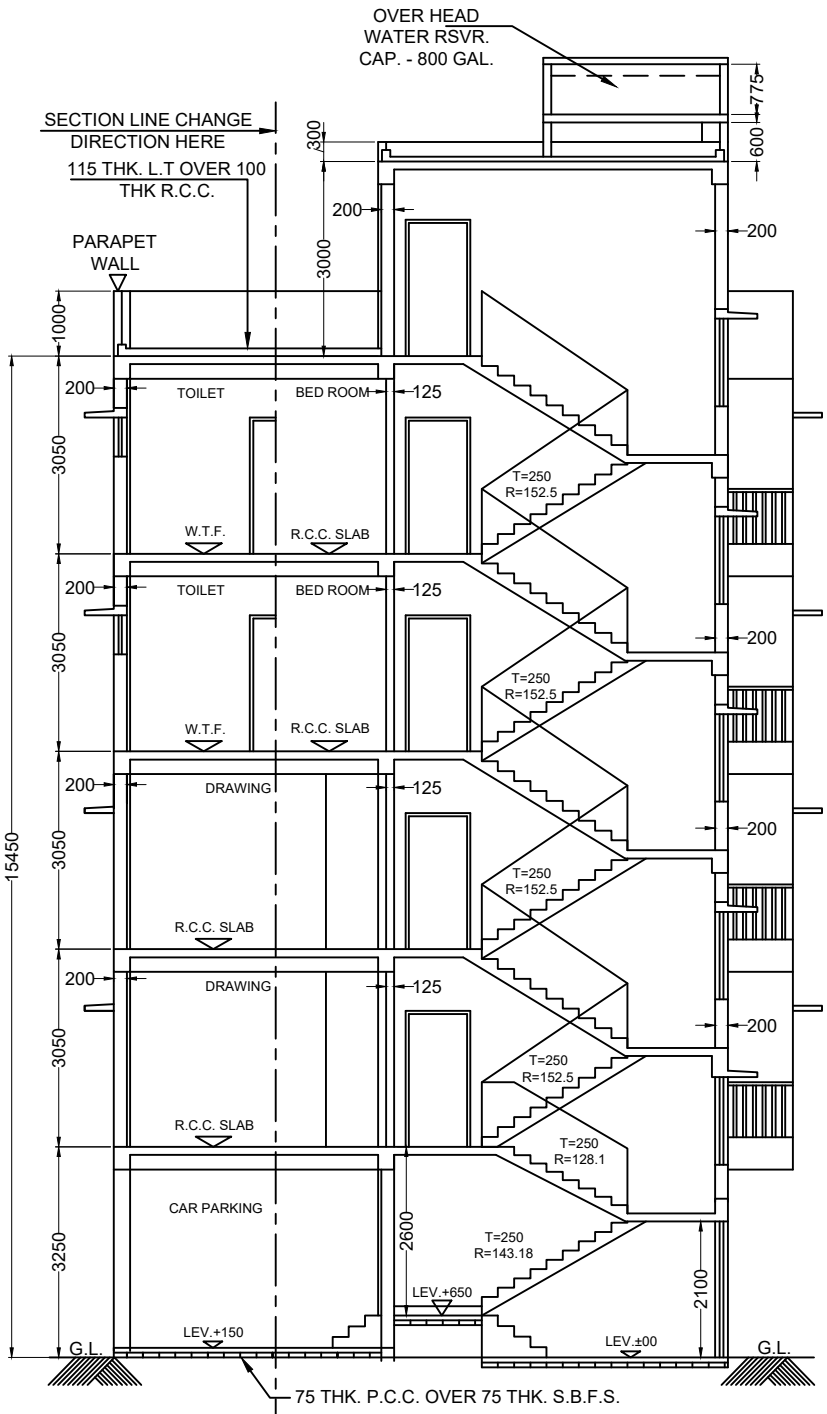
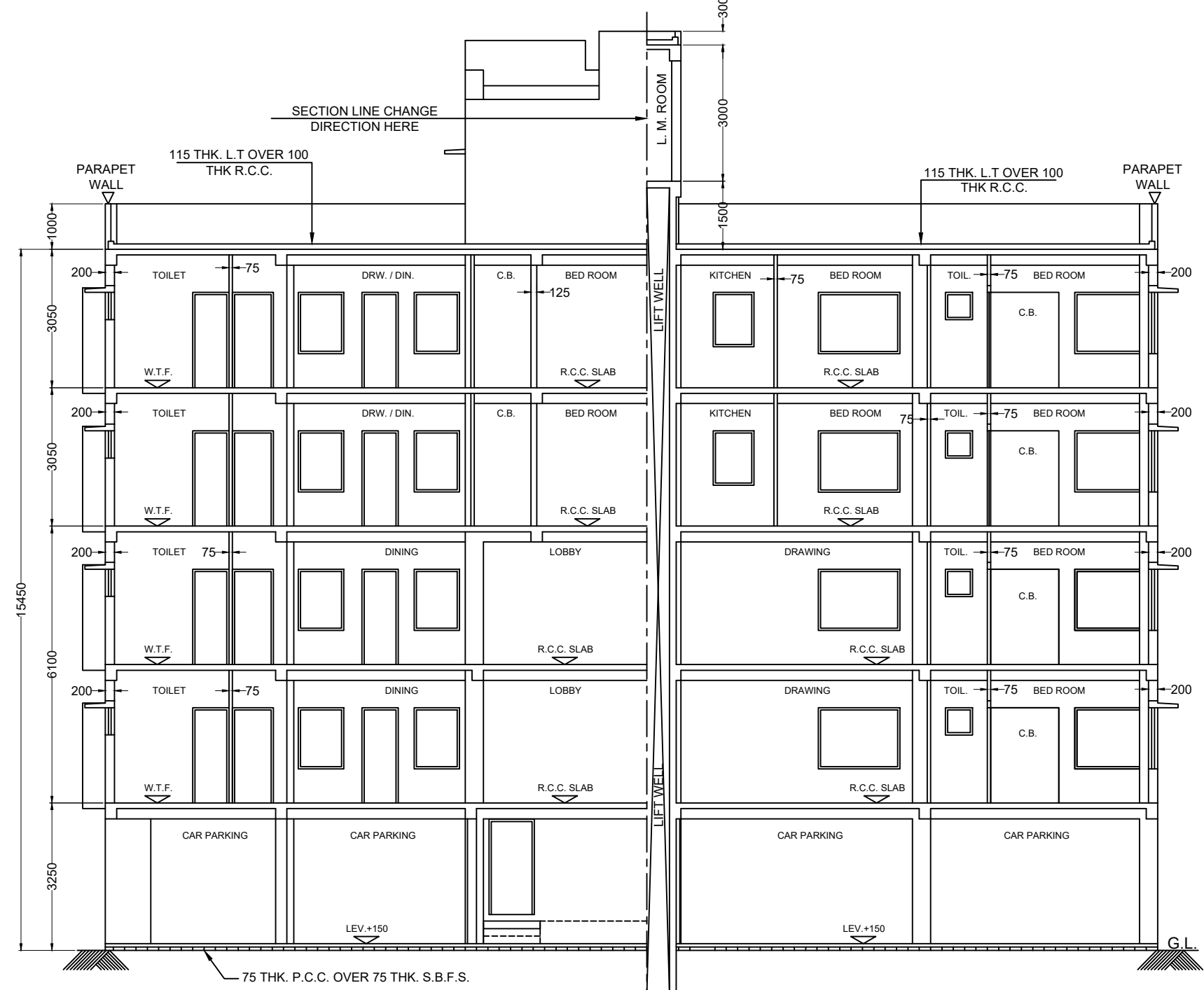


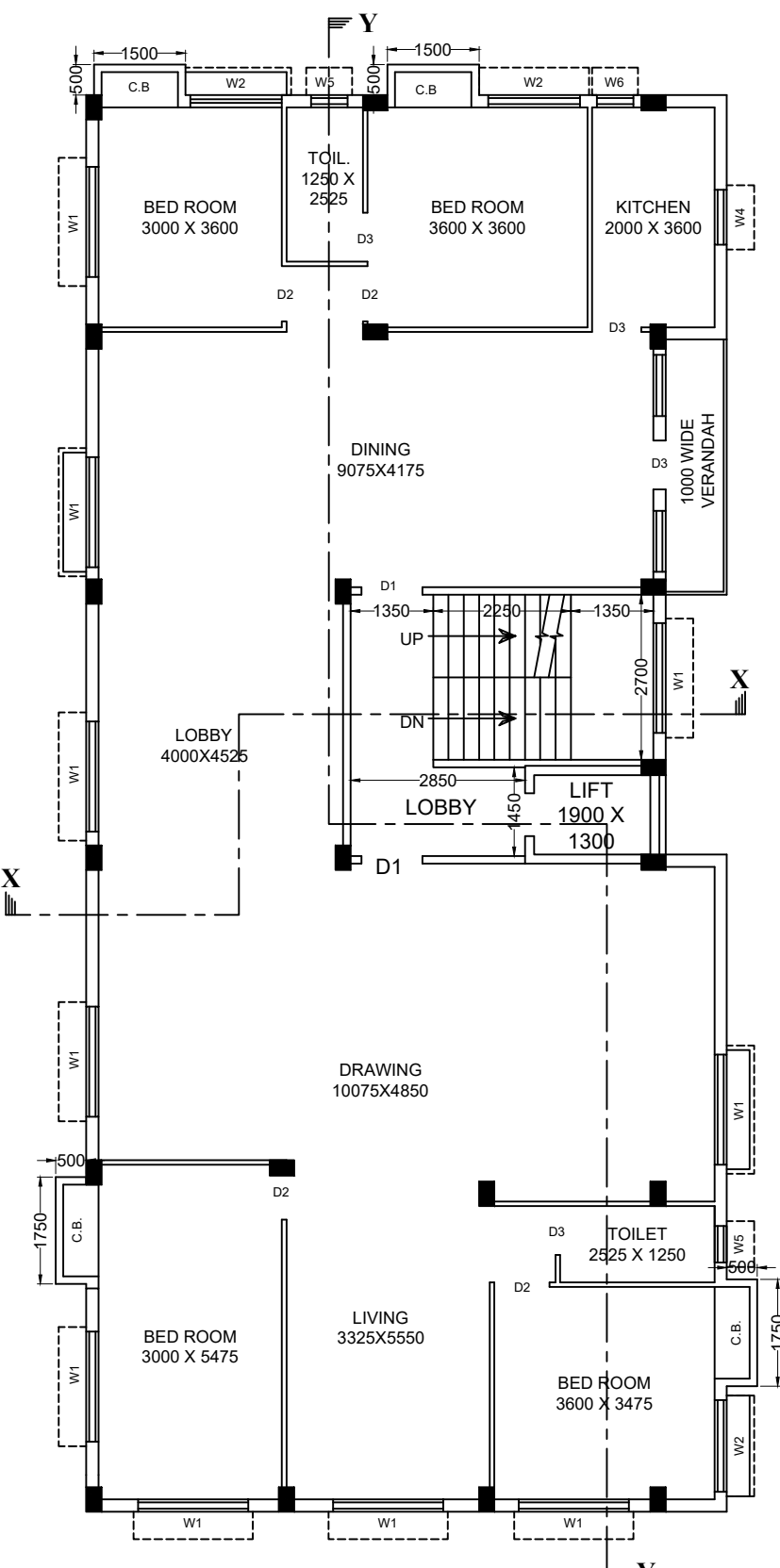
GROUND FLOOR PLAN
SCALE = 1:100



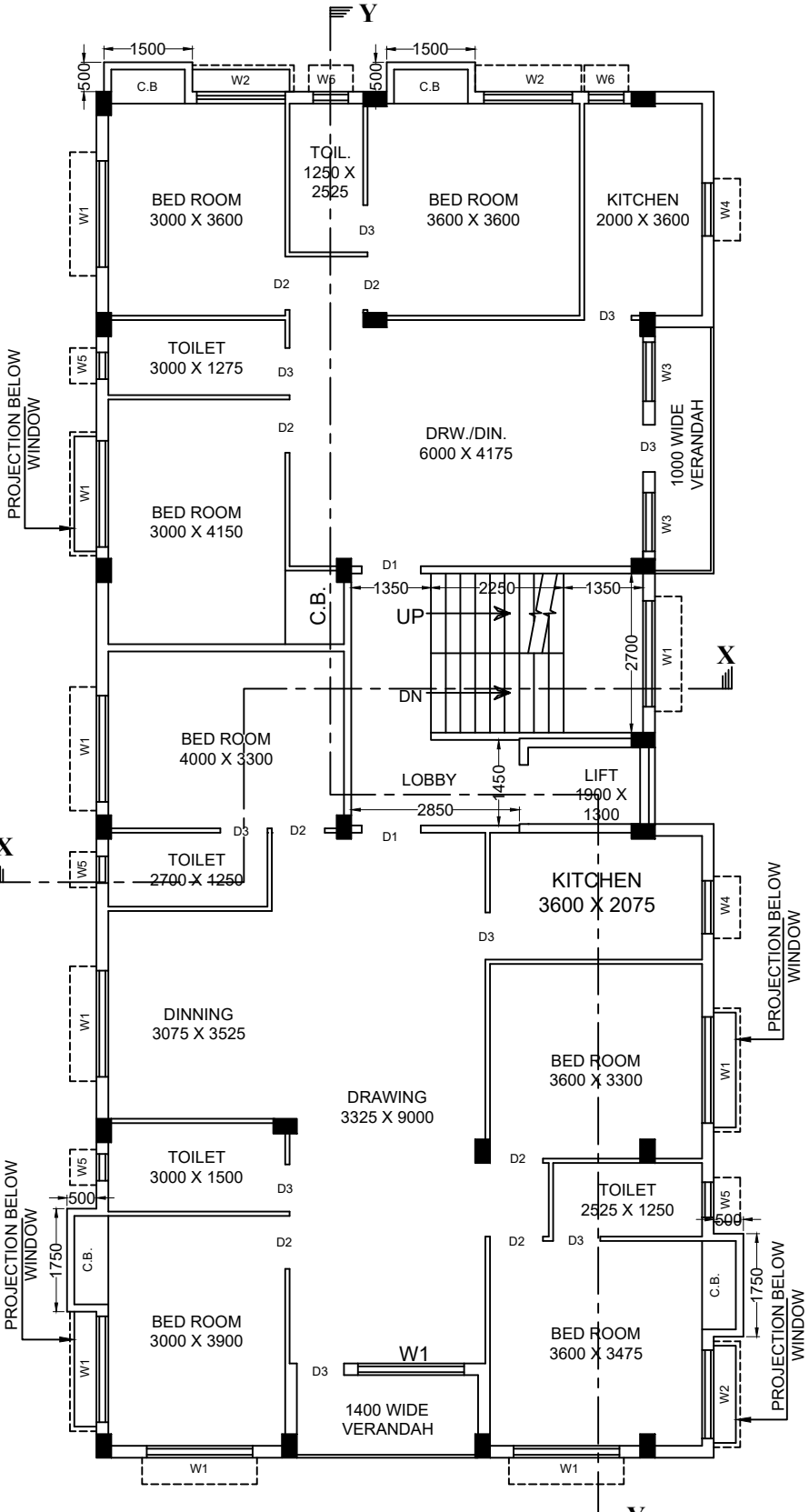
SECTION AT 'X-X'
SCALE=1:100



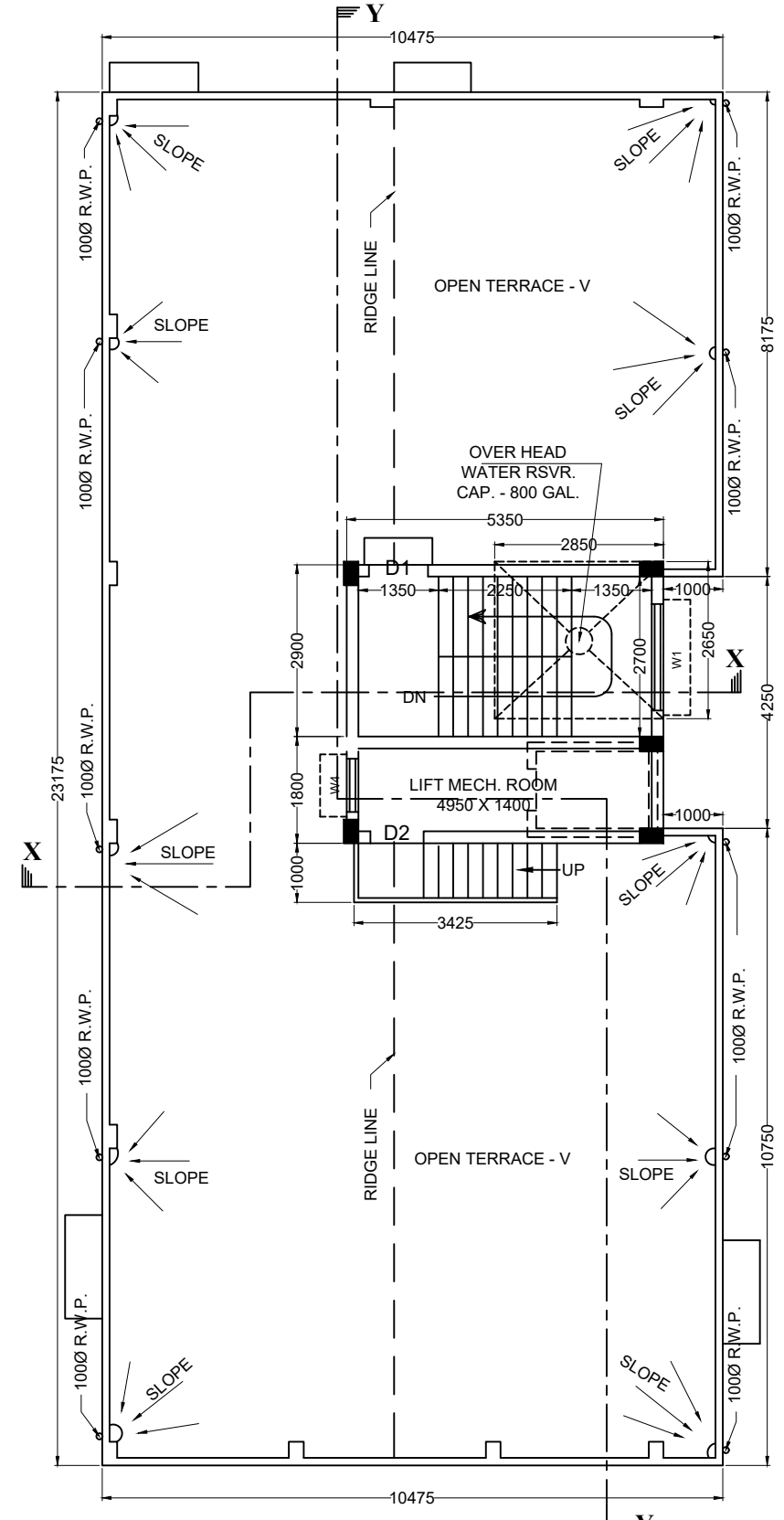
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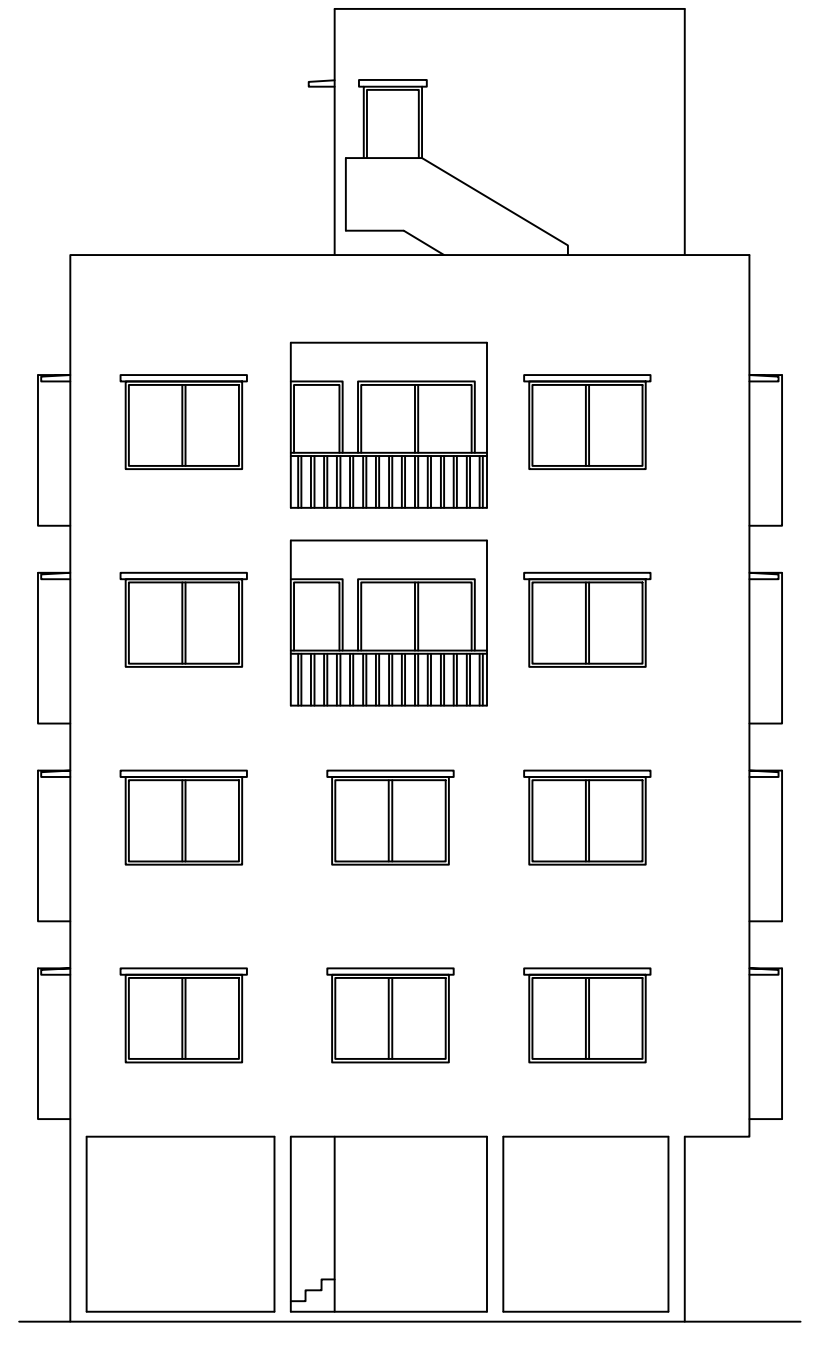
FIRST & SECOND FLOOR PLAN
SCALE = 1:100



THIRD & FORTH FLOOR PLAN
SCALE = 1:100



ROOF PLAN
SCALE = 1:100



FRONT ELEVATION

STATEMENT OF THE PLAN

PART-A:

- ASSESS NO. : 11031120057
- DETAIL OF REGISTERED DEED 1: VOL. NO. : 74 PAGE NO. : 107 TO 118
BOOK NO. : I YEAR : 1996 PLACE : A.D.S.R. - SEALDAH.
- DETAIL OF REGISTERED DEED 2 : VOL. NO. : 74 PAGE NO. : 95 TO 106
BOOK NO. : I YEAR : 1996 PLACE : A.D.S.R. - SEALDAH.
- DETAIL OF REGISTERED DEED 3 : VOL. NO. : 74 PAGE NO. : 83 TO 84
BOOK NO. : I YEAR : 1996 PLACE : A.D.S.R. - SEALDAH.
- DETAIL OF BOUNDARY DECLARATION : VOL. NO. : 1606-2017 PAGE NO. : 21432 TO 21445
BOOK NO. : I YEAR : 2017 PLACE : A.D.S.R. - SEALDAH.
- DETAIL OF POWER OF ATTORNEY : VOL. NO. : 1603-2016 PAGE NO. : 74609 TO 74635
BOOK NO. : I YEAR : 2016 PLACE : D.S.R. - III 24 POS (S)
BEING NO. - 160302380
- (A) AREA OF LAND (AS PHYSICALLY) = 7 K-00 CH - 00 SQ.FT. = 468.230 SQ.MT.
(B) NO. OF STOREY = (G+IV)
- (A) AREA OF LAND (AS PER TITLE DEED) = 7 K-00 CH - 00 SQ.FT. = 468.230 SQ.MT.
b) AS PER BOUNDARY DECLARATION = 7 K-00 CH - 00 SQ.FT. = 468.230 SQ.MT.
2) (i) PERMISSIBLE GROUND COVERAGE = 238.075 SQ.MT. (51.059%)
(ii) PROPOSED GROUND COVERAGE = 238.508 SQ.MT. (50.938%)
3. PROPOSED HEIGHT = 15.450 M.

BP NUMBER : 2022030020
DATED : 03/06/2022 VALID TILL : 02/06/2027

DIGITAL SIGNATURE OF A.E.(C)BLDG./BR.-III/K.M.C. DIGITAL SIGNATURE OF E.E.(C)BLDG./BR.-III/K.M.C.

STATEMENT OF THE PLAN : 20220300023

4. PROPOSED AREA

FLOOR	COVERED AREA	LIFT DUCT AREA	NET COVERED AREA	STAIR AREA	LIFT LOBBY AREA	NET FLOOR AREA
GROU. FLOOR	219.583 SQ.MT.		219.583 SQ.MT.	13.365 SQ.MT.	2.175 SQ.MT.	204.943 SQ.MT.
1ST FLOOR	238.508 SQ.MT.	2.470 SQ.MT.	236.038 SQ.MT.	13.365 SQ.MT.	2.175 SQ.MT.	220.498 SQ.MT.
2ND FLOOR	238.508 SQ.MT.	2.470 SQ.MT.	236.038 SQ.MT.	13.365 SQ.MT.	2.175 SQ.MT.	220.498 SQ.MT.
3RD FLOOR	238.508 SQ.MT.	2.470 SQ.MT.	236.038 SQ.MT.	13.365 SQ.MT.	2.175 SQ.MT.	220.498 SQ.MT.
4TH FLOOR	238.508 SQ.MT.	2.470 SQ.MT.	236.038 SQ.MT.	13.365 SQ.MT.	2.175 SQ.MT.	220.498 SQ.MT.
TOTAL FLOOR	1173.615 SQ.MT.	9.880 SQ.MT.	1163.735 SQ.MT.	66.825 SQ.MT.	10.875 SQ.MT.	1086.035 SQ.MT.

5. TENEMENTS & CAR PARKING CALCULATION - (A) RESIDENTIAL:

MND	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	216.546 SQ.MT.	26.603 SQ.MT.	243.149 SQ.MT.	2	4 NOS.
B	125.452 SQ.MT.	15.412 SQ.MT.	140.864 SQ.MT.	2	2 NOS.
C	91.093 SQ.MT.	11.191 SQ.MT.	102.284 SQ.MT.	2	2 NOS.

6. TOTAL REQUIRED CAR PARKING = 08 NOS.
7. TOTAL PROPOSED CAR PARKING = 08 NOS.
8. PERMISSIBLE AREA FOR PARKING = 200 SQ.MT.
9. PROPOSED AREA OF PARKING = 191.334 SQ.MT.
10. PERMISSIBLE F.A.R. = 2.25
11. PROPOSED F.A.R. = 1098.035-191.134/468.230 = 1.911 < 2.25
12. STAIR HEAD ROOM AREA = 16.585 SQ.MT.
13. LIFT MACHINE ROOM AREA = 8.560 SQ.MT.
14. TERRACE AREA = 238.508 SQ.MT.
15. RELAXATION OF AUTHORITY, IF ANY = 7.552 SQ.MT.
16. OVER HEAD TANK AREA = 13.0 SQ.MT.
17. AREA OF CUP BOARD = 3.425 SQ.MT.
18. LIFT MACHINE ROOM STAIR AREA = 125.305 SQ.MT.
19. TOTAL BUILT-UP AREA = (STR + STR. LBY. + LIFT LBY. + LMR STR.) = 66.825 + 10.875 + 3.425 SQ.MT. = 81.125 SQ.MT.

SPECIFICATIONS

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M.20 AND STEEL F₄₆₀
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL Z-SECTION WINDOWS/ALUMINIUM WINDOW.
- ALL FLOORS ARE MARBLE FLOORING.
- 1.5 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SIGNATURE 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.

RUPAK KUMAR BANERJEE (G.T-13)
SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY RUPAK KUMAR BANERJEE (EARTH FILE 14011A, PEARY MOHAN ROY ROAD, KOLKATA-700027) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUBHRADEEP CHAKRABORTY /ESE/1204
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS NO EXISTING STRUCTURE. THE SAID PREMISES IS FULLY VACANT.

SARAL PRASAD DAS : L.B.S-II/1352
SIGNATURE OF L.B.S.

DECLARATION OF OWNER/APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBSEBE BEFORE STARTING OF BUILDING FOUNDATION.

JAYANTA BOSE DIRECTOR OF M/S UJAN REALTY PVT LTD
(C.A.) TO MANU ROYCHOWDHURY, JOYDEEP ROYCHOWDHURY & INDRADEEP ROYCHOWDHURY
SIGNATURE OF OWNER / APPLICANTS

PROJECT.

PLAN OF A PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C ACT 1980 COMPLYING BUILDING RULE 2009 AT PREMISES NO. -194C, SATIN SEN SARANI, KOLKATA-700054, WARD NO. - 031, BOROUGH NO. - III, UNDER BUILDING RULES 2009 OF KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DRAWN BY :
		29-05-2019	NISITH KUMAR SARKAR

CONSULTANT:-
S.P. DAS & ASSOCIATES
ARCHITECTS ENGINEERS CONSULTANTS
16, KANKURGACHI, 2ND LANE,
KOLKATA - 700054