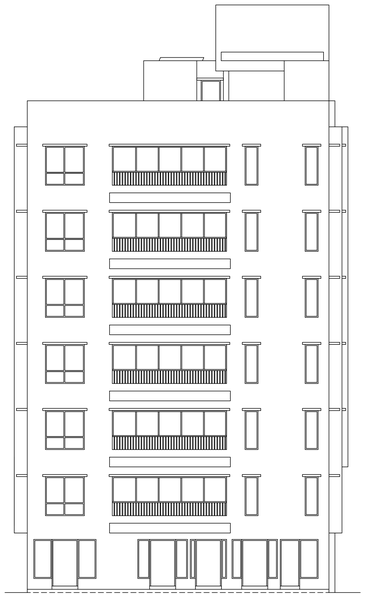
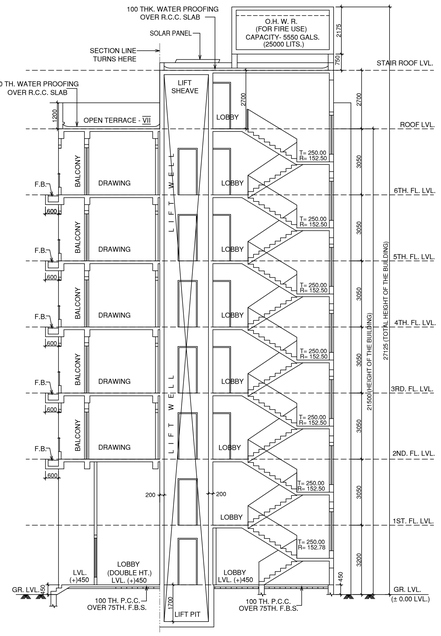


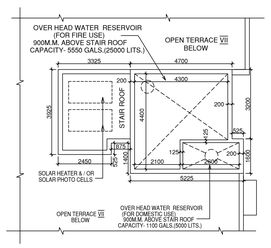
FRONT (WEST SIDE) ELEVATION
SCALE 1:100

LEFT SIDE (NORTH SIDE) ELEVATION
SCALE 1:100

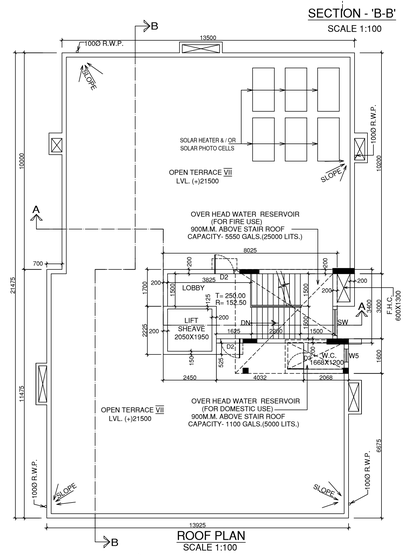


SECTION - 'A-A'
SCALE 1:100

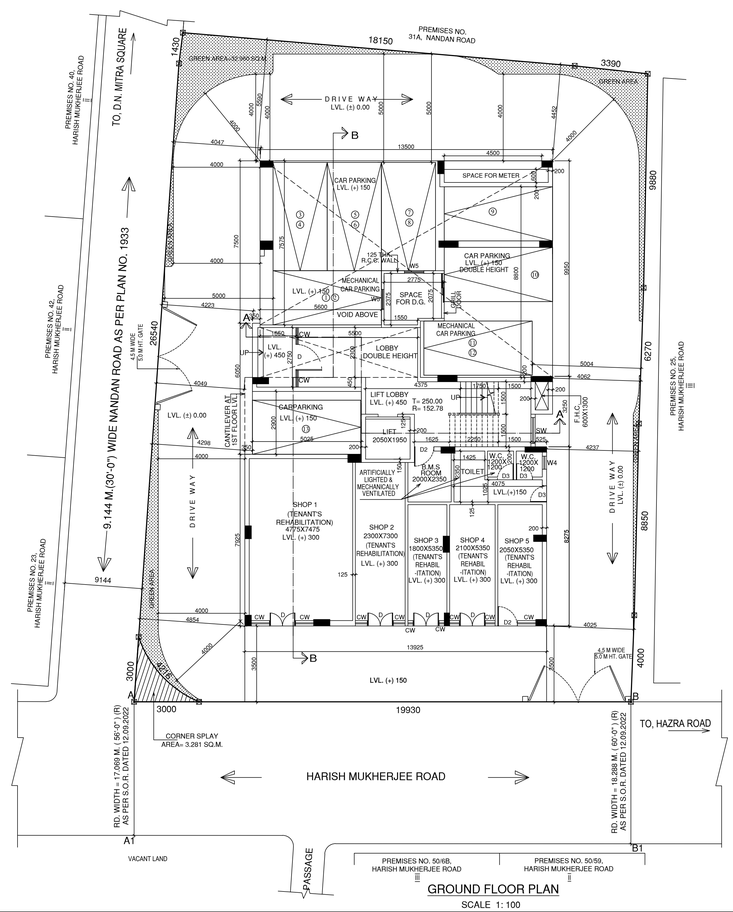
SECTION - 'B-B'
SCALE 1:100



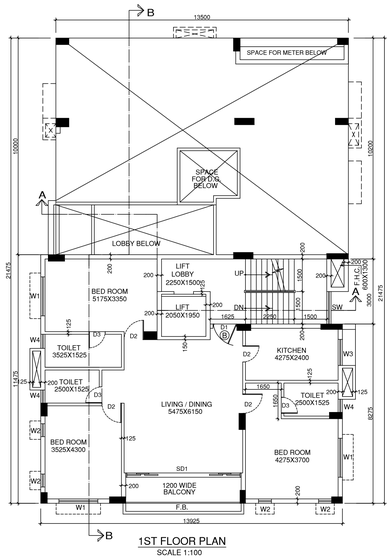
ABOVE ROOF PLAN
SCALE 1:100



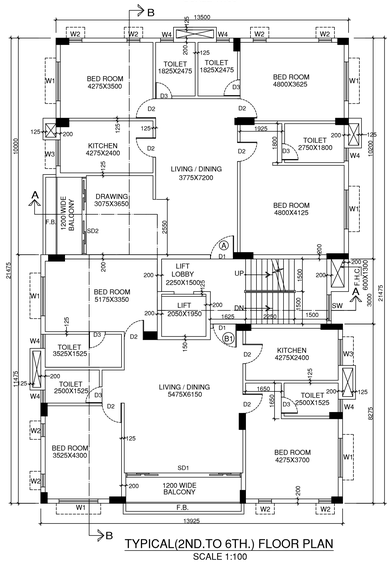
ROOF PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1: 100



1ST FLOOR PLAN
SCALE 1:100



TYPICAL(2ND.TO 6TH.) FLOOR PLAN
SCALE 1:100

DETAIL OF PLAN PROPOSAL :-

A.

1. ASSESSEE NO. -: 11-071-14-0038-2
2. DETAILS OF REG.DEED - 1
   BOOK NO.- I ; VOL NO.- 1603-2021
   PAGE NO.- 112795 TO 112821 ;
   BEING NO.- 160303950 ; DATED 10.05.2021.
   D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.
3. DETAILS OF REG.DEED - 2
   BOOK NO.- I ; VOL NO.- 1603-2021
   PAGE NO.- 112822 TO 112853 ;
   BEING NO.- 160303927 ; DATED 10.05.2021.
   D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.
4. DETAILS OF REG. BOUNDARY DECLARATION -
   BOOK NO.- I ; VOL NO.- 1603 - 2022
   PAGE NO.- 104712 TO 104725 ;
   BEING NO.- 160302915 ; DATED 04.03. 2022.
   D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.
5. DETAILS OF REG. P.O.A. -
   BOOK NO.- I ; VOL NO.- 1605-2021
   PAGE NO.- 84617 TO 84654;
   BEING NO.- 160501987 ; DATED 23.08.2021.
   A.D.S.R. ALIPORE, WEST BENGAL.
5. DETAILS OF CORNER SPLAY -
   BOOK NO.- I ; VOL NO.- 1904-2023
   PAGE NO.- 117648 to 117663 ;
   BEING NO.- 190401974 ; DATED 08.02.2023.
   A.R.A. - IV KOLKATA, WEST BENGAL.
6. DETAILS OF NON EVICTION TENANT DECLARATION :-
   BOOK NO.- I ; VOL NO.- 1603-2022
   PAGE NO.- 455343 to 455351
   BEING NO.- 160313252 ; DATED 26.08.2022.
   D.S.R - III SOUTH 24 PARGANAS, WEST BENGAL.

7.(a) AREA OF LAND = 10K.- 0CH.- 00 SQ.FT.
= 668.879 SQ.M.
(b) NO. OF STOREY = G + VI
8. NO. OF TENEMENTS = 11 NOS.
9. SIZE OF TENEMENT = >100 < 200 = 11 NOS.

B.

1. PROPOSED GROUND COVERAGE (43.845 %) = 293.269 SQ.M.
2. F.A.R. CONSUMED = 2.456
3. TOTAL COVERED AREA = 1643.074 SQ.M.
4. TOTAL SERVICE AREA IN GR. FL. = 77.860 SQ. M.
5. TOTAL CAR PARKING AREA IN GR. FL. = 118.329 SQ.M.
6. i). SHOP AREA IN GR. FL. = 95.837 SQ.M.
   ii). SHOP CARPET AREA IN GR. FL. = 84.316 SQ.M.
7. NO.OF CAR PARKING :-
   REQUIRED - 13 NOS. PROVIDED - 13 NOS.
   COVERED - 13 NOS. (05 NOS. MECHANICAL PARKING)

SCHEDULE OF DOORS & WINDOWS

NO	SILL	LINTEL	SIZE
D	——	2150	1200 X 2150
D1	——	2150	1100 X 2150
D2	——	2150	900 X 2150
D3	——	2150	750 X 2150
SD1	——	2150	5325 X 2150
SD2	——	2150	3575 X 2150
W1	350	2150	1800 X 1800
W2	350	2150	600 X 1800
W3	1050	2150	1200 X 1150
W4	1250	2150	600 X 900
W5	1250	2150	900 X 900
SW	AS PER ELEVATION		
CW	AS PER ELEVATION		

NOTE:

1. ALL EXTERNAL WALLS ARE 200 MM AND INTERNAL WALLS ARE 125 MM THK. (UNLESS OTHERWISE STATED)
2. T. = TREAD
3. R. = RISER
4. F.B. = FLOWER BED
5. C.B. = CUP BOARD
6. W.T.F. = WATER TIGHT FLOOR

OWNER'S DECLARATION

I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.

I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.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 STRUCTURES.

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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./ ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.

HARI PRASAD SHARMA
DIRECTOR
M/S. HARSHITA DEVELOPERS PVT. LTD.
CONSTITUTED ATTORNEY OF
1. MADAN LAL SHAW
2. GOPAL PRASAD VERMA
3. GHANSHYAM VERMA
4.RADHESHYAM VERMA
5. SUNIL KUMAR VERMA

NAME OF THE APPLICANT'S

B. P. NO :-2022090109 DATED:- 20/02/2023

VALID UPTO:- 19/02/2028

SIGNATURE OF THE A. E.(C) / BLDG. / BR. - IX

NIRMALENDU SARDAR Digitally signed by NIRMALENDU SARDAR Date: 2023.02.20 16:00:14 +05'30'

SIGNATURE OF THE E. E.(C) / BLDG. / BR. - IX

SOURINDRA MOHAN GHOSH Digitally signed by SOURINDRA MOHAN GHOSH Date: 2023.02.20 16:03:57 +05'30'

STATEMENT OF THE PLAN PROPOSAL

PRINCIPLE USE GROUP :	RESIDENTIAL			
PART-B:				
1. AREA OF LAND = (AS PER DEED PLAN) =(10K.- 00CH.- 00 SQ.FT.)			668.879	SQ.M
2. AREA OF LAND = (AS PER BOUNDARY DECLARATION)			668.879	SQ.M
3. A) SPLAY 3.281 SQ.M.	B) STRIP OF LAND		0.000	SQ.M.
4. (i) PERMISSIBLE GROUND COVERAGE	50.00	% =	334.440	SQ.M.
(ii) PROPOSED GROUND COVERAGE	43.845	% =	293.269	SQ.M.
5. A) HEIGHT = 21.50	M	5. B) ROAD WIDTH(avg.)	17.679	M.
6. PROPOSED AREA CALCULATION :-				
A - FOR RESIDENTIAL :				

		CUTOUT			EXEMPTED AREA		
AT FLOOR	COVERED AREA	LIFT WELL	VOID	GROSS RESIDENTIAL AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	292.026	----	----	292.026	15.750	3.000	273.276
1ST.	293.269	3.998	134.999	154.272	15.750	3.000	135.522
2ND.	293.269	3.998	----	289.271	15.750	3.000	270.521
3RD.	293.269	3.998	----	289.271	15.750	3.000	270.521
4TH.	293.269	3.998	----	289.271	15.750	3.000	270.521
5TH.	293.269	3.998	----	289.271	15.750	3.000	270.521
6TH.	293.269	3.998	----	289.271	15.750	3.000	270.521
TOTAL =	2051.640	23.988	134.999	1892.656	110.250	21.000	1761.406

7. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQ.M.)	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED NO. CAR PARKING
FLAT-B 1ST. FLOOR	131.891	18.199	150.090	1	1
FLAT-B1 2ND TO 6TH.	131.403	18.131	149.534	5	5
FLAT-A 2ND. TO 6TH.	137.212	18.933	156.145	5	5

(B) SHOP : (SHOP) IN GR. FLOOR

BUILT UP AREA = 95.837 SQ.M., CARPET AREA = 84.316 SQ.M.

REQUIRED CAR PARKING = 2 NOS.		
8A. TOTAL REQUIRED CAR PARKING :-		13
8B. TOTAL PROVIDED CAR PARKING :-		13
GROUND FLOOR COVERED - 3 nos. (1 LAYER)	GROUND FLOOR COVERED - 5 nos. (2 LAYER)	
9. PERMISSIBLE AREA FOR PARKING :- MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQ.M.)	200.00	SQ.M
10. PROVIDED AREA OF PARKING	118.329	SQ.M
11. PERMISSIBLE F.A.R	2.50	
12. PROPOSED F.A.R = (1761.406 -118.329)/ 668.879=1643.077 / 668.879	2.456	
13. STAIR HEAD ROOM AREA	23.120	SQ.M
14. OVER HEAD TANK AREA	23.400	SQ.M
15. AREA OF W.C. AT ROOF	3.000	SQ.M
16. AREA OF LIFT SHEAVE	5.451	SQ.M
17. TERRACE AREA	293.269	SQ.M
18.ADDITIONAL AREA FOR FEES = (S.H.R. + LIFT SHEAVE+ +ROOF W.C.) = (23.120+5.451+3.000)	31.571	SQ.M
19.ROOF STRUCTURE = (S.H.R. + LIFT SHEAVE+ROOF W.C.) =(23.120+5.451+3.000)	31.571	SQ.M
20. REQUIRED GREEN AREA (4.732 %)	31.651	SQ.M
21. PROPOSED GREEN AREA (4.928%)	32.960	SQ.M
22. TOTAL COMMON AREA	203.521	SQ.M
23. TOTAL TENEMENT AREA	1474.966	SQ.M
24. TOTAL RESIDENTIAL AREA	1892.653	SQ.M
25. TOTAL AREA FOR FEES	1924.224	SQ.M

E.S.E. DECLARATION

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE 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.
SOIL TESTING HAS BEEN DONE BY MR. ALOK ROY OF M/S GEOTEST ENGINEERS PVT. LTD. (6A, MILAN PARK , KOLKATA - 700084.)
THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

BIBEK BIKASH MULLICK
E. S. E. - I / 75
KOLKATA MUNICIPAL CORPORATION
NAME OF THE E. S. E.

GEO-TECHNICAL DECLARATION

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

MR. ALOK ROY
CLASS - I , NO. G.T / I / 11
NAME OF THE G. T. E.

ARCHITECT DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN , WHICH HAS BEEN MEASURED AND VERIFIED BY ME.
IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

SOUMEN DAS BAIRAGI
C.A REGN. No. : C.A./97/21249
NAME OF THE ARCHITECT

TITLE

GROUND FLOOR PLAN , 1ST. FLOOR PLAN, TYPICAL (2ND. TO 6TH.) FLOOR PLAN ,ROOF PLAN, ABOVE ROOF PLAN , FRONT (WEST SIDE) ELEVATION , LEFT SIDE (NORTH SIDE) ELEVATION,SECTION A-A & SECTION B-B.

PROJECT

PROPOSED G+VI STORIED (HT. - 21.500 M.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & KMC BUILDING RULE-2009 AT PREMISES NO. 25A, HARISH MUKHERJEE ROAD, WARD NO.-71, BOROUGH - IX ,P.S.- BHAWANIPORE, KOLKATA - 700025.

ARCHITECTS

SDB architects
P534, Raja Basanta Roy Road,Gr.Floor,
Kolkata-700 029,W.B,India.
Tel: 033-4008 9565/66,
Email: sdb.arch@gmail.com

SCALE	DWG. NO.	DATE	DEALT	CHECKED
1 : 100	AS-02/02	31.08.2022	SOMA	MITHU