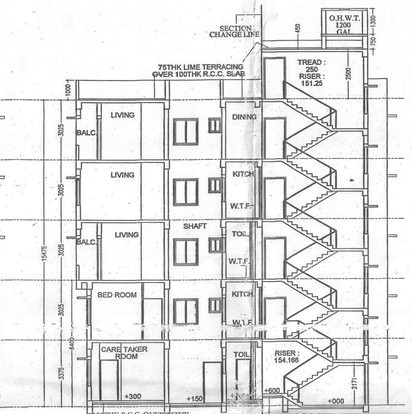
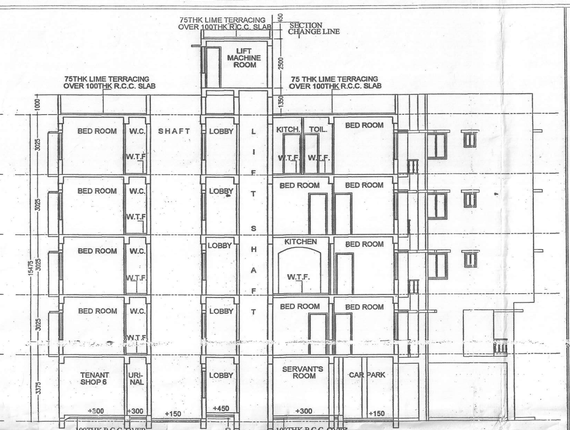
FRONT ELEVATION (NORTH)
SCALE :- 1:100



SIDE ELEVATION (EAST)
SCALE :- 1:100

SECTION AT A-A'
SCALE :- 1:100



SECTION AT B-B'
SCALE :- 1:100

DEED OF GIFT - 1 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 323124 to 323174, BEING NO.- 160710904, YEAR - 2017

DEED OF GIFT - 2 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 325275 to 325322, BEING NO.- 160710900, YEAR - 2017

DEED OF GIFT - 3 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 325399 to 325451, BEING NO.- 160710905, YEAR - 2017

DEED OF GIFT - 4 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 323271 to 323320, BEING NO.- 160710898, YEAR - 2017

DEED OF GIFT - 5 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 321962 to 322011, BEING NO.- 160710896, YEAR - 2017

DEED OF GIFT - 6 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 325323 to 325371, BEING NO.- 160710901, YEAR - 2017

DEED OF GIFT - 7 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 325168 to 325216, BEING NO.- 160710903, YEAR - 2017

DEED OF GIFT - 8 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 323321 to 323370, BEING NO.- 160710897, YEAR - 2017

DEED OF GIFT - 9 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 328019 to 328066, BEING NO.- 160710906, YEAR - 2017

DEED OF GIFT - 10 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 323223 to 323270, BEING NO.- 160710899, YEAR - 2017

DEED OF GIFT - 11 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2017, PAGES - 329316 to 329365, BEING NO.- 160710902, YEAR - 2017

DEED OF GIFT - 12 :-
BOOK NO. - I, VOLUME NO. - 1607 - 2018, PAGES - 36399 to 36449, BEING NO.- 160701119, YEAR - 2018

SPECIFICATION :

1. STRUCTURAL CEMENT CONCRETE M25 GRADE WITH 19MM DOWN STONE CHIPS .
2. GRADE OF REINFORCEMENT Fe - 500 .
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
5. 75TH LIME TERRACING (2:2:7) ON ROOF .
6. ALL DIMENSIONS ARE IN MILI METER .
7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND .
8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
9. 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
10. 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING , ETC.
11. 32 MM THICK CAST -IN -SITU MARBLE FLOOR.
12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
13. 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION .
15. WRITTEN DIMENSION ARE TO BE FOLLOWED .
16. 450 MM CHAJJA PROJECTION .
17. DEPTH OF SEMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

STATEMENT OF PLAN PROPOSAL

PART - A:

- ASSESSEE NO. :- 411291000099.
- DETAILS OF PROBATE WILL :- BOOK NO. - III, VOLUME NO. - 3, PAGES - 204 to 214, BEING NO.- 161, YEAR - 1997, DATED : 12.12.1997, OFFICE - D.S.R. ALIPORE, SOUTH 24 PARGANAS.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 59, PAGES - 237 to 243, BEING NO. - 2616, YEAR - 1976, DATED : 06.08.1976, OFFICE - D.S.R. ALIPORE, SOUTH 24 PARGANAS.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 81, PAGES - 120 to 148, BEING NO. - 3646, YEAR - 2006, DATED : 11.09.2006, OFFICE - A.D.S.R. BEHALA, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 32, PAGES - 5371 to 5380, BEING NO. - 11386, YEAR - 2009, DATED : 20.11.2009, OFFICE - A.D.S.R. BEHALA, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 8, PAGES - 2356 to 2374, BEING NO. - 03615, YEAR - 2009, DATED : 01.04.2009, OFF. - A.R.A.-I KOLKATA, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 19, PAGES - 4273 to 4287, BEING NO. - 09698, YEAR - 2011, DATED : 05.09.2011, OFF. - D.S.R.-II SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 23, PAGES - 286 to 291, BEING NO. - 6208, YEAR - 1977, DATED : 12.08.1977, OFF. - A.D.S.R. BEHALA, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 19, PAGES - 4027 to 4046, BEING NO. - 06938, YEAR - 2011, DATED : 27.07.2011, OFF. - A.D.S.R. BEHALA, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 16, PAGES - 1492 to 1505, BEING NO. - 04283, YEAR - 2010, DATED : 10.05.2010, OFF. - D.S.R.-II SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 1607-2018, PAGES - 47372 to 47384, BEING NO. - 160701385, YEAR - 2018, DATED : 20.02.2018, OFF. - A.D.S.R. BEHALA, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 35, PAGES - 9374 to 947, BEING NO. - 10030, YEAR - 2012, DATED : 11.10.2012, OFF. - A.D.S.R. BEHALA, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 1602-2016, PAGES - 24192 to 24217, BEING NO. - 160200808, YEAR - 2016, DATED : 27.01.2016, OFF. - D.S.R.-II SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF SALE DEED :- BOOK NO. - I, VOLUME NO. - 7, PAGES - 3581 to 3605, BEING NO. - 04692, YEAR - 2015, DATED : 04.05.2015, OFF. - D.S.R.-II SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF POWER ATTORNEY :- BOOK NO. - I, VOLUME NO. - 1607-2018, PAGES - 91384 to 91480 BEING NO. - 160702939, YEAR - 2018, DATED : 26.03.2018, OFF. :- A.D.S.R. BEHALA, WEST BENGAL.
- DETAILS OF DEED OF BOUNDARY DECLARATION:- BOOK NO. - I, VOLUME NO.- 1607-2019, PAGES - 430769 to 430811, BEING NO. - 160713354, YEAR - 2019, DATED : 24.12.2019, OFFICE - A.D.S.R. BEHALA , WEST BENGAL.
- DETAILS OF DEED OF NON EVICTION OF TENANT:- BOOK NO. - I, VOLUME NO. - 1607-2019, PAGES -430701 to 430742, BEING NO. - 160713353, YEAR - 2019, DATED : 24.12.2019, OFFICE - A.D.S.R. BEHALA, WEST BENGAL.

- LAND AREA AS PER DEED:- 09K - 11CH - 39.88SFT (651.698 SQM)
- NO. OF STORIES INCLUDING BASEMENT IF ANY:- G+IV
- SIZE OF TENEMENT :- 50 SQM to 75 SQM -9 NOS., 75 SQM to 100 SQM -5 NOS. & 100 SQM to 200 SQM - 2 NOS.

PART - B:

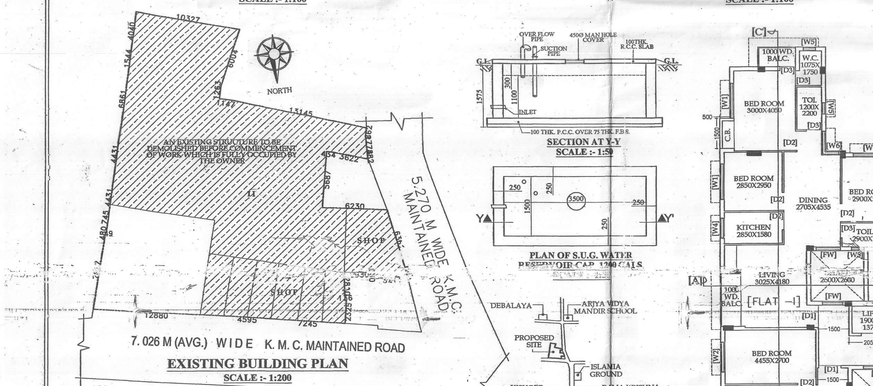
- AREA OF LAND AS PER BOUNDARY DECLARATION :- 09K - 15CH - 23.65SFT (600.018 SQM)
- PERMISSIBLE GROUND COVERAGE :- 50.00 % (300.009 SQM)
- PROPOSED GROUND COVERAGE :- 48.876 % (293.264 SQM)
- PROPOSED HEIGHT :- 15.475 M.

FLOOR	RESIDENTIAL (M2)	CUT OUT (M2)	STAIR CARPET AREA (M2)	LIFT (M2)	LIFT WELL (M2)	NET COVER AREA (M2)	GROSS FLOOR AREA (M2)
GROUND.	283.466	13.130	15.750	3.000	----	251.586	270.336
FIRST.	285.514	13.130	15.750	3.000	2.613	251.021	272.384
SECOND	306.394	13.130	15.750	3.000	2.613	271.901	293.264
THIRD.	306.394	13.130	15.750	3.000	2.613	271.901	293.264
FOURTH.	306.394	13.130	15.750	3.000	2.613	271.901	293.264
TOTAL	1488.162	65.650	78.750	15.000	10.452	1318.31	1422.512

- TENEMENT CALCULATION:-

FLAT MKD.	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL AREA OF TENEMENT	NO. OF TENEMENT
FLAT - A	53.629 M2	9.891 M2	63.52 M2	1 NO.
FLAT - B	61.622 M2	11.366 M2	72.988 M2	1 NO.
FLAT - C	67.051 M2	12.367 M2	79.418 M2	1 NO.
FLAT - D	59.135 M2	10.907 M2	70.042 M2	1 NO.
FLAT - E	83.649 M2	15.797 M2	101.446 M2	1 NO.
FLAT - F	47.079 M2	8.683 M2	55.762 M2	1 NO.
FLAT - G	70.455 M2	12.995 M2	83.45 M2	1 NO.
FLAT - H	59.135 M2	10.907 M2	70.042 M2	1 NO.
FLAT - I	85.876 M2	15.839 M2	101.715 M2	1 NO.
FLAT - J	46.851 M2	8.641 M2	53.492 M2	1 NO.
FLAT - K	70.455 M2	12.995 M2	83.45 M2	1 NO.
FLAT - L	59.135M2	10.907 M2	70.042 M2	1 NO.
FLAT - M	71.105 M2	13.115M2	84.22 M2	1 NO.
FLAT - N	61.622 M2	11.366 M2	72.988 M2	1 NO.
FLAT - O	71.105 M2	13.000 M2	83.483 M2	1 NO.
FLAT - P	59.135 M2	10.907 M2	70.042 M2	1 NO.

- SHOP AREA (MERCANTILE RETAIL) :
- CARPRT : 53.433 SQM, COVERED : 61.806 SQM
- REQUIRED CAR PARKING :- 7 NOS.
- PROVIDED CAR PARKING :- 6 NOS.(COV.) , 1 NO. (OPEN)
- CAR-PARKING AREA REQUIRED :- 150 SQM
- EFFECTIVE CAR-PARKING AREA :- 132.179 SQM
- PERMISSIBLE F.A.R. :- 2.00
- PROPOSED F.A.R. :- 1.977
- OPEN TERRACE AREA :- 306.394 SQM
- STAIR-HEAD ROOM AREA :- 18.530 SQM
- ROOF TANK AREA :- 7.480 SQM
- LIFT MACHINE ROOM AREA :- 8.970 SQM
- LIFT MACHINE ROOM STAIR AREA :- 3.825 SQM
- CUP BOARD AREA :- 88.000 SQM
- TREE COVER AREA :- 90.818 SQM
- TOTAL EXEMPTED AREA :- 91.668 SQM

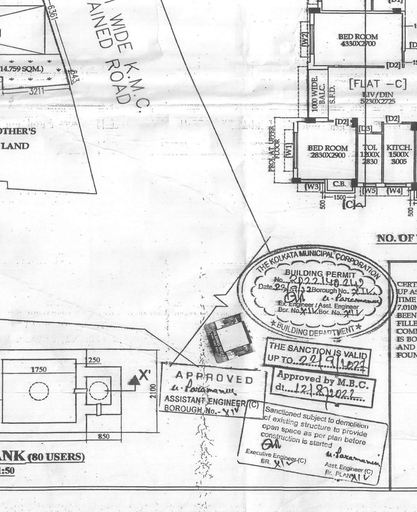


EXISTING BUILDING PLAN
SCALE :- 1:200

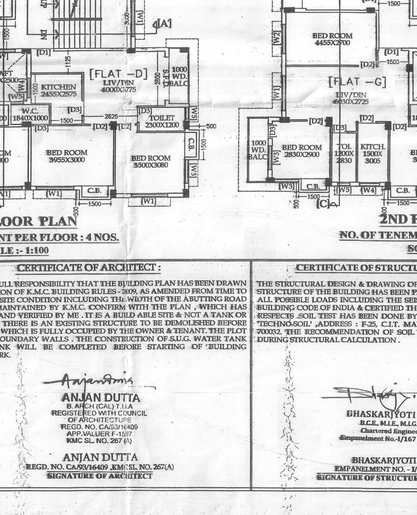
SECTION AT Y-Y
SCALE :- 1:50

PLAN OF S.U.G. WATER RESERVOIR CAP. 1540 CALS.
SCALE :- 1:50

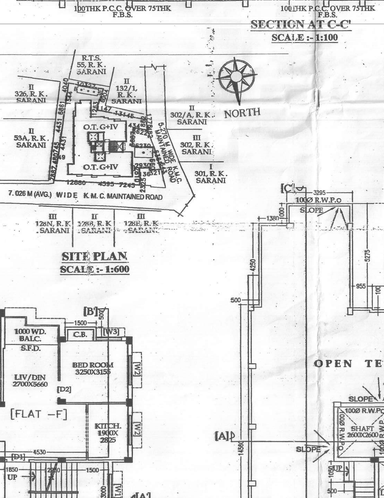
KEY PLAN
SCALE :- 1:4000



4TH FLOOR PLAN
NO. OF TENEMENT PER FLOOR : 4 NOS.
SCALE :- 1:100

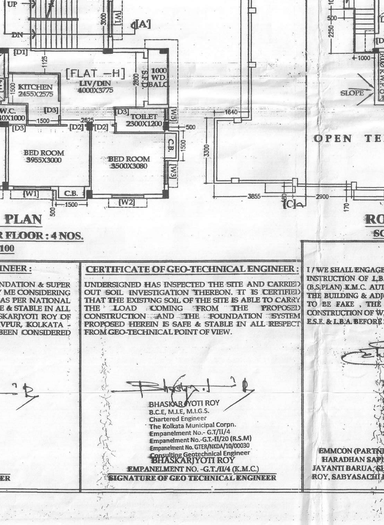


3RD FLOOR PLAN
NO. OF TENEMENT PER FLOOR : 4 NOS.
SCALE :- 1:100

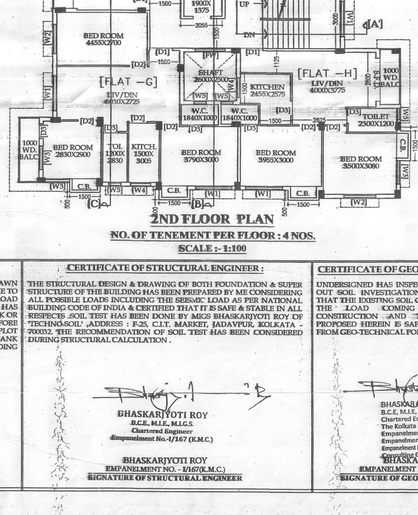


SITE PLAN
SCALE :- 1:600

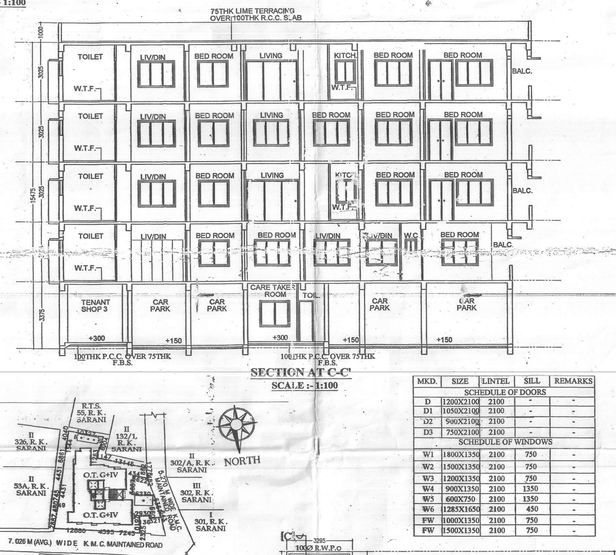
MKD.	SIZE	LINTEL	SILL	REMARKS
SCHEDULE OF DOORS				
D	1200X2100	2100	-	-
D1	1050X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-
SCHEDULE OF WINDOWS				
W1	1800X1350	2100	750	-
W2	1500X1350	2100	750	-
W3	1200X1350	2100	750	-
W4	900X1350	2100	1350	-
W5	600X750	2100	1350	-
W6	1285X1650	2100	450	-
FW	1000X1350	2100	750	-
FW	1500X1350	2100	750	-



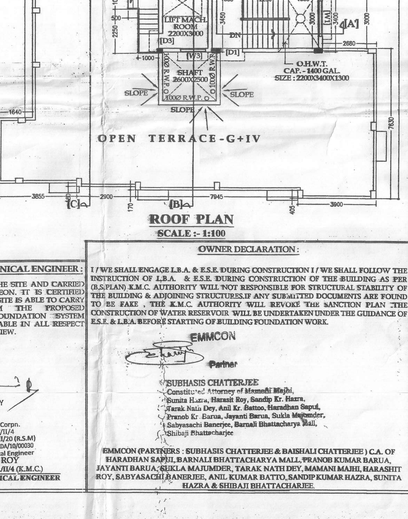
1ST FLOOR PLAN
NO. OF TENEMENT PER FLOOR : 4 NOS.
SCALE :- 1:100



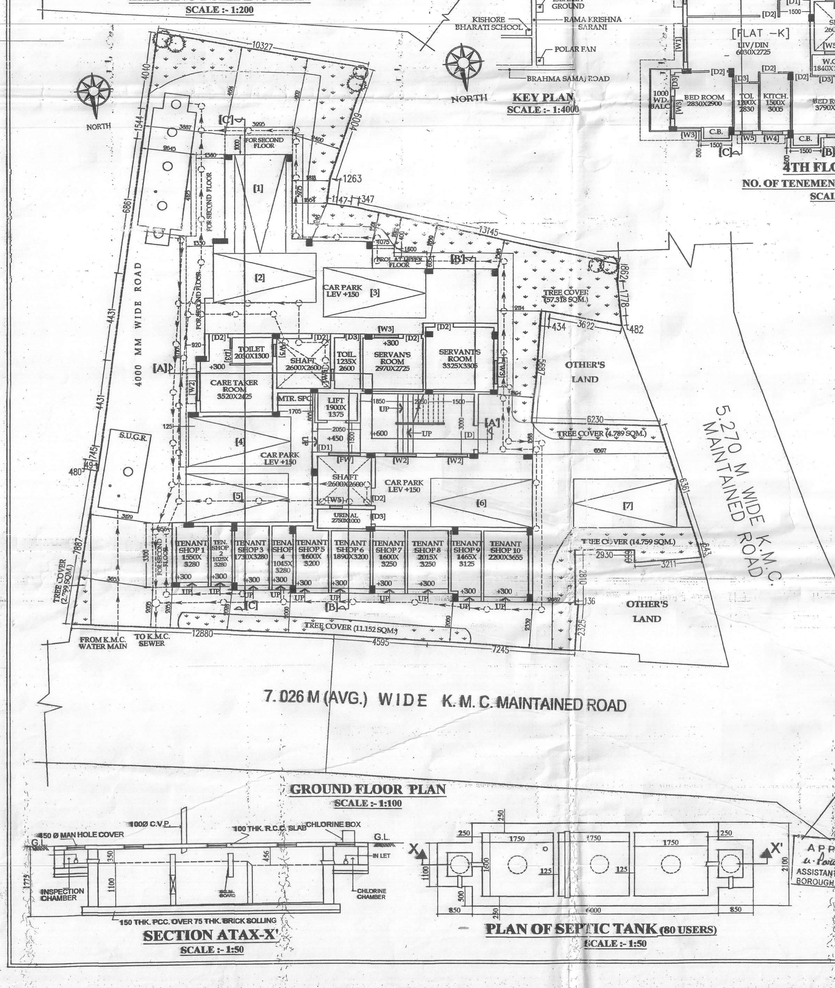
2ND FLOOR PLAN
NO. OF TENEMENT PER FLOOR : 4 NOS.
SCALE :- 1:100



SECTION AT C-C'
SCALE :- 1:100



ROOF PLAN
SCALE :- 1:100



GROUND FLOOR PLAN
SCALE :- 1:100

SECTION ATAX-X'
SCALE :- 1:50

PLAN OF SEPTIC TANK (80 USERS)
SCALE :- 1:50

THE FOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021118215
Date: 29/12/2021
Borough No. - XIV
Asst. Engineer
Exc. Non-Mun. Dist. No. - 20
BUILDING DEPARTMENT
THE SANCTION IS VALID UP TO 29/12/2026
Approved by M.B.C. dt. 12/12/2021
APPROVED
ASSISTANT ENGINEER (C)
BOROUGH No. - XIV
Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.
Executive Engineer (C)
Asst. Engineer (C)
Exc. Engineer (C)

CERTIFICATE OF ARCHITECT :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVERSION OF K.M.C. BUILDING RULES - 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD 7.01M & 5.270M MAINTAINED BY K.M.C. CONFIRM WITH THE PLAN , WHICH HAS BEEN MEASURED AND VERIFIED BY ME . IT IS A BUILD ABLE SITE & NOT A TANK OR FILLED- UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS FULLY OCCUPIED BY THE OWNER & TENANT. THE PLOT IS BOUNDED BY BOUNDARY WALLS . THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANJAN DUTTA
B. ARCH (CAL) U.I.A.
REGISTERED WITH COUNCIL OF ARCHITECTURE
REGD. NO. CA/93/16409
APP. VALUER F-1577
KMC SL. NO. 267 (V)

ANJAN DUTTA
REGD. NO. CA/93/16409 ,KMC SL. NO. 267(A)
SIGNATURE OF ARCHITECT

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 THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS .SOIL TEST HAS BEEN DONE BY MGS BHASKARJYOTI ROY OF "TECHNOSOIL" ,ADDRESS - F-25, C.I.T. MARKET, JADAVPUR, KOLKATA - 700032. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION .

BHASKARJYOTI ROY
B.C.E, M.I.E, M.I.G.S.
Chartered Engineer
Empanelment No.-1/167 (K.M.C.)

BHASKARJYOTI ROY
EMPANELMENT NO. - I/167(K.M.C.)
SIGNATURE OF STRUCTURAL ENGINEER

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.

BHASKARJYOTI ROY
B.C.E, M.I.E, M.I.G.S.
Chartered Engineer
The Kolkata Muncipal Corpn.
Empanelment No.- G.T./II/4
Empanelment No.-GTE/INDA/7/00030
Executive Geotechnical Engineer
BHASKARJYOTI ROY
EMPANELMENT NO. - G.T./II/4 (K.M.C.)
SIGNATURE OF GEO TECHNICAL ENGINEER

OWNER DECLARATION:

I / WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE , THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN .THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. & L.B.A. BEFORE START OF BUILDING FOUNDATION WORK.

EMMCON
Partner

SUBHASIS CHATTERJEE
Constituted Attorney of Manmohi Majhi, Sunita Hazra, Hasnit Roy, Sandip Kr. Hazra, Faruk Nath Dey, Anil Kr. Batto, Haradhan Sapui, Pranob Kr. Barua, Jayanti Barua, Sukla Majumder, Sabyasachi Banerjee, Barnali Bhattacharya Mall, Shibaji Bhattacharjee

EMMCON (PARTNERS - SUBHASIS CHATTERJEE & BAISHALI CHATTERJEE) C.A. OF HARADHAN SAPUI, BARNALI BHATTACHARYA MALI, PRANOB KUMAR BARUA, JAYANTI BARUA, SUKLA MAJUMDER, TARAK NATH DEY, MANANI MAHI, HARASHIT ROY, SABYASACHI BANERJEE, ANIL KUMAR BATTO, SANDIP KUMAR HAZRA, SUNITA HAZRA & SHIBAJI BHATTACHARJEE

OWNERS NAME:-
HARADHAN SAPUI, BARNALI BHATTACHARYA MALI, PRANOB KUMAR BARUA, JAYANTI BARUA, SUKLA MAJUMDER, TARAK NATH DEY, MANANI MAHI, HARASHIT ROY, SABYASACHI BANERJEE, ANIL KUMAR BATTO, SANDIP KUMAR HAZRA, SUNITA HAZRA & SHIBAJI BHATTACHARJEE

OFFICE SEAL

AA1 NOC ID : BEHA/EAST/B/05118/305511 , DATED : 23.05.2018
SITE ELEVATION IN MTRS. AMSL : 4.15M
PERMISSIBLE TOP ELEVATION ON METER ABOVE MEAN SEA LEVEL (AMSL) : 34.50M

PLAN OF A 'PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A 'OF K.M.C. ACT 1980 COMPLYING K.M.C BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 9, RAM KRISHNA SARANI, WARD - 129, BOROUGH - XIV, P.S. :- PARNASREE , KOLKATA -700 060 .