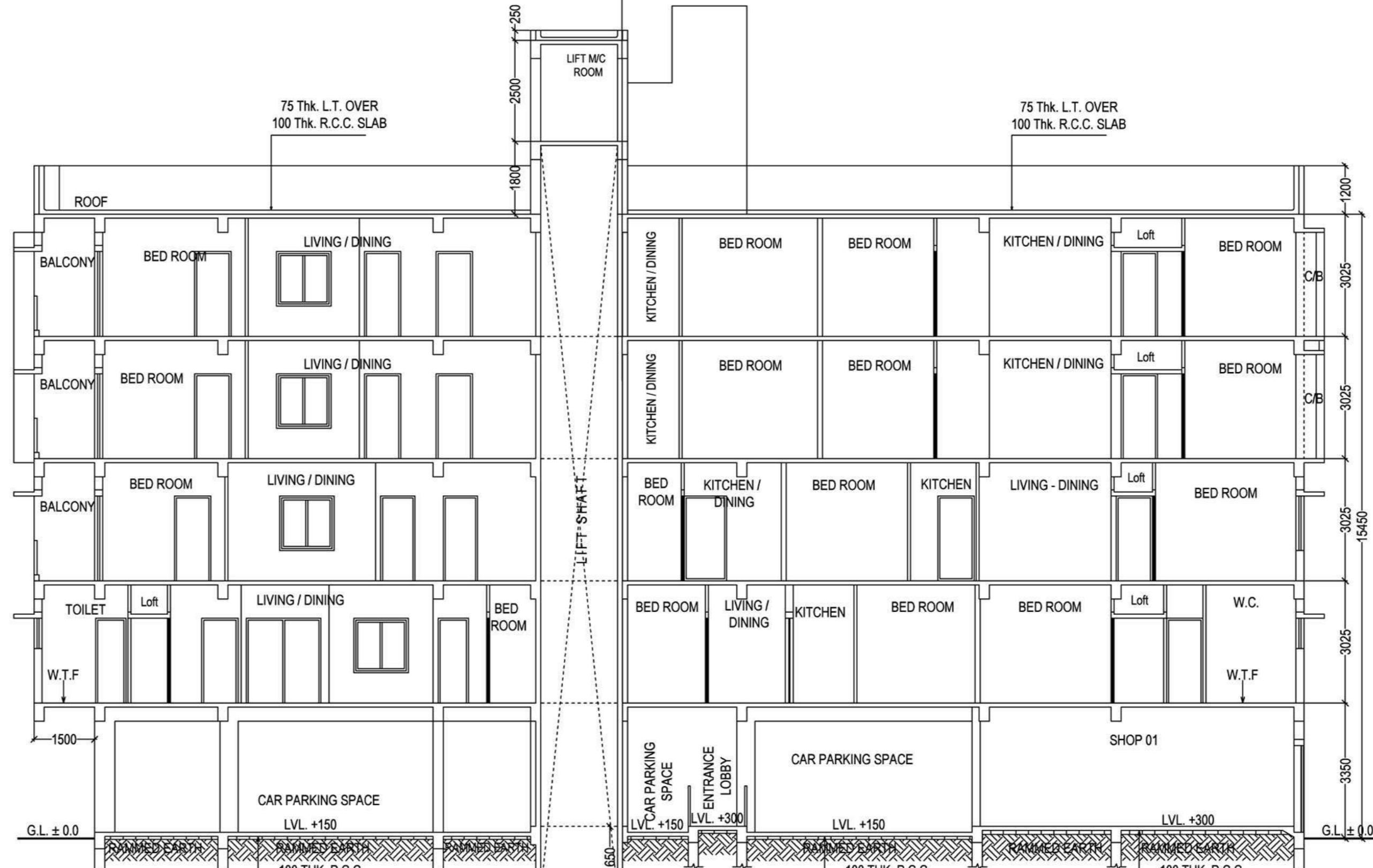


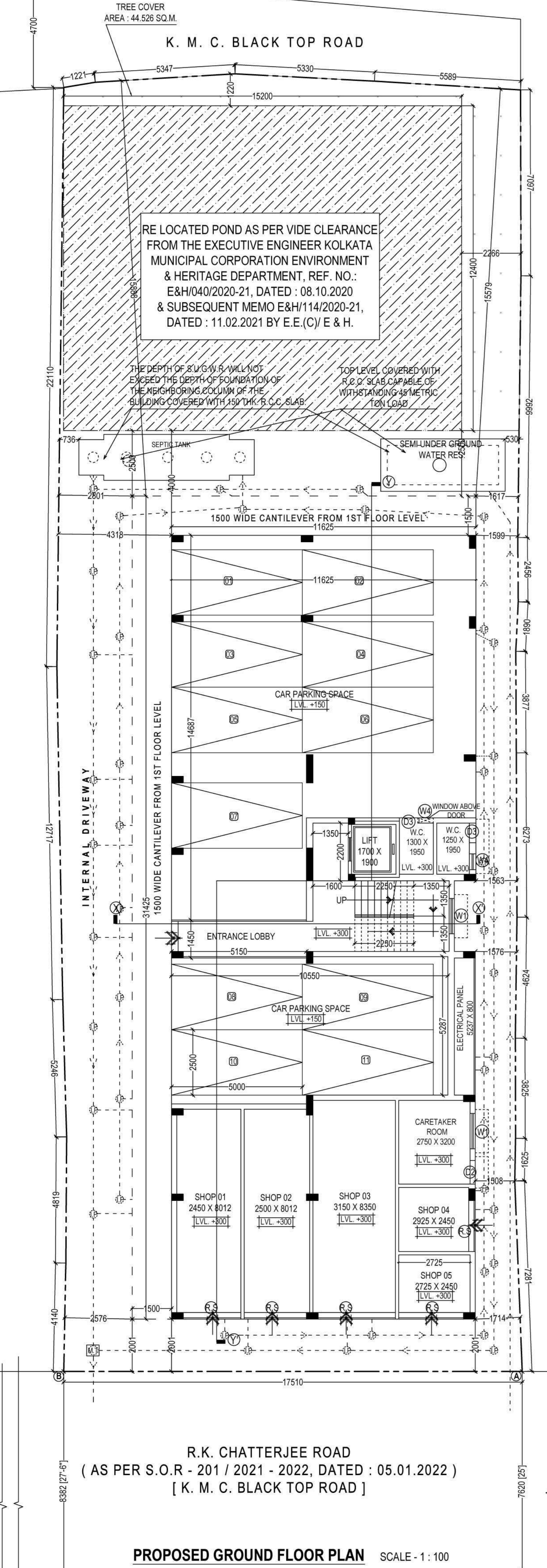


FRONT (SOUTH) SIDE ELEVATION

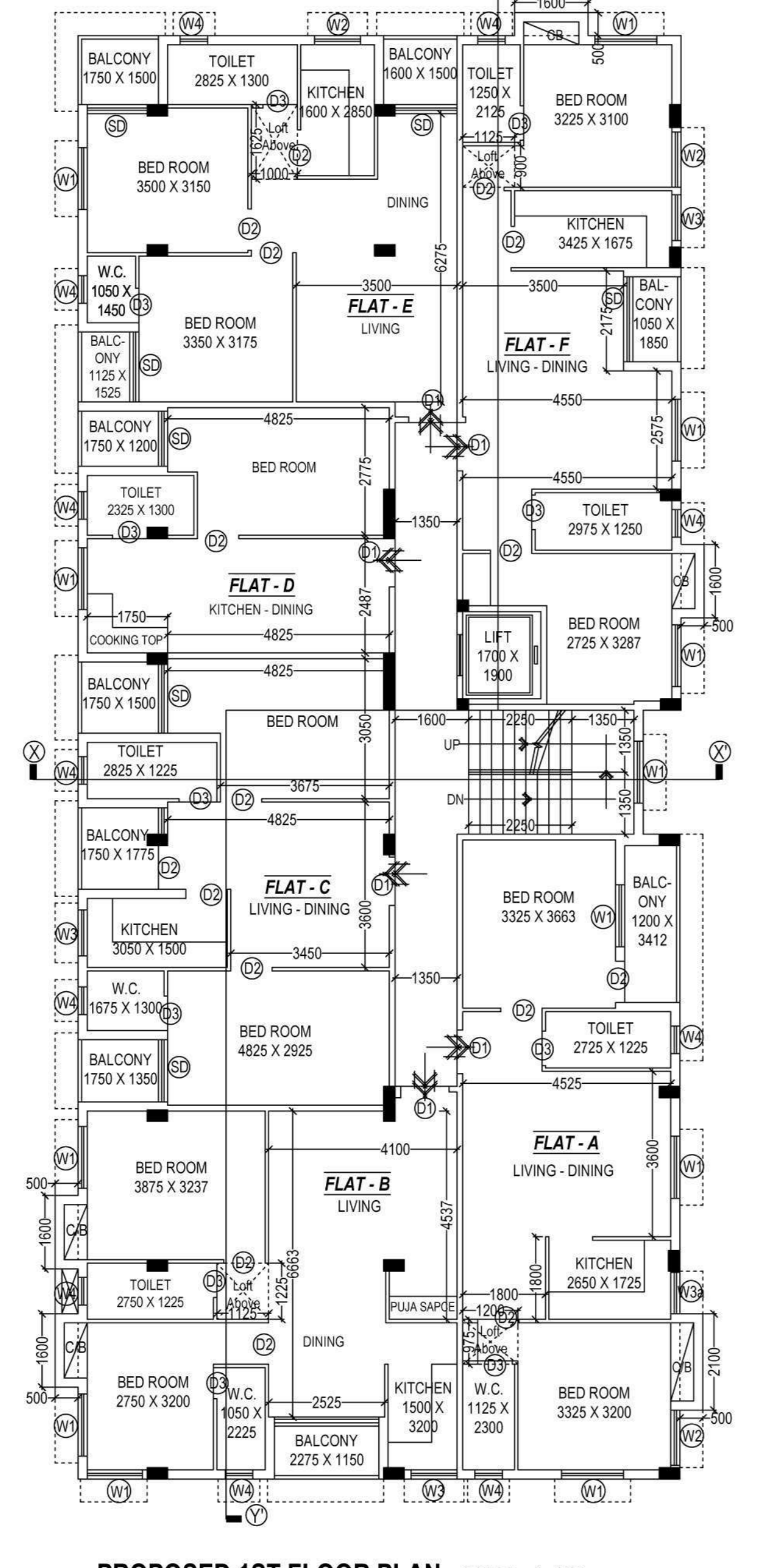
REAR (NORTH) SIDE ELEVATION



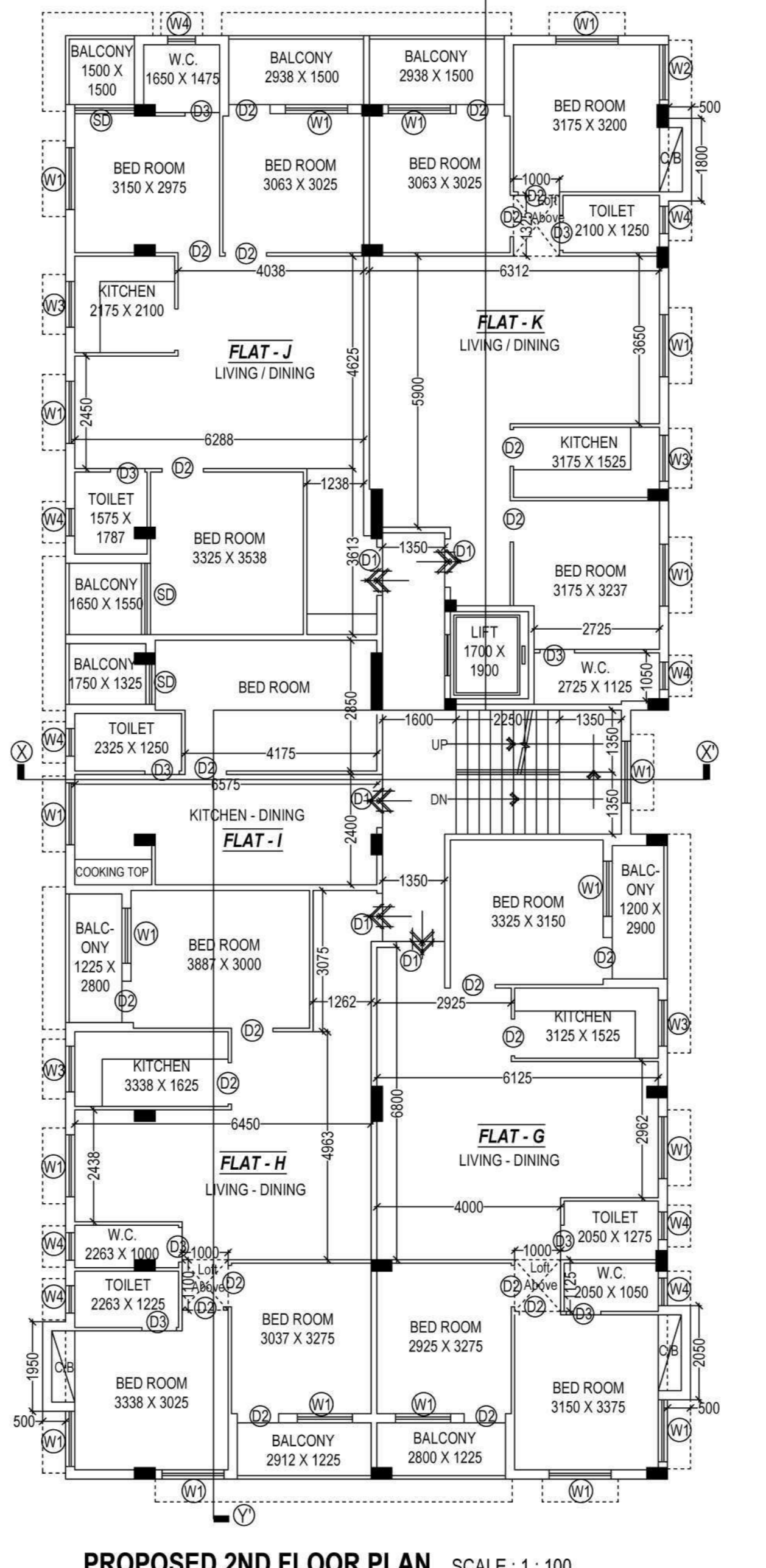
SECTION THROUGH : Y - Y'



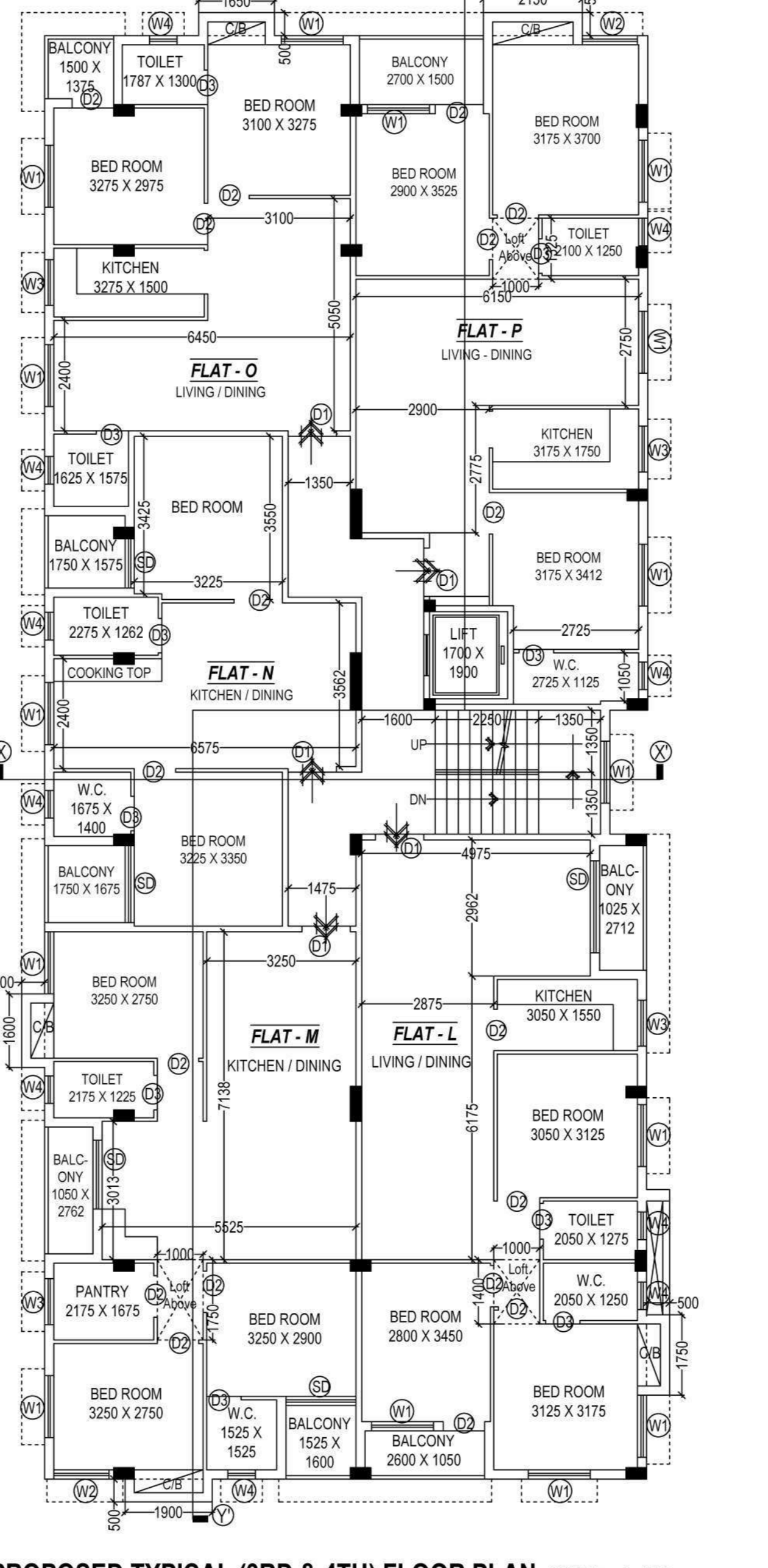
PROPOSED GROUND FLOOR PLAN SCALE : 1 : 100



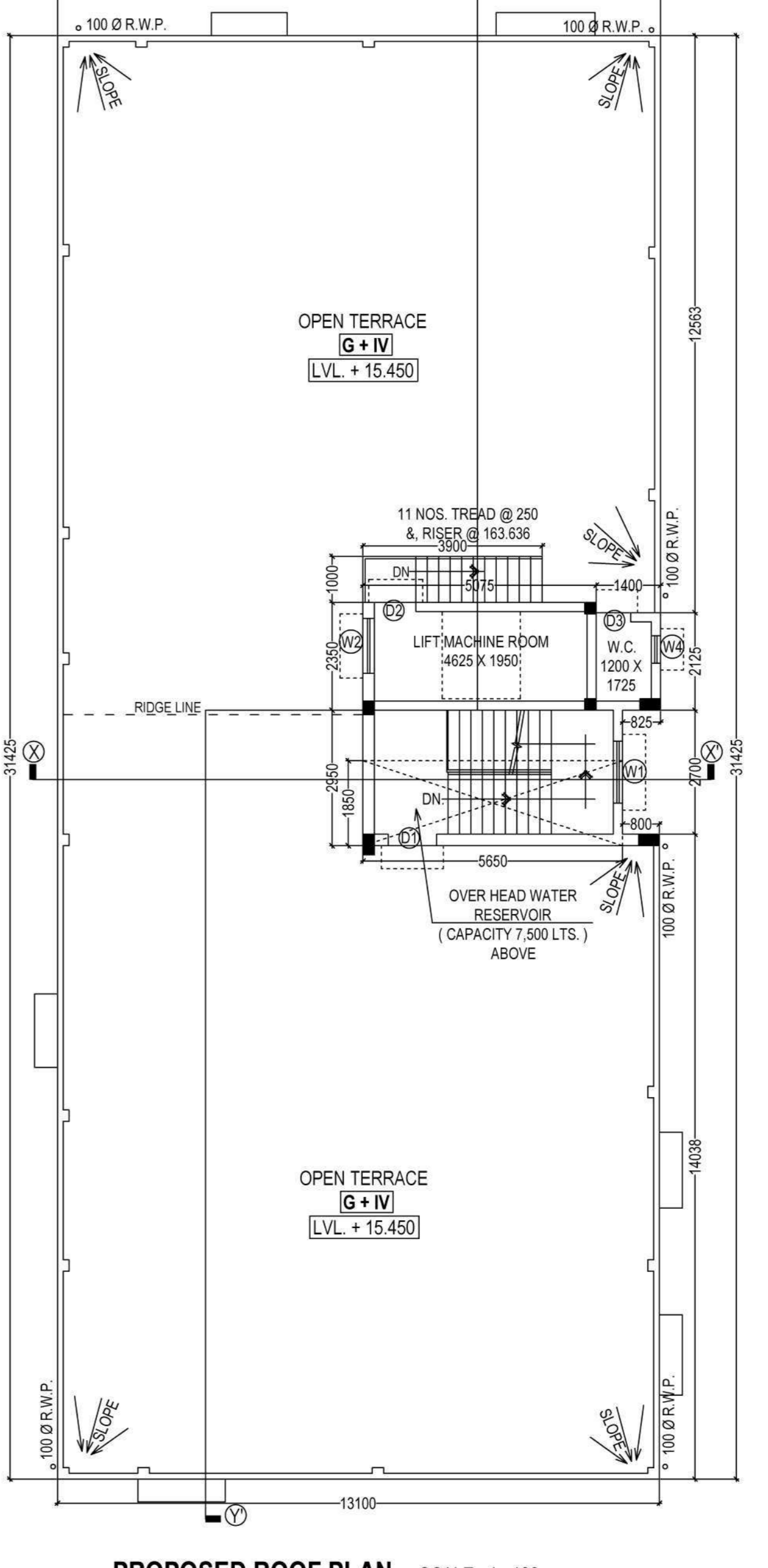
PROPOSED 1ST FLOOR PLAN SCALE : 1 : 100



PROPOSED 2ND FLOOR PLAN SCALE : 1 : 100



PROPOSED TYPICAL (3RD & 4TH) FLOOR PLAN SCALE : 1 : 100



PROPOSED ROOF PLAN SCALE : 1 : 100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A	PROPOSED AREA	EXEMPTED AREA
1. ASSESSEE NO: 21 - 067 - 2001 - 71 - 7	Floor Mid	Floor Area
2. NAME OF OWNER : SRI RANJIT ADDYA, SRI BABLU ADDYA, SMT SANDHYARANI SEAL, SMT ANIMA DEY, SRI AMIT KUMAR ADDYA, SMT ALPANA DUTTA, SMT KALPANA DUTTA, SMT ARPANA ADDYA	Star Area	Star Area
3. NAME OF APPLICANT - MR. ANU BURMAN, DIRECTOR OF M / S. MAJOR AVENUE PROJECTS PVT. LTD.	Net Floor Area	Net Floor Area
4. DETAILS OF REGD. DEED OF DECLARATION :-	Carpet Area	Carpet Area

DETAILS OF REGD. DEED OF DECLARATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	2	2047 - 2060	00484	24.01.2014	D.S.R. - III SOUTH 24 PARGANAS WEST BENGAL

DETAILS OF REGD. POWER OF ATTORNEY :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1903 - 2018	109955 - 109996	1603003421	21.08.2016	D.S.R. - III SOUTH 24 PARGANAS WEST BENGAL

DETAILS OF REGD. BOUNDARY DECLARATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2022	111096 - 111112	163000191	11.01.2022	D.S.R. - V 24 PARGANAS(S)

U.L.C. NO. : 716 - U.L.C / KOL XVI - 4166 / 2019, DATED : 15.12.2020

P.M.U. CLARENCE REF. NO. : E & H / 040 / 2020 - 2021, DATED - 08.10.2020, APPROVED BY, E.E. (C) ENVIRONMENT & HERITAGE DEPARTMENT (K.M.C.) & SUBSEQUENT MEMO NO. : E&H/114/2020-21, DATED : 11.02.2021 BY E.E.(C)/E & H.

NOTE :
1.5 M. WIDE CANTILEVER FROM FIRST FLOOR LEVEL OVER 4.00 M. WIDE INTERNAL DRIVEWAY ON THE WESTERN SIDE HAS BEEN APPROVED BY HON. MAYOR IN THE MIC MEETING VIDE ITEM NO - M-2136, DATED - 09/02/2023, UPON RECOMMENDATION OF MIC MEETING NO - 600 DATED - 03/08/2022

CH.V.S. ID NO. : 201 / 2021 - 2022, DATED - 05.01.2022

K.M.D.A MEMO NO. : 2E / OB / CE / 296 / VII - 2020 / 7586, DATED : 06.08.2020

ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 12 X . 13 CH . = 156 SQ.FT. = 1824 SQ.FT. [AS PER DEED]
AREA OF THE LAND : 12 X . 13 CH . = 156 SQ.FT. = 1824 SQ.FT. [AS PER DEED]
AREA OF EXISTING COPY & PHYSICAL MEASUREMENT]
ROAD WIDTH : 7.500 MT. WIDE R.K. CHATTERJEE ROAD [K.M.C BLACK TOP ROAD]
PERMISSIBLE F.A.R. : 2.00
PERMISSIBLE TOTAL BUILT UP AREA : 1717.575 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 20.000 METER.
PERMISSIBLE GROUND COVERAGE : 50.00% (i.e. 429.394 SQ.M)
PROPOSED GROUND COVERAGE : 47.727 % (i.e. 409.875 SQ.M)
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]
REQUIRED CAR PARKING : 10 (TEN) NOS.
PROVIDED CAR PARKING : 11 (ELEVEN) NOS.
PERMISSIBLE AREA FOR PARKING : 250.000 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 202.741 SQ.M.
PROPOSED F.A.R. : (1890.083 - 202.741) / 858.788] = 1.965 < 2.00
STAR COVERED AREA : 16.607 SQ.M.
D.H.W. TANK AREA : 10.463 SQ.M.
LIFT MACHINE ROOM AREA : 11.926 SQ.M.
ROOF TOILET AREA : 2.975 SQ.M.
GROUND FLOOR SHOP CARPET AREA : 19.449 + 19.941 + 26.203 + 6.614 + 7.044 = 79.251 SQ.M.
GROUND FLOOR SHOP BUILT UP AREA : 47.496 SQ.M.
LOFT AREA : (5.186 + 3.550 + (4.475 X 2)) = 17.688 SQ.M.
CUB BOARD AREA : (4.250 + 2.900 + (4.525 X 2)) = 16.200 SQ.M.
TOTAL COMMON AREA : 170.788 SQ.M.
TOTAL AREA FOR FEES : (1971.879 + 16.667 + 11.926 + 3.900 + 2.975 + 17.686 + 16.200) = 2041.233 SQ.M.
PROPOSED TREE COVER AREA : 5.185 % (i.e. 44.526 SQ.M)
PERMISSIBLE TREE COVER AREA : 4.93 % (i.e. 42.338 SQ.M)

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH	2100	2100	1050 X 2100
D2	SOLID FLUSH	2100	2100	900 X 2100
D3	SOLID FLUSH	2100	2100	750 X 2100
D4	GLAZED	2100	2100	AS PER DWG
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1100	2100	1000 X 1000
W4	LOUVER	1350	2100	800 X 750

CUP BOARD & LOFT AREA :-

FLOOR MARK	LOFT	CUP BOARD
FIRST FLOOR	5.185 SQ.M	4.250 SQ.M
SECOND FLOOR	3.550 SQ.M	2.900 SQ.M
THIRD FLOOR	4.475 SQ.M	4.525 SQ.M
FOURTH FLOOR	4.475 SQ.M	4.525 SQ.M
TOTAL	17.688 SQ.M	16.200 SQ.M

PROPOSED AREA:

Floor Mid	Floor Area	Lift Well	Gross Area	Star Area	Lift Lobby	Net Floor Area
GROUND FLOOR	257.903 + 87.486 + 345.299 SQ.M	---	345.299 SQ.M	13.365 SQ.M	2.971 SQ.M	328.963 SQ.M
1ST FLOOR	409.875 SQ.M	3.230 SQ.M	409.645 SQ.M	13.365 SQ.M	3.000 SQ.M	390.280 SQ.M
2ND FLOOR	409.875 SQ.M	3.230 SQ.M	409.645 SQ.M	13.365 SQ.M	3.000 SQ.M	390.280 SQ.M
3RD FLOOR	409.875 SQ.M	3.230 SQ.M	409.645 SQ.M	13.365 SQ.M	3.000 SQ.M	390.280 SQ.M
4TH FLOOR	409.875 SQ.M	3.230 SQ.M	409.645 SQ.M	13.365 SQ.M	3.000 SQ.M	390.280 SQ.M
TOTAL	1984.799 SQ.M	12.920 SQ.M	1971.879 SQ.M	66.825 SQ.M	14.971 SQ.M	1890.083 SQ.M

PARKING CALCULATION:

Flat Marked	Flat No.	Area (SQ.M)	Share of Service (SQ.M)	Tenement Area (SQ.M)	Tenement No.	Required Parking Size
FLAT-A	87.547	7.633	75.180	01 NO.	75 > 100 SQ.M	
FLAT-B	87.554	7.568	75.522	01 NO.	75 > 100 SQ.M	
FLAT-C	87.596	7.673	75.575	01 NO.	75 > 100 SQ.M	
FLAT-D	37.594	4.248	41.842	01 NO.	> 40 SQ.M	
FLAT-E	87.458	7.623	75.079	01 NO.	75 > 100 SQ.M	
FLAT-F	87.151	7.588	74.739	01 NO.	75 < 100 SQ.M	
FLAT-G	86.071	9.728	95.797	01 NO.	75 > 100 SQ.M	
FLAT-H	86.644	9.791	96.435	01 NO.	75 > 100 SQ.M	
FLAT-I	37.655	4.249	41.854	01 NO.	75 > 100 SQ.M	
FLAT-J	86.601	9.786	96.387	01 NO.	75 > 100 SQ.M	
FLAT-K	86.080	9.727	95.807	01 NO.	75 < 100 SQ.M	
FLAT-L	86.035	9.948	97.983	02 NOS.	75 < 100 SQ.M	
FLAT-M	81.975	9.263	91.238	02 NOS.	75 < 100 SQ.M	
FLAT-N	80.089	6.790	66.875	02 NOS.	50 < 75 SQ.M	
FLAT-O	81.420	6.940	68.360	02 NOS.	50 < 75 SQ.M	
FLAT-P	84.513	9.550	94.063	02 NOS.	75 < 100 SQ.M	

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PERMISSIBLE TREE COVER AREA : 4.93 % (i.e. 42.338 SQ.M)

OWNERS DECLARATION :-
I/ WE DO HEREBY 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.SARCHITECT I.E.E.S. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN) X.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND 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 DETAILED INSPECTION THE SITE WAS IDENTIFIED BY ME.

NAME OF OWNER / AUTHORITY
MR. ANU BURMAN, DIRECTOR OF M / S. MAJOR AVENUE PROJECTS PVT. LTD. CONSTITUTE ATTORNEY OF SRI RANJIT ADDYA, SRI BABLU ADDYA, SMT SANDHYARANI SEAL, SMT ANIMA DEY, SRI AMIT KUMAR ADDYA, SMT ALPANA DUTTA, SMT KALPANA DUTTA, SMT ARPANA ADDYA.

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 ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK .

NAME OF ARCHITECT
Mr. ANUPAM GHOSH
Registered Architect
Reg. No. CA / 2005 / 36555.

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE IN 1 : 6 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 I.S. ASSOCIATES, 26B, AHRI PUKUR ROAD, KOLKATA - 700 019. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
Mr. BIBEK BIKASH MULLICK
Structural Engineer (ESE / 1 / 75)

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
DR. SANTOSH KUMAR CHAKRABORTY (S.T. / 1 / 16)

PROJECT :-
PROPOSED G + FOUR STORIED [15.450 METER HEIGHT] RESIDENTIAL BUILDING PLAN AT PREMISES NO. 45, RAJ KRISHNA CHATTERJEE ROAD, WARD NO. 67, P. S. KASBA, KOLKATA 700 042 UNDER BOROUGH VII [K. M. C.] AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009.

TITLE :-
PLANS, SECTIONS & ELEVATION

PLAN CASE NO. :
DEALT : A.GHOSH
DATE : 10.03.2023
ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)
Architectural Consultants : **COLLAGE ARCHITECTS**
1485, RAJANAGA MAIN ROAD, (OPPOSITE PURBA ABASAN, OF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. 0331 4922 9900, EMAIL: collage.architects@rediffmail.com

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

DATED - 05.04.2023
VALID UPTO - 04.04.2028

SPACE FOR DIGITAL SIGNATURE

KOUSHIK SWARNAKAR
Digitally signed by
KOUSHIK SWARNAKAR
Date: 2023.04.05
16:23:47 +05'30'

DIBYENDU PAL
Digitally signed by
DIBYENDU PAL
Date: 2023.04.05
16:20:55 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (B) BOROUGH - VII, K.M.C.
DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (S.T.) BOROUGH - VII, K.M.C.