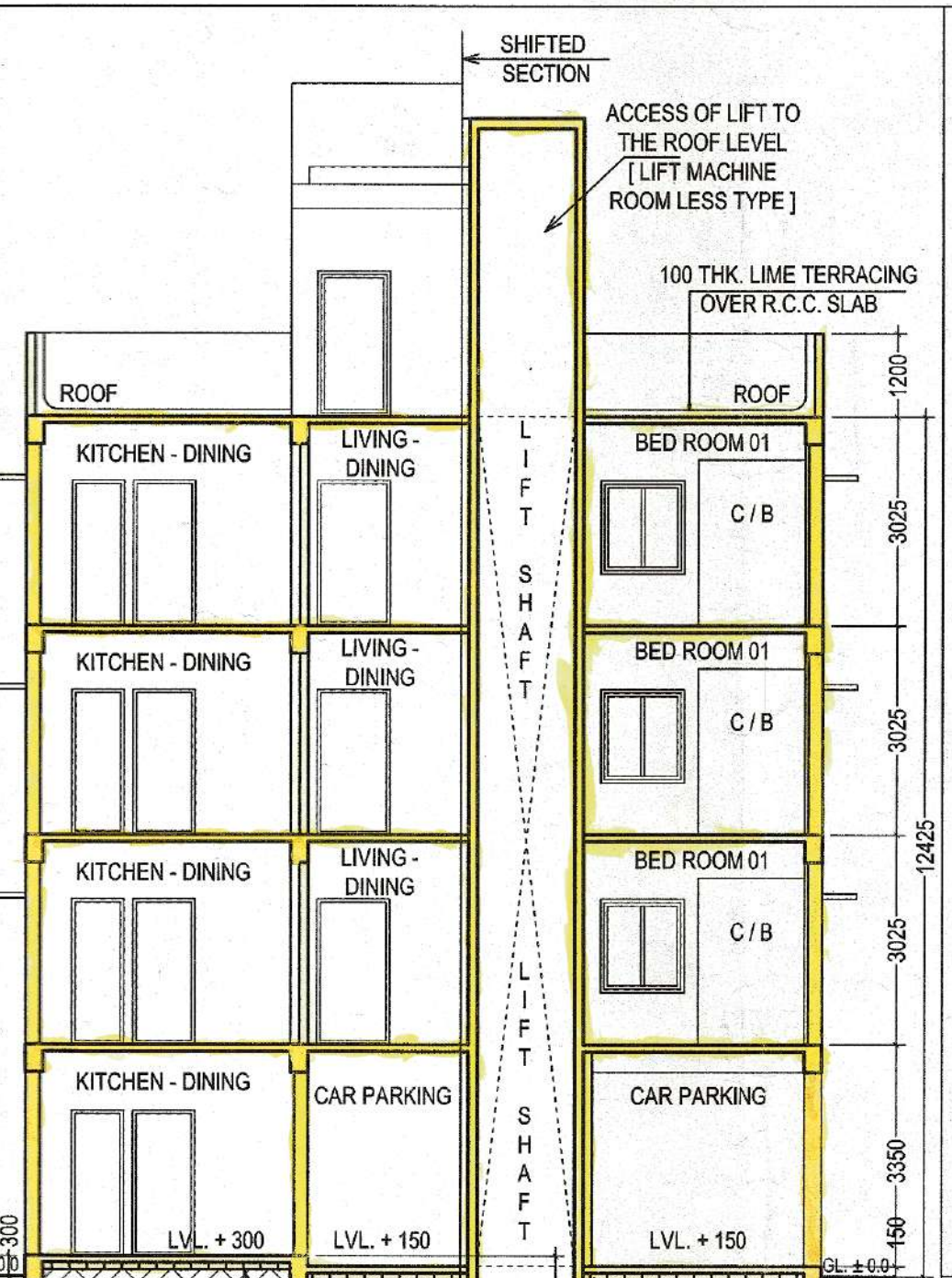




FRONT ELEVATION SCALE: 1:100

EAST SIDE ELEVATION SCALE: 1:100



SECTION THROUGH X - X' SCALE: 1:100

ABSTRACT AREA STATEMENT:
 AREA OF LAND : 02 K. - 15 Ch. - 14 SQ.FT. i.e. 2129 SQ.FT. i.e. 197.789 SQ.M. (AS PER DEED)
 AREA OF THE LAND : 02 K. - 15 Ch. - 00 SQ.FT. i.e. 2115 SQ.FT. i.e. 196.488 SQ.M. (AS PER PHYSICAL MEASUREMENT)
 PERMISSIBLE F.A.R. : 1.750
 [EXISTING ACCESS : 19'-10" i.e. 6.039 METER WIDE K. M. C. BLACK TOP ROAD.
 PERMISSIBLE TOTAL BUILT UP AREA : 343.854 SQ.M.
 PERMISSIBLE BUILDING HEIGHT : 12.500 METER
 PERMISSIBLE GROUND COVERAGE : 60.000% i.e. 117.893 SQ.M.

SANCTIONED GROUND FLOOR BUILT UP AREA : 109.517 SQ.M.
 SANCTIONED TYPICAL [1st, 2nd & 3rd] FLOOR BUILT UP AREA : 108.494 SQ.M. EACH
 SANCTIONED TOTAL BUILT UP AREA : [109.517 + (108.494 X 3)] = 434.999 SQ.M.
 SANCTIONED CAR PARKING REQUIRED : 02 [TWO] NOS.
 SANCTIONED CAR PARKING PROVIDED : 02 [TWO] NOS. i.e. 50.000 SQ.M.
 SANCTIONED BUILDING HEIGHT : 12.425 METER [GROUND + THREE STORIED]
 SANCTIONED GROUND COVERAGE : 56.000 % i.e. 110.034 SQ.M.
 SANCTIONED F. A. R. : 1.707

CONSTRUCTED GROUND FLOOR BUILT UP AREA : 109.517 SQ.M.
 CONSTRUCTED TYPICAL [1st, 2nd & 3rd] FLOOR BUILT UP AREA : 108.494 SQ.M. EACH
 CONSTRUCTED TOTAL BUILT UP AREA : [109.517 + (108.494 X 3)] = 434.999 SQ.M.
 CAR PARKING PROVIDED : 01 [ONE] NO.
 CAR PARKING REQUIRED : 02 [TWO] NOS. i.e. [AVAILABLE CAR PARKING AREA 51.445 SQ.M. @ GROUND FLOOR LEVEL, BUT ADVANTAGE TAKEN 25.000 SQ.M. ONLY]
 CONSTRUCTED BUILDING HEIGHT : 12.425 METER [GROUND + THREE STORIED]
 CONSTRUCTED GROUND COVERAGE : 56.000 % i.e. 110.034 SQ.M.
 CONSUMED F. A. R. / F. S. I. : 1.834 > 1.750 .
 STAIR HEAD ROOM AREA : 13.132 SQ.M.
 LIFT MACHINE ROOM AREA : 5.369 SQ.M.
 O. H. W. R. TANK AREA : 3.991 SQ.M.
 W. C. @ ROOF AREA : 2.957 SQ.M.

1. AREA STATEMENT :

FLOOR	RESIDENTIAL	LIFT WELL	GROSS FLOOR	STAIR AREA	LIFT LOBBY	NET FLOOR AREA
Ground floor	109.517 SQ.M.	---	109.517 SQ.M.	10.340 SQ.M.	2.059 SQ.M.	97.118 SQ.M.
1st floor	110.034 SQ.M.	1.540 SQ.M.	108.494 SQ.M.	10.340 SQ.M.	2.059 SQ.M.	96.095 SQ.M.
2nd floor	110.034 SQ.M.	1.540 SQ.M.	108.494 SQ.M.	10.340 SQ.M.	2.059 SQ.M.	96.095 SQ.M.
3rd floor	110.034 SQ.M.	1.540 SQ.M.	108.494 SQ.M.	10.340 SQ.M.	2.059 SQ.M.	96.095 SQ.M.
Total	439.619 SQ.M.	4.620 SQ.M.	434.999 SQ.M.	41.360 SQ.M.	8.236 SQ.M.	385.403 SQ.M.

2. PARKING CALCULATION :

Type	Tenament size	Service Area	Tenament Area	Tenament No	Required Parking
A	71.521 SQ.M.	13.679 SQ.M.	85.200 SQ.M.	02 NOS.	01 NO.
B	23.485 SQ.M.	4.492 SQ.M.	27.977 SQ.M.	02 NOS.	
C	36.892 SQ.M.	7.018 SQ.M.	43.710 SQ.M.	01 NO.	
D	58.314 SQ.M.	11.163 SQ.M.	69.467 SQ.M.	01 NO.	
E	36.956 SQ.M.	7.068 SQ.M.	44.024 SQ.M.	01 NO.	

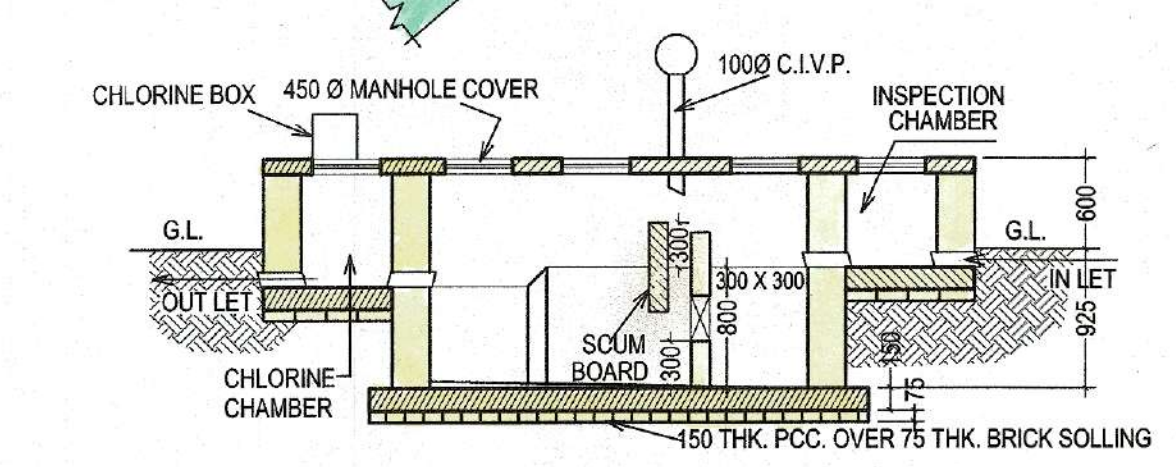
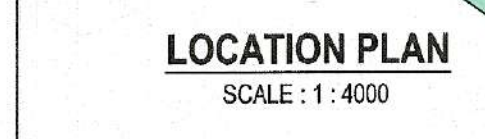
Total Required Parking = 01 NO.

3. STATEMENT OF LOFT & CUPBOARD :

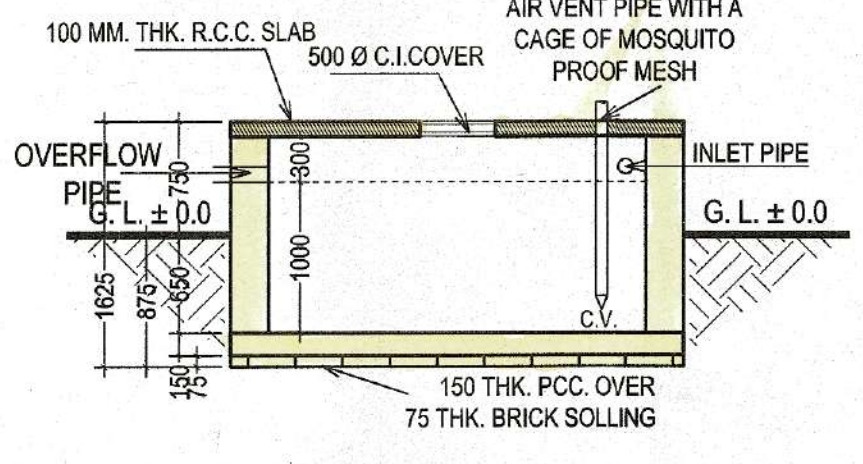
Floor	Loft	Cupboard
Ground floor	---	---
1st floor	1.721 SQ.M.	2.895 SQ.M.
2nd floor	1.051 SQ.M.	2.895 SQ.M.
3rd floor	1.721 SQ.M.	2.895 SQ.M.
Total	4.493 SQ.M.	8.685 SQ.M.

DOOR & WINDOW SCHEDULE :

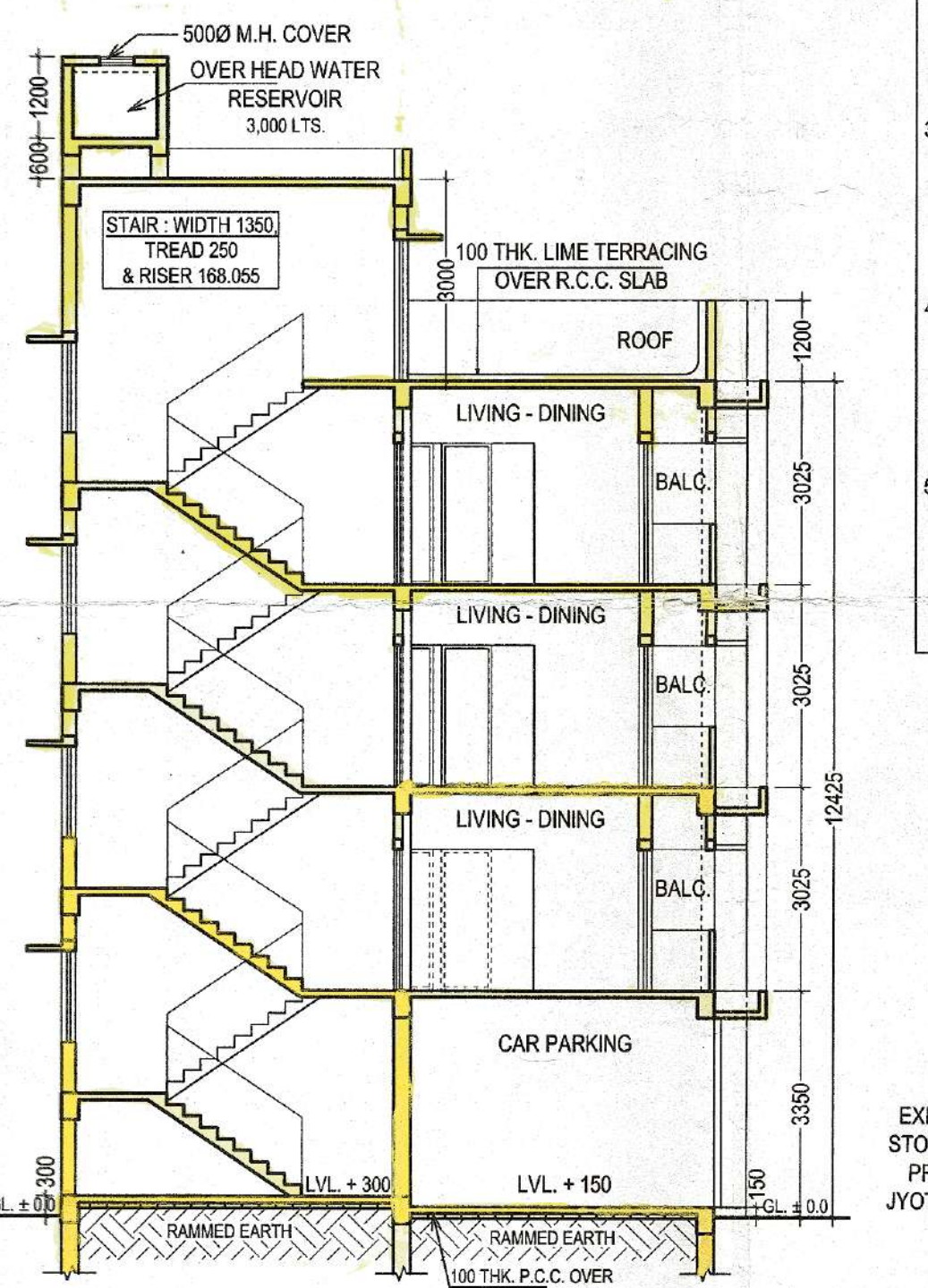
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH	---	2100	1050 X 2100
D2	SOLID FLUSH	---	2100	900 X 2100
D3	SOLID FLUSH	---	2100	750 X 2100
SD	SLIDING	---	2100	AS PER DESIGN
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1050	2100	900 X 900
W4	GLAZED	1500	2100	600 X 750
W5	GLAZED	750	2100	1500 X 1350



SECTION THROUGH 1 - 1 (SCALE: 1:50)



SECTION AT 2 - 2 SCALE: 1:50



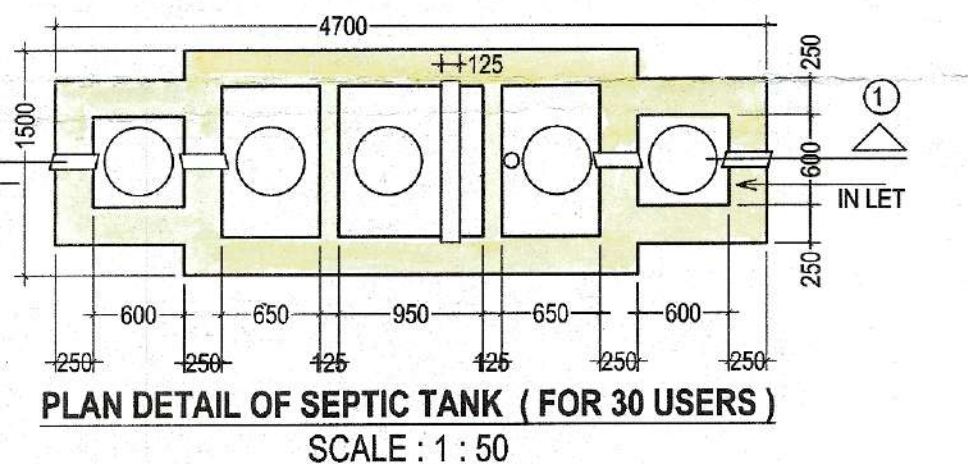
SECTION THROUGH Y - Y' SCALE: 1:100

ASSEESSE NO : 41 - 117 - 05 - 047 - 5
 1. DETAIL OF REGISTERED DEED ->
 BOOK NO : 1, VOLUME NO : 24
 PAGES : 59 TO 83
 BEING NO. 01128
 FOR THE YEAR : 2007
 PLACE : SUB-REGISTRAR OF ALIPORE SOUTH 24 PARGANAS.
 2. DETAIL OF REGISTERED DEED ->
 BOOK NO : 1, VOLUME NO : 36
 PAGES : 869 TO 1005
 BEING NO. 13749
 FOR THE YEAR : 11.12.2006
 PLACE : D.S.R. V SOUTH 24 PARGANAS.
 3. DETAIL OF REGISTERED POWER OF ATTORNEY ->
 BOOK NO : 1, VOLUME NO : 1630 - 2021
 PAGES : 185570 TO 185599
 BEING NO. 183005429
 FOR THE YEAR : 14.12.2021
 PLACE : D.S.R. V SOUTH 24 PARGANAS.
 4. DETAIL OF REGISTERED BOUNDARY DECLARATION ->
 BOOK NO : 1, VOLUME NO : 1630 - 2022
 PAGES : 681 TO 698
 BEING NO. 16300592
 DATE : 03.01.2022
 PLACE : D.S.R. V SOUTH 24 PARGANAS
 WEST BENGAL.
 5. DETAIL OF NON-EVICTION TENANTS DECLARATION ->
 BOOK NO : 1, VOLUME NO : 1630 - 2022
 PAGES : 720 TO 737
 BEING NO. 16300584
 FOR THE DATED : 03.01.2022
 PLACE : D.S.R. V SOUTH 24 PGS.
 WEST BENGAL.

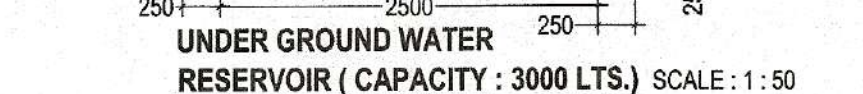
SPECIFICATION OF CONSTRUCTION :

- 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. 1:3:8 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. L.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
- 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- 9" + 150 LVL TO THE FINISHED GROUND FLOOR LVL
- TREAD WIDTH 250 EACH & RISER HEIGHT IS 188.055 EACH
- FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
- THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.

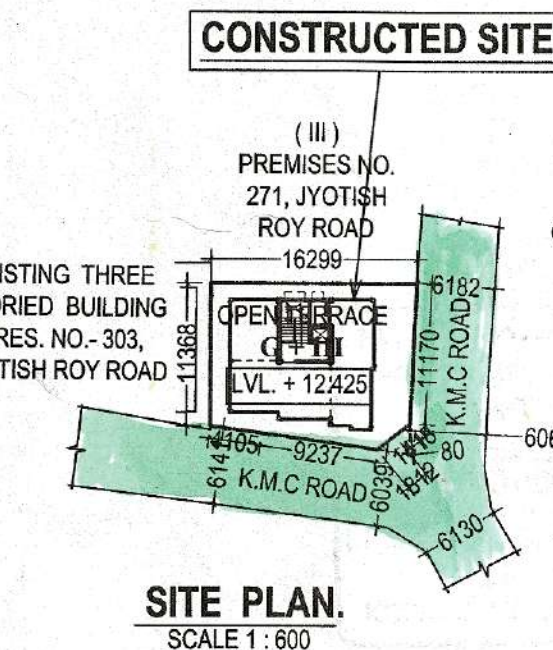
MATERIALS :
 STEEL MUST BE CONFIRMED WITH IS 1786
 GRADE OF CONCRETE - M 25 (C : S : ST : 1:1:2) & GRADE OF STEEL - FE500
 CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
 STONE CHIPS - 20 MM DOWN GRADED
 OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE



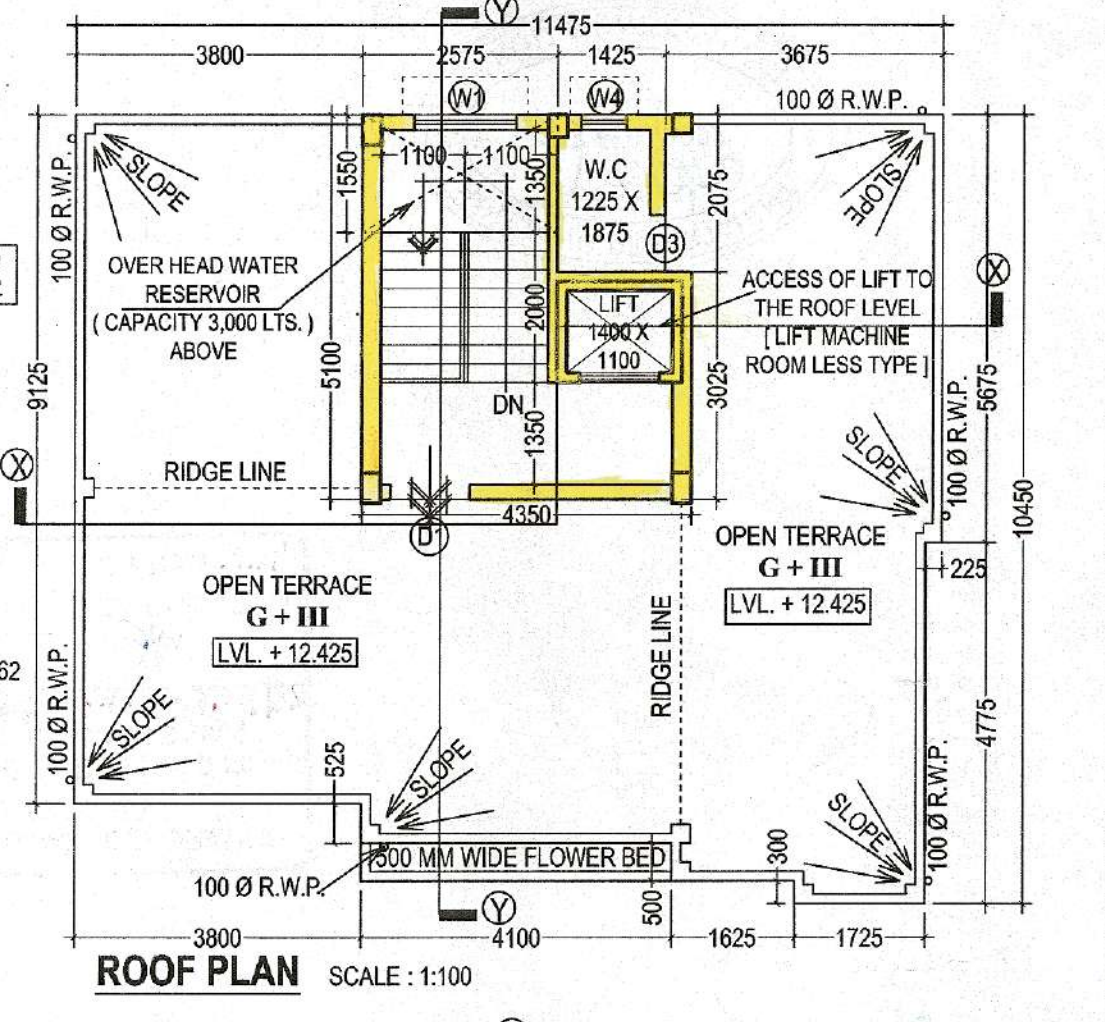
PLAN DETAIL OF SEPTIC TANK (FOR 30 USERS) SCALE: 1:50



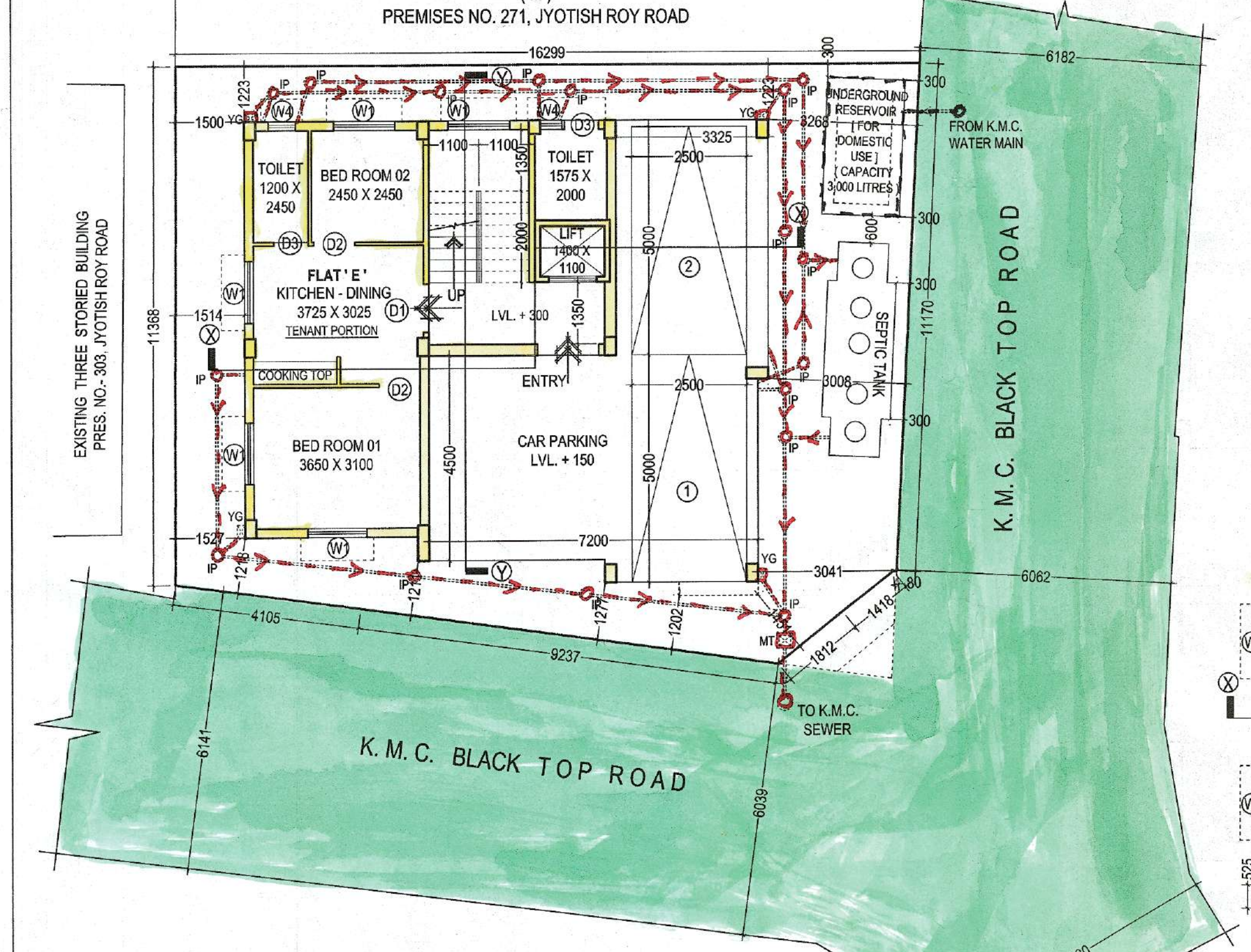
UNDER GROUND WATER RESERVOIR (CAPACITY: 3000 LITS.) SCALE: 1:50



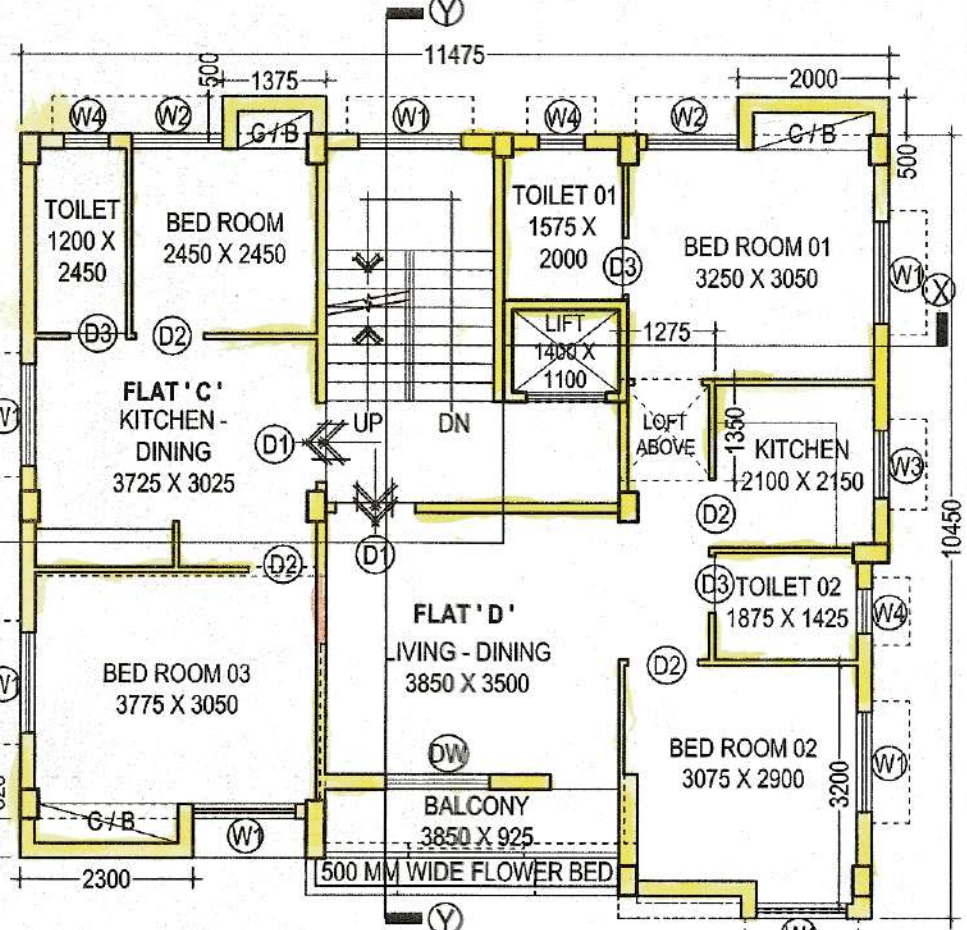
SITE PLAN. SCALE: 1:600



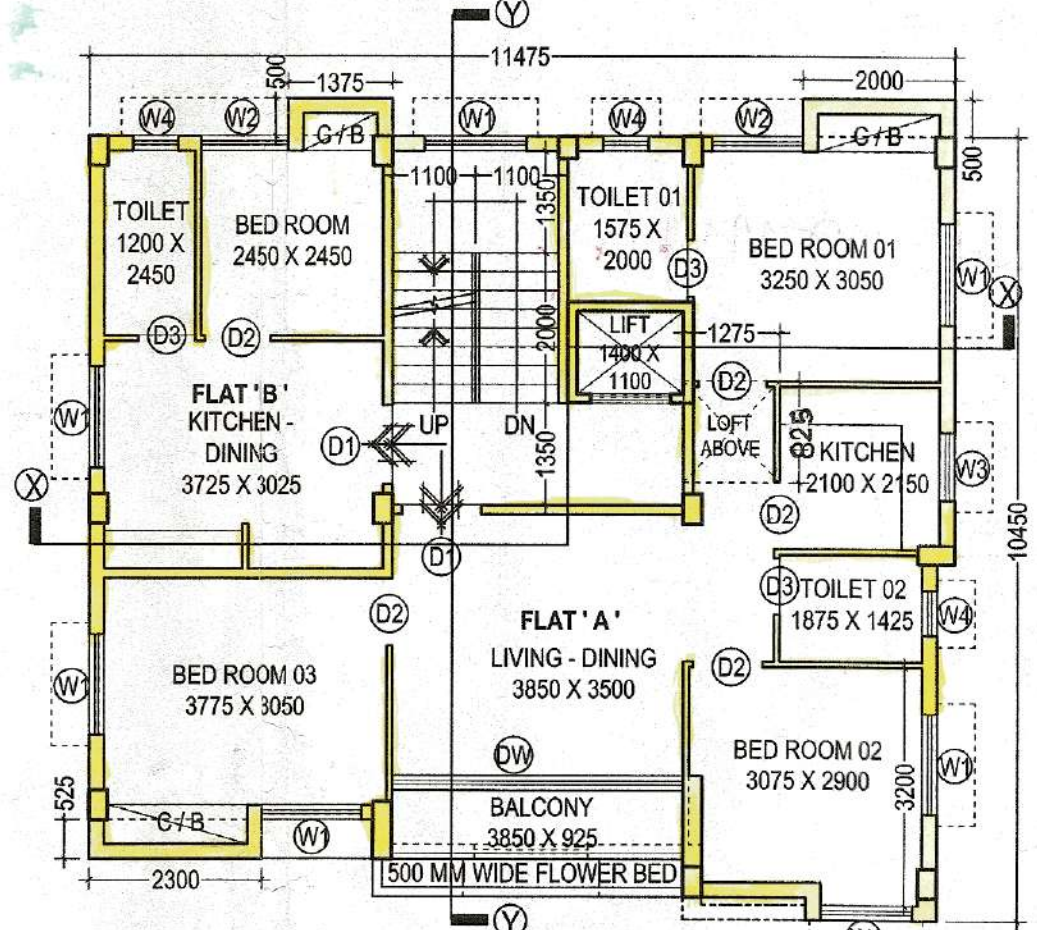
ROOF PLAN SCALE: 1:100



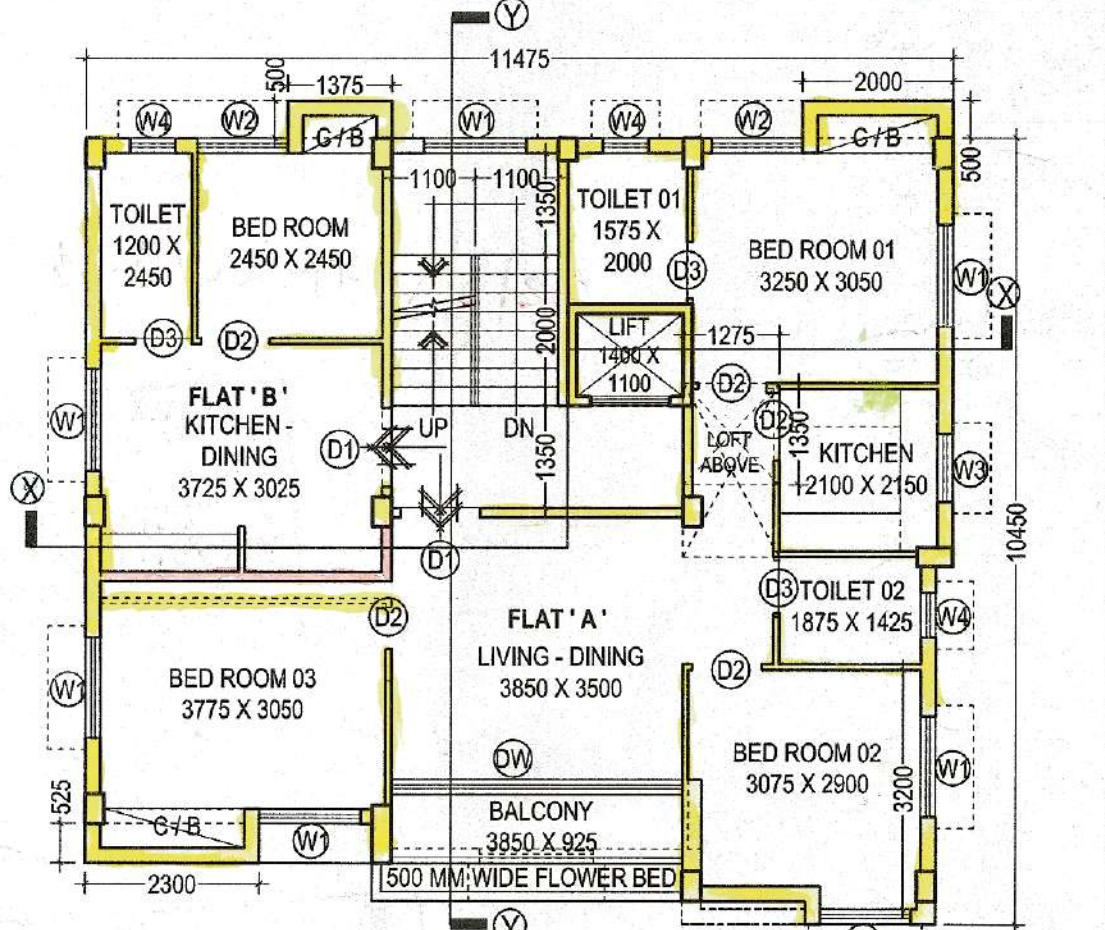
GROUND PLAN SCALE: 1:100



1st FLOOR PLAN SCALE: 1:100



2nd FLOOR PLAN SCALE: 1:100



3rd [THIRD] FLOOR PLAN. SCALE: 1:100

SUN ENTERPRISE
 Proprietor
SUN ENTERPRISE
 CONSTITUTE ATTORNEY OF RAJITA MORE
 NAME OF OWNER / AUTHORITY
 MR. TUSHAR S. KAMDAR
 PROPRIETOR OF M/S. SUN ENTERPRISE,
 LAWFUL CONSTITUTE ATTORNEY OF MRS. RAJITA MORE

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 TANK.

ARUNAVA DAS
 Registered Architect
 Reg. No. - CA/2007/39855

NAME OF ARCHITECT
 MR. ARUNAVA DAS,
 REGISTERED ARCHITECT,
 REG. NO. C. A. / 2007 / 39855.

CERTIFICATE OF STRUCTURAL ENGINEER :
 THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE 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.

SUVANKAR CHAUDHURI
 B.C.E., M.E., I.C.W.A.
 Empowered Structural Engineer
 ESE/215
 Chartered Engineer

NAME OF THE STRUCTURAL ENGINEER
 MR. SUVANKAR CHAUDHURI
 STRUCTURAL ENGINEER (ESE / 1 / 215)

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.

RUPAK KUMAR BANERJEE
 B.C.E., M.E., MGS
 M.I.E., CHARTERED ENGINEER
 ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
 G.71/19 (K.M.C.) LH-4279, M-153679-5

NAME OF THE GEO - TECHNICAL ENGINEER
 MR. RUPAK KUMAR BANERJEE
 GEO - TECHNICAL CONSULTANT [GT / 1 / 3 . K. M. C.]

PROJECT :
 REGULARIZATION PLAN OF U / RULE 26 (2 A) FOR PARTLY
 CONSTRUCTED GROUND + THREE STORIED [12.425 METER HEIGHT]
 RESIDENTIAL BUILDING AT PREMISES NO. 270, JYOTISH ROY ROAD, DAG
 NO. 362, R. S. KHATIAN NO. 12, J. L. NO. 09, TOUZI NO. 210, R. S. NO.180,
 MOUZA PUNJA SAHAPUR, P. S. NEW ALIPORE, WARD. NO. 117, KOLKATA
 700 053 UNDER BOROUGH XIII [THIRTEEN] [K. M. C.] AS PER U / S 393 A
 OF THE K. M. C. ACT 1980 & THE K. M. C. BUILDING RULES 2009.

PREVIOUSLY, SANCTIONED VIDE B. P. NO.2021130202 BOROUGH XIII [THIRTEEN] DATED 24.02.2022

TITLE:
 PLANS, ELEVATION, SECTIONS,
 SITE PLAN & LOCATION PLAN

DRAWING SHEET NO. -
 DEALT : A.D.AS. SCALE 1:100
 DATE : 20.02.2023 (UNLESS OTHERWISE MENTIONED)

Architectural Consultants : **archisn work**
 ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
 02, LAKE ROAD [BESIDE LAKE MARKET], FIRST FLOOR, KOLKATA 700 029
 phone : (0) 62914 2243 . e - mail : archisn_work@yahoo.com
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