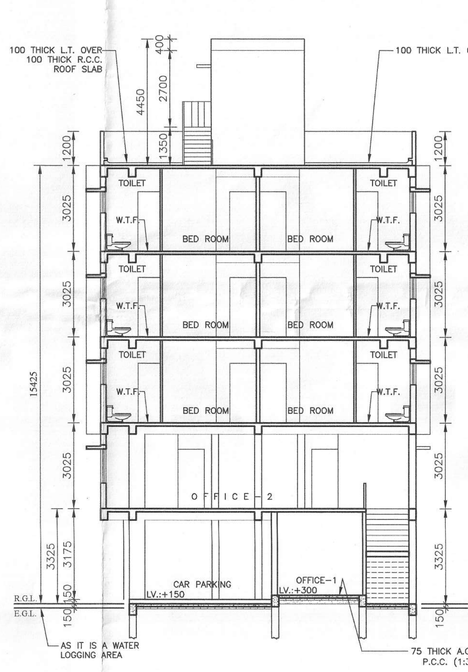
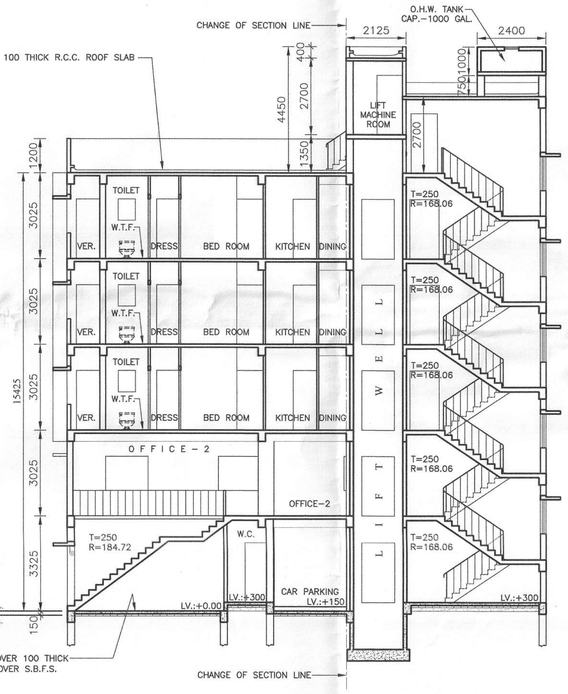
FRONT SIDE ELEVATION

SCALE – 1:100



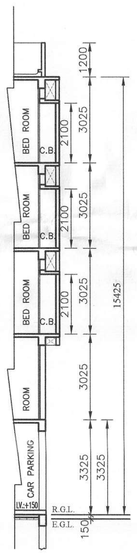
SECTION - 'A - A'

SCALE–1:100



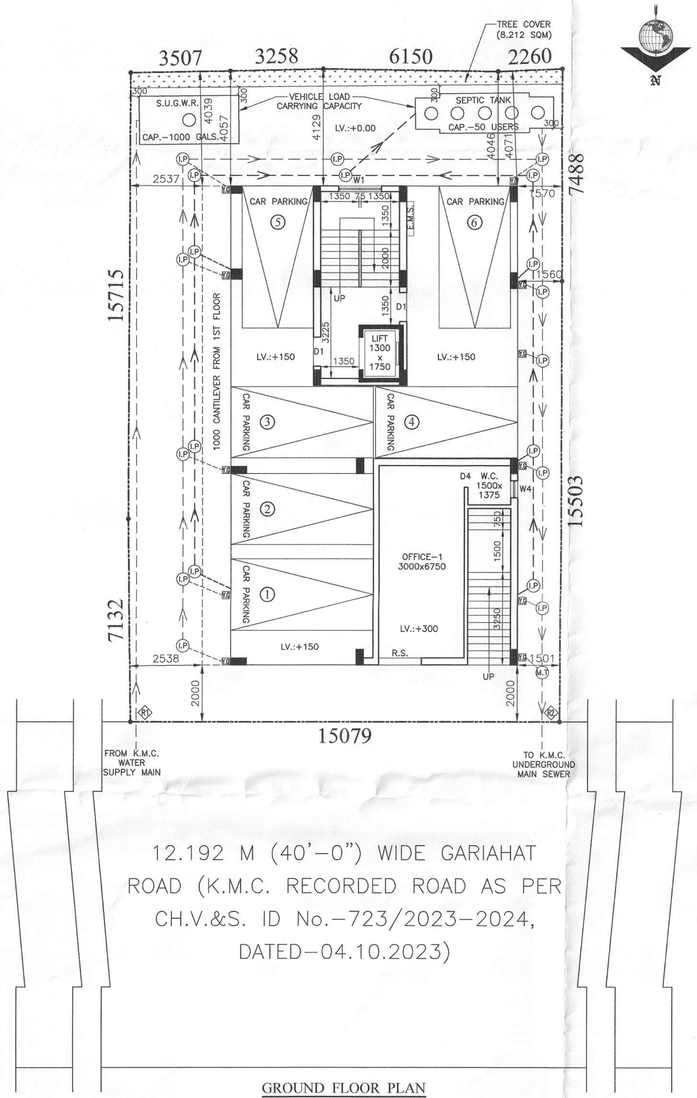
SECTION - 'B - B'

SCALE–1:100



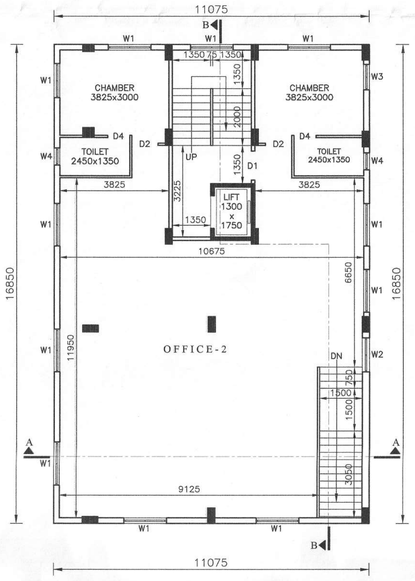
SECTION - 'C - C'

SCALE–1:100



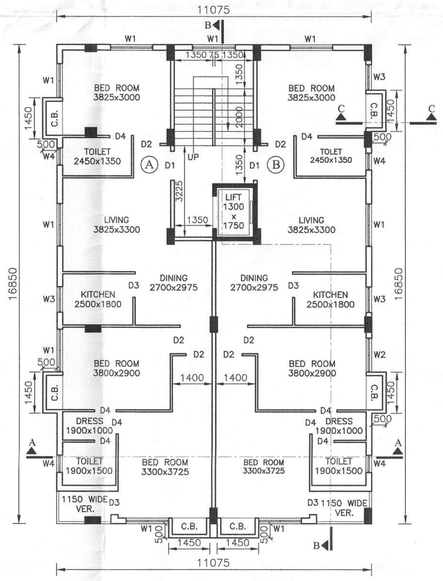
GROUND FLOOR PLAN

SCALE–1:100



1ST FLOOR PLAN

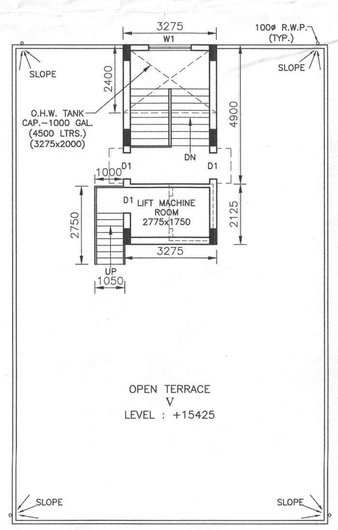
SCALE–1:100



TYPICAL FLOOR PLAN

(2ND, 3RD & 4TH FLOOR)

SCALE–1:100



ROOF PLAN

SCALE–1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 21–093–04–0494–9
02. NAME OF OWNER : 1) SRI SUBIR RANJAN GUHA ROY, 2) SRI PRABIR RANJAN GUHA ROY AND 3) SMP INFRA PVT. LTD. REPRESENTED BY IT'S DIRECTOR SRI MANOJ KUMAR AGRAWALLA
03. NAME OF APPLICANT : PRASANTA KUMAR DAS C.A. OF 1) SRI SUBIR RANJAN GUHA ROY, 2) SRI PRABIR RANJAN GUHA ROY AND 3) SMP INFRA PVT. LTD. REPRESENTED BY IT'S DIRECTOR SRI MANOJ KUMAR AGRAWALLA
04. DETAILS OF REGISTERED DEED : BOOK No. : I VOL. No.:1602–2023 PAGE No.:280707–280739 BEING No.:160208339 DATE : 15.06.2023 PLACE:D.S.R. II, 24 PGS.(S)
05. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK No. : I VOL. No.:1602–2023 PAGE No.:306756–306766 BEING No.:160311066 DATE : 27.07.2023 PLACE:D.S.R. III, 24 PGS.(S)
06. DETAILS OF REGISTERED POWER OF ATTORNEY : BOOK No. : I VOL. No.:1602–2023 PAGE No.:333032–333049 BEING No.:160209895 DATE : 13.07.2023 PLACE:D.S.R. II, 24 PGS.(S)
07. No. OF STOREY = G+1V
08. No. OF TENEMENTS = 6 Nos.
09. SIZE OF TENEMENTS : 75 – 100 SQM = 6 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1025	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	800	2100	W3	900	1200
D3	750	2100	W4	600	750
R.S.	1500	2100			

SPECIFICATIONS

1. ALL GRADE OF CONCRETE – M20.
2. ALL GRADE OF STEEL – Fe 500
3. ALL OUTER WALL – 200 MM THICK 1:6 MORTAR.
4. ALL INTERNAL WALL–75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER – 12 MM THICK WITH 1:4 MORTAR.
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
7. ALL OTHER MATERIALS USED AS PER IS CODE :
   a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALLS. THIS MEASURES INDICATES THE S.U.G.W. RESERVOIR MAINLY.
   b) ALL DIMENSIONS ARE IN MM.

NAME OF OWNER(S) / APPLICANT(S) : PRASANTA KUMAR DAS C.A. OF 1) SRI SUBIR RANJAN GUHA ROY, 2) SRI PRABIR RANJAN GUHA ROY AND 3) SMP INFRA PVT. LTD. REPRESENTED BY IT'S DIRECTOR SRI MANOJ KUMAR AGRAWALLA

AREA OF LAND : 347.899 SQM

NAME OF L.B.S. : DIPANKAR BHOWMICK (LBS/1/841)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO–ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
R1	22°30'11" NORTH	88°21'58" EAST	8.000 M
R2	22°30'11" NORTH	88°21'58" EAST	8.000 M

PART-B:

01. AREA OF LAND : AS PER TITLE DEED AND K.M.C. ASSESSMENT RECORD = (05 K – 03 CH – 21 SFT) = 348.941 SQM
02. AS PER PHYSICAL MEASUREMENT (BOUNDARY DECLARATION) = (05 K – 03 CH – 9.78 SFT) = 347.899 SQM
03. AREA OF SPLAY CORNER = NA
04. AREA OF STRIP = NA
05. LAND AREA= 347.899 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (55.07%) = 191.588 SQM (ii) PROPOSED GROUND COVERAGE (53.64%) = 186.614 SQM
07. PROPOSED HEIGHT = 15.425 M
08. DEPTH OF BUILDING = 16.850 M
09. FRONTAGE OF PLOT = 15.079 M
10. TREE COVER AREA = 8.212 SQM (2.36%)
11. AREA OF EXISTING STRUCTURES = 491.123 SQM

12. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT			NET COVERED AREA (SQM)	EXEMPTED AREA		NET FLOOR AREA (SQM)
		CUT–OUT (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)		STAIR & STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	
GROUND FLOOR	169.764	–	0.000	0.000	169.764	21.142	2.531	146.091
1ST FLOOR	186.614	7.950	0.150	2.275	176.239	12.892	2.531	160.816
2ND FLOOR	186.614	–	0.150	2.275	184.189	12.892	2.531	168.766
3RD FLOOR	186.614	–	0.150	2.275	184.189	12.892	2.531	168.766
4TH FLOOR	186.614	–	0.150	2.275	184.189	12.892	2.531	168.766
TOTAL	916.220	7.950	0.600	9.100	898.570	72.710	12.655	813.205

13. TENEMENTS & CAR PARKING CALCULATION : (A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (No.)
A	83.907	14.802	98.709	3	3
B	83.907	14.802	98.709	3	

13. (B) BUSINESS : (i) OFFICE BUILT–UP AREA = [36.794+(167.813–7.950)]=196.657 SQM (ii) OFFICE CARPET AREA = (22.781 + 145.863) = 168.644 SQM (REQUIRED CAR PARKING = 3 Nos.)
14. TOTAL REQUIRED CAR PARKING = (3 + 3) = 6 Nos.
15. TOTAL PROVIDED CAR PARKING = 6 Nos.
16. PERMISSIBLE AREA FOR PARKING = 150.000 SQM
17. PROVIDED AREA OF PARKING = 109.663 SQM
18. PERMISSIBLE F.A.R = 2.25
19. PROPOSED F.A.R = (813.205 – 109.663) / 347.899 = 2.022 < 2.25
20. OVER HEAD TANK AREA = 7.860 SQM
21. STAIR HEAD ROOM AREA = 16.047 SQM
22. LIFT MACHINE ROOM AREA = 6.959 SQM
23. LIFT MACHINE ROOM STAIR AREA = 2.785 SQM
24. TERRACE AREA = 186.614 SQM
25. AREA OF CUPBOARD = (0.725 x 18 Nos.) = 13.050 SQM
26. ADDITIONAL AREA FOR FEES = (16.047 + 6.959 + 2.785 + 13.050) = 38.841 SQM
27. TOTAL AREA FOR FEES = (898.570 + 38.841) = 937.411 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

I/WE DO HEREBY UNDERTAKE THAT I/WE SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF WORK.

THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME/US DURING CONSTRUCTION WORK. I/WE WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT, ETC. AT THE TIME OF PLINTH LEVEL APPLICATION.

I/WE DO HEREBY ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME/US IN RESPECT OF SAFETY AND STABILITY OF ADJOINING STRUCTURE AND PROPERTIES.

DIPANKAR BHOWMICK, E.S.E. - CLASS - I I / 343 — NAME OF STRUCTURAL ENGINEER

RUPAK KUMAR BANERJEE, G.T. - CLASS - I / 3 — NAME OF GEO-TECH. ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF 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 CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE IS LYING WITH AN EXISTING STRUCTURE FULLY OCCUPIED BY THE OWNERS. THERE IS NO TENANTS. THE PLOT IS BOUNDED BY BOUNDARY WALLS.

DIPANKAR BHOWMICK, L.B.S. - CLASS - I / 841 — NAME OF L.B.S.

DECLARATION OF OWNER / APPLICANT

1. I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, 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 PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
4. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THE PREMISES.
8. THE EXISTING STRUCTURE OCCUPIED BY ME DEMOLISHED BEFORE NEW CONSTRUCTION, THERE IS NO TENANTS.

SRI PRASANTA KUMAR DAS
CONSTITUTED ATTORNEY OF
1) SRI SUBIR RANJAN GUHA ROY,
2) SRI PRABIR RANJAN GUHA ROY AND
3) SMP INFRA PVT. LTD. REPRESENTED BY IT'S DIRECTOR SRI MANOJ KUMAR AGRAWALLA

NAME OF OWNER / APPLICANT

GROUND, 1ST, 2ND, 3RD & 4TH FLOOR PLANS, ROOF PLAN, SECTION–AA, BB & CC, FRONT SIDE ELEVATION.

PROJECT :

PROPOSED G+1V STORIED RESIDENTIAL BUILDING OF HEIGHT 15.425 (U/S - 393 A OF K.M.C. ACT, 1980 UNDER K.M.C. BUILDING RULE, 2009) AT **PREMISES No. - 1 / 378, GARIAHAT ROAD, WARD No. - 93, BOROUGH - X, KOLKATA - 700068, P. S. - LAKE** UNDER THE KOLKATA MUNICIPAL CORPORATION.

PLAN CASE No.: 2023100254

BUILDING PERMIT No.: 2023100180 DATED: 12-DEC-2023

VALID UPTO: 11-DEC-2028

DEBARATI CHAKRABORTY — Digitally signed by DEBARATI CHAKRABORTY Date: 2023.12.12 13:46:13 +05'30' — DIGITAL SIGNATURE OF A.E.

TUSHAR JATI — Digitally signed by TUSHAR JATI Date: 2023.12.12 13:48:01 +05'30' — DIGITAL SIGNATURE OF E.E.