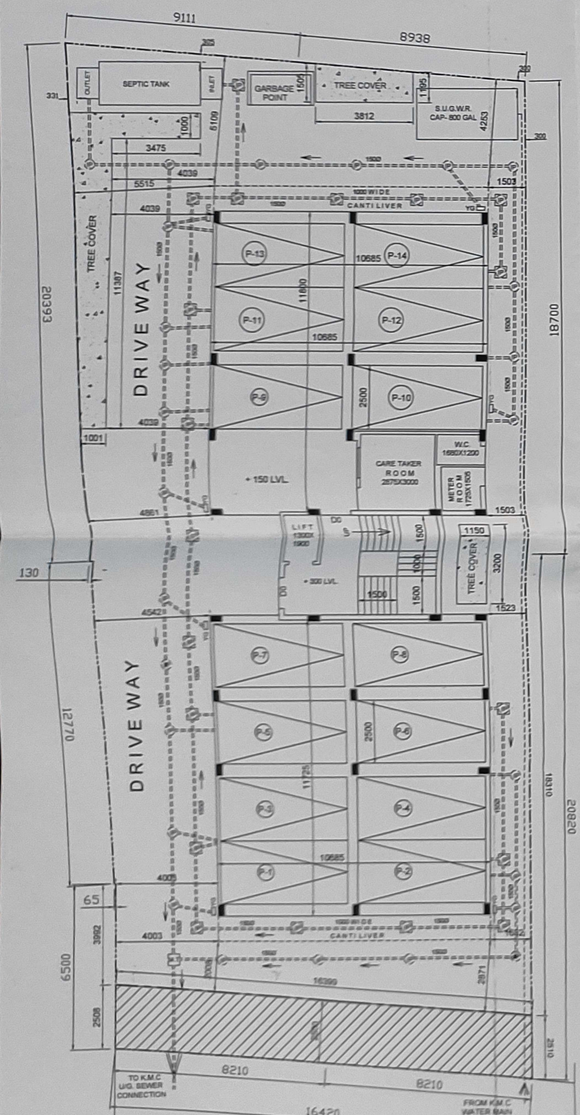
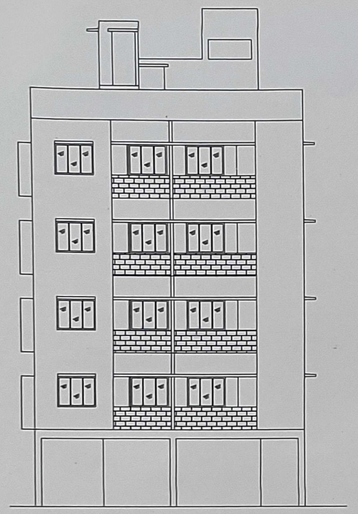
TREE COVER AREA CALCULATION

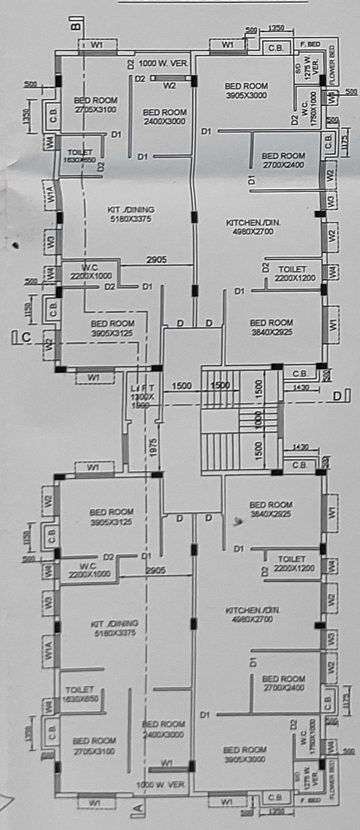
TOTAL FLOOR AREA=1484.665 SQ.M.
REQUIRED TREE COVER AREA= 15X1.484.665 / 6000=3.7116%
TOTAL LAND AREA =671.950 SQ.M.
ACTUAL REQUIRED TREE COVER AREA=671.950X3.7116/100 = 24.940 SQ.M.
PROVIDED TREE COVER AREA=28.591 SQ.M. > 24.940 SQ.M.



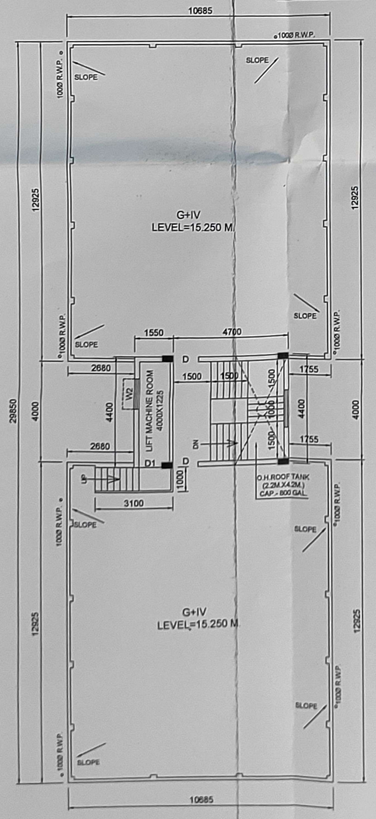
GROUND FLOOR PLAN
SCALE : 1 :100



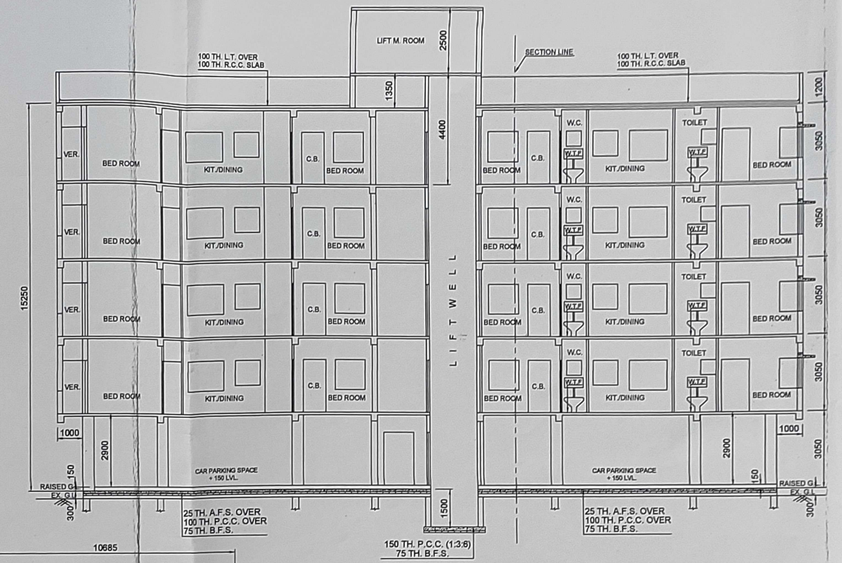
FRONT SIDE ELEVATION



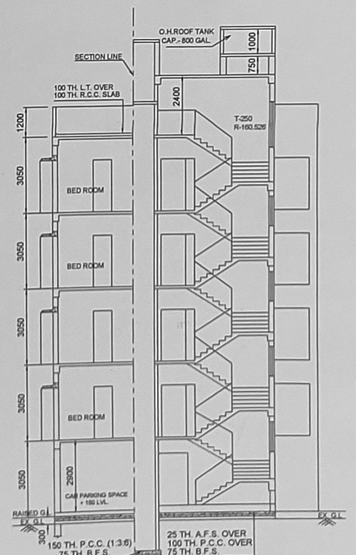
TYPICAL FLOOR PLAN
(1st, 2nd, 3rd, & 4th floor)
SCALE : 1 :100



ROOF PLAN
SCALE : 1 :100



SECTION ON A-B
SCALE : 1 :100



SECTION ON C-D
SCALE : 1 :100

DOORS & WINDOWS SCHEDULE

DOORS			WINDOWS					
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT	SILL HT.	LINT. HT.
D	1000	2100	W1	1500	1200	900	2100
D1	900	2100	W1A	1300	1200	900	2100
D2	750	2100	W2	1200	1200	900	2100
			W3	1000	1200	900	2100
			W5	600	600	1500	2100

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 125 / 75 MM THICK UNLESS MENTIONED OTHERWISE.
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6/1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT IS AS PER IS 1178
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:2:4
6. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEMI UNDERGROUND RESERVOIR
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION

CITY BUILD ENGINEERS & ASSOCIATES
Engineers and Consultants
AN I.S.O. 9001-2008 COMPANY
C/24, Ramakrishna Upanibesh, Andigram, Ba-Bill - Sukanta More, Kolkata-700092
AN I.S.O. 9001-2008 CERTIFIED COMPANY
✆ 4414-4982; Mobile : 9830-047-048 e-mail ID : citybuildbiz.com
Website: www.citybuildgroup.com

TITLE : ARCHITECTURAL PLAN		REVISION NO : 0	SHEET NO : 01
DRAWN BY : ROBIN DAS		CHECKING BY :	
DATE : 05/04/2022	SCALE : 1 : 100	JOB ID :	

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MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO. - 31-109-08-6197-2
2. K.M.C. MUTATION DETAILS: CASE NO. M/109/22-SEP-21/1080 DATED- 01/10/2021.
3. K.M.C. I.B. COPY DETAILS: I.B. COPY OF ASSESSMENT DEPARTMENT DATED- 01/10/2021.
4. NAME OF THE OWNER'S / APPLICANT'S:-
   1. SRI. BISWANATH PAUL 2. MRS. SHARMISTHA PAUL
   3. MRS. DEBJANI PAUL 4. SRI. SUKHEN PAUL

5a. DETAILS OF REGD TITLE DEED(1)
BOOK NO - I
VOL NO - 1604-2021
PAGE NO - 225778 to 225820
BEING NO - 160405987
DATE - 02/09/2021
REGD AT - D.S.R.-IV, 24 PGS.(S)

5b. DETAILS OF REGD TITLE DEED(2)
BOOK NO - I
VOL NO - 1604-2021
PAGE NO - 225735 to 225777
BEING NO - 160405998
DATE - 02/09/2021
REGD AT - D.S.R.-IV, 24 PGS.(S)

6. DETAILS OF SOUNDARY DEC.
BOOK NO - I, VOL. NO. 1604-2022
PAGES FROM -144726 TO 144779
BEING NO. - 160404202
DATE- 25-04-2022
REGD. AT- D.S.R-IV, 24 PGS.(S)

7a. DETAILS OF COMMON PASSAGE DECLARATION
BOOK NO - I, VOL. NO. 1604-2022
PAGES FROM -144720 TO 144779
BEING NO. - 160404201
DATE- 25-04-2022
REGD. AT- D.S.R-IV, 24 PGS.(S)

7b. DETAILS OF ROAD STRIP (3.6 M. WIDE)
BOOK NO - I, VOL. NO. 1604-2022
PAGES FROM -144726 TO 144745
BEING NO. - 160404203
DATE- 25-04-2022
REGD. AT- D.S.R-IV, 24 PGS.(S)

8. PARKING CALCULATION -

Tenement Area	Prop. area to be added	Actual Area	Number of Tenements
65.928 sq.m.	9.720 sq.m.	75.648 sq.m.	8 Nos.
68.283 sq.m.	10.068 sq.m.	78.351 sq.m.	8 Nos.
Total No. of Tenements			16 Nos.
Total required car parking			8 NOS.

9.a) Nos of parking provided..... 14 NOS.
b) Permissible area for parking..... 8X25.00=200.00 SQ.M.
c) Actual parking area provided..... 236.798 SQ.M.
10. Permissible F.A.R..... 1.750
11. Proposed F.A.R.....
1372.955-200.00=1172.955/671.950=1.746<1.75
12. B.L. & L.R.O. (L.R.) MUTATION CERTIFICATE DETAILS
1. Copy No.-9487 Dt.09/11/2021 DIGITALLY SIGNED BY BIDISHA MUKHERJEE. (BASTU)
2. Copy No.-9488 Dt.09/11/2021 DIGITALLY SIGNED BY BIDISHA MUKHERJEE. (BASTU)
3. Copy No.-9485 Dt.09/11/2021 DIGITALLY SIGNED BY BIDISHA MUKHERJEE. (BASTU)
4. Copy No.-11192 Dt.09/12/2021 DIGITALLY SIGNED BY TATHAGATA MUKHERJEE. (BASTU)
13. N.O.C. FROM U.L.C.
MEMO NO. 1197/ULC/Alipore/2022 Dated. 17/03/2022.
APPLICATION ID.- ULC-ALP-2022-0156
14. 1ST. CLASS JUDICIAL MAGISTRATE DECLARATION DETAILS REGARDING DAG & KHATIAN NOS :-
Affidavit No. 22040 on 25/04/2022, at 5th Judicial 1st. Class Magistrate, Alipore.

PART B

1. AREA OF LAND -(AS PER DEED). 672.054 Sq.m.(10K.-0CH.-34 SFt.)
2. AREA OF LAND -(AS PER B/D)..... 671.950 Sq.m.
3. AREA OF ROAD STRIP..... 41.023 Sq.m.
4. PERMISSIBLE GROUND COVERAGE - 335.975 Sq.m. (50.00%)
5. PROPOSED GROUND COVERAGE - 301.207 Sq.m. (44.826%)
6. Statement of other areas for fees -

	LOFT	CUPBOARD	LEDGE/TEND
1ST FLOOR		6.456 sq.m.	
2ND FLOOR		6.456 sq.m.	
3RD FLOOR		6.456 sq.m.	
4TH FLOOR		6.456 sq.m.	
TOTAL		25.824 sq.m.	

7. Stair Head Room area..... 20.680 SQ.M.
8. Over head W. Tank Area..... 9.680 SQ.M.
9. Lift Machine Room Area..... 6.820 SQ.M.
10. Lift Mac.Room Stair Area..... 3.10 SQ.M.
11. Additional Area for fees ..... 56.424 SQ.M.
12. Tree Cover Area ..... 28.591 SQ.M.

13. PROPOSE AREA -

	Total floor area	Total Exempted Area: Stair way	Stair well	Lift Well	Lift Lobby	Net Floor area
GR. FLOOR	279.837 sq.m.	16.50 Sq.m.	—	—	2.666 Sq.m.	260.671 Sq.m.
1ST. FLOOR	301.207 Sq.m.	16.50 Sq.m.	1.50 Sq.m.	2.47 Sq.m.	2.666 Sq.m.	278.071 Sq.m.
2ND. FLOOR	301.207 Sq.m.	16.50 Sq.m.	1.50 Sq.m.	2.47 Sq.m.	2.666 Sq.m.	278.071 Sq.m.
2ND. FLOOR	301.207 Sq.m.	16.50 Sq.m.	1.50 Sq.m.	2.47 Sq.m.	2.666 Sq.m.	278.071 Sq.m.
2ND. FLOOR	301.207 Sq.m.	16.50 Sq.m.	1.50 Sq.m.	2.47 Sq.m.	2.666 Sq.m.	278.071 Sq.m.
TOTAL	1484.665 Sq.m.	82.50 Sq.m.	6.0 Sq.m.	9.88 Sq.m.	13.33 Sq.m.	1372.955 Sq.m.

DECLARATION BY THE GEO-TEC. ENGINEER

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.

KALLOL KUMAR GHOSHAL
License No- GT/I/I/14 (K.M.C.)
Name of the Geo-Tech. Engineer

DECLARATION BY THE STRUCTURAL ENGINEER

The structural design and drawings of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per the national building code of india and certified that it is safe and stable in all respect.

ASOK CHAKRABARTI
E.S.E. NO- I/1135
Name of the Structural Engineer

DECLARATION BY THE L.B.S./ARCHITECT

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 and that the site condition including the width of the abutting 6.10 m. wide Common Passage at South side confirms with the plan, which has been measured and verified by me.
It is buildable site and not a tank or filled up tank.
The land is demarcated by boundary wall.
The plot is beyond 500 mt. from the C/L of E.M. Bye Pass.
The construction of U.G. water tank and septic tank will be completed before starting of building foundation work.

RAAJ DAS.
L.B.S. NO- I/1363
Name of the L.B.S.

DECLARATION BY THE OWNER'S

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. 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 AND 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 / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPARTMENTAL INSPECTION OF THE SITE THE PLOT IS IDENTIFIED BY ME/US.

1. SRI. BISWANATH PAUL
2. MRS. SHARMISTHA PAUL
3. MRS. DEBJANI PAUL
4. SRI. SUKHEN PAUL

Name of the Applicant

PROPOSED G+IV STORIED (15.250 M.) HEIGHT RESIDENTIAL BUILDING PLAN UNDER SECTION 393 A OF K.M.C. ACT. 1980 AND BUILDING RULES 2009, AT PREMISES NO.3129,NAYABAD, KOLKATA-700 094, WARD NO.109, BOROUGH NO - XII, UNDER THE K.M.C. P.S. - PANCHASAYAR, IN MOUZA- NAYABAD, J.L. NO.- 25, R.S. & L.R. DAG NO.-160,168, R.S. KHATIAN NO-2, L.R. KHATIAN NO- 1163, 1164, 1165,1166 & PRESENT L.R. KHATIAN NO. 2547,2548,2549,2550.

BUILDING PERMIT NO :- 2022120464 DATE. 16-JAN-23

VALID UP TO :- 15-JAN-28

KAJAL ROY
Digitally signed by KAJAL ROY
Date: 2023.01.16 14:23:43 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C)/BLDG./BR-XII

SHIBA PRASAD JANA
Digitally signed by SHIBA PRASAD JANA
Date: 2023.01.16 14:29:55 +05'30'

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (C)/BLDG./BR-XII