

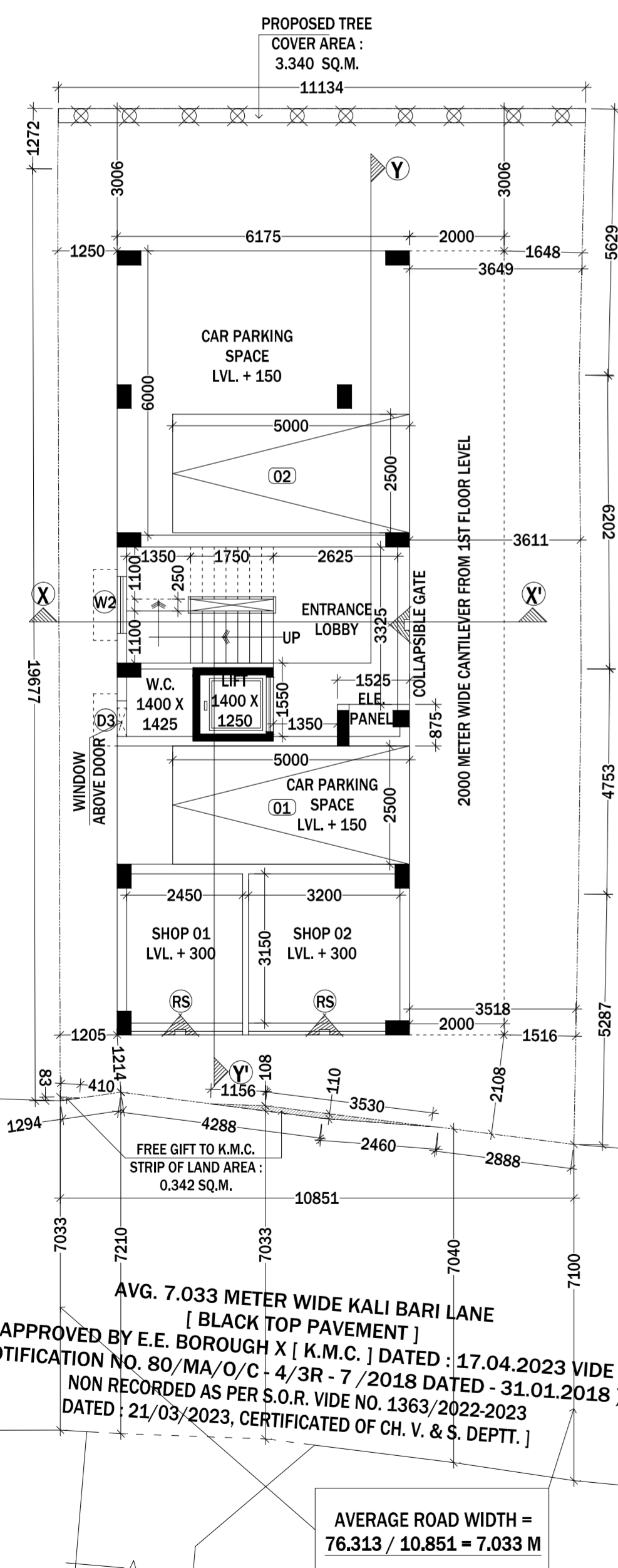
FRONT ELEVATION
SCALE - 1:100



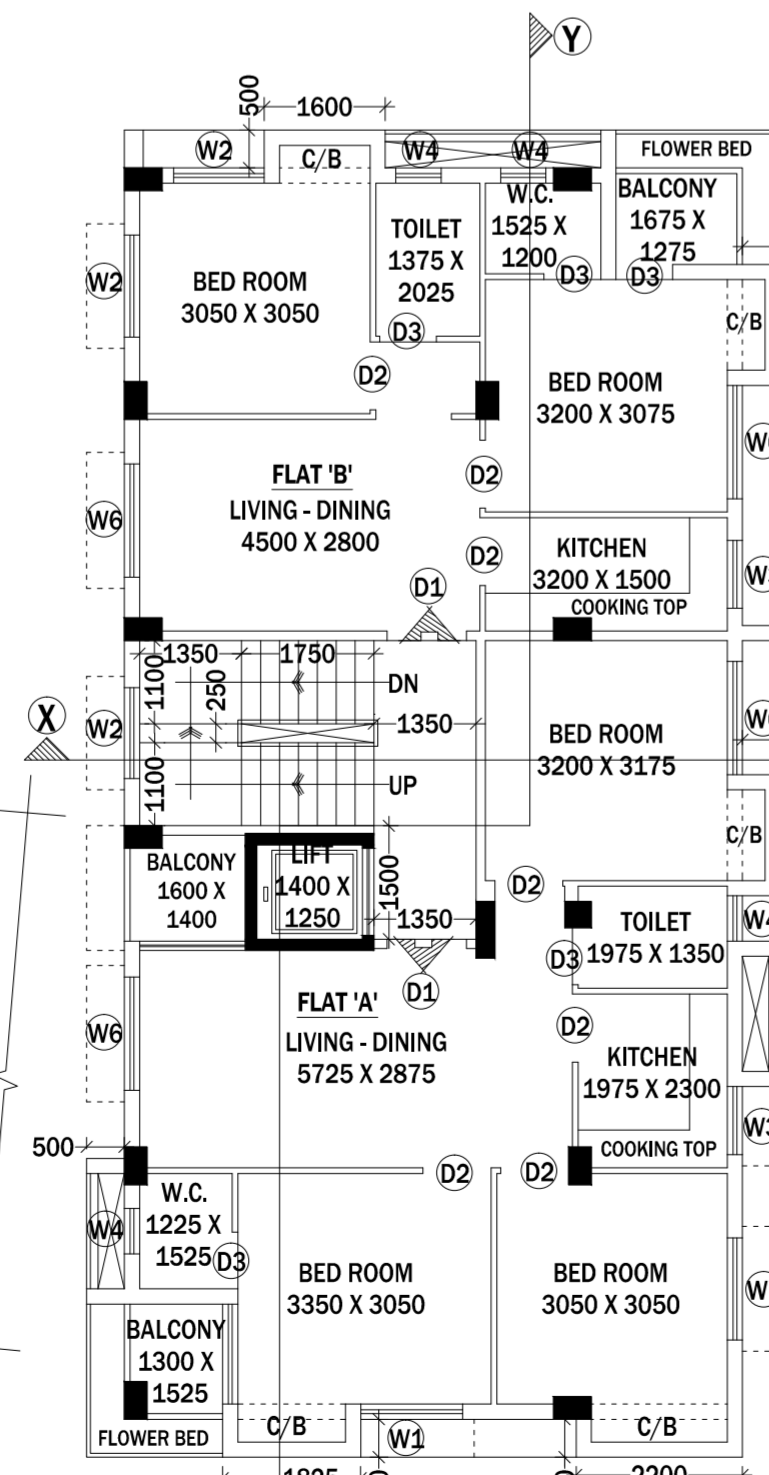
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SCALE - 1:100



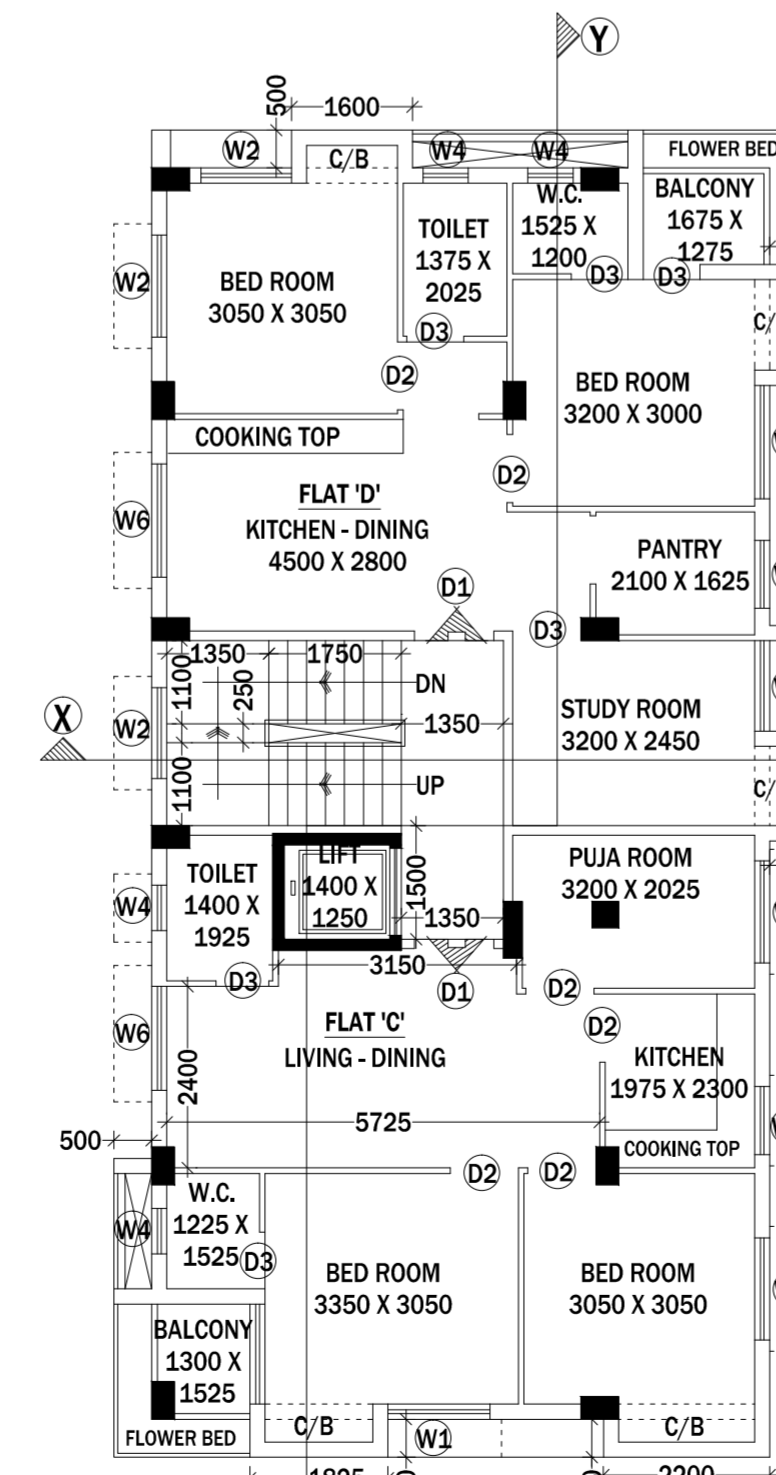
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SCALE - 1:100



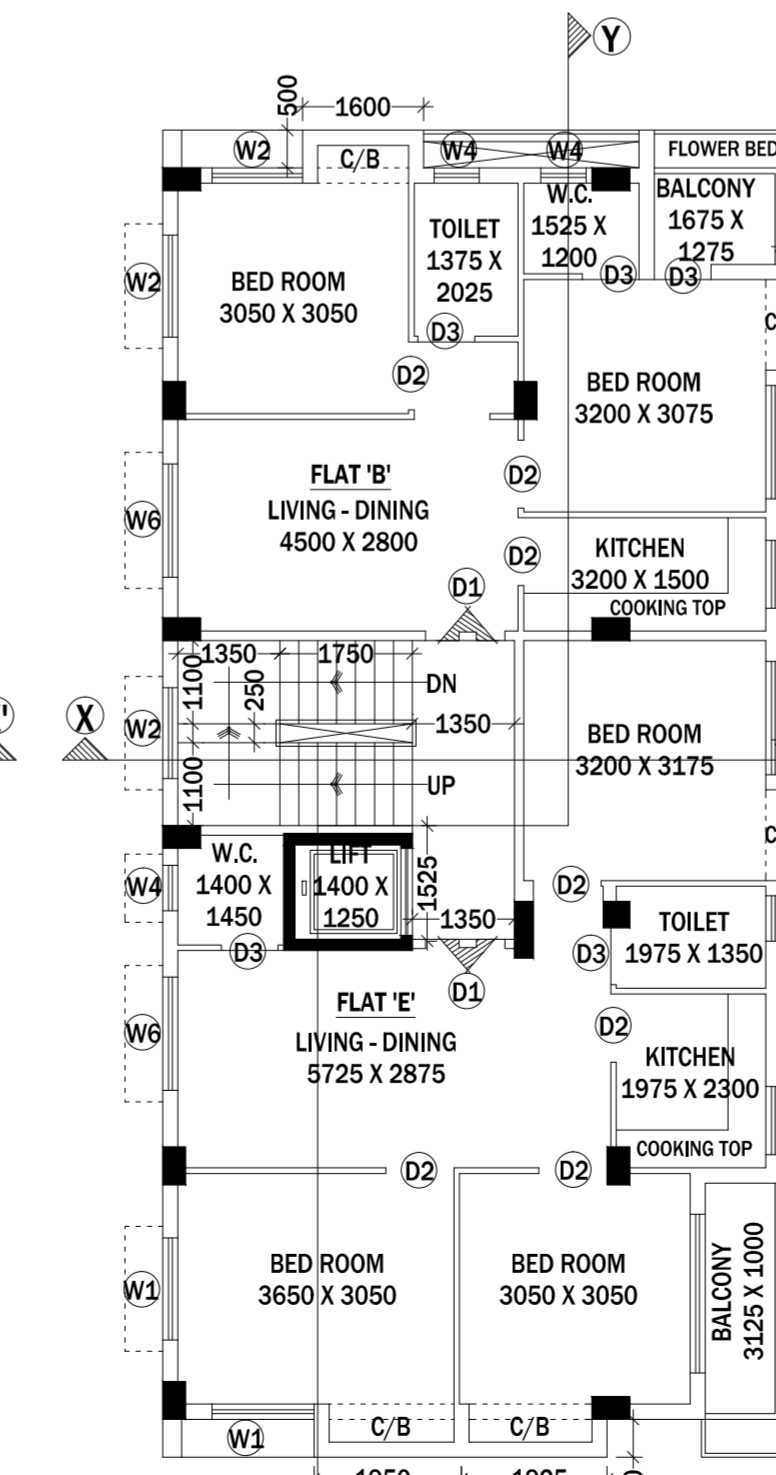
PROPOSED GROUND FLOOR PLAN
SCALE - 1:100



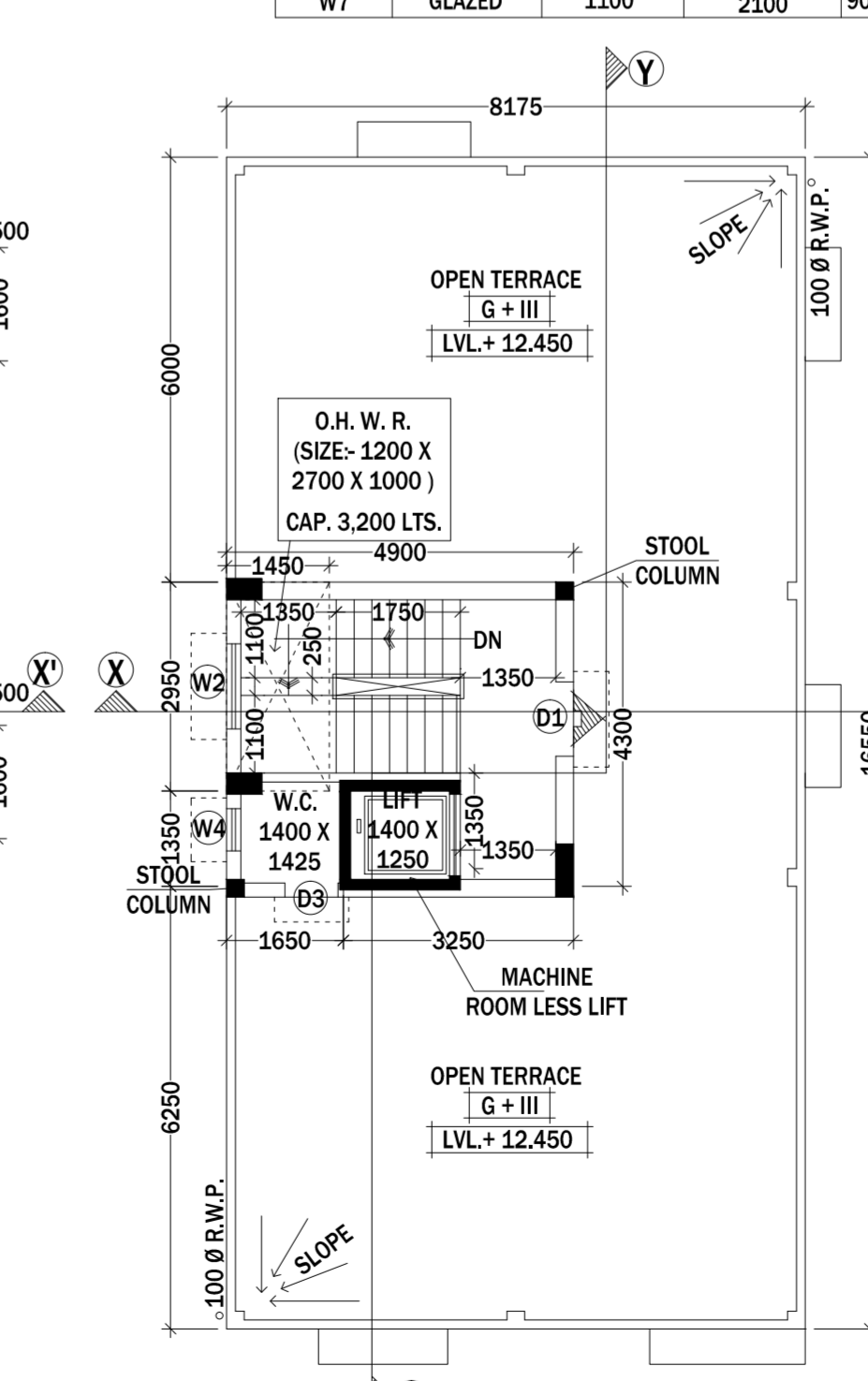
PROPOSED FIRST FLOOR PLAN
SCALE - 1:100



PROPOSED SECOND FLOOR PLAN
SCALE - 1:100



PROPOSED THIRD FLOOR PLAN
SCALE - 1:100



PROPOSED ROOF PLAN
SCALE - 1:100

- NOTE:**
- ALL SORTS OF PRECAUTIONARY MEASURE 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.

Co - Ordinate in WGS 84 and Site Elevation AMSL.

Reference Point Marked In The Site Plan of The Proposal	Latitude	Longitude	Site Elevation (AMSL)
A	22° 29' 35" N	88° 22' 16" E	24 Meter

- SPECIFICATION OF CONSTRUCTION -**
- 200THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
 - 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
 - LEAN CONCRETE 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M - 15)
 - R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
 - CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN
 - D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
 - 25 MM. THK. MARBLE FLOOR FINISH AT TOP
 - 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION 9' + 300 LVL. TO THE FINISHED GROUND FLOOR LVL.
 - TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 EACH
 - FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.
 - MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE - M 20 (C : S : ST : 1 : 1 : 2) & GRADE OF STEEL - Fe 550
CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
STONE CHIPS - 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

Floor Mkd	Floor Area (SQ.M.)	Stair Well (SQ.M.)	Lift Well (SQ.M.)	Gross Area (SQ.M.)	Stair Area (SQ.M.)	Lift Lobby Area (SQ.M.)	Net Floor Area (SQ.M.)
Ground Floor	79.966 + 22.230 = 102.196	—	—	102.196	10.465	2.093	89.638
1st Floor	135.296	0.438	1.750	133.108	10.465	2.025	120.618
2nd Floor	135.296	0.438	1.750	133.108	10.465	2.025	120.618
3rd Floor	135.296	0.438	1.750	133.108	10.465	2.025	120.618
TOTAL	508.086	1.314	5.250	501.520	41.860	8.168	451.492

2. PARKING CALCULATION:

Flat Marked size (SQ.M.)	Tenement No	Share of Service Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Parking No.
FLAT - A 68.680	13.049	81.729	01 NOS.	75<100	01 NOS.
FLAT - B 50.873	9.666	60.539	02 NOS.	75<100	02 NOS.
FLAT - C 59.603	11.325	70.928	01 NOS.	50<75	04 NOS.
FLAT - D 59.950	11.391	71.296	01 NOS.	75<100	01 NOS.
FLAT - E 68.680	13.049	81.729	01 NOS.	75<100	01 NOS.
SHOP CARPET AREA :	17.698	17.698	01 NOS.	75<100	01 NOS.
SHOP BUILT UP AREA :	22.230	22.230	01 NOS.	75<100	01 NOS.

TOTAL CAR PARKING REQUIRED : 02
TOTAL CAR PARKING PROVIDED (COVERED) : 02
MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A
 1. ASSESSEE NO - 21 - 096 - 08 - 0119 - 2.

2. Name of Recorded Owner : MR. SANTANU DEB
 3. Name of Applicant (C.A.) : MR. BAPI DAS & UTPAL GHOSH

4. DETAILS OF REGD. TITLE DEED:-
 BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE

I	160	221 TO 231	6490	23.03.1984	SUB - REGISTRAR ALIPORE, SOUTH 24 PARGANAS
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5. DETAILS OF REGD. DEED OF GIFT:-
 BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE

I	1903-2022	126678 TO 126708	190300468	17.02.2022	A.R.A. - III KOLKATA, WEST BENGAL
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6. DETAILS OF REGISTERED POWER OF ATTORNEY:-
 BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE

I	1630 - 2023	16666 TO 16682	163000586	06.03.2023	D.S.R. - V SOUTH 24 PARGANAS
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7. DETAILS OF REGISTERED BOUNDARY DECLARATION:-
 BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE

I	1630 - 2023	16656 - 16665	163000587	06.03.2023	D.S.R. - V SOUTH 24 PARGANAS
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8. DETAILS OF REGISTERED FREE GIFT DEED (STRIP OF LAND):-
 BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE

I	1630 - 2023	36157 - 36168	36157-1298	26.04.2023	D.S.R. - V SOUTH 24 PARGANAS
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9. MUTATION CERTIFICATE (K.M.C.) CASE NO. 0 / 096 / 09 - FEB - 23 / 51549, DATED : 10.02.2023

CUPBOARD & LOFT AREA:-

Floor Mkd.	Loft	Cupboard
Ground floor	—	NA
1st. Floor	—	4.413
2nd. Floor	—	4.337
3rd. Floor	—	4.337
Total	—	13.087

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	—	2100	1050X2100
D2	SOLID FLUSH	—	2100	900X2100
D3	SOLID FLUSH	—	2100	750X2100
SD	GLAZED	—	2100	AS PER DWG
W1	GLAZED	750	2100	1350X1350
W2	GLAZED	750	2100	1200X1350
W3	GLAZED	750	2100	1050X1350
W4	GLAZED	1500	2100	600X600
W5	GLAZED	1350	2100	600X750
W6	GLAZED	1350	2100	1500X1350
W7	GLAZED	1100	2100	900X1000

- ABSTRACT AREA STATEMENT :**
- AREA OF THE LAND : 03 M. - 08 CH. - 00 SQ.FT. i.e. 234.114 SQ.M. [AS PER DEED & ASSESMENT BOOK COPY]
 - AREA OF THE LAND : 03 M. - 08 CH. - 00 SQ.FT. i.e. 234.104 SQ.M. [AS PER REGISTERED BOUNDARY DECLARATION]
 - STRIP OF LAND : 0.342 SQ.M. NET LAND AREA AFTER STRIP : 233.762 SQ.M.
 - ROAD WIDTH : AVG. 7.033 METER WIDE KALI BARI LANE [BLACK TOP ROAD]
 - PERMISSIBLE F.A.R. : 2.000
 - PERMISSIBLE TOTAL BUILT UP AREA : 468.208 SQ.M.
 - PERMISSIBLE BUILDING HEIGHT : 21.500 METER.
 - PERMISSIBLE GROUND COVERAGE : 58.863 % i.e. 137.801 SQ.M.

- PROPOSED GROUND COVERAGE : 57.793 % i.e. 135.296 SQ.M.
- PROPOSED BUILDING HEIGHT : 12.450 METER [G + III STORED]
- PROPOSED GROUND FLOOR BUILT UP AREA : 102.196 SQ.M.
- PROPOSED TYPICAL (1ST TO 3RD) FLOOR BUILT UP AREA : 133.108 SQ.M. [EACH]
- PROPOSED TOTAL FLOOR BUILT UP AREA : (102.196 + 3 X 133.108) = 501.520 SQ.M.
- PROPOSED TOTAL EXEMPTED AREA : 41.860 + 8.168 = 50.028 SQ.M.
- REQUIRED CAR PARKING : 02 (TWO) NOS.
- PROPOSED CAR PARKING : 02 (TWO) NOS.
- CAR PARKING AREA : 52.488 SQ.M. [PERMISSIBLE AREA : 50.000 SQ.M.]
- PROPOSED F.A.R. : 401.492 / 234.104 = 1.715 < 2.000
- PROPOSED STAIR HEAD ROOM AREA : 13.843 SQ.M.
- PROPOSED MACHINE ROOM LESS LIFT AREA : 5.363 SQ.M.
- PROPOSED OVER HEAD TANK AREA : 4.278 SQ.M.
- PROPOSED ROOF TOILET AREA : 2.600 SQ.M.
- PROPOSED TREE COVER AREA : 3.340 SQ.M.
- PROPOSED CUPBOARD AREA : 13.087 SQ.M.
- ADDITIONAL AREA FOR FEES : 21.806 + 13.087 = 34.893 SQ.M.
- TOTAL AREA FOR FEES : 501.520 + 34.893 = 536.413 SQ.M.

DECLARATION OF APPLICANT :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:-

- I SHALL ENGAGE ARCHITECT, G.T.E & E.S.E. DURING CONSTRUCTION
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER S. PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE 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 AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
- EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK AND THERE IS NO EXISTING TENANT AT THIS PREMISES

MR. BAPI DAS & MR. UTPAL GHOSH,
 CONSTITUTED ATTORNEY OF
 MR. SANTANU DEB
 NAME OF THE OWNER'S / APPLICANT

DECLARATION OF ARCHITECT :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME & THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD (AVG. 7.033 M.) AT SOUTHERN SIDE CONFORM WITH THE PLAN. THAT IT IS A BUIDABLE SITE, NOT A TANK OR FILLED UP TANK, THE SITE IS DEMARCATED BY BOUNDARY WALL, SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE. EXISTING STRUCTURE OCCUPIED BY THE OWNER'S ONLY. TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

NAME OF ARCHITECT
 MR. AMARJIT KUMAR SAH
 REG. NO. [CA/2021/131994, GOVT. OF INDIA]

DECLARATION OF STRUCTURAL ENGINEER:-

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I WILL CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

HOWEVER, I SHALL SUBMIT THE STRUCTURE PLAN & STRUCTURE DESIGN AND DESIGN CALCULATION REPORT AFTER THE DEMOLITION OF EXISTING STRUCTURE AT THE TIME OF PLINTH LEVEL APPLICATION.

NAME OF STRUCTURAL ENGINEER
 MR. DIPANKAR BHOWMIK
 [E.S.E. NO. 1 / 187, K.M.C.]

DECLARATION OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THERON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
 Mr. RUPAK KUMAR BANERJEE
 (G.T. / 1) 3

PROJECT :

PROPOSED PLAN FOR G + THREE STORED [12.450 METER HEIGHT] RESIDENTIAL BUILDING, U/S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009 COMPLYING NOTIFICATION NO. 80/MA/O/C - 4/3R - 7 / 2018 DATED - 31.01.2018 FOR RULE 77 OF B/R/09 AT PREMISES NO. 28 H, RAJA SUBODH CHANDRA MULLICK ROAD, WARD NO. 096, P.S. JADAVPUR, KOLKATA 700 032 UNDER BOROUGH X [K.M.C.].

TITLE : ARCHITECTURE DRAWING
 SCALE : 1:100
 ARCHITECTURAL CONSULTANT:-



THIS DRAWING IS A PROPERTY OF 'DESIGNNIKA' CONSULTANCY SERVICES & NOT TO BE COPIED OR HANDED OVER TO ANYONE WITHOUT PRIOR PERMISSION OF THE AUTHORITY.

BUILDING PERMIT NO :- 2023100055
 DATED :- 14-JUN-2023
 VALID UPTO:- 5 years from date of sanction.

ASSISTANT ENGINEER (CIVIL) / BLDG. DEPTT. / BOROUGH NO. X