

DOOR AND WINDOW SCHEDULE :

DOORS				WINDOWS				
MKD	WIDTH	HEIGHT	DESCRIPTION	MKD	WIDTH	HEIGHT	DESCRIPTION	SILL HEIGHT
D1	1000	2100	WF1	W1	1500	1200		900
D2	900	2100	WF2	W2	1200	1200		900
D3	700	2100	WF3	W3	900	1200		900
				W4	600	600		1500
SD1	2000	2100	SLIDING DOOR					

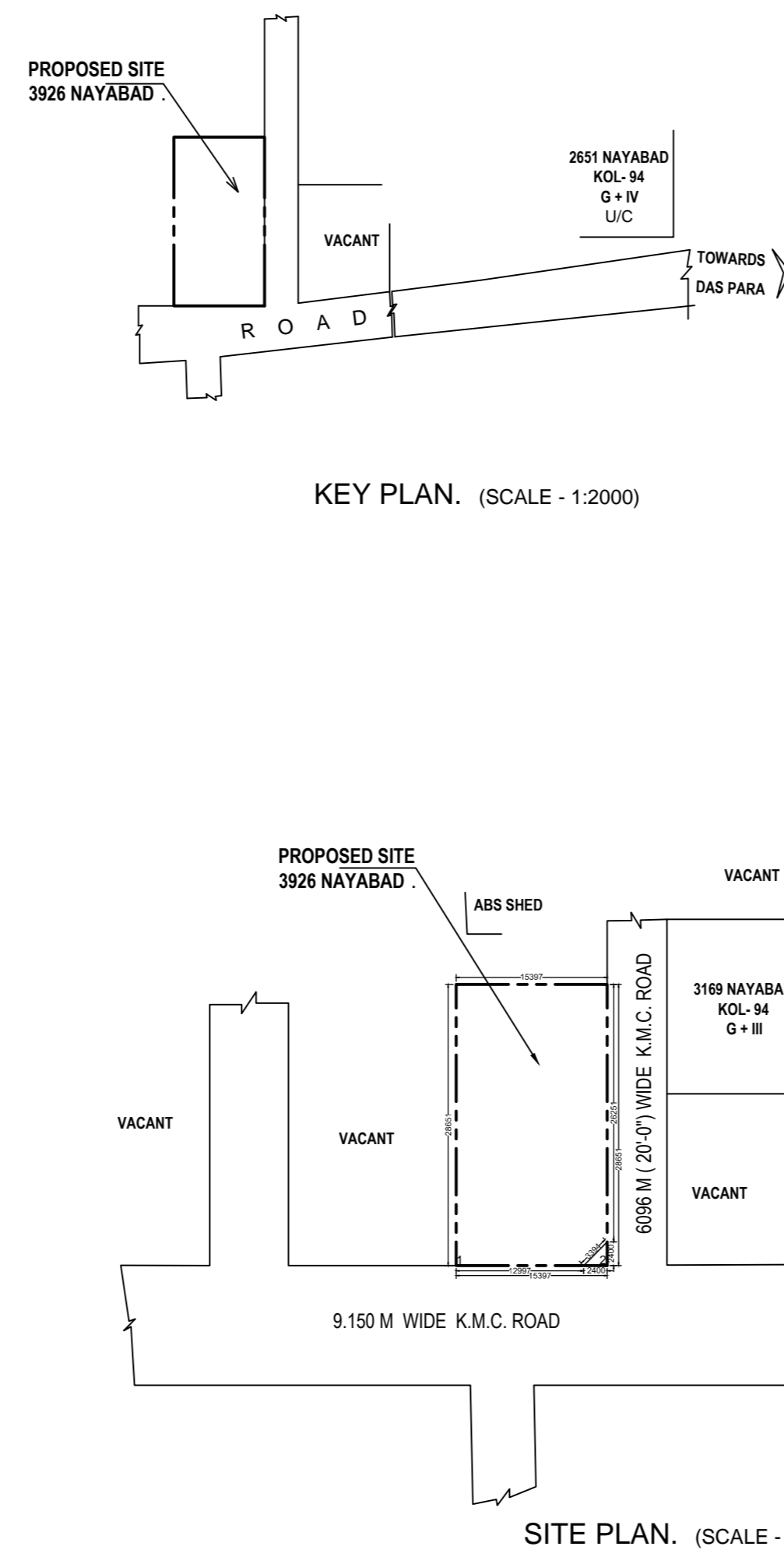
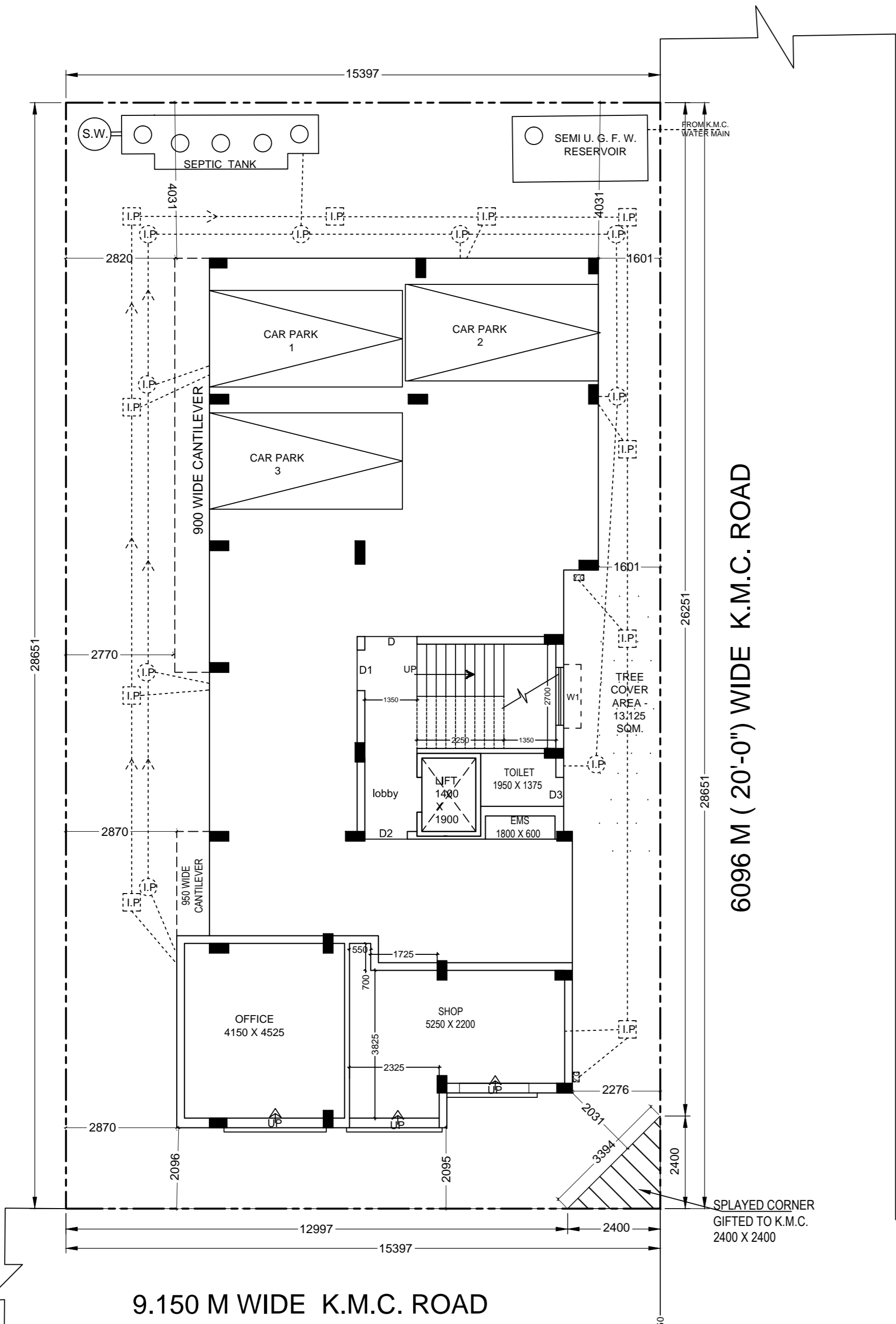
ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THE BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.

THE DEPTH OF S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING COLUMNS OF THE BUILDING.

NOTE :

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAJ: 60 M CO - ORDINATE IN WGS84 AND SITE ELEVATION(ARL).

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS84	SITE ELEVATION(ARL)
1	22 480 078 88 41000	4.68
2	22 480 078 88 41000	4.68



STATEMENT OF PLAN PROPOSAL :

- ASSESSEE NO. - 31-109-08-3489-0.
 - AREA OF THE PLOT (As per Deed & Assessment book copy) = 6 K - 10 CH - 00 SQ.FT = 443.144 SQ.M.
 - AREA OF PLOT (As per Boundary Declaration) = 441.135 SQ.M.
 - NO OF STORIES - G + IV.
- NAME OF OWNER : SRI SANTANU GUHA & SRI SUTANU GUHA
- NAME OF APPLICANT : BARU CONSTRUCTION (TWO PARTNERS OUT OF FIVE PARTNERS)
1. DILIP BARU 2. SANJAY BARU
C.A OF SRI SANTANU GUHA & SRI SUTANU GUHA

- BLRO MUTATION : MEMO NO 18/ MUT / 6227 / BLRO / ATM / KASBA - DATED. 16.12.2010.
- BLRO CONVERSION (SHALL TO BASTU) MEMO NO 17/ 1105 / BL & LRO / KOL / DATED. 11.04.2022.
- MEMO NO 17/ 1104 / BL & LRO / KOL / DATED. 11.04.2022.
- MEMO NO 17/ 1103 / BL & LRO / KOL / DATED. 11.04.2022.
- MEMO NO 17/ 1101 / BL & LRO / KOL / DATED. 11.04.2022.
- K.M.C. MUTATION NO. - 0 / 109 / 26 - MAY - '22 / 43911 DATED - 26.05.2022.
- DECLARATION BEFORE 1ST CLASS JUDICIAL REGISTRAR, ALIPORE VIDE NO. - 2294 DATED - 17.01.2023 REGARDING L.R. & R.S. DAG & KHATAN NUMBER .

DETAIL OF REGD. DEED :

- DETAIL OF DEED OF CONVEYANCE - BOOK NO. - I, VOLUME NO. - 12, PAGES - 84 TO 94, BEING NO. - 5250, FOR THE YEAR 2005, D.S.R. - III SOUTH 24- PGS DATED - 02.09.2005.
- DETAIL OF DEED OF DECLARATION - BOOK NO. - I, VOLUME NO. - 1630 - 2016, PAGES FROM 8415 TO 8436, BEING NO. - 163000290, FOR THE YEAR 2016, D.S.R. - V SOUTH 24- PGS DATED - 02.02.2016.
- DETAIL OF BOUNDARY DECLARATION - BOOK NO. - I, VOLUME NO. - 1630 - 2022, PAGES FROM 101002 TO 101012, BEING NO. - 163005424, FOR THE YEAR 2022, D.S.R. - V SOUTH 24- PGS DATED - 01.12.2022.
- DETAIL OF REGISTERED GIFT OF SPLAYED CORNER - BOOK NO. - I, VOLUME NO. - 1630 - 2022, PAGES FROM 190975 TO 190990, BEING NO. - 163005425, FOR THE YEAR 2022, D.S.R. - V SOUTH 24- PGS, DATED - 01.12.2022.
- DETAIL OF GENERAL POWER OF ATTORNEY - BOOK NO. - I, VOLUME NO. - 1604 - 2022, PAGES FROM 387319 TO 387335, BEING NO. - 160412066, FOR THE YEAR 2022, D.S.R. - V SOUTH 24- PGS, DATED - 17.11.2022.

AREA STATEMENT :

PRINCIPLE USE GROUP :	RESIDENTIAL					
PART: B						
1. AREA OF LAND = (AS PER ASSESSMENT BOOK COPY & AS PER DEED) =	443.144 SQ.M.					
2. AS PER BOUNDARY DECLARATION =	441.135 SQ.M.					
3. (A) SPLAY	2.88 SQ.M. (B) STRIP OF LAND 0.000 SQ.M.					
4. (i) PERMISSIBLE GROUND COVERAGE =	51.962 % = 229.223 SQ.M.					
(ii) PROPOSED GROUND COVERAGE =	51.962 % = 228.913 SQ.M.					
5. (A) HEIGHT =	15.45 M (B) ROAD WIDTH = 6.095 MT.					
6. PROPOSED AREA CALCULATION :-						
A. FOR RESIDENTIAL :						
AT FLOOR	COVERED AREA	LIFT WELL	GROSS FLOOR AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	216.954		216.954	13.364	2.565	201.025
1ST	228.913	2.66	226.253	13.364	2.565	210.324
2ND	228.913	2.66	226.253	13.364	2.565	210.324
3RD	228.913	2.66	226.253	13.364	2.565	210.324
4TH	228.913	2.66	226.253	13.364	2.565	210.324
TOTAL	1121.666	10.64	1121.066	66.820	12.825	1042.321
6. TENEMENTS & CAR PARKING CALCULATION :-						
(B) RESIDENTIAL :						
MARKED	TENEMENT SIZE (SQ.M.)	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	NO. OF CAR PARKING REQUIRED	
A	80.394	9.411	89.795	04		
B	48.102	5.831	53.733	01		
C	80.941	9.406	89.747	01		
D	63.219	7.401	70.620	03		
E	65.224	7.636	72.860	03		
					03	

(B) BUSINESS :	TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA	REQ. CAR PARKING
1	21.952		18.779	NIL

(C) MERCANTILE (RETAIL) :	TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA	REQ. CAR PARKING
7A. TOTAL COVERED AREA	22.599		18.784	NIL

7A. TOTAL REQUIRED CAR PARKING :-	3
7B. TOTAL PROVIDED CAR PARKING :-	3
OPEN (1 LAYER) =	0
OPEN (2 LAYER) =	3
COVERED (GR) 1 LAYER =	0
COVERED (GR) 2 LAYER =	0
COVERED (OTHER) 1 LAYER =	0
COVERED (OTHER) 2 LAYER =	0

8. PERMISSIBLE AREA FOR PARKING :- MINIMUM NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQM)	75.00	SQ.M.
9. PROVIDED AREA OF PARKING :-	144.315	SQ.M.
10. PERMISSIBLE F.A.R. =	2.35	
11. PROPOSED F.A.R. =	2.193	
12. STAIR HEAD ROOM AREA :-	16.585	SQ.M.
13. LIFT MACHINE ROOM AREA :-	12.839	SQ.M.
14. OVER HEAD TANK AREA :-	10.165	SQ.M.
15. PROPOSED AREA OF CUP-BOARD =	23.347	SQ.M.
15. a) PERMISSIBLE AREA OF CUP-BOARD = (228.913 X 3%) X4 =	27.468	SQ.M.
16. LIFT MACHINE ROOM STAIR AREA =	3.675	SQ.M.
17. TERRACE AREA :-	228.913	SQ.M.
18. ADDITIONAL AREA FOR FEES =	56.446	SQ.M.
19. TREE COVER AREA :-	PERMISSIBLE 12.493 SQ.M. PROPOSED 13.125 SQ.M.	
20. COMMON AREA :-	97.792	SQ.M.
21. RESIDENTIAL AREA :-	1077.415	SQ.M.

NOTES :

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THK. & INTERNAL WALLS ARE 75 & 125 THK. IF NOT STATED IN I.4 CEMENT SAND MORTAR.
- ALL CHAJIAS ARE 75 THK & 500 MM PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & F415 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
- OPEN TERRACE WITH PROPER ROOF TREATMENT.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4)

DECLARATION OF OWNER :

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

- WE WILL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION
- WE WILL FOLLOW THEIR INSTRUCTIONS
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE
- K.M.C. AUTHORITY WILL REVOKE SANCTION IF ANY DOCUMENT IS FOUND FAKE
- K.M.C. IS GIVING SANCTION ON THE BASIS OF DOCUMENTS SUBMITTED BY ME AND THE PLOT IDENTIFIED BY ME. K.M.C. WILL REVOKE SANCTION IF ANY DOCUMENT IS FOUND FAKE OR WRONG
- THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION

BARU CONSTRUCTION (TWO PARTNERS OUT OF FIVE PARTNERS)
1. DILIP BARU
2. SANJAY BARU
C.A OF SRI SANTANU GUHA & SRI SUTANU GUHA.

NAME OF OWNER'S

CERTIFICATE OF STRUCTURAL ENGINEER :

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE WITH ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY BHASKAR JYOTIROY, J.B ASSOCIATES OF 1418, NAYABAD, PANCHASAYAR, KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BHASKAR JYOTIROY (G.T.E. I / 4)
NAME OF STRUCTURAL ENGINEER

DECLARATION 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ANIRBAN CHOWDHURY
Regn.No. CA/98/24259
NAME OF ARCHITECT

CERTIFICATE OF ARCHITECTURE :

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES OF 2009 AS AMENDED TIME TO TIME. THAT THE WIDTH OF THE ABUTTING ROAD IS CONFORM WITH THE BUILDING PLAN AND IT IS NOT A TANK OR A FILLED UP TANK. THE SITE IS DEMARKED BY BOUNDARY WALLS AND MEASUREMENT AGREED WITH THE DEED PLAN, IT IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT. THE ABUTTING ROAD WIDTH IS EASTERN SIDE 9.150 M & NORTHERN SIDE 6.096 M. THE PLOT IS BEYOND 500 METERS FROM THE CENTRE LINE OF EMBAYE PASS.

ANIRBAN CHOWDHURY
Regn.No. CA/98/24259
NAME OF ARCHITECT

PROJECT :

PLAN OF PROPOSED G+IV STORIED RESIDENTIAL BUILDING OF PREMISES NO. - 3926 NAYABAD , KOLKATA-700094, WARD NO. - 109, BOROUGH NO. - XII , P. S. - PANCHASAYAR, MOUZA - NAYABAD, J.L.NO. - 25, R.S.KHATIANNO. -129, L.R.KHATIAN NO. - 2464,2465,2652 & 2653. L.R. & R.S.DAG NO -198,199 (PART), U/S 393A OF K.M.C ACT 1980 COMPLYING B/R 2009.

DRAWN BY :-	RIMA	SCALE :-	1:100 (OTHERWISE MENTIONED)
CHKD. BY :-	ANIRBAN CHOWDHURY.	DATE :-	11.01.2023 (DRG. NO. - mod/09/22)
		SHEET NO. :-	2
		SUB.OL. NO. :-	9

AMZ ARCHITECTS ASSOCIATES ARCHITECTS
AMZ ASSOCIATES CONSULTING ARCHITECTS & ENGINEERS
C 506 LAKE GARDENS , KOLKATA - 700045.
Contact No. - 9830041156
Email - amz.associates@rediffmail.com
Web - www.amzassociates.net

BUILDING PERMIT NO. :-	2022120538
DATE :-	28-FEB-23
VALID UP TO :-	27-FEB-28

ASSISTANT ENGINEER (Civil / Building)
EXECUTIVE ENGINEER (Civil / Building)