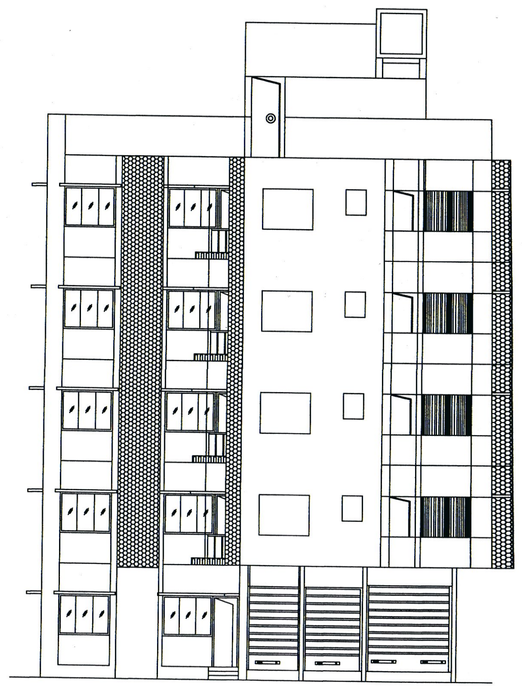
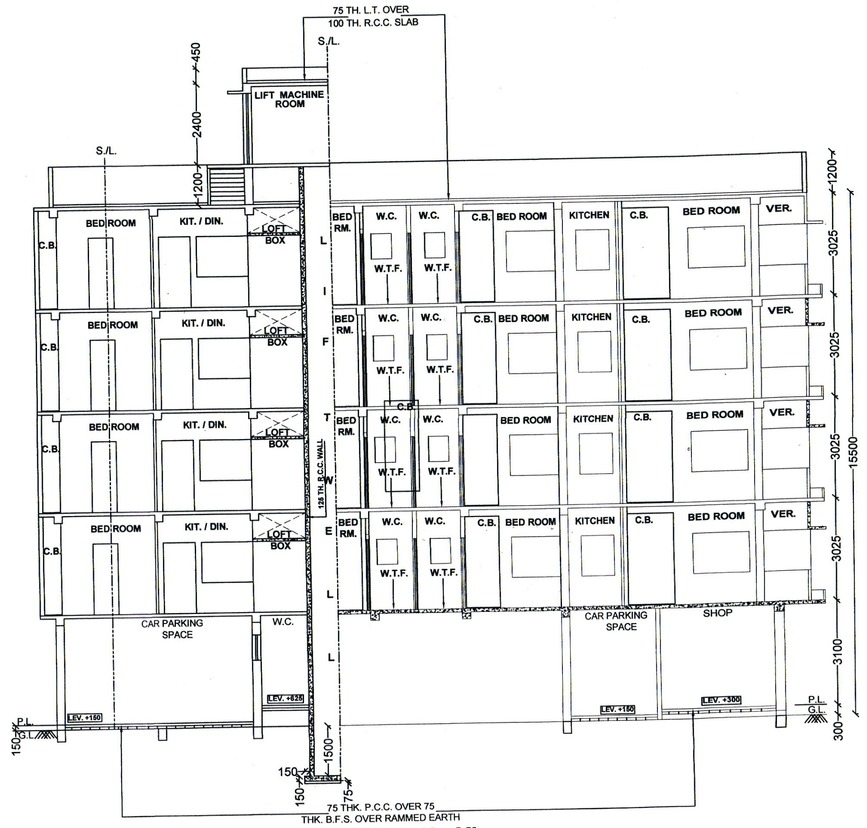
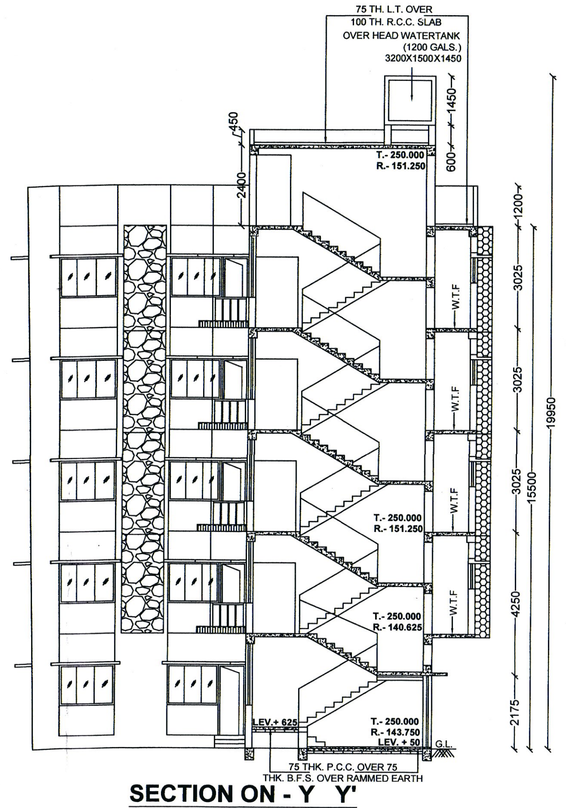


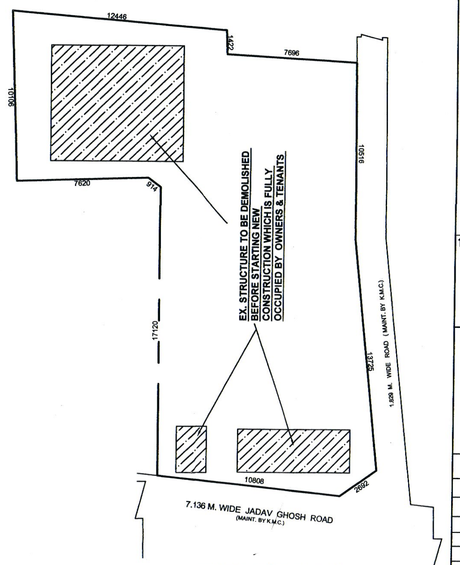
FRONT ELEVATION



SECTION ON - X X'



SECTION ON - Y Y'



EXIST. SITE PLAN

SCALE - 1:300

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D0	1200	2100	W1	1500	1250
D	1050	2100	W2	1400	1250
D1	900	2100	W3	600	750
D2	750	2100	W4	1400	1800

STATEMENT OF THE PLAN CASE NO:- 2020160170

PART–A:

1. ASSESSEE NO.- 41- 126 -06-0079-9

2. DETL. OF REGD. DEEDS OF CONVEYANCE.

i) a.DEED NO = 160705286 , b.DATE = 14/07/2015
c.VOL. NO.=1607-2015, d .BOOK NO. - I
d.PAGES =38269 TO 38286 , e. A.D.S.R. BEHALA
LAND AREA= (03K.-01CH.- 00 SQFT.)

ii) a.DEED NO = 160706758 , b.DATE = 08/10/2020
c.VOL. NO.=1607-2020, d .BOOK NO. - I
d.PAGES =239334 TO 239370 , e. A.D.S.R. BEHALA
LAND AREA= (02 K.-12 CH.- 26 SQFT.)

iv).DETL. OF REGD. DEED OF DECLARATION.
a.DEED NO = 160705976, b.DATE = 08/08/2015
c.VOL. NO.=1607-2015, d .BOOK NO. - I
d.PAGES =53459 TO 53471 , e. A.D.S.R. BEHALA.

3. DETL. OF REGD. DEED OF GIFT.
i) a.DEED NO = 160705977, b.DATE = 06/08/2015
c.VOL. NO.=1607-2015, d .BOOK NO. -I
d.PAGES =53443 TO 53458 , e. A.D.S.R. BEHALA.

i) a.DEED NO = 160705978, b.DATE = 06/08/2015
c.VOL. NO.=1607-2015, d .BOOK NO. - I
d.PAGES =53427 TO 53442 , e. A.D.S.R. BEHALA.

4. DETL. OF REGD POWER OF ATTORNY.
a.DEED NO = 160700078 , b.DATE =23/10/2021
c.VOL. NO.=1607-2021 d .BOOK NO. - I
d.PAGES = 2090 TO 2109, f. A.D.S.R. BEHALA

5. DETL. OF REGD. BOUNDARY DECL.
a.DEED NO =160701495 , b.DATE =03-02-2021
c.VOL. NO.= 1607-2021, d .BOOK NO. - I
d.PAGES =65353 TO 65370 f. A.D.S.R. BEHALA

6. DETL. OF REGD. CORNER GIFT DECL.
a.DEED NO =160701492 , b.DATE =03-02-2021
c.VOL. NO.= 1607-2021, d .BOOK NO. - I
d.PAGES = 67461 TO 67479 f. A.D.S.R. BEHALA

7. DETL. OF REGD. SIDE STRIP DECL.
a.DEED NO =160701493 , b.DATE =03-02-2021
c.VOL. NO.= 1607-2021, d .BOOK NO. - I
d.PAGES =67541 TO 67558 f. A.D.S.R. BEHALA

8. DETL. OF REGD. NON-EVICTION DECL.
a.DEED NO =160701494 , b.DATE =03-02-2021
c.VOL. NO.= 1607-2021, d .BOOK NO. - I
d.PAGES =65337 TO 65352 f. A.D.S.R. BEHALA

10. a) AREA OF LANDAS PER DEED : 391.211 sqm. (05K.–13CH.– 26 SQFT.)
b) NO OF STOREY : G+IV
11. a) NO. OF TENEMENTS : 13 NOS.
12. SIZE OF TENEMENTS : a) below 50 Sqm..... 1 NO.
: b) 50 SQ.M TO 75 Sqm..... 8 NOS.
: c) 75 SQ.M TO 100 Sqm..... 4 NOS.

PART–B: 1. AREA OF LAND:–
AS PER TITLE DEED(05K.–13 CH.–26 SFT)= 391.211 SQM.
2. AS PER BOUNDARY DECLARATION =05K–13CH–25.98 SFT=391.21SQM.
3. NET LAND AREA= 391.21 SQM.
4. (I) PERMISSIBLE GROUND COVERAGE (53.626 %)= 209.792 SQM.
(II) PROPOSED GROUND COVERAGE (48.052 %)= 187.984 SQM.
5.(I) PROPOSED HEIGHT OF BUILDING= 15.50 M.
(II) PROPOSED DEPTH OF BUILDING = 24.276 M.

6A. PROPOSED AREA (AREA STATEMENT):–

		CUTOUT		TOTAL EXEMPTED AREA		
	TOTAL COVERED AREA	LIFT WELL	NET COVERED AREA	STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	182.165 SQ.M	———	182.165 SQ.M	13.365 SQ.M	2.951 SQ.M	145.849 SQ.M
1ST FLOOR	187.984 SQ.M.	2.21 SQ.M	185.774 SQ.M	13.365 SQ.M	2.951 SQ.M	169.458 SQ.M
2ND FLOOR	187.984 SQ.M.	2.21 SQ.M	185.774 SQ.M	13.365 SQ.M	2.951 SQ.M	169.458 SQ.M
3RD FLOOR	187.984 SQ.M.	2.21 SQ.M	185.774 SQ.M	13.365 SQ.M	2.951 SQ.M	169.458 SQ.M
4TH FLOOR	187.984 SQ.M.	2.21 SQ.M	185.774 SQ.M	13.365 SQ.M	2.951 SQ.M	169.458 SQ.M
TOTAL	914.101 SQ.M	8.84 SQ.M		905.261SQ.M	14.756 SQ.M	823.68 SQ.M
					81.581 SQ.M	

6B. BUSINESS:
(I) OFFICE BUILT–UP AREA = 7.531 SQ.M.
(II) OFFICE CARPET AREA = 6.093 SQ.M.

6)C. MARCENTILES:
(I) SHOP BUILT–UP AREA = 22.364 SQ.M.
(II) SHOP CARPET AREA = 18.367 SQM.
7A. TOTAL REQUIRED CAR PARKING :– 4 NOS.
7B. TOTAL PROPOSED CAR PARKING :– 4 NOS.
8. PERMISSIBLE AREA FOR PARKING :– = 100 SQM.
9. PROPOSED AREA OF PARKING :– = 65.101 SQ.M .
10. PERMISSIBLE F.A.R = 2.0
11. PROPOSED F.A.R= (823.68 – 65.101) / 391.21 = 1.939<2.0
12. STAIR HEAD ROOM AREA :– 17.38 SQM.
13. LIFT MACHINE ROOM AREA :– 10.141 sqm
14. TERRACE AREA :–187.984 SQM.
15. RELAXATION OF AUTHORITY, IF ANY :– N.A.
16. OVER HEAD TANK AREA :– 4.8 SQ.M.
17. AREA OF CUP–BOARD = 4.227X4=16.904 SQM.
18. LIFT MACHINE ROOM STAIR AREA :– 3.125 SQ.M.
19. AREA OF LOFT :– = 9.46 SQ.M.
20. REQUIRED AREA OF TREE COVER :– = 8.856 SQ.M.
21. PROVIDED AREA OF TREE COVER :– = 9.055 SQ.M.

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL Z– SECTION WINDOWS.
CAST–IN–SITU MOSAIC FLOORING.
1:5 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTULAL 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 N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE STRUCTURAL DESIGN OF PRE. NO.- 79, **JADAV GHOSH ROAD**, WARD NO.- 126, HAS BEEN PREPARED CONSEDIRING SOIL INVESTIGATION REPORT BY " **NEW ECONOMIC SOIL**" 40, ARUNACHAL WEST , SODEPUR, KOLKATA-700110

Sujit Kumar Saha.
Sujit kr. Saha
Rrgd. E.S.E of K.M.C.
E.S.E.NO. :- II/404
SIGN. OF E.S.E.

DECLARATION OF L.B.S.

I, CERTIFY 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 AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING **ROAD (MAINTAINED BY K.M.C.)** CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS BOUNDED BY BOUNDARY WALLS :
IT IS PARTLY EXISTING STRUCTURE & PARTLY VACANT LAND .
EXST. STRUC. TO BE DEMOLISHED BEFORE STARTING A NEW CONSTRUCTION.

Sunil Kumar Pal
Rrgd. Planner of K.M.C.
L.B.S. NO.:- I/1166
SIGNATURE OF L.B.S.

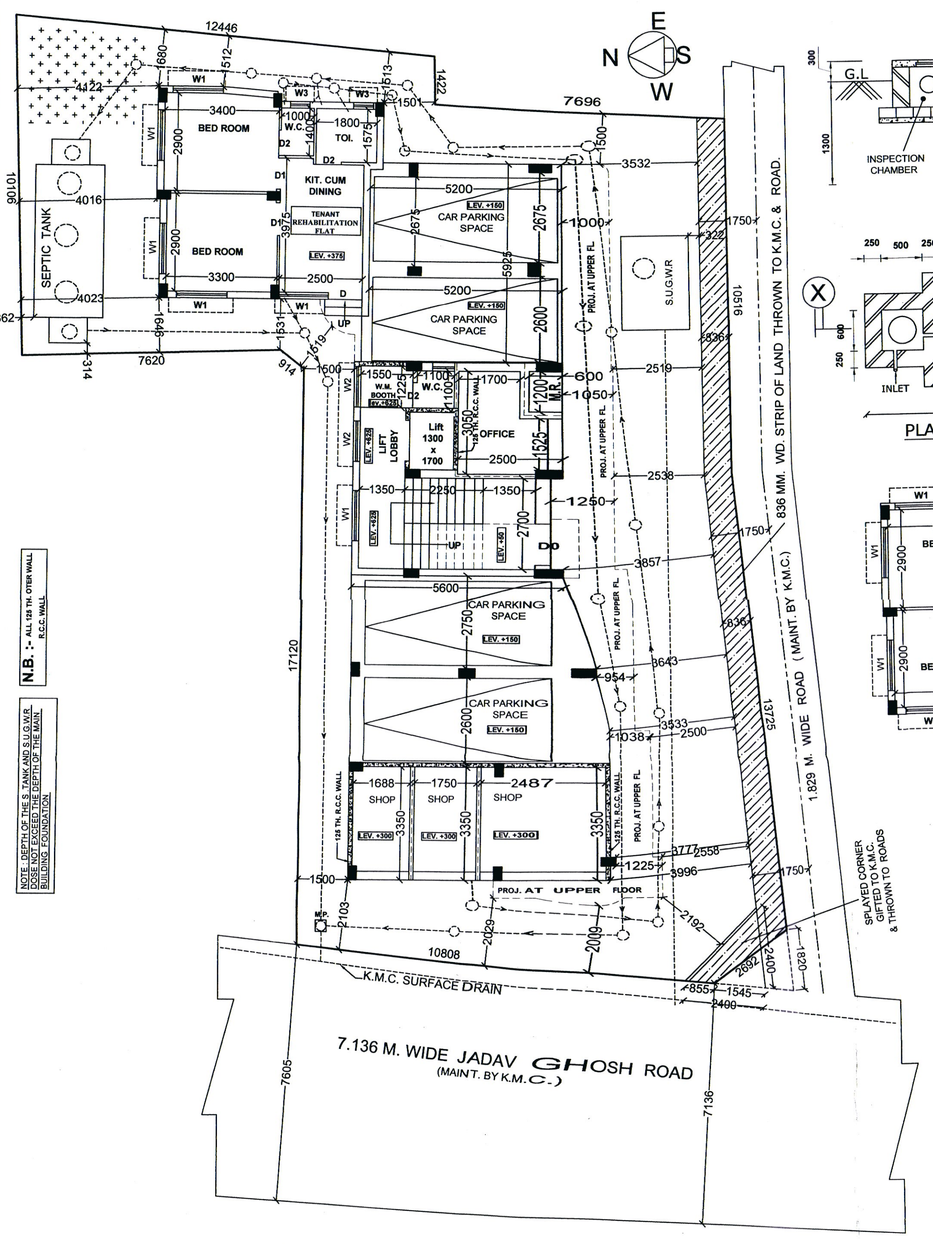
WE, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION I, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND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

Arindam Ghosh.
·M/S. G. D. CONSTRUCTION ·
PARTNERS : SRI ARINDAM GHOSH ,
SMT. NANDITA GHOSH & SMT. KAKALI DEY
SIGN. OF OWNERS

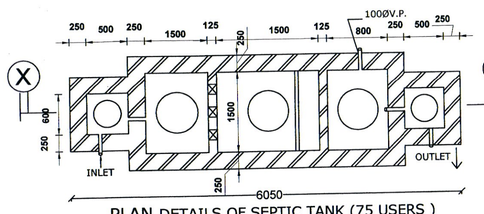
PROJECT.

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S -393(A) OF K.M.C. ACT. 1980 COMPLYING K.M.C.BUILDING RULES 2009, AT PREMISES NO.- 79, JADAV GHOSH ROAD , WARD NO.- 126, BR. NO. - XVI, UNDER K. M. C.

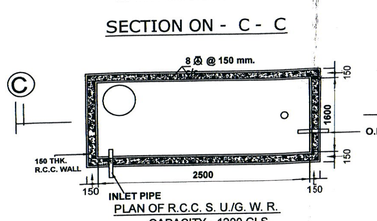
NAME OF OWNERS: M/S G.D. CONSTRUCTION
PARTNERS : SRI ARINDAM GHOSH , SMT. NANDITA GHOSH & SMT. KAKALI DEY



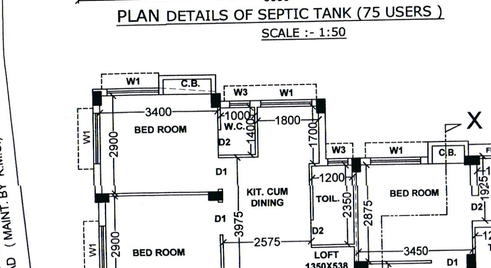
GROUND FLOOR PLAN



SECTION = X - X'

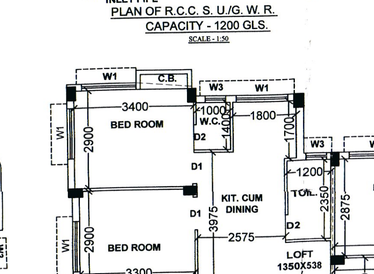


SECTION ON - C - C



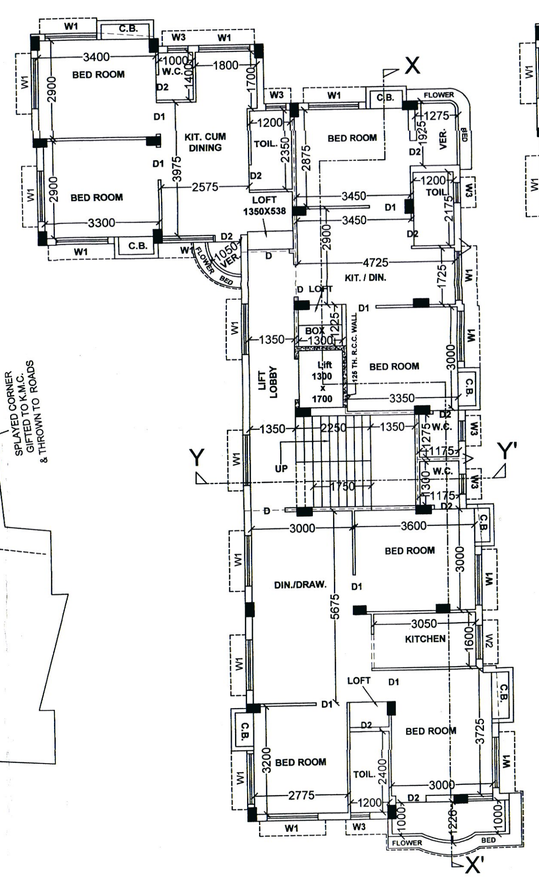
PLAN DETAILS OF SEPTIC TANK (75 USERS)

SCALE :- 1:50

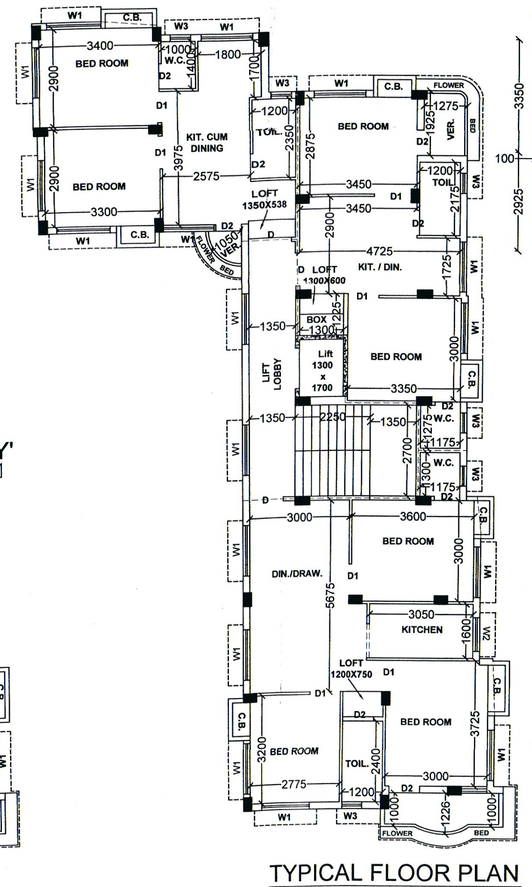


PLAN OF R.C.C. S. U/G. W. R. CAPACITY - 1200 GLS.

SCALE - 1:50

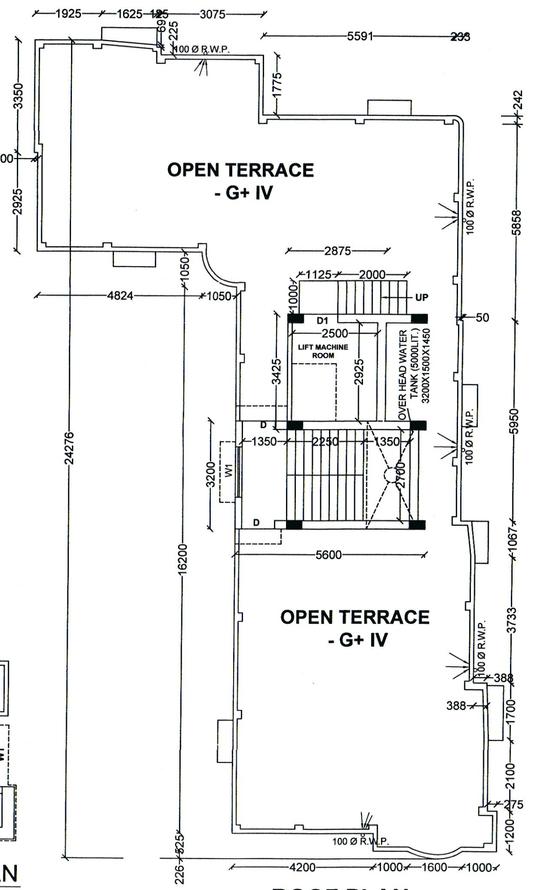


1ST. FLOOR PLAN

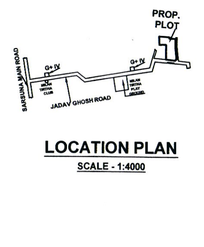


TYPICAL FLOOR PLAN

(2 ND., 3RD. & 4 TH.)

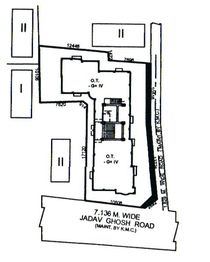


ROOF PLAN



LOCATION PLAN

SCALE - 1:4000



SITE PLAN

SCALE - 1:600

CERTIFICATE

Premises No.- **79, JADAV GHOSH ROAD.**
Assessee No.- 41- 126 -06-0079-9
"M/S. G.D. CONSTRUCTION " PARTNERS : SRI ARINDAM GHOSH , SMT. NANDITA GHOSH & SMT. KAKALI DEY
Name of Owner(S)/ Applicant(S):

Area of Land: 391.21 SQM.
Name of L. B. S. / Architech No.- Sunil Kr. Pal - I/1166
Permissible Height of reference to CCZM issued by AAI : 29.18 M.
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"	22°28'34.19"	88°17'40.89"	4.18 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.

NOC ID NO:- BENA/EASTB/B/205621 /527239 DT. 12-02-2021

Arindam Ghosh
"M/S. G.D. CONSTRUCTION "
PARTNERS : SRI ARINDAM GHOSH ,
SMT. NANDITA GHOSH & SMT. KAKALI DEY
Sig. of Owners

Sunil Kumar Pal
Rrgd. Planner of K.M.C.
L. B. S. :- II/166
Sig. of L. B. S.

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Sujit Kumar Saha.
Sujit kr. Saha
GTE NO-II/11
SIGNATURE OF GEO- TECHNICAL ENGINEER

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 6707
Date. 9.2.21
Borough No.- XVI
Ex. Engineer / Asst. Engineer
Bor. No. XVI, Bor. No. XVI
BUILDING DEPARTMENT

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started
Executive Engineer (C) Bor. XVI
Asstt. Engineer (C) Bor. PLAN XVI

THE SANCTION IS VALIED UP TO 9.2.2023

APPROVED
ASSISTANT ENGINEER (C)
BOROUGH No.- XVI

PARTY'S COPY

GD construction

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

No rain water pipe should be fixed or discharged on Road or Footpath.

Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work

Before starting any Construction the site must conform with plans sanctioned and all the conditions as proposed in the plan should be fulfilled

The validity of the written permission to execute the work is subject to the above conditions

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

Plan for Water Supply arrangement including SEMILI G. & O H reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

"CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496(1) & (2) OF CMC ACT1980, IN SUCH MANNER SO THAT ALL WATER COLLECTIONS PARTICULARLY LIFE WELLS, VATS, BASEMENT SURING SITES OPEN RECEPTACLES ETO AS EMPTIED COMPLETELY TWICE & WEAR"

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 VIDE NO. 95/MA/OC-4/3R-7/2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

Fresh plan
2020160176

BUILDING DEPARTMENT
- 3 JUN 2022
THE KOL. MUNICIPAL CORP.

CHECKED AND VERIFIED

A.E.(C)/S.A.E.(C)
XVI XVI

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Structural plan and desing calculation as submitted by the structural engineer have been kept with B. P. No.- 2022160392 Date 3/6/22 for record of the Kolkata Municipal Corporation without verification No. deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and standby certificate in the prescribed from, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of human life during construction

EXECUTIVE ENGINEER/ASSTT.ENGINEER
BOROUGH NO.- XVI