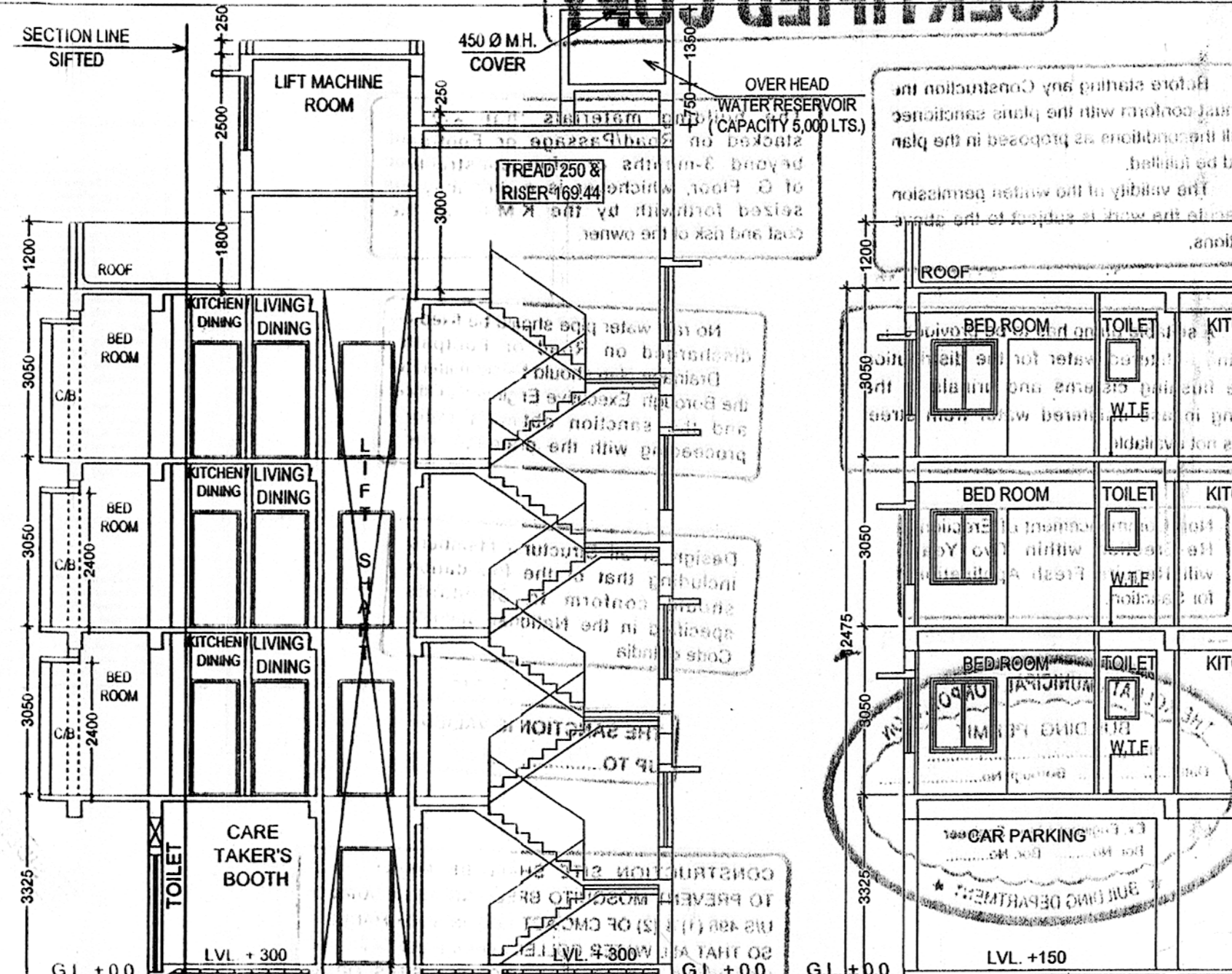




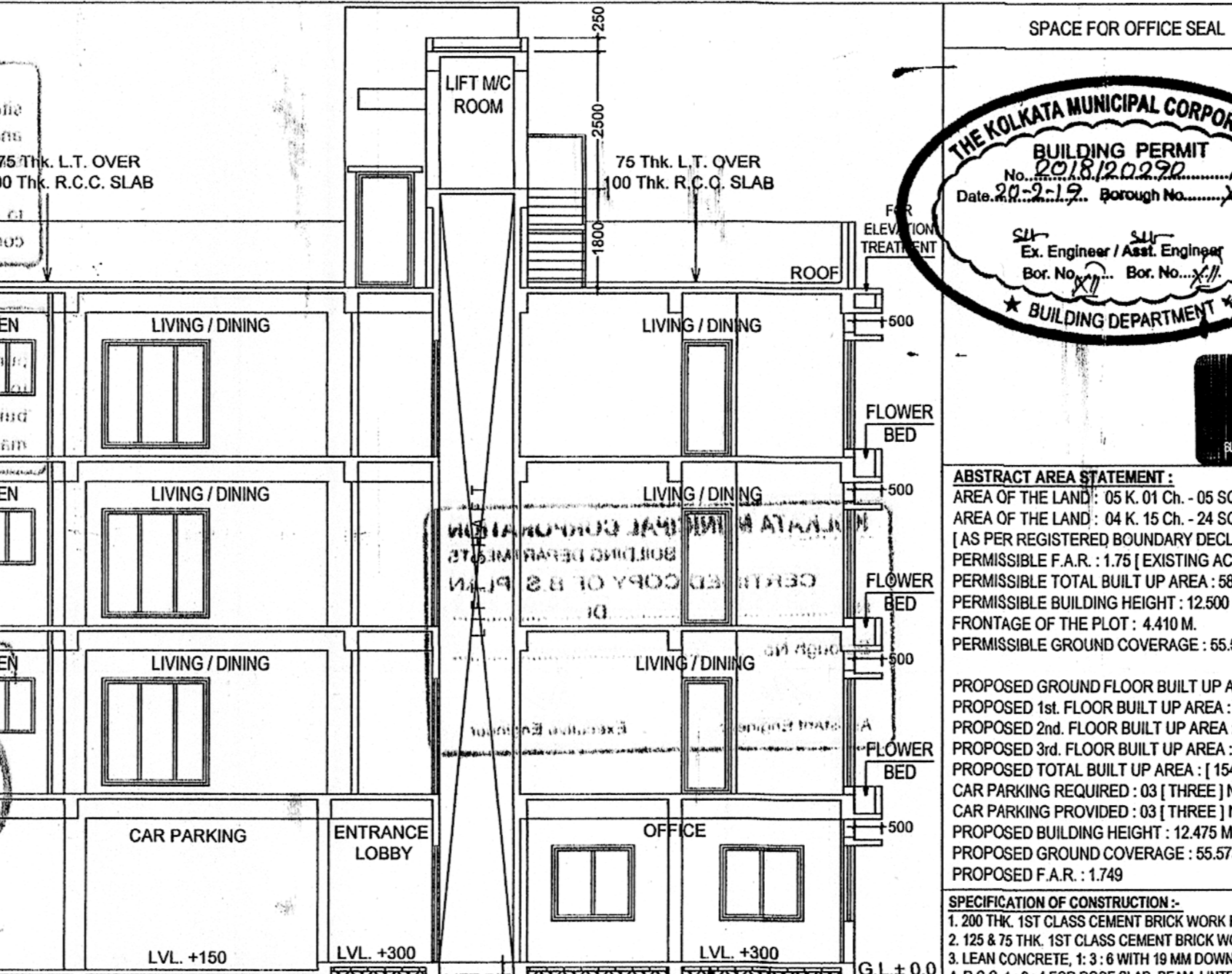
FRONT ELEVATION SCALE: 1:100

DOOR & WINDOW SCHEDULE:-

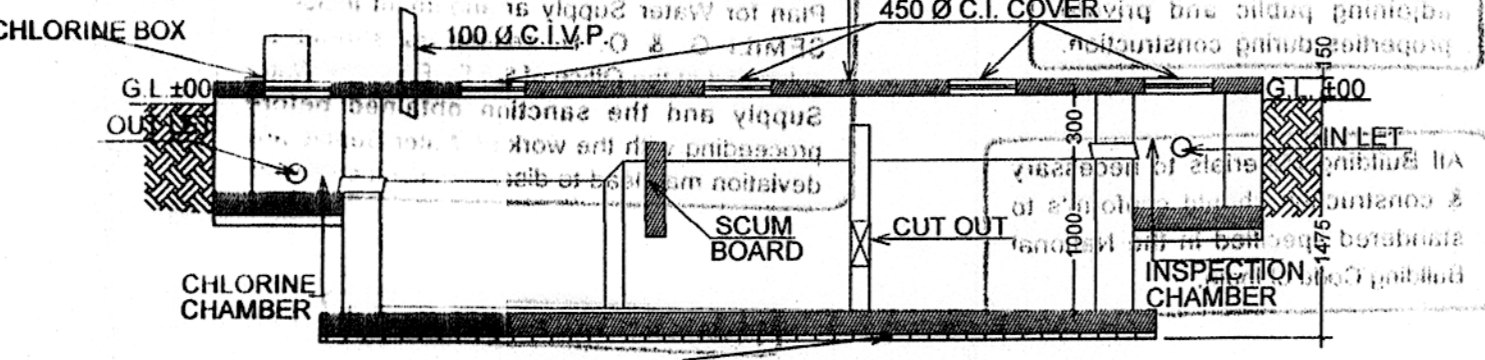
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D	SOLID FLUSH	---	---	1200 X 2100
D1	SOLID FLUSH	---	---	1050 X 2100
D2	SOLID FLUSH	---	---	900 X 2100
D3	SOLID FLUSH	---	---	750 X 2100
SD	GLAZED	---	---	AS PER DWG
W1	GLAZED	750	---	1350 X 1350
W1A	GLAZED	150	---	1950 X 1950
W2	GLAZED	750	---	1200 X 1350
W3	GLAZED	1100	---	1000 X 1000
W4	LOUVER	1350	---	600 X 750
W4A	LOUVER	1350	---	600 X 375



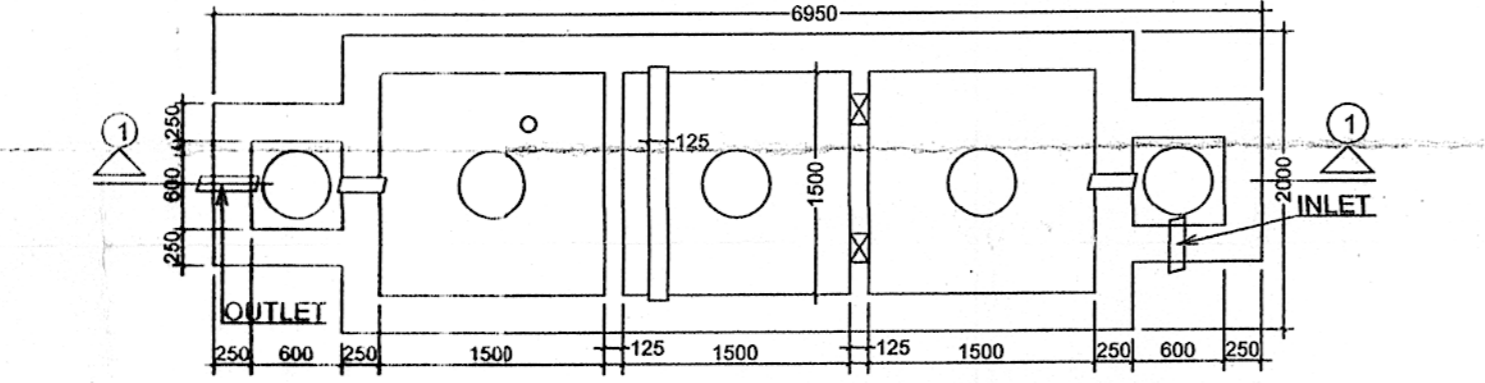
SECTION THROUGH X - X' SCALE: 1:100



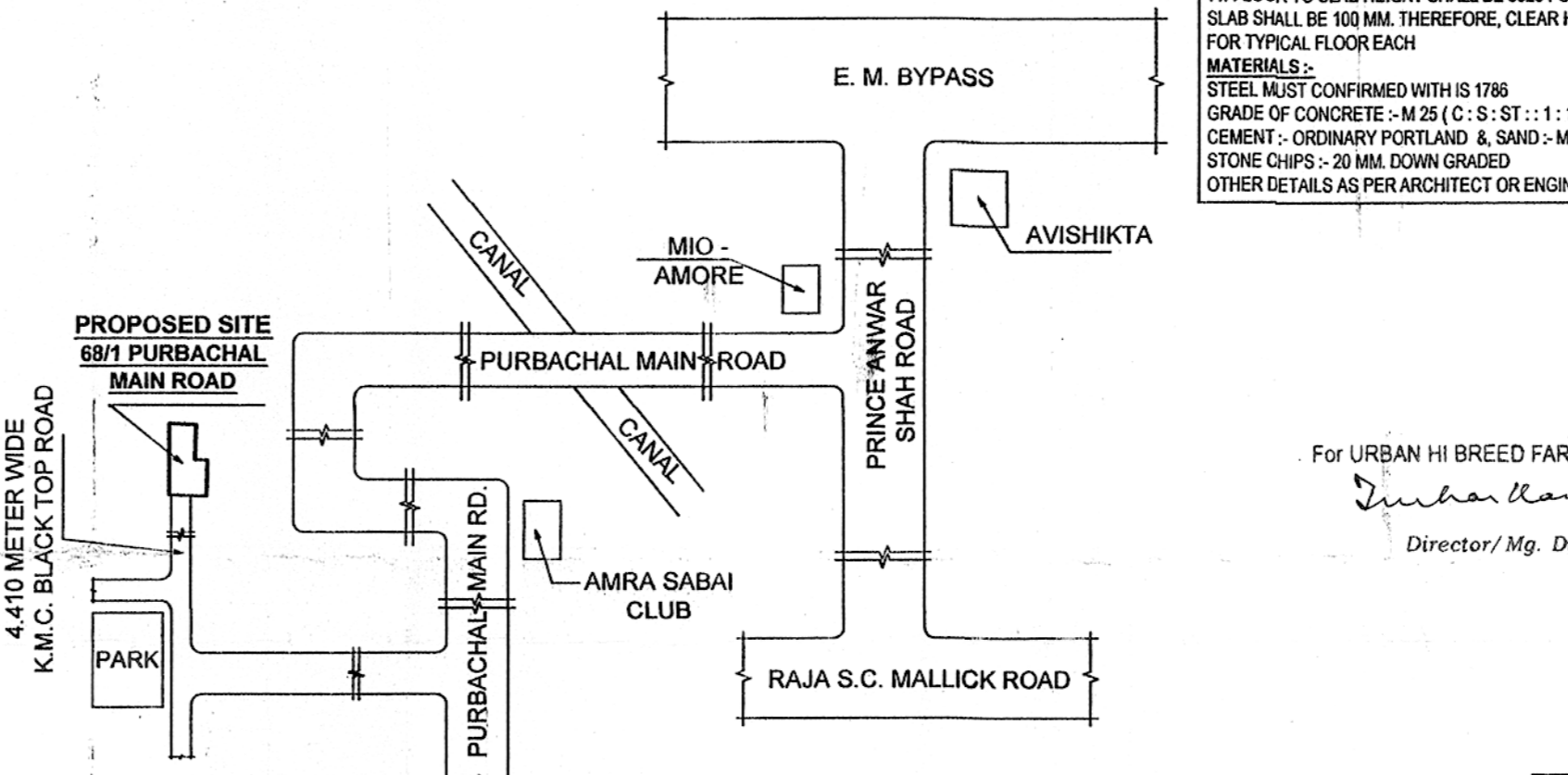
SECTION THROUGH Y - Y' SCALE: 1:100



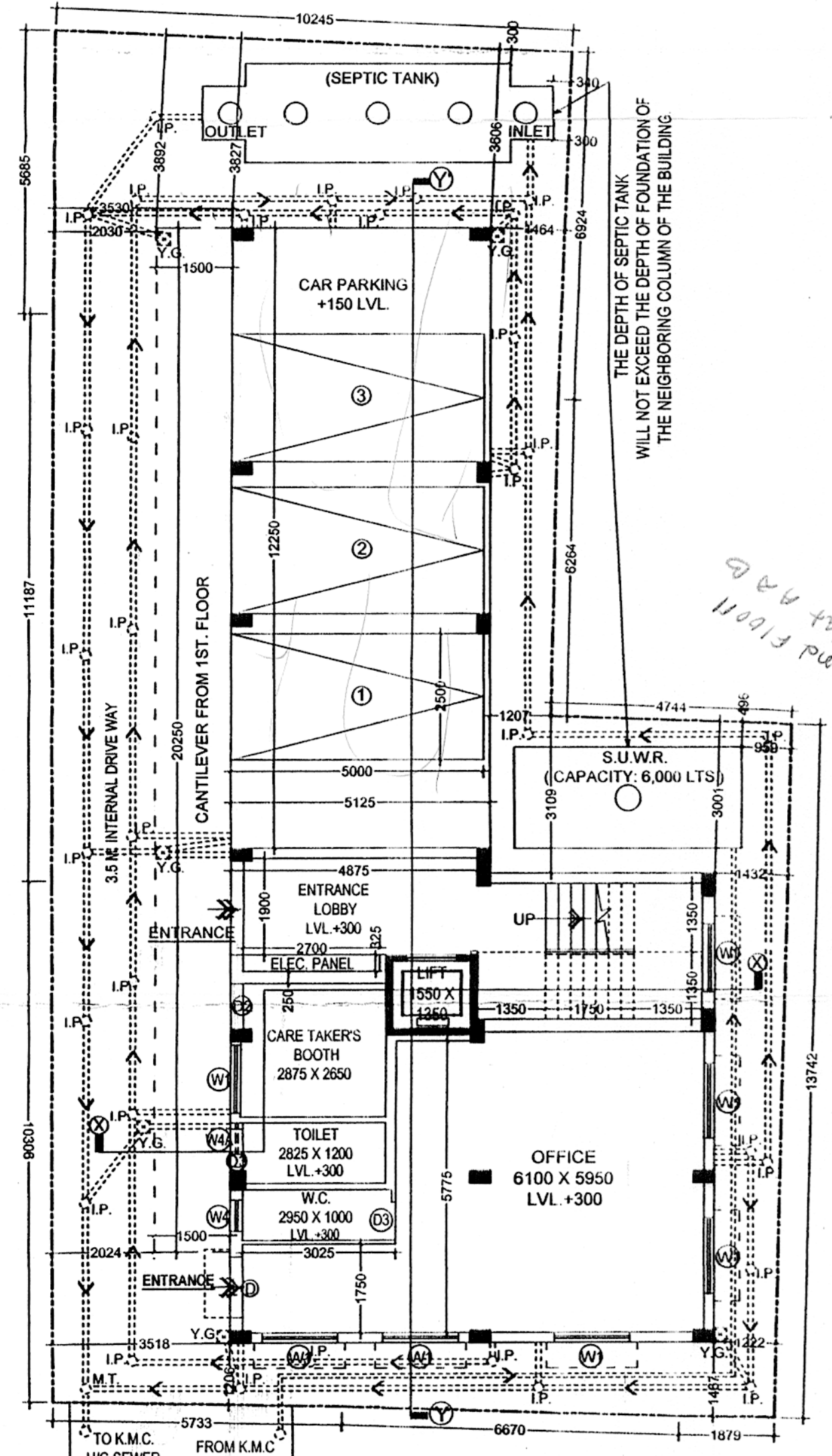
SECTION THROUGH 1 - 1 SCALE: 1:50



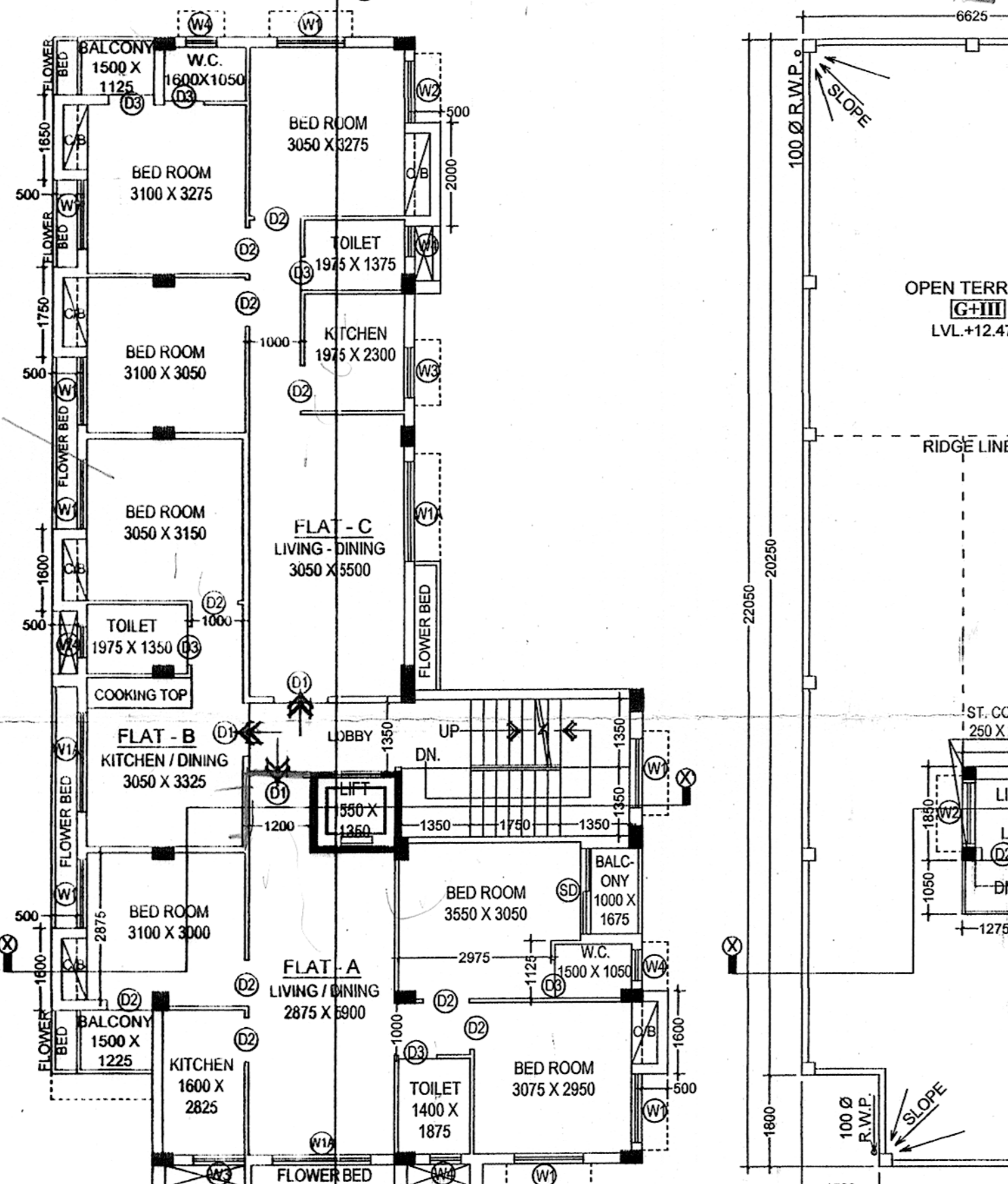
PLAN DETAIL OF SEPTIC TANK (FOR 50 USERS) SCALE: 1:50



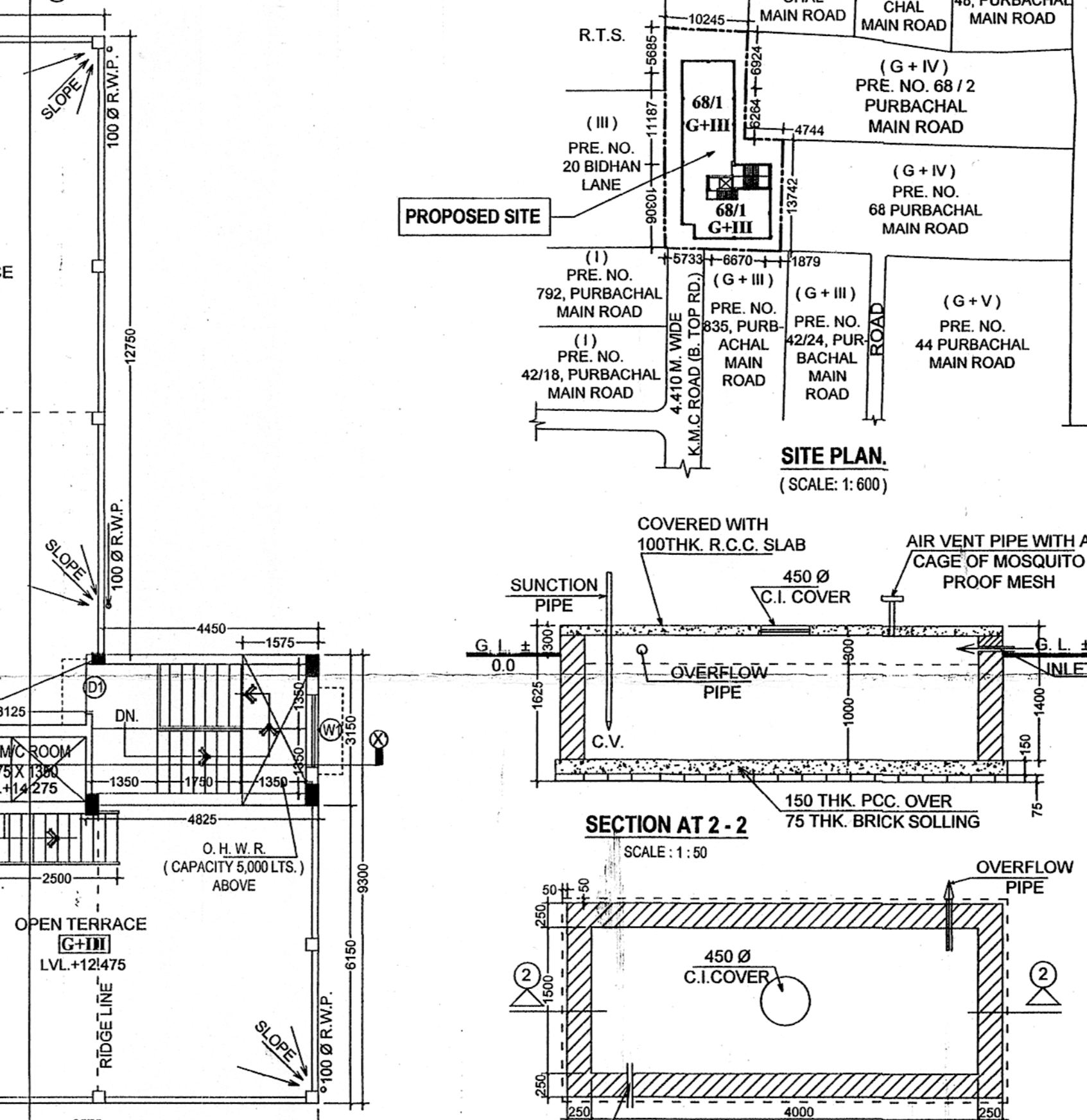
LOCATION PLAN (SCALE: 1:4000)



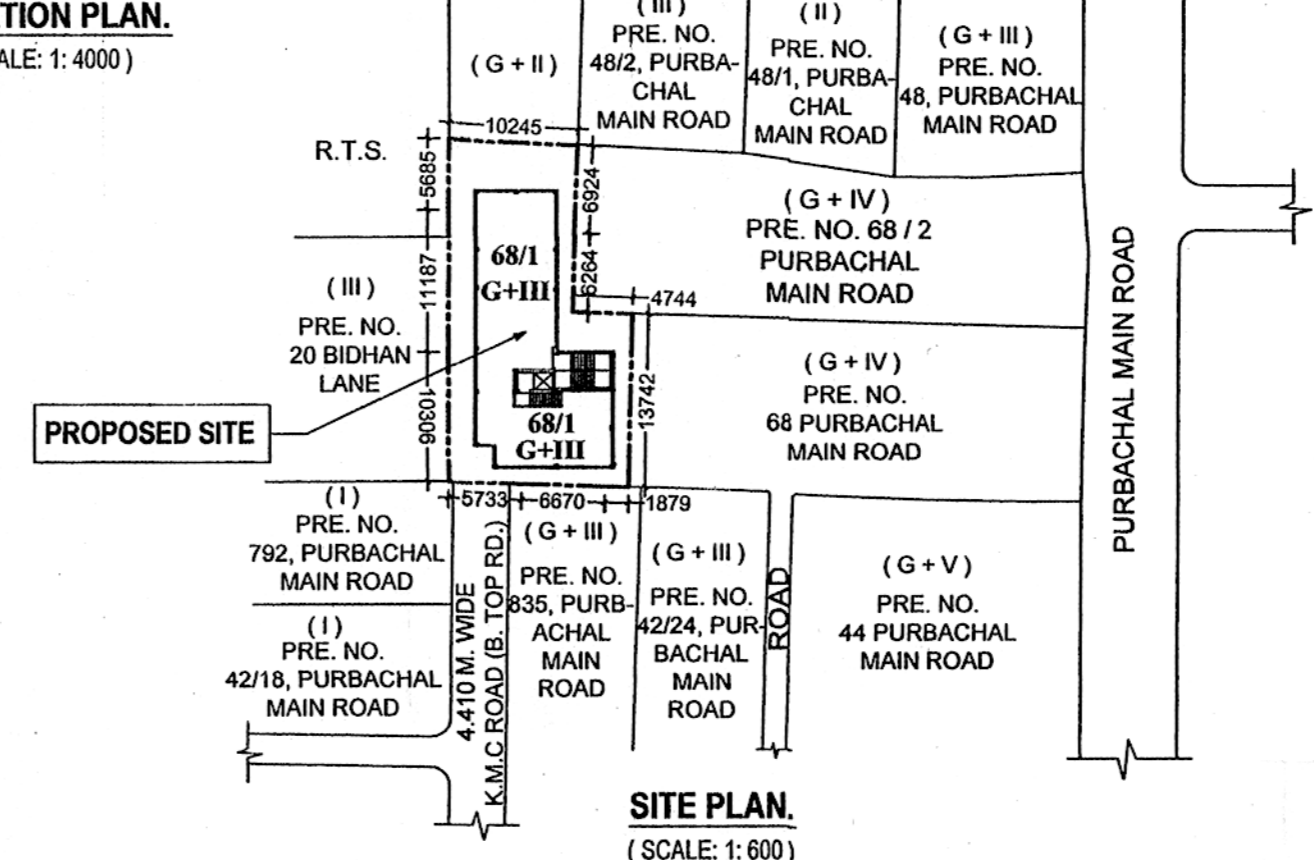
PROPOSED GROUND FLOOR PLAN (SCALE: 1:100)



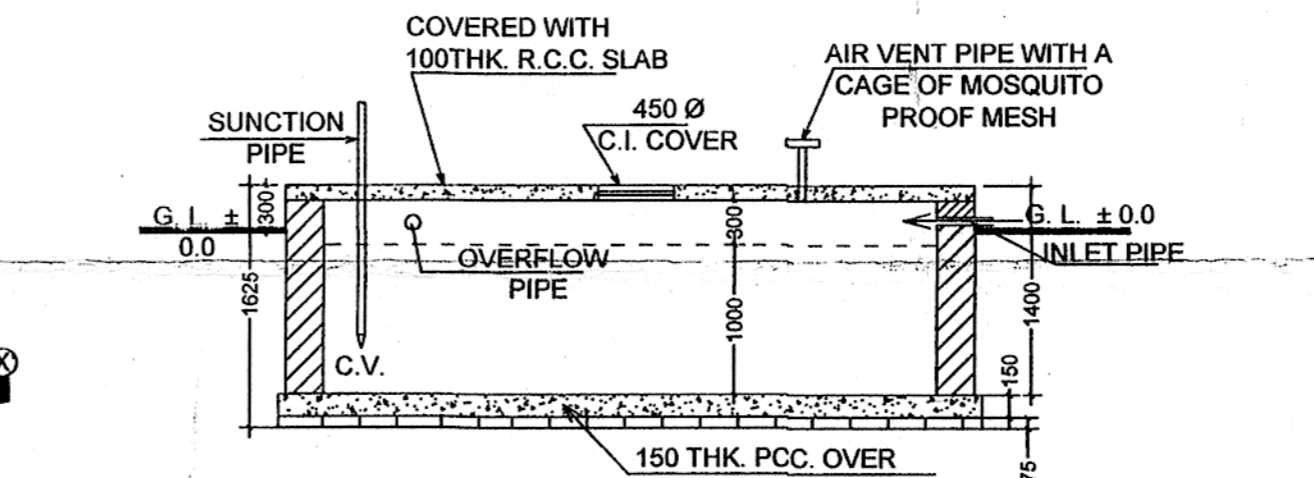
PROPOSED TYPICAL (1ST. TO 3RD.) FLOOR PLAN (SCALE: 1:100)



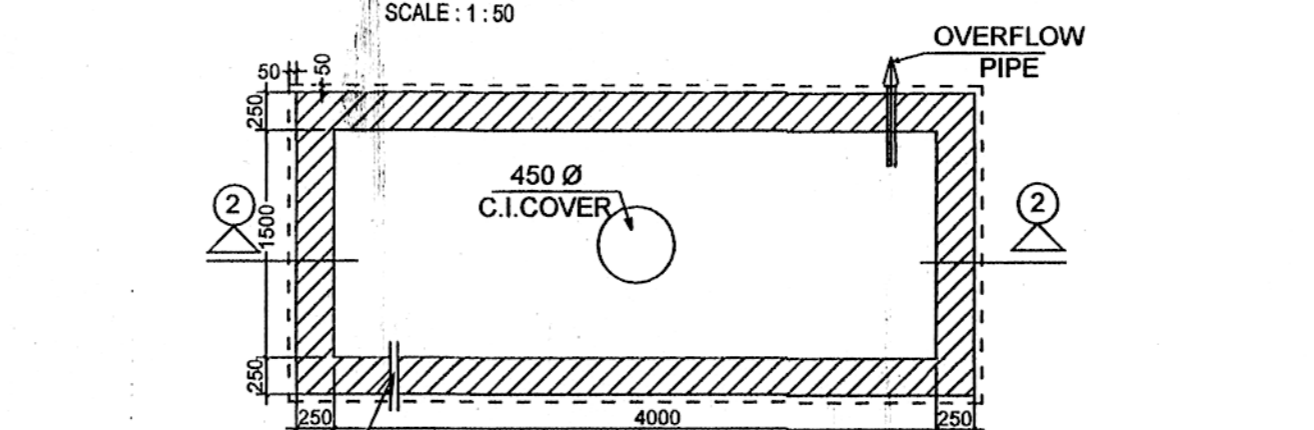
PROPOSED ROOF PLAN (SCALE: 1:100)



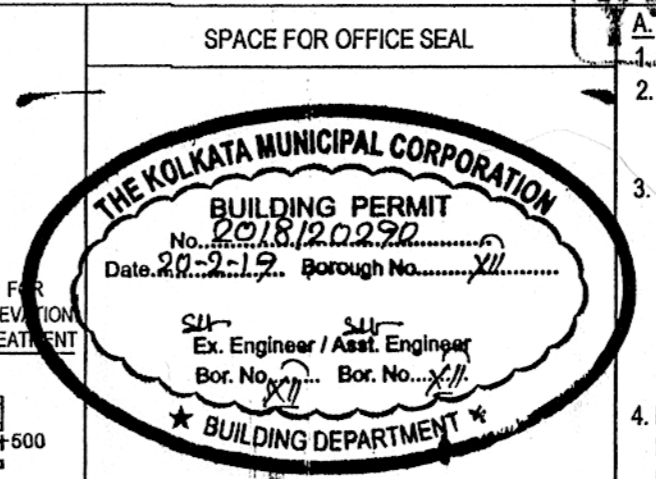
SITE PLAN (SCALE: 1:600)



SECTION AT 2 - 2 (SCALE: 1:50)



SEMI UNDER GROUND WATER RESERVOIR (CAPACITY: 6,000 LTS.) (SCALE: 1:50)



ABSTRACT AREA STATEMENT:
 AREA OF THE LAND: 65 K. 01 Ch. - 05 SQ.FT. = 339.093 SQ.M. i.e. 3659 SQ.FT. (AS PER DEED)
 AREA OF THE LAND: 04 K. 15 Ch. - 24 SQ.FT. = 332.463 SQ.M. i.e. 3579 SQ.FT. (AS PER REGISTERED BOUNDARY DECLARATION)
 PERMISSIBLE F.A.R.: 1.75 EXISTING ACCESS: 14'-6" i.e. 4.410 METER WIDE K.M.C. BLACK TOP ROAD]
 PERMISSIBLE TOTAL BUILT UP AREA: 581.810 SQ.M.
 PERMISSIBLE BUILDING HEIGHT: 12.500 METER
 FRONTAGE OF THE PLOT: 4.410 M
 PERMISSIBLE GROUND COVERAGE: 65.584 % i.e. 184.786 SQ.M.
 PROPOSED GROUND FLOOR BUILT UP AREA: 154.366 SQ.M.
 PROPOSED 1st FLOOR BUILT UP AREA: 182.668 SQ.M.
 PROPOSED 2nd FLOOR BUILT UP AREA: 182.668 SQ.M.
 PROPOSED 3rd FLOOR BUILT UP AREA: 182.668 SQ.M.
 PROPOSED TOTAL BUILT UP AREA: [154.366 + (182.668 X 3)] = 702.390 SQ.M.
 CAR PARKING PROVIDED: 03 (THREE) NOS. i.e. 62.778 SQ.M.
 PROPOSED BUILDING HEIGHT: 12.475 METER (GROUND+THREE STORED)
 PROPOSED GROUND COVERAGE: 55.573 % i.e. 184.781 SQ.M.
 PROPOSED F.A.R.: 1.749

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 10 MM DOWN GRADED STONE CHIPS (M-15)
 4. R.A.C. 1:2:4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
 5. CEMENT SAND PLASTER 18 MM ON OUTSIDE & 12 MM ON INSIDE WITH WATER PROOFING ADMIXTURE
 6. D.P.C. SHALL BE 6MM THICK IN 1:1.5:3 TONE WITH WATER PROOFING ADMIXTURE
 7. 25 MM THK. I.P.S. FLOORINGS WITH HEAT CEMENT FINISH AT TOP
 8. 75 MM THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
 9. 150 LVL TO THE FINISHED GROUND FLOOR LVL. & 300 LVL. PLINTH AT GROUND FLOOR
 10. T.R.E.D. WITH 250 EACH & 18 EG. NOS. RISER HEIGHT IS 188.055 MM FOR GROUND FLOOR & 18 EG. NOS. RISER HEIGHT IS 188.044 FOR TYPICAL FLOOR EACH
 11. FLOOR TO SLAB HEIGHT SHALL BE 3025 FOR GROUND FLOOR & 3050 MM FOR TYPICAL FLOOR & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 FOR GROUND FLOOR & 2950 MM FOR TYPICAL FLOOR EACH
 MATERIALS:
 STEEL MUST CONFORM WITH IS 1786
 GRADE OF CONCRETE: M25 (C:35, S:57, 1:1:2) & GRADE OF STEEL: F450
 CEMENT: ORDINARY PORTLAND C. SAND: MEDIUM COURSE
 STONE CHIPS: 20 MM DOWN GRADED
 OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN CHARGE

PROPOSED AREA STATEMENT:-

FLOOR MKD.	COVERED AREA (SQ.M.)	LIFT WELL (SQ.M.)	NET COVER AREA (SQ.M.)	TOTAL EXEMPTED AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)	
GROUND FLR.	(103.922 + 50.464) = 154.386	---	154.386	12.003	2.973	139.410
1ST FLOOR	184.761	2.093	182.668	12.003	2.430	168.235
2ND FLOOR	184.761	2.093	182.668	12.003	2.430	168.235
3RD FLOOR	184.761	2.093	182.668	12.003	2.430	168.235
TOTAL	708.669	6.279	702.390	48.012	10.263	644.115

2. PARKING CALCULATION:-

Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Size	Required Parking
FLAT-A	68.924	13.261	82.185	03 NOS.	75 > 100 SQ.M.	03 NOS.
FLAT-B	26.918	5.179	32.097	03 NOS.	< 50 SQ.M.	09 NOS.
FLAT-C	68.853	13.248	82.101	03 NOS.	75 > 100 SQ.M.	03 NOS.
Total Required Parking =						03 NOS.

3) OFFICE BUILT UP AREA: 50.464 SQ.M.
4) OFFICE CARPET AREA: 44.236 SQ.M. (REQUIRED CAR PARKING = NIL)
5) TOTAL REQUIRED CAR PARKING: 03 (THREE) NOS.
6) TOTAL PROVIDED CAR PARKING: 03 (THREE) NOS.
7) PERMISSIBLE AREA FOR PARKING - 75.000 SQ.M.
8) PROVIDED CAR PARKING AREA AT GROUND FLOOR: 62.778 SQ.M.
9) PERMISSIBLE F.A.R. - 1.75
10) PROPOSED F.A.R. - (644.115 - 62.779) / 332.463 = 1.749 < 1.75

11. STATEMENT OF OTHER AREAS FOR FEES:-

Floor	Loft	Carpet Area
Ground floor	---	NA
1st floor	---	5.100 SQ.M.
2nd floor	---	5.100 SQ.M.
3rd floor	---	5.100 SQ.M.
Total	---	15.300 SQ.M.

12. STAIR CASE AREA = 14.958 SQ.M.
13. LIFT MACHINE ROOM AREA = 6.066 SQ.M.
14. O.H.W. TANK AREA = 4.961 SQ.M.
15. LIFT MACHINE ROOM STAIR AREA = 3.963 SQ.M.
16. OTHER AREA FOR FEES - (48.012 + 10.263 + 15.300 + 3.963) = 77.538 SQ.M.

17. BL&RO MEMO NO. 18 / MUT / 2489 / BLLRO / ATM / KASBA DATED: 14.06.2011
18. CONVERSION CERTIFICATE: MEMO NO. 17/4100/CON CERTIFICATE / BLLRO / ATM / KASBA / 18, DATED: 03/08/2018
RELAXATION: RULE 57(C) OF BLDG. RULE 2009 ALLOWED BY D.G. (CIVIL)/BLDG/SOUTH, DATED: 19/12/2018.

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 WILL 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. THE SITE HAS BEEN IDENTIFIED BY ME. FOR URBAN HI-BREED FARM LTD.

ANUPAM GHOSH
 Registered Architect
 Reg. No. CA/2005/36555

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 K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF U.G BUILDER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. SIGNATURE OF THE OWNER AUTHENTICATED BY ME.

ANUPAM GHOSH
 Registered Architect
 Reg. No. CA / 2005 / 36555

CERTIFICATE OF STRUCTURAL ENGINEER:-
 THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY DR. RUPAK KUMAR BANERJEE OF M/S. EARTH FINE GEO CONSULTANTS OF 148 / 1 / A, PEARY MOHAN ROY ROAD, KOLKATA 700 027 THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

DIPANKAR BHOWMICK
 ESE No. -343 / II
 253, Prantik Pally, Kolkata-42

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.E., M.E., M.I.G.E.
 MILE: CHARTERED ENGINEER
 G.T.1/3 (K.M.C.) LM-42/a, m. 10000

PROJECT:-
PROPOSED GROUND + THREE STORED [12.475 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 68 / 1, PURBACHAL MAIN ROAD, P.S. GARFA, WARD NO. 106, KOLKATA 700 078 UNDER BOROUGH XII [K.M.C.] AS PER U / S 393 A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULES 2009. R.S. DAG NO. - 1760/2428 & 1761/2429, R.S. KHATIAN NO. - 1342 & 1262, MOUZA- GARFA, J.L. NO. - 19,

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

DRAWING SHEET NO.
 DEALT: A. BARMAN
 DATE: 28.12.2018

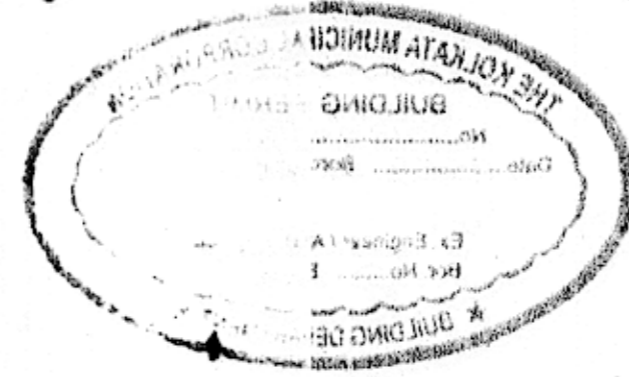
SCALE 1:100 (UNLESS OTHERWISE MENTIONED)

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.

CERTIFIED COPY



KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 2018190290 DL 20-02-2019
Borough No. XII
Assistant Engineer [Signature] Executive Engineer [Signature]

CERTIFIED COPY

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

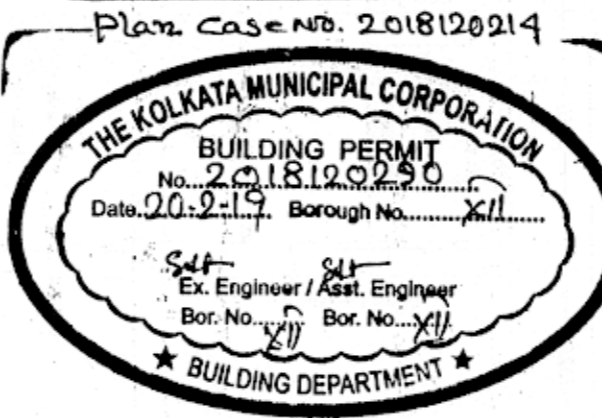
The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier, may be seized forthwith by the K.M.C. at the cost and risk of the owner.

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

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.

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.



THE SANCTION IS VALID UP TO 19-02-2024

CONSTRUCTION SITE SHALL BE MAIN TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 498 (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.

RESIDENTIAL BUILDING

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

Plan for Water Supply arrangement including SEMILI 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.

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

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

Form A
A Certificate of Sanction
(See Rule 63)
Municipal Corporation, Kolkata
Date: 20/02/2019
Borough: XII
Plan No: 2018190290
DL: 20-02-2019
Sanctioned Authority: [Signature]
1. Name: [Name]
2. Address: [Address]
3. []
4. []
5. []
6. []
7. []
8. []

- 4. Do not deposit debris indiscriminately.
- 5. Do not allow the vehicles for heavy load within the work site.
- 6. Do not use materials without proper dust control facility.
- 7. Do not keep materials without effective cover.
- 8. Do not allow access to the work area except workers to limit all disturbance and prevent access by family, friends, neighbors, or other vehicles.
- 9. Do not leave the site, and all cement bags unwrapped.
- 10. Do not keep materials or debris on the roads or pavements.
- 11. Keeping of all types of hot oil plant as a fuel during construction and repair of the roads for mixing use should be discouraged.

RESIDENTIAL BUILDING

Department of West Bengal
Municipal Corporation, Kolkata
Sanction No. 17/1902/2019
Date: 20-02-2019

Sanction Certificate
Schedule - I

Sl. No.	Area	Area	Area	Area
1.	1342	1700/2428	01 Chatak	19 Sq. Ft.
2.	1362	1701/2429	02 Chatak	31 Sq. Ft.

Sanctioned Authority: [Signature]
Assistant Engineer [Signature] Executive Engineer [Signature]

RESIDENTIAL BUILDING