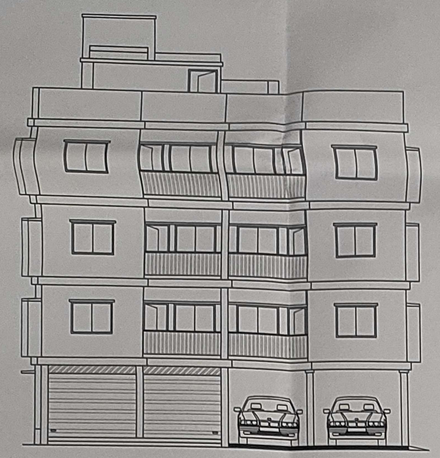
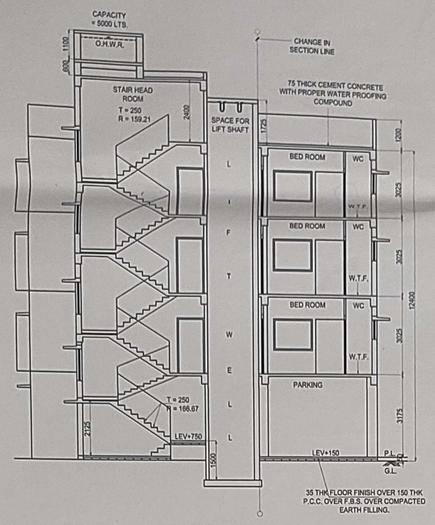


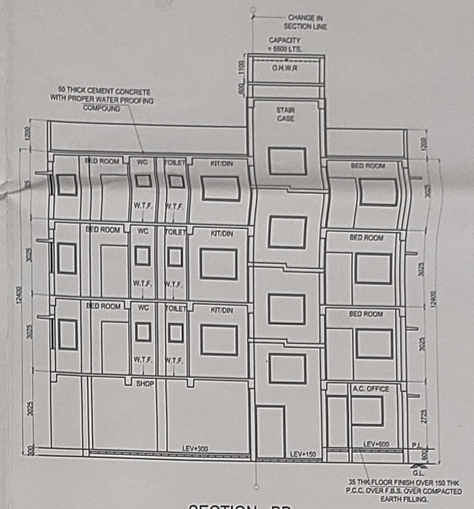
FRONT ELEVATION

SCALE 1:100



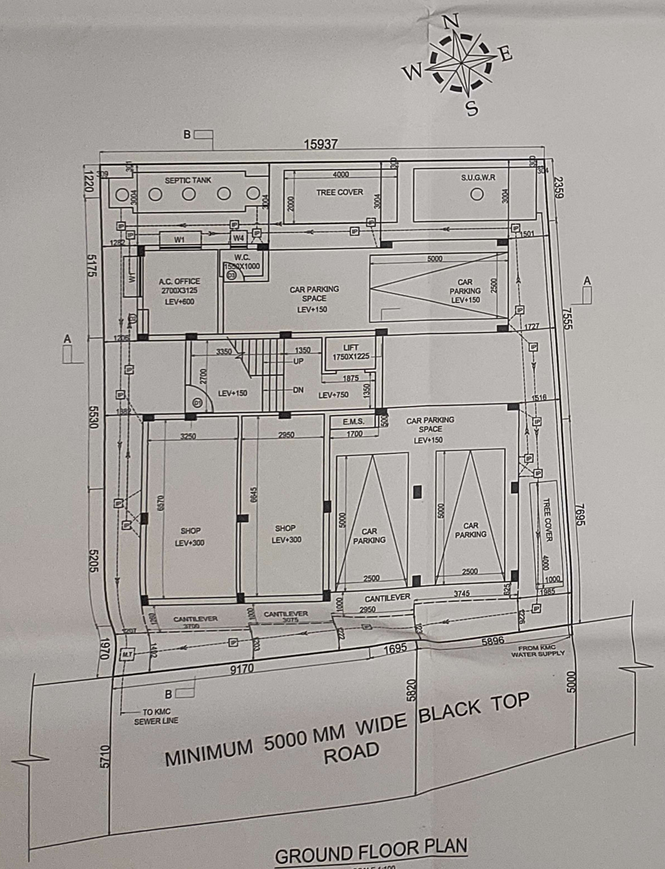
SECTION - AA

SCALE 1:100



SECTION - BB

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100

WINDOW SCHEDULE			
MKD.	WIDTH	HEIGHT	
W1	1500	1200	WINDOWS
W2	1200	1200	
W3	900	1200	
W4	600	750	
DOOR SCHEDULE			
MKD.	WIDTH	HEIGHT	
D0	1200	2100	DOORS
D1	1050	2100	
D2	900	2100	
D3	750	2100	

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33 METER
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERANCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
POINT - 1	22°27'19.5"	88°21'49.7"	6.00 METER
POINT - 2	22°27'20.3"	88°21'49.1"	6.00 METER

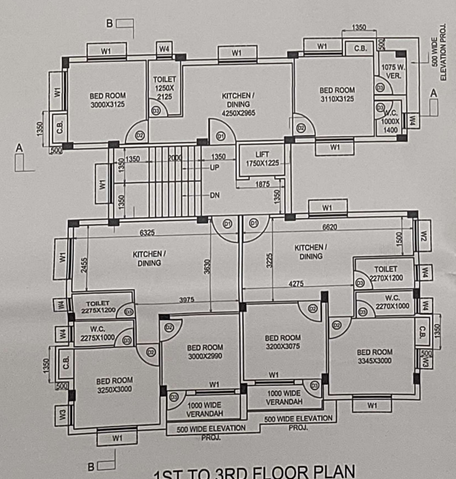
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANT STAGE, IT IS FOUND OTHERWISE , THEN IWE SHALL BE FULLY LIABLE FOE WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI DIPANKAR MAJUMDER PROPRIETOR OF M/s UMA ENTERPRISE AS C.A. OF SRI SAPTARSHI CHAKRABORTY.

NAME OF OWNER/S

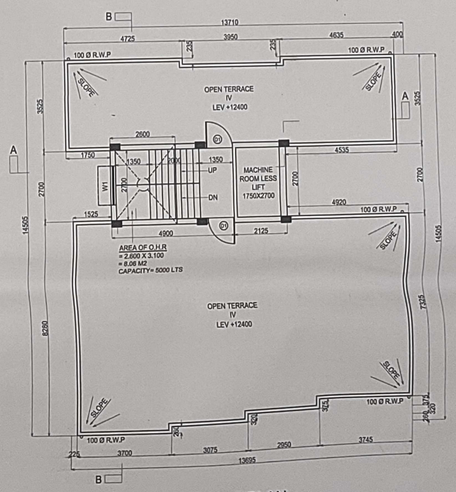
BIVAS BISWAS
LBS NO - 766 , CLASS I

NAME OF L.B.S.



1ST TO 3RD FLOOR PLAN

SCALE 1:100



ROOF PLAN

SCALE 1:100

PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 UNDER KMC BUILDING RULE 2009, AT PREMISES NO. 176 SARDAR PARA, R.S. DAG NO.- 934, KHATIAN NO.- 972, MOUZA - BRAMHAPUR, J.L. NO. 48, UNDER THE JURISDICTION OF K.M.C., WARD - 111, BOROUGH - XI, P.S.- BANSDRONI, KOLKATA - 700096.

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO : 31-111-21-0176-6

2.a) NAME OF THE OWNER - SRI SAPTARSHI CHAKRABORTY.
2.b) NAME OF THE APPLICANT - SRI DIPANKAR MAJUMDER PROPRIETOR OF M/s UMA ENTERPRISE AS C.A. OF SRI SAPTARSHI CHAKRABORTY.

3. DETAILS OF REGD. GIFT DEED :-
BOOK - I, VOLUME NO - 196, PAGE FROM - 100 TO 109, BEING NO:- 12338, FOR THE YEAR 1991, DATED :- 28.10.1991, D.S.R. -ALIPORE , SOUTH 24 PARGANAS, WEST BENGAL.

4. DETAILS OF REGD. GIFT DEED :-
BOOK - I, CD VOLUME NO - 8, PAGE FROM - 2380 TO 2392, BEING NO:- 00547, FOR THE YEAR 2011, DATED :- 10.03.2011, A.D.S.R. -ALIPORE , WEST BENGAL.

5. DETAILS OF GENERAL POWER OF ATTORNEY :-
BOOK - I, VOLUME NO - 1604-2023, PAGE FROM -187714 TO 187732, BEING NO:- 160408236 FOR THE YEAR 2023, DATED :- 30.05.2023, D.S.R. -IV SOUTH 24 PARGANAS , WEST BENGAL.

6. DETAILS OF BOUNDARY DECLARATION :-
BOOK - I, VOLUME NO - 1604-2023, PAGE FROM -336205 TO 336219, BEING NO:- 160410615, FOR THE YEAR 2023, DATED :- 07.09.2023, D.S.R. -IV SOUTH 24 PARGANAS , WEST BENGAL.

7. DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO :- 3914 , (1630068) , DAG NO. :- 934. COPY NO. 13827 DATED 28.08.2023. CHARACTER OF LAND - (DANGA) IN THE NAME OF SRI SAPTARSHI CHAKRABORTY , DATED- 18.04.2023

8. DETAILS OF B.L. & L.R.O. CONVERSION :-
MEMO NO:- 8 / P / 763 (3)/ SDL & LRO / SADAR ALIPORE DATED- 27.07.2023

9. DETAILS OF KMC MUTATION :-
CASE NO:- G/111/21-DEC-23/38015, DATED- 21.12.2023.

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED = 301.603 M2 IS EQUIVALENT TO 4 K - 08 CH - 09 SFT.
b) AS PER BOUNDARY DECLARATION = 300.975 M2 EQUIVALENT TO 4 KATA - 07 CHATTACK - 44.69 SFT

2. PERMISSIBLE GROUND COVERAGE :- 176.454 M2 (58.634 %)

3. PROPOSED GROUND COVERAGE :- 170.402 M2 (56.617 %)

4. PROPOSED AREA:

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
		STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY		
GROUND FLOOR	157.374 M2	12.690 M2	NIL	2.531 M2		142.153 M2
1ST FLOOR	170.402 M2	12.690 M2	2.144 M2	2.531 M2		153.037 M2
2ND FLOOR	170.402 M2	12.690 M2	2.144 M2	2.531 M2		153.037 M2
3RD FLOOR	170.402 M2	12.690 M2	2.144 M2	2.531 M2		153.037 M2
TOTAL	668.580 M2	50.760 M2	6.432 M2	10.124 M2		601.264 M2

5.A) PARKING CALCULATION:

TENAMT SIZE BETWEEN	NET TENAMNT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENAMT SIZE	NOS OF TENAMT.	REQUIRED PARKING
50 - 75 SQ.M	45.995 M2	74.214 M2 =(16.336 %)	7.513 M2	53.502 M2	3 NOS.	2 NOS.
	51.651 M2	454.302 M2	8.438 M2	60.088 M2	3 NOS.	
	53.794 M2		8.788 M2	62.581 M2	3 NOS.	

5.B) NOS. OF PARKING PROVIDED :- COVERED = 3 NOS.
C) ACTUAL AREA OF PARKING PROVIDED = 75.645 M2
6. PERMISSIBLE F.A.R = 1.750
7. PROPOSED F.A.R = 1.749
8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (15.190 + 8.100 + 6.588) = 29.878 M2

FLOOR	CUPBOARD	LOFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	2.700 M2	NIL	NIL
2ND FLOOR	2.700 M2	NIL	NIL
3RD FLOOR	2.700 M2	NIL	NIL
TOTAL	8.100 M2	NIL	NIL

9. STAIR HEAD ROOM AREA = 15.190 M2
10. ROOF TANK AREA = 8.060 M2
11. L.M.R. SHAFT AREA = 6.588 M2
12. TREE COVER AREA = 12.000 M2
13. GROSS SHOP AREA = 47.210 M2
14. CARPET AREA OF SHOP = 41.070 M2
15. GROSS OFFICE AREA = 10.778 M2
16. CARPET AREA OF OFFICE = 8.114 M2
17. RELAXATION OF AUTHORITY :- NIL

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

1. I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
2. I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & 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.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E., BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS FULLY OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

SRI DIPANKAR MAJUMDER PROPRIETOR OF M/s UMA ENTERPRISE AS C.A. OF SRI SAPTARSHI CHAKRABORTY.

NAME OF OWNER/S

DECLARATION OF 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.

KALLOL KUMAR GHOSHAL
GTE NO. - I / 49
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL, GORKHARA , ARUNACHAL, SONARPUR , KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIVAS BISWAS
ESE NO - 458 , CLASS II
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH OF THE ABUTING SOUTHERN SIDE ROAD IS MINIMUM 5000 MM WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE SIGNATURE OF THE OWNER IS IDENTIFIED BY ME. THE PLOT IS BEYOND 500 MT. FROM CENTER LINE OF E.M. BY PASS.

BIVAS BISWAS
LBS NO - 766 , CLASS I
NAME OF L.B.S.

BUILDING PERMIT NO. - 2023110432
SANCTION DATE -27.03.2024
VALID UPTO -26.03.2029

MANISH SARKAR Digitally signed by MANISH SARKAR
Date: 2024.03.27 13:59:45 +05'30'

DIGITAL SIGNATURE OF A.E.

SUBHASISH DAS Digitally signed by SUBHASISH DAS
Date: 2024.03.27 13:57:14 +05'30'

DIGITAL SIGNATURE OF E.E.