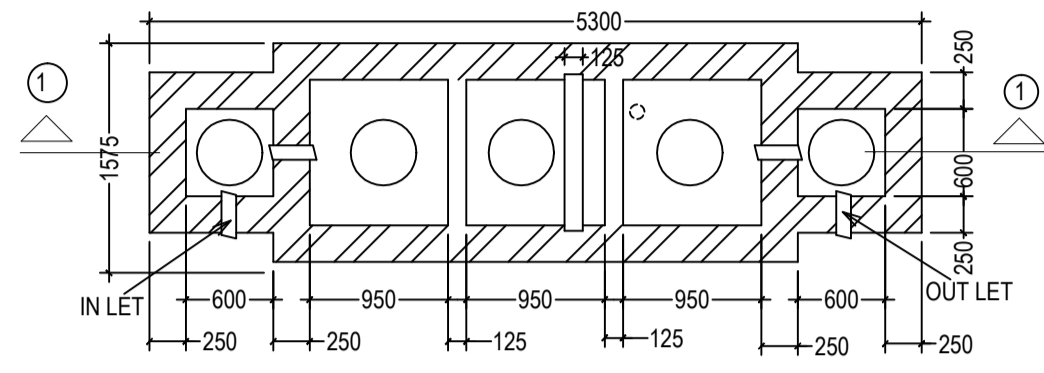


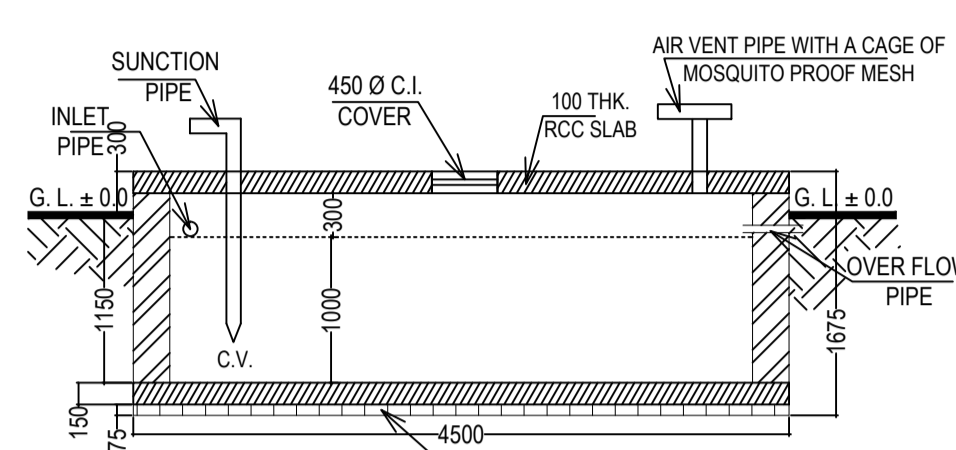
SECTION THROUGH 1-1. SCALE : 1 : 50



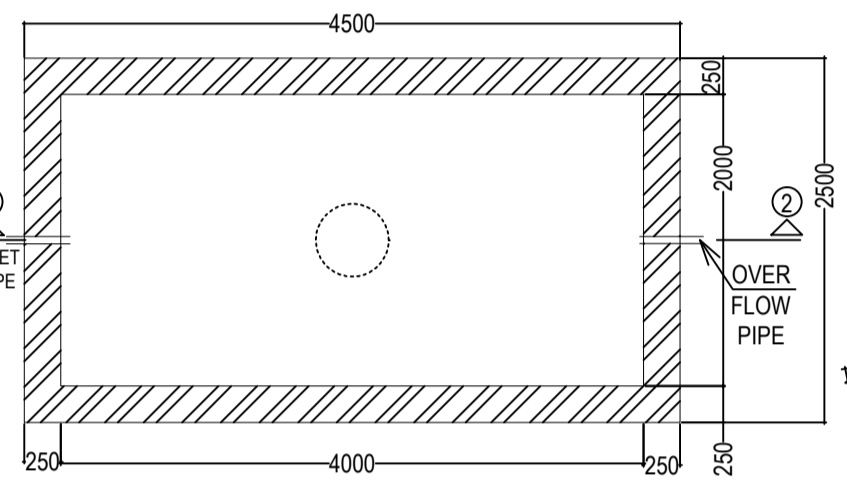
PLAN DETAIL OF SEPTIC TANK (FOR 40 USERS)
SCALE : 1 : 50.

BLOCK	FLOOR AREA (SQ.M)	STAIR AREA (SQ.M)	LIFT LOBBY (SQ.M)	CAR PARKING AREA	CAR PARKING AREA MAX. LIMIT (SQ.M)	TOTAL FLOOR AREA FOR F.A.R	PROPOSED F.A.R
A	890.783 SQ.M.	63.450 SQ.M.	12.655 SQ.M.	120.246 SQ.M.	120.246 SQ.M.	694.432 SQ.M.	1.739

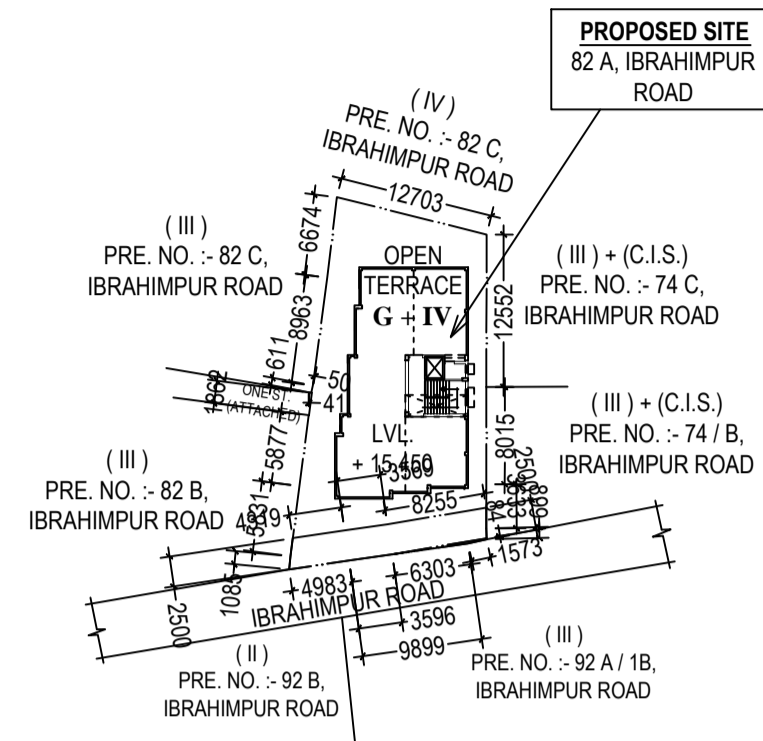
BLOCK	FLOOR AREA (SQ.M.)	STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	L.M.R. AREA (SQ.M.)	S. H. R. AREA (SQ.M.)	R. W. C. AREA (SQ.M.)	CUPBOARD AREA (SQ.M.)	LOFT AREA (SQ.M.)	TOTAL AREA (SQ.M.)
A	814.678 SQ.M.	63.450 SQ.M.	12.655 SQ.M.	6.767 SQ.M.	15.836 SQ.M.	2.876 SQ.M.	12.900 SQ.M.	9.464 SQ.M.	938.626 SQ.M.



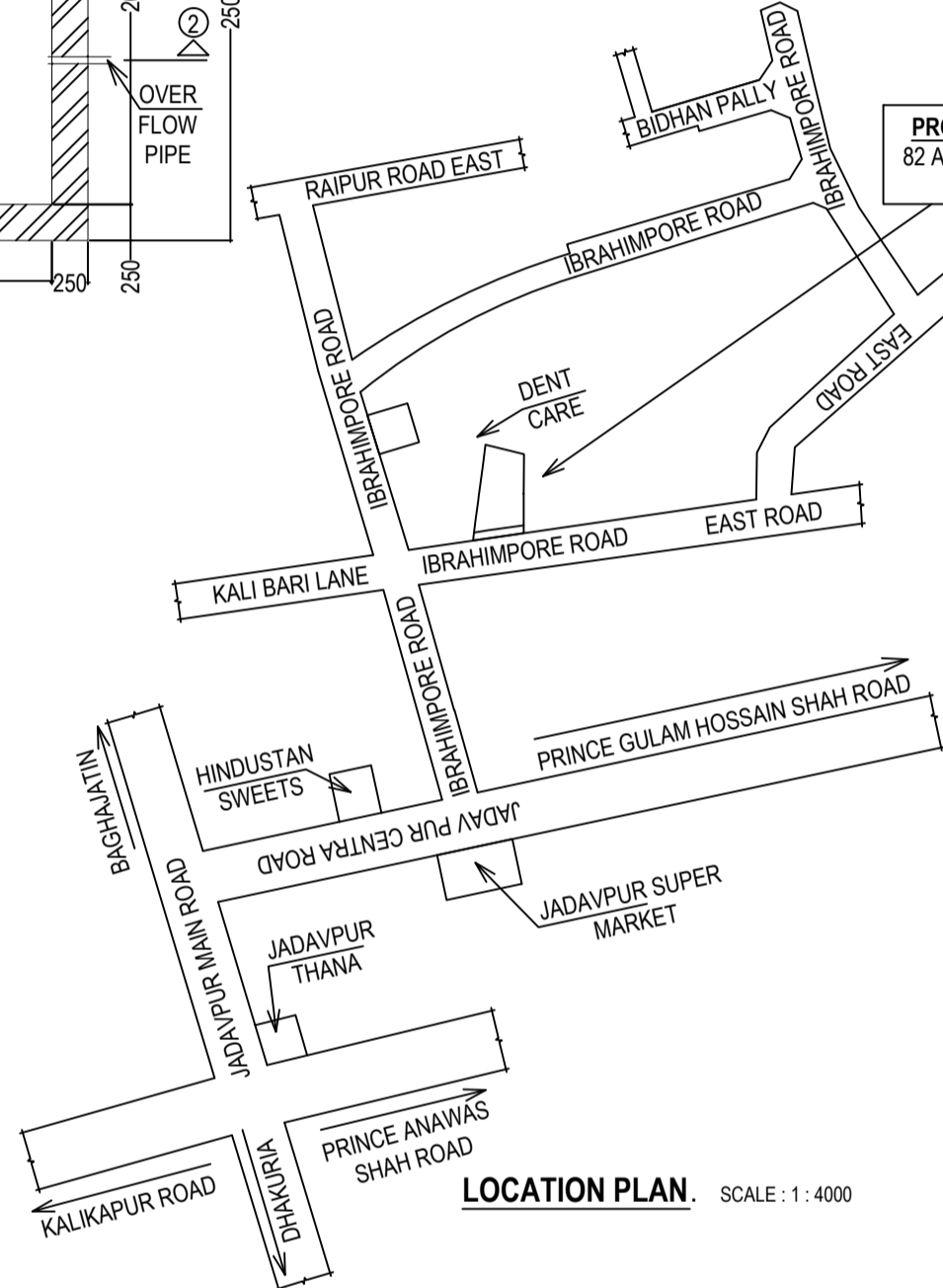
SECTION AT 2-2
SCALE : 1 : 50



SEMI UNDER GROUND WATER RESERVOIR (CAPACITY : 8,000 LTS.)
SCALE : 1 : 50



SITE PLAN. SCALE : 1 : 600

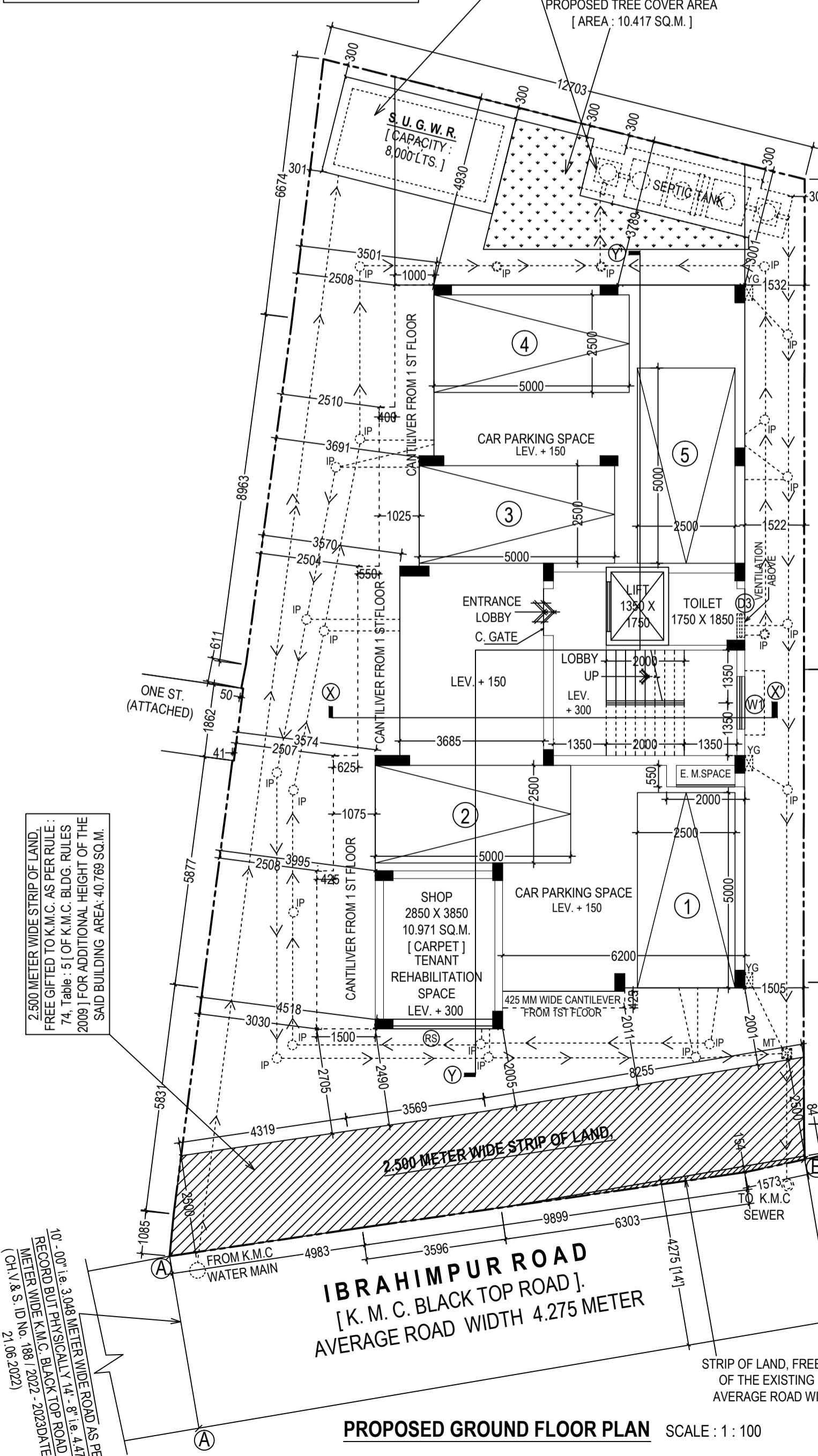


LOCATION PLAN. SCALE : 1 : 400

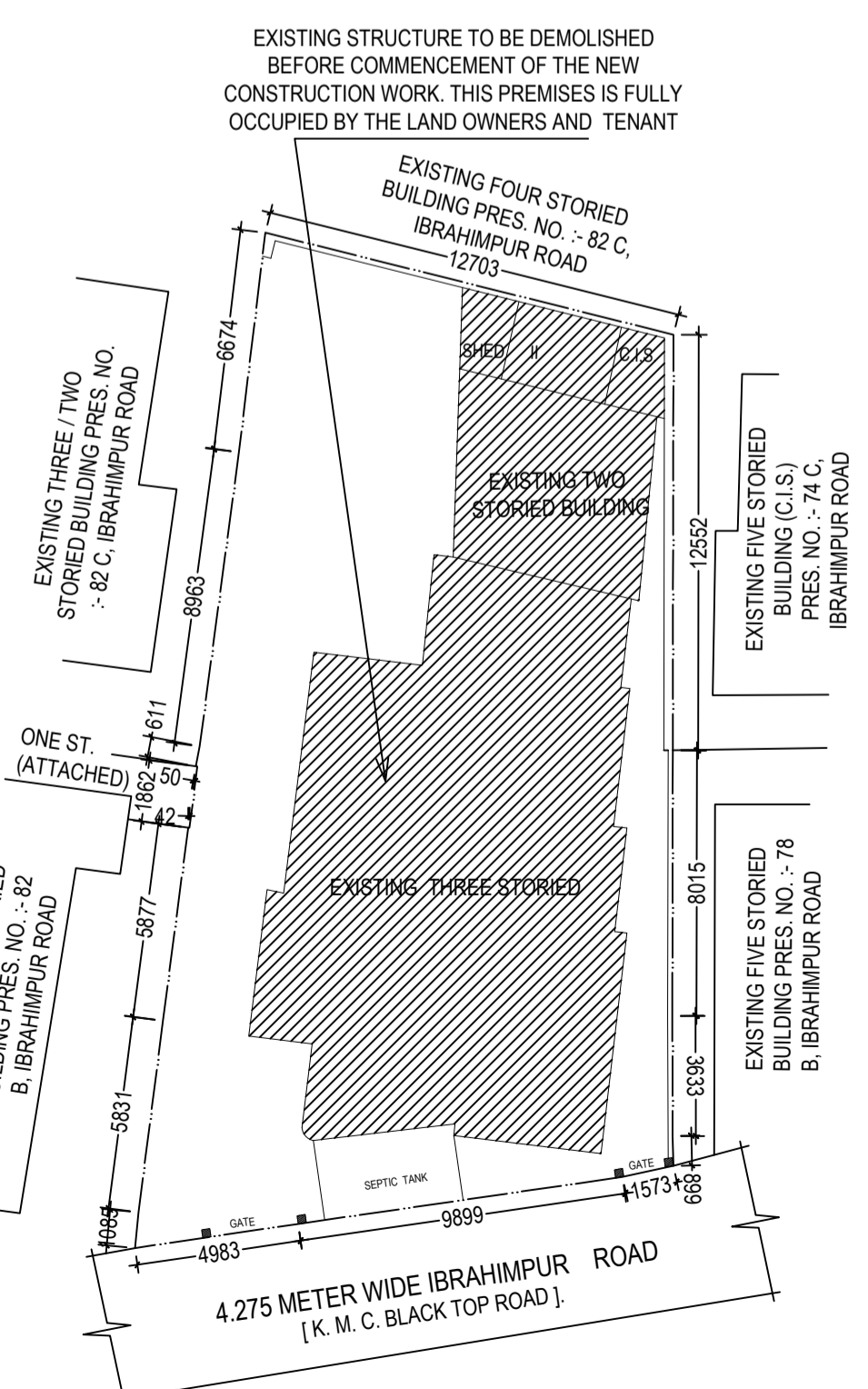
AVERAGE BACK AREA :
(TOTAL AVERAGE BACK AREA / REAR SITE BUILDING LENGTH)
= 37.738 / (1000 + 7960)
= 37.738 / 8960
= 4.212 METER WIDE AVERAGE BACK.

NOTES -
1) THE DEPTH OF SEPTIC TANK AND SEMI UNDERGROUND WATER RESERVOIR NOT EXCEED THE DEPTH OF COLUMN FOUNDATION.
2) PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE ALONG WITH CONSTRUCTION OF BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.

480 / M.A. / O / C-4 / 3R - 13 / 2012. DATE : 21 / 10 / 2014.



PROPOSED GROUND FLOOR PLAN SCALE : 1 : 200



EXISTING FLOOR PLAN SCALE : 1 : 200

ABSTRACT AREA STATEMENT :
LAND AREA : 06 KH - 01 CH - 01 SQ.FT. i.e. 405.611 SQ.M. [AS PER DEED & ASSESSMENT BOOK COPY]
LAND AREA : 05 KH - 15 CH - 23 SQ.FT. i.e. 399.294 SQ.M. [AS PER BOUNDARY DECLARATION]
AREA OF THE STRIP OF LAND [FREE GIFTED TO K. M. C. FOR WIDENING OF THE EXISTING ROAD FOR 14' - 0" i.e. 4.275 METER WIDE] : 0.674 SQ.M. i.e. 7 SQ.FT.
AREA OF THE STRIP OF LAND [2.500 METER WIDE STRIP OF LAND, FREE GIFTED TO K.M.C. AS PER RULE : 74, Table : 5] OF K.M.C. BLDG. RULES 2009] FOR ADDITIONAL HEIGHT OF THE SAID BUILDING : 40.769 SQ.M. i.e. 439 SQ.FT.
NET LAND AREA : (399.294 - 0.674 - 40.769) = 357.851 SQ.M
[EXISTING ACCESS : 14' - 0" i.e. 4.275 METER AVG. WIDE IBRAHIMPUR ROAD.
[K.M.C. BLACK TOP ROAD]
PERMISSIBLE GROUND COVERAGE : 53.357 % i.e. 213.051 SQ.M.
PROPOSED GROUND COVERAGE : 46.271 % i.e. 184.758 SQ.M.
PERMISSIBLE F.A.R. : 1.739
PROPOSED F.A.R. : 1.739
PERMISSIBLE BUILT UP AREA : 698.764 SQ.M.
PROPOSED BUILT UP AREA : 890.783 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 15.500 METER
PROPOSED BUILDING HEIGHT : 15.450 METER [GROUND + FOUR STORIED]
DEPTH OF BUILDING : 19.050 SQ.M
FRONTAGE OF THE PLOT : 16.455 SQ.M
COMMON AREA : 93.819 SQ.M.
PROPOSED TREE COVER AREA : 10.417 SQ.M. > 7.986 SQ.M. i.e. 2.0 % (PERMISSIBLE)

ROOF STRUCTURE :
1. STAIR COVER AREA : 15.836 SQ.M.
2. MACHINE ROOM LESS LIFT COVER AREA : 6.767 SQ.M.
3. O.H.W. TANK AREA : 9.270 SQ.M.
4. ROOF W.C. AREA : 2.876 SQ.M. < 3.00 SQ.M.

1. PROPOSED AREA :

Floor	Floor Area	Lift Well	Gross Floor Area	Stair Area	Lift Lobby	Net Floor Area
Ground floor	161.199 SQ.M.	-	161.199 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	145.978 SQ.M.
1st floor	184.758 SQ.M.	2.362 SQ.M.	182.396 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	167.175 SQ.M.
2nd floor	184.758 SQ.M.	2.362 SQ.M.	182.396 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	167.175 SQ.M.
3rd floor	184.758 SQ.M.	2.362 SQ.M.	182.396 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	167.175 SQ.M.
4th floor	184.758 SQ.M.	2.362 SQ.M.	182.396 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	167.175 SQ.M.
Total	900.231 SQ.M.	9.448 SQ.M.	890.783 SQ.M.	63.450 SQ.M.	12.655 SQ.M.	814.678 SQ.M.

2. PARKING CALCULATION :

Type	Tenament size	Common Area	Tenament Area	Tenament No	Required Car Parking	Provided Car Parking
A	70.250 SQ.M.	9.983 SQ.M.	80.233 SQ.M.	04 NO.	05 NOS.	05 NOS. (Covered Parking)
B	95.628 SQ.M.	13.471 SQ.M.	109.099 SQ.M.	02 NO.		
C	49.872 SQ.M.	7.025 SQ.M.	56.897 SQ.M.	02 NO.		
D	45.756 SQ.M.	6.446 SQ.M.	52.202 SQ.M.	02 NO.		
GROUND FLOOR SHOP CARPET AREA : 10.971 SQ.M.					N.A.	
Total Required Parking =					05 NOS.	05 NOS.

3. STATEMENT OF LOFT & CUPBOARD AREA

Floor	Loft	Cupboard
Ground floor	---	---
1st floor	3.122 SQ.M.	3.225 SQ.M.
2nd floor	1.610 SQ.M.	3.225 SQ.M.
3rd floor	3.122 SQ.M.	3.225 SQ.M.
4TH floor	1.610 SQ.M.	3.225 SQ.M.
Total	9.464 SQ.M.	12.900 SQ.M.

BLOCK	USE GROUP	FLOOR AREA
A	RESIDENTIAL	877.581 SQ.M.
B	MERCANTILE RETAIL (SHOP)	13.202 SQ.M.

TOTAL FLOOR AREA FEES :

FLOOR AREA (SQ.M.)	TOTAL ADDITIONAL FLOOR AREA FOR FEES (SQ.M.)	TOTAL AREA FOR FEES (SQ.M.)
890.783 SQ.M.	47.843 SQ.M.	938.626 SQ.M.

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FL.	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	----	2100	1050 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
D3	SOLID FLUSH	----	2100	750 X 2100
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1200	2100	900 X 1000
W4	GLAZED	1350	2100	600 X 750
W5	GLAZED	750	2100	800 X 1350

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE. 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15)
4. R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. * - 150 LVL. TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 163.158 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 3000 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE - M 20 (C : S : ST : 1 : 1.5 : 3) & GRADE OF STEEL - Fe500
CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
STONE CHIPS - 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

1. ASSESSEE NO : 21 - 096 - 02 - 0286 - 7.
2. DETAIL OF REGISTERED DEED CONVEYANCE :-
BOOK NO : 1, VOLUME NO. 1605 - 2019,
PAGES 208904 TO 208975
BEING NO. 16041980
DATED : 29.09.2022 YEAR : 2022
PLACE : D.S.R. - IV SOUTH 24 - PARGANAS
3. DETAIL OF REGISTERED DEED CONVEYANCE :-
BOOK NO : 1, VOLUME NO. 1604 - 2022
PAGES 343390 TO 343405
BEING NO. 16041980
DATED : 11.10.2022 YEAR : 2022
PLACE : D.S.R. - IV SOUTH 24 - PARGANAS
4. DETAIL OF REGISTERED DEED CONVEYANCE :-
BOOK NO : 1, VOLUME NO. 1602 - 2021,
PAGES 226715 TO 226771
BEING NO. 160205251
DATED : 28.07.2021 YEAR : 2021
PLACE : D.S.R. - II SOUTH 24 - PARGANAS
5. DETAIL OF REGISTERED DEED CONVEYANCE :-
BOOK NO : 1, VOLUME NO. 175,
PAGES 375 TO 383
BEING NO. 9512
DATED : 09.07.1993
PLACE : SOUTH 24 - PARGANAS
6. DETAIL OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO : 1, VOLUME NO. 1630 - 2022
PAGES 88428 TO 88450
BEING NO. 163002128
DATED : 04.04.2022, YEAR : 2022
PLACE : D.S.R. - V SOUTH 24 - PARGANAS
7. DETAIL OF REGISTERED STRIP OF LAND [2.500 METER WIDE STRIP OF LAND] :-
BOOK NO : 1, VOLUME NO. 1604 - 2022
PAGES : 343390 TO 343405
BEING NO. 16041980
DATED : 11.10.2022 YEAR : 2022
PLACE : D.S.R. - IV SOUTH 24 - PARGANAS
8. DETAIL OF REGISTERED STRIP OF LAND :-
BOOK NO : 1, VOLUME NO. 1604 - 2022
PAGES : 343390 TO 343405
BEING NO. 16041980
DATED : 11.10.2022 YEAR : 2022
PLACE : D.S.R. - IV SOUTH 24 - PARGANAS
9. DETAIL OF REGISTERED POWER OF ATTORNEY :-
BOOK NO : 1, VOLUME NO. 1603 - 2022,
PAGES 60145 TO 60184
BEING NO. 160301949
DATED : 08.02.2022 YEAR : 2022
PLACE : D.S.R. - III SOUTH 24 - PARGANAS
10. DETAIL OF REGISTERED UNDERTAKING NON-EVICTION OF TENANTS :-
BOOK NO : 1, VOLUME NO. 1630 - 2022
PAGES : 88405 TO 88427
BEING NO. 163002129
DATED : 04.04.2022, YEAR : 2022
PLACE : D.S.R. - V SOUTH 24 - PARGANAS
(I) DETAIL OF S.O.R. :-
Ch. V. & S. 10 No 188 / 2022 - 2023
DATED : 21 / 06 / 2022
(II) DETAILS OF KIT OBSERVATION
No. 2E / KMDA / EODB / 2022 / 314.
DATED : 17 / 05 / 2022.
(III) MUTATION CERTIFICATE (K.M.C.)
CASE NO : M / 096 / 01 - FEB - 22 / 956 dt. 01-02-2022

DECLARATION OF OWNER :-
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT
(1) WE SHALL ENGAGE L.B.A. G.T.E. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
(2) WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. G.T.E. & 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 STRUCTURES OF BUILDING FOUNDATION WORK.
(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 & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A. , E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
(6) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US.
(7) EXISTING STRUCTURE WILL BE DEMOLISH BEFORE COMMENCEMENT OF WORK WHICH IS OCCUPIED BY THE OWNER & TENANTS.
(8) THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

MR. JAGANNATH CHANDIA, MR. DILIP KUMAR PAUL, MR. SWAPAN KUMAR PAUL, MR. SUJIT KUMAR CHOWDHURY & MR. SAMAR KUMAR CHOWDHURY THE DESIGNATED PARTNERS OF M/S. " JDS CONSTRUCTION " LAWFUL CONSTITUTE ATTORNEY OF (I) MR. SWAPAN KUMAR PAUL, (II) SMT. SUPRIYA PAUL, (III) MR. SWARNAVA KUMAR PAUL, (IV) MR. PRANAY PAUL
NAME OF OWNER / APPLICANT

CERTIFICATE OF ARCHITECT :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD, AT NORTH AND EXISTING STRUCTURE ALSO CONFORM WITH THE PLAN AND DEMARKATED BY BOUNDARY WALL. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. EXISTING STRUCTURE OCCUPIED BY THE OWNER AND TENANT.

MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855.
NAME OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER :-
THIS IS TO CERTIFY THAT 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 N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN SIGNED BY MR. RUPAK KUMAR BANERJEE [G.T. / 11 / 3, K. M. C.] DONE BY AGUMEN GEO CONSULTANTS, ADDRESS 2F NABA ROY LANE, ALIPORE, KOLKATA 700027. RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURE CALCULATION.

MR. SUVANKAR CHAUDHURI
EMPANELLED STRUCTURAL ENGINEER [E. S. E. / 11 / 215, K. M. C.]
NAME OF STRUCTURAL ENGINEER

DECLARATION OF G.T.E
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.E. - 11 / 3 OF (K.M.C.)
NAME OF THE G.T.E

PROJECT : PLAN CASE NO.
PROPOSED PLAN OF GROUND + FOUR STORIED [15.450 METER HEIGHT] RESIDENTIAL BUILDING U / S 393 A. OF K. M. C. ACT 1980, & BUILDING RULES 2009 [AMENDED] AT PREMISES NO. 82 A, IBRAHIMPUR ROAD, P. S. JADAVPUR, WARD NO. 096, KOLKATA 700 032 UNDER BOROUGH X (T E N) [K. M. C.] COMPLYING NOTIFICATION 80 / MA / O / C - 4 / 3R-7 / 2017 DATED 31.01.2018 FOR RULE 74 & 77.

TITLE :
PLANS, ELEVATION, SECTIONS,

DRAWING SHEET NO.
DEALT :
DATE : 08.11.2022
SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

Architectural Consultants : **archisn work**
ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
02, LAKE ROAD [BESIDE LAKE MARKET], FIRST FLOOR, KOLKATA 700 029
phone : (0) 62914 22443 . e - mail : archisn_work@yahoo.com

BUILDING PERMIT NUMBER : 2022100198 **DATE** - 13-JAN-2023
VALID :- for 5 years from date of sanction.

ASSISTANT ENGINEER (CIVIL) BLDG. DEPT. BR - X
EXECUTIVE ENGINEER (CIVIL) BLDG. DEPT. BR - X