

FRONT ELEVATION
SCALE - 1:100

SECTION - B : B
SCALE - 1:100

SECTION - A : A
SCALE - 1:100

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 1 : 6 & CEILING & CHAJJA IN 1:4.
- 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
- + 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 2925 MM.

MATERIALS :-
STEEL MUST CONFORMED WITH IS 786
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

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.

1. PROPOSED AREA:						Total Exempted Area		
Floor Mtd.	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	136.297	—	—	—	136.297	13.340	1.530	121.427
1st Floor	136.297	1.375	1.540	—	133.382	13.340	1.530	118.512
2nd Floor	136.297	1.375	1.540	—	133.382	13.340	1.530	118.512
3rd Floor	136.297	1.375	1.540	2.925	130.457	13.340	1.530	115.587
TOTAL	545.188	4.125	4.620	2.925	533.518	53.360	6.120	474.038

2. PARKING CALCULATION:									
Flat	Tenement	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Parking No.			
FLAT-A	116.504	26.840	143.344	01 NO.	100<200	01 NO.			
FLAT-B	88.395	23.963	112.388	01 NO.	100<200	01 NO.			
FLAT-C	70.845	16.321	87.166	02 NOS.	75<100	01 NO.			
OFFICE CARPET AREA : 31.884 SQ.M.						NIL			
TOTAL NOS. OF CAR PARKING						03			

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSEESSE NO - 21-092-24-0117-2
- Name of Recorded Owner : MR. NILADRI DUTTA
- Name of Applicant (C.A.) : MR. KARAN BIR CHHIBBAR & MR. VINET KUMAR SINGH, PARTNERS OF M/S. KV. CONSTRUCTION

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	61	220 TO 228	4231	21.04.1959	SUB-REGISTRAR ALIPORE, SOUTH 24 PRAGANAS

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	45	9 TO 14	876	21.02.1968	SUB-REGISTRAR ALIPORE, SOUTH 24 PRAGANAS

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1602-2023	107172 TO 107186	160203227	14.03.2023	D.S.R.-II SOUTH 24 - PARGANAS

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1602-2023	97893 TO 97903	160202756	03.03.2023	D.S.R.-II SOUTH 24 - PARGANAS

8. MUTATION CERTIFICATE (K.M.C.) CASE NO. 0 / 092 / 01 - 01 - 01 / 45153, DATED : 20.11.2021			
BOOK NO.	VOLUME NO.	PAGES	BEING NO.
I	61	220 TO 228	4231

CUPBOARD & LOFT AREA:-			
Floor Mtd.	Loft	Cupboard	
Ground floor	—	NA	
1st. Floor	—	4.013	
2nd. Floor	—	3.663	
3rd. Floor	—	3.663	
Total	—	11.339	

DOOR & WINDOW SCHEDULE :-			
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.
D1	SOLID FLUSH	—	2100
D2	SOLID FLUSH	—	2100
D3	SOLID FLUSH	—	2100
SD	GLAZED	—	2100
W1	GLAZED	750	2100
W1A	GLAZED	300	2100
W2	GLAZED	750	2100
W3	GLAZED	1000	2100
W4	GLAZED	1500	2100

Co - Ordinate In WGS 84 and Site Elevation AMSL :-	Reference Point	Co-ordinate in WGS 84	Site Elevation (AMSL)
Marked In The Site Plan of The Proposal	Latitude	Longitude	
A	22° 30' 16" N	88° 22' 15" E	27 Meter

ABSTRACT AREA STATEMENT :

- AREA OF THE LAND : 03 K. - 07 CH. - 23 SQ.FT. i.e. 232.075 SQ.M. (AS PER DEED & ASSESSMENT BOOK COPY)
- AREA OF THE LAND : 03 K. - 07 CH. - 23 SQ.FT. i.e. 232.075 SQ.M. (AS PER REGISTERED BOUNDARY DECLARATION)
- ROAD WIDTH : MINIMUM 6.020 METER WIDE SELIMPURE ROAD [BLACK TOP ROAD]
- PERMISSIBLE F.A.R. : 1.750
- PERMISSIBLE TOTAL BUILT UP AREA : 406.131 SQ.M.
- PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
- PERMISSIBLE GROUND COVERAGE : 58.931 % i.e. 136.764 SQ.M.

- PROPOSED GROUND COVERAGE : 58.730 % i.e. 136.297 SQ.M.
- PROPOSED BUILDING HEIGHT : 12.500 METER [G + III STORIED]
- PROPOSED GROUND FLOOR BUILT UP AREA : 136.297 SQ.M.
- PROPOSED TYPICAL (1ST TO 2ND) FLOOR BUILT UP AREA : 133.382 SQ.M. [EACH]
- PROPOSED 3RD FLOOR BUILT UP AREA : 130.457 SQ.M.
- PROPOSED TOTAL FLOOR BUILT UP AREA [136.297 + (2 X 133.382) + 130.457] = 533.518 SQ.M.
- PROPOSED TOTAL EXEMPTED AREA : [(13.340 + 1.530) X 4] = 59.480 SQ.M.
- REQUIRED CAR PARKING : 03 [THREE] NOS.
- PROPOSED CAR PARKING : 03 [THREE] NOS.
- CAR PARKING AREA : 68.379 SQ.M.
- PROPOSED F.A.R. : 405.659 / 232.075 = 1.748 < 1.750
- PROPOSED STAIR HEAD ROOM AREA : 18.270 SQ.M.
- PROPOSED LIFT MACHINE ROOM LESS AREA : 4.883 SQ.M.
- PROPOSED OVER HEAD TANK AREA : 5.040 SQ.M.
- PROPOSED ROOF TOILET AREA : 2.900 SQ.M.
- PROPOSED TREE COVER AREA : 3.211 SQ.M.
- PROPOSED CUPBOARD AREA : 11.339 SQ.M.
- ADDITIONAL AREA FOR FEES : 26.053 + 11.339 + 37.392 SQ.M.
- TOTAL AREA FOR FEES : 533.518 + 37.392 = 570.910 SQ.M.

DECLARATION OF APPLICANT :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT-

- I SHALL ENGAGE ARCHITECT, E.S.E. & G.T.E. DURING CONSTRUCTION
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, G.T.E & E.S.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.

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

NAME OF STRUCTURAL ENGINEER
MR. ARNAB DEB
[E.S.E. NO./I / 625, K.M.C.]

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 ADJOINING ROAD (MINIMUM 6.020 METER) AT NORTHERN SIDE CONFORM WITH THE PLAN. THAT IT IS A BUILDABLE 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 COR SHED STRUCTURE OCCUPIED BY THE OWNER & THERE ARE NO TENANTS, TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

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

DECLARATION OF STRUCTURAL ENGINEER:-

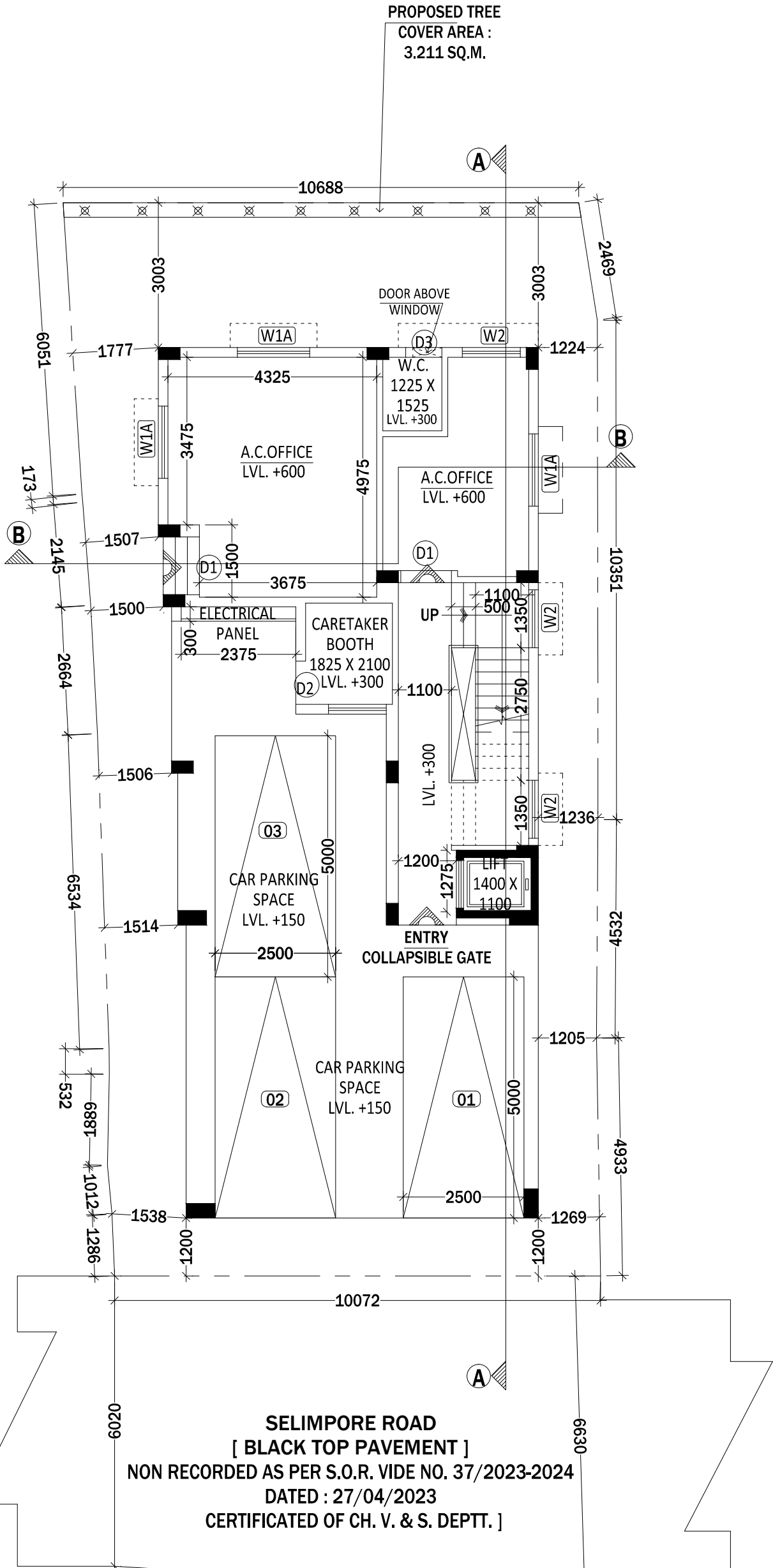
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I WILL CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION. HOWEVER, I SHALL SUBMIT THE STRUCTURE PLAN & STRUCTURE DESIGN AND DESIGN CALCULATION REPORT AND SOIL REPORT AFTER THE DEMOLITION OF EXISTING STRUCTURE AT THE TIME OF PLINTH LEVEL ALIGNMENT.

NAME OF STRUCTURAL ENGINEER
MR. ARNAB DEB
[E.S.E. NO./I / 625, K.M.C.]

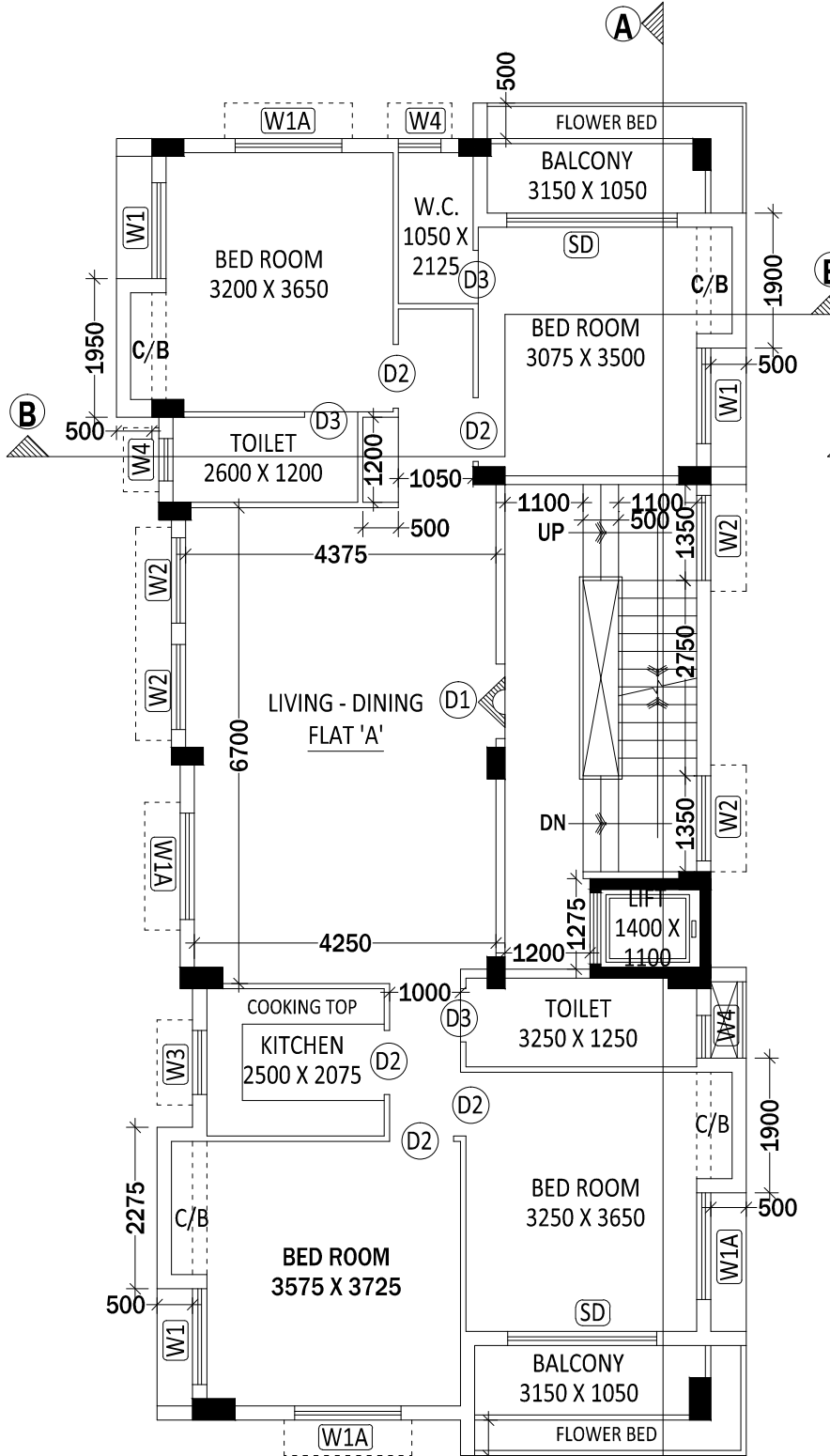
DECLARATION OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. 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.

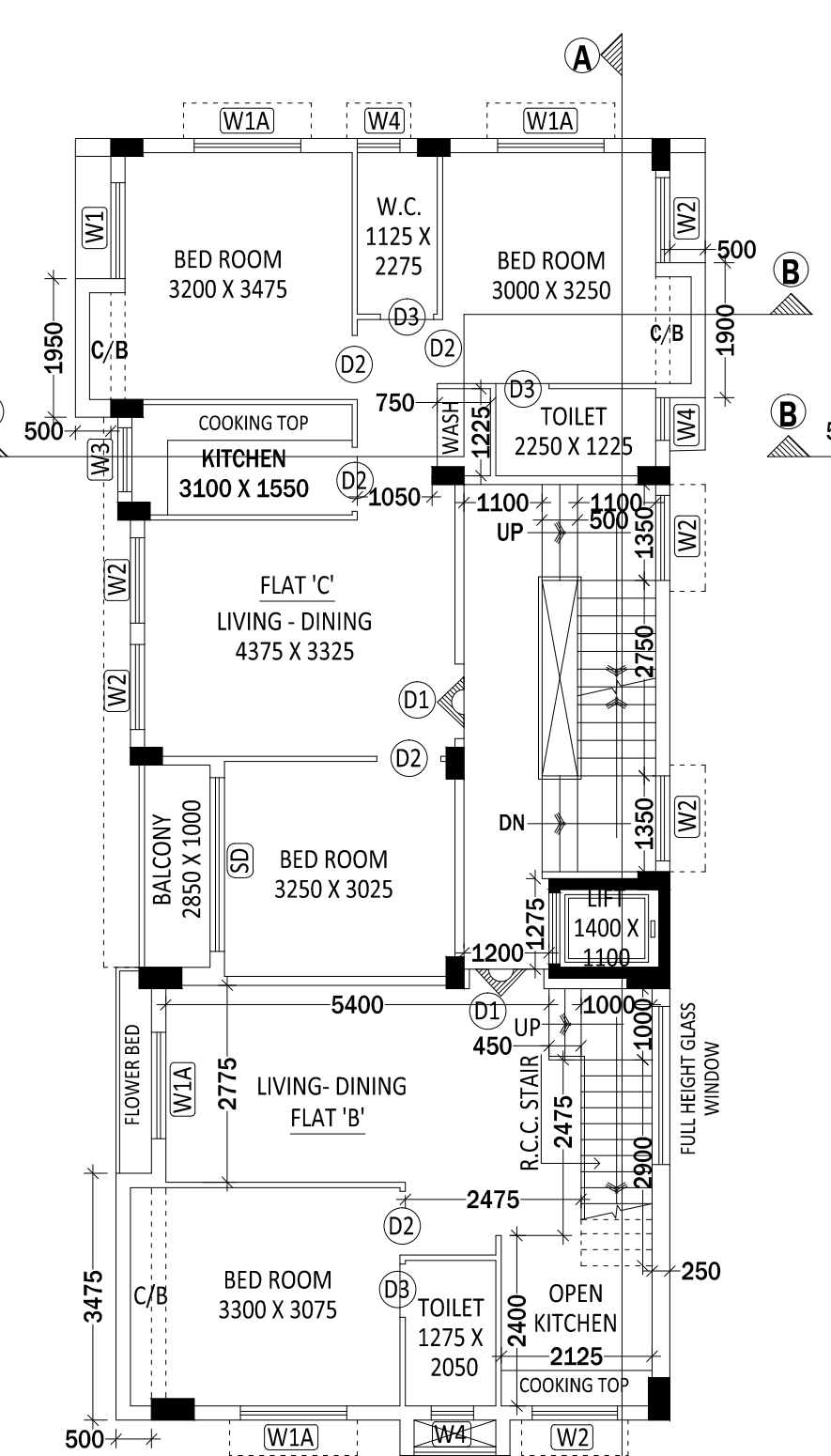
NAME OF GEO-TECHNICAL ENGINEER
MR. RUPAK KUMAR BANERJEE
(G.T. / 3)



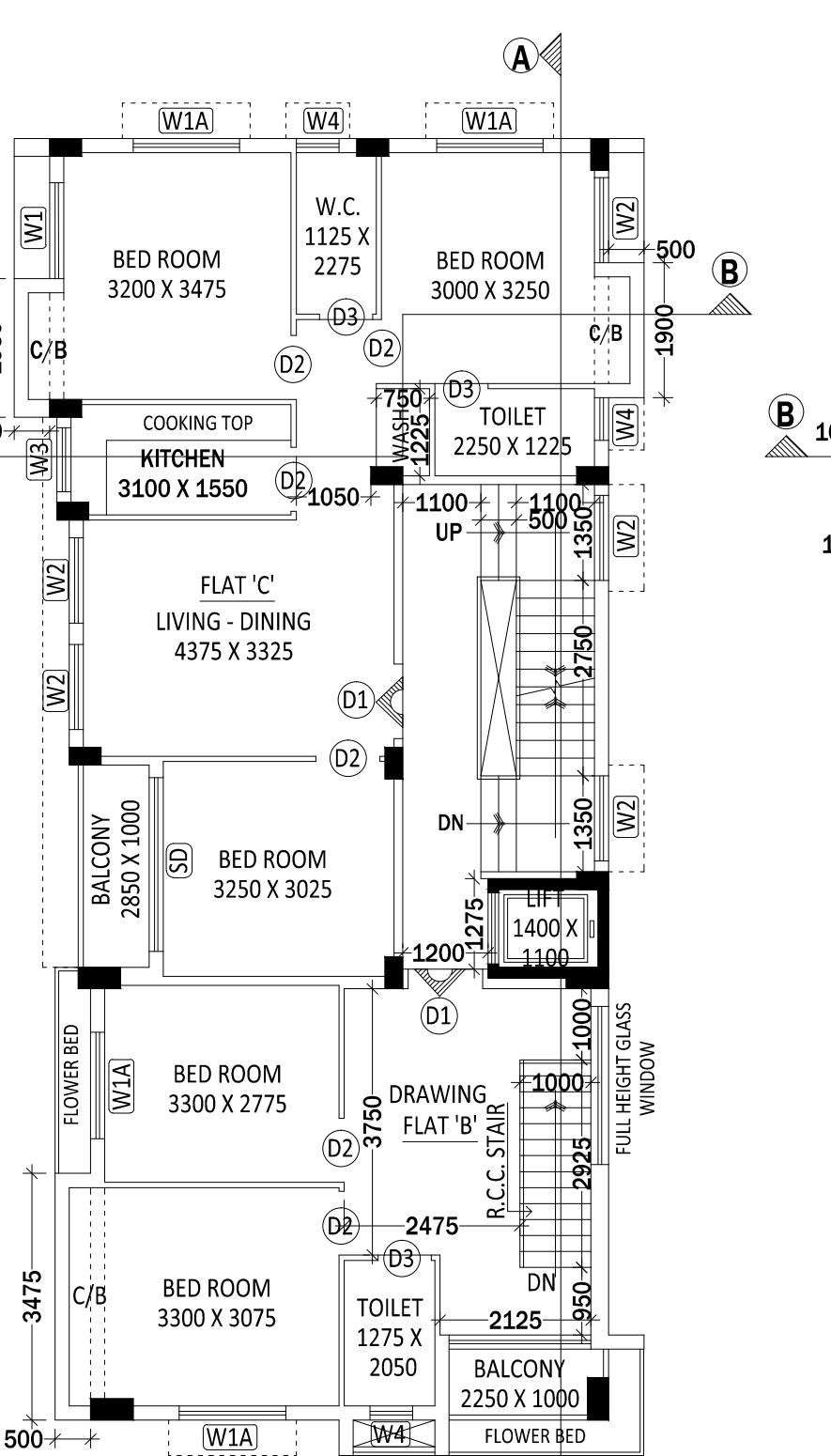
PROPOSED GROUND FLOOR PLAN
SCALE - 1:100



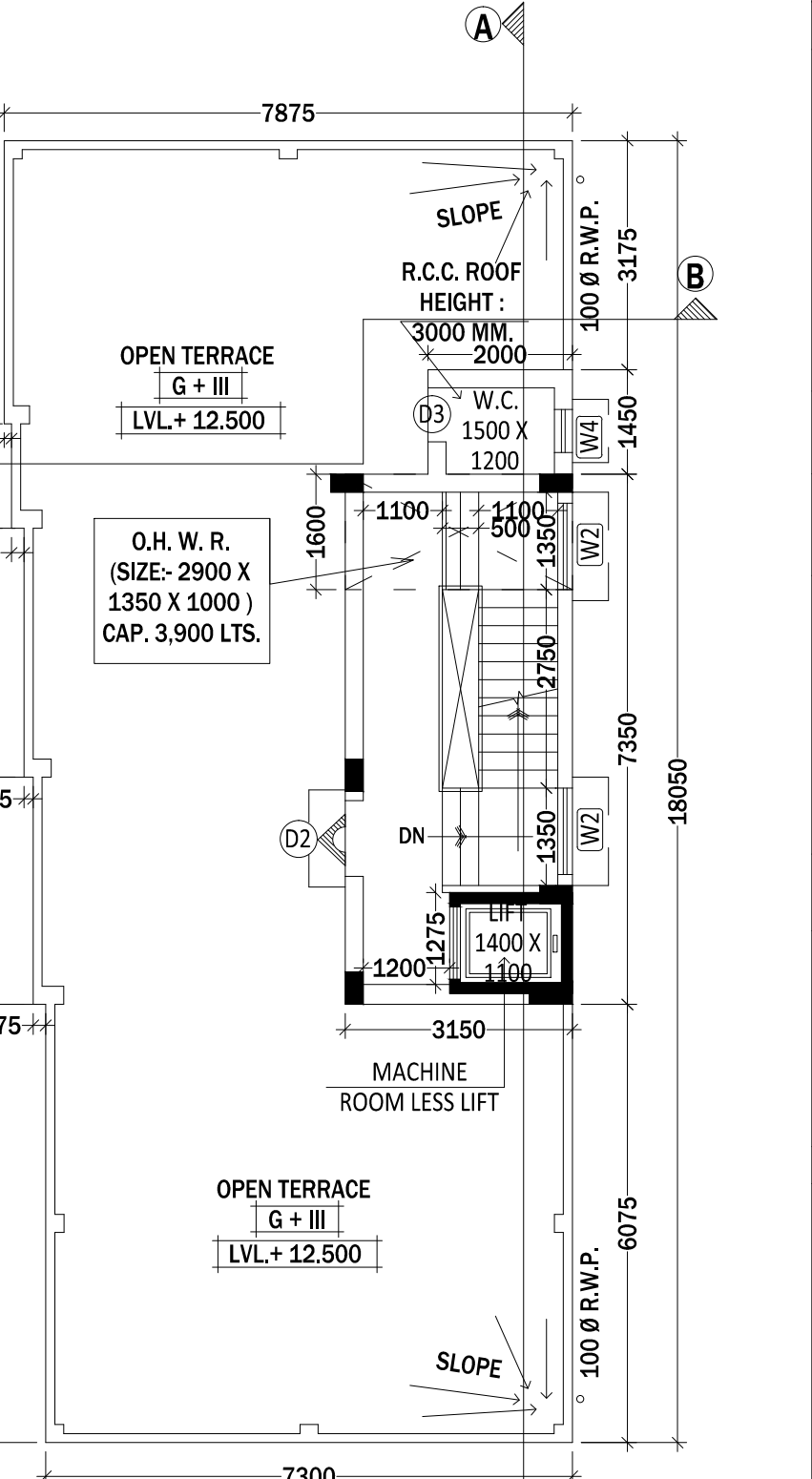
PROPOSED FIRST FLOOR PLAN
SCALE - 1:100



PROPOSED SECOND FLOOR PLAN
SCALE - 1:100



PROPOSED THIRD FLOOR PLAN
SCALE - 1:100



PROPOSED ROOF PLAN
SCALE - 1:100

PROJECT :

PROPOSED PLAN FOR G + THREE STORIED [12.500 METER HEIGHT]
RESIDENTIAL BUILDING, U/S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009 AT PREMISES NO. 112A, SELIMPURE ROAD, WARD NO. 092, P.S. LAKE, KOLKATA 700 031. UNDER BOROUGH X [K.M.C.], C.S. DAG NO. 247, KHATIAN NO. 91, TOUZI NO. 230/2 & 233, J.L. NO. 37

TITLE : ARCHITECTURE DRAWING **DETAIL :** S.KHANDA

SCALE : 1:100 **DATE :** 06.09.2022

ARCHITECTURAL CONSULTANT:-

DESIGNIKA
ARCHITECTS - PLANNERS - INTERIORS
Registered Office : 20C, LAKE ROAD, GROUND FLOOR, KOLKATA - 700 029. (Beside Chandra Chandra College)
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BUILDING PERMIT NO :- 2023100056

DATED :- 14-JUN-2023

VALID UPTO:- 5 years from date of sanction.