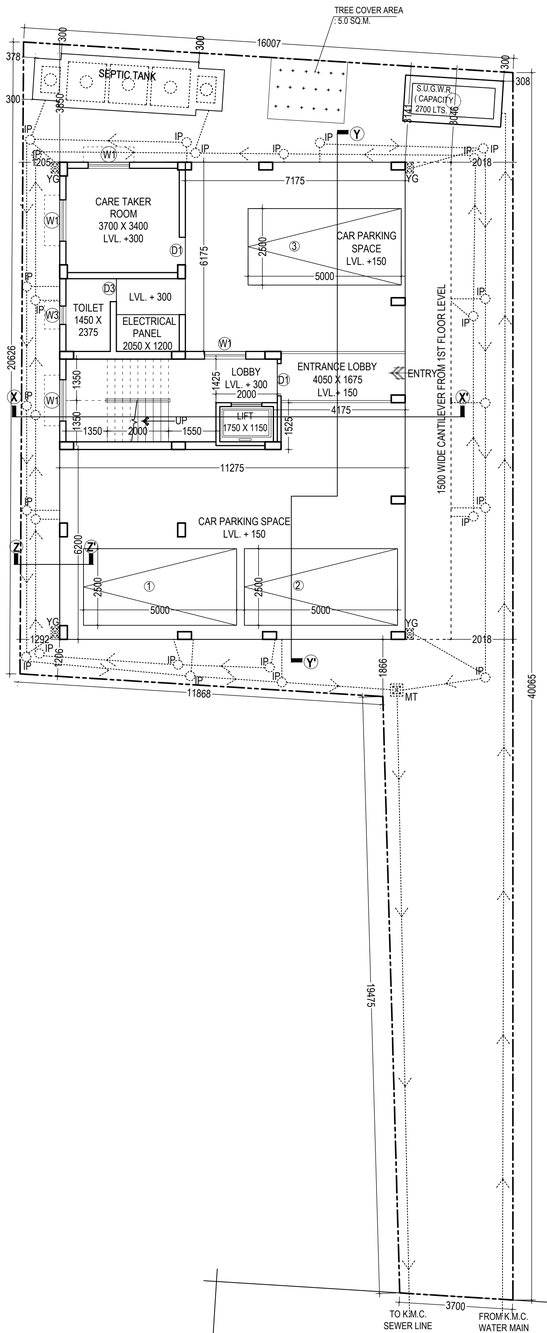
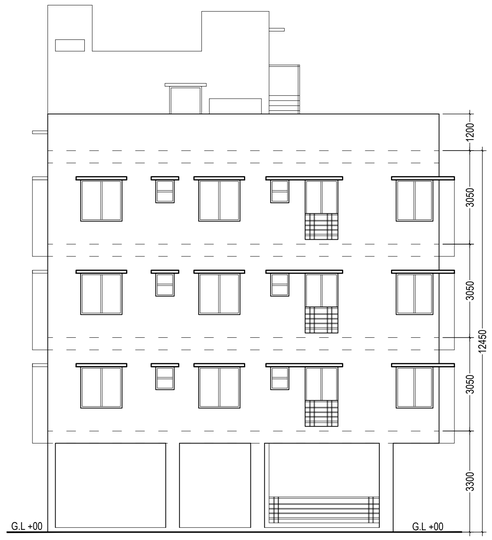


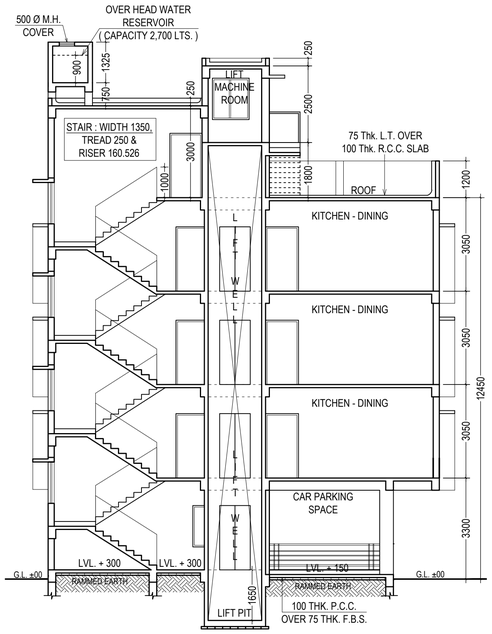
PROPOSED GROUND FLOOR PLAN

SCALE - 1 : 100



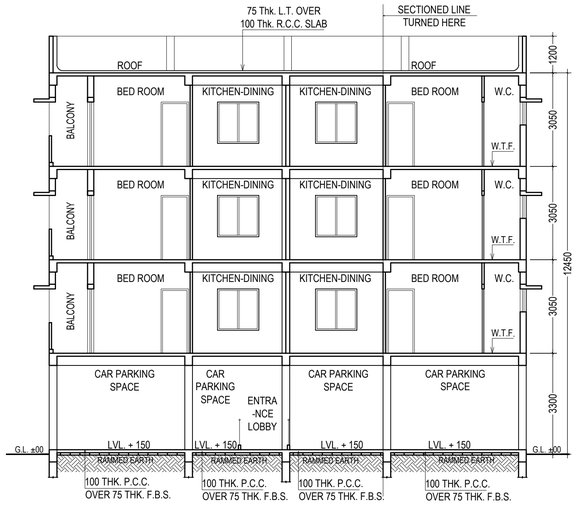
FRONT ELEVATION

SCALE: 1:100



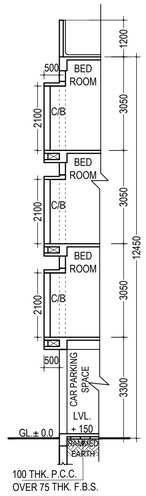
SECTION THROUGH, X - X'.

SCALE: 1:100



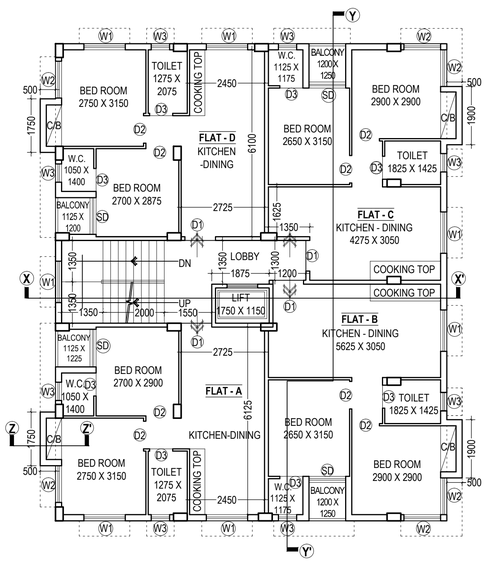
SECTION THROUGH , Y - Y'

SCALE: 1:100



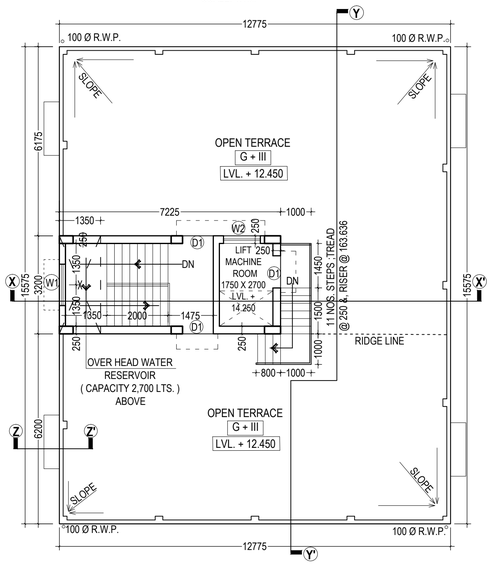
SECTION THROUGH , Z - Z'

SCALE: 1:100



PROPOSED TYPICAL (1ST TO 3RD)FLOOR PLAN

SCALE - 1 : 100



PROPOSED ROOF PLAN

SCALE - 1 : 100

PART - A

1. ASSESSEE NO :- 31- 106 - 16 - 0735 - 7.

2. NAME OF OWNERS : 1. **BINOY KRISHNA ADHIKARY, 3. DILIP ADHIKARY,** 2. **BIJOY KRISHNA ADHIKARY**, 4. **BIPUL ADHIKARY**

3. NAME OF THE APPLICANT : SRI. RAJIB TALUKDAR & SRI BADAL KUMAR CHAKRABORTY PARTNERS OF ' M/S ROYAL CONSTRUCTION'

4. DETAILS OF REGD. DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	402	110 TO 118	16414	19.12.1989	D.S.R, ALIPUR 24-PARGANAS (S)

5. DETAILS OF REGD. DEED OF GIFT:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	6	4898 TO 4915	01883	17.04.2009	D.S.R. - III , 24-PARGANAS (S)

6. DETAILS OF REGD. GENERAL POWER OF ATTORNEY :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
IV	2	1208 TO 1222	00084	24.09.2009	D.S.R. - III , 24-PARGANAS (S)

7. DETAILS OF REGD. DEVELOPMENT POWER OF ATTORNEY :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604-2021	222719 TO 222762	160405921	31.08.2021	D.S.R. - IV , 24-PARGANAS (S)

8. DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2022	127437 TO 127450	163003140	02.06.2022	D.S.R. - V , 24-PARGANAS (S)

*** BLLRO LR PARCHA : KHATIAN NO - 2804,2805,2806,2807 , DATED - 20.11.2021 (CLASSIFICATION OF LAND - VITA)**

*** K.M.C MUTATION CASE NO : M / 106 / 27 - DEC - 21 / 1098, DATED - 27.12.2021 (DAG NO - 1769 / 2443, KHATIAN - 1232, MOUZA - GARFA)**

ABSTRACT AREA STATEMENT :-

AREA OF THE LAND : 06 K. - 01 CH. - 28 SQ.FT. i.e. 4393 SQ.FT. i.e. 408.120 SQ.M.
[AS PER DEED]
AREA OF THE LAND : 06 K. - 01 CH. - 26 SQ.FT. i.e. 4391 SQ.FT. i.e. 407.934 SQ.M.
[AS PER REGISTERED BOUNDARY DECLARATION]
ROAD WIDTH : 9.347 METRE WIDE K.M.C. BLACK TOP ROAD
PERMISSIBLE F.A.R. : 1.75 [AS PER BUILDING RULE 2009, U/R 57(C)]
PERMISSIBLE TOTAL BUILT UP AREA : 713.885 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
PERMISSIBLE GROUND COVERAGE : 53.069 % i.e. 216.486 SQ.M.
PROPOSED GROUND COVERAGE : 48.773 % i.e. 198.963 SQ.M.
PROPOSED EXEMPTED AREA : (63.45 + 10.866) = 74.316 SQ.M.
PROPOSED BUILDING HEIGHT : 12.450 METER [G + THREE STORIED]
REQUIRED CAR PARKING : 03 (THREE) NOS.
PROVIDED CAR PARKING : 03 (THREE) NOS.
PERMISSIBLE AREA FOR PARKING : 75 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 120.380 SQ.M.
PROPOSED F.A.R : (704.825 - 75.0) / 407.934 = 1.544 < 1.75
STAIR COVERED AREA : 16.080 SQ.M.
LIFT MACHINE ROOM AREA : 7.040 SQ.M.
LIFT MACHINE ROOM STAIR AREA : 4.7 SQ.M.
CUPBOARD AREA : 3.650 X 3 = 10.95 SQ.M.
ROOF TANK AREA : 4.640 SQ.M.
TERRACE AREA : 198.963 SQ.M.
ADDITIONAL AREA : (16.080 + 7.040 + 4.7 + 10.95) = 38.77 SQ.M.
TOTAL OTHERS AREA : (766.451 + 16.080 + 7.040 + 4.7 + 10.95) = 805.221 SQ.M.
TOTAL COMMON AREA : 110.360 SQ.M.
PROPOSED TREE COVER AREA : 5.0 SQ.M.

CUP BOARD & LOFT AREA :-

FLOOR MARK	LOFT	CUP BOARD
FIRST FLOOR	----	3.650 SQ.M.
SECOND FLOOR	----	3.650 SQ.M.
THIRD FLOOR	----	3.650 SQ.M.
TOTAL	----	10.950 SQ.M.

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	- - - - -	2100	1000 X 2100
D2	SOLID FLUSH	- - - - -	2100	900 X 2100
D3	SOLID FLUSH	- - - - -	2100	750 X 2100
SD	GLAZED		2100	AS PER DWG.
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1350	2100	600 X 750

SPECIFICATION OF CONSTRUCTION :-

1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT 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. 25 MM. THK. I.PS. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. ' + 300 LVL' TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 160.526 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
12. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

MATERIALS :-
STEEL MUST CONFIRMED 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

1. PROPOSED AREA :

Floor Mkd.	Floor area	Lift Well	Gross Area	EXEMPTED AREA Stair Area	EXEMPTED AREA Lift Lobby	Net Floor Area
Gr. Floor	175.601 sQ.M.	-------	175.601 SQ.M.	12.690 SQ.M.	2.850 SQ.M.	160.061 SQ.M.
1st Floor	198.963 SQ.M.	2.013 SQ.M.	196.950 SQ.M.	12.690 SQ.M.	2.672 SQ.M.	181.588 SQ.M.
2nd Floor	198.963 SQ.M.	2.013 SQ.M.	196.950 SQ.M.	12.690 SQ.M.	2.672 SQ.M.	181.588 SQ.M.
3rd Floor	198.963 SQ.M.	2.013 SQ.M.	196.950 SQ.M.	12.690 SQ.M.	2.672 SQ.M.	181.588 SQ.M.
Total	**772.49 SQ.M.**	**6.039 SQ.M.**	**766.451 SQ.M.**	**50.760 SQ.M.**	**10.866 SQ.M.**	**704.825 SQ.M.**

2. PARKING CALCULATION :

FLAT MKD	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Required Parking Tenement	Parking No.
FLAT- A	44.424	9.152	53.576	03 NOS.	50 < 75 SQ.M.	12 NOS.	03 NOS.
FLAT- B	45.803	9.436	55.239	03 NOS.	50 < 75 SQ.M.		
FLAT- C	44.091	9.083	53.174	03 NOS.	50 < 75 SQ.M.		
FLAT- D	44.252	9.116	53.368	03 NOS.	50 < 75 SQ.M.		
TOTAL REQUIRED PARKING							03 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 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 MAY 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 SITE INSPECTION THE PLOT IS IDENTIFIED BY ME.

NAME OF THE APPLICANT

SRI. RAJIB TALUKDAR & SRI BADAL KUMAR CHAKRABORTY PARTNERS OF 'ROYAL CONSTRUCTION' AS CONSTITUTED ATTORNEY OF BINOY KRISHNA ADHIKARY, BIJOY KRISHNA ADHIKARY, DILIP ADHIKARY, BIPUL ADHIKARY

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 WHICH HAS BEEN MEASURED AND VERIFIED BY ME.THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL.

NAME OF THE ARCHITECT

Mr. ANUPAM GHOSH
Registered Architect
Reg. No. C.A / 2005 / 36555.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE 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.
SOIL TESTING HAS BEEN DONE BY MR. KALLOL KR. GHOSHAL OF TECHNO SOIL, F-25, C.I.T. MARKET, JADAVPUR , KOLKATA - 700 032, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER

Mr. BIBEK BIKASH MULLICK
Structural Engineer (ESE / I / 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

Mr. KALLOL KR. GHOSHAL
(G.T. II / 14)

PROJECT :-

PROPOSED GROUND + THREE STORIED [12.450 MT. HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 735, PURBACHAL MAIN ROAD, P. S. KASBA NOW GARFA, MOUZA - GARFA, R.S. DAG NO. 1769/2443, R.S. KHATIAN NO.1232, (L.R. KHATIAN NO. 2804,2805,2806,2807), TOUZI NO. 155, KOLKATA 700 078, WARD NO. 106, UNDER BOROUGH XII [K. M. C.] AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009

TITLE :-
PROPOSED GROUND FLOOR PLAN, PROPOSED TYPICAL FLOOR PLAN, ELEVATION & SECTIONS.

PLAN CASE NO. :
DRAWING SHEET NO.
DEALT : T. SARKAR
DATE : 20.06.2022

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

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.

B.P. NO. - 2022120424
DATED - 16-DEC-22
VALID UPTO - 15-DEC-27

SPACE FOR DIGITAL SIGNATURE

DEBASIS SOM
Digitally signed by DEBASIS SOM
Date: 2022.12.17 16:16:22 +05'30'
DIGITAL SIGNATURE OF A.E. (C) / Bldg.

SHIBA PRASAD JANA
Digitally signed by SHIBA PRASAD JANA
Date: 2022.12.17 16:24:28 +05'30'
DIGITAL SIGNATURE OF E.E. (C) / Bldg.