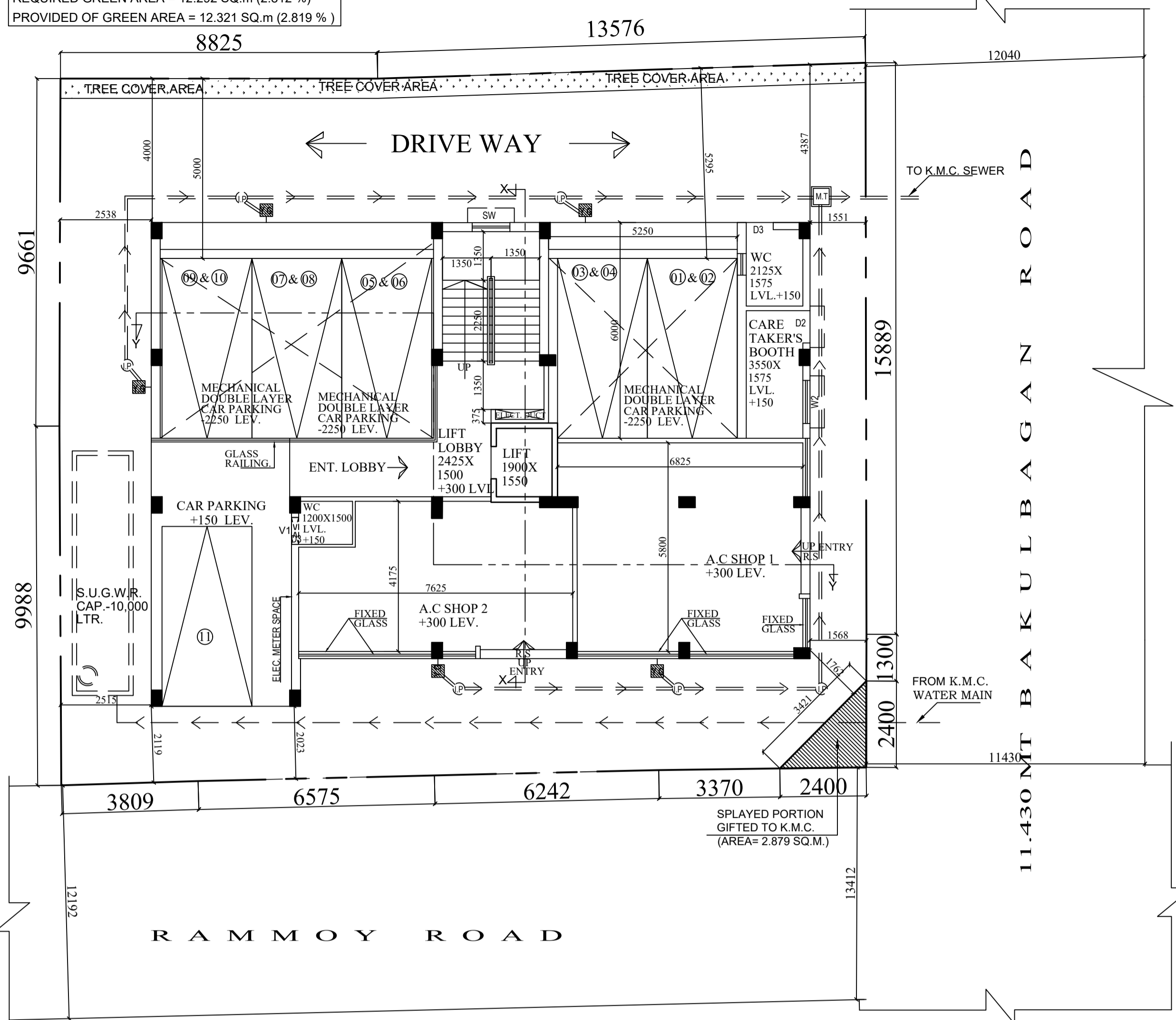
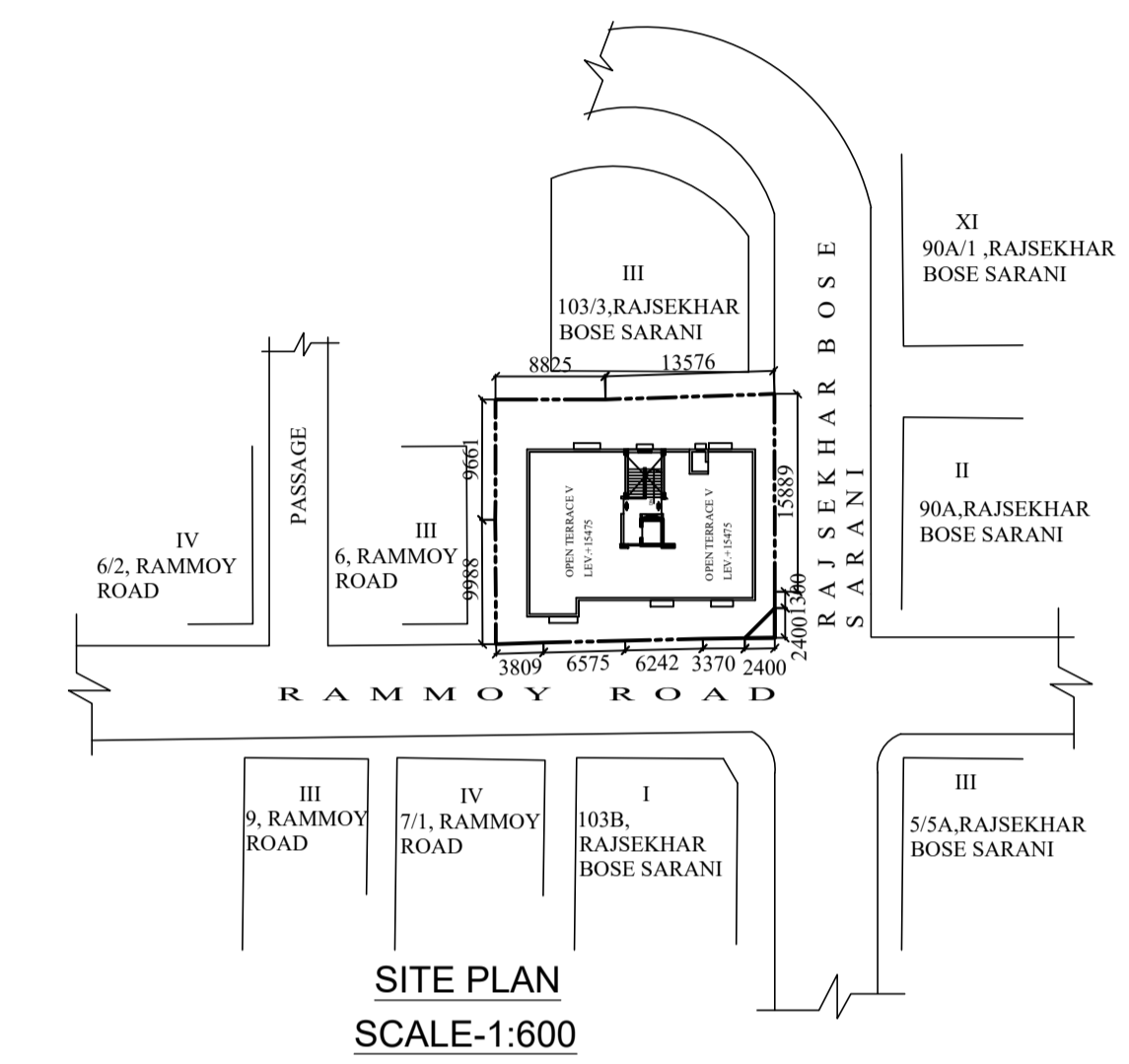


NOTE :-
 REQUIRED GREEN AREA = 12.292 SQ.M (2.812 %)
 PROVIDED OF GREEN AREA = 12.321 SQ.M (2.819 %)



PROP. GROUND FLOOR PLAN
 SCALE- 1:100

LOCATION PLAN
 SCALE-1:4000



SITE PLAN
 SCALE-1:600

STATEMENT OF SITE PROPOSAL

A.

1. ASSESSE NO- 110723401010
 2. DETAIL OF REGISTERED DEED OF CONVEYANCE :
 BOOK NO : I VOL. NO : 21 PAGE NO : 3823 TO 3843 BEING NO : 04862
 YEAR : 2012 PLACE : A.D.S.R. ALIPORE, SOUTH 24 P.G.S DATE : 18/06/2012
 3. DETAIL OF REGISTERED INDENTURE :
 BOOK NO : I VOL. NO : 14 PAGE NO : 1603 TO 1625 BEING NO : 03079
 YEAR : 2012 PLACE : A.D.S.R. ALIPORE, SOUTH 24 P.G.S DATE : 23/04/2012
 4. DETAIL OF REGISTERED DEED OF GIFT :
 a) BOOK NO : I VOL. NO : 1630 - 2023 PAGE NO : 80028 TO 80039 BEING NO : 163002761
 YEAR : 2023 PLACE : D.S.R - V, ALIPORE, SOUTH 24-PARGANAS DATE : 08/09/2023
 5. DETAIL OF BOUNDARY DECLARATION :
 a) BOOK NO : I VOL. NO : 1630 - 2023 PAGE NO : 80016 TO 80027 BEING NO : 163002760
 YEAR : 2023 PLACE : D.S.R - V, ALIPORE, SOUTH 24-PARGANAS DATE : 08/09/2023
 6. a) AREA OF LAND : 437.105 SQ.M / 6K- 8CH-25 SQ.FT. (AS PER DEED)
 : 437.084 SQ.M (AS PER PHYSICAL MEASUREMENT)
 b) NO. OF STOREY : G + IV
 7. a) NO. OF TENAMENT : 8NOS.
 b) SIZE OF TENAMENT : 100-150 SQ.M - 8NOS.

PART B

1. PROPOSED GROUND COVERAGE : 227.689 SQ.M
 2. F.A.R. CONSUMED : 2.142
 3. TOTAL COVERED AREA : 1044.036 SQ.M
 4. TOTAL CAR PARKING AREA : 107.797 SQ.M
 5. NO. OF REQUIRED CAR PARKING SPACE : 09 NOS
 6. NO. OF PROVIDED CAR PARKING SPACE : 11 NOS (COVERED)
 7. PROPOSED HEIGHT : 15.475 MT.
 8. CORNER SPLAYED : 2.879 SQ.M.

STATEMENT OF AREA

LAND AREA : 437.105 SQ.M / 6K, 8CH, 25SQFT (AS PER DEED & ASSESSMENT BOOK)
 437.084 SQ.M (AS PER BOUNDARY DECLARATION)
 PERMISSIBLE F. A. R. : 2.25
 PERMISSIBLE GROUND COVERAGE : 227.708 SQ.M (52.097%)
 PROPOSED GROUND COVERAGE : 227.689 SQ.M (52.092%)

PROPOSED AREA :-

	COVERED AREA	(CUT OUT) ELEC. DUCT	(CUT OUT) LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GR. FLOOR AREA	227.689 SQ.M	-	-	227.689 SQ.M	13.365 SQ.M	3.000 SQ.M	211.324 SQ.M
1ST FLOOR AREA	227.689 SQ.M	0.433 SQ.M	2.945 SQ.M	224.311 SQ.M	13.365 SQ.M	2.768 SQ.M	208.178 SQ.M
2ND FLOOR AREA	227.689 SQ.M	0.433 SQ.M	2.945 SQ.M	224.311 SQ.M	13.365 SQ.M	2.768 SQ.M	208.178 SQ.M
3RD FLOOR AREA	227.689 SQ.M	0.433 SQ.M	2.945 SQ.M	224.311 SQ.M	13.365 SQ.M	2.768 SQ.M	208.178 SQ.M
4TH FLOOR AREA	227.689 SQ.M	0.433 SQ.M	2.945 SQ.M	224.311 SQ.M	13.365 SQ.M	2.768 SQ.M	208.178 SQ.M
TOTAL FLOOR AREA	1138.445 SQ.M	1.732 SQ.M	11.780 SQ.M	1124.933 SQ.M	66.825 SQ.M	14.072 SQ.M	1044.036 SQ.M

PREMISES NO : 103/2A, RAJSEKHAR BOSE SARANI
 ASSESSEE NO : 110723401010
 NAME OF THE OWNER(S)/ APPLICANT : MR. HIMANSHU SHAH.
 AREA OF LAND : 06K - 08CH. - 25SQFT. = 437.105 SQM.
 NAME OF ARCHITECT : ANJAN UKIL NO: CA/94/16721
 PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.000M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):

POINT MARK	LATITUDE (N)	LONGITUDE (E)	SITE ELEVATION (AMSL) (MTR)
A	22°31'49.8"N	88°21'03.4"E	6.0
B	22°31'49.8"N	88°21'03.7"E	6.0
C	22°31'49.9"N	88°21'03.4"E	6.0
D	22°31'49.5"N	88°21'03.4"E	6.0

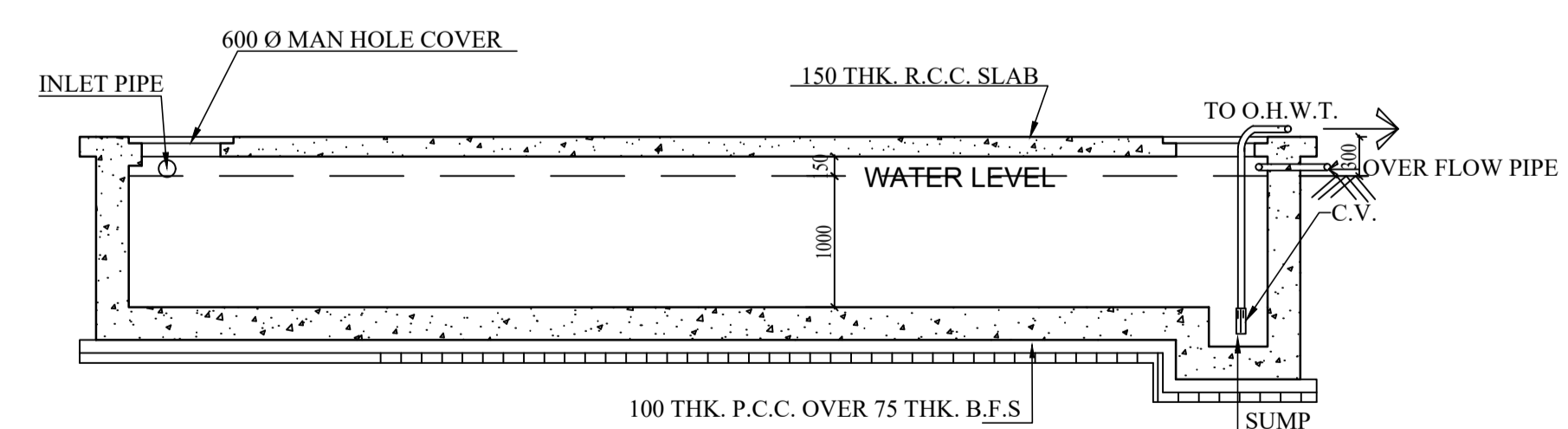
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SCHEDULE OF DOORS & WINDOWS

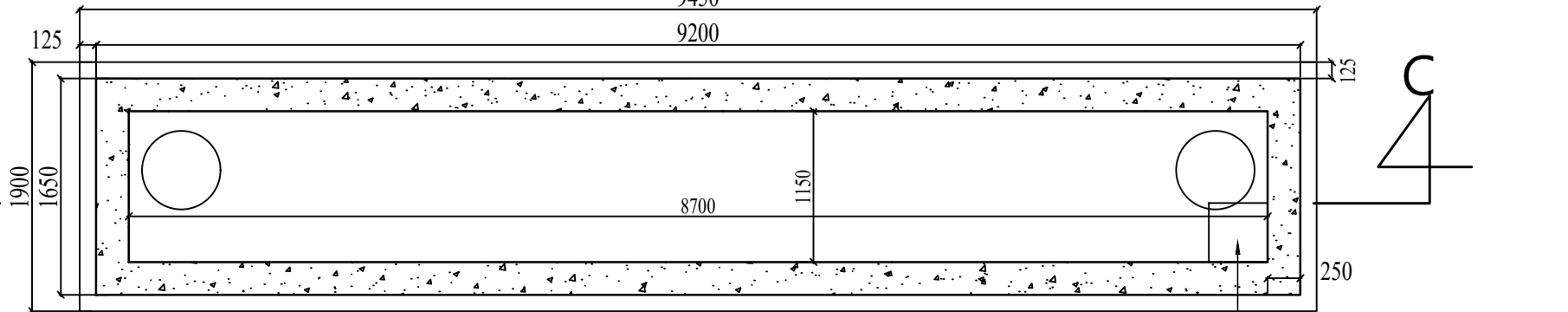
MKD.	SIZE	SILL	LINTEL	MKD.	SIZE	SILL	LINTEL
D1	1200x2150	---	2150	W1	1800X1250	900	2150
D2	900x2150	---	2150	W2	1200X1050	1100	2150
D3	750x2150	---	2150	W3	600X900	1250	2150
SD	2400x2150	---	2150	KW	1050X1250	900	2150
				SW	1050X1250	-	2150
				V1	750X350 (VENTILATION)	-	-

FLOOR	TOILET	KITCHEN	PANTRY	W.C
GR. FL.	-	-	-	-
1ST. FL.	6	2	-	-
2ND. FL.	6	2	-	-
3RD. FL.	6	2	-	-
4TH. FL.	6	2	-	-
ROOF	-	-	-	1

NOTE:
 THE DEPTH OF THE Semi U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.
 ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R.



SECTION-C-C



DETAIL OF S. U.G.W. RESERVOIR
 CAP. : 10,000 LTR. (SCALE -1:50)

TOTAL BUILT -UP AREA = 1044.036 SQ.M.
 BONUS FOR CAR PARKING = 107.797 SQ.M.
 NET BUILT UP AREA (1044.036-107.797) = 936.239 SQ.M.
 PROPOSED F.A.R = (936.239 / 437.084) = 2.142 < 2.25

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	102.242 SQ.M	14.955 SQ.M	117.198 SQ.M	4	4NOS
B	103.441 SQ.M	15.131 SQ.M	118.572 SQ.M	4	4NOS

MERCANTILE RETAIL:
 SHOP BUILTUP AREA = 74.320 SQ.M.
 SHOPS CARPET AREA = (35.831+28.278) = 64.109 SQ.M. / REQUIRED PARKING= 1 NO.
 CAR PARKING REQUIRED :- 09 NOS.
 PROVIDED CAR PARKING :- 11 NOS. (COVERED)
 PERMISSIBLE AREA FOR PARKING :- 225 SQ.M (25X09)
 PROVIDED AREA OF PARKING :- 107.797 SQ.M
 TOTAL RESIDENTIAL AREA = 1050.622 SQ.M.
 TOTAL COMMON AREA = 120.345 SQ.M.
 ADDITIONAL FLOOR AREA FOR FEES = (17.161+7.480+2.962+19.748) = 47.351 SQ.M
 LIFT MACHINE ROOM AREA = 17.161 SQ.M
 STAIR HEAD ROOM AREA = 17.161 SQ.M
 OVER HEAD TANK AREA = 11.944 SQ.M
 W.C AT ROOF = 2.962 SQ.M
 CUPBOARD AREA = 19.748 SQ.M
 OPEN TERRACE AREA = 227.689 SQ.M
 ROOF STRUCTURE AREA = 27.603 SQ.M
 TOTAL AREA FOR FEES = (47.351+1124.933)= 1172.284 SQ.M

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY DR. SUJIT KUMER BOSE G.T.E. K.M.C. NO - I/12. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS MOSTLY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(DR. SUJIT KUMAR BOSE G.T.E. /I/12) (SANJIB J PAREKH) (E.S.E-I/104)
 NAME OF GEOTECHNICAL ENGINEER NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

CERTIFIED ON THE PLAN IT SELF 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 ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

ANJAN UKIL
 CA/94/16721
 NAME OF ARCHITECT

DECLARATION OF OWNER/ APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W. RESERVOIR MAY BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. DURING INSPECTION OF THE SITE WAS IDENTIFIED BY US. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.

MR. HIMANSHU SHAH
 NAME OF OWNER

PROPOSED GROUND FLOOR PLAN, EXISTING PLAN, LOCATION PLAN, SITE PLAN, DETAILS OF S.U.G.W.R.

PROJECT.
 PROPOSED G +IV (15.475 MT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO.- 103/2A, RAJ SEKHAR BOSE SARANI. KOLKATA-700025, WARD NO.-72, BOROUGH - VIII, P.S.- BHAWANIPUR. UNDER K.M.C

JOB NO.	DRG. NO.	DATE	DEALT
1269		27/09/2022	DIYA

SCALE -1:100

• Anjan Ukil
architect

B.P. NO:-
 VALID UPTO : DATED:-

BISWAJIT DATTA Digitally signed by BISWAJIT DATTA Date: 2023.12.14 18:10:01 +05'30'

TUSHAR JATI Digitally signed by TUSHAR JATI Date: 2023.12.14 18:13:26 +05'30'

Digital Signature of A.E(C)/Bldg/KMC Digital Signature of E.E(C)/Bldg/KMC



EXISTING STRUCTURE PLAN
 SCALE: 1:100