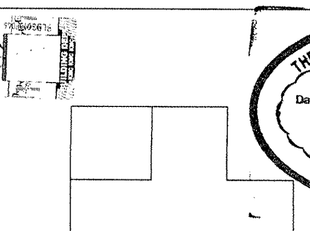
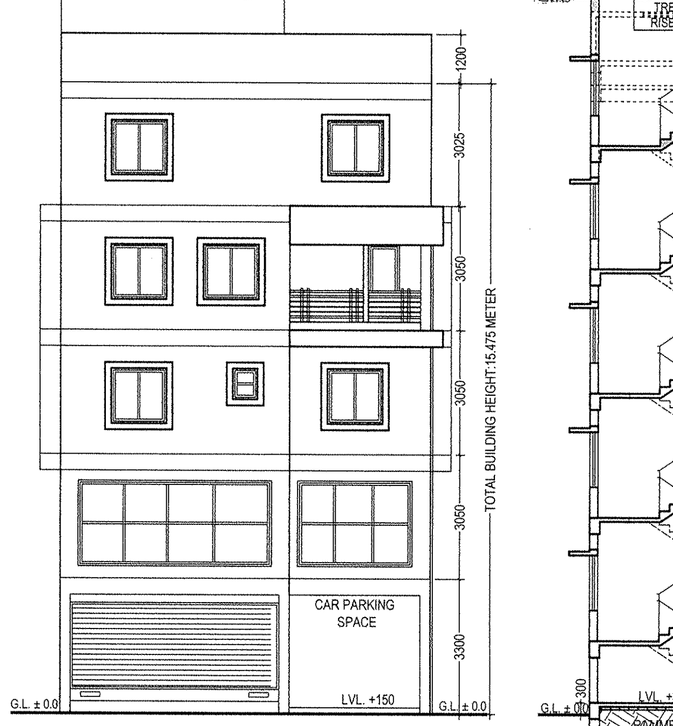
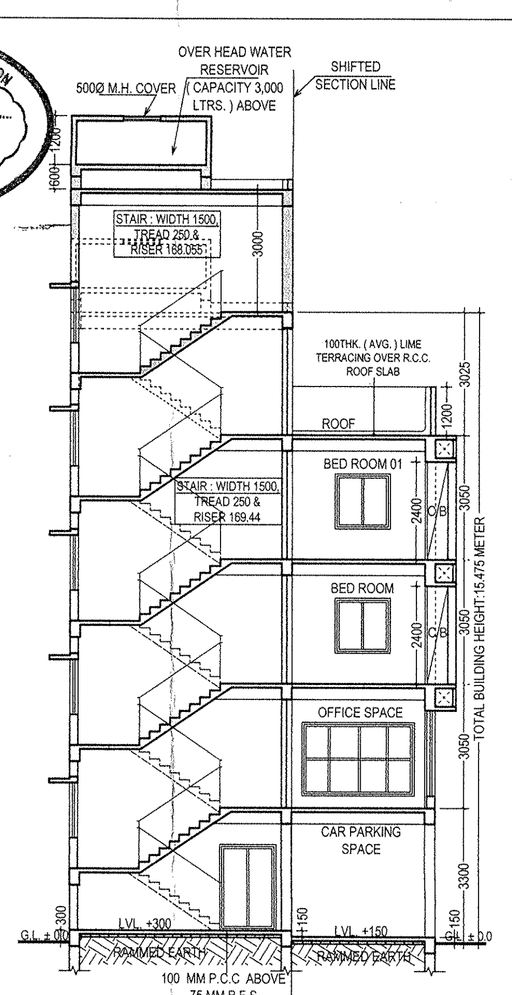


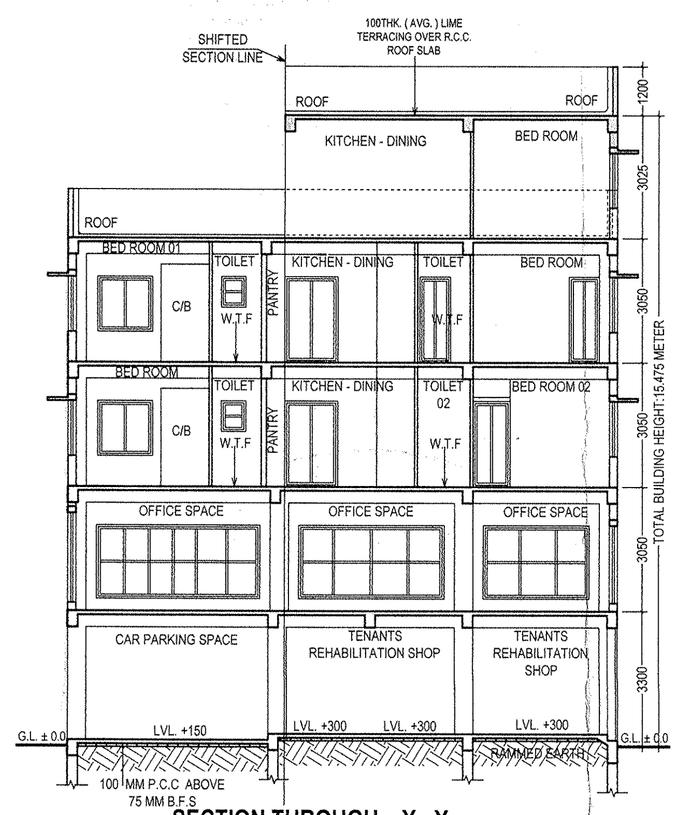


FRONT SIDE ELEVATION SCALE : 1 : 100

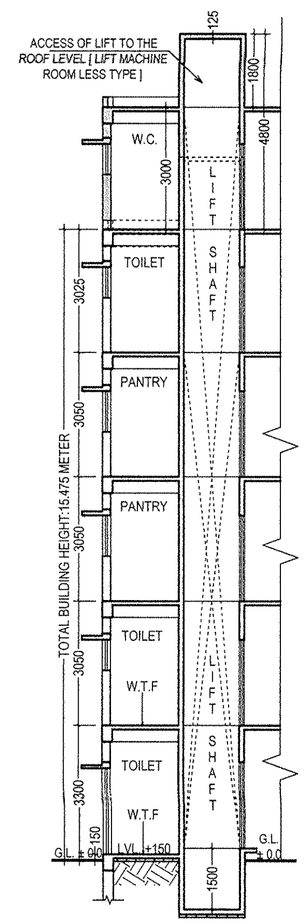


SECTION THROUGH X - X'

SCALE : 1 : 100

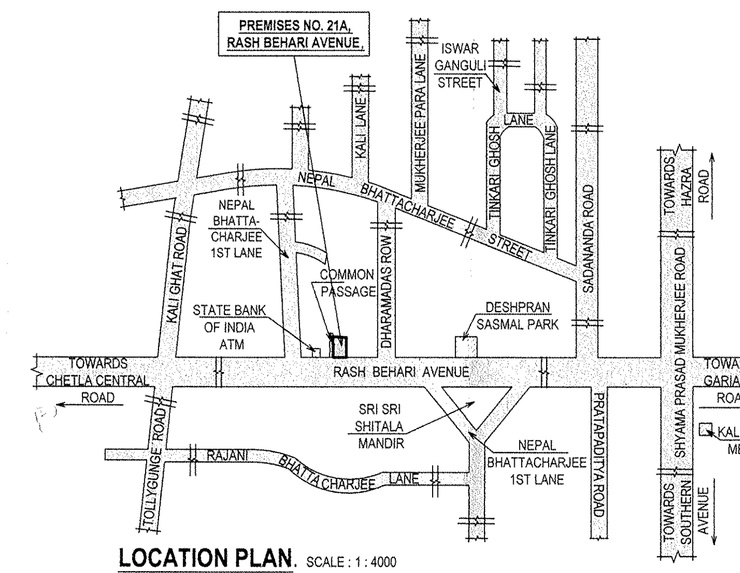


SECTION THROUGH Y - Y SCALE : 1 : 100



SECTION THROUGH Z - Z'

SCALE : 1 : 100



LOCATION PLAN. SCALE : 1 : 4000

1. PROPOSED AREA:

Floor	Floor area	Lift Well	Stair Area	Lift Lobby	Gross Floor Area	Net Floor Area
Ground floor	120.996 SQ.M.	-	15.000 SQ.M.	2.850 SQ.M.	120.996 SQ.M.	103.146 SQ.M.
1st floor	120.996 SQ.M.	2.227 SQ.M.	15.000 SQ.M.	2.850 SQ.M.	118.769 SQ.M.	100.919 SQ.M.
2nd floor	120.996 SQ.M.	2.227 SQ.M.	15.000 SQ.M.	2.850 SQ.M.	118.769 SQ.M.	100.919 SQ.M.
3rd floor	120.996 SQ.M.	2.227 SQ.M.	15.000 SQ.M.	2.850 SQ.M.	118.769 SQ.M.	100.919 SQ.M.
4 th floor	94.765 SQ.M.	2.227 SQ.M.	15.000 SQ.M.	2.850 SQ.M.	92.538 SQ.M.	74.688 SQ.M.
Total	578.749 SQ.M.	8.908 SQ.M.	75.000 SQ.M.	14.250 SQ.M.	569.841 SQ.M.	480.591 SQ.M.

2. PARKING CALCULATION

Type	Tenament size	Service Area	Tenament Area	Tenament No	Required Parking
A	58.100 SQ.M.	21.884 SQ.M.	79.984 SQ.M.	01 NO.	N / A.
B	36.782 SQ.M.	13.854 SQ.M.	50.636 SQ.M.	01 NO.	
C	47.797 SQ.M.	18.003 SQ.M.	65.800 SQ.M.	01 NO.	
D	47.085 SQ.M.	17.735 SQ.M.	64.820 SQ.M.	01 NO.	
E	35.833 SQ.M.	13.497SQ.M.	49.330 SQ.M.	01 NO.	
F	31.070 SQ.M.	11.703 SQ.M.	42.773 SQ.M.	01 NO.	
GROUND FLOOR SHOP CARPET AREA : 41.854 SQ.M.					01 [ONE] NO.
1ST FLOOR OFFICE CARPET AREA : 89.675 SQ.M.					01 [ONE] NO.
Total Required Parking =					02 [TWO] NOS.

1. ASSESSEE NO. : 11 - 083 - 27 - 0017 - 4
2. DETAIL OF DEED :-
BOOK NO : I, VOLUME NO. 69
PAGES 88 TO 90
BEING NO. 3464
FOR THE DATED : 09.07.1969
PLACE : 24 PARGANAS, ALIPORE
3. DETAIL OF BOUNDARY DECLARATION:-
BOOK NO : I , VOLUME NO.1602 - 2023
PAGES . 338618 TO 338629
BEING NO. 160210148
FOR THE DATED : 17.07.2023
PLACE : D.S.R. - I SOUTH 24 P.G.S
3. DETAIL OF TENANT'S DECLARATION:-
BOOK NO : I, VOLUME NO. 1630 - 2021
PAGES 150926 TO 150936
BEING NO. 163003934
FOR THE YEAR 2018
PLACE : D.S.R. - V SOUTH 24 P.G.S.
3. DETAIL OF COMMON PASSAGE :-
BOOK NO : I , VOLUME NO. 1630 - 2021
PAGES 156358 TO 156268
BEING NO. 163003936
FOR THE YEAR 2021
PLACE : D.S.R. - V SOUTH 24 P.G.S
4. POWER OF ATTORNEY :
BOOK NO : IV , VOLUME NO. 30
PAGES 169 TO 177
BEING NO. 00919
FOR THE YEAR 2007
PLACE : SOUTH 24 PARGANAS, ALIPORE
5.a. LAND AREA : 214.883 SQ.M.
5.b. NO. OF STORIES : GROUND + THREE
6. NO. OF TENEMENTS : 04 NOS.

1. GROUND COVERAGE :
57.767 % i.e. 120.996 SQ.M.
2. F.A.R. CONSUMED : 2.186
3.TOTAL COVERED AREA : 569.841 SQ.M.
4. TOTAL CAR PARKING AREA : 47.559 SQ.M.
5. NO. OF CAR PARKING :
REQUIRED : 03 [THREE] NOS.
PROVIDED : 02 [TWO] NOS.
6.TOTAL FLOOR AREA : 480.591 SQ.M.[EXCLUDING EXEMPTED AREA FOR F.A.R i.e. 89.250 SQ.M.]
7. CONSTRUCTED STAIR HEAD ROOM AREA : 17.712 SQ.M.
8. CONSTRUCTED LIFT MACHINE ROOM AREA : 7.202 SQ.M.
9. CONSTRUCTED O. H. W. R. TANK AREA : 8.175 SQ.M.
10. CONSTRUCTED ROOF TOILET AREA : 2.963 SQ.M.

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 5 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1½ : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. " + 150 LVL" TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 152.500 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 25 (C : S : ST) : 1 : 1 : 2) & GRADE OF STEEL :- Fe500
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN -CHARGE

ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 03 KATHA - 04 CH. - 34.30 SQ.FT. i.e. 220.578 SQ.M. i.e. 2374.30 SQ.FT. [AS PER DEED]
AREA OF THE LAND : 03 KATHA - 03 CH. - 18 SQ.FT. i.e. 214.881 SQ.M. i.e. 2313 SQ.FT. [AS PER PREVIOUS SANCTIONED BUILDING PLANS]
AREA OF THE LAND : 03 KATHA - 02 CH. - 05 SQ.FT. i.e. 209.456 SQ.M. i.e. 2255 SQ.FT. [AS PER REGISTERED BOUNDARY DECLARATION, &, PHYSICAL MEASUREMENT]
PERMISSIBLE F. A. R. : 3.000
[EXISTING ACCESS : 25.600 METER i.e. 84' - 0" METER WIDE RASH BEHARI AVENUE i.e. K. M. C BLACK TOP ROAD]
PERMISSIBLE TOTAL BUILT UP AREA : 628.388 SQ.M.
PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION / NO LIMIT [UN - LIMITED]
PERMISSIBLE GROUND COVERAGE : 59.685 % i.e.125.014 SQ.M.

SANCTIONED GROUND FLOOR BUILT UP AREA : 120.996 SQ.M.
SANCTIONED TYPICAL [1 st, 2 nd, &, 3 rd] FLOOR BUILT UP AREA : 118.769 SQ.M. EACH
SANCTIONED TOTAL BUILT UP AREA : [120.996 + (118.769 X 3)] = 477.303 SQ.M.
CAR PARKING REQUIRED : 02 [TWO] NOS.
CAR PARKING PROVIDED : 02 [TWO] NOS. i.e. 47.559 SQ.M.
SANCTIONED BUILDING HEIGHT : 12.450 METER [GROUND + THREE STORIED]
SANCTIONED GROUND COVERAGE : 57.767 % i.e. 120.996 SQ.M.
SANCTIONED F. A. R. : 1.7211 .

CONSTRUCTED GROUND FLOOR BUILT UP AREA : 120.996 SQ.M.
CONSTRUCTED TYPICAL [1 st, 2 nd, &, 3 rd] FLOOR BUILT UP AREA : 118.769 SQ.M. EACH
PROPOSED 4 th [FOURTH] FLOOR BUILT UP AREA : 92.538 SQ.M.
PROPOSED TOTAL BUILT UP AREA : [120.996 + (118.769 X 3) + 92.538] = 569.841 SQ.M.
CAR PARKING REQUIRED : 03 [THREE] NOS.
CAR PARKING PROVIDED : 02 [TWO] NOS. i.e. 47.559 SQ.M.
PROPOSED BUILDING HEIGHT : 15.475 METER [GROUND + THREE STORIED]
CONSTRUCTED GROUND COVERAGE : 57.767 % i.e. 120.996 SQ.M.
PROPOSED F. A. R. :
= [(480.591 + 25.00 FOR SHORTFALL OF 01 CAR PARKING) - 47.559] / 209.456 SQ.M.
= 505.591 - 47.559 / 209.456 SQ.M.
= 2.186 < 3.000 .

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	- - - - -	2100	1050 X 2100
D3	SOLID FLUSH	- - - - -	2100	900 X 2100
D2	SOLID FLUSH	- - - - -	2100	750 X 2100
DW	ROLLING SHUTTER	- - - - -	2100	2150 X 2100
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1100	2100	900 X 1000
W4	GLAZED	1350	2100	600 X 750
W4	GLAZED	1350	2100	400 X 750

OWNER'S DECLARATION :-
I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT.
I / WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION.
I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER CONSTRUCTION)K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PALN.THE CONSTRUCTION OF WATER RESORVOIR AND SEPTICK TANK WILL BE UNDER TAKEN UNDER THE GUIDENCE OF E.S.E. / L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

Debabrata Sarkar
Lawful Constitute Attorney of
(i) Mrs. Santi Bhattacharjee &
(ii) Mr. Goutam Bhattacharjee

SIGNATURE OF THE OWNER / AUTHORITY
MR. DEBABRATA SARKAR,
LAWFUL CONSTITUTE ATTORNEY OF
MRS. SANTI BHATTACHARJEE,
&, MR. GAUTAM BHATTACHARJEE .

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 SONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

ARUNAVA DAS
Registered Architect
Reg. No.- CA/2007/39855

SIGNATURE OF ARCHITECT
MR. ARUNAVA DAS,
REGISTERED ARCHITECT,
REG. NO. C. A. / 2007 / 39855 .

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE 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.

MALAY KUMAR BASU
B.C.E., P.G.D.B.M., MIE (Arch)
M.I.G.S., M-Tech (Struc),
Chartered Engineer (I)
12/A Judu Bhattacharjee Lane
Kolkata-700 026

E.S.E.-1/97
K.M.C.

SIGNATURE OF STRUCTURAL ENGINEER
MR. MALAY KUMAR BASU,
STRUCTURAL ENGINEER (E. S. E. / I / 97)

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.

RUPAK KUMAR BANERJEE
B.E.E.,M.E.,M.I.E.,M.E.
GT / F-1/97 M.I.G.S. GEO-TECH-II/002
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF GEO-TECHNICAL ENGINEER
MR. RUPAK KUMAR BANERJEE
(GT / I / 03)

PROJECT :

PROPOSED ADDITIONAL FLOOR i. e. PARTLY [4 th (FOURTH) FLOOR] OVER THE PARTLY CONSTRUCTED GROUND + THREE STORIED [15.475 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 21 A, RASHBEHARI AVENUE, P. S. KALIGHAT, WARD NO. 083, KOLKATA 700 026 UNDER BOROUGH VIII [E I G H T] [K. M. C.] AS PER THE M. I. C. RESOLUTION DATED 24.07.2019, &, OFFICE CIRCULAR NO. 04 DATED 05.08.2019 ALONG WITH U / S 394 OF K. M. C. ACT 1980.
PREVIOUSLY, SANCTIONED VIDE B. S. PLAN NO. 2022080012, BOROUGH VIII, DATED 20.04.2022, SUBSEQUENTLY, REGULARIZED U / R - 26 (2 a), &, (2 b) OF THE K. M. C. BUILDING RULES 2009, APPROVED BY THE EXECUTIVE ENGINEER (CIVIL) / BUILDING - BOROUGH VIII, DATED 29.08.2023 .

TITLE :

FLOOR PLANS, ELEVATION, SECTIONS, SITE PLAN, &, LOCATION PLAN

N

DRAWING SHEET NO.:-
DEALT : A. DAS
DATE : 23.12.2023
SCALE : 1 : 100 .
(UNLESS OTHERWISE MENTIONED)
ALL DIMENSIONS ARE IN M. M. [UNLESS OTHERWISE MENTIONED]

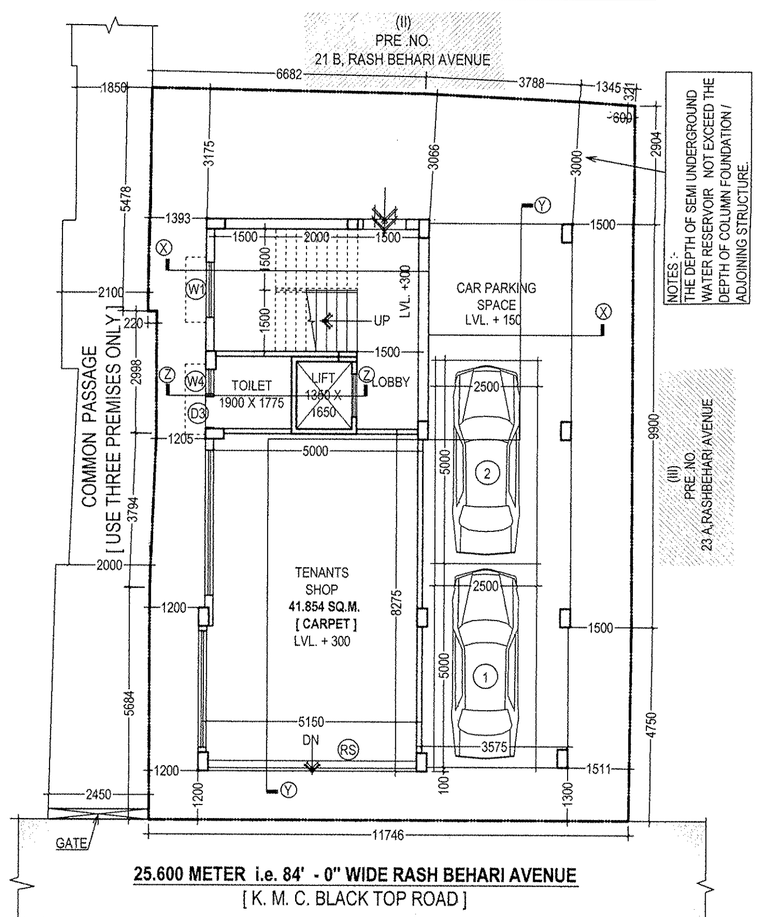
Architectural Consultants :
archisn work
ARCHITECTURE , TOWN PLANNING , INTERIOR , LANDSCAPE , GRAPHIC DESIGN
02, LAKE ROAD [BESIDE LAKE MARKET], FIRST FLOOR, KOLKATA 700 029
phone : (0) 62914 - 22243 . e - mail : archisn_work@yahoo.com

THIS DRAWING IS A PROPERTY OF archisn work ; ANY MODIFICATION , CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

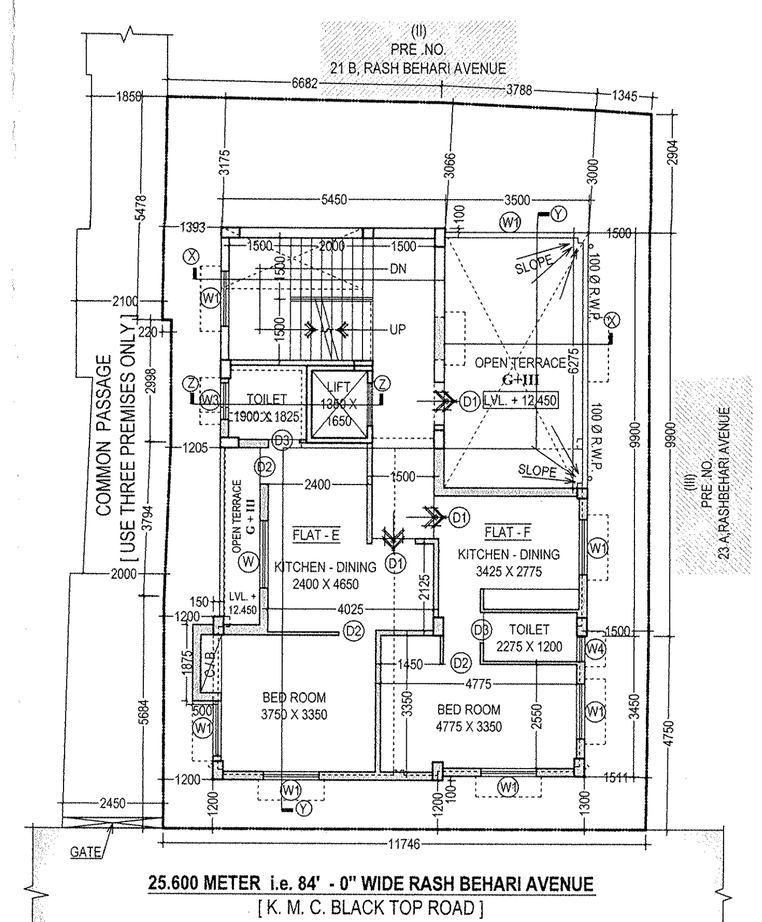
OFFICE USE ONLY :

AFTER SET BACK PERMISSIBLE FLOOR AREA : 95.331 SQ.M.
AFTER SET BACK PROPOSED FLOOR AREA : 94.765 SQ.M.

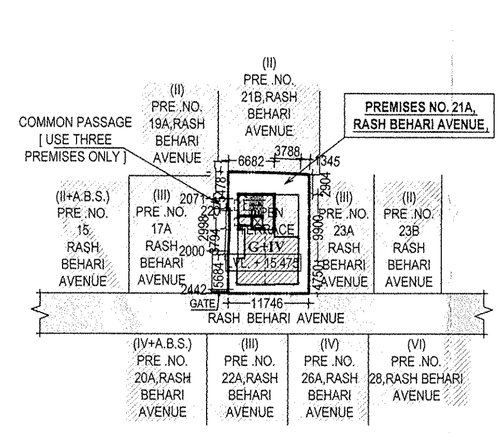
i.e. PROPOSED FLOOR AREA < REQUIRED FLOOR AREA : 94.765 SQ.M. < 95.331 SQ.M.



CONSTRUCTED GROUND FLOOR PLAN .
(SCALE : 1 : 100) .

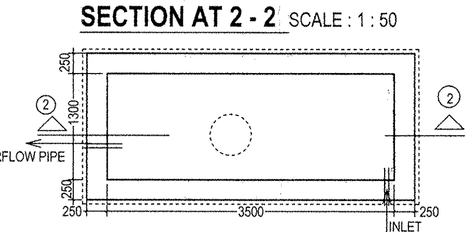


PROPOSED 4 th [FOURTH] FLOOR PLAN . SCALE : 1 : 100 .

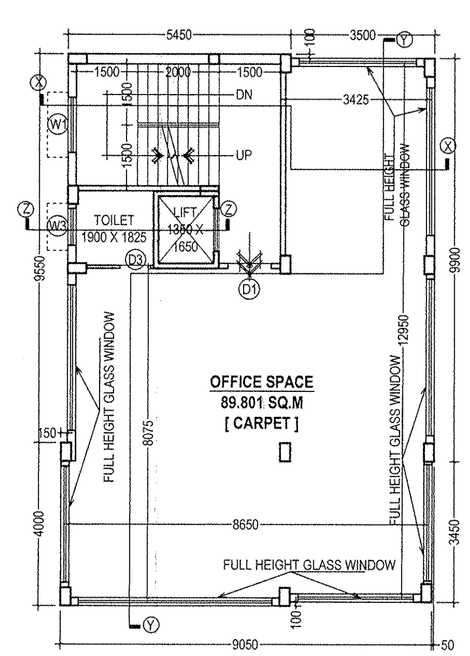


SITE PLAN. SCALE : 1 : 600

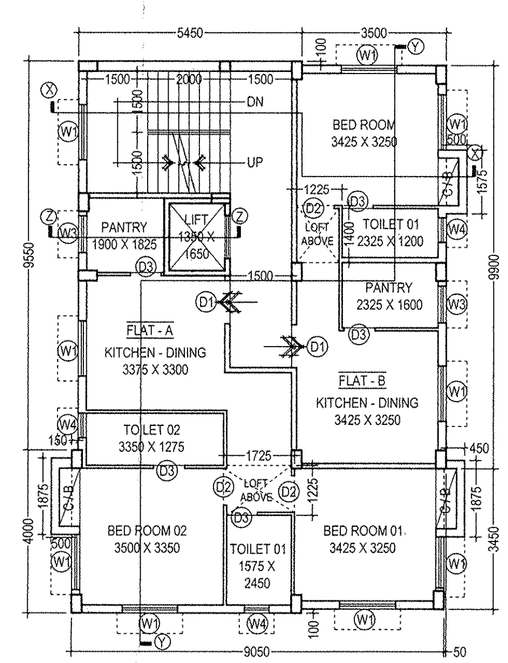
SECTION AT 2 - 2 SCALE : 1 : 50



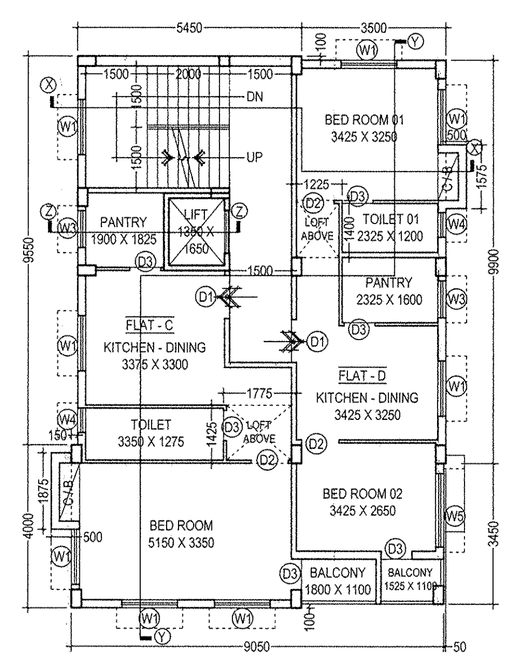
SEMI UNDER GROUND WATER RESERVOIR (CAPACITY : 5000 LTS.)
SCALE : 1 : 50



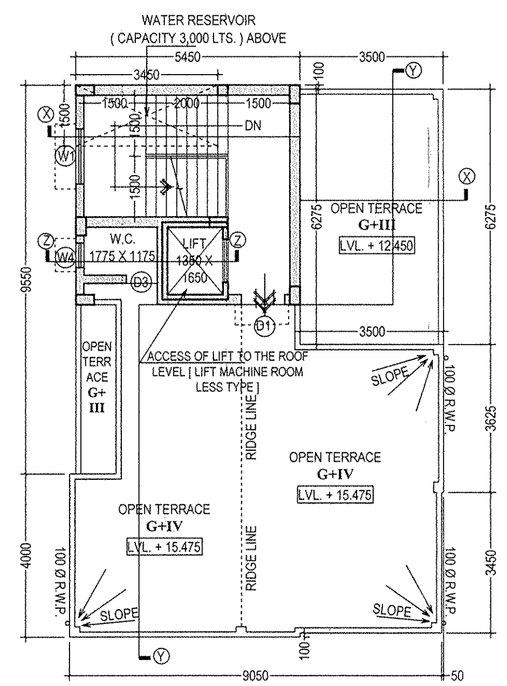
CONSTRUCTED 1 st [FIRST] FLOOR PLAN .
(SCALE : 1 : 100) .



CONSTRUCTED 2 nd [SECOND] FLOOR PLAN .
(SCALE : 1 : 100) .



CONSTRUCTED 3 rd [THIRD] FLOOR PLAN .
(SCALE : 1 : 100) .



PROPOSED ROOF PLAN . (SCALE : 1 : 100) .

PARTY'S COPY

Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

DEVIATION WOULD MEAN DEMOLITION

THE SANCTION IS VALID UP TO 07/01/2025

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2023050003
Date 5/1/24 Borough No. 11
Ex. Engineer / Asst. Engineer
Bor. No. VII Bor. No. VII
BUILDING DEPARTMENT

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

RESIDENTIAL BUILDING

Building Department (Br.-VII)
Calcutta
5/1/24