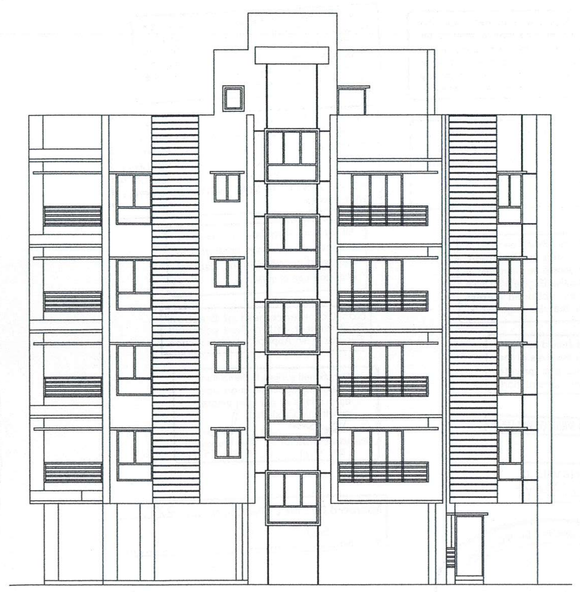
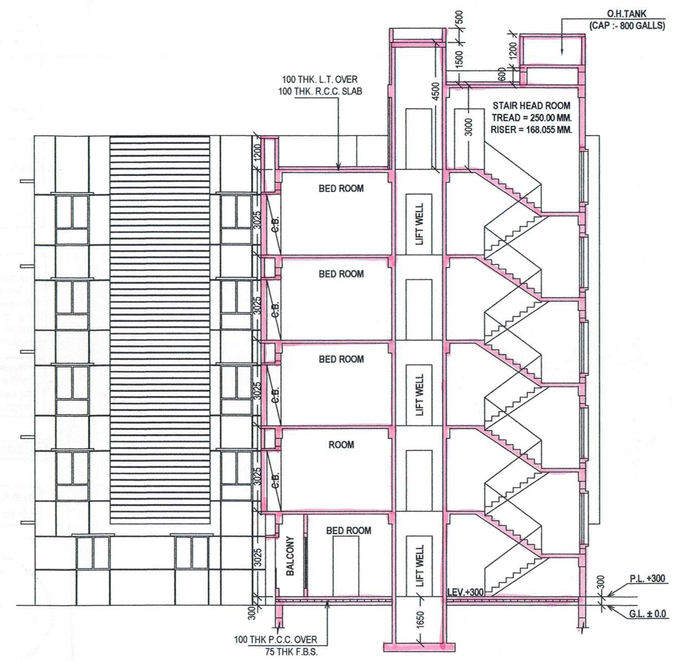
FRONT ELEVATION

SCALE: 1:100



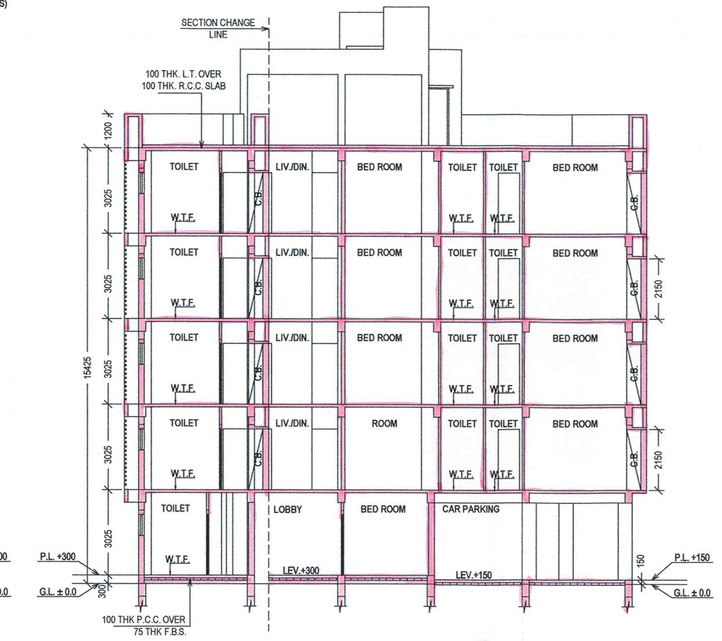
NORTH SIDE ELEVATION

SCALE: 1:100



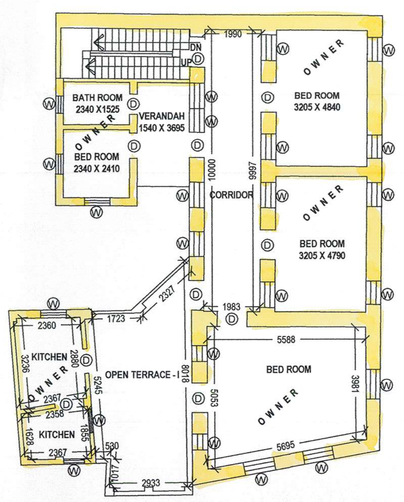
SECTION THROUGH A - A'

SCALE : 1 : 100



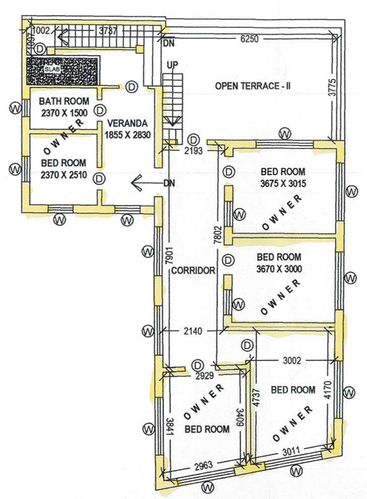
SECTION THROUGH B - B'

SCALE : 1 : 100



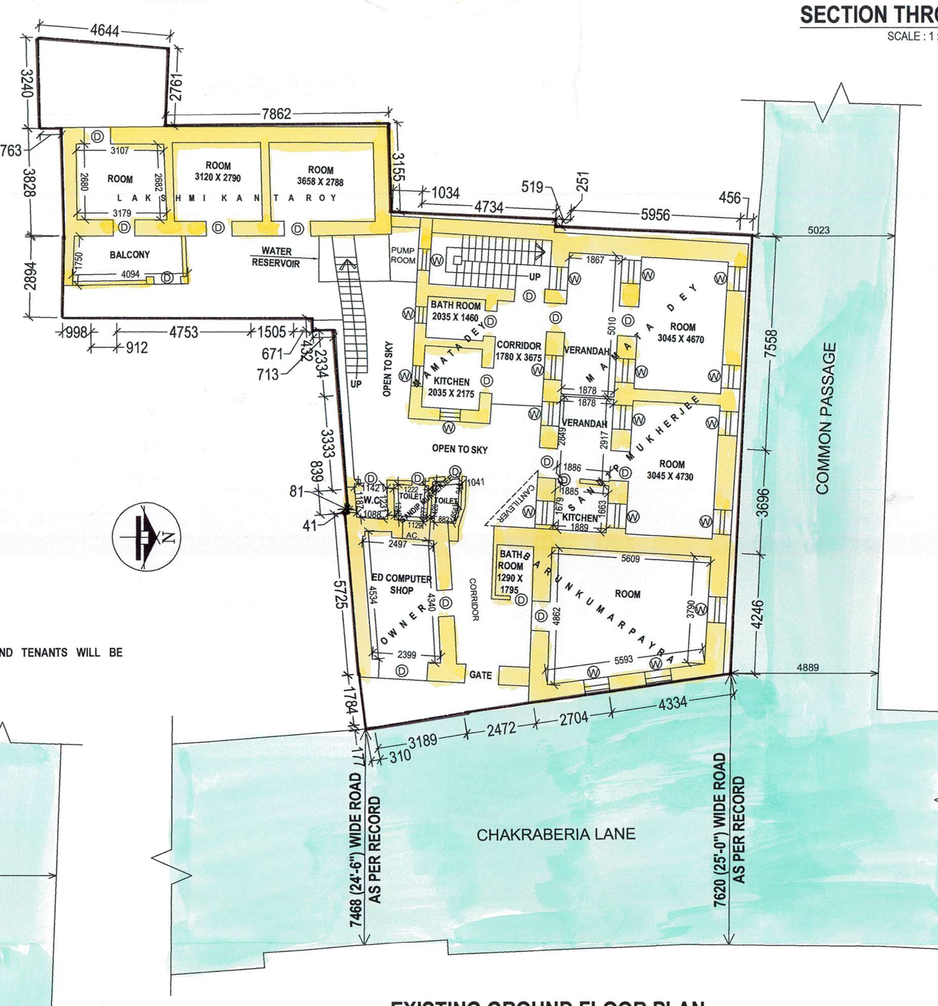
EXISTING FIRST FLOOR PLAN.

SCALE: 1:100



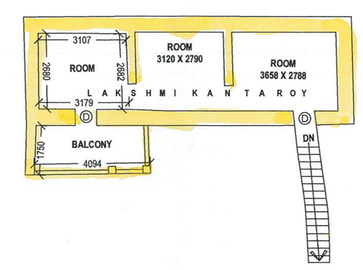
EXISTING SECOND FLOOR PLAN.

SCALE: 1:100



EXISTING GROUND FLOOR PLAN.

SCALE: 1:100

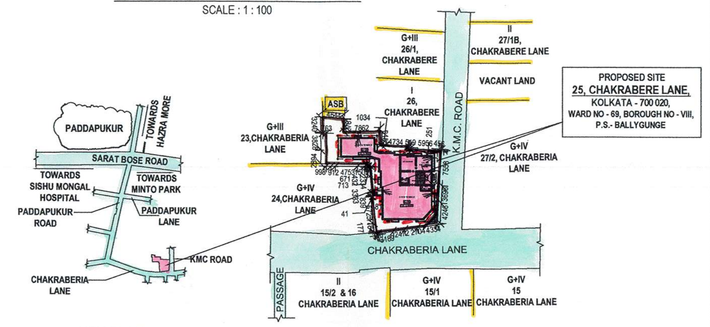


KEY PLAN

SCALE - 1:4000

EXISTING FIRST FLOOR PLAN.

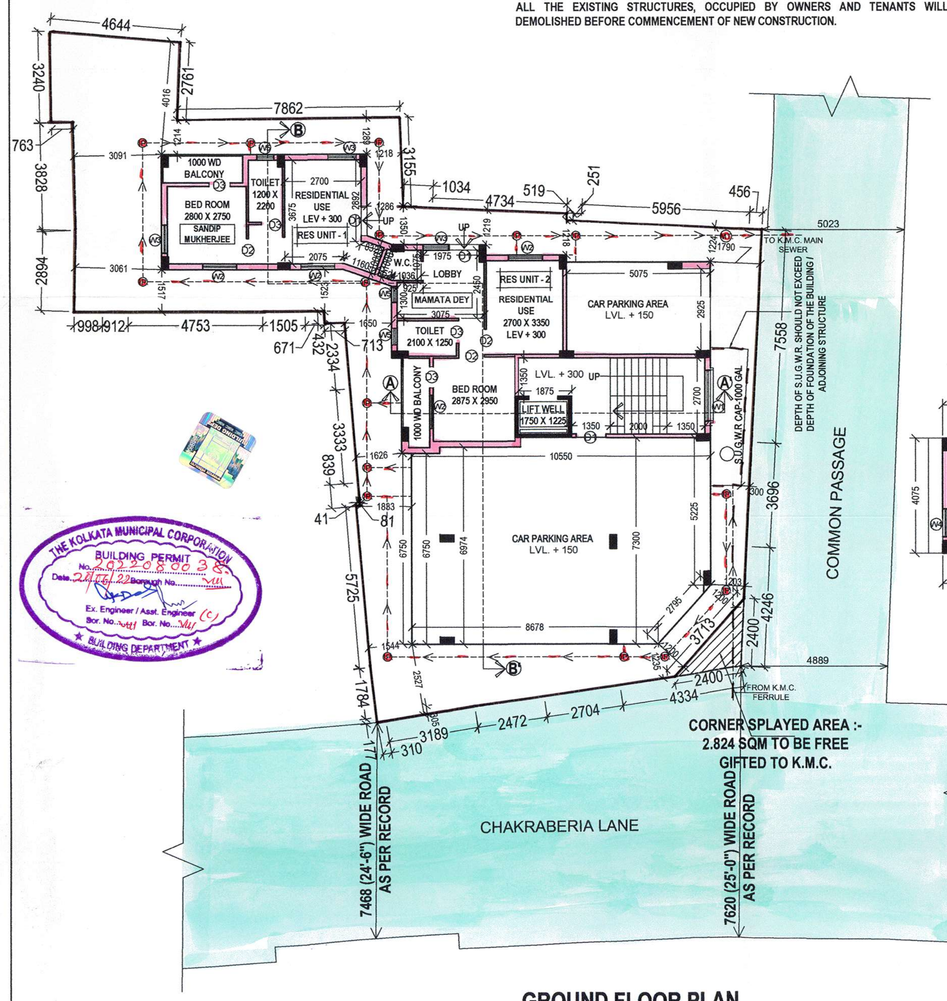
SCALE: 1:100



SITE PLAN

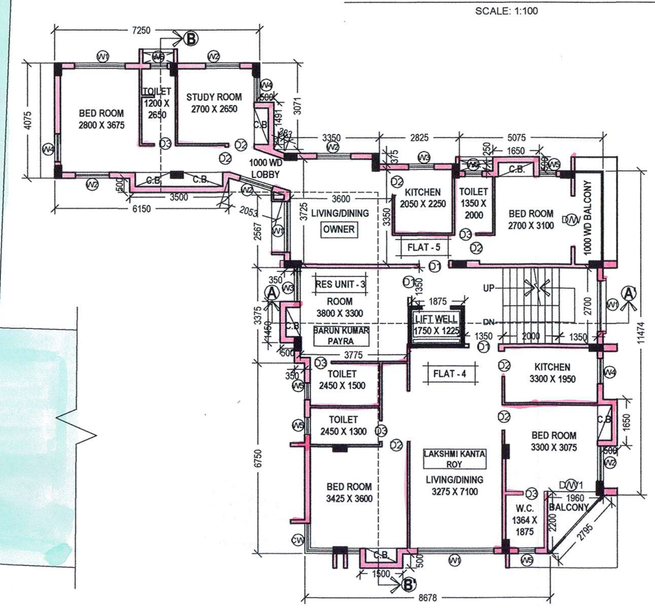
SCALE : 1:500

NOTE :-
ALL THE EXISTING STRUCTURES, OCCUPIED BY OWNERS AND TENANTS WILL BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION.



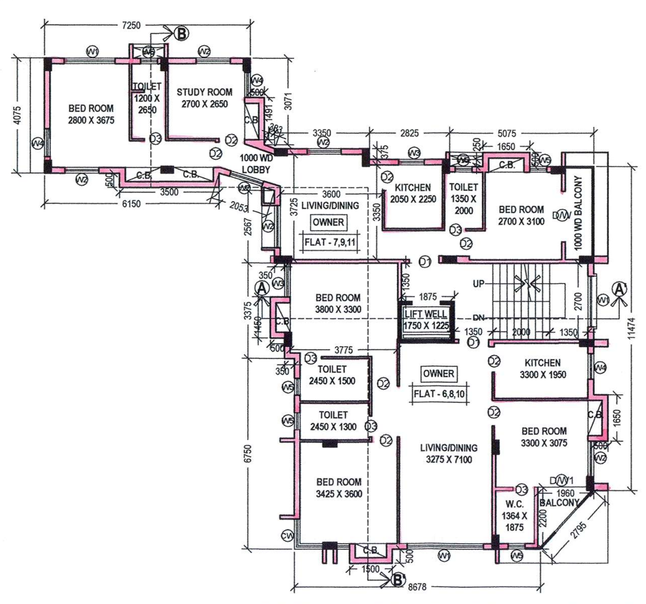
GROUND FLOOR PLAN.

SCALE: 1:100



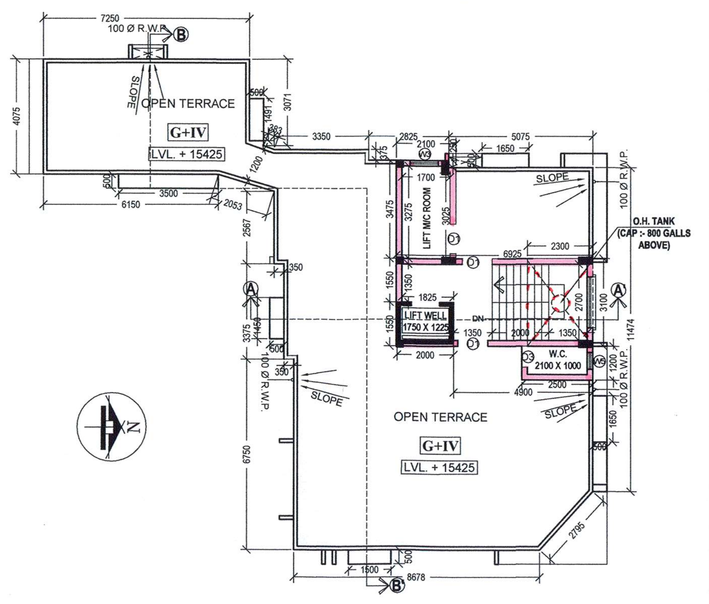
FIRST FLOOR PLAN.

SCALE: 1:100



SECOND, THIRD & FOURTH FLOOR PLAN.

SCALE: 1:100



ROOF PLAN.

SCALE: 1:100

(1) AREA STATEMENT OF OWNER(S) :-

S.L.	OWNER'S ALLOCATION	EXISTING USE	FLOOR	AREA (Sq.M) OCCUPIED	COMMON	TOTAL	PROPOSED USE	FLOOR	AREA (Sq.M) OCCUPIED	COMMON	TOTAL
1		COMM	GR	20.809		20.809	RES	1st,2nd,3rd,4th	552.358	6.426	558.784
		RES	GR, 1ST 2ND	244.618	21.166	265.784					
					TOTAL (A)	286.593				TOTAL (B)	558.784

(2) AREA STATEMENT OF TENANTS :-

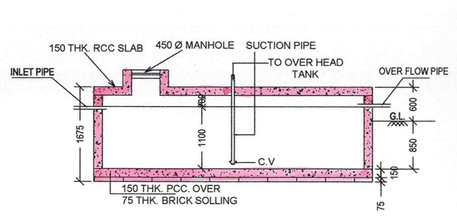
S.L.	NAME OF THE TENANT(S) TO BE REHABILITATED	EXISTING USE	FLOOR	AREA (Sq.M) OCCUPIED	COMMON	TOTAL	PROPOSED USE	FLOOR	AREA (Sq.M) OCCUPIED	COMMON	TOTAL
1	BARUN KUMAR PAYRA	RES	GR	37.877	3.021	40.898	RES	1ST	18.336	0.213	18.549
2	LAKSHMI KANTA ROY	RES	GR & 1ST	96.326	7.682	104.008	RES	1ST	69.686	0.81	70.496
3	SANDIP MUKHERJEE	RES	GR	40.508	3.23	43.738	RES	GR	30.406	0.353	30.759
4	MAMATA DEY	RES	GR	40.876	3.26	44.136	RES	GR	37.834	0.44	38.274
					TOTAL (C)	232.78				TOTAL (D)	158.078

(3) TOTAL AREA OF STAIR / LIFT :- EXISTING : 16.181 Sq.M., PROPOSED : 84.677 Sq.M.

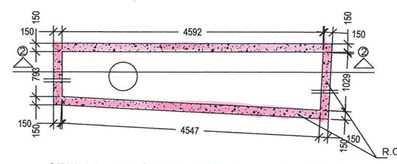
(4) PERMISSIBLE FLOOR AREA :- (A + 2C) = 286.593 + 2 X 232.78 = 752.153 Sq.M.

NOTES
1. ALL DIMENSIONS ARE IN M.M. IF NOT OTHERWISE STATED.
2. ALL DIMENSIONS ARE STRUCTURAL AND DO NOT INCLUDE PLASTER OR OTHER FINISHES.
3. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED AND NO PART OF THE DRAWING SHOULD BE SCALED.

SPECIFICATIONS
1. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP N.B.C.1984 HASTO BE FOLLOWED.
2. MIX. OF CONCRETE FOR ALL R.C.C. MEMBER SHALL BE M-20 GRADE CONFORMING TO I.S. 456-1978.
3. ALL REINFORCEMENTS SHALL BE OF TOR STEEL Fe-415 CONFORMING TO I.S. 1786-978.
4. ALL EXTERNAL WALLS ARE 200 M.M. THK. AND INTERNAL WALLS ARE 125 & 75 M.M. THK. WITH 1ST. CLASS BRICK AND CEMENT SAND MORTER 1:6 AND 1:4 RESPECTIVELY.
5.BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
6.CLEAR COVER OF THE MAIN REINFORCEMENT AS FOLLOWS:-
a) FOUNDATION AND TIE BEAM- 30 M.M.
b) COLUMN-30 M.M.
c) BEAM- 25 M.M.
d) SLAB- 20 M.M.



SECTION AT 2 - 2 SCALE : 1: 50



SEMI UNDER GROUND WATER RESERVOIR
(CAPACITY : 1000 GAL)
SCALE : 1 : 50

DOOR / WINDOW SCHEDULE

MARKED	TYPE	SILL HEIGHT FROM FL	LINTEL HEIGHT FROM FL	SIZE
D1	SOLID FLUSH		2150	1050 X 2150
D2	SOLID FLUSH		2150	900 X 2150
D3	SOLID FLUSH		2150	750 X 2150
D4W	SOLID FLUSH		2150	1800 X 2150
D1W1	SOLID FLUSH		2150	1700 X 2150
W	GLAZED	350	2150	2700 X 1800
W1	GLAZED	350	2150	1800 X 1800
W2	GLAZED	350	2150	1200 X 1800
W3	GLAZED	1150	2150	1000 X 1000
W4	GLAZED	350	2150	900 X 1800
W5	GLAZED	1400	2150	600 X 750

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSE NO. 110891000760
2. NAME OF THE OWNERS :- SMT MADHURI SINHA
3. DETAILS OF REGD DEED :- BOOK NO. I, VOL NO :- 1602-2020, PAGE NO :- 203126 TO 203154,BEING NO :-160205267, DATE : 30.09.2020, REGD AT : D.S.R.-II 24 PGS (S)
4. DETAILS OF REGD BOUNDARY DESCLARATION :- BOOK NO. I, VOL NO :- 1602-2021, PAGE NO :- 18171 TO 18192, BEING NO :- 160200262, DATE : 14.01.2021, REGD AT : D.S.R.-II 24 PGS (S)
5. DETAILS OF REGD DEED OF GIFT :- BOOK NO. I, VOL NO :- 1602-2021, PAGE NO :- 18153 TO 18170, BEING NO :- 160200351, DATE : 14.01.2021, REGD AT : D.S.R.-II 24 PGS (S)
6. DETAIL OF REGD POWER OF ATTORNEY: BOOK NO. I VOL.NO. 1602-2020 PAGE NO : 226762 TO 226831 BEING NO. 160205860 DATE : 04.11.2020 REGD AT : D.S.R. - II 24 PGS (S)
7. DETAIL OF NON - EVICTION OF TENANT: BOOK NO. I VOL.NO. 1630-2021 PAGE NO : 186528 TO 186545 BEING NO. 163005659 DATE : 14.12.2021 REGD AT : D.S.R. - V 24 PGS (S)

PART - B

1. AREA OF LAND :-
AS PER TITLE DEED = 6K-0CH-0SFT = 401.337 SQM
AS PER BOUNDARY DECLARATION = 6K-13CH-0.0825FT = 321.914 SQM
2. CORNER SPLAYED AREA - 2.824 SQM
3. NET LAND AREA :- (321.914 - 2.824 = 319.09 SQM)
4. PERMISSIBLE GROUND COVERAGE :- 60.0 % = 193.148 SQM
5. PROPOSED GROUND COVERAGE :- 55.4 % = 178.34 SQM
6. PROPOSED AREA :-

	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	178.34 SQM	12.69 SQM	-	2.531 SQM	163.119 SQM
1ST FLOOR	178.34 SQM	12.69 SQM	2.143 SQM	2.531 SQM	160.976 SQM
2ND FLOOR	178.34 SQM	12.69 SQM	2.143 SQM	2.531 SQM	160.976 SQM
3RD FLOOR	178.34 SQM	12.69 SQM	2.143 SQM	2.531 SQM	160.976 SQM
4TH FLOOR	178.34 SQM	12.69 SQM	2.143 SQM	2.531 SQM	160.976 SQM
TOTAL	891.70 SQM	63.45 SQM	8.572 SQM	12.655 SQM	807.023 SQM

7. PARKING CALCULATION :
(A)

TENEMENT SIZE	TENEMENT NO
RES UNIT 1 - 30.759 SQM	-
RES UNIT 2 - 38.274 SQM	-
RES UNIT 3 - 18.549 SQM	-
FLAT 4 - 70.496 SQM	1
FLAT 5, 6 & 10 - 89.05 SQM	3
FLAT 5, 7, 9 & 11 - 72.908 SQM	4
	8

(B) ACTUAL AREA OF PARKING PROVIDED = 90.343 SQM, (a) Ground Floor = 90.343 SQM
8. PERMISSIBLE FLOOR AREA (EXCLUDING PARKING AND EXEMPTED AREA) = 752.153 SQM
9. PROPOSED FLOOR AREA (EXCLUDING PARKING AND EXEMPTED AREA) = 716.862 SQM
10.STATEMENT OF OTHER AREA FOR FEES :-

FLOOR	LOFT	CUBBOARD	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	NIL	5.696 SQM	NIL
2ND FLOOR	NIL	5.696 SQM	NIL
3RD FLOOR	NIL	5.696 SQM	NIL
4TH FLOOR	NIL	5.696 SQM	NIL
TOTAL	NIL	22.784 SQM	NIL

11. STAIR CASE AREA :- 18.25 SQM
12. OVER HEAD RESERVOIR :- 7.13 SQM
13. LIFT MC ROOM :- 3.1 + 7.226 = 10.335 SQM
14. W.C. AT ROOF :- 3.0 SQM
15. OTHER AREA FOR FEES :- 98.889 SQM

CERTIFICATE OF GEO - TECHNICAL 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
RUPAK KUMAR BANERJEE
B.C.E., M.E., MIGS
M.I.E., CHARTERED ENGINEER
ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
G.T/05 (K.M.C.) LM-4279, M.-163878-5

SIG. OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF THE BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING REPORT HAS BEEN DONE BY RUPAK KUMAR BANERJEE OF M/S APEX SOLUTIONS, 34B, LAKE GARDENS, KOLKATA - 700 045. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

Joydeep Mukherjee
B.E. (CIVIL)
E.S.E. -17/01

SIG. OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD 7468 MM CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.

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

SIG. OF ARCHITECT.

DECLARATION OF OWNER

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
1. WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
3.K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITIES OF THE BUILDING & ADJOINING STRUCTURES.
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 WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.A. /E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION WORK.

Ashoke Rakshit
Debasish Rakshit

BUILDS REALITY CONSTRUCTION
REPRESENTED BY ITS PARTNERS
(1) SIDHAN RUDRA
(2) JOYDEEP MUKHERJEE
(3) ASOKE RAKSHIT
(4) DEBASISH RAKSHIT
CONSTITUTED ATTORNEY OF
SMT. MADHURI SINHA

SIGNATURE OF OWNER/P.R

PROPOSED G+IV STORIED [15.425 M.HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO.

25, CHAKRABERE LANE,

UNDER K.M.C. WARD NO. 69, BOROUGH NO. VIII, P.S.- BALLYGUNGE, KOLKATA - 700 020, UNDER RULE 142 OF BUILDING RULE 2009.

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, +91-33 4064 4587
e-mail: synergytechnologiescalcutta@gmail.com www. synergytechnologiescalcutta.com

ARCHITECTURAL SHEET		SCALE- 1:100,1:50,1:600,1:4000	
REV.-	@ 16.06.2022	DESCRIPTION	DRAWN BY - AYAN

PARTY'S COPY

Plan for Water Supply arrangement including SEMILL G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

The building materials that will be stocked on Road/Passage or Foot-path of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 436 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (C) Asst. Engineer (C)
BR. Circle B. Bhowmik

DEVIATION WOULD MEAN DEMOLITION

THE SANCTION IS VALID UP TO 13/12/2027

Approved By : MPC Meeting No. 576
Item. No. 58/22-23 19/05/2022

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
Date 27/12/2023 Borough No. 30
Ex. Engineer/ Asst. Engineer (C)
Dy. No. 1(1) Ref. No. 1(1)
BUILDING DEPARTMENT

RESIDENTIAL BUILDING