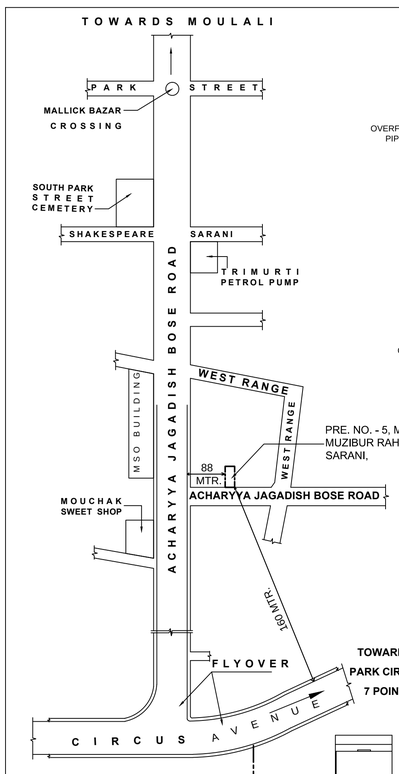
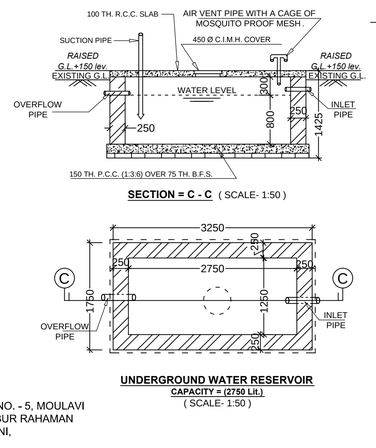



**LOCATION PLAN**
( SCALE = 1: 4000 )




**SECTION = C - C** ( SCALE- 1:50 )

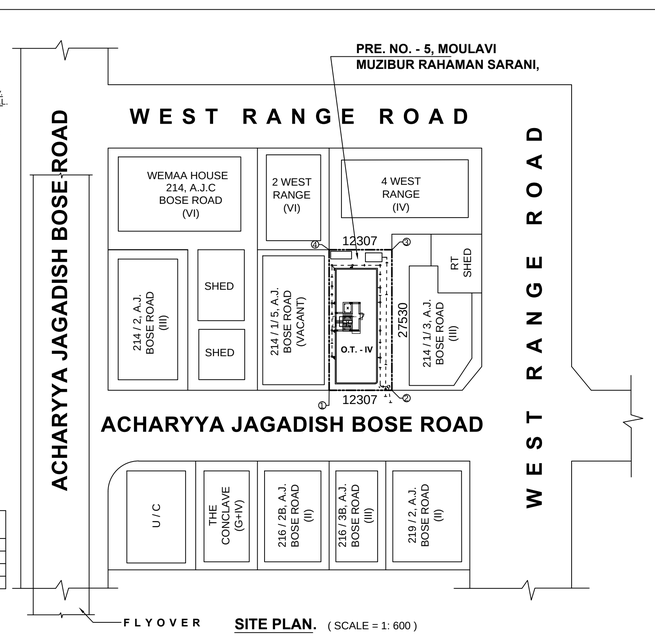



**UNDERGROUND WATER RESERVOIR**
**CAPACITY = (2750 Lit.)**
( SCALE- 1:50 )

**CO-ORDINATES IN WGS-84 SYSTEM AND SITE ELEVATION FROM A.M.S.L. OF PROPOSED PREMISES**

| POINT | CO-ORDINATES | | SITE ELEVATION FROM A.M.S.L. |
|---|---|---|---|
| | LATITUDE | LONGITUDE | |
| 1 | 22°32'32.8" N | 88°21'39.13" E | 10 M. |
| 2 | 22°32'32.88" N | 88°21'39.27" E | 10 M. |
| 3 | 22°32'33.67" N | 88°21'39.33" E | 10 M. |
| 4 | 22°32'33.75" N | 88°21'39.07" E | 10 M. |

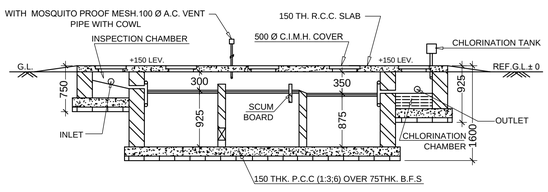
Permissible height from AMSL in reference to CCZM issued by AAI is 43 Metres.



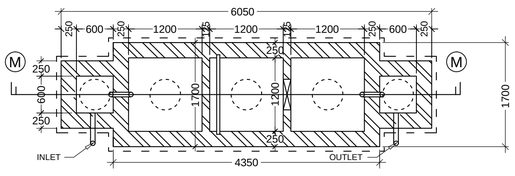

**SITE PLAN.** ( SCALE = 1: 600 )

**S P E C I F I C A T I O N**

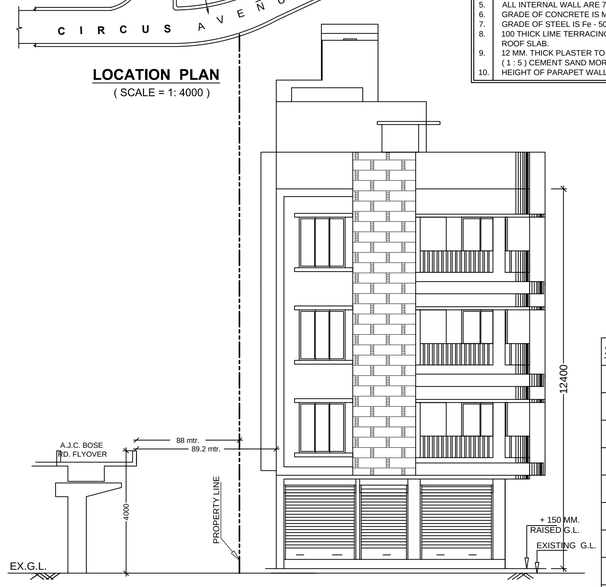
1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 12.400 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 200/250 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M25.
7. GRADE OF STEEL IS Fe - 500.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH ( 1 : 5 ) CEMENT SAND MORTAR.
10. HEIGHT OF PARAPET WALL IS 1200 mm.




**SECTION = M - M**

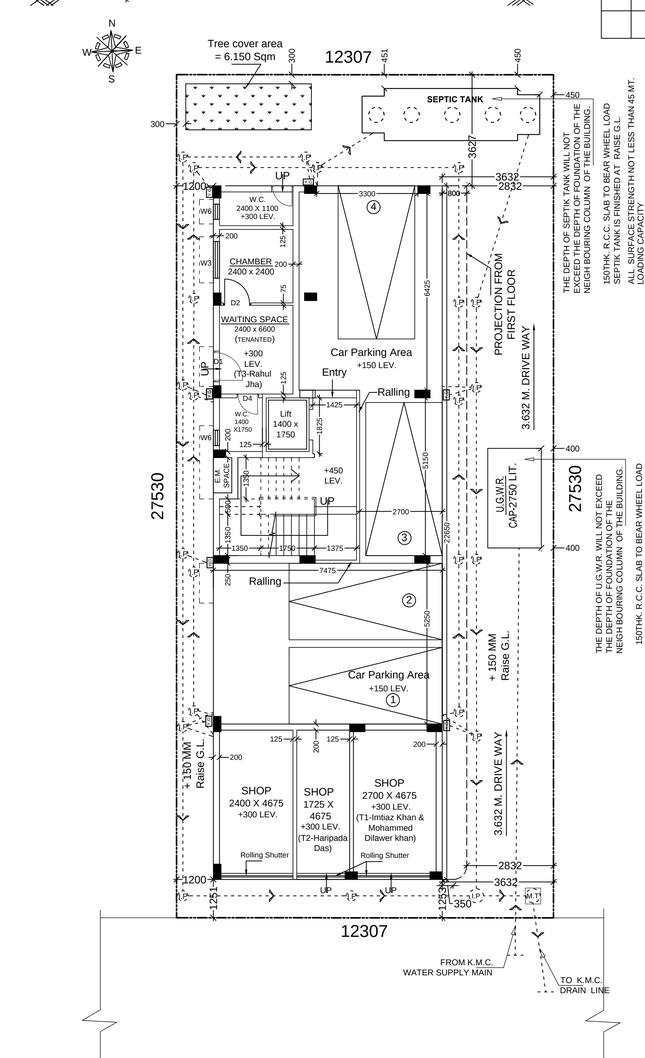



**DETAILS OF SEPTIC TANK.**
**( 35 USERS ) ( SCALE- 1:50 )**

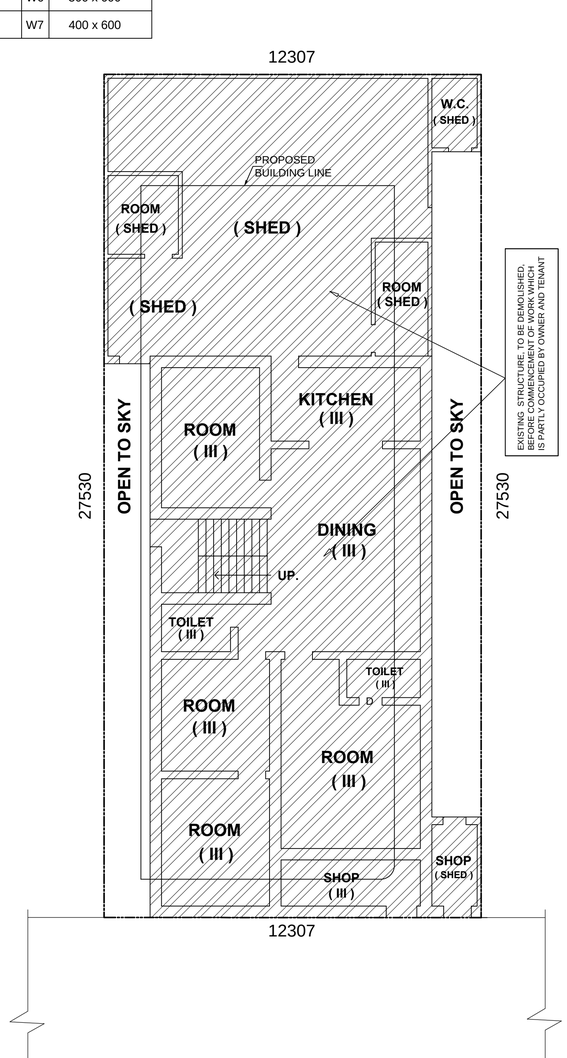



| SCHEDULE OF DOORS AND WINDOWS | | | |
|---|---|---|---|
| D | 1200 x 2100 | W | 2100 x 1500 |
| D1 | 1000 x 2100 | W1 | 1800 x 1200 |
| D2 | 900 x 2100 | W2 | 1500 x 1200 |
| D3 | 850 x 2100 | W3 | 1200 x 1200 |
| D4 | 700 x 2100 | W3* | 900 x 1200 |
| | | W4 | 1000 x 1200 |
| | | W5 | 900 x 1050 |
| | | W6 | 500 x 600 |
| | | W7 | 400 x 600 |

| | TENANTS' DETAILS | | PROPOSED CARPET AREA |
|---|---|---|---|
| T1 | IMTIAZ KHAN & MOHAMMED DILAWER KHAN (Beauty Parlour) | [NON RESIDENTIAL] | 12.623 Sqm. |
| T2 | HARIPADA DAS (Zerox Shop) | [NON RESIDENTIAL] | 8.064 Sqm. |
| | (1st Floor Tenament 2) | [ RESIDENTIAL] | 24.465 Sqm. |
| T3 | RAHUL JHA (Office) | [NON RESIDENTIAL] | 15.525 Sqm. |




**PROPOSED GROUND FLOOR PLAN**
( SCALE = 1 : 100 )




**THREE STORIED EXISTING STRUCTURE PLAN.**
( SCALE = 1 : 100 )

## STATEMENT OF PROPOSAL

### PART - A

1. ASSESSES NO. : **11-064-44-0012-8**
2. **NAME OF THE OWNER :**
   M/S. DEEPRAJ CONSTRUCTION PRIVATE LIMITED.
3. **DETAILS OF REGD. TITLE DEED**
   Book NO.- I, Vol. No. - 1603 - 2022 ,Pages : 517137 To 517157,Being No. - 160315644, Year : 2022, DATE:- 17 / 10 / 2022 , D.S.R.- III SOUTH 24 PARGANAS,WEST BENGAL
4. **DETAILS OF REGD. UNDERTAKING FOR TENANTS**
   Book NO.- 1, Vol. No. -1603 - 2023, Pages : 56383 To 56391 , Being No. - 160301642,Year : 2023, DATE : - 07 / 02 / 2023, D.S.R. - III, SOUTH 24 PARGANAS, WEST BENGAL

### PART - B

1. **AREA OF LAND :**
   As per Title deed : 5K- 1CH - 2 SQFT = 338.815 Sqm
   As per U. L. C : N. A.
2. NET AREA OF LAND = 338.815 Sqm.
3. PERMISSIBLE GROUND COVERAGE = 55.373 % = 187.611 Sqm.
4. PROPOSED GROUND COVERAGE = 55.306 % = 187.385 Sqm.
5. PROPOSED AREA :

| | TOTAL FLOOR AREA | CUTOUT | | Covered Area (Excluding Stair void & Lift Duct) | EXEMPTED AREA | | Net Floor Area ( Excluding Stair, Lift Duct & Lobby ) |
|---|---|---|---|---|---|---|---|
| | | Stair Duct Area | Lift Duct Area | | Stair Way Area (Excl.Stair Void) | Lift Lobby | |
| Ground Floor | 169.309 Sqm. | —— | —— | 169.309 Sqm. | 13.365 Sqm. | 2.555 Sqm | 153.389 Sqm. |
| First Floor | 187.385 Sqm. | 0.875 Sqm. | 2.450 Sqm. | 184.060 Sqm. | 13.365 Sqm. | 2.555 Sqm | 168.140 Sqm. |
| Second Floor | 187.385 Sqm. | 0.875 Sqm. | 2.450 Sqm. | 184.060 Sqm. | 13.365 Sqm. | 2.555 Sqm | 168.140 Sqm. |
| Third Floor | 187.385 Sqm. | 0.875 Sqm. | 2.450 Sqm. | 184.060 Sqm. | 13.365 Sqm. | 2.555 Sqm | 168.140 Sqm. |
| **Total** | **731.464 Sqm.** | **2.625 Sqm.** | **7.350 Sqm.** | **721.489 Sqm.** | **53.460 Sqm.** | **10.220 Sqm.** | **657.809 Sqm.** |

TOTAL EXEMPTED AREA = (53.460 + 10.220) = 63.680 Sqm.

6. PARKING CALCULATION :

| A. Individual Tenement | Prop. Area To be Added | Actual Tenement | Tenement Nos. | Category | Required Parking |
|---|---|---|---|---|---|
| 1 - 138.716 Sqm. | 21.714 | 160.430 Sqm. | 1 | Above100 Sqm. | 1 Nos. |
| 2 - 28.086 Sqm. | 4.396 | 32.482 Sqm. | 1 | Below 50 Sqm. | Nil |
| 3 - 99.563 Sqm. | 15.585 | 115.148 Sqm. | 1 | Above100 Sqm. | 1 Nos. |
| 4 - 67.238 Sqm. | 10.526 | 77.764 Sqm. | 1 | Between 75-100 Sqm. | Nil |
| 5 - 166.802 Sqm. | 26.110 | 192.912 Sqm. | 1 | Above100 Sqm. | 1 Nos. |
| Mercantile ( Retail ) Built Up Area = 37.936 Sqm. Mercantile ( Retail ) Carpet Area = 31.907 Sqm. For carpet area above 35 sqm.one car parking space | | | | Required Parking = | NIL |
| Business ( Office ) Built Up Area = 19.114 Sqm. Business ( Office ) Carpet Area = 15.525 Sqm. For carpet area above 50 sqm.one car parking space | | | | Required Parking = | NIL |
| | | | | Total Required Parking = | 3 Nos. |

B ) NOS. OF PARKING REQUIRED = 3 Nos.
NOS. OF PARKING PROVIDED = 4 Nos.
C ) Permissible area for parking : ( a ) GROUND FLOOR = 7 Nos. x 25 Sqm. = 75.00 Sqm.
D ) Actual area of parking provided : ( a ) GROUND FLOOR PARKING = 85.704 Sqm.
7. PERMISSIBLE F. A. R. = 2.25
8. PROPOSED F. A. R. = ( 657.809 - 75) / 338.815 = 1.720
9. TOTAL CUP-BOARD AREA = 15.915 *Sqm. ( 2.882 % )*
10. STAIR HEAD ROOM AREA = 21.509 Sqm.
11. OVER HEAD TANK AREA = 5.384 Sqm.
12. AREA OF TOP COVER OF M/C RM LESS LIFT = 3.300 Sqm.
13. TOTAL ADDITIONAL FLOOR AREA FOR FEES (cupboard,stair head rm,cover of Lift ) = 40.724 Sqm.
14. HEIGHT OF THE BUILDING = 12.400 m.
15. RELAXATION OF AUTHORITY = U/R 76 (i) OF KMC BUILDING RULE 2009
16. PERMISSIBLE TREE COVER AREA = 721.489 X 15 % X 338.815 = 6.111 Sqm.
    PROPOSED TREE COVER AREA = 6.150 Sqm.

**DECLARATION OF OWNER**

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION 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 & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS PARTLY OCCUPIED BY OWNERS & TENANTS.
7. DURING INSPECTION PLOT WAS IDENTIFIED BY US.

M/S. DEEPRAJ CONSTRUCTION PRIVATE LIMITED.
SMT. JAYATI PAUL
DIRECTOR
**NAME OF OWNERS / APPLICANT**

**DECLARATION OF L.B.S.**

CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS PARTLY OCCUPIED BY OWNERS & TENANTS.

**MADHAB CH. PAUL.**
[ L.B.S. No.- 526 ( Class- I ) ]
NAME OF L.B.S.

**DECLARATION OF E.S.E**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS TOTALLY COVERED BY EXISTING STRUCTURE SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION. IT IS UNDERTAKEN THAT THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

SOIL TESTING WILL BE DONE BY DR. SANTOSH KUMAR CHAKRABORTY ( G.T.E. NO. - 16/I ) OF J. B. ASSOCIATES, OF( ADDRESS ) 1418, NAYABAD, PANCHASAYER. KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL.
E.S.E. NO.- 229 / II.
NAME OF E.S.E.

**DECLARATION OF G.T.E**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS TOTALLY COVERED BY EXISTING STRUCTURE SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION. IT IS UNDERTAKEN THAT THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

**DR. S. K. CHAKRABORTY.**
K.M.C. G.T.E. NO. - 16 ( Class - I )
NAME OF GEO-TECHNICAL ENGINEER.

**PROPOSED G+III STORIED ( HEIGHT OF THE BUILDING IS 12.400 M. ) RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 & K.M.C. BUILDING RULES2009, AT PRE. NO. - 5, MOULAVI MUZIBUR RAHAMAN SARANI, ( FORMERLY ALSO KNOWN AS 214 /1/4, A.J.C. BOSE ROAD)KOLKATA- 700017. P.O. - CIRCUS AVENUE, P.S. - BENIAPUKUR, WARD NO. - 64, BOROUGH -VII.**

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

| *DRAWN BY* | *Checked BY* | *ARCHITECTS & ENGINEERS* |
|---|---|---|
| KEYA | M.C.Paul | Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Suresh Sarkar Road. Kolkata - 700 014. E-mail : dpckol@yahoo.com |
| *Date* 21.09.2023. | | |

BUILDING PERMIT NUMBER:2023070186
DATE:29.12.23 VALID UP TO:28.12.28

KOUSHIK SWARNAKAR Digitally signed by KOUSHIK SWARNAKAR Date: 2023.12.29 14:40:19 +05'30'
**DIGITAL SIGNATURE OF A.E**

DIBYENDU PAL Digitally signed by DIBYENDU PAL Date: 2023.12.29 14:42:00 +05'30'
**DIGITAL SIGNATURE OF E.E**