



FRONT SIDE ELEVATION
(SCALE - 1 : 100)

WESTERN SIDE ELEVATION
(SCALE - 1 : 100)



SECTION ON= A-A'
(SCALE - 1 : 100)

SECTION ON= B-B'
(SCALE - 1 : 100)

SPECIFICATION

- UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M. M.
- 75 TH. 1st CLASS B.F.S. IN FOUNDATION AND FLOOR. 75/125 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTAR.
- 200 TH. OUTER WALL WITH (1:6) SAND CEMENT MORTAR.
- 75MM SCREED CONCRETE WILL BE USING WATER PROOFING COMPOUND OVER 100 MM THK. R.C.C. ROOF.
- ALL CEILING AND R.C.C. PLASTER 12mm TH. WITH (1:4) SAND CEMENT MORTAR AND ALL WALL PLASTER 12mm TH. WITH (1:6) SAND CEMENT MORTAR.
- ALL STEEL GRADE IS F445. 7. ALL CONCRETE GRADE IS M20. AND RESERVOIR SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK.
- ALL SHORTS OF PRECAUTIONARY MEASURES CODE AND N.B.C. RECOMMENDATION.
- ALL BUILDING MATERIALS WILL BE AS PER I.S.
- ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

DECLARATION OF G.T.E

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 & the foundation system proposed therein is safe & stable in all respect from Geo technical point of view.

BHASKAR JYOTI ROY

NO. - G.T./150

NAME OF GEO - TECH ENGINEER

DECLARATION OF E.S.E

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G-II STORED RESIDENTIAL BUILDING AT PREMISES NO.- 69/11/4/26, RAJA S.C. MULLICK ROAD, WARD NO. 100, BOROUGH NO.- X, HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE. IN ALL RESPECT.

SOIL TEST HAS BEEN SIGNED BY BHASKAR JYOTI ROY OF G.T.E. (K.M.C.) NO. - G.T./150 DONE 'TECHNO SOIL' ADDRESS : F-25, C.I.T MARKET, JADAVPUR, KOLKATA - 700 032. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ASHISH KUMAR MUKHERJEE

E.S.E NO - 1126

NAME OF E.S.E.

DECLARATION OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G-II STORED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 69/11/4/26, RAJA S.C. MULLICK ROAD, HAS BEEN DRAWN AS PER PROVISIONS OF THE K.M.C BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ADJOINING ROAD AT SOUTHERN SIDE IS 5.935 M. WIDE BLACK TOP ROAD IN FRONT OF THE PREMISES & 2.65 M. WIDE CEMENT CONCRETE ROAD AT WESTERN SIDE OF THE PREMISES. CONFIRMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

ASHISH KUMAR MUKHERJEE

C.A/77/3770

NAME OF ARCHITECT

OWNER / APPLICANT DECLARATION

- I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
- WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
- K.M.C. AUTHORITY WILL NOT BE 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 & SEPTIC TANK WILL BE CONSTRUCTED UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE SITE IS PHYSICALLY IDENTIFIED BY US DURING THE SITE INSPECTION BY K.M.C ENGINEER.
- THE LAND IS VACANT AND BOUNDED BY BOUNDARY WALL.
- THERE IS NO COURT CASE PENDING AGAINST THE SAID PREMISES.

1. PARTHA SENGUPTA & 2. SURAJIT SAHA BOTH PART. OF GOLDEN KEY CONSTRUCTION & C.A OF 1. SMT. PALI RAY
NAME OF OWNER / APPLICANT

10. STATEMENT FOR OTHER AREA

FLOOR	LOFT m ²	CUPBOARD m ²	LEDGE m ²
GR.FL.	0.00	0.00	0.00
1ST.FL.	1.874	1.484	0.00
2ND.FL.	1.874	1.484	0.00
3RD.FL.	1.874	1.484	0.00
TOTAL	5.622	4.452	0.00

11. SCHEDULE OF DOORS & WINDOWS

DOOR MKD	SIZE	WIN MKD	SIZE
D	1100X2100	W	1500X1200
D1	1000X2100	W1	1200X1200
D2	900X2100	W2	1000X1200
D3	750X2100	W3	600X600

B.P.NO.- 2023100119

DATE- 14-SEP-2023

VALID UPTO- 5 years from date of sanction.

ASSISTANT ENGINEER (CIVIL)/BLDG/BR-X

STATEMENT OF PLAN PROPOSAL

- ASSEESSEE NO. - 21 - 100 - 08 - 0752 - 0
- NAME OF OWNER - 1. SMT. PALI RAY.
- NAME OF APPLICANT - 1. PARTHA SENGUPTA & 2. SURAJIT SAHA BOTH PART. OF GOLDEN KEY CONSTRUCTION & C.A OF 1. SMT. PALI RAY
- DETAILS OF REGD. DEED :-
BEING NO. - 4171 ; BOOK NO. - I ; VOL. NO. - 138 ; PGS : 283 TO 296
YEAR - 2002 ; DATED :- 03/09/2002 ; REGISTER A.D.S.R 24 PGS (S)
- DETAILS OF REGD. RECTIFICATION DEED :-
BEING NO. - 160500241 ; BOOK NO. - IV ; VOL. NO. - 1065-2022 ; PGS : 3752 TO 3760
YEAR - 2010 ; DATED :- 21/10/2022 ; REGISTER A.D.S.R (ALIPORE)
- DETAILS OF REGD. BOUNDARY DEC. :-
BEING NO. - 160402791 ; BOOK NO. - I ; VOL. NO. - 1604-2023 ; PGS : 77674 TO 77685
YEAR - 2023 ; DATED :- 10/03/2023 ; REGISTER D.S.R - IV 24PGS (S)
- DETAILS OF REGD. STRIP OF LAND :-
BEING NO. - 160402792 ; BOOK NO. - I ; VOL. NO. - 1604-2023 ; PGS:- 77660 TO 77673
YEAR - 2023 ; DATED :- 10/03/2023 ; REGISTER AT D.S.R. - IV 24 PGS (S)
- DETAILS OF REGD. CORNER SPLAY :-
BEING NO. - 160402793 ; BOOK NO. - I ; VOL. NO. - 1604-2023 ; PGS:- 77647 TO 77659
YEAR - 2023 ; DATED :- 10/03/2023 ; REGISTER AT D.S.R. - IV 24 PGS (S)
- DETAILS OF REGD. POWER OF ATTORNEY :-
BEING NO. - 163002483 ; BOOK NO. - I ; VOL. NO. - 1630 - 2023 ; PGS:- 71034 TO 71051
YEAR - 2023 ; DATED :- 17/08/2023 ; REGISTER D.S.R - V 24 - PGS (S)
- AREA OF LAND
i) AS PER DEED & ASSESSMENT RECORD = 195.559 Sqm (2K - 14CH - 35SI)
ii) AS PER MEASUREMENT/ BOUNDARY DECLARATION = 192.954 Sqm (2K - 14CH - 6.95 SI)
iii) AREA OF STRIP OF LAND = 7.709 Sqm
iv) AREA OF CORNER SPLAY = 0.721 Sqm
v) NET AREA OF LAND = 184.524 Sqm
- K.M.C MUTATION NO. - O/100/15-MAR23/52086, DATED- 15/03/2023, SIGNED BY DY. ASSESSOR-COLLECTOR, DATED- 16/03/2023.

B

- PERMISSIBLE GROUND COVERAGE (60%) = 115.772 SQM.
- PROPOSED GROUND COVERAGE (52.303%) = 100.921 SQM.
- PERMISSIBLE F. A. R. = 1.75
- PROPOSED F. A. R. = 1.737
- TOTAL COVERED AREA = 403.684 SQM.

AREA STATEMENT

6. FLOOR AREA STATEMENT				
FLOOR	TOTAL COVERED AREA IN m ²	STAIR WAY	NET FLOOR AREA IN m ²	COMMON AREA IN m ²
GROUND	100.921	10.89	90.031	14.07
FIRST	100.921	10.89	90.031	11.33
SECOND	100.921	10.89	90.031	11.33
THIRD	100.921	10.89	90.031	11.33
TOTAL	403.684	43.56	360.124	48.06

7. TENEMENT AREA					
TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLICATION FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	No of Tenement	No of Car Required
F1, S1, T1	45.12	1.1788	53.10	3	1
F2, S2, T2	44.47	1.1788	52.34	3	
COVERED AREA OF SHOP (MERCANTILE RETAIL)				21.88 Sqm	
CARPET AREA OF SHOP (MERCANTILE RETAIL)				18.66 Sqm	

8. CALCULATION OF F.A.R

TOTAL REQUIRED CAR PARKING	1
TOTAL COVERED CAR PARKING PROVIDED	1
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING	25 Sqm
ACTUAL CAR PARKING AREA	64.97 Sqm
PERMISSIBLE F.A.R	1.75
PROPOSED F.A.R	360.124 - 25 / 192.954 = 1.737

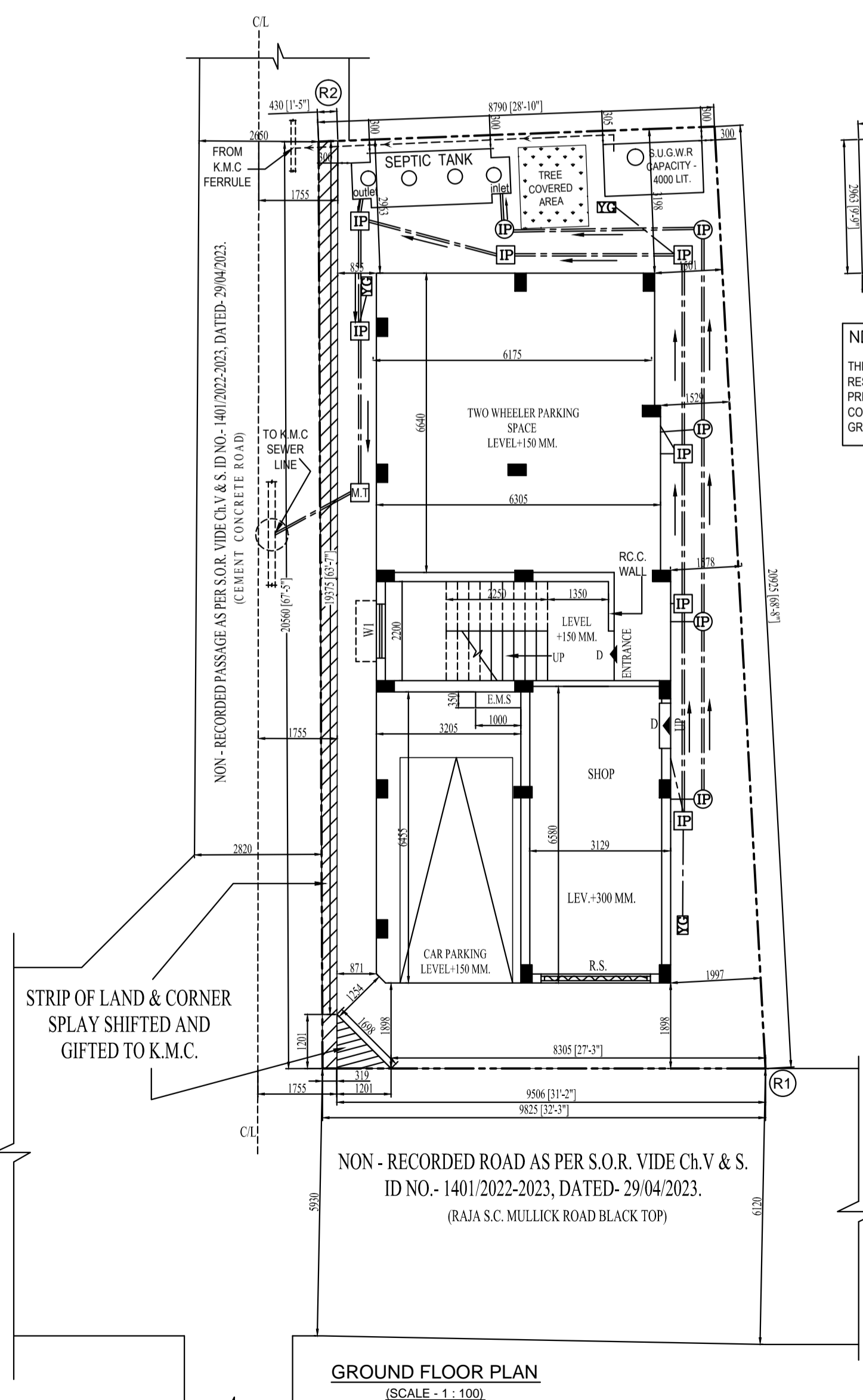
9. CALCULATION OF OTHER FEES

STAIR HEAD ROOM AREA	14.445 m ²
OVER HEAD RESERVOIR AREA	5.40 m ²
PERGOLA AT ROOF	3.37 m ²
AREA OF C.B	4.452 m ²
AREA OF LOFT	5.622 m ²
TOTAL AREA FOR FEES	431.573 m ²
ADDITIONAL AREA FOR FEES	27.889 m ²
TREE COVERED AREA	2.70 m ²

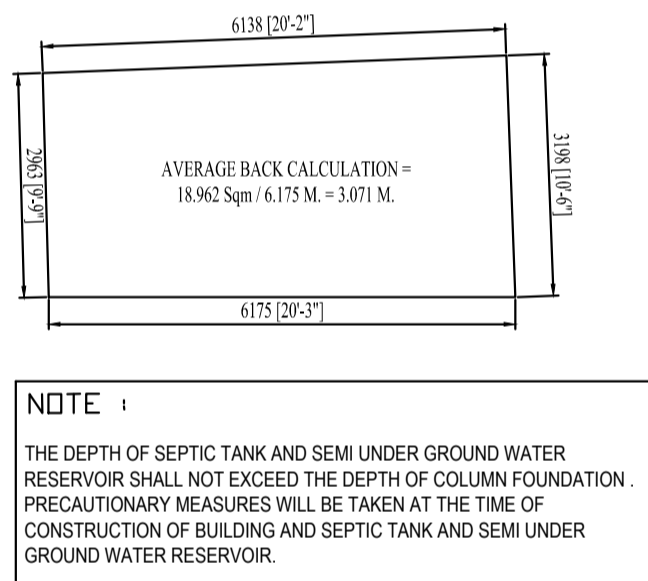
ARCHITECTURAL DRAWING
PROPOSED G + III STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009, AT PREMISES NO.- 69/11/4/26, RAJA SUBODH CHANDRA MULLICK ROAD, C.S. DAG NO.- 1132(P), MOUZA- RAIPUR, J.L. NO.- 33, E.P. NO. 220/A, S.P. NO.- 479/1, IN K.M.C WARD NO. 100, BOROUGH NO.- X, P.S.- NATAJI NAGAR, KOLKATA- 700047 , UNDER THE KOLKATA MUNICIPAL CORPORATION.

SCALE = 1 : 100 & AS NOTED

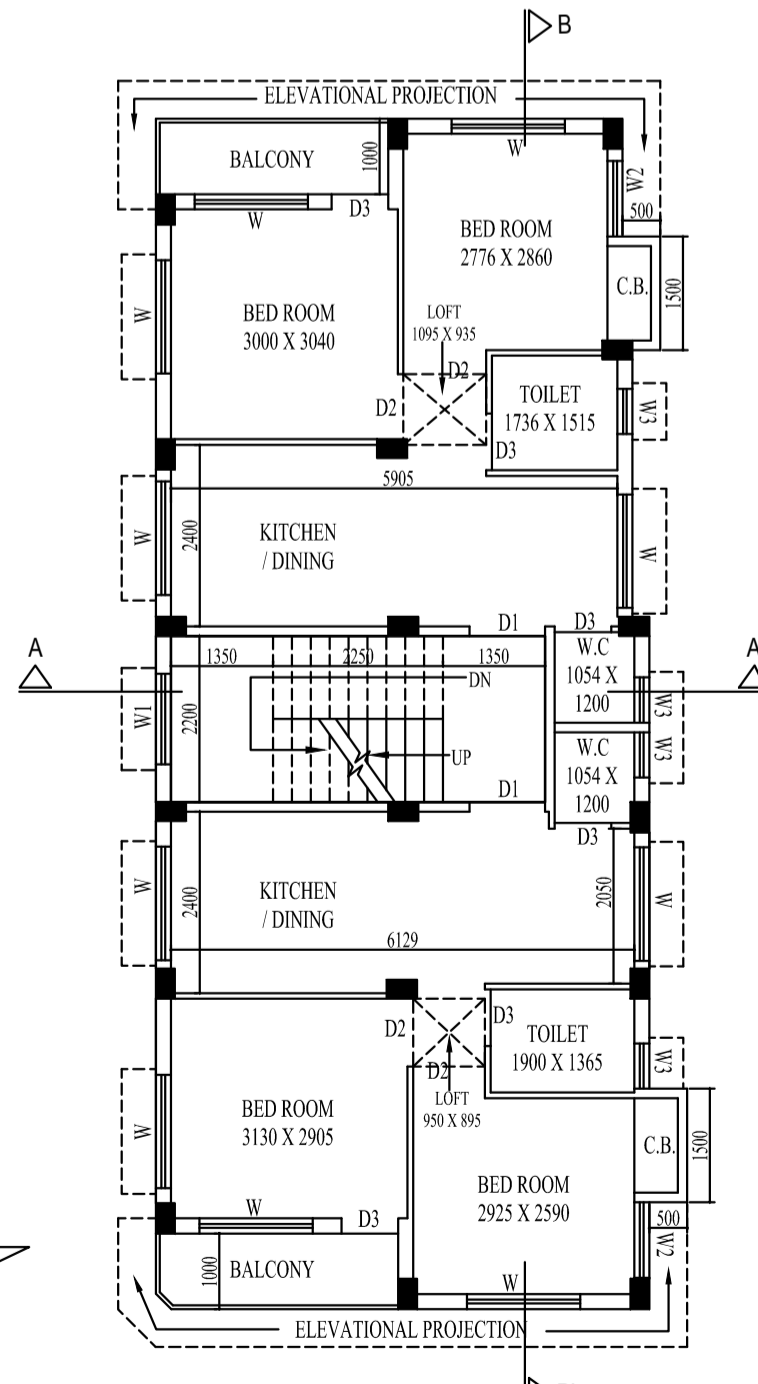
DRAWN BY - AMLAN BISWAS



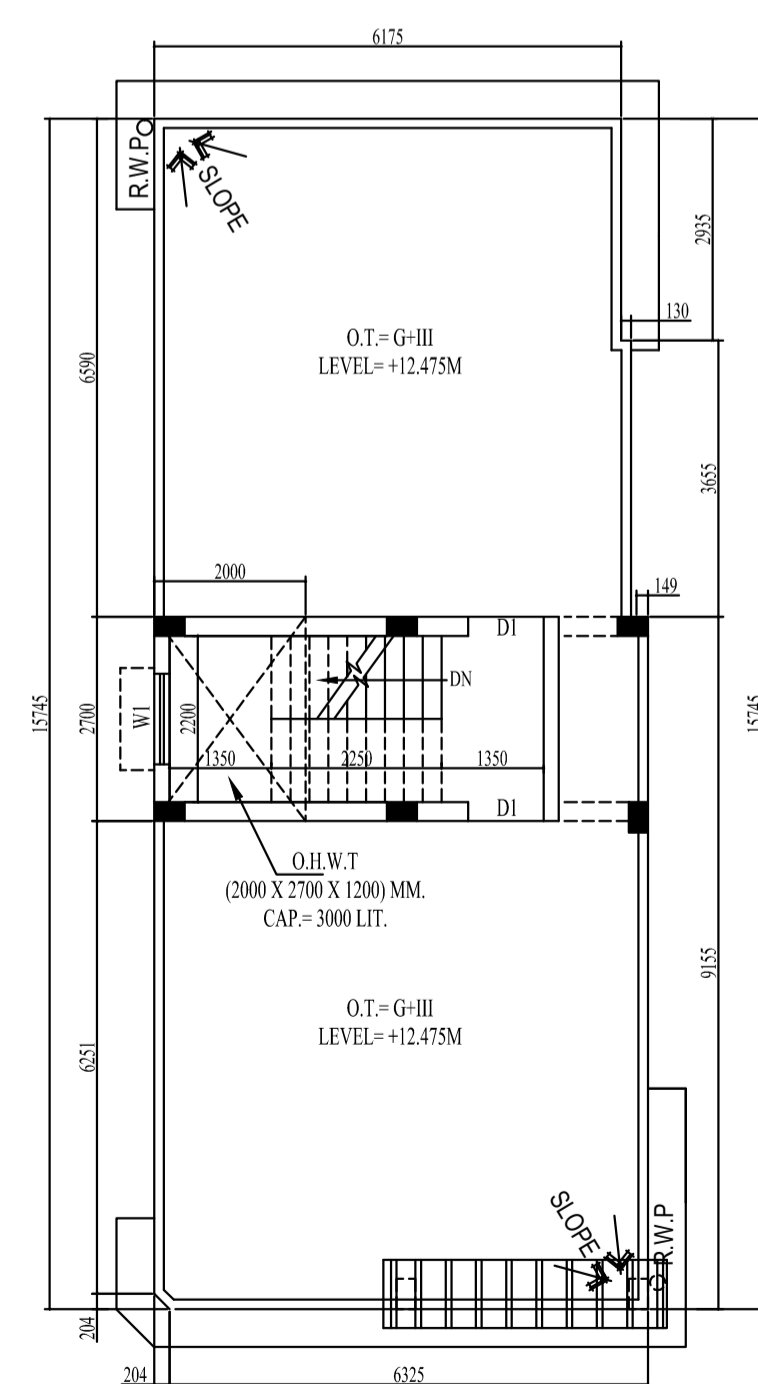
GROUND FLOOR PLAN
(SCALE - 1 : 100)



NOTE :
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF COLUMN FOUNDATION. PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.



TYPICAL FLOOR PLAN (1st To 3rd)
(SCALE - 1 : 100)



ROOF PLAN
(SCALE - 1 : 100)

CERTIFICATE

PREMISES NO. : 69/11/4/26, RAJA SUBODH CHANDRA MULLICK ROAD, WARD NO. 100, BOROUGH NO. - X.
Area of Land: 195.559 Sqm (2K - 14CH - 35SI) as per Deed & 192.954 Sqm (2K - 14CH - 6.95 SI) as per Physical measurement
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI 33.00 sq.m. (X17) CO-ORDINATE IN WGS 84 and site elevation (AMSL):

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

Reference points marked in the site plan of the proposal	Co-Ordinate in WGS 84		Site elevation (AMSL)	PERMISSIBLE HEIGHT IN REFERENCE OF CCZM BY AAI IS 33.0 M.
	Latitude	Longitude		
R1	22° 30' 28" N	88° 22' 36" N	6.0 mm.	
R2	22° 30' 28" N	88° 22' 36" N	6.0 mm.	

The above information is true and correct in all respect and if at any stage it is found otherwise, than I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

ASHISH KUMAR MUKHERJEE

C.A/77/3770

NAME OF ARCHITECT