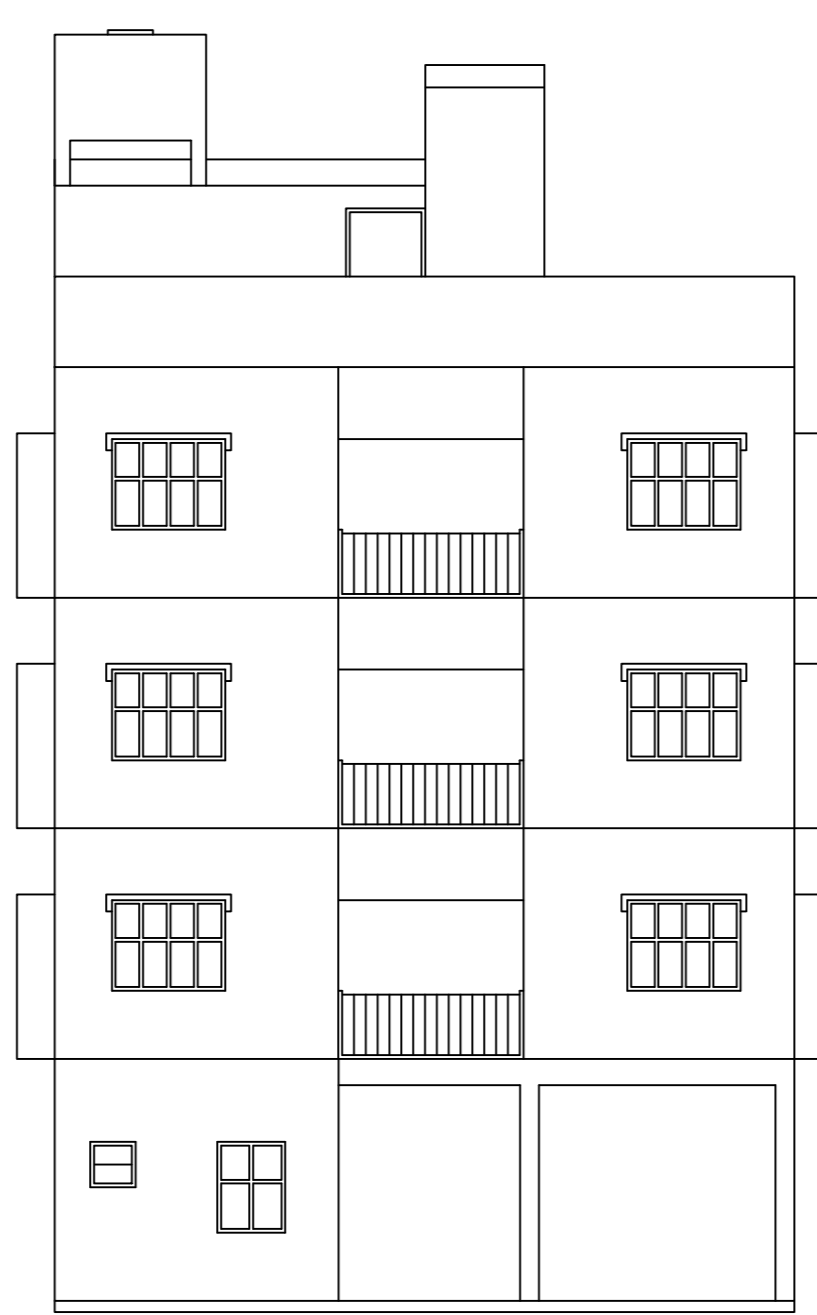
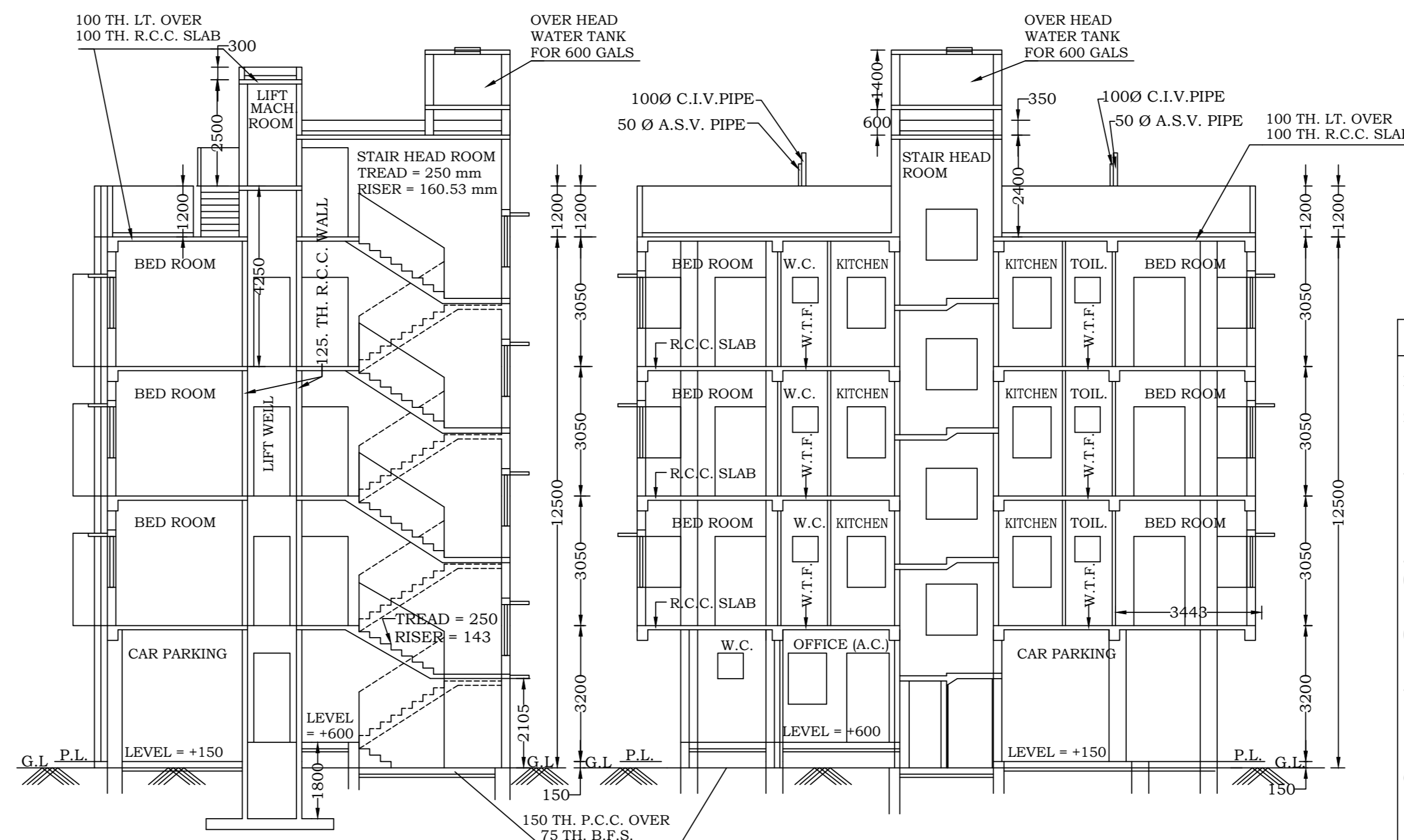


FRONT ELEVATION
SCALE - 1:100



BACK SIDE ELEVATION
SCALE - 1:100

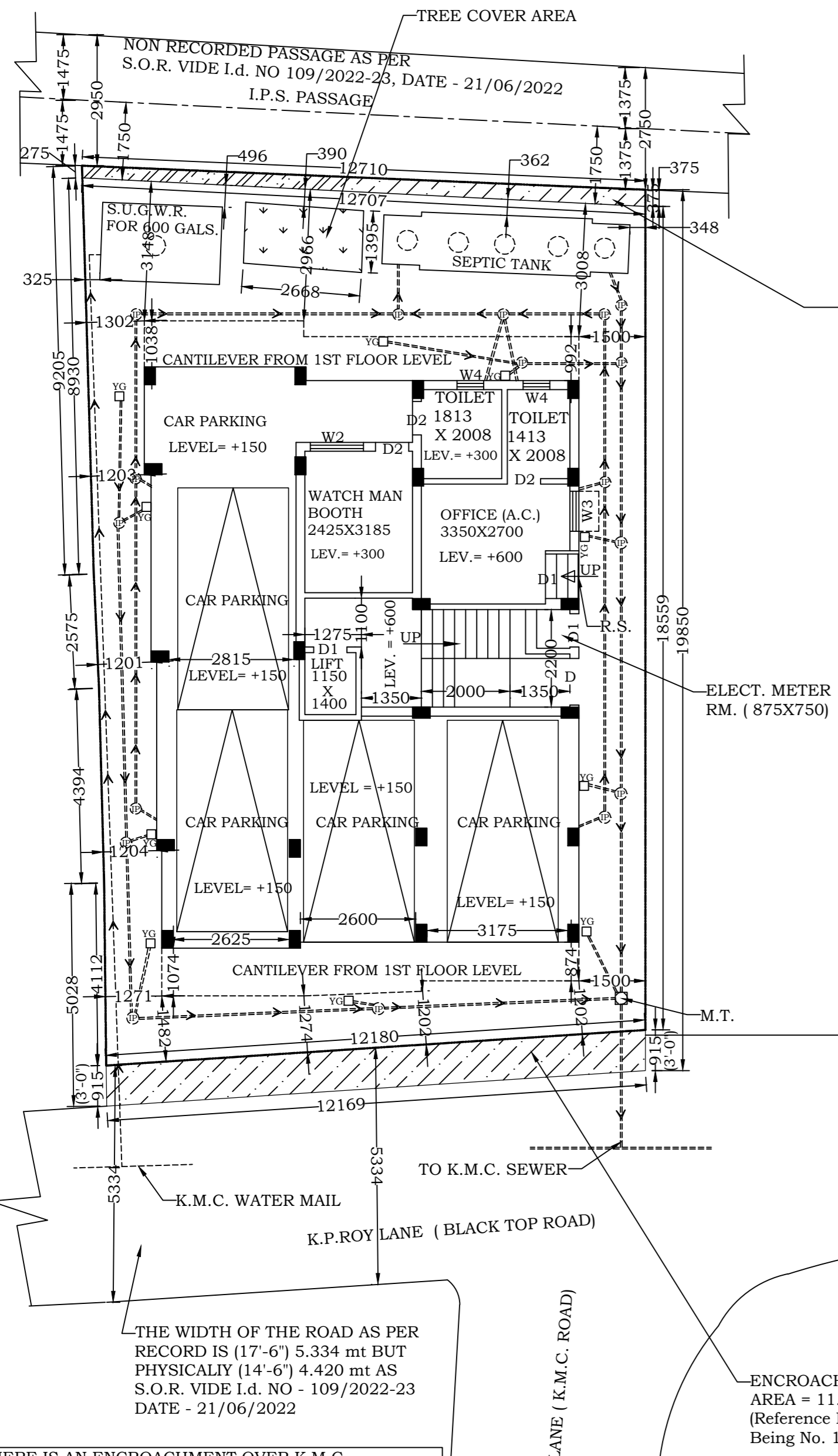


SECTION ON A A
SCALE - 1:100

SECTION ON B B
SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

- ASSEESSEE NO - 210921401553 PART - A
- NAME OF THE RECORDED OWNER :- SMT PRANATI DEBNATH
SRI MANIK RANJAN DEBNATH
- NAME OF THE APPLICANT :- SRI SINCHAN SINHA
DIRECTOR OF 'SINCHAN ASSOCIATE PVT. LTD.'
AND CONSTITUTED ATTORNEY OF
SMT PRANATI DEBNATH & SRI MANIK RANJAN DEBNATH
- DETAILS OF REGISTERED DEED OF CONVOYANCE :-
(a) BOOK NO - I, VOLUME NO - 67, PAGE NO - 41 TO 48, BEING NO - 2738, FOR THE YEAR 1972,
REG. AT - J.S.R. ALIPORE, DATE ON - 14/07/1972
(b) BOOK NO - I, VOLUME NO - 55, PAGE NO - 133 TO 140, BEING NO - 2737 FOR THE YEAR 1972,
REG. AT - J.S.R. ALIPORE, DATE ON - 13/07/1972
- DETAILS OF REGISTERED DEVELOPMENT POWER OF ATTORNEY :-
BOOK NO - I, VOLUME NO - 1630-2021, PAGE FROM 140168 TO 140235
BEING NO - 163004774 FOR THE YEAR 2021, REG. AT - D.S.R - V SOUTH24-PARGANAS
DATE - 03/11/2021
- DETAILS OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO - I, VOLUME NO - 1630-2021, PAGE FROM 198521 TO 198533
BEING NO - 163005902 FOR THE YEAR 2021, REG. AT - D.S.R - VSOUTH24-PARGANAS
DATE - 21/12/2021
- DETAILS OF REGISTERED UNDERTAKING TO K.M.C. (FOR ENCROACHMENT OF ROAD) :-
BOOK NO - I, VOLUME NO - 1604-2022, PAGE FROM 170112 TO 170124
BEING NO - 160405144 FOR THE YEAR 2022, REG. AT - D.S.R - IV SOUTH24-PARGANAS
DATE - 20/05/2022

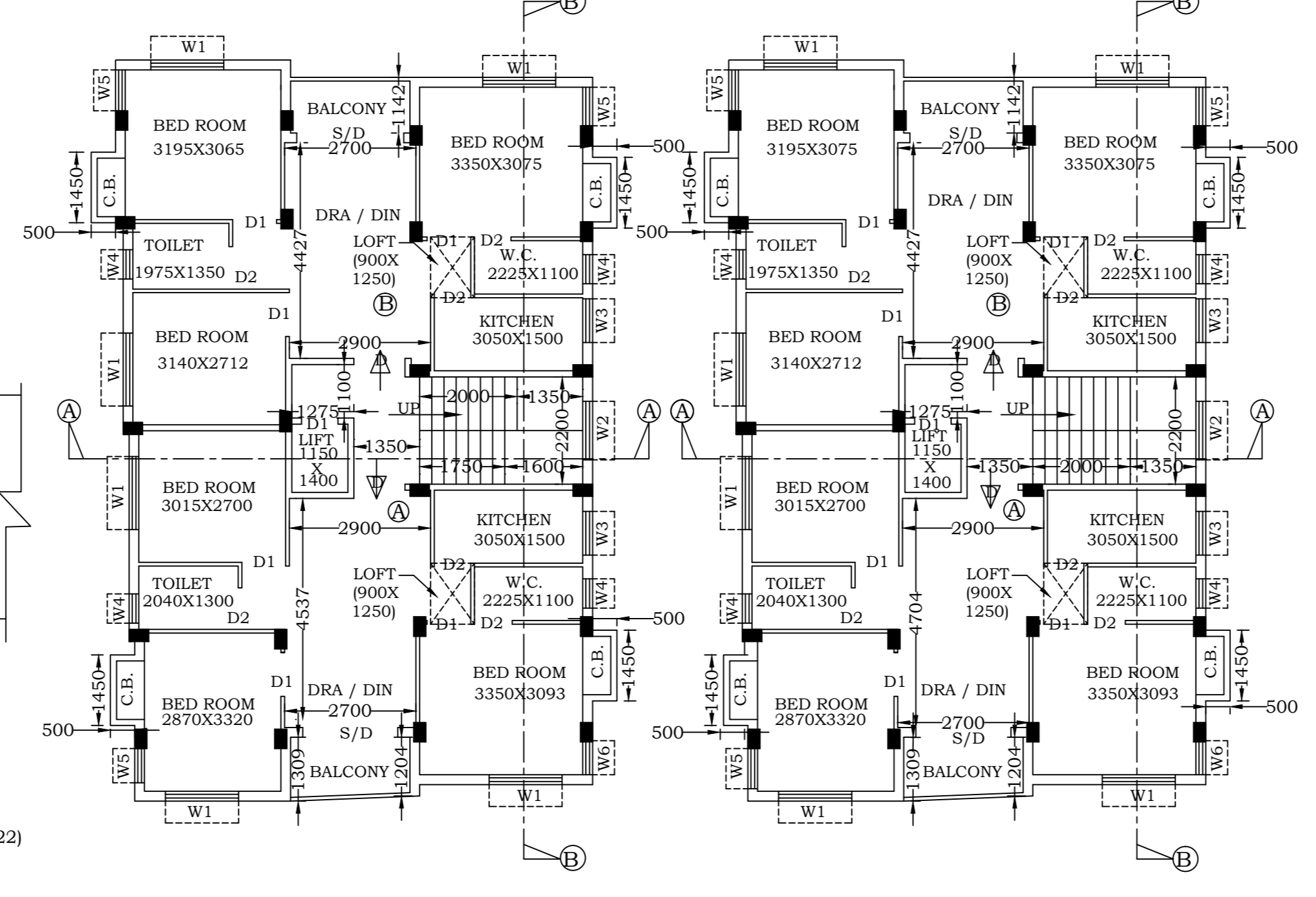


PROP. GROUND FLOOR PLAN
SCALE - 1:100

AVERAGE BACK AS PER AMENDMENT OF K.M.C BUILDING RULE 2009 AS PER NOTIFICATION OF MPL AFFAIRS VIDE NO 480/MA/O/C-4/3R13/2012,DT-21/10/2014
TOTAL PROJECTED AREA OF THE AVERAGE REAR SPACE IS 30.624 Sqm AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 9.795 mt
i.e. AVERAGE REAR OPEN SPACE OF THE BUILDING = 30.624 / 9.795 = 3.126 mt

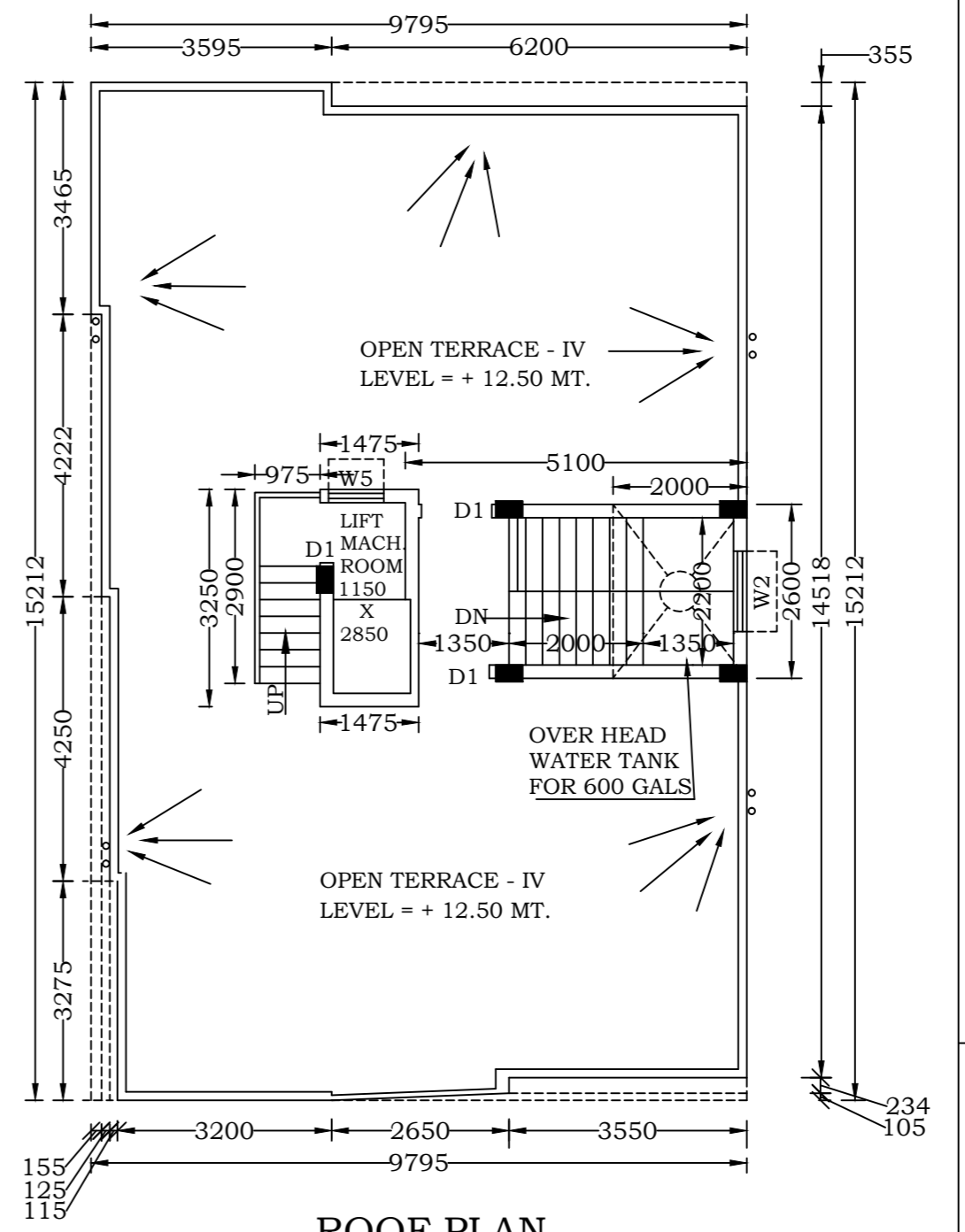
HATCH PORTION FREE GIFTED TO K.M.C. FOR EVER WITHOUT ANY BOUNDARY OR ANY OTHER CONSTRUCTION STRIP AREA = 4.125 Sqm

NOTE
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION OF COLUMN.
PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR AND ADJOINING BUILDING.



PROP. 1ST FLOOR PLAN
SCALE - 1:100

PROP. (TYP) 2ND & 3RD FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOW
D - 1000 X 2100	W1 - 1200 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 700 X 1200
	W4 - 650 X 650
	W5 - 825 X 1200
	W6 - 700 X 1200

- PART - B
- (a) AREA OF PLOT OF LAND - (03K-12CH - 39 SR) = 254.549 Sqm (AS PER DEED.)
 - (b) AREA OF LAND = (03K-12CH - 36 SR) = 254.181 Sqm (ASSESSMENT BOOK COPY)
 - (c) AREA OF LAND = (03K-12CH - 35 SR) = 254.176 Sqm (REG. BOUNDARY DECLARATION)
 - AREA OF ENCROACHMENT PORTION = 11.30 Sqm
 - LAND AREA AFTER ENCROACHMENT = 254.176-11.30 = 243.046 Sqm
 - AREA OF STRIP OF LAND AT BACK SIDE = 4.125 Sqm
 - NET LAND AREA = (243.046 - 4.125) = 238.921 Sqm
 - PERMISSIBLE GROUND COVERAGE - 142.340 Sqm (58.56%)
 - PROPOSED GROUND COVERAGE - 142.320 Sqm (58.557 %)

8) PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	LIFT WELL AREA (Sqm)	ACTUAL FLOOR AREA (Sqm)	TOTAL EXMP. AREA STAIR+ LOBBY (Sqm)	LIFT+ LOBBY (Sqm)	NET FLOOR AREA
GROUND	122.820	—	122.820	10.634 Sqm	1.403 Sqm	110.783 Sqm
FIRST	142.320	1.610	140.710	10.609 Sqm	1.403 Sqm	128.698 Sqm
SECOND	142.320	1.610	140.710	10.609 Sqm	1.403 Sqm	128.698 Sqm
THIRD	142.320	1.610	140.710	10.609 Sqm	1.403 Sqm	128.698 Sqm
TOTAL	549.780	4.830	544.950	42.461 Sqm	5.612 Sqm	496.877 Sqm

9) TENEMENT AND PARKING CALCULATION

TENE MKD.	TENE AREA (Sqm)	COMMON AREA (Sqm)	ACTUAL TENE AREA INCLUDING COMMON AREA	TENE. NO./NOS.	REQUIRED PARKING	PROPOSED PARKING
A	63.376	11.922	75.298 Sqm	3	3 NOS	4 NOS
B	63.598	11.963	75.561 Sqm	3		

AREA OF OFFICE AT GROUND FLOOR = 14.115 Sqm
CARPET AREA OF OFFICE = 11.361 Sqm

- B) NOS. OF PARKING PROVIDED i) COVERED - 4 NOS & OPEN - NIL
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 75 Sqm
D) ACTUAL AREA OF PARKING PROVIDED = 78.256 Sqm
10) PERMISSIBLE F.A.R. = 1.75
11) PROPOSED F.A.R. = (496.877 - 75) / 243.046 Sqm = 1.736 < 1.75
12) STATEMENT OF OTHER AREAS :-
- | GROUND FLOOR | LOFT | CUPBOARD | LEDGE / TEND |
|--------------|-----------|-----------|--------------|
| FIRST FLOOR | 2.250 Sqm | 2.900 Sqm | NIL |
| SECOND FLOOR | 2.250 Sqm | 2.900 Sqm | NIL |
| THIRD FLOOR | 2.250 Sqm | 2.900 Sqm | NIL |
| TOTAL | 6.750 Sqm | 8.700 Sqm | NIL |
- 13) COMMON AREA
i) AT GROUND FLOOR = 30.449 Sqm
ii) AT OTHER FLOOR (15.345 - 1.610) = 13.735X3 = 41.205 Sqm
14) STAIR HEAD ROOM AREA = 13.172 Sqm
15) LIFT MACHINE ROOM AREA = 4.794 Sqm
16) LIFT MACHINE ROOM STAIR AREA = 2.779 Sqm
17) ROOF TOILET AREA (IF ANY) = NIL
18) AREA OF OVER HEAD WATER TANK = 5.20 Sqm
19) ADDITIONAL AREA FOR FEES =(13.172 + 4.794 + 2.779 + 8.70) Sqm = 29.445 Sqm
20) TOTAL AREA FOR FEES = 544.950 + 29.445 + 6.75 = 581.145 Sqm
21) AREA OPEN TERRACE = 142.320 Sqm
22) HEIGHT OF THE BUILDING = 12.50 MT.
23) TREE COVER AREA = 3.691 Sqm (1.52%)
24) RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED G + THREE STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO - 25/10, K.P. ROY LANE IN WARD NO - 92, BOROUGH - X, KOLKATA - 700031, P.S - GARFA.

ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE
BUILDING PERMIT NO :- 2022100118 DATE :- 08-SEP-2022
VALID FOR 5 YEARS FROM DATE OF SANCTION.

SPECIFICATION	DECLARATION OF L. B. S.	DECLARATION OF STRUCTURAL ENGINEER	DECLARATION OF GEO-TECHNICAL ENGINEER	DECLARATION OF OWNERS / APPLICANT
1. 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK. 2. 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA. 3. 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND. 4. 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR. 5. 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR. 6. ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS. 7. GRADE OF CONCRETE :- M20 8. GRADE OF STEEL :- Fe-415	I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING (14'-6") 4.420 MT AS PER PHYSICAL BUT (17'-6") 5.334 MT. AS PER RECORD AS PER S.O.R. VIDE I.d. NO - 109/2022-23 DATE - 21/06/2022 ON EASTERN SIDE AND 2.750 MT. TO 2.950MT. WIDE PASSAGE ON THE WESTERN SIDE OF THE PREMISES CONFORM WITH THE PLAN AND IT IS BUILDABLE SITE AND THERE IS AN EXISTING TWO STORIED BUILDING WHICH WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION. THE PLOT IS NOT A TANK OR FILLED UP LAND, THE PLOT IS DEMARCATED BY BOUNDARY WALL. THE SIGNATURE OF THE APPLICANT AUTHENTICATED BY ME.	I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY CIVIL TECH OF 48A, GARFA MAIN ROAD KOLKATA - 75, WHICH IS SIGNED BY SRI BHASKAR JOTY ROY (G.T.E. NO - 4/II).	UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.	I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE 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 PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER GUIDANCE OF L.B.S., E.S.E. & G.T.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, I AM PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS AN EXISTING TWO BUILDING WHICH IS SHOWN IN THE PLAN BY HATCH AND THE EXISTING TWO STORIED BUILDING FULLY OCCUPIED BY US AND THERE IS NO TENANT AND TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION. SRI SINCHAN SINHA DIRECTOR OF 'SINCHAN ASSOCIATE PVT. LTD.' AND CONSTITUTED ATTORNEY OF SMT PRANATI DEBNATH & SRI MANIK RANJAN DEBNATH NAME OF THE OWNERS / APPLICANT
	SRI KINGSUK NANDI L.B.S. NO - 1313 CLASS - I (K.M.C.) NAME OF THE L.B.S.	ASOK CHAKRABARTI E.S.E.-I/135 OF K.M.C. NAME OF STRUCTURAL ENG.	SRI BHASKAR JOTY ROAY G.T.E. NO - 4, CLASS - II NAME OF THE GEO-TECHNICAL ENGINEER	

SIGNATURE OF ASSIANT ENGINEER (CIVIL) / Br. -X.