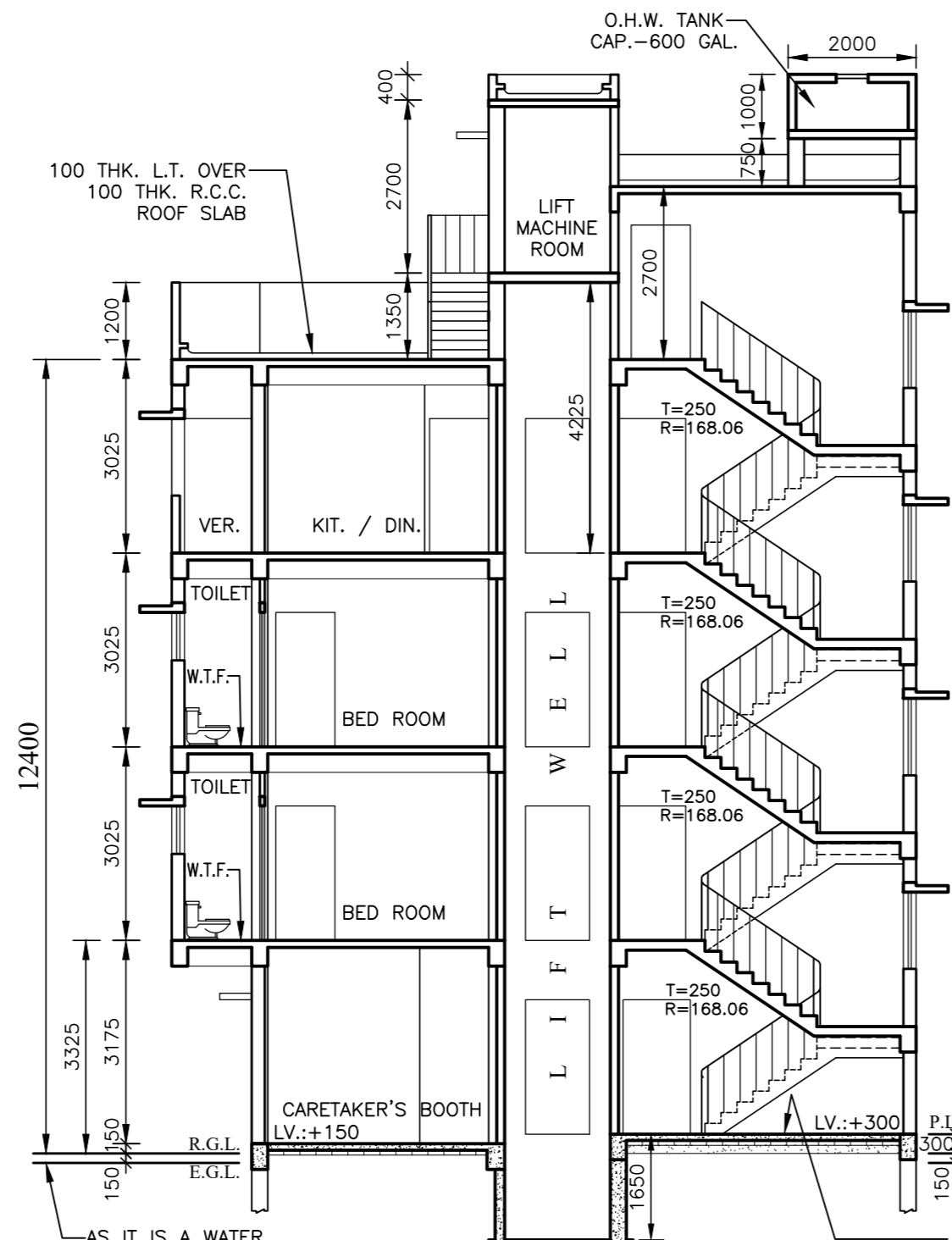
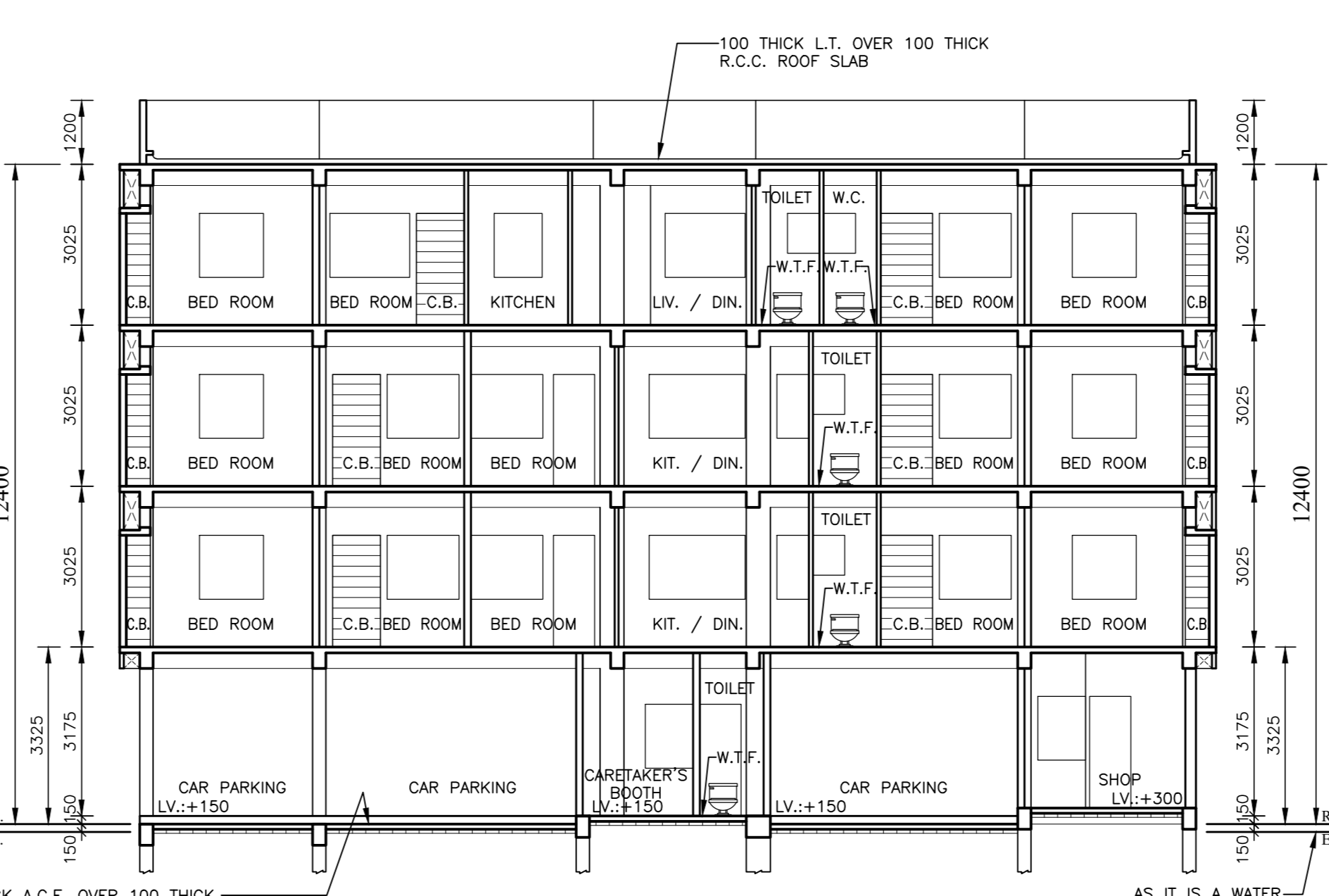




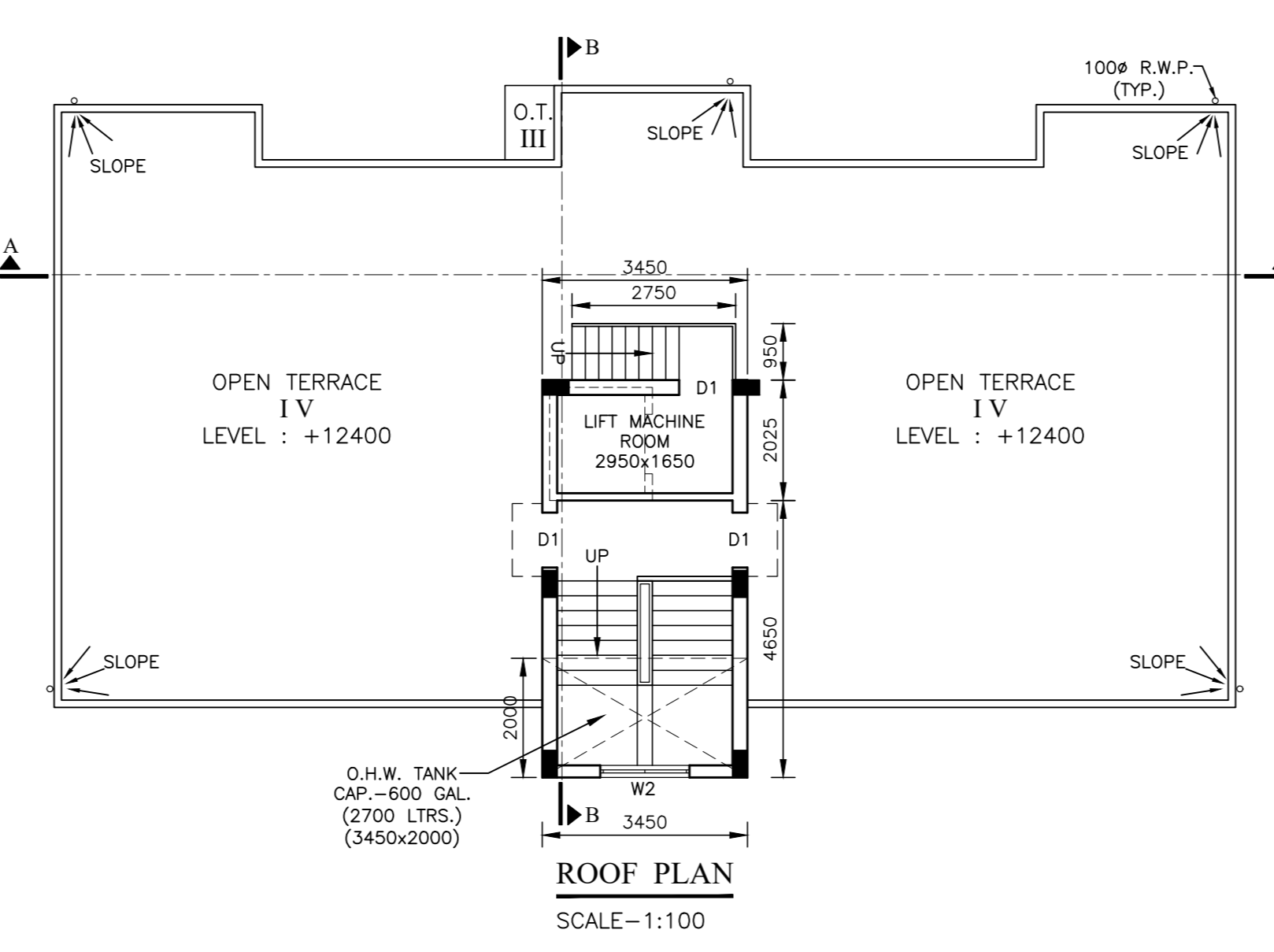
FRONT SIDE ELEVATION
SCALE - 1:100



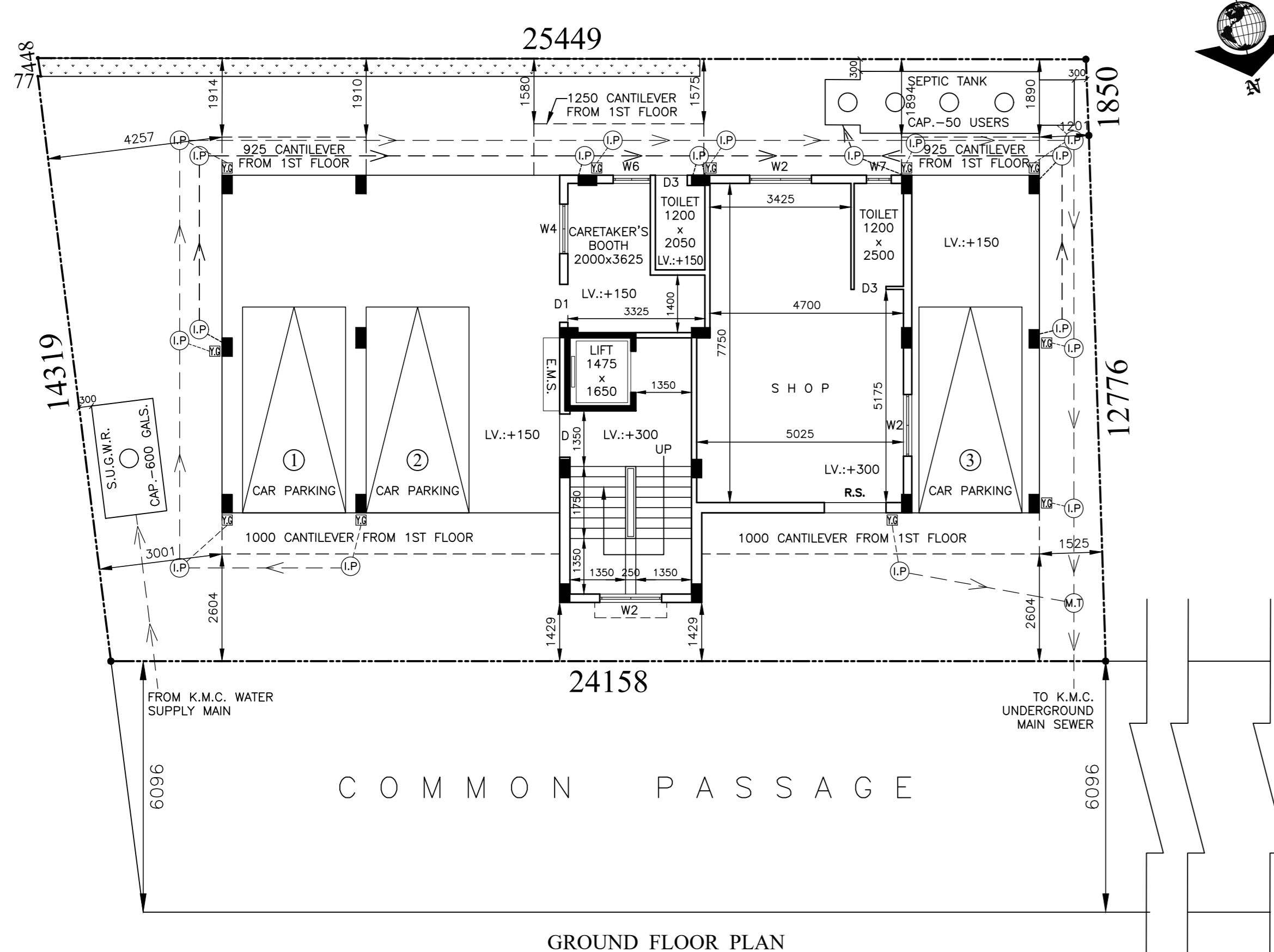
SECTION - 'A - A'
SCALE-1:100



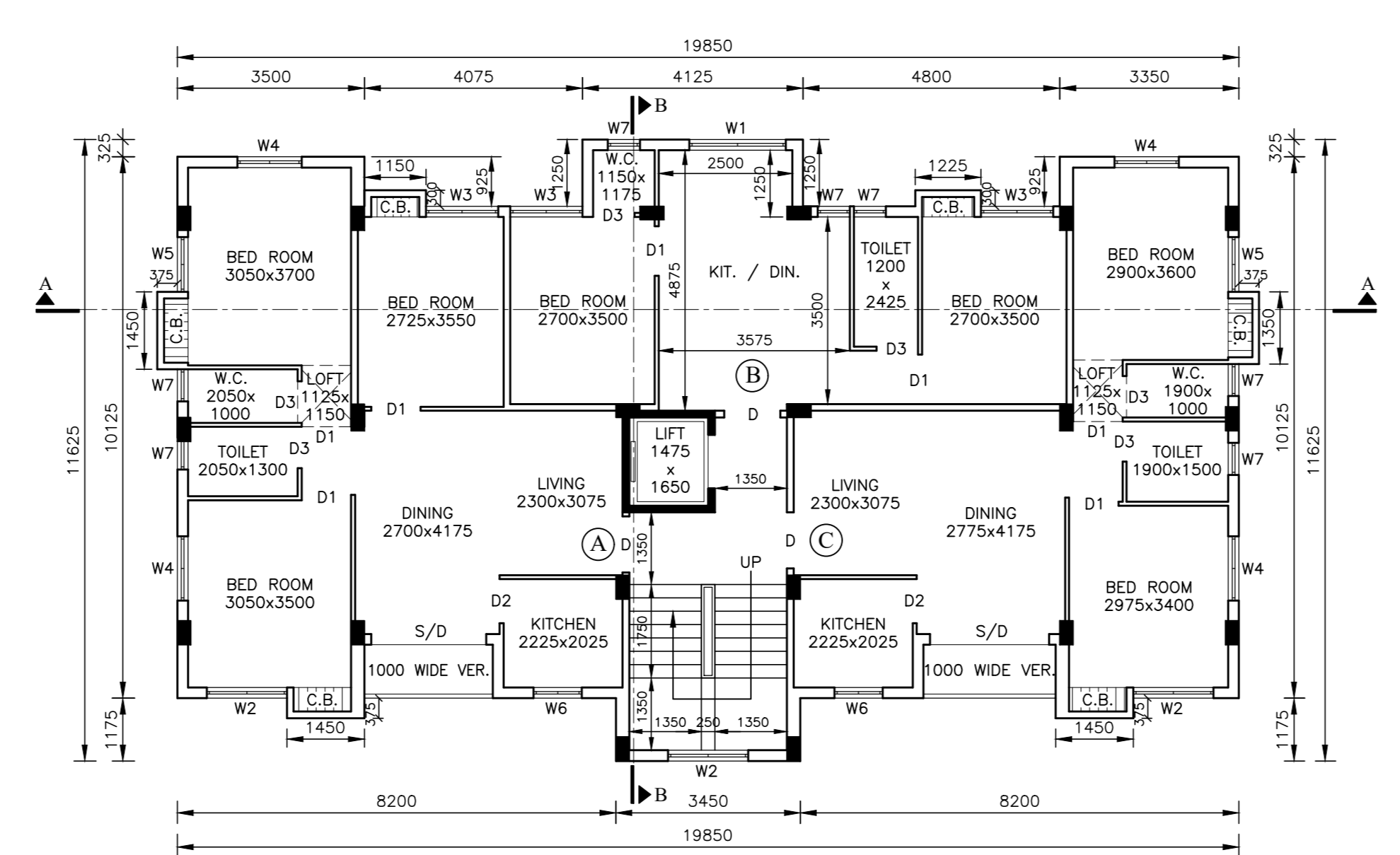
SECTION - 'B - B'
SCALE-1:100



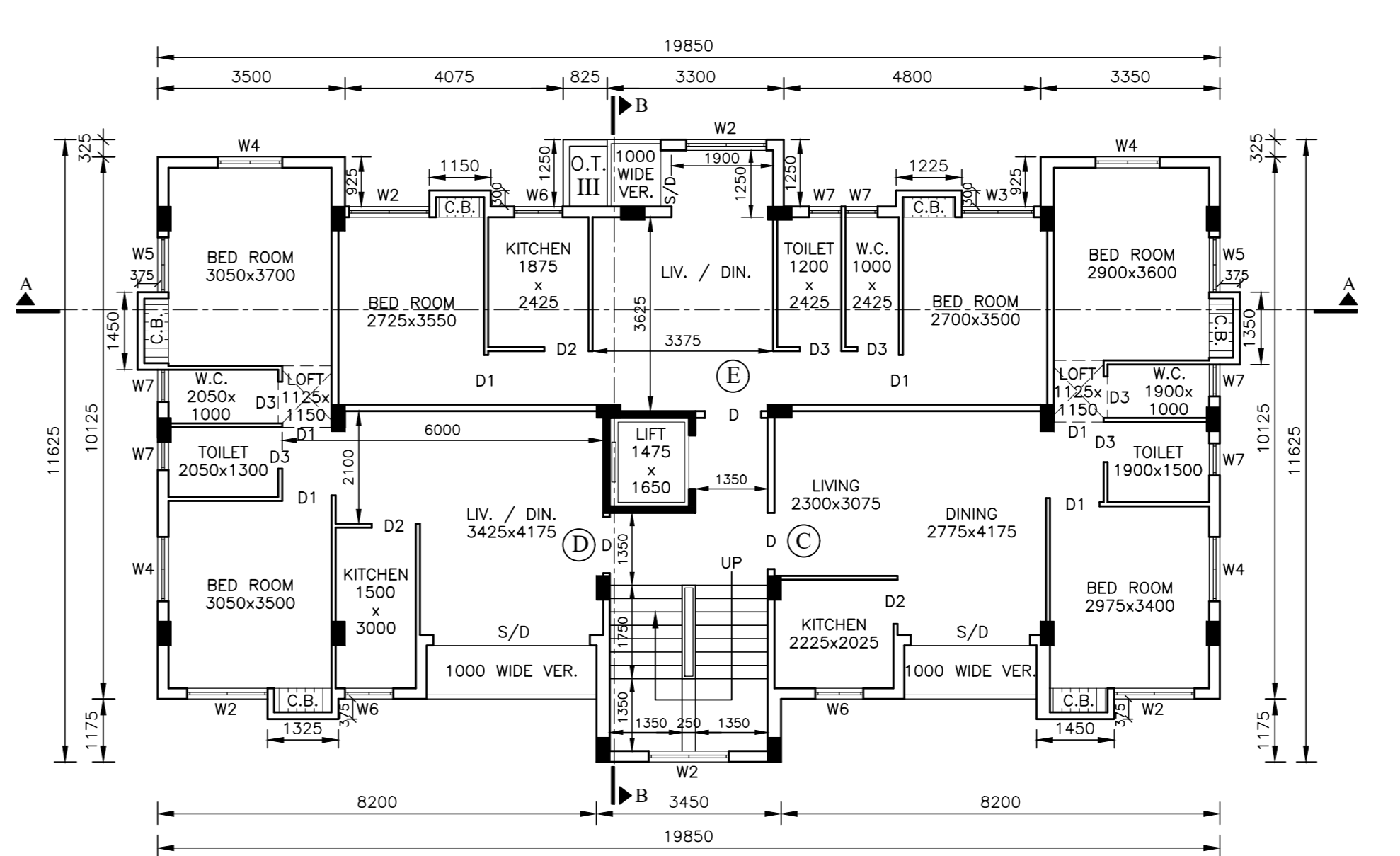
ROOF PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100



TYPICAL FLOOR PLAN
(1ST & 2ND FLOOR PLAN)
SCALE-1:100



3RD FLOOR PLAN
SCALE-1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:
01. ASSESSEE No. : 31-109-08-7084-5
02. NAME OF OWNER : MR. RAJESH KUMAR SAHANI
03. NAME OF APPLICANT : SRI PANKAJ KUMAR CHOWDHURY PROPRIETOR OF M/S PRATIMA BUILDER AS C.A. OF MR. RAJESH KUMAR SAHANI
04. DETAILS OF REGISTERED DEED (1) :
BOOK No. : I VOL. No. : 1602-2020 PAGE No. : 267177-267199 BEING No. :160206997 DATE:18.12.2020 PLACE:D.S.R. II, 24 PGS.(S)
05. DETAILS OF REGISTERED DEED (11) :
BOOK No. : I VOL. No. : 1602-2020 PAGE No. : 267200-267222 BEING No. :160206998 DATE:18.12.2020 PLACE:D.S.R. II, 24 PGS.(S)
06. DETAILS OF REGISTERED DEED OF POWER OF ATTORNEY :
BOOK No. : I VOL. No. : 1602-2021 PAGE No. : 65524-65542 BEING No. :163004074 DATE:02.11.2021 PLACE:D.S.R.-V, 24 PGS.(S)
07. DETAILS OF REGISTERED DEED OF BOUNDARY DECLARATION :
BOOK No. : I VOL. No. : 1630-2021 PAGE No. : 138421-138436 BEING No. :163004074 DATE:02.11.2021 PLACE:D.S.R.-V, 24 PGS.(S)
08. DETAILS OF REGISTERED DEED OF COMMON PASSAGE :
BOOK No. : I VOL. No. : 1630-2021 PAGE No. : 140236-140246 BEING No. :163004513 DATE:03.11.2021 PLACE:D.S.R.-V, 24 PGS.(S)
09. K.M.C MUTATION CERTIFICATE :
CASE No. - 0/109/24-DEC-20/35831, DATED - 11.01.2021
10. DETAILS OF BILLRO MUTATION - DATED - 08.11.2021
11. DETAILS OF BILLRO CONVERSION CERTIFICATE : MEMO No. - 17/1106/BL & L.R.O./KOL DATED 07.10.2021
12. Nature Of Land = 'Shali Converted To Bastu'
13. No. OF STOREY = G+111
14. No. OF TENEMENTS = 9 Nos.
15. SIZE OF TENEMENTS : 50-75 SQM=7 Nos. & 75-100 SQM=2 Nos.

PART-B:
01. AREA OF LAND : AS PER TITLE DEED (05 K - 06 CH - 42 SFT) = 363.434 SQM
02. AS PER PHYSICAL MEASUREMENT=(05K-06CH-42SFT) = 363.434 SQM
03. AREA OF SPRAY CORNER = NA
04. AREA OF STRIP = NA
05. NET LAND AREA = 363.434 SQM
06. (I) PERMISSIBLE GROUND COVERAGE (54.55%) = 198.261 SQM
(II) PROPOSED GROUND COVERAGE (54.53%) = 198.166 SQM
07. PROPOSED HEIGHT = 12.400 M
08. DEPTH OF BUILDING = 11.625 M
09. FRONTAGE OF PLOT = 24.158 M
10. No. OF TREE = 10 Nos. & TREE COVER AREA = 6.943 SQM (1.91%)

11. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	WELL (SQM)	CUTOUT (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	170.274	0.000	0.000	170.274	12.690	2.396
1ST FLOOR	198.166	0.438	2.434	195.294	12.690	2.396
2ND FLOOR	198.166	0.438	2.434	195.294	12.690	2.396
3RD FLOOR	197.135	0.438	2.434	194.263	12.690	2.396
TOTAL	763.741	1.314	7.302	755.125	50.760	9.584

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

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENTS	REQUIRED CAR PARKING (SQM)
A	72.371	11.869	84.040	2	
B	45.318	7.307	52.625	2	
C	60.937	9.825	70.762	3	2
D	61.648	9.940	71.588	1	
E	55.009	8.869	63.878	1	

12. (B) MERCANTILE RETAIL :
(I) SHOP BUILT-UP AREA = 42.094 SQM
(II) SHOP CARPET AREA = 37.875 SQM (REQUIRED CAR PARKING=1 No.)
13. TOTAL REQUIRED CAR PARKING = (2+1) = 3 Nos.
14. TOTAL PROVIDED CAR PARKING = 3 Nos.
15. PERMISSIBLE AREA FOR PARKING = 75.000 SQM
16. PROVIDED AREA OF PARKING = (25.420 + 66.530) = 91.950 SQM
17. PERMISSIBLE F.A.R. = 1.75
18. PROPOSED F.A.R. = (694.781 - 75.000) / 363.434 = 1.705 < 1.75
19. OVER HEAD TANK AREA = 6.900 SQM
20. STAIR HEAD ROOM AREA = 16.043 SQM
21. LIFT MACHINE ROOM AREA = 6.986 SQM
22. LIFT MACHINE ROOM STAIR AREA = 2.613 SQM
23. TERRACE AREA = (1.031 + 197.155) = 198.186 SQM
24. AREA OF LOFT = (1.294 SQM x 6 Nos.) = 7.764 SQM
25. AREA OF CUPBOARD = [(0.345+0.368+0.506) SQM x 3 Nos.] + (0.497 SQMx1 No.) + (0.544 SQMx8 Nos.) = 8.506 SQM
26. OTHER AREA ONLY FOR FEES = (50.760+9.584+2.613+8.506) = 71.463 SQM
27. ADDITIONAL AREA FOR FEES = (16.043+6.986+2.613+7.764+8.506) = 41.912 SQM

DECLARATION OF OWNER
I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE C.A. & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF C.A. & 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.C.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF C.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1050	2100	W1	1800	1200
D1	900	2100	W2	1500	1200
D2	800	2100	W3	1350	1200
D3	750	2100	W4	1200	1200
SD	AS PER DRAWING	2100	W5	1025	1200
			W6	900	1200
			W7	600	750

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED 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. SOIL TESTING HAS BEEN DONE BY MR. RIJPAK KUMAR BANERJEE OF M/S. EARTHFILE, 148/1A, PEARY MOHAN ROY ROAD, KOLKATA-700 027; THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.
DIPANKAR BIHOWMICK
E.S.E.-CLASS -11/343
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH. 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 VIEW.
RUPAK KUMAR BANERJEE
G.T.-CLASS -1/3
NAME OF GEO-TECH. ENGINEER

DECLARATION OF ARCHITECT
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE IS A VACANT LAND. THE PLOT IS BOUNDED BY BOUNDARY WALLS. THE OWNER/APPLICANT SIGNATURE IS AUTHENTICATED BY ME. THE PLOT IS BEYOND 500 M FROM CENTER LINE OF E. M. BYE-PASS.
ASHOKE BARDHAN
ARCHITECT - CA / 87 / 11057
NAME OF ARCHITECT

PROJECT :
PROPOSED G + 111 STORIED RESIDENTIAL BUILDING
PLAN OF HEIGHT 12.4 M (U/S - 393 A OF K.M.C. ACT 1980 OF BUILDING RULE 2009) AT PREMISES No. - 3511, NAYABAD, WARD No. - 109, BOROUGH - X 11, KOLKATA - 700099, P. S. - PANCHASAYER UNDER THE KOLKATA MUNICIPAL CORPORATION.
R. S. DAG No. - 147, R. S. KHATIAN No. - 72, L. R. KHATIAN No. - 2485, J. L. No. - 025, MOUZA - NAYABAD, TAUZI No. - 56.

GROUND, 1ST, 2ND & 3RD FLOOR PLANS, ROOF PLAN, SECTION-AA & BB, FRONT SIDE ELEVATION.
B. P. No. - 2021120297 DATED - 16-DEC-21 VALID UP TO- 15-DEC-26

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.