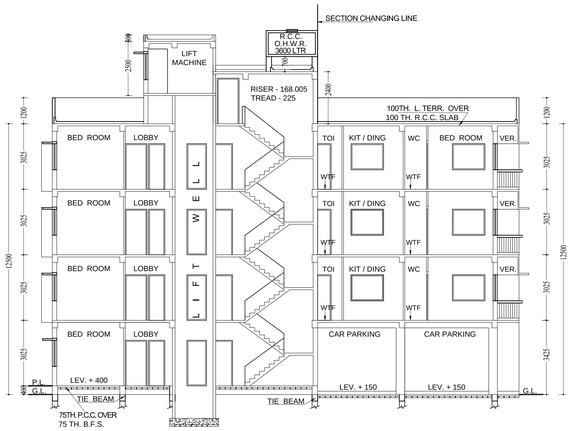
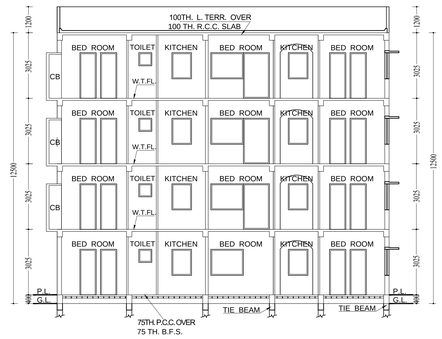
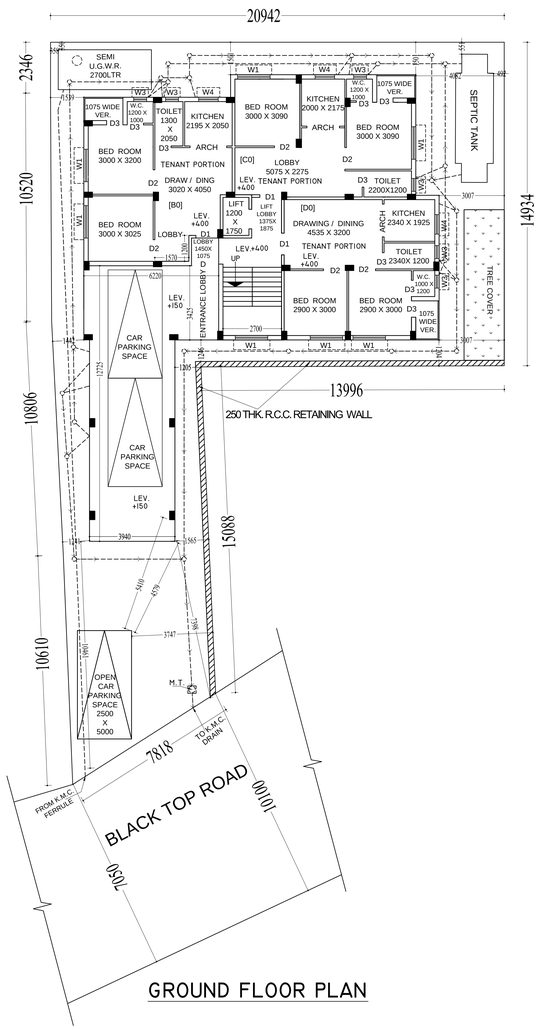


SECTION A-A

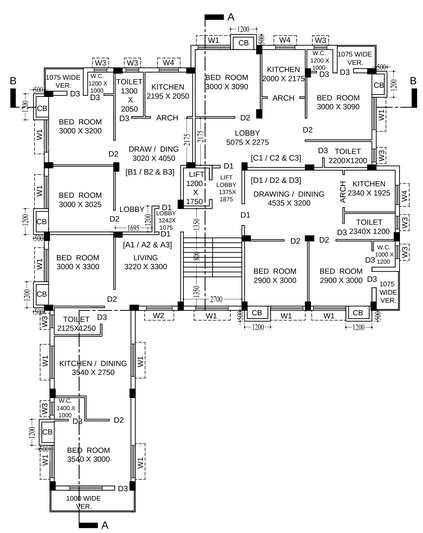


SECTION B-B

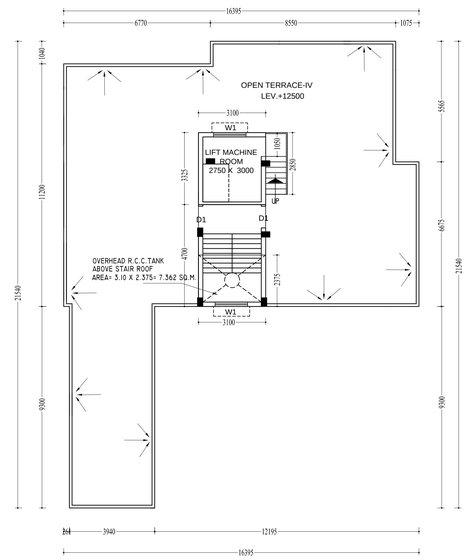
FRONT ELEVATION



GROUND FLOOR PLAN



IST., 2ND. & 3RD. FLOOR PLAN



ROOF PLAN

SPECIFICATIONS -

1) ALL EXTERNAL WALLS ARE 200 MM THICK (1:6) AND INTERNAL WALLS ARE 125 MM & 75 MM THICK (1:4) WITH CEMENT MORTER.
2) PLASTER ON WALLS AND CEILING WITH CEMENT MORTER 1:6 AND 1:4 RESPECTIVELY.
3) 75MM THICK SCREED CONCRETE WITH PROPER WATER PROOFING COMPOUND OVER 100MM THICK ROOF SLAB.
4) ASSUMED BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
5) GRADE OF CONC. = M20 AND GRADE OF STEEL = Fe 415.
6) CEMENT MORTER -- 1: 6 FOR 200 MM THICK B/W, 1: 4 FOR 125 MM THICK B/W AND 1: 3 FOR 75 MM THICK BRICKWORK.
7) ALL OTHER WORKS WILL BE AS PER I. S. CODE AND N. B. C. 1984 RECOMMENDATION.
8) MARBLE FLOORING WILL BE PROVIDED.

NOTES -

1) ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
2) ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3) THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
4) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING THE CONSTRUCTION OF SEPTIC TANK AND SEMI U.G.W.R.

DECLARATION OF GEO - TECH 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 RESPECTS FROM GEO - TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
GEO-TECH NO - G.T. / I / 3
NAME OF THE GEO-TECH ENGINEER

DECLARATION OF STRUCTURAL ENGINEER--

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
SOIL TESTING REPORT HAS BEEN DONE BY RUPAK KUMAR BANERJEE, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANI BHUSAN CHAKRAVARTI
E.S.E. NO. 97(II)
NAME OF THE E.S.E.

DECLARATION OF L.B.S. ---

CERTIFY 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 THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING 7.05 M. WIDE BLACK TOP ROAD ON THE EASTERN SIDE CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK WHICH IS A LAND WITH STRUCTURE. THE LAND IS DEMARCATED BY BOUNDARY WALLS.

MANI BHUSAN CHAKRAVARTI
L.B.S. NO. 538(I)
NAME OF THE L.B.S.

BUILDING PERMIT NUMBER :- 2023110029

SANCTION DATE:- 20.04.2023

VALID UPTO:- 19.04.2028

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2023.04.20 14:09:16 +05'30'

DIGITAL SIGNATURE OF A.E/ BR -XI

ARUN KANTI GHOSH
Digitally signed by ARUN KANTI GHOSH
Date: 2023.04.20 14:11:16 +05'30'

DIGITAL SIGNATURE OF E.E/ BR -XI

STATEMENT OF PLAN PROPOSAL

PART - A

1) ASSESSEE NO.	31-114-18-2868-3
2) DETAILS OF REGISTERED DEED OF EXCHANGE	BOOK NO.= I , VOLUME NO.=1601-2019, BEING NO.= 160100964, PAGE = 46004 TO 46034, YEAR = 2019, D.S.R.-I, SOUTH 24- PARGANAS, DATE =26.03.2019.
3) DETAILS OF REGISTERED DEED OF GIFT	BOOK NO.= I , VOLUME NO.=61, BEING NO.= 00873, PAGE = 192 TO 210, YEAR = 2005, A.D.S.R. SOUTH 24- PARGANAS, DATE =26.09.2003.
4) DETAILS OF REGISTERED DEED	BOOK NO.= I , CD VOLUME NO.=31, BEING NO.= 06918, PAGE = 691 TO 713, YEAR = 2009, A.D.S.R. ALIPORE, DATE =22.10.2009.
5) DETAILS OF REGISTERED POWER OF ATTORNEY	BOOK NO.= I , VOLUME NO.=1601-2021, BEING NO.= 160101790, PAGE = 98289 TO 98321, YEAR = 2021, D.S.R.-I, SOUTH 24- PARGANAS, DATE =01.09.2021.
6) DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK NO.= I , VOLUME NO.=1601-2022, BEING NO.= 160100015, PAGE = 1062 TO 1083, YEAR = 2022, D.S.R.-I, SOUTH 24- PARGANAS, DATE =05.01.2022.
7) DETAILS OF NON-EVICTION OF TENANTS	BOOK NO.= IV , VOLUME NO .=1601-2022, BEING NO.= 160100003, PAGE = 72 TO 90, YEAR = 2022, D.S.R.-I, SOUTH 24- PARGANAS, DATE =14.01.2022.
8) AREA OF LAND - A) AS PER BLLRO ----------	436.806 M²
B) AS PER BOUNDARY DECLARATION---	429.130 M²
9) ROAD WIDTH	9.10 M.
10) PROPOSED HEIGHT OF THE BUILDING	12.50 M
11) NO. OF STORIED	(G + III)
12) NO. OF TENEMENTS	15 NOS.

PART - B

1) NET LAND AREA	429.130 M²
2) PERMISSIBLE GROUND COVERAGE	52.363 % = 224.735 M²
3) PROPOSED GROUND COVERAGE	52.267 % = 224.292 M²
4) PERMISSIBLE COVERED AREA	965.543 M²
5) PROPOSED COVERED AREA	

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL IN m²	ACTUAL FLOOR AREA IN m²	EXEMPTED AREA STAIR & LIFT LOBBY	NET FLOOR AREA IN m²
GROUND	224.292		224.292	12.15+2.578	209.564
FIRST	224.292	2.10	222.192	12.15+2.578	207.464
SECOND	224.292	2.10	222.192	12.15+2.578	207.464
THIRD	224.292	2.10	222.192	12.15+2.578	207.464
TOTAL	897.168	6.30	890.868	58.912	831.956

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m²	No of Tenement	No of Car Required
A1 / A2 / A3	59.589	1.09393	65.186	3	15
B1 / B2 / B3	49.781	1.09393	54.457	3	
C0/C1/C2/C3	48.039	1.09393	52.551	4	
D0/D1/D2/D3	47.705	1.09393	52.186	4	
B0	50.32	1.09393	55.046	1	

CALCULATION OF F.A.R

1. EFFICTIVE LAND AREA IN SQ.M	429.130
2. TOTAL REQUIRED CAR PARKING	3
3. TOTAL COVERED CAR PARKING PROVIDED	2
4. TOTAL OPEN CAR PARKING PROVIDED	1
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	50.00
6. ACTUAL CAR PARKING AREA PROVIDED IN m²	57.941
7. CAR PARKING AREA EXEMPTED IN m²	50.00
8. PERMISSIBLE F.A.R	2.0
9. PROPOSED F.A.R	1.822

CALCULATION OF OTHER AREAS

9. STAIR HEAD ROOM AREA IN m²	14.57
10. OVER HEAD RESERVOIR AREA IN m²	7.363
11. AREA OF LIFT MACHINE ROOM IN m²	10.308
12. AREA OF CUPBOARD IN m²	14.40
13. AREA OF LOFT IN m²	0
14. AREA OF LIFT MACHINE ROOM'S STAIR IN m²	2.85
15. TREE COVER AREA IN m²	12.898

DECLARATION OF OWNER ---

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
1) I/WE SHALL ENGAGE L.B.S./E.S.E. DURING CONSTRUCTION.
2) I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./ E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN.
3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING.
4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5) THE CONSTRUCTION OF SEPTIC TANK AND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S./E.S.E.
6) DURING THE SITE INSPECTION, I/WE WAS PHYSICALLY PRESENT AND DULY IDENTIFIED AND CONFIRMED THE SAID PLOT.

DREAM EARTH
PARTNERS OF (1) SRI HARADHAN BANSHI,
(2) SRI SANJOY HALDER & (3) SRI ANIMESH CHAKRABORTY,
CONSTITUTED ATTORNEY OF
(1) SRI SAMRAT BOSE & (2) SMT. GITA BALL
NAME OF THE OWNER

DOOR SCHEDULE

TYPE	SIZE (BxH)
D	1200mm X 2100mm
D1	1000mm X 2100mm
D2	900mm X 2100mm
D3	750mm X 2100mm

WINDOW SCHEDULE

TYPE	SIZE (BxH)
W1	1500mm X 1200mm
W2	1200mm X 1200mm
W3	600mm X 600mm
W4	900mm X 1200mm

SCALE - 1 : 100
UNLESS OTHERWISE STATED

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.50 M., U/S 393A OF THE K.M.C. ACT. 1980 & K.M.C. BUILDING RULE 2009, AT PREMISES NO:- 475/1, PURBAPUTIARY DAKHIN PARA, UNDER K.M.C. WARD NO.-114, BOROUGH NO-XI, P.S.- REGENT PARK. KOLKATA - 700093.

ARCHITECTURAL SHEET NO - 2/2.