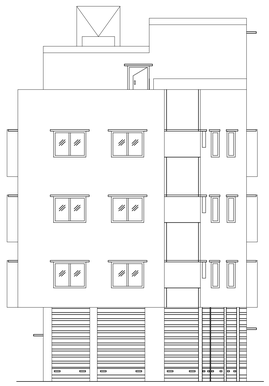
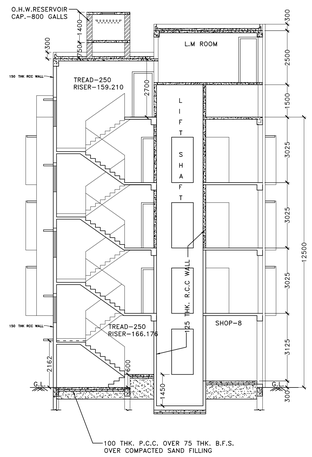
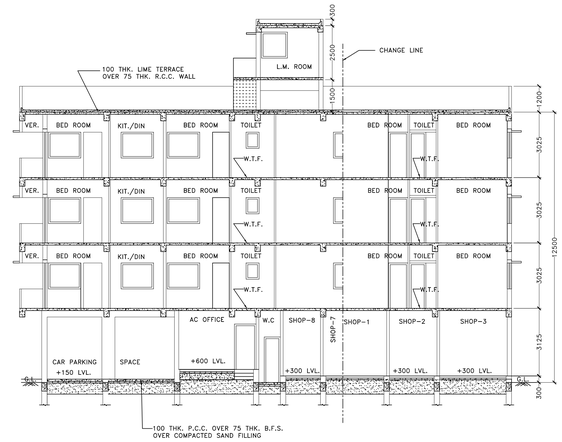


FRONT ELEVATION

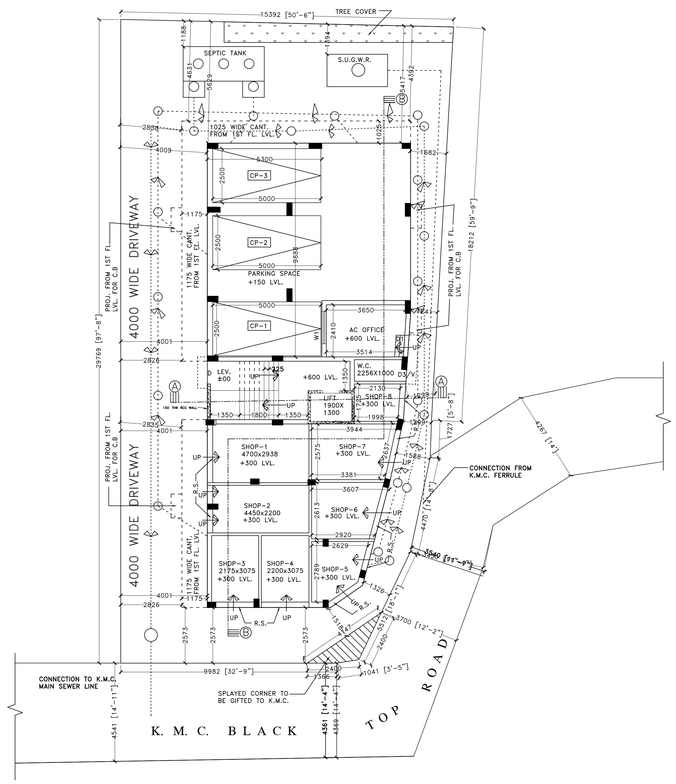
SIDE ELEVATION



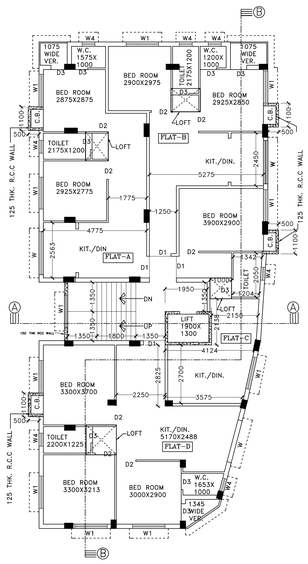
SECTION AT A-A



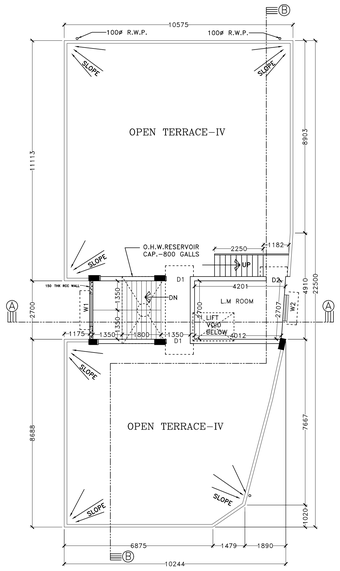
SECTION AT B-B



GROUND FLOOR PLAN



1ST,2ND & 3RD
FLOOR PLAN



ROOF PLAN

STATEMENT OF PLAN PROPOSAL:-

"A"

(01) ASSESSEE NO.- 311110618510

(02) DETAILS OF REGISTERED DEED :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
160217496	I	1602-2023	630231 TO 630261	13.12.2023	D.S.R.-II 24PGS(S) (WEST BENGAL)

(03) DETAILS OF POWER OF ATTORNEY :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
160217712	I	1602-2023	634275 TO 634294	15.12.2023	D.S.R.-II 24PGS(S) (WEST BENGAL)

(04) DETAILS OF SPLAYED CORNER :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
160217711	I	1602-2023	634262 TO 634274	15.12.2023	D.S.R.-II 24PGS(S) (WEST BENGAL)

(05) DETAILS OF DEED 2 :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
984	I	2764	2764 TO 2769	13.07.1987	A.D.S.R. ALIPORE

(06) B.L.L.R.O. :-

MEMO NO.- 17/2826/BL & L.R.O/KOL DATE - 12.10.23

MEMO NO.- 17/2827/BL & L.R.O/KOL DATE - 12.10.23

MEMO NO.- 17/2828/BL & L.R.O/KOL DATE - 12.10.23

MUTATION : SR.NO. 1630048 , COPY NO. 786 DATE:22.01.2024

(07) LAND AREA :-
AS PER DEED = 420.940 SQ.M.

"B"

1. GROUND COVERAGE (PER.) = 52.635% (221.562 SQ.M.)
   GROUND COVERAGE (PROP.) = 52.610% (221.455 SQ.M.)
2. F.A.R. (PER) = 1.75
   F.A.R. (PROP.) = 1.690
3. TOTAL COVERED AREA = 846.489 SQM
4. TOTAL CAR PARKING REQD. = 3 NO.
5. HEIGHT OF THE BUILDING = 12.50M.
6. ROAD WIDTH = 4.369 M.
7. TREE COVER AREA
(a) REQUIRED = 8.747 SQ.M. (2.088%)
(b) PROPOSED = 8.868 SQ.M. (2.107%)
(8) NO. OF TENEMENTS - 9 NOS.
9) DEPTH OF THE BUILDING = 22.50 MTS

AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m^2	LIFT WELL IN m^2	ACTUAL FLOOR AREA IN m^2	EXEMPTED AREA Lift lobby in m^2	EXEMPTED AREA Stair & Stair lobby in m^2	NET FLOOR AREA IN m^2
GROUND	188.555	0	188.555	2.632	12.150	173.773
FIRST	221.455	2.47	218.985	2.632	12.150	204.203
SECOND	221.455	2.47	218.985	2.632	12.150	204.203
THIRD	221.455	2.47	218.985	2.632	12.150	204.203
TOTAL	852.920	7.410	845.510	10.528	48.600	786.382

TENEMENTS & CAR PARKING CALCULATION

TENEMENT TYPE	TENEMENT SIZE in m^2	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m^2	No of Tenement	No of Car Required
FLAT-A (1ST,2ND,3RD)	49.911	1.1242	56.110	3	2
FLAT-B (1ST,2ND,3RD)	47.552	1.1242	53.458	3	
FLAT-C (1ST,2ND,3RD)	36.831	1.1242	41.405	3	
FLAT-D (1ST,2ND,3RD)	67.427	1.1242	75.801	3	
			TOTAL		2

CALCULATION OF F.A.R

	A.NET LAND AREA IN SQ.M	420.940
1. MERCANTILE RETAIL	COVERED AREA IN SQ.M	72.053
	CARPET AREA IN SQ.M	61.698
1a. OFFICE AREA	COVERED AREA IN SQ.M	10.812
	CARPET AREA IN SQ.M	8.780
2.REQUIRED CAR PARKING FOR MERCANTILE RETAIL		1
2.TOTAL REQUIRED CAR PARKING		3
3.TOTAL COVERD CAR PARKING PROVIDED		3
4. TOTAL OPEN CAR PARKING PROVIDED		0
5. CAR PARKING AREA PROVIDED IN m^2		82.245
6. CAR PARKING AREA EXEMPTED IN m^2		75
7.PERMISSABLE F.A.R		1.75
8.PROPOSED F.A.R		1.690

CALCULATION OF OTHER FEES

9.STAIR HEAD ROOM AREA IN m^2	14.415
10.LIFT MACHINE ROOM AREA IN m^2	13.976
11. LIFT STAIR AREA IN m^2	3.701
12.AREA OF CUPBOARD IN m^2	6.684
13.AREA OF LOFT IN m^2	17.271
14.OVER HEAD BESERVOIR AREA IN m^2	6.20
15.TREE COVER AREA	8.868
16.ADDITIONAL FLOOR AREA FOR FEES	56.047

PREMISES NO.- 415 BRAHMAPUR ,WARD NO.- 111, BOROUGH - XI ,P.S. - BANSDRONI ,DISTRICT :- SOUTH 24 -PARGANAS UNDER THE KOLKATA MUNICIPAL CORPORATION KOLKATA - 7000096
ASSESSEE NO. - 311110618510

NAME OF OWNER(S)/APPLICANT(S) : M/S MUKHERJEE ASSOCIATES (PROPRIETOR)
OF SMT. APARNA MUKHERJEE C.A. OF UMA DAS

AREA OF LAND = 420.940 SQ.M.
NAME OF L.B.S./ARCHITECT NO.- ASHIM KUMAR MUKHERJEE (1591/I)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.00 MT.

CO ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO- ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
1.	22° 27' 22"N	88° 22' 2"E	5.00 MT.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

M/S MUKHERJEE ASSOCIATES (PROPRIETOR)
OF SMT. APARNA MUKHERJEE C.A. OF UMA DAS
NAME OF OWNER(S)/APPLICANT

ASHIM KUMAR MUKHERJEE (1591/I)
NAME OF L.B.S.

BUILDING PERMIT NO. -2024110134
SANCTION DATE - 31.07.2024
VALID UPTO - 30.07.2029

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2024.07.31 17:46:10 +05'30'

SIGNATURE OF ASSISTANT ENGINEER(C)/BLDG/BR-XI

SUBHASISH DAS
Digitally signed by SUBHASISH DAS
Date: 2024.07.31 18:31:33 +05'30'

SIGNATURE OF EXECUTIVE ENGINEER(C)/BLDG/BR-XI

NOTES & SPECIFICATION

(a) ALL DIMENSIONS ARE IN MM.
(b) ALL EXTERNAL WALLS ARE 200 MM THK. WITH CEMENT SAND MORTAR (1:5)
(c) ALL INTERNAL WALLS ARE 125 MM THK. AND 75 MM THK. WITH CEMENT SAND MORTAR (1:4)
(d) ALL EXTERNAL WALLS PLASTER ARE 15 MM THK. WITH CEMENT SAND MORTAR (1:4)
(e) ALL INTERNAL WALLS PLASTER ARE 19 MM THK. WITH CEMENT SAND MORTAR (1:5)
(f) ALL CEILING PLASTER ARE 10 MM THK. WITH CEMENT SAND MORTAR (1:4)
(g) GRADE OF STEEL : Fe500
(h) GRADE OF CONCRETE : M20
(I) OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. OF INDIA (LATEST EDITION)

SCHEDULE OF DOORS & WINDOWS

DOORS			WINDOWS		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1050	2100	W1	1500	1200
D1	1000	2100	W2	1200	1200
D2	900	2100	W3	900	1200
D3	750	2100	W4	600	750
F/D	1850	2100	W	2000	1200

OWNER'S DECLERATION:-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

M/S MUKHERJEE ASSOCIATES (PROPRIETOR)
OF SMT. APARNA MUKHERJEE C.A. OF UMA DAS
NAME OF OWNER(S)/APPLICANT

DECLARATION OF E.S.E.:-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC AND WIND LOAD AS PER N.B.C. OF INDIA (LATEST EDITION) & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TEST HAS BEEN DONE BY MR. KALLOL KUMAR GHOSAL OF "MASS", 4 NO. GARFA MAIN ROAD, KOLKATA-700 075

MANI BHUSAN CHAKRABORTY (E.S.E NO.-II/97)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL 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.

SRI KALLOL KUMAR GHOSAL(G.T./I/49)
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF L.B.S:-

I CERTIFY ON THE PLAN ITSELF 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 SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD IS 4.361 M ON THE EASTERN SIDE OF THE PREMISES AND 3.540 M ON THE NORTHERN SIDE OF THE PREMISES. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARCATED & BOUNDED BY BOUNDARY WALLS. THE PLOT IS PARTLY COVERED BY EXISTING STRUCTURE AND SAID STRUCTURES ARE OCCUPIED BY OWNER .

ASHIM KUMAR MUKHERJEE (1591/I)
NAME OF L.B.S.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC ACT 1980 COMPLYING BUILDING RULES 2009, AT PREMISES NO.- 415 BRAHMAPUR, WARD NO.- 111, BOROUGH- XI ,P.S.- BANSDRONI DISTRICT :- SOUTH 24 -PARGANAS UNDER THE KOLKATA MUNICIPAL CORPORATION KOLKATA - 7000096

NAME OF OWNERS :- M/S MUKHERJEE ASSOCIATES (PROPRIETOR)
OF SMT. APARNA MUKHERJEE C.A. OF UMA DAS

DRG. SCALE :-
1:100,
OTHERWISE MENTIONED

N