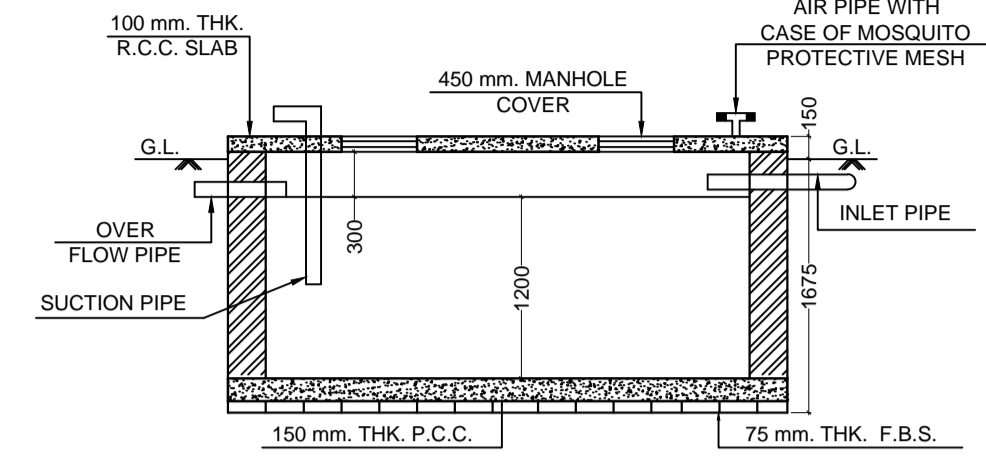
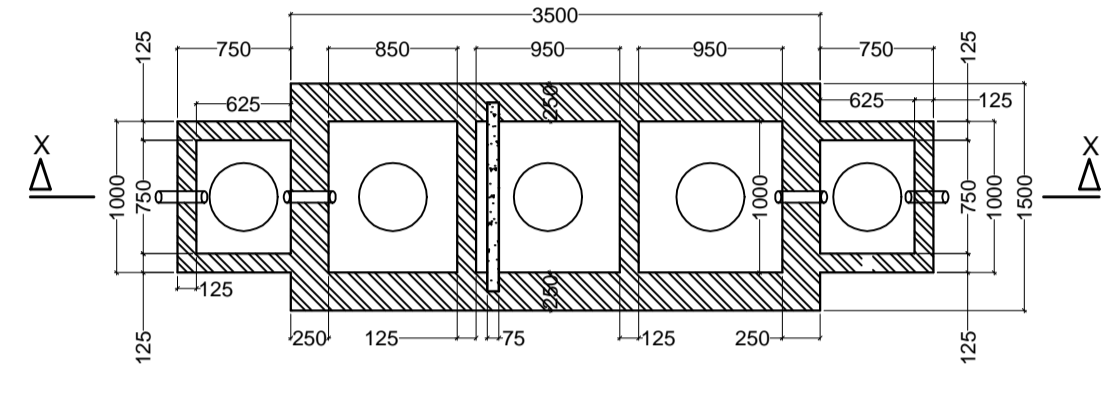


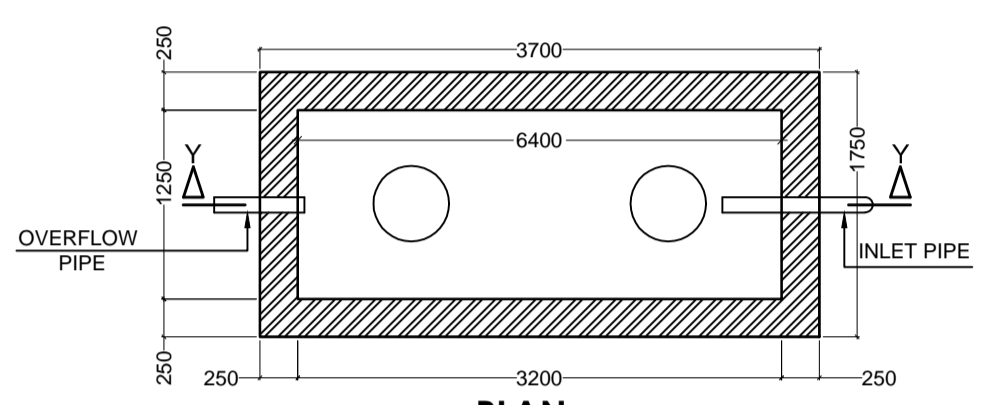
SECTION AT X-X



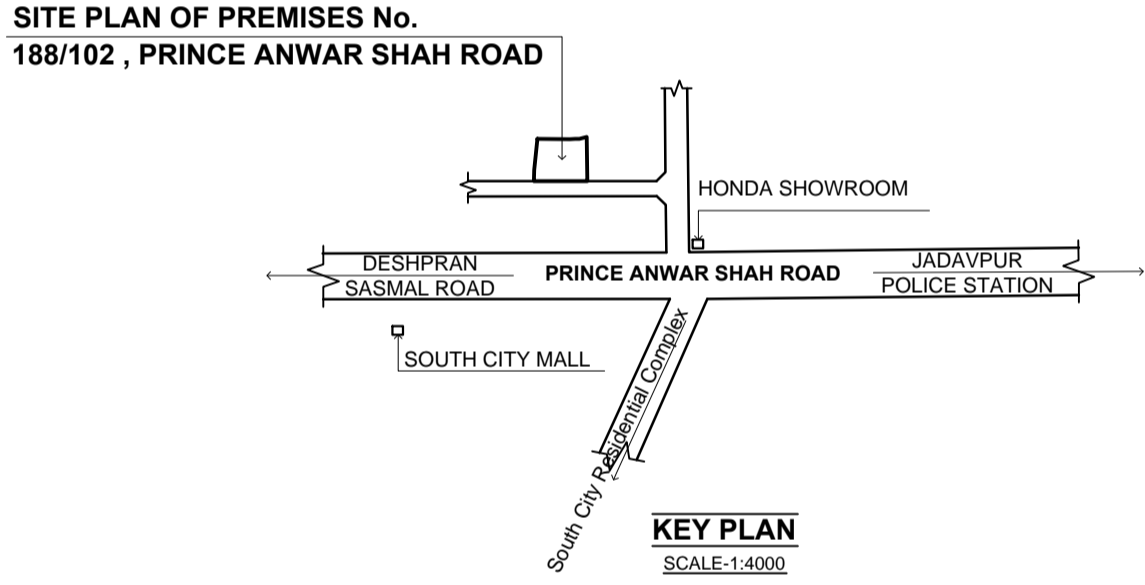
SECTION Y-Y



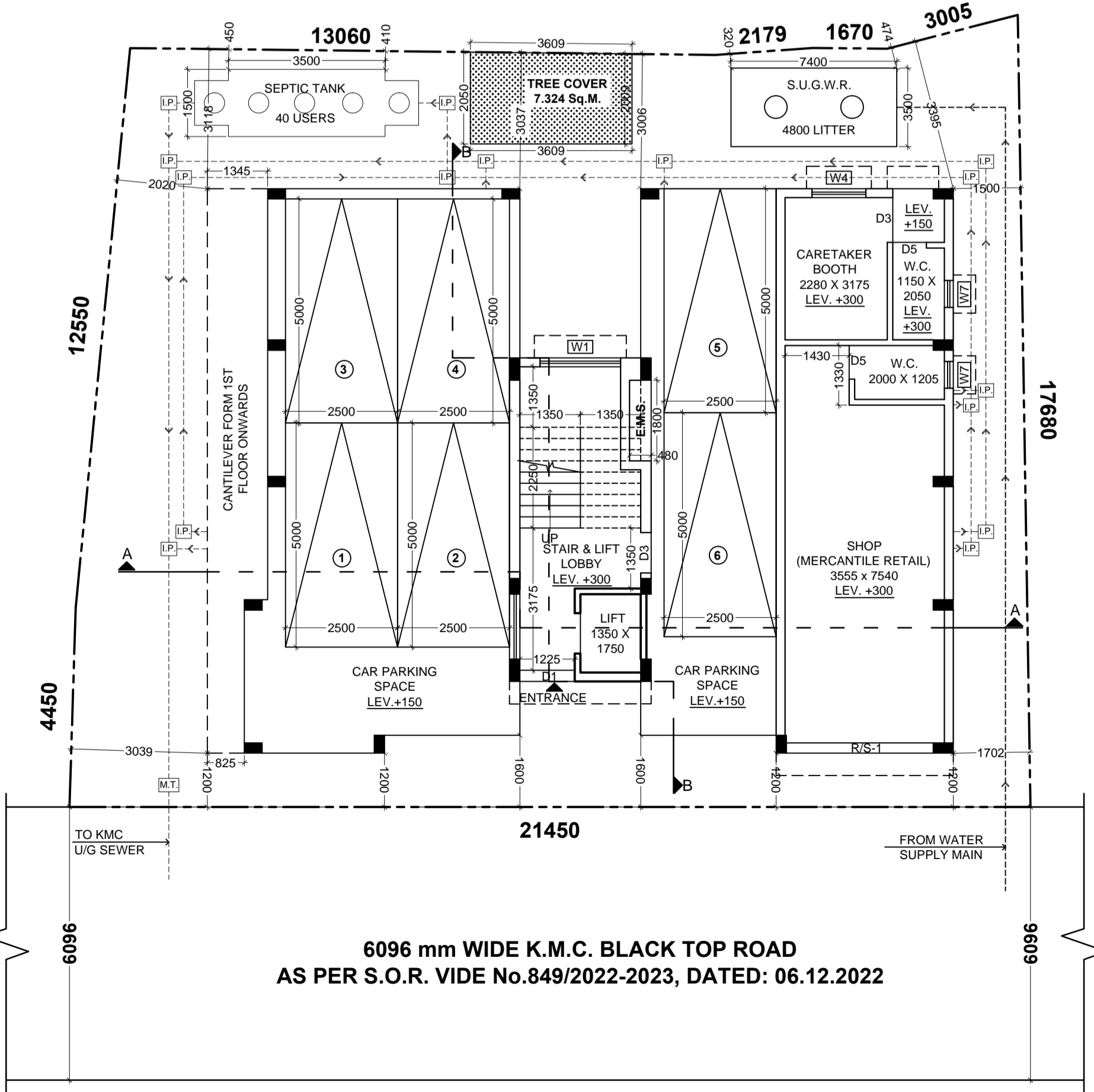
PLAN OF SEPTIC TANK FOR 40 USERS SCALE: 1:150



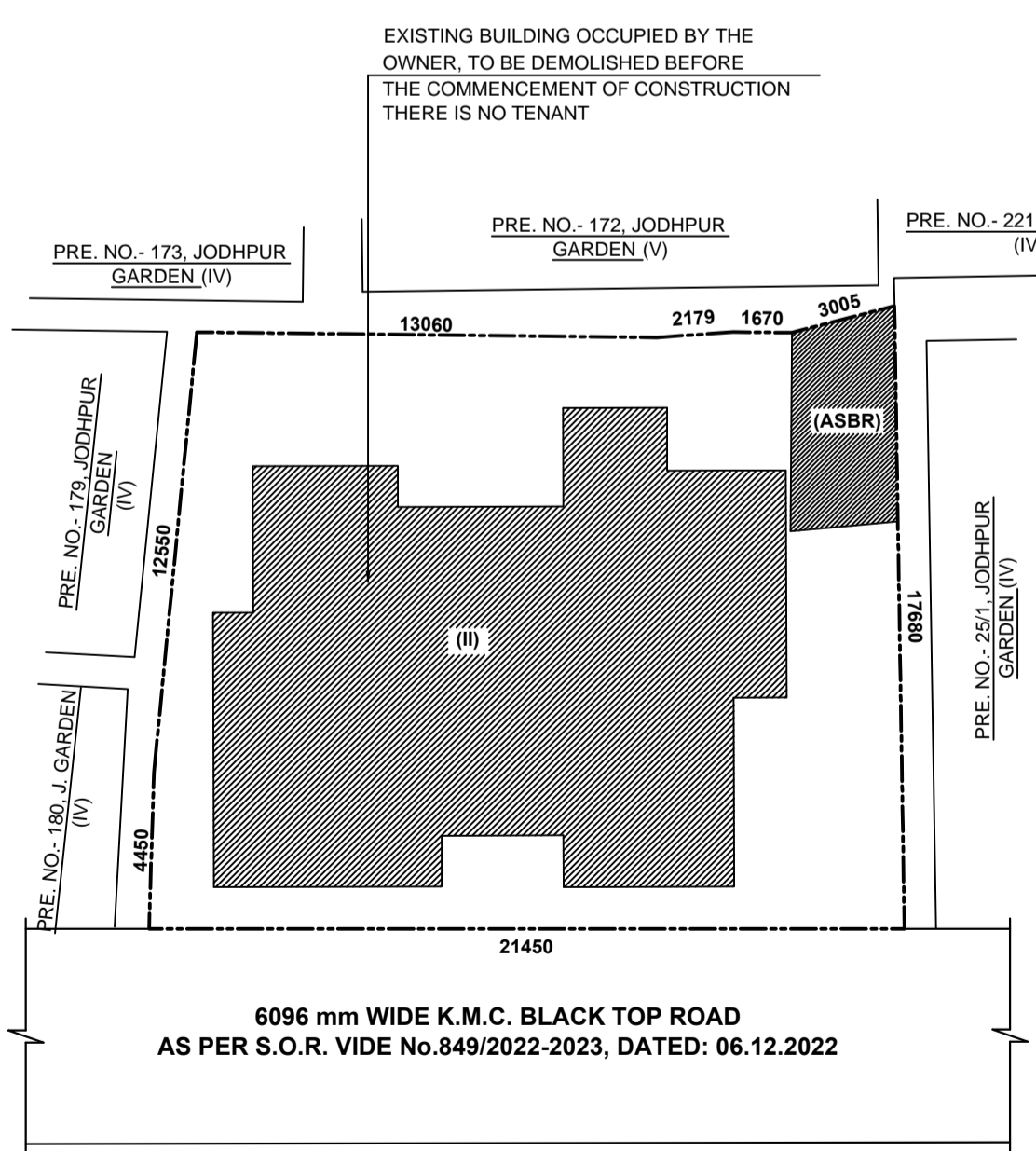
DETAIL OF S.U.G.W.R. (CAPACITY: 4800 Lts.) SCALE: 1:150



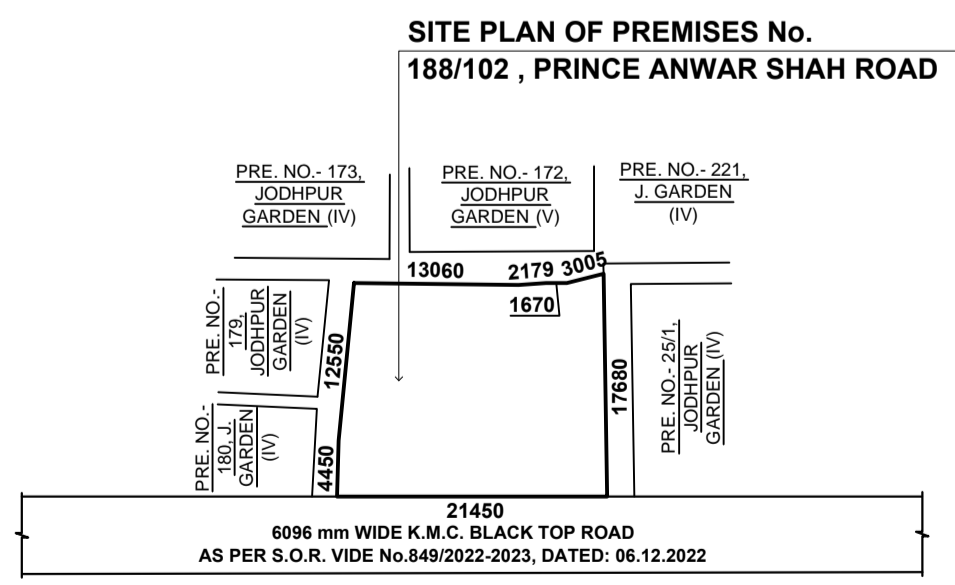
KEY PLAN SCALE: 1:4000



GROUND FLOOR PLAN



EXISTING SITE PLAN SCALE: 1:200



SITE PLAN SCALE: 1:600

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A :
 ASSESSEE No. 210930903607
1. NAME OF THE RECORDED OWNERS :
 M/S NIRMAN Represented by its Partners i) SRI TUSHAR KANTI SEN, ii) SRI SUNIL KUMAR SEN, iii) SRI DEBASISH SEN, iv) SRI SANDIP SEN
2. NAME OF THE APPLICANT :
 SRI TUSHAR KANTI SEN Partner of M/S NIRMAN self & constituted attorney of i) SRI SUNIL KUMAR SEN, ii) SRI DEBASISH SEN, iii) SRI SANDIP SEN
3. DETAILS OF REGISTERED DEED :
 BOOK No. I, VOLUME No. 1605-2022, PAGE FROM 64021 TO 64056. BEING No. 160501806, DATED : 23/08/2022 AT A.D.S.R. ALIPORE.
4. DETAILS OF REGISTERED BOUNDARY DECLARATION :
 BOOK No. I, VOLUME No. 1605-2022, PAGE FROM 68431 TO 68441. BEING No. 160501925, DATED : 14/09/2022 AT A.D.S.R. ALIPORE.
5. DETAILS OF REGISTERED POWER OF ATTORNEY :
 BOOK No. IV, VOLUME No. 33, PAGE FROM 25 TO 28. BEING No. 1818, YEAY: 2008 AT A.D.S.R., KOLKATA.
PART - B :
AREA OF THE LAND : : 05 KATHA 12 CHATAK 05 Sq.ft. = 385.080 Sq.M.
2. ASSESSMENT BOOK : : 05 KATHA 04 CHATAK 15 Sq.ft. = 352.564 Sq.M.
3. AREA OF THE LAND AS PER PHYSICAL MEASUREMENT : : 05 KATHA 04 CHATAK 1.339 Sq.ft. = 351.295 Sq.M.
4. PERMISSIBLE GROUND COVERAGE : : 193.061 Sq.M. (54.96%)
5. PROPOSED GROUND COVERAGE : : 192.862 Sq.M. (54.90%)
6. PERMISSIBLE F.A.R. : : 1.75
PROPOSED F.A.R. : : 1.656
7. PROPOSED AREA

FLOOR	TOTAL FLOOR AREA	CUT OUT LIFT VOID	EFFECTIVE FLOOR AREA	EXEMPTED AREA STAIRWAY	LIFT LOBBY	NET FLOOR AREA
GROUND	Res. 141.458 Mer. 36.238	—	141.458 36.238	13.365	2.236	125.857 36.238
FIRST	192.862	2.363	190.499	13.365	2.236	174.837
SECOND	192.862	2.363	190.499	13.365	2.236	174.837
THIRD	192.862	2.363	190.499	13.365	2.236	174.837
TOTAL	756.282	7.089	749.193	53.460	9.127	686.606

8. TOTAL RESIDENTIAL AREA : : 712.955 Sq.M.
9. TOTAL COMMON AREA : : 87.858 Sq.M.
10. CAR PARKING CALCULATION

TENEMENT MKD.	TENEMENT SIZE (Sq.M.)	TENEMENT RANGE (Sq.M.)	TENEMENT No.	REQUIRED PARKING
FLAT A	101.320	ABOVE 100	3	3
FLAT B	101.320	ABOVE 100	3	3
MERCANTILE RETAIL CARPET AREA : 31.533 Sq.M.				0
MERCANTILE RETAIL COVERED AREA : 36.238 Sq.M.				0
TOTAL CAR PARKING REQUIRED				6

B) Nos. OF CAR PARKING PROVIDED
 COVERED : 6 Nos. OPEN : 0 No.
C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) : 6 x 25 = 150 Sq.M.
D) ACTUAL AREA FOR PARKING PROVIDED: 105.031 Sq.M.
11. PROPOSED F.A.R. : (686.606 - 105.031) / 351.295 = 1.656
12. AREA OF CUPBOARD : 14.16 Sq.M.
13. TOTAL ADDITIONAL AREA FOR FEES :

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
749.193 Sq.M.	39.991 Sq.M.	789.184 Sq.M.

14. AREA OF LIFT MACHINE ROOM : : 6.557 Sq.M.
15. AREA OF OVERHEAD TANK : : 6.32 Sq.M.
16. AREA OF STAIR HEADROOM : : 16.274 Sq.M.
17. AREA OF W.C. AT ROOF : : 3.0 Sq.M.
18. AREA OF PROPOSED TREE COVER : : 7.324 Sq.M. (2.08 % OF LAND)
BUILDING PERMIT No. : 2022100212 DATE : 27-JAN-2023
valid for 5 years from date of sanction.

DEBARATI CHAKRABORTY
 Digitally signed by DEBARATI CHAKRABORTY
 Date: 2023.01.27 12:06:17 +05'30'
 SIGNATURE OF A.E.

TUSHAR JATI
 Digitally signed by TUSHAR JATI
 Date: 2023.01.27 12:15:18 +05'30'
 SIGNATURE OF E.E.

SPECIFICATIONS

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT F9 415.
- SINGLE LAYER B/S WITH PICKED JHAMA BRICKS.
- CEM. CONC. WITH JHAMA KHOA IN FOUNDATION AND UNDER FLOOR.
- 250 MM AND 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:6) AT OUTSIDE WALLS.
- 125 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED HB NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAL WOOD.
- 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
- WINDOWS ARE ALUMINUM FULLY GLAZED AND PANELLED FITTED WITH M.S. GRILL.
- 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
- 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

SHEET TITLE
 GROUND FLOOR PLAN, LOCATION PLAN, EXISTING SITE PLAN, PROPOSED SITE PLAN, DETAIL OF S.U.G.W.R. AND SEPTIC TANK

DRAWN BY - M.L. **DATE -** 03.01.2023
DEALT BY - J.D.
SCALE - 1:100 (Unless mentioned otherwise)

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1225	2100	W1	1800	1350
D2	1050	2100	W2	1500	1350
D3	900	2100	W3	1350	1350
D4	800	2100	W4	1200	1350
D5	750	2100	W5	1050	1050
			W6	900	1350
			W7	600	750

CERTIFICATE OF THE 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.

G.T.E.
 R. K. BANERJEE
 G.T./1/3

CERTIFICATE OF THE STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE 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 WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.
 SOIL TEST WILL BE DONE BY: RUPAK KUMAR BANERJEE
 OF M/S EARTH FILE HAVING ITS OFFICE AT:
 148/1/A, PEARY MOHAN ROY ROAD, KOLKATA-700027

E.S.E.
 K. S. M. BANERJEE
 E.S.E. II/61/1 (K.M.C.)

CERTIFICATE OF THE ARCHITECT
 I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (6.06 MTR. MINIMUM) CONFORM WITH THE PLAN THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. (1) THE SITE IS DEMARCATED BY BOUNDARY WALL, (2) SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE. THE SITE WILL BE SUPERVISED BY ME.

ARCHITECT
 D. BANERJEE
 B. Arch. (U.) M. Arch. (U.)
 CoA No. C.A./2003/3058
 A.I.A.

DECLARATION OF APPLICANT/OWNERS
 WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-
 1. WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
 2. WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER S.S. PLAN.
 3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING STRUCTURE.
 4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 5. THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
 6. DURING INSPECTION PLOT WAS IDENTIFIED BY US.
 7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

APPLICANT
 SRI TUSHAR KANTI SEN
 Partner of M/S NIRMAN self & constitute attorney of
 i) SRI SUNIL KUMAR SEN,
 ii) SRI DEBASISH SEN,
 iii) SRI SANDIP SEN

PROPOSED G+III STORIED (12.50 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULES 2009 AT PREMISES No.- 188/102, PRINCE ANWAR SHAH ROAD, WARD - 93, BOROUGH - X, P.S.- JADAVPUR, KOLKATA - 700 045.
 (Plan Case No. 2022100253)