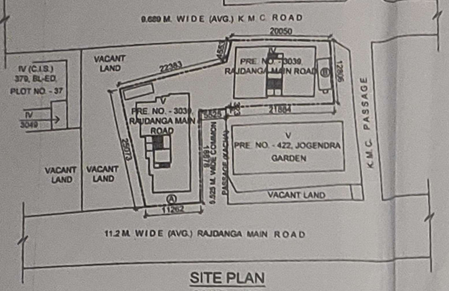
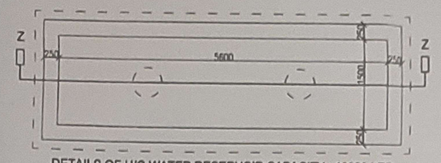
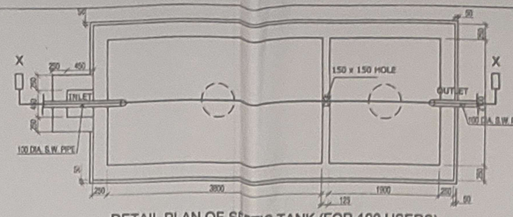


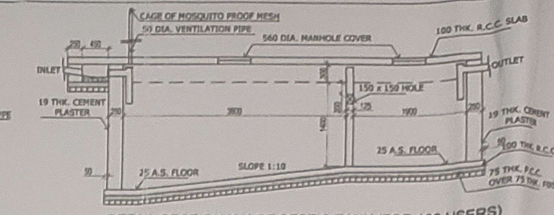
SITE PLAN
SCALE - 1:600



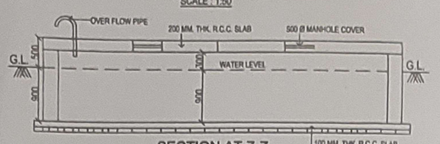
DETAILS OF U/G WATER RESERVOIR CAPACITY : 10000 LTS.
SCALE : 1:50



DETAIL PLAN OF SEPTIC TANK (FOR 100 USERS)
SCALE = 1:50

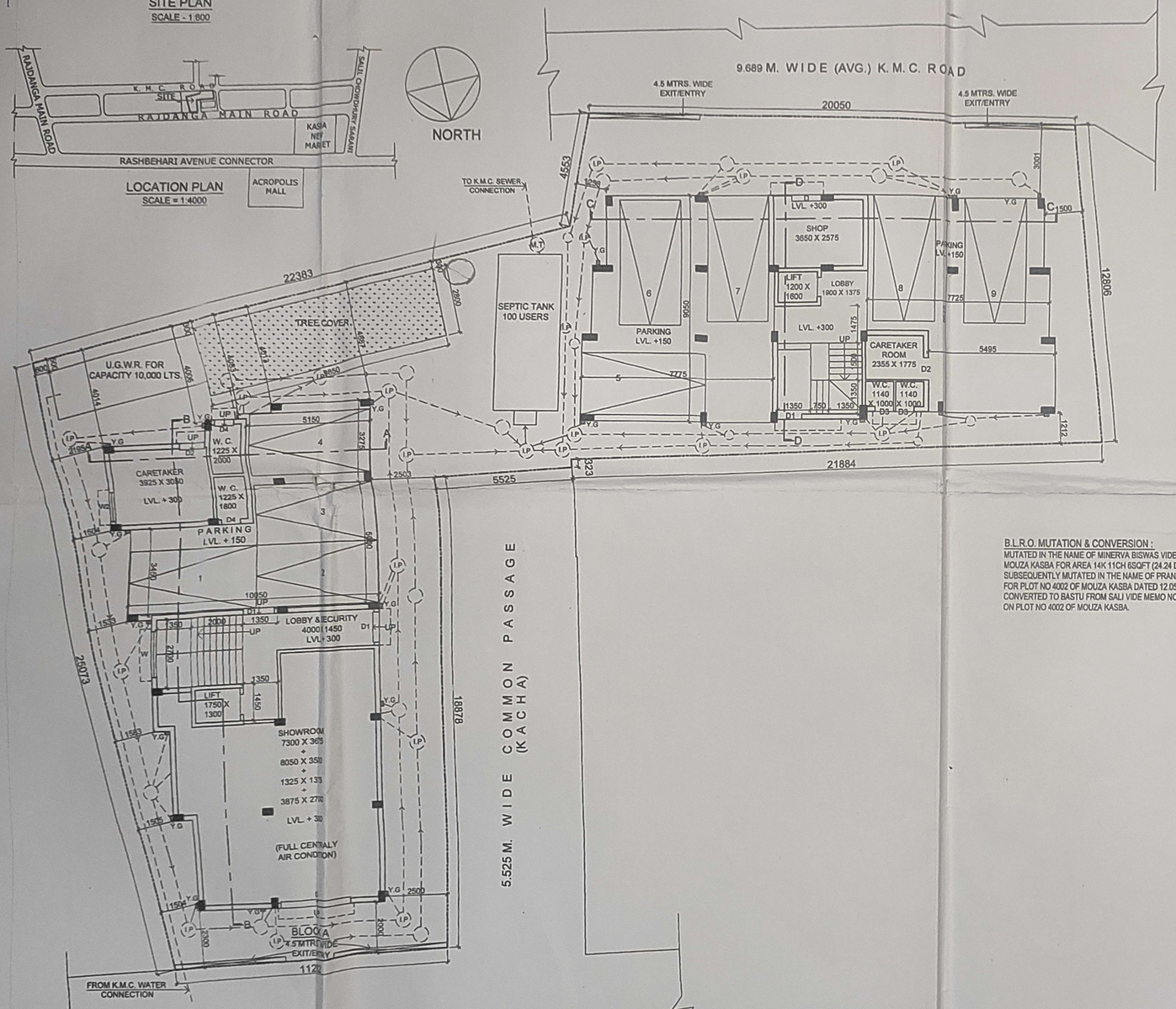


DETAIL SECTION X-X OF SEPTIC TANK (FOR 100 USERS)
SCALE = 1:50



SECTION AT Z-Z
SCALE = 1:50

LOCATION PLAN
SCALE = 1:4000



GROUND FLOOR PLAN
BLOCK A & BLOCK B
SCALE - 1:100

B.L.R.O. MUTATION & CONVERSION :
MUTATED IN THE NAME OF MINERVA BISWAS VIDE M/CASE NO 248/2011 FOR PLOT NO 4002 OF MOUZA KASBA FOR AREA 14K 11CH 65SQFT (24.24 DEC) DT. 13.04.2011.
SUBSEQUENTLY MUTATED IN THE NAME OF PRANAB BISWAS FOR 12.12 DEC VIDE M/CNO-481/17 FOR PLOT NO 4002 OF MOUZA KASBA DATED 12.05.17.
CONVERTED TO BASTU FROM SALI VIDE MEMO NO 6/P/1476(2-5) DATED 08.11.11. FOR 0.24 ACRES ON PLOT NO 4002 OF MOUZA KASBA.

PERMISSIBLE TOP ELEVATION - 33.00 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMGL)			SITE ELEVATION
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		
	LATITUDE	LONGITUDE	
A	22°30'48.1"N	88°23'40.2"E	6.6 M.
B	22°30'47.1"N	88°23'39.2"E	6.6 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

CERTIFICATE OF STRUCTURAL ENGINEER :
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS. THE REPORT OF SOIL TEST DONE BY RUPAK KUMAR BANERJEE HAVE BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

NAME OF STRUCTURAL ENGINEER
JAYDEB DEY
ESE / II /605

CERTIFICATE 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VEW.

NAME OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
GT/03(K.M.C.)

DECLARATION OF OWNERS :
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & E.S.E DURING CONSTRUCTION. WE SHALL FLOW THE INSTRUCTION OF L.B.A. & E.S.E DURING CONSTRUCTION OF BUILDING (IS PER PLAN). THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF BUILDING AND ADJOINING STRUCTURE IF ANY SUBMITED DOCUMENTS ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANTION PLAN. THE CONSTRUCTION OF U.G.W.R. TAKEN UNDER THE GUIENCE OF L.B.A. /E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTITY BY US. THE PLOT IS A VACANT LAND AND THERE IS NO TENANT.

NAME OF OWNERS
MINERVA BISWAS
PRANAB BISWAS

OFFICE USE

B. P. NO. - 2023120122

DATE - 09-JUN-23

VALID UPTO - 08-JUN-28

DEBASIS SOM — Digitally signed by DEBASIS SOM Date: 2023.06.09 13:13:53 +05'30'
DIGITAL SIGNATURE OF A.E.

SHIBA PRASAD JANA — Digitally signed by SHIBA PRASAD JANA Date: 2023.06.09 13:19:23 +05'30'
DIGITAL SIGNATURE OF E.E.

NOTE :
1. ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
2. ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
4. ALL DIMENSION ARE IN MM.
5. ALL THE EXTURNAL WALLS ARE 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM. THICK UNLESS SPECIFIED.
6. DEPTH OF SEMI U.G. WATER RESERVOIRS & SEPTIC TANK NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.

MAIN CHARACTERTICS OF THE PLAN PROPOSAL

PART A :
1. ASSESSEE NO. - 311071634880
2. DETAILS OF REGISTERED DEED :
I) BOOK NO. - I, II) VOLUME NO. 1901 - 2016, III) PAGE - 228050 TO 228074,
IV) BEING NO. - 190106870, V) YEAR - 2016
ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - I KOLKATA, WEST BENGAL
3. DETAILS OF BOUNDARY DECLARATION :
I) BOOK NO. - I, II) VOLUME NO. 1603 - 2021, III) PAGE - 401671 TO 401686
IV) BEING NO. - 160313371, V) YEAR - 2021
DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS, WEST BENGA
4. AREA OF THE PLOT OF LAND :
AS PER DEED = 982.999 SQM. (14 KH. 11 CH. 6 SFT.)
AS PER BOUNDARY DECLARATION = 699.026 SQM. (10 KH. 7 CH. 9 SFT.)
5. NO. OF TENEMENTS = 14 NOS.

PART B :
1. AREA OF LAND = 982.999 SQM. SQM. (AS PER TITLE DEED)
699.026 SQM. (AS PER BOUNDARY DECLARATION)
2. WIDTH OF ROAD = 11.20 M. (AVG.) & 9.689 M. (AVG.) (11.542 M., 5.521 M., 7.949 M., 11.34 M., 7.276 M.)
3. PERMISSIBLE F.A.R. = 2.25
4. PROPOSED F.A.R. = 1.768
5. (i) PERMISSIBLE GROUND COVERAGE (50.00 % OF L.A.) = 349.513 SQM.
(ii) PROPOSED GROUND COVERAGE (49.923 % OF) = 348.974 SQM.
6. PERMISSIBLE TOTAL COVERED AREA = 1572.808 SQM. + CAR PARKING
7. PROPOSED HEIGHT = 15.425 M. & 12.400 M

8.A. PROPOSED AREA :- RESIDENTIAL BLOCK A

FLOOR MKD.	COVERED AREA (RESIDENTIAL)	CUT OUT (LIFT WELL+SHAFT)	GROSS FLOOR AREA	EXEMPTED AREA: STAIR+STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
GR. FL.	106.509 SQM.	0	106.509 SQM.	12.89 SQM.	1.958 SQM.	91.862 SQM.
1ST FL.	181.059 SQM.	2.275 SQM.	178.784 SQM.	12.89 SQM.	1.958 SQM.	164.137 SQM.
2ND FL.	181.059 SQM.	2.275 SQM.	178.784 SQM.	12.89 SQM.	1.958 SQM.	164.137 SQM.
3RD FL.	181.059 SQM.	2.275 SQM.	178.784 SQM.	12.89 SQM.	1.958 SQM.	164.137 SQM.
4TH FL.	181.059 SQM.	2.275 SQM.	178.784 SQM.	12.89 SQM.	1.958 SQM.	164.137 SQM.
TOTAL	830.747 SQM.	9.100 SQM.	821.647 SQM.	63.45 SQM.	9.788 SQM.	748.409 SQM.

8.A.(I) PROPOSED AREA :- MERCANTILE BLOCK A

GR. FL.	74.550 SQM.	0	74.550 SQM.	0	0	74.550 SQM.

8.B. PROPOSED AREA :- RESIDENTIAL BLOCK B

FLOOR MKD.	COVERED AREA (RESIDENTIAL)	CUT OUT (LIFT WELL+SHAFT)	GROSS FLOOR AREA	EXEMPTED AREA: STAIR+STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
GR. FL.	155.616 SQM.	0	155.616 SQM.	13.365 SQM.	2.613 SQM.	139.639 SQM.
1ST FL.	167.915 SQM.	3.045 SQM.	164.870 SQM.	13.365 SQM.	2.337 SQM.	149.168 SQM.
2ND FL.	167.915 SQM.	3.045 SQM.	164.870 SQM.	13.365 SQM.	2.337 SQM.	149.168 SQM.
3RD FL.	167.915 SQM.	3.045 SQM.	164.870 SQM.	13.365 SQM.	2.337 SQM.	149.168 SQM.
TOTAL	659.361 SQM.	9.135 SQM.	650.226 SQM.	53.460 SQM.	9.625 SQM.	587.141 SQM.

8.B.(I) PROPOSED AREA :- MERCANTILE BLOCK B

GR. FL.	12.299 SQM.	0	12.299 SQM.	0	0	12.299 SQM.

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

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT A	81.415 SQM.	13.648 SQM.	95.064 SQM.	4	2 NO.
FLAT B	81.737 SQM.	13.702 SQM.	95.440 SQM.	4	2 NO.

9.A.(I) MERCANTILE BLOCK A :

MARKED	CARPET AREA		REQUIRED CAR PARKING
GROUND FLOOR (MERCANTILE)	67.038 SQM.		1 NO.

9.B. TENEMENTS & CAR PARKING CALCULATION BLOCK B :-
(A) RESIDENTIAL :

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT C	74.843 SQM.	13.965 SQM.	88.808 SQM.	3	3 NO.
FLAT D	72.701 SQM.	13.556 SQM.	86.257 SQM.	3	

9.B.(I) MERCANTILE BLOCK B :

MARKED	CARPET AREA		REQUIRED CAR PARKING
GROUND FLOOR (MERCANTILE)	9.555 SQM.		0 NO.

10A. TOTAL REQUIRED CAR PARKING = 8 NOS. (BLOCK A 5 NOS. & BLOCK B 3 NOS.)
B. TOTAL PROVIDED CAR PARKING : COVERED = 09 NOS. & OPEN = 01 NOS.
11. PERMISSIBLE AREA FOR PARKING = 200.00 SQM.
12. PROVIDED AREA OF PARKING = 184.633 SQM.
13. PERMISSIBLE F.A.R. = 2.25
14. PROPOSED F.A.R = (1422.399 - 184.633) / 699.026 = 1.771 < 2.25
15. STAIR HEAD ROOM AREA = 15.095 + 17.436 = 32.531 SQM.
16. LIFT MACHINE ROOM AREA = 10.010 + 5.949 = 15.959 SQM.
17. LIFT MACHINE ROOM STAIR AREA = 3.175 SQM.
18. OVER HEAD TANK AREA = 6.49 + 7.020 = 13.510 SQM.
19. TERRACE AREA = 181.059 + 167.915 = 348.974 SQM.
20. ADDITIONAL FOR FEES (EXEMPTED + LMR STAIR) = 139.498 SQM.
21. TOTAL EXEMPTION AREA (STAIR + LIFT LANDING) = 136.323 SQM.
22. GROSS FLOOR AREA = 1558.722 SQM.
23. CUPBOARD AREA = 23.45 + 12.840 = 36.290 SQM. (2.328 %)
23. TREE COVERED REQUIRED = 3.896 %
23. TREE COVERED PROVIDED = 27.58 SQM. (3.945%)

CERTIFICATE OF ARCHITECT :
I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C BUILDING RULE-2009 AS AMENDED FROM TIME TO TIME THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE SITE. THE PLOT IS DEMARCATE BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGISTERED DEED PLAN/BOUNDARY DECLARATION. THE PLOT IS BEYOND 500 M. FROM C/L OF E.M. BYE PASS.

NAME OF ARCHITECT
SUPRATIM CHOUDHURY
CA/2002/28858

PROPOSED G+IV (HEIGHT: 15.425 M.) & G+III (HEIGHT: 12.400M.) STORIED RESIDENTIAL BUILDING AT PRE. NO. - 3039, RAJDANGA MAIN ROAD, WARD NO. - 107, BOROUGH - XII, P.S. - KASBA, P.O. - EAST KOLKATA TOWNSHIP, KOLKATA - 700107, DIST. - 24 PARGANAS (SOUTH), DAG NO. - 4002, KHATIAN NO. - 430, J.L. NO. - 13, MOUZA - KASBA, U/S 393A OF K.M.C. ACT 1980 & COMPLYING BUILDING RULES 2009

NORTH

ARCHITECTS :
NEXUS
528, P. PALLY, KOL. - 60, M. NO. - 9830264868

SCALE	DATE	REV. DATE	DRAWNED BY	CHECKED BY	SHEET NO.
1:100	01-02-22	16-08-22	A.R.	S.C	1