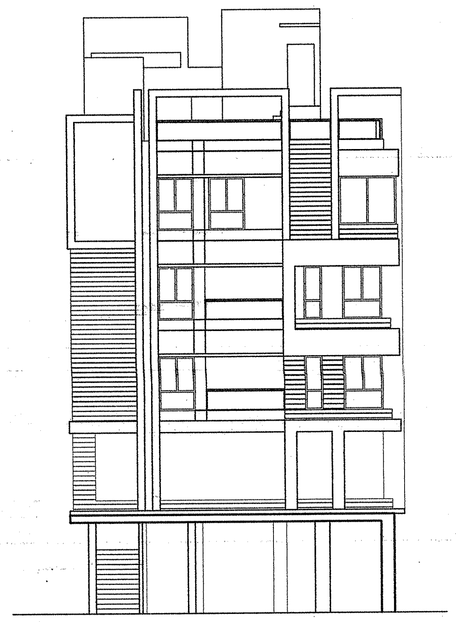
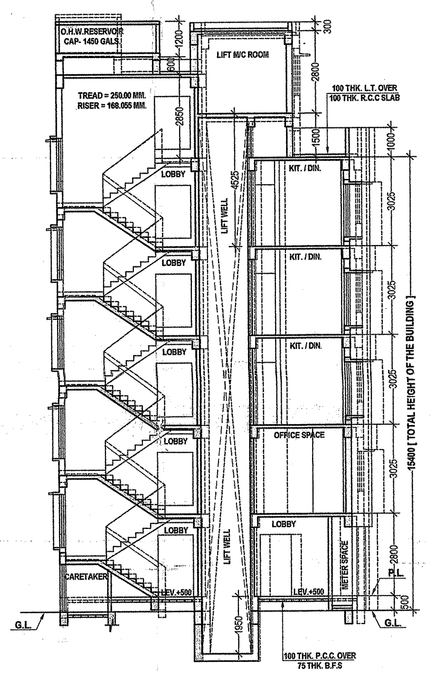
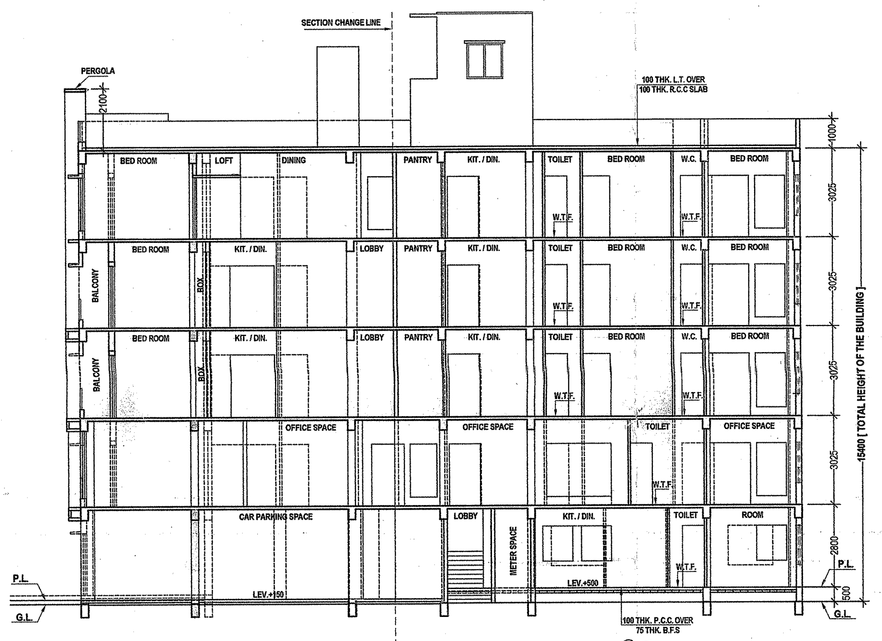


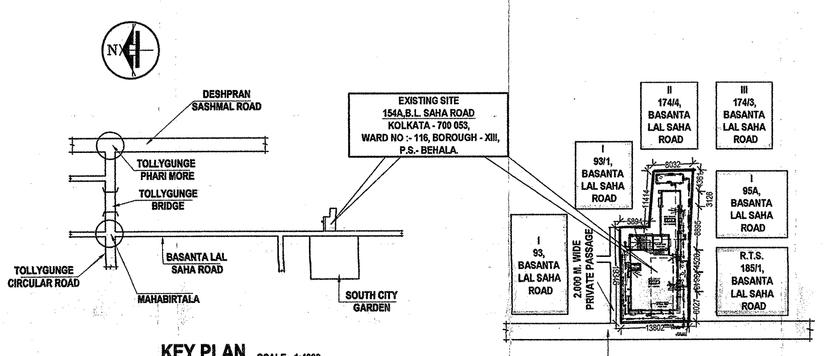
FRONT ELEVATION
SCALE : 1 : 100



SECTION - A-A'
SCALE - 1:100

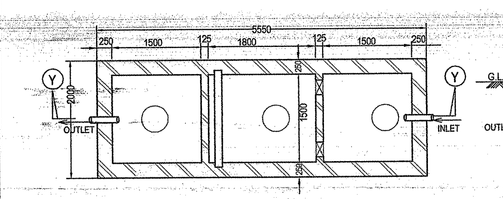


SECTION - B-B'
SCALE - 1:100

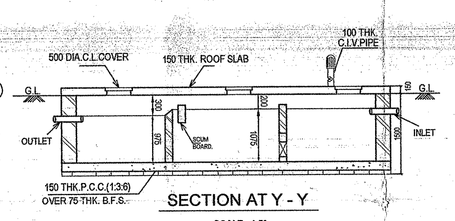


KEY PLAN
SCALE - 1:4000

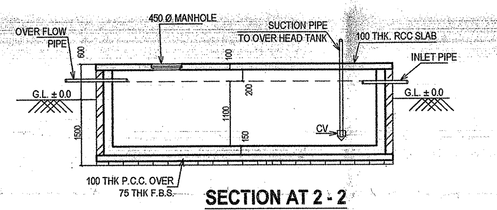
SITE PLAN
SCALE - 1:500



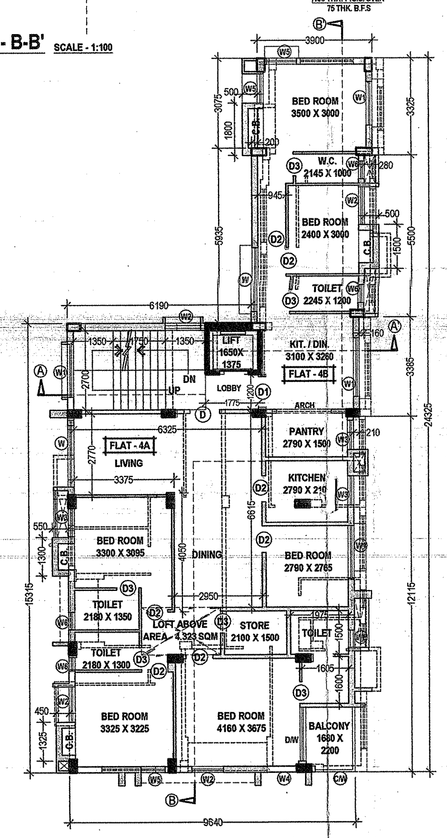
DETAIL OF SEPTIC TANK
SCALE - 1:50



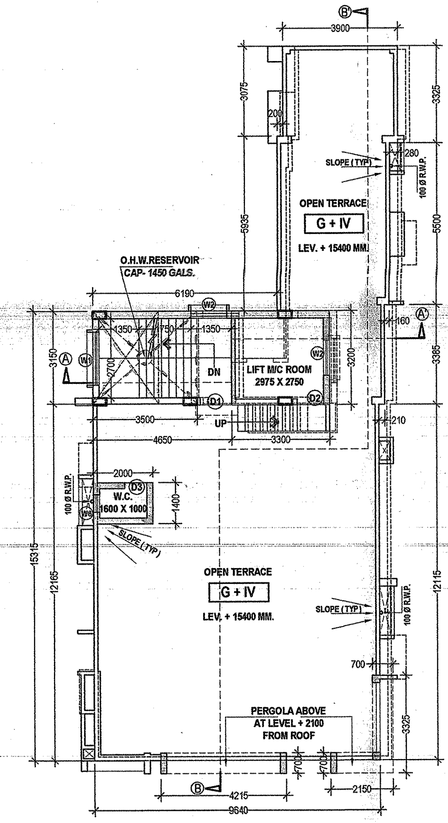
SECTION AT Y - Y
SCALE - 1:50



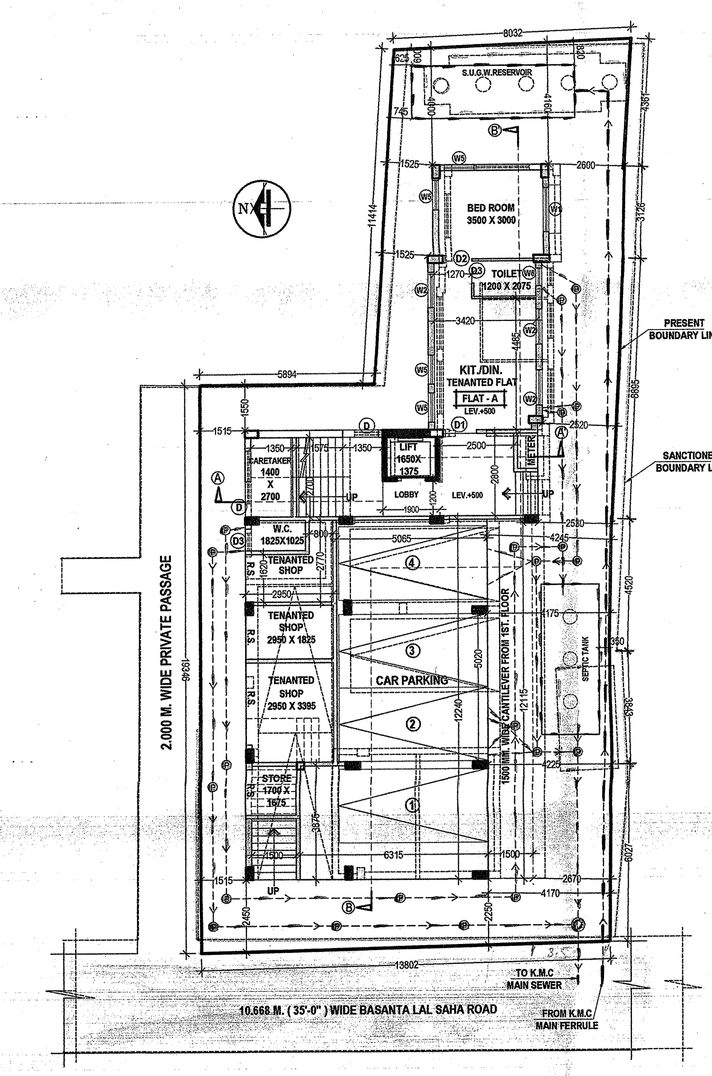
SECTION AT 2 - 2
SCALE : 1 : 50



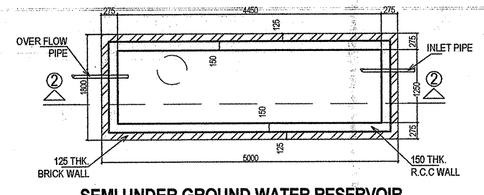
FOURTH FLOOR PLAN
SCALE - 1:100



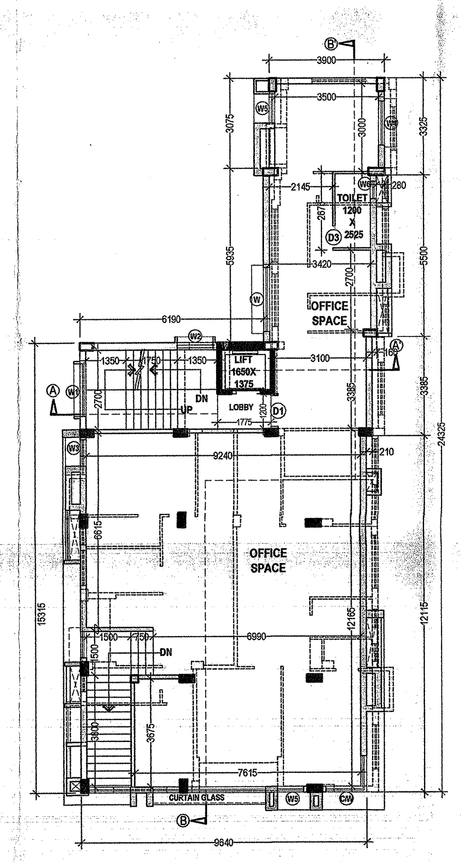
ROOF PLAN
SCALE - 1:100



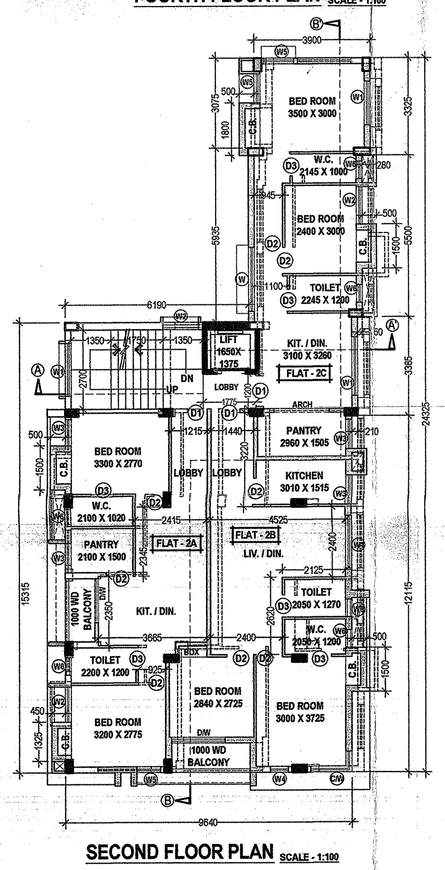
GROUND FLOOR PLAN
SCALE - 1:100



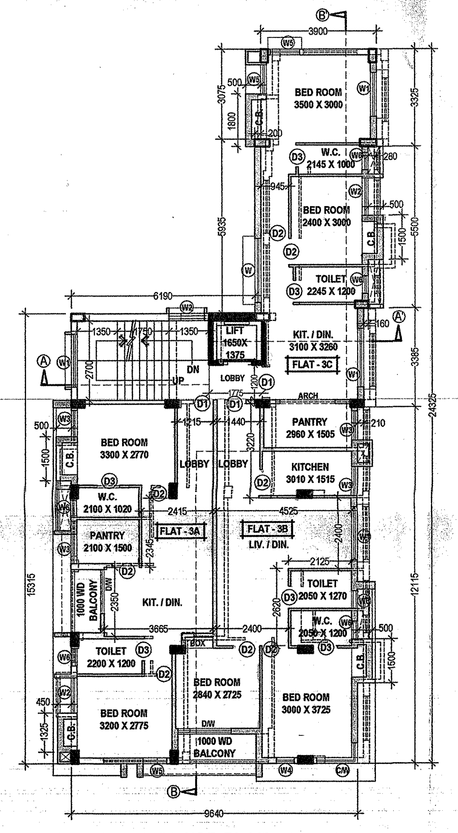
SEMI UNDER GROUND WATER RESERVOIR
(CAPACITY : 8000 LTRS.)(1766 GALS.)
SCALE : 1 : 50



FIRST FLOOR PLAN
SCALE - 1:100



SECOND FLOOR PLAN
SCALE - 1:100



THIRD FLOOR PLAN
SCALE - 1:100

DOOR / WINDOW SCHEDULE

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH		2150	1050 X 2150
D2	SOLID FLUSH		2150	900 X 2150
D3	SOLID FLUSH		2150	750 X 2150
D/W	GLAZED		2150	1800 X 2150
W	GLAZED	350	2150	2200 X 1800
W1	GLAZED	350	2150	1500 X 1800
W2	GLAZED	350	2150	1200 X 1800
W3	GLAZED	1150	2150	900 X 1000
W4	GLAZED	350	2150	575 X 1800
W5	GLAZED	950	2150	850 X 1200
W6	GLAZED	1400	2150	600 X 750
C/W	GLAZED			2950/1200 X 2275

MAIN CHARACTERISTICS OF THE PROPOSAL

PART-A:

1. ASSESSEE NO: 41-116-03-1564-0

2. DETAIL OF REGISTERED DEED (I) :-

BOOK NO :	I	I	I	I
VOL NO. :	127	11	11	2
PAGE NO :	270 TO 278	3518 TO 3531	3503 TO 3517	652 TO 665
BEING NO :	7910	04393	04392	00589
YEAR :	1954	2010	2010	2015
PLACE :	S.R. ALIPORE	A.R.A.-I,KOLAKATA	A.R.A.-I,KOLAKATA	A.R.A.-I,KOLAKATA

3. DETAIL OF REGISTERED BOUNDARY DECLARATION
BOOK NO : I VOL. NO : 1602-2022 PAGE NO : 383565 TO 383577
BEING NO : 190211038 YEAR : 2022 PLACE : D.S.R. - II , SOUTH 24 - PARGANAS

4. DETAIL OF REGISTERED DECLARATION OF NON EVICTION OF TENANT
BOOK NO : I VOL. NO : 1901-2017 PAGE NO : 26745 TO 26755
BEING NO : 190100844 YEAR : 2017 PLACE : A.R.A.-I, KOLAKATA

5. AREA OF LAND :-
AS PER TITLE DEED = 5 K - 12 CH - 41 SFT = 388.424 SQM
AS PER B.S. PLAN = 5 K - 06 CH - 36.44 SFT = 362.918 SQM
AS PER BOUNDARY DECLARATION = 5 K - 06 CH - 5.245 SFT = 360.019 SQM

6. NO.OF STORIED INCLUDING GROUND :- G+IV

7. NO OF TENEMENT :-

FLOOR	MKD	SHOP/OFFICE AREA
GROUND FLOOR	SHOP	COVERED AREA - 23.250 SQM. CARPET AREA -20.874 SQM.
1ST. FLOOR	OFFICE	COVERED AREA - 158.808 SQM. CARPET AREA -140.114 SQM.

	FLAT MKD	FLAT AREA
GR. FLOOR	FLAT - A	42.010 SQM
2ND. FLOOR	FLAT - 2A	64.645 SQM
	FLAT - 2B	71.178 SQM
	FLAT - 2C	60.087 SQM
3RD. FLOOR	FLAT - 3A	64.645 SQM
	FLAT - 3B	71.178 SQM
	FLAT - 3C	60.087 SQM
4TH. FLOOR	FLAT - 4A	136.185 SQM
	FLAT - 4B	59.720 SQM

1. AREA OF LAND :-
AS PER TITLE DEED = 5 K - 12 CH - 41 SFT = 388.424 SQM
AS PER B.S. PLAN = 5 K - 06 CH - 36.44 SFT = 362.918 SQM
AS PER BOUNDARY DECLARATION = 5 K - 06 CH - 5.245 SFT = 360.019 SQM
2. EXECUTED GROUND COVERAGE :- 50.835 % i.e. 183.014 SQM.
3. EXECUTED F.A.R. :- 2.069
4. EXECUTED TOTAL FLOOR AREA :- 878.621 SQM
5. NO OF CAR PARKING REQUIRED :- 4 NOS. [100.0 SQM]
NO OF CAR PARKING PROVIDED :- 4 NOS. [66.839 SQM]

AREA STATEMENT (B)

1. LAND AREA :- 5 K - 06 CH - 5.245 SFT = 360.019 SQM
2. WIDTH OF MEANS OF ACCESS :- 10.668 M. (35'-0") WIDE B.L. SAHA ROAD.
3. ALLOWABLE GROUND COVERAGE :- 54.666 % i.e. 196.808 SQM.
4. ALLOWABLE F.A.R. :- 2.25
5. SIZE OF FLAT
NO OF FLAT BETWEEN BELOW 50 SQM.:- 1 NO. 50 -75 SQM :- 7 NOS., 100 -200 SQM :- 1 NO.
6. CAR PARKING
NO OF CAR PARKING REQUIRED :- 4 NOS. [100.0 SQM]
NO OF CAR PARKING PROVIDED :- 4 NOS. [66.839 SQM] (ACTUAL)

FLOOR MKD.	SANCTIONED AREA	EXECUTED AREA
7. GROUND COVERAGE	52.274 % i.e. 189.713 SQM.	50.835 % i.e. 183.014 SQM.
8. GROUND FLOOR	171.465 SQM	164.683 SQM
9. FIRST FLOOR	187.747 SQM	171.706 SQM
10. SECOND FLOOR	187.747 SQM	180.744 SQM
11. THIRD FLOOR	187.747 SQM	180.744 SQM
12. FOURTH FLOOR	187.747 SQM	180.744 SQM
13. TOTAL FLOOR	922.453 SQM	878.621 SQM
14. STAIR & LIFT LOBBY	63.45+9.63 = 73.08 SQM	55.958+10.8 = 66.758 SQM
15. CAR PARKING	72.773 SQM (4 NOS.)	66.839 SQM (4 NOS.)
16. EFFECTIVE FLOOR AREA	922.453-(73.08+72.773) SQM = 776.60 SQM.	878.621 - (66.758 + 66.839) = 745.024 SQM
17. F.A.R.	776.60 / 362.918 = 2.14	745.024 / 360.019 = 2.069
18. STAIR HEAD ROOM	15.909 SQM.	14.727 SQM.
19. LIFT M/C ROOM	9.923 SQM.	10.56 SQM.
20. LIFT M/C ROOM STAIR	3.150 SQM.	2.79 SQM.
21. OVER HEAD TANK	6.93 SQM.	11.025 SQM.
22. CUP BOARD	15.0 SQM.	10.00 SQM.
23. LOFT	-	4.323 SQM.
24. PERGOLA	-	6.293 SQM.
25. W.C. AT ROOF	-	2.79 SQM.
26. HEIGHT OF THE BUILDING	15.40 MTR.	15.40 MTR.

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 HAS TO BE FOLLOWED.
2. MIX. OF CONCRETE FOR ALL R.C.C. MEMBER SHALL BE M-25 GRADE CONFORMING TO I.S. 456-1978.
3. ALL REINFORCEMENTS SHALL BE OF TOR STEEL Fe-500 CONFORMING TO I.S. 1786-978.
4. ALL EXTERNAL WALLS ARE 200 MM. THK. AND INTERNAL WALLS ARE 125 & 75 MM. 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- 50 MM.
b) COLUMN- 50 MM.
c) BEAM- 25 MM.
d) SLAB- 20 MM.

CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY CERTIFY THAT THE ERECTION OF G+IV STORIED BUILDING ON PREMISES NO. 154A, B.L. SAHA ROAD HAVE BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED ACCORDING TO THE B.S. PLAN NO. 2017130054 , DATED - 27.06.2017 AND REVALIDATION APPROVED BY DY. C.E.(C) Bldg/south, DATED - 24.01.2023. WITH SOME INTERNAL & EXTERNAL CHANGES. THE WORK HAS BEEN COMPLETED TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (QUALITY AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BLDG. RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK . THE STRUCTURE IS SAFE AND STABLE IN ALL RESPECT.

Joydeep Mukherjee
B.E. (CIVIL)
F.S.E.-17981

SIG. OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS DEFACTO ON PREMISES NO. 54A, B.L. SAHA ROAD, WARD NO. 116, BR-XIII, IN COMPLIANCE WITH THE B.S. PLAN NO.- 2017130054 , DATED - 27.06.2017 AND REVALIDATION APPROVED BY DY. C.E.(C) Bldg/south, DATED - 24.01.2023.
THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN WITH SOME INTERNAL & EXTERNAL CHANGES AND TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (QUALITY AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF KMC BLDG. RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

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

SIG. OF ARCHITECT.

DECLARATION OF OWNERS

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT WE ENGAGED L.B.A. & E.S.E. AND FOLLOWED THEIR INSTRUCTION DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN). THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

SIGNATURE OF OWNERS

REGULARIZATION PLAN U/R 26 (2a) & (2b) COMPLYING K.M.C. BUILDING RULE 2009 & K.M.C. BUILDING ACT 1980 OF G+IV STORIED [15.400 M. HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 154A, B.L. SAHA ROAD
UNDER K.M.C. WARD NO.- 116, BOROUGH NO.- XIII , P.S. - BEHALA, KOLKATA - 700 053, AS SANCTIONED VIDE B.P. NO.- 2017130054 , DATED - 27.06.17 AND REVALIDATION APPROVED BY DY. C.E.(C) Bldg/south, DATED - 24.01.2023.

ARCHITECTURAL CONSULTANTS
syn tech engg pvt. ltd.
(redefining synergy technologies)
ARCHITECTS , ENGINEERS , INTERIOR DESIGNERS , LANDSCAPE
307, Lake Gardens Kolkata - 700 045 Tel : +91-33 2422 7811, +91-33 4064 6807
e-mail: synergytechnologiescalcutta@gmail.com www. synergytechnologiescalcutta.com

ARCHITECTURAL SHEET	SCALE- 1:100, 1:50, 1:600, 1:4000	04.03.2023

10/U/R. 26 (26)(25)/XIII/22-23/dt 6/3/23

PARTY'S COPY

Approved by DY CEO/S dt 24/1/23

This Plan is To Be Treated As Part And Parcel And Contiguous To B. C. Plan No. 2013/12RCS/1 Dated 4/7/2023

Ex. Engineer (C-B)
Bor. No.:- XIII.

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED UR 26 (26) & (25) of C.M.C. BUILDING RULES 2009
Bor. No.: XIII.
Assistant Engineer Ex. Engr. (Civil)
Bor. No.: XIII. Bor. No.: XIII.

KOLKATA MUNICIPAL CORPORATION
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THE KOLKATA MUNICIPAL CORPORATION
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Bor. No.: XIII.
Assistant Engineer Ex. Engr. (Civil)
Bor. No.: XIII. Bor. No.: XIII.

BUILDING DEPARTMENT
THE KOL. MUNICIPAL CORP.
6 MAR 2023

Approved by DY CEO/S dt 24/1/23

Regd. No. C-4070/2015-16
Regd. Office: 1st Floor
Building Department
Kolkata Municipal Corporation