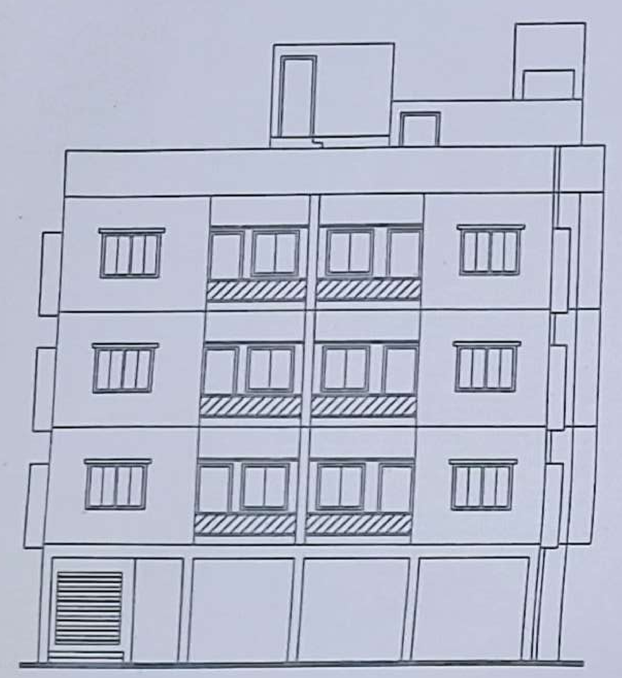
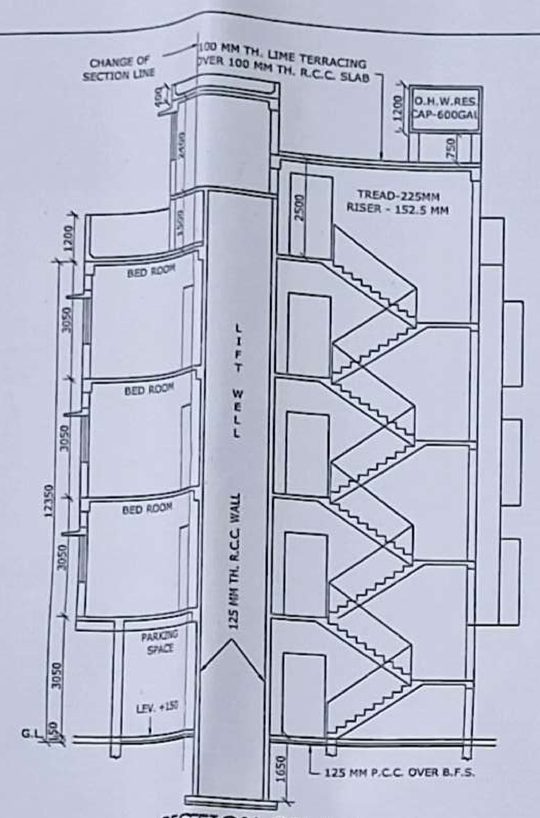
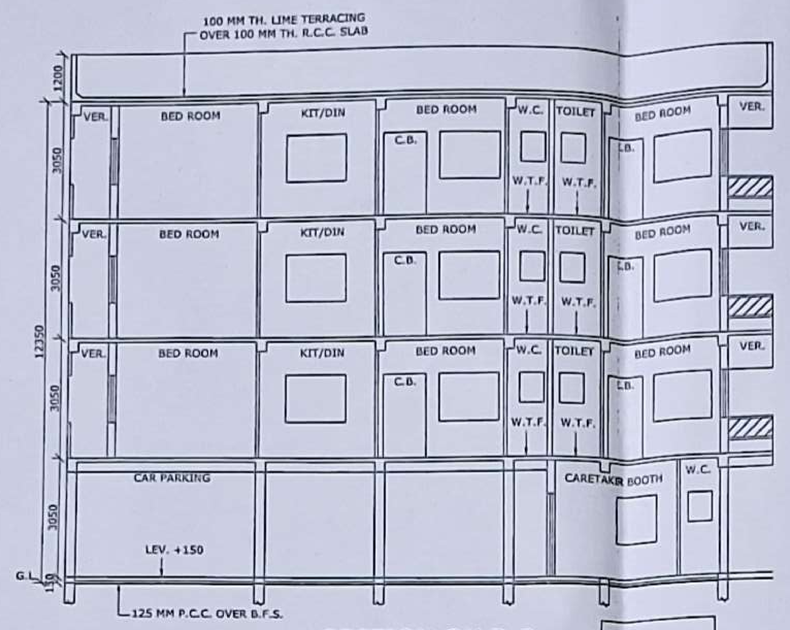


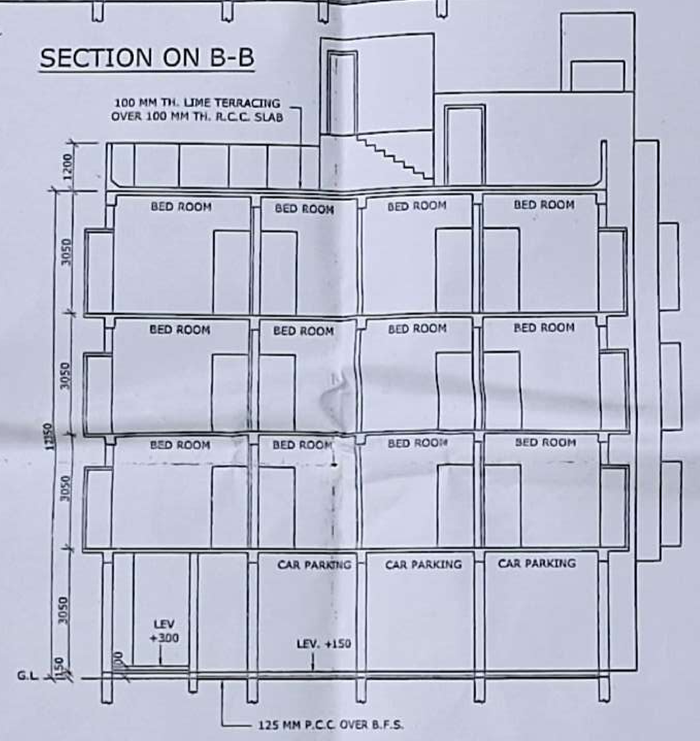
FRONT ELEVATION




SECTION ON A-A




SECTION ON B-B




SECTION ON C-C

| Co-ordinate in WGS 84 and site elevation (AMSL) | | | |
|---|---|---|---|
| Reference points marked in the site plan of the proposal | Co-ordinate in WGS 84 | | Site Elevation (AMSL) |
| | Latitude | Longitude | |
| "A. B" | 22° 49' 35" N | 88° 37' 75" E | 5.50 M |

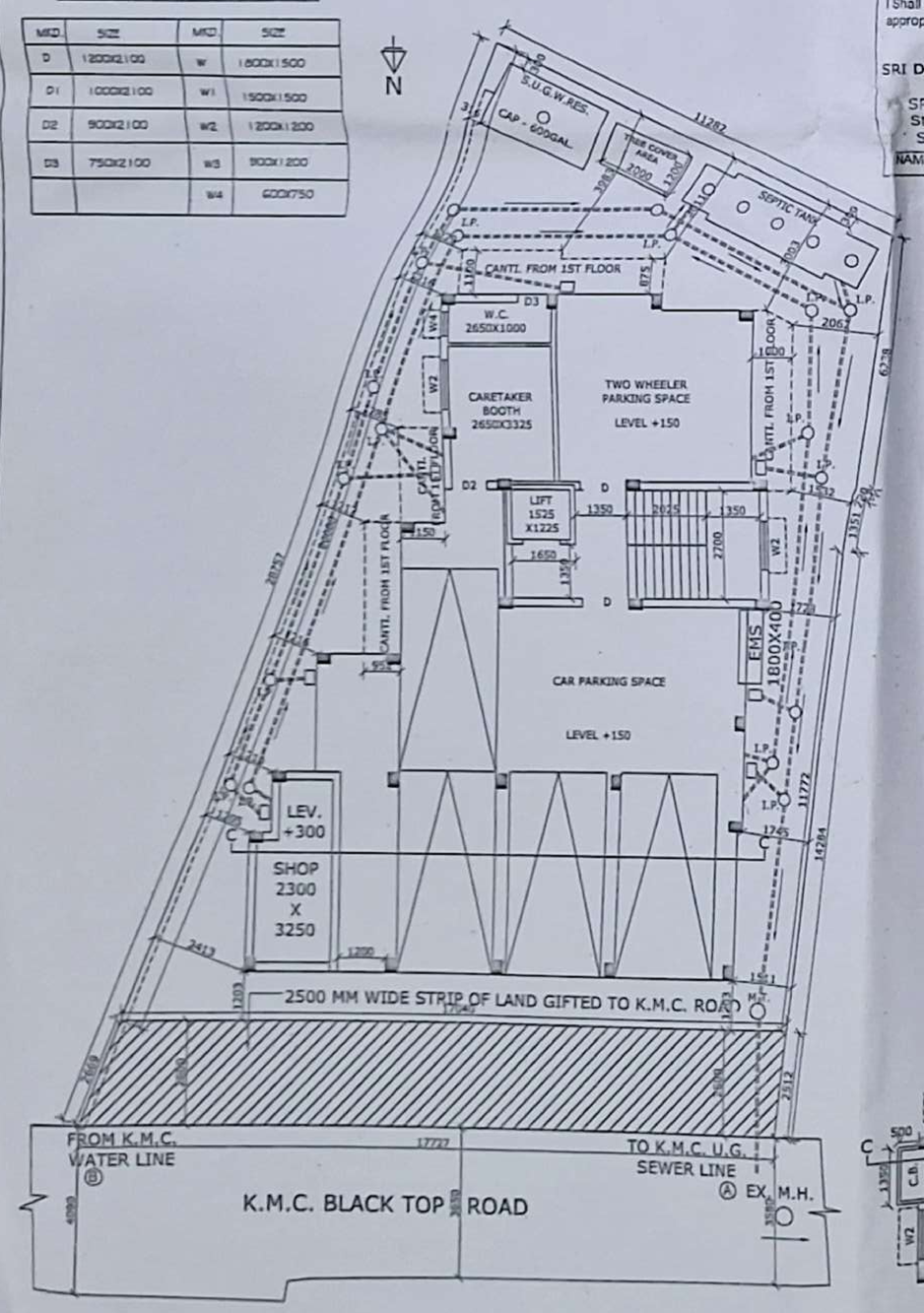
The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

SRI DEBOPRIYO DHAR Proprietor of
M.M. ENTERPRISE C.A. OF
SRI. DIPAK ROY CHOUDHURY,
SMT. GOURI ROY CHOWDHURY
SRI SANKAR PRASAD GHOSH
NAME OF THE OWNERS/APPLICANT

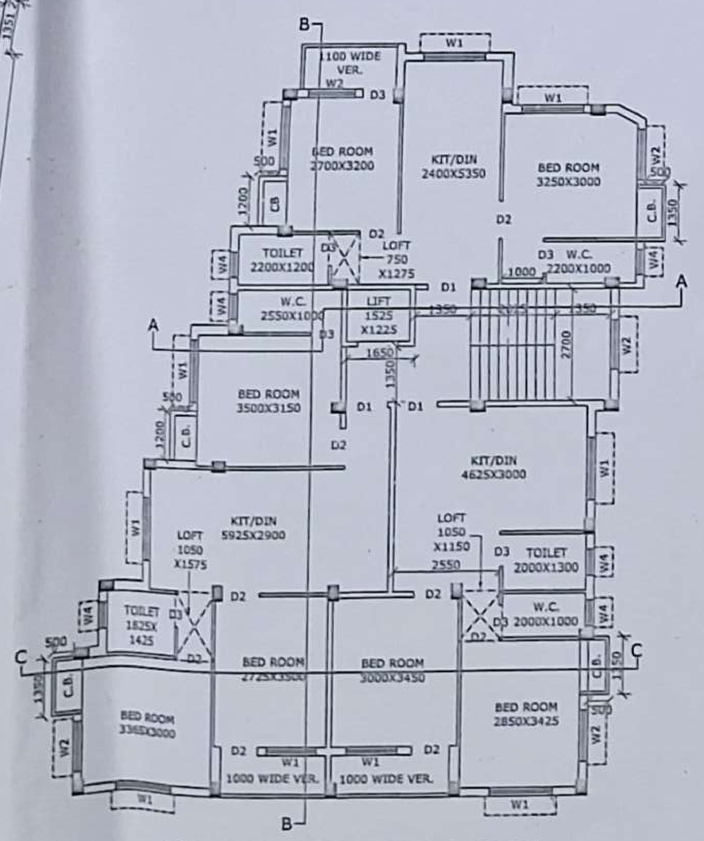
PRODYUT BHUSAN BHAUMIK
L.B.S. NO. 1037/I
NAME OF THE L.B.S.

SCHEDULE OF DOORS AND WINDOWS

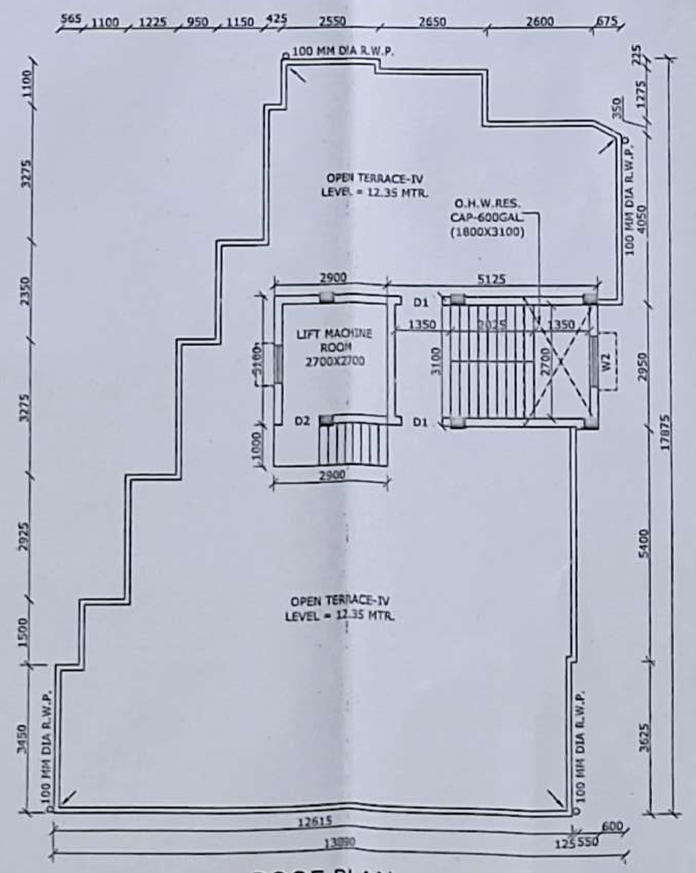
| MKD | SIZE | MKD | SIZE |
|---|---|---|---|
| D | 1200X2100 | W | 1800X1500 |
| D1 | 1000X2100 | W1 | 1500X1500 |
| D2 | 900X2100 | W2 | 1200X1200 |
| D3 | 750X2100 | W3 | 900X1200 |
| | | W4 | 600X750 |




GROUND FLOOR PLAN




1ST, 2ND & 3RD FLOOR PLAN




ROOF PLAN

# PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF BUILDING RULE 2009 AND K.M.C. ACT. 1980 AT PREMISES NO. 44, SANTOSHPUR WEST ROAD, WARD -103, BOROUGH-XI, UNDER K.M.C. OF MOUZA - SANTOSHPUR, E.P. NO. 192, S.P. NO. - 174, CS KHATIAN NO.-20(P), J.L. NO. 22, P.S. - SURVEY PARK.(SHEET NO. 2 OF 2)

## SPECIFICATIONS:

1. ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.
2. DEPTH OF THE FOUNDATION OF SEPTIC TANK AND U.G.WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.
3. 200 THK. OUTSIDE BRICK WORK WITH CEMENT SAND MORTAR 1:6 AND 125,75 THK. BRICKWORK WITH 1:4 CEMMENT MORTAR.
4. R.C.C. WORK WITH STONECHIPS, SAND, AND CEMENT (3:1.5:1) GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-500.
5. PLASTERING WITH SAND CEMENT MORTAR 1:4 FOR CEILING AND 1:6 FOR WALL
6. P.C.C. WITH BK. KHOA, SAND, CEMENT (6:3:1)
7. LIME TERRACING WITH BK. KHOA, SURKI AND LIME (7:2:2).

## DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF THE GEO-TECHNICAL ENGINEER
KALLOL KUMAR GHOSHAL
Geo-tech No. 14 /II

## E.S.E. DECLARATION

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE SOIL TEST HAS BEEN DONE BY KALLOL KR. GHOSHAL OF M. A. S. OF 4, GARFA LANE, KOLKATA - 700 075
THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ASOK CHAKRABARTI
E.S.E. NO. 135/I
NAME OF THE STRUCTURAL ENGINEER

## L.B.S./L.B.A. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED MY ME.
IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
THE LAND IS DEMARCATED BY BOUNDARY WALL.
THE PLOT IS BEYOND 500 MR. FROM C/L OF E.M. BYE PASS.
THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
WIDTH OF FRONT ABUTING ROAD IS 3.58 MTR. (MINIMUM)
NATURE OF ROAD IS BLACK TOP ROAD MAINTAINED BY KMC.
THERE IS AN EXISTING BUILDING STRUCTURE
THE PLOT IS FULLY OCCUPIED BY THE OWNER.
SITE PLAN AND KEY PLAN CONFORM WITH THE SITE.

PRODYUT BHUSAN BHAUMIK
L.B.S. NO. 1037/I
NAME OF THE L.B.S.

## OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPTT. INSPECTION SITE WAS IDENTIFIED BY ME.

NAME OF THE OWNER
SRI DEBOPRIYO DHAR Proprietor of
M.M. ENTERPRISE C.A. OF
SRI. DIPAK ROY CHOUDHURY,
SMT. GOURI ROY CHOWDHURY
SRI SANKAR PRASAD GHOSH

BUILDING PERMIT NO: 2023110042 — VALID UPTO :27.04.2028

SANCTION DATE : 28.04.2023

MODHU SUDAN HALDER — Digitally signed by MODHU SUDAN HALDER, Date: 2023.04.28 13:12:20 +05'30'
DIGITAL SIGNATURE OF A.E.

ARUN KANTI GHOSH — Digitally signed by ARUN KANTI GHOSH, Date: 2023.04.28 13:09:36 +05'30'
DIGITAL SIGNATURE OF E.E.

## MAIN CHARACTERSTICS OF THE PROPOSAL

PART A

1. ASSESSEE NO. 31-103-42-0044-4
3. Name of the owners:
SRI. DIPAK ROY CHOUDHURY,
SMT. GOURI ROY CHOWDHURY
SRI SANKAR PRASAD GHOSH
Name of the applicant:
SRI DEBOPRIYO DHAR Proprietor of M.M. ENTERPRISE C.A. OF
SRI. DIPAK ROY CHOUDHURY,
SMT. GOURI ROY CHOWDHURY
SRI SANKAR PRASAD GHOSH
4. Details of Registered Deed:
A. Book - I,Volume No.-1603-2022
Page no.-46603-46630
Being no. - 160313791
Year : 2021, Date :01.02.2022
Reg. at D.S.R.-III, 24 Parganas (S)
B. Book - I,Volume No.-1603-2022
Page no.-45826-45854
Being no. - 160313790
Year : 2021, Date :01.02.2022
Reg. at D.S.R.-III, 24 Parganas (S)
C. Book - I,Volume No.-1606-2020
Page no.-18206-18231
Being no. - 160600476
Year : 2020, Date :10.02.2020
Reg. at A.D.S.R.-Sealdah
D. Book - I,Volume No.-1606-2020
Page no.-18180-18205
Being no. - 160600475
Year : 2020, Date :10.02.2020
Reg. at A.D.S.R.-Sealdah
E. Book - I,Volume No.-4
Page no.-237-240
Being no. - 285
Year : 1990
Reg. at A.D.S.R.,Alipore, South 24 Pgs.
F. Book - I,Volume No.-1
Page no.-121-124
Being no. - 31
Year : 2009
Reg. at A.D.R.S.,Alipore, South 24 Pgs.
G. Book - I,Volume No.-1
Page no.-125-128
Being no. - 32
Year : 2009
Reg. at A.D.R.S.,Alipore, South 24 Pgs.
H. Book - I,Volume No.-2
Page no.-77-80
Being no. - 32
Year : 2006
Reg. at A.D.R.S.,Alipore, South 24 Pgs.
2. Details of Power of attorney, if any -
Book - I, Volume No.- 1603-2022
Page no.- 52552-52580
Being No.- 160313976
Year :2021, DT. 03.02.2022
Reg. at. D.S.R.-III, 24 Parganas (S)

Details of Boundary Declaration
Book - I, Volume No.- 1603-2022
Page no.- 604044-604055
Being No.- 160318743
Year :2022, DT. 07.12.2022
Reg. at. D.S.R.-III, 24 Parganas (S)

Details of strip of land
Book - I, Volume No.- 1603-2022
Page no.- 604032-604043
Being No.- 160318745
Year :2022, DT. 07.12.2022
Reg. at. D.S.R.-III, 24 Parganas (S)

PART- B

1. Area of land :
As per title deed =345.132 SQ.M.(05 KH - 02 CH - 25 SQ.FT. )
As per boundary declaration = 354.315 SQ.M. (05 KH - 04 CH -33.846 SQ.FT.)

Area of strip of land = 43.459 SQ.M.
2. Net area of land: 354.315 - 43.459 = 310.856 Sq.m.
(after free gift / splayed corner ) strip of land relinquished , strip of land gifted to KMC
3. Permissible Ground coverage : 55.167 % = 190.399 sq.m.
4. Proposed Ground coverage : 53.183 = 183.55 sq.m.
5. Proposed Area:

| Floor Mkd. | Total Floor Area | Total Exempted Area | | | | Net Floor Are |
|---|---|---|---|---|---|---|
| | | Stair+Stair lobby | Str. well | Lift+Lift lobby | | |
| Ground Floor | 168.430 | 12.757 | -- | -- | +2.227 | 153.446 sq.m |
| 1st Floor | 183.550 | 12.757 | -- | 1.868 | +2.227 | 166.698 sq.m |
| 2nd Floor | 183.550 | 12.757 | -- | 1.868 | +2.227 | 166.698 sq.m |
| 3rd Floor | 183.550 | 12.757 | -- | 1.868 | +2.227 | 166.698 sq.m |
| | | | | | | |
| Total | 719.080 sq.m. | 51.028 sq.m. | -- | 5.604 | +8.908 | 653.540 Sq.m |

6. Parking Calculation
(A)

| Tenament Size | Tenament No. | Required Parking |
|---|---|---|
| 55.929 SQ.M. | 3 nos. | 1 no. |
| 60.289SQ.M. | 3 nos. | |
| 77.008 SQ.M. | 3 nos. | 1 no. |
| | Total Required Parking | 2 nos. |

(B) No. of Parking provided = covered = 4 nos. & Open = nil
(C) Permissible area of parking a) Ground floor = 2 No. x 25
b) Basement = nil
(D) Actual area of parking provided=122.305 sq.m. a)Ground flor=122.305 sq.m.
b) Basement = nil
7. Permissible F.A.R. = 1.75
8. Proposed F.A.R. = 1.749
9. Statement of other areas

| Floor | Loft | Cupboard | Ledge / Tend |
|---|---|---|---|
| Ground Floor | – | – | – |
| 1st Floor | 3.818 | 3.225 | – |
| 2nd Floor | 3.818 | 3.225 | – |
| 3rd Floor | 3.818 | 3.225 | – |
| Total | 11.454 sq.m. | 9.675 sq.m. | – |

10. Stair Case area =15.888 sq.m.
11. Lift machine room area =8.990 sq.m.
12. O.H.W.Res. area = 5.58 sq.m.
13. Additional area for fees = 34.553 sq.m.
14. Lift machine room stair area = 2.90 Sq.m.
15. Tree cover area = 2.40 sq.m.
16. Relaxation of authority, if any= nil
17. Shop area : Covered area = 10.736 Sq.m ,Carpet area = 7.495 Sq.m