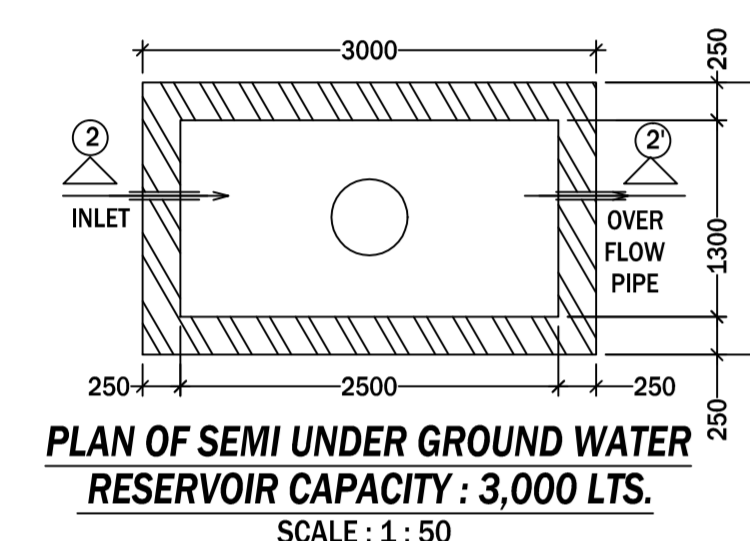




**FRONT ELEVATION**  
SCALE: 1:100

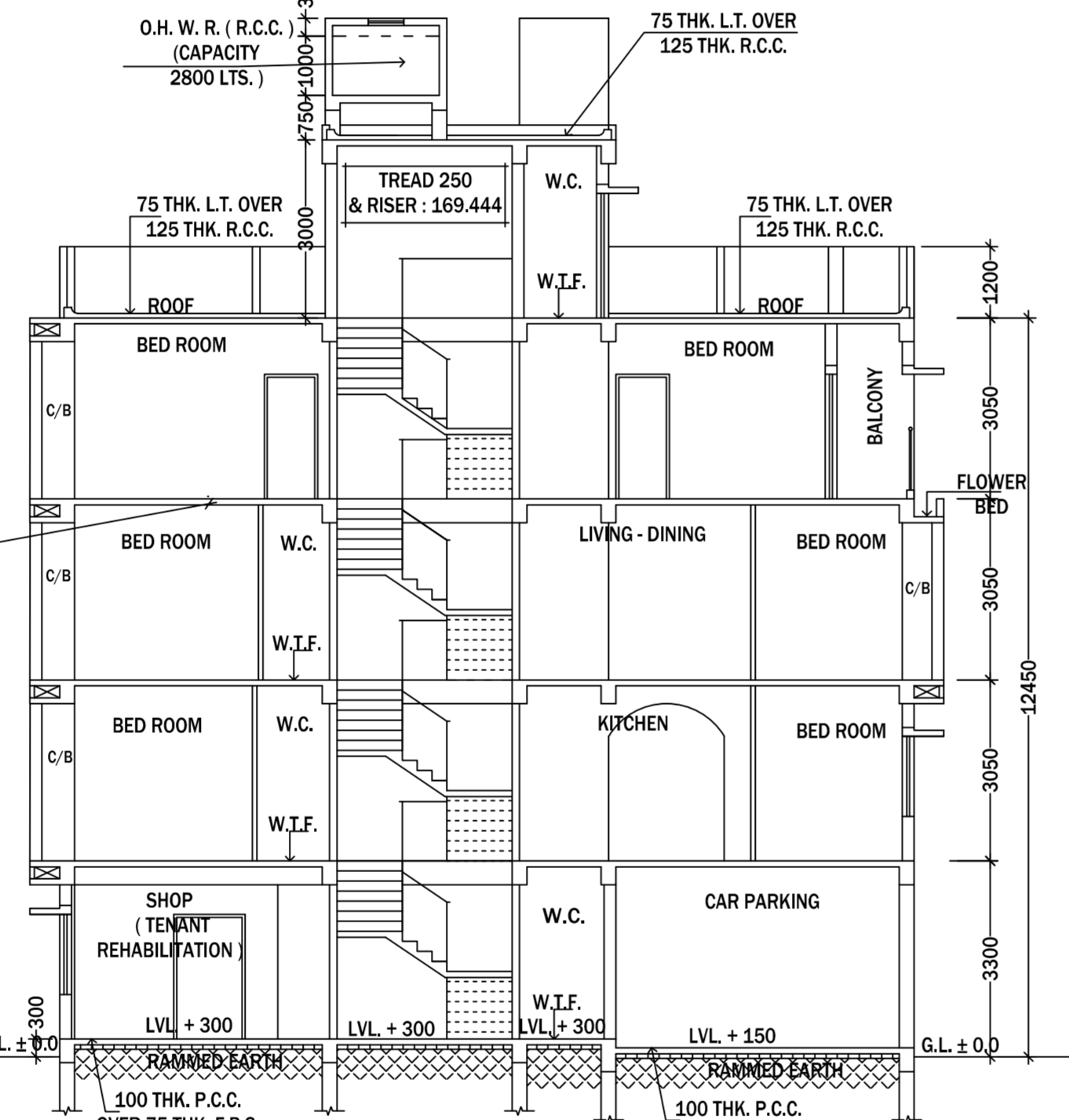
**SOUTH SIDE ELEVATION**  
SCALE: 1:100

**SECTION X - X'**  
SCALE: 1:100

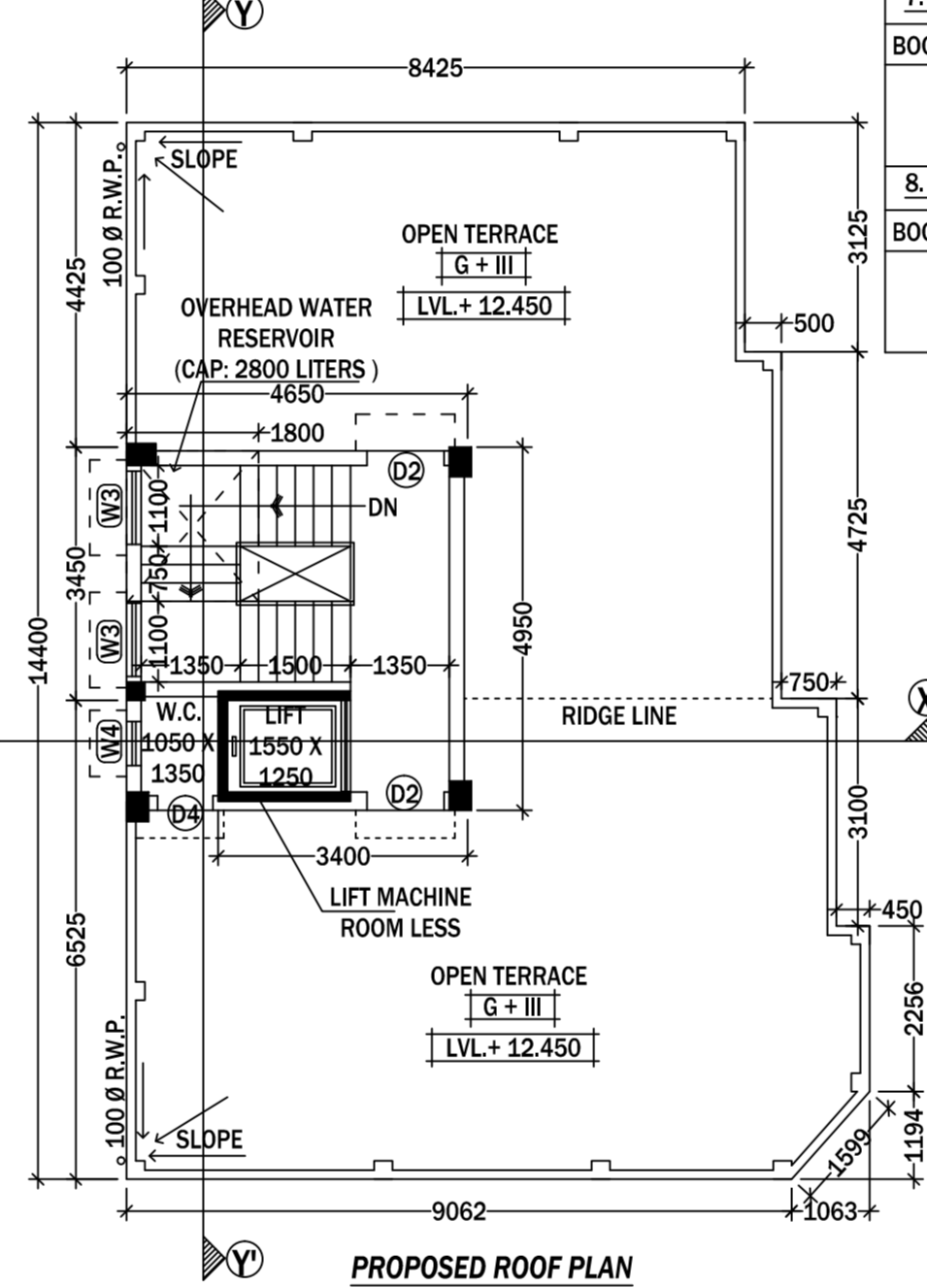


**PLAN OF SEMI UNDER GROUND WATER RESERVOIR CAPACITY : 3,000 LTS.**  
SCALE: 1 : 50

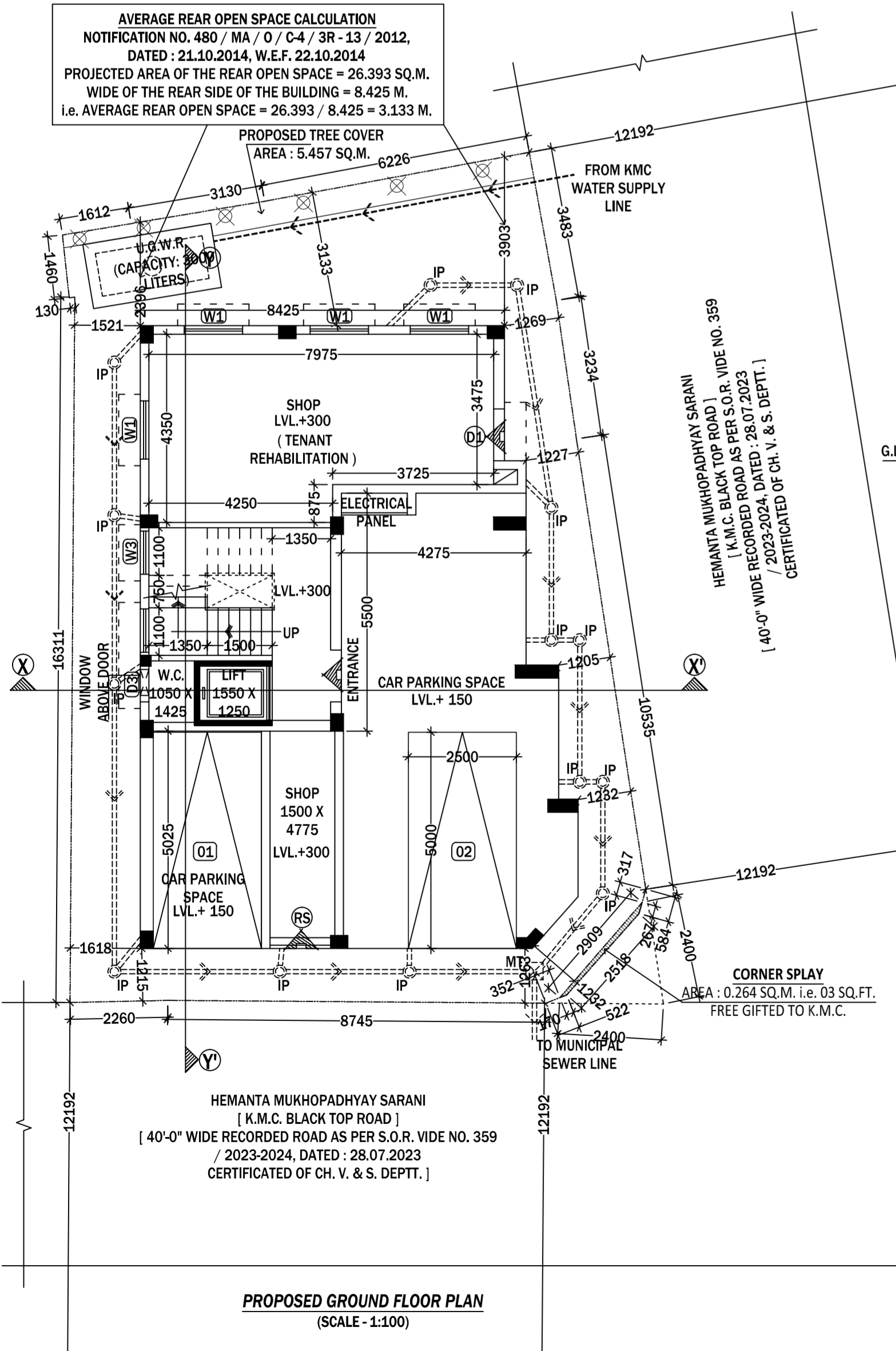
**SECTION 2 - 2'**  
SCALE: 1 : 50



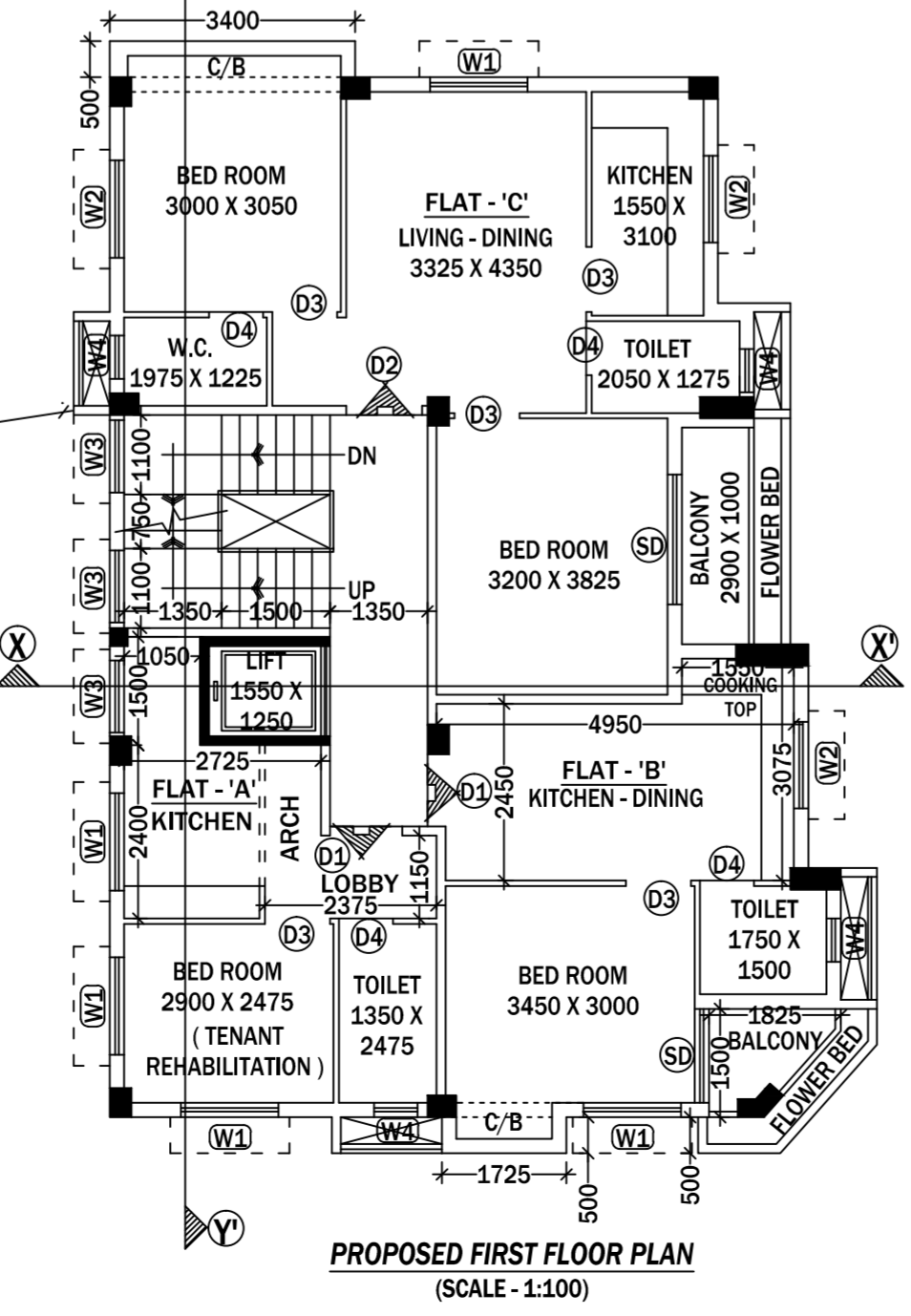
**SECTION Y - Y'**  
SCALE: 1:100



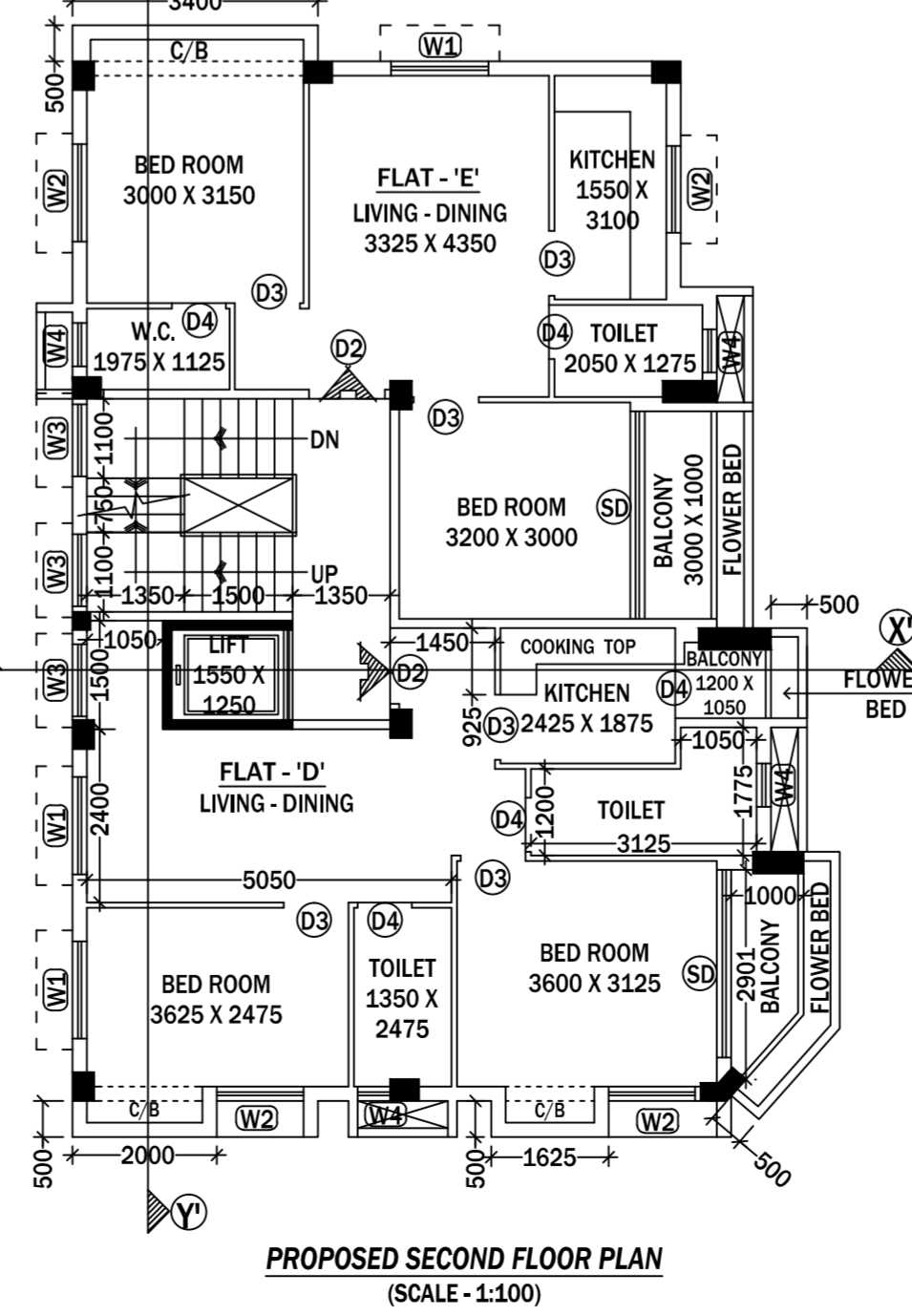
**PROPOSED ROOF PLAN**  
(SCALE - 1:100)



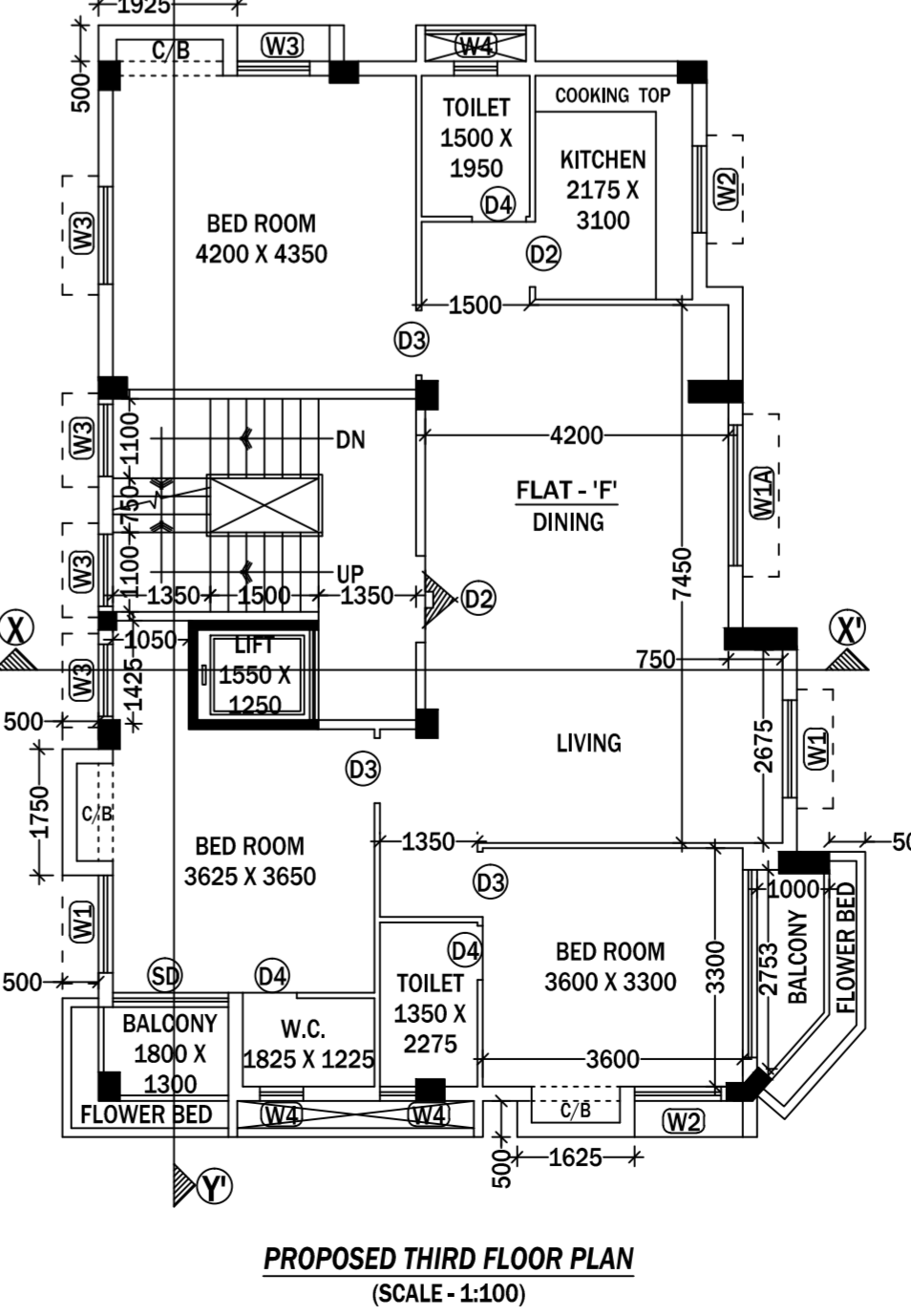
**PROPOSED GROUND FLOOR PLAN**  
(SCALE - 1:100)



**PROPOSED FIRST FLOOR PLAN**  
(SCALE - 1:100)



**PROPOSED SECOND FLOOR PLAN**  
(SCALE - 1:100)



**PROPOSED THIRD FLOOR PLAN**  
(SCALE - 1:100)

1. PROPOSED AREA:							Total Exempted Area	
Floor Mkd	Floor Area (SQ.M.)	Stair Well (SQ.M.)	Lift Well (SQ.M.)	VOID (SQ.M.)	Gross Area (SQ.M.)	Stair Area (SQ.M.)	Lift Lobby Area (SQ.M.)	Net Floor Area (SQ.M.)
Ground Floor	132.788	—	—	—	132.788	11.265	2.025	119.498
1st Floor	132.788	1.125	1.938	—	129.725	11.265	2.025	116.435
2nd Floor	132.788	1.125	1.938	—	129.725	11.265	2.025	116.435
3rd Floor	132.788	1.125	1.938	—	129.725	11.265	2.025	116.435
TOTAL	531.152	3.375	5.814	—	521.963	45.060	8.100	468.803

2. PARKING CALCULATION:						
Flat Tenement Marked	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Tenement No	Parking No.
FLAT-A	24.340	4.793	29.133	01 No.	<50	01 No.
FLAT-B	31.993	6.300	38.293	01 No.	<50	01 No.
FLAT-C	57.250	11.275	68.525	01 No.	50-75	01 No.
FLAT-D	61.024	12.018	73.042	01 No.	50-75	01 No.
FLAT-E	54.246	10.683	64.929	01 No.	50-75	01 No.
FLAT-F	115.270	22.701	137.971	01 No.	100-200	01 No.
SHOP CARPET AREA : 38.473 SQ.M.						
SHOP BUILT UP AREA : 46.289 SQ.M.						
TOTAL NOS. OF CAR PARKING REQUIRED : 02						

**MAIN CHARACTERISTICS OF THE PROPOSAL**  
PART - A  
1. ASSESSEE NO : 11-090-07-0093-3.  
2. Name of Recorded Owner : MR. DEBABROTA CHATTERJEE, & MRS. SUMANA SHOME  
3. Name of Applicant (C.A.) : MR. MANISH AGARWALA, & MR. KAMAL KISHORE BAHETI, REPRESENTED BY ITS AUTHORIZED SIGNATORY SKYVIEW VERDANT PROJECTS LLP

4. DETAILS OF REGD. TITLE DEED:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	23	205 TO 207	663	28.02.1941	SUB - REGISTRAR ALIPORE
I	76	87 TO 92	4401	28.06.1954	SUB - REGISTRAR ALIPORE SOUTH 24 PRAGANAS

6. DETAILS OF REGISTERED BOUNDARY DECLARATION :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1602-2023	251766 TO 251781	160207463	01.06.2023	D.S.R. - II SOUTH 24-PARGANAS

7. DETAILS OF REGISTERED CORNER SPILY:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1602-2023	252501 TO 252517	160207465	01.06.2023	D.S.R. - II SOUTH 24-PARGANAS

8. DETAILS OF REGISTERED NON EVICTION OF TENANTED DECLARATION :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1602-2023	258198 TO 258212	160207464	05.06.2023	D.S.R. - II SOUTH 24-PARGANAS

CUPBOARD & LOFT AREA:-			
Floor Mkd.	Loft	Cupboard	Size
Ground Floor	—	NA	2.563
1st Floor	—	—	3.512
2nd Floor	—	—	2.650
3rd Floor	—	—	8.725
Total	—	—	8.725

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	1500X1350
W1A	GLAZED	300	2100	1500X1800
W2	GLAZED	750	2100	1200X1350
W3	GLAZED	1000	2100	900X1100
W4	GLAZED	1500	2100	600X750

Co-Ordinate In WGS 84 and Site Elevation AMSL.			
Reference Point	Latitude	Longitude	Site Elevation (AMSL)
Marked In The Site Plan of The Proposal	22° 30' 38" N	88° 21' 15" E	12 Meter

**ABSTRACT AREA STATEMENT:**  
1. AREA OF THE LAND : 03 K. 08 CH. - 00 SQ.FT. i.e. 234.114 SQ.M. (AS PER DEED & ASSESSMENT BOOK COPY)  
2. AREA OF THE LAND : 03 K. 06 CH. - 02 SQ.FT. i.e. 225.967 SQ.M. (AS PER REGISTERED BOUNDARY DECLARATION)  
3. CORNER SPILY AREA : 0.264 SQ.M.  
3.a. NET AREA OF LAND : 225.967 - 0.264 = 225.703 SQ.M.  
4. ROAD WIDTH : 40' - 0" i.e. 12.192 METER WIDE HEMANTA MUKHOPADHYAY SARANI [ BLACK TOP ROAD ].  
5. PERMISSIBLE F.A.R. : 2.25  
6. PERMISSIBLE TOTAL BUILT UP AREA : 508.426 SQ.M.  
7. PERMISSIBLE BUILDING HEIGHT : 60.000 METER.  
8. PERMISSIBLE GROUND COVERAGE : 59.134 % i.e. 133.623 SQ.M.  
9. PROPOSED GROUND COVERAGE : 58.764 % i.e. 132.788 SQ.M.  
10. PROPOSED BUILDING HEIGHT : 12.450 METER [ G + III STORED ]  
11. PROPOSED GROUND FLOOR BUILT UP AREA : 132.788 SQ.M.  
12. PROPOSED TYPICAL 1ST TO 3RD FLOOR BUILT UP AREA : 129.725 SQ.M. [ EACH ]  
13. PROPOSED TOTAL FLOOR BUILT UP AREA : [ 132.788 + ( 3 X 129.725 ) ] = 521.963 SQ.M.  
14. PROPOSED TOTAL EXEMPTED AREA : [ ( 11.265 + 2.025 ) X 4 ] = 53.160 SQ.M.  
15. REQUIRED CAR PARKING : 02 [ TWO ] NOS.  
16. PROPOSED CAR PARKING : 02 [ TWO ] NOS.  
17. CAR PARKING AREA : 63.781 SQ.M.  
18. PERMISSIBLE CAR PARKING AREA : 50,000 SQ.M.  
19. PROPOSED F.A.R. : 418.803 / 225.967 = 1.853 < 2.250  
20. PROPOSED STAIR HEAD ROOM AREA : 15.410 SQ.M.  
21. PROPOSED LIFT MACHINE ROOM LESS AREA : 1.938 SQ.M.  
22. PROPOSED OVER HEAD TANK AREA : 3.690 SQ.M.  
23. PROPOSED ROOF TOILET AREA : 1.938 SQ.M.  
24. PROPOSED TREE COVER AREA : 5.457 SQ.M.  
25. PROPOSED CUPBOARD AREA : 8.725 SQ.M.  
26. ADDITIONAL AREA FOR FEES : 22.444 + 8.725 = 31.266 SQ.M.  
27. TOTAL AREA FOR FEES : 521.963 + 31.266 = 553.229 SQ.M.

**DECLARATION OF APPLICANT :-**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A. E.S.E & G.T.E DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. E.S.E & G.T.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 WILL 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 INSPECTION THE PLOT IS IDENTIFIED BY ME.  
EXISTING STRUCTURE IS TO BE DEMOLISHED AND THERE IS AN EXISTING TENANT WHICH IS TO BE REHABILITATED AS PER PROPOSED PLAN. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

**MR. MANISH AGARWALA & MR. KAMAL KISHORE BAHETI,**  
REPRESENTED AS AUTHORIZED SIGNATORY OF SKYVIEW VERDANT PROJECTS LLP, CONSTITUTED ATTORNEY OF, MR. DEBABROTA CHATTERJEE, & MRS. SUMANA SHOME, NAME OF THE OWNER'S / APPLICANT

**CERTIFICATE OF ARCHITECT :-**  
I CERTIFY 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 TANKLAND WITH EXISTING STRUCTURE IS DEMARCATED WITH BOUNDARY WALL.

**NAME OF ARCHITECT**  
MR. AMARJIIT KUMAR SAH  
REG. NO. (C.A.) 2021/131994, GOVT. OF INDIA

**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 SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
HOWEVER, I SHALL SUBMIT THE STRUCTURE DESIGN AND DESIGN CALCULATION REPORT AFTER THE DEMOLITION OF EXISTING STRUCTURE AT THE TIME OF PLINTH LEVEL APPLICATION.

**NAME OF STRUCTURAL ENGINEER**  
MR. ASHIM KUMAR DAS  
[ E.S.E. NO. - 1 / 90, (K.M.C.) ]

**CERTIFICATE OF GEO-TECHNICAL ENGINEER:-**  
UNDERSIGNED HAS INSPECTED THE SITE. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION. HOWEVER, THE SOIL TEST WILL BE CARRIED OUT AFTER THE DEMOLITION OF EXISTING STRUCTURE AND THE FOUNDATION SYSTEM WILL BE PROPOSED ACCORDINGLY.

**NAME OF GEO-TECHNICAL ENGINEER**  
MR. ALOX ROY  
[ G.T. - 1 / 11, (K.M.C.) ]

**PROJECT:**  
**PROPOSED PLAN FOR G + THREE STORED [ 12.450 METER HEIGHT ] RESIDENTIAL BUILDING AT PREMISES NO. 113A, HEMANTA MUKHOPADHYAY SARANI, [ PREVIOUSLY : LAKE TERRACE ], P. S. RABINDRA SAROBAR, WARD NO. 090, KOLKATA 700 029 UNDER BOROUGH VIII [ K. M. C. ], AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009**

TITLE : ARCHITECTURE DRAWING	DETAIL : S.KHANDA
SCALE : 1:100	DATE : 16.04.2024

**ARCHITECTURAL CONSULTANT:-**

Registered Office : 20C, LAKE ROAD, GROUND FLOOR, KOLKATA - 700 029, (Beside Charu Chandra College)  
E-mail: designnikaarchitect@gmail.com  
Phone - +91 - 84206 12431, +91 - 79733 13788.

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BUILDING PERMIT NO - 2024080013  
DATED - 02-05-2024

VALID UPTO- 01-05-2029

SPACE FOR DIGITAL SIGNATURE