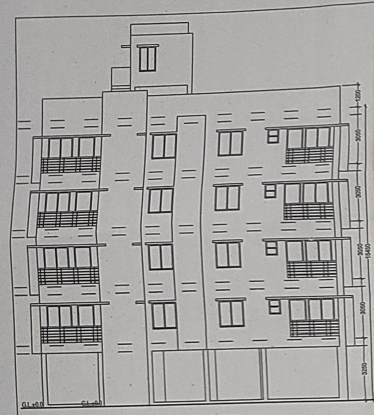
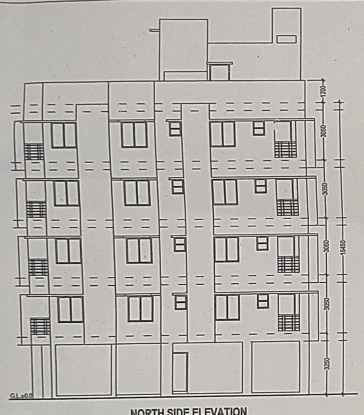
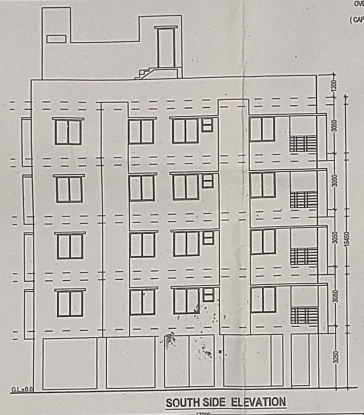


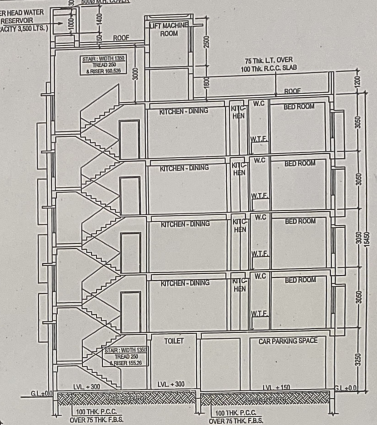
FRONT ELEVATION



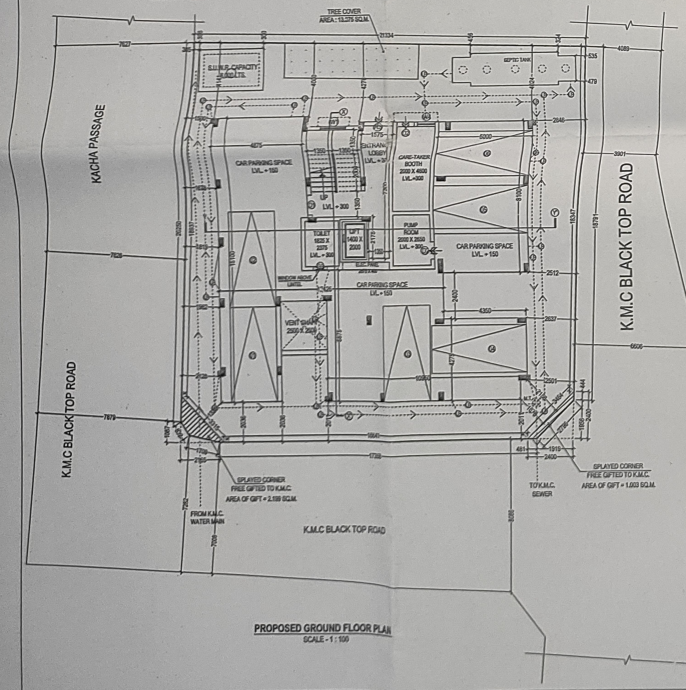
NORTH SIDE ELEVATION



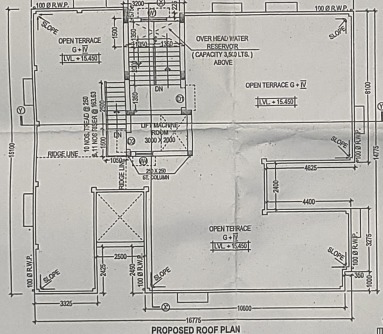
SOUTH SIDE ELEVATION



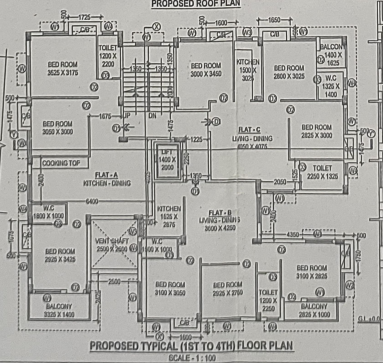
SECTION THROUGH, X - X',
SCALE - 1 : 100



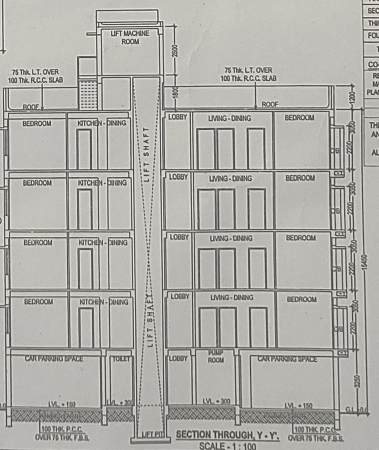
PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100



PROPOSED ROOF PLAN



PROPOSED TYPICAL (1ST TO 4TH) FLOOR PLAN
SCALE - 1 : 100



SECTION THROUGH, Y - Y',
SCALE - 1 : 100

PART - A

1.ASSESSEE NO :- 31 - 109 - 08 - 6042 - 6					
2.NAME OF OWNER'S AND APPLICANT : SRI. KUMUD CHANDRA KAR & SMT. GOURI RANI MISHRA					
3. DETAILS OF REGISTERED DEED :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	8	278 - 285	332	16.01.2002	D.S.R.- III, ALIPORE 24-PARGANAS (S)
4. DETAILS OF REGISTERED DEED :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	9	93 - 100	333	16.01.2002	D.S.R.-III ALIPORE 24-PARGANAS (S)
5. DETAILS OF REGISTERED DEED OF CONVEYANCE:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604-2022	343075 - 342100	160411828	28.06.2022	D.S.R.- IV, 24-PARGANAS (S)
6. DETAILS OF REGISTERED DEED OF CONVEYANCE:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604-2022	342176 - 342097	160411831	28.06.2022	D.S.R.- IV, 24-PARGANAS (S)
7. DETAILS OF REGISTERED BOUNDARY DECLARATION:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603-2022	637364 - 637375	160320243	28.12.2022	D.S.R.- III, 24-PARGANAS (S)
8. DETAILS OF REGISTERED CORNER SPLAY:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603-2022	637352 - 637363	160320244	28.12.2022	D.S.R.- III, 24-PARGANAS (S)

ABSTRACT AREA STATEMENT :-
AREA OF THE LAND : 00 K. - 11 CH. - 00 SQ.FT. i.e. 447.324 SQ.M. i.e. 4815 SQ.FT.
(AS PER DEED)
AREA OF THE LAND : 00 K. - 10 CH. - 44 SQ.FT. i.e. 447.212 SQ.M. i.e. 4814 SQ.FT.
(AS PER REGISTERED BOUNDARY DECLARATION)
AREA OF CORNER SPLAY : 2.159 SQ.M + 1.003 SQ.M = 3.202 SQ.M i.e. 34 SQ.FT.
NET AREA OF LAND : 447.232 - 3.202 = 444.030 SQ.M.
ROAD WIDTH : 7.008 METRE WIDE K.M.C. BLACKTOP ROAD
PERMISSIBLE F.A.R. : 2.00
PERMISSIBLE TOTAL BUILT UP AREA : 894.464 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 20.000 METER.
PERMISSIBLE GROUND COVERAGE : 51.759 % i.e. 231.883 SQ.M.
PROPOSED GROUND COVERAGE : 50.689 % i.e. 226.737 SQ.M.
PROPOSED TOTAL BUILT UP AREA : 1122.485 SQ.M.
PROPOSED BUILDING HEIGHT : 15.450 METER [G+FOUR STORIED]
REQUIRED CAR PARKING : 06 (SIX) NOS.
PROVIDED CAR PARKING : 06 (SIX) NOS.
PERMISSIBLE AREA FOR PARKING : 150.00 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : [70.072 SQ.M.
PROPOSED F.A.R. : (1044.699 - 150) / 447.232 = 1.999 = 2.00
STAIR COVERED AREA : 15.092 SQ.M.
LIFT MACHINE ROOM AREA : 8.700 SQ.M.
LIFT MACHINE ROOM STAIR AREA : 4.200 SQ.M.
CUPBOARD AREA : 25.904 SQ.M.
AREA OF OVER HEAD RESERVOIR : 4.601 SQ.M.
ADDITIONAL AREA : 15.800 + 8.750 + 4.200 + 25.904 = 54.634 SQ.M.
AREA FOR FEES : 1122.485 + 54.634 = 1177.019 SQ.M.
PERMISSIBLE TREE COVER AREA = 2.835 % i.e. 12.540 SQ.M.
PROPOSED TREE COVER AREA : 13.875 SQ.M. i.e. 3.102 %
PROPOSED COMMON AREA : 133.844 SQ.M.
PROPOSED TERRACE AREA : 226.737 SQ.M.

* K.M.C MUTATION : M / 109 / 19 - OCT- 22 / 1175, DATED - 19.10.2022.
* L.R COPY OF ASSESSMENT DEPARTMENT, DATED - 28.10.2022,
(INCLUDING PREMISES NO:- 2999, NAYABAD)
* BILLRO MUTATION :-
1. MEMO NO -1630025 , COPY NO.- 17055, DATED - 28.11.2022
(KUMUD CHANDRA KAR)
2. MEMO NO -1630025 , COPY NO.- 17054, DATED - 28.11.2022
(GOURI RANI MISHRA)
*NIL & LSO CONVERSION (SHALI TO BASTU) IN THE NAME OF PREVIOUS OWNERS :-
1. MEMO NO : 17 / 6947 / BILLRO / KOL / 22, DATED - .. .2022
2. MEMO NO : 17 / 6948 / BILLRO / KOL / 22, DATED - 18.08.2022
*THE JADAVPUR CO-OPERATIVE LAND AND HOUSING SOCIETY LIMITED SHARE CERTIFICATE NO :- 504 AND 505, DATED :- 21-07-2002, ISSUED BY SECRETARY / VICE-CHAIRMAN / CHAIRMAN
*NOC OF THE JADAVPUR CO-OPERATIVE LAND AND HOUSING SOCIETY LIMITED, VIDE BEG. NO. - 116/CAL OF 1985, CERTIFICATE NO :- 500 AND 501, DATED :- 24-05-2017, ISSUED BY SECRETARY / DIRECTOR

CUP BOARD & LOFT AREA :-

FLOOR MARK	LOFT	CUP BOARD
FIRST FLOOR	---	6.476 SQ.M.
SECOND FLOOR	---	6.476 SQ.M.
THIRD FLOOR	---	6.476 SQ.M.
FOURTH FLOOR	---	6.476 SQ.M.
TOTAL	---	25.904 SQ.M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION
	LATITUDE	LONGITUDE	
1.	22.484425	88.413113	8.5
2.	22.484462	88.413072	5.5

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	------	2100	1050 X 2100
D2	SOLID FLUSH	------	2100	900 X 2100
D3	SOLID FLUSH	------	2100	750 X 2100
SD	GLAZED	------	2100	AS PER DWG.
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1000	2100	600 X 1100
W4	GLAZED	1350	2100	600 X 750
R.S.	ROLLING	---	2100	AS PER DWG.
	SHUTTER	---	2100	AS PER DWG.

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 : 5 : 8 WITH 10 MM DOWN GRADED STONE CHIPS (M - 15)
4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM, ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 4 & CEILING & CHAJJA IN 1:4.
6. R.F.C. SHALL BE 65MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. LPS. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. 1 : 500 (LAL) TIN TREE PROTECTED GRILLED PLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT 15 NOS.@ 150 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3000 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
12. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2900 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 25 & GRADE OF STEEL :- Fe500
CEMENT :- ORDINARY PORTLAND & BINED - MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED !!
THESE DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

1. PROPOSED AREA :

Floor Mkd.	Floor area	Lift Well	Gross Area	EXEMPTED AREA Stair Area	EXEMPTED AREA Lift Lobby	Net Floor Area
Ground Floor	226.737 SQ.M.	------	226.737 SQ.M.	12.690 SQ.M.	2.836 SQ.M.	211.111 SQ.M.
1st Floor	226.737 SQ.M.	2.800 SQ.M.	223.937 SQ.M.	12.690 SQ.M.	3.000 SQ.M.	208.247 SQ.M.
2nd Floor	226.737 SQ.M.	2.800 SQ.M.	223.937 SQ.M.	12.690 SQ.M.	3.000 SQ.M.	208.247 SQ.M.
3rd Floor	226.737 SQ.M.	2.800 SQ.M.	223.937 SQ.M.	12.690 SQ.M.	3.000 SQ.M.	208.247 SQ.M.
4th Floor	226.737 SQ.M.	2.800 SQ.M.	223.937 SQ.M.	12.690 SQ.M.	3.000 SQ.M.	208.247 SQ.M.
Total	1133.685 SQ.M.	11.200 SQ.M.	1122.485 SQ.M.	63.450 SQ.M.	14.836 SQ.M.	1044.099 SQ.M.

2. PARKING CALCULATION :

Flat Marked	Tenement Size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Parking No.
FLAT- A	74.636	12.241	86.879	04 NOS.	75 < 100 SQ.M.	02 NOS.
FLAT- B	65.169	10.688	75.857	04 NOS.	75 < 100 SQ.M.	02 NOS.
FLAT- C	64.835	10.633	75.468	04 NOS.	75 < 100 SQ.M.	02 NOS.
TOTAL REQUIRED PARKING						06 NOS.

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 MAY 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,DURING DEPARTMENTAL JOINT INSPECTION
THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.
THE PLOT IS FULLY OCCUPIED BY ME .

NAME OF THE OWNER
SRI KUMUD CHANDRA KAR & SMT. GOURI RANI MISHRA

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 ROADS CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME.THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL.SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE PLOT IS BEYOND 500 MT. CENTRAL LINE OF E.M. BYPASS.

NAME OF THE ARCHITECT
Mr. ANUPAM GHOSH
Registered Architect
Reg. No. CA/2005/30555.

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS 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 & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
SOIL TESTING HAS BEEN DONE BY DR. S. K. CHAKRABORTY OF J.B. ASSOCIATES, 141B, NAYABAD, PANCHASAYER, KOLKATA - 700 094, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
Mr. BIBEK BIKASH MULLICK
Structural Engineer (ESE / 1175)

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.

NAME OF GEO-TECHNICAL ENGINEER
Mr. SANTOSH KUMAR CHAKRABORTY
(G.T. / 1 / 16)

PROJECT :-
PROPOSED GROUND + FOUR STORIED [15.450 HEIGHT] RESIDENTIAL BUILDING
U / S 393A OF K.M.C. ACT. 1980 AND AS PER BLDG. RULE 2009
AT PREMISES NO. 2998, NAYABAD, WARD NO. 109, UNDER R.S. DAG & L.R DAG NO.- 136, R.S. KHATIAN NO.- 276, L.R. KHATIAN NO.- 2785,2786, J.L. NO.- 25,R.S. NO.- 3, TOUZI NO.-58, MOUZA - NAYABAD , P.S.-PANCHASAYAR (FORMERLY P.S. PURBA JADAVPUR)
KOLKATA - 700 099, UNDER BOROUGH - XII [K.M.C.]

PLANS, ELEVATION, & SECTIONS,

PLAN CASE NO. :
DRAWING SHEET NO.
DEALT : P. MONDAL
DATE : 21.02.2023
SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants :
COLLAGE ARCHITECTS
148B, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN, OF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4002 6005, E-MAIL : collage.architects.kol@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.

B.P. NO. - 2022120545
DATED - 09-MAR-23
VALID UPTO - 08-MAR-28

SPACE FOR DIGITAL SIGNATURE

KAJAL ROY — Digitally signed by KAJAL ROY, Date: 2023.03.09 15:27:12 +05'30'
DIGITAL SIGNATURE OF ASSISTANT ENGINEER(S), BOROUGH - XII, K.M.C

SHIBA PRASAD JANA — Digitally signed by SHIBA PRASAD JANA, Date: 2023.03.09 15:32:09 +05'30'
DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(S), BOROUGH - XII, K.M.C