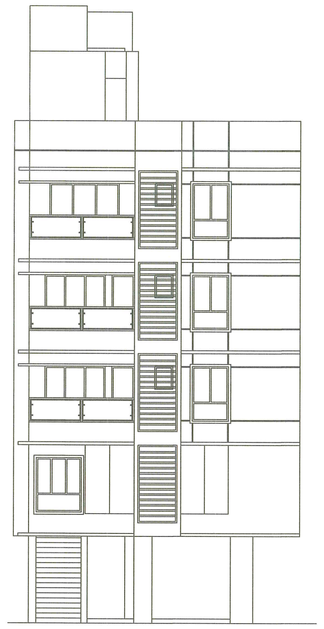
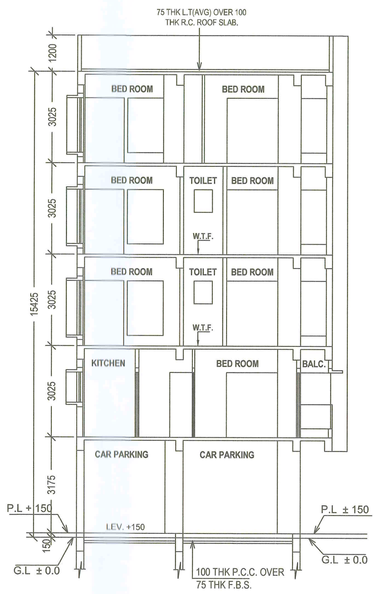
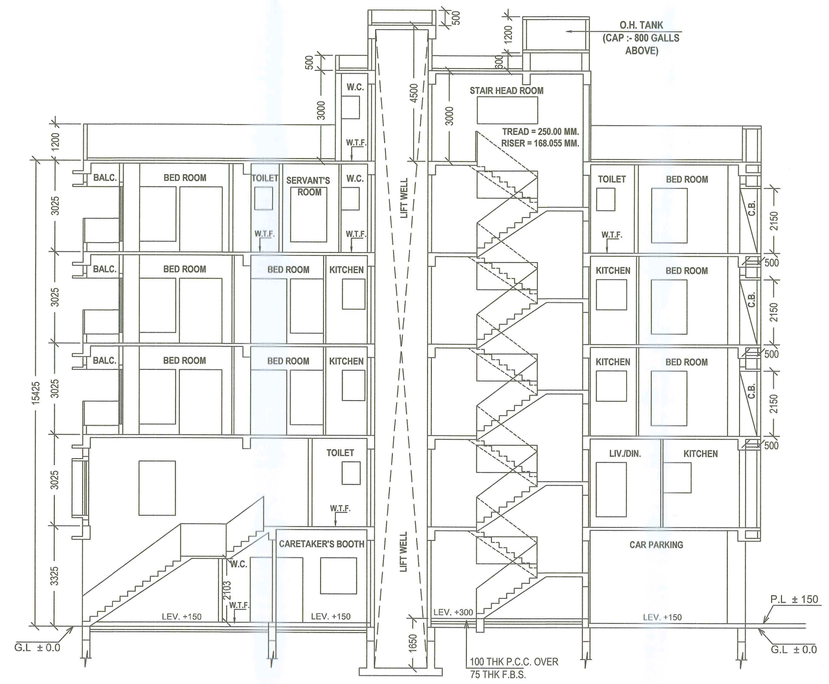


FRONT ELEVATION
SCALE: 1:100



SECTION THROUGH A - A'
SCALE : 1 : 100



SECTION THROUGH B - B'
SCALE : 1 : 100

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2150	W	3660	1800
D1	900	2150	W1	2300	1800
D2	750	2150	W2	2000	1800
D/W	1800	2150	W3	1500	1800
			W4	1200	1800
			W5	1000	1800 / 1000
			W6	750	1000
			W7	600	600
			C/W	1050 / 1100	1800

CERTIFICATE

Premises No : 35, KABIR ROAD
Assessee No : 110871200427
Name of the Owner (s) / Applicant (s) : Mr. Subhasish Chowdhury
Director of Messieurs Msd Enclave Projects Pvt. Ltd.
Self and Constituted Attorney of Sri Gautam Chatterjee , Smt Chinmoyee Chatterjee , Sri Debashis Chattopadhyay , Smt Anita Chakrabarti
Area of Land : 5K-05CH-41SFT = 359.160 SQM
Name of Architect : Arjun Pal No. CA/2010/47578
Permissible height in reference to CCZM issued by AAI : 33.0 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 (AMSL)
	Latitude	Longitude	
1	22.512224	88.349419	2.7 M.
2	22.512481	88.349326	2.7 M.

That 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.

Arjun Pal (B. Arch)
Registered Architect
Regn. No.-CA/2010/47578

ARJUN PAL (B.ARCH)
Registered Architect
Regn No - CA/2010/47578
NAME OF ARCHITECT.

Mr. Subhasish Chowdhury
Director of Messieurs Msd Enclave Projects Pvt. Ltd.
Self and Constituted Attorney
Sri Gautam Chatterjee , Smt Chinmoyee Chatterjee ,
Sri Debashis Chattopadhyay , Smt Anita Chakrabarti
NAME OF OWNER / APPLICANT

CERTIFICATE OF GEO - TECHNICAL ENGINEER

UNDERSIGNED SHALL INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT SHALL BE ASCERTAINED 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
B.C.E, M.E., M.I.G.S, M.I.E.
CHARTERED ENGINEER
G.T.E. - 3(I)
NAME OF GEO-TECHNICAL ENGINEER

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH
1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MARBLE FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 110871200427	
2. DETAIL OF REGISTERED DEED .	
BOOK NO : I VOL. NO : 44 PAGE NO : 174 TO 185	
BEING NO : 1148 DATED : 31.01.1983 PLACE : D.S.R. ALIPORE	
BOOK NO : I VOL. NO : 13 PAGE NO : 3248 TO 3264	
BEING NO : 02849 DATED : 22.04.2015 PLACE : A.D.S.R. ALIPORE	
BOOK NO : I VOL. NO : 1604-2023 PAGE NO : 346203 TO 346229	
BEING NO : 160411317 DATED : 13.09.2023 PLACE : D.S.R.- IV SOUTH 24 -PARGANAS	
BOOK NO : I VOL. NO : 1902-2023 PAGE NO : 499436 TO 499462	
BEING NO : 190214079 DATED : 20.10.2023 PLACE : A.R.A.- II KOLKATA	
3. DETAIL OF REGISTERED BOUNDARY DECLARATION .	
BOOK NO : I VOL. NO : 1603-2024 PAGE NO : 64095 TO 64106	
BEING NO : 160302567 DATED : 20.02.2024 PLACE : D.S.R. - III SOUTH 24-PARGANAS	
4. DETAIL OF REGISTERED POWER OF ATTORNEY .	
BOOK NO : I VOL. NO : 1604-2024 PAGE NO : 6291 TO 6313	
BEING NO : 160415273 DATED : 04.01.2024 PLACE : D.S.R. - IV SOUTH 24-PARGANAS	
5. a) AREA OF LAND (Deed & Physical)	**: 5K-05CH-41SFT = 359.160 SQM**
b) NO OF STOREY	**: G+IV**
6. a) NO. OF TENAMENTS	**: 6 NOS.**
7. SIZE OF TENAMENTS	**: a) 50.0 - 75.0 Sqm ..... 1 NO**
	: b) 75.0 - 100.0 Sqm ..... 2 NOS
	: c) 100.0 - 200.0 Sqm ..... 3 NOS

PART-B:

1. AREA OF LAND AS PER TITLE DEED	= 5K-05CH-41SFT = 359.160 SQM
2. AS PER BOUNDARY DECLARATION	= 5K-05CH-41SFT = 359.160 SQM
4. NET LAND AREA.	= 359.160 SQM
5. (i) PERMISSIBLE GROUND COVERAGE:	- 54.695 % = 196.443 SQM
(ii) PROPOSED GROUND COVERAGE	:- 52.066 % = 187.00 SQM
6. PROPOSED HEIGHT	= 15.425 MT.

7. PROPOSED AREA :-

	GROSS COVERED AREA	CUT OUT		EXEMPTED AREA			NET FLOOR AREA
		STAIR DUCT	LIFT WELL	COVERED AREA (LESS CUTOUT)	STAIR+STAIR LOBBY	LIFT LOBBY	
GROUND FLOOR	163.900 SQM	-	-	163.900 SQM	15.00 SQ.M	2.812 SQ.M	146.088 SQ.M
1ST FLOOR	187.000 SQM	8.882 SQ.M	2.756 SQ.M	175.552 SQM	15.00 SQ.M	2.812 SQ.M	157.740 SQ.M
2ND FLOOR	187.000 SQM	-	2.756 SQ.M	184.244 SQM	15.00 SQ.M	2.812 SQ.M	166.432 SQ.M
3RD FLOOR	187.000 SQM	-	2.756 SQ.M	184.244 SQM	15.00 SQ.M	2.812 SQ.M	166.432 SQ.M
4TH FLOOR	187.000 SQM	-	2.756 SQ.M	184.244 SQM	15.00 SQ.M	2.812 SQ.M	166.432 SQ.M
TOTAL	911.900 SQM	8.882 SQ.M	11.024 SQ.M	892.184 SQ.M	75.00 SQ.M	14.060 SQ.M	803.124 SQ.M

8. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1	44.212 SQ.M	9.529 SQ.M	53.741 SQ.M	1	4 NOS
2	84.810 SQ.M	18.302 SQ.M	103.22 SQ.M	2	
3	79.433 SQ.M	17.139 SQ.M	96.533 SQ.M	2	
4	164.354 SQ.M	35.423 SQ.M	199.777 SQ.M	1	

(B) BUSINESS :-
(i) OFFICE BUILT-UP AREA = 119.814 SQM.
(ii) OFFICE CARPET AREA = 100.129 SQM. REQUIRED CAR PARKING = 2 NOS

(C) PARKING:

(i) TOTAL REQUIRED CAR PARKING	:- 6 NOS
(ii) TOTAL PROVIDED CAR PARKING	:- 6 NOS
(iii) PERMISSIBLE AREA FOR PARKING	= (6 X 25) = 150 SQ.M.
(iv) PROVIDED AREA OF PARKING	= 119.295 SQ.M.
9. F.A.R.:	
(i) PERMISSIBLE F.A.R	= 2.25
(ii) PROPOSED F.A.R	= (803.124 - 119.295) / 359.160 = 1.904<2.25
10. MISC AREA:	
(i) STAIR HEAD ROOM AREA	- 21.39 SQ.M.
(ii) LIFT MACHINE ROOM AREA (M.R.L.)	- 3.8 SQ.M.
(iii) TERRACE AREA	- 187.00 SQ.M.
(iv) RELAXATION OF AUTHORITY, IF ANY	:- NIL
(v) OVER HEAD TANK AREA	- 7.48 SQ.M.
(vi) AREA OF W.C. AT ROOF	= 3.00 SQM.
(vii) AREA OF CUP-BOARD	= 14.402 SQM.
(viii) AREA OF TREE COVER	= 8.2 SQM.
(ix) TOTAL AREA ONLY FOR FEES	= 934.776 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

Joydeep Mukherjee
B.E. (CIVIL)
E.S.E.-178(I)

JOYDEEP MUKHERJEE
B.E.(CIVIL), E.S.E. - 178(I)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

Arjun Pal (B. Arch)
Registered Architect
Regn. No.-CA/2010/47578

ARJUN PAL (B.ARCH)
Registered Architect
Regn No - CA/2010/47578
NAME OF ARCHITECT.

DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R TAKEN UNDER THE GUIDANCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION.
THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

Mr. Subhasish Chowdhury
Director of Messieurs Msd Enclave Projects Pvt. Ltd.
Self and Constituted Attorney of
Sri Gautam Chatterjee
Smt Chinmoyee Chatterjee
Sri Debashis Chattopadhyay
Smt Anita Chakrabarti

Mr. Subhasish Chowdhury
Director of Messieurs Msd Enclave Projects Pvt. Ltd.
Self and Constituted Attorney
Sri Gautam Chatterjee , Smt Chinmoyee Chatterjee ,
Sri Debashis Chattopadhyay , Smt Anita Chakrabarti
NAME OF OWNER / APPLICANT

B.P. NO :- 2024080009 DATED :- 27-04-2024 VALID UP TO :- 26-04-2029

TUSHAR JATI Digitally signed by TUSHAR JATI Date: 2024.04.27 16:33:09 +05'30'
DIGITAL SIG. OF EXECUTIVE ENGINEER (K.M.C.)
BR. VIII / BUILDING DEPARTMENT

SANDIP MANDAL Digitally signed by SANDIP MANDAL Date: 2024.04.27 16:29:38 +05'30'
DIGITAL SIG. OF ASSISTANT ENGINEER (K.M.C.)
BR. VIII / BUILDING DEPARTMENT

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN,
FRONT SIDE ELEVATION, SECTION AT A-A', B-B' ,

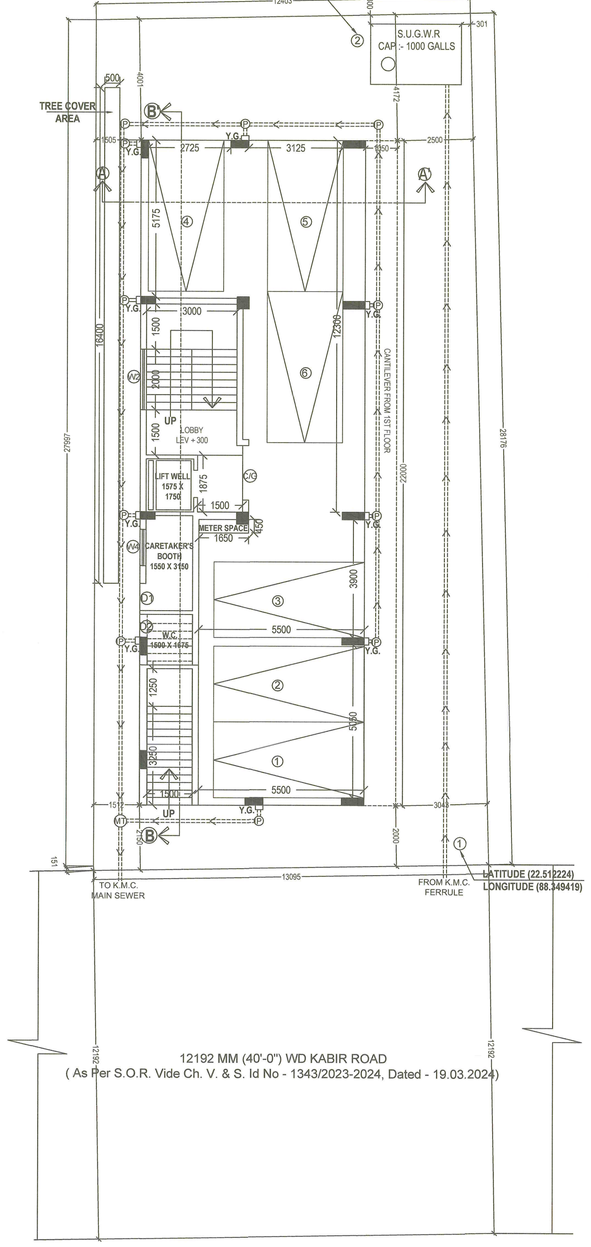
PROJECT:
PROPOSED G+IV STORIED (HT.-15.425MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009 AT PREMISES NO - 35,KABIR ROAD, WARD NO.-87, BOROUGH NO.-VIII, P.S. - TOLLYGUNGE, KOLKATA - 700 026.

JOB NO.	DRG. NO.	DATE	DEALT
2/2	ARCH / CORP - A DWG	20.04.2024	AYAN

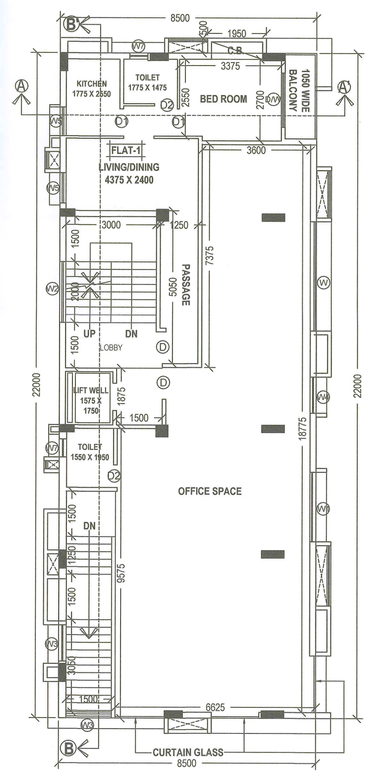
ARCHITECTURAL CONSULTANT

syn tech engg pvt. ltd.
(redefining synergy technologies)
ARCHITECTS , ENGINEERS , INTERIOR DESIGNERS , LANDSCAPE
367, Lake Gardens Kolkata - 700 045 . Tel. : +91-33 2422 7811, +91-92300 42212
e-mail: synergytechnologiescalcutta@gmail.com www. synergytechnologiescalcutta.com

SCALE -1:100



GROUND FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
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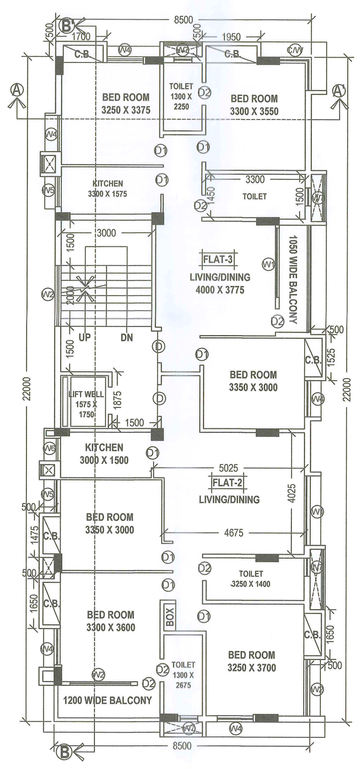

SECOND & THIRD FLOOR PLAN
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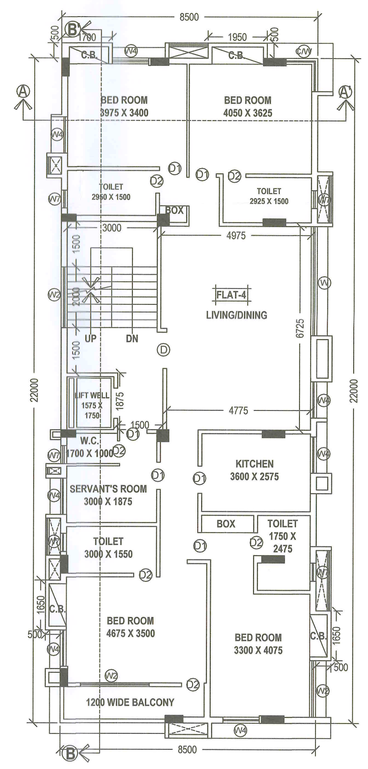

FOURTH FLOOR PLAN
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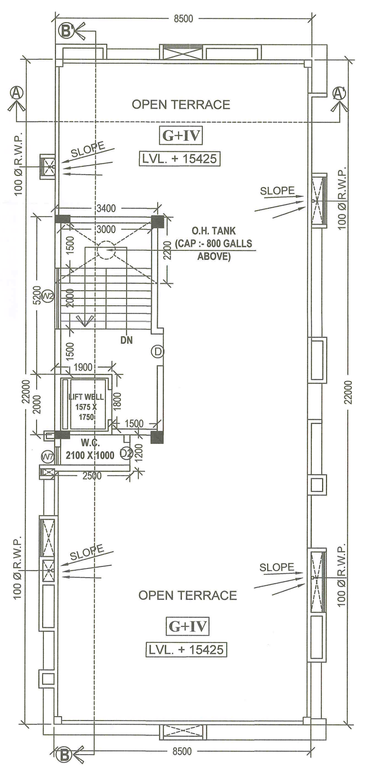

ROOF PLAN
SCALE: 1:100