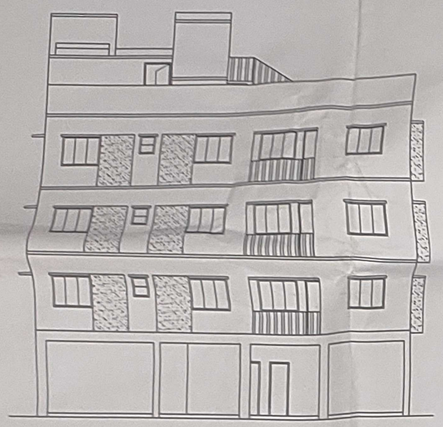
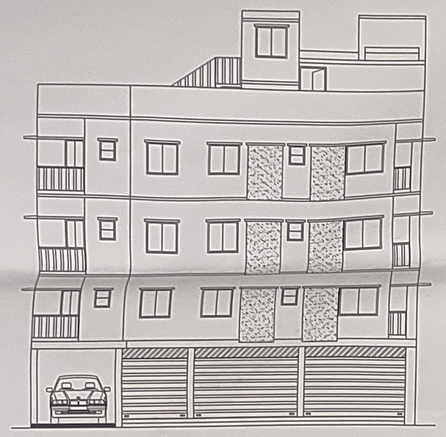


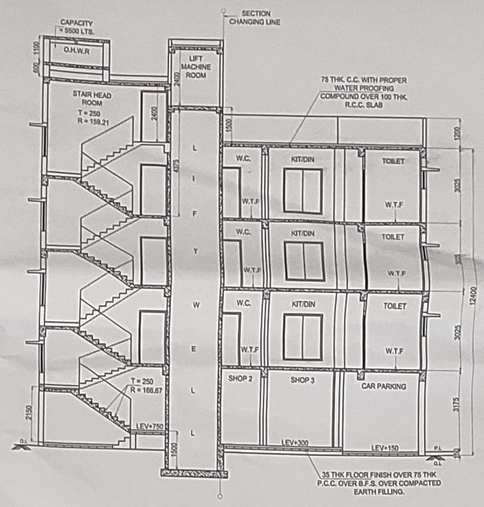
FRONT ELEVATION

SCALE 1:100



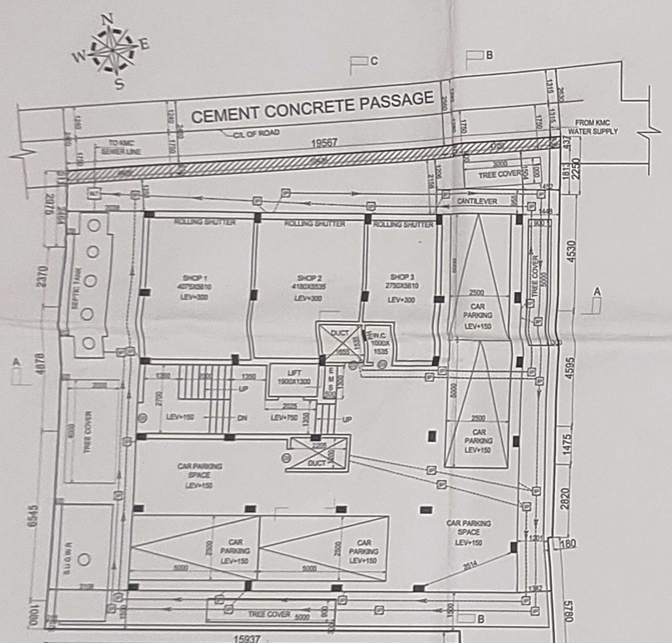
REAR SIDE ELEVATION

SCALE 1:100



SECTION - AA

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100

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

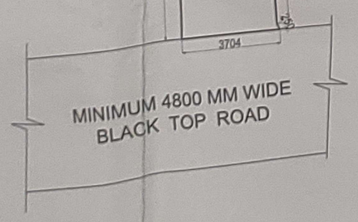
REFERANCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
POINT - 1	22°27'29.6"	88°21'49.6"	6.00 METER
POINT - 2	22°27'30.7"	88°21'49.1"	6.00 METER

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE , THEN WE SHALL BE FULLY LIABLE FOR 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

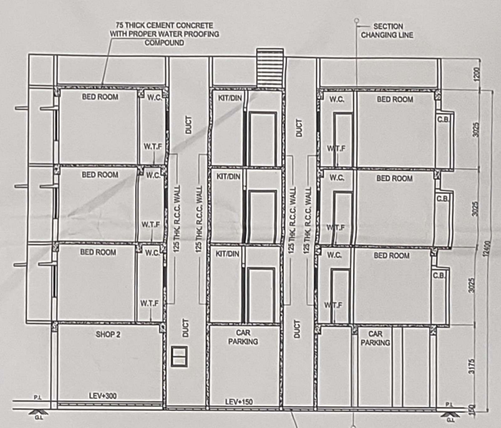
BIVAS BISWAS
LBS NO - 766 , CLASS I
NAME OF L.B.S.

WINDOW SCHEDULE			
MKD.	WIDTH	HEIGHT	
W0	1500	1800	WINDOWS
W1	1500	1200	
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	



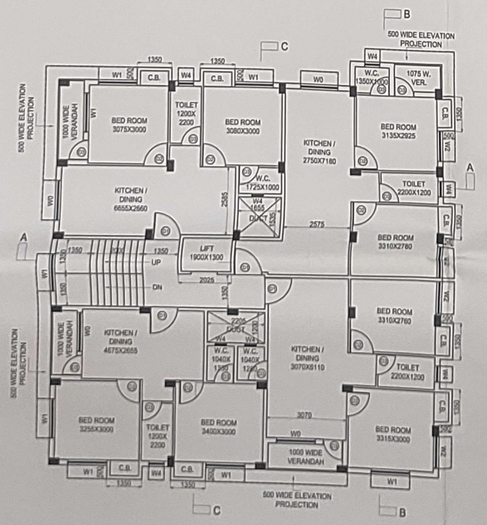
SECTION - BB

SCALE 1:100



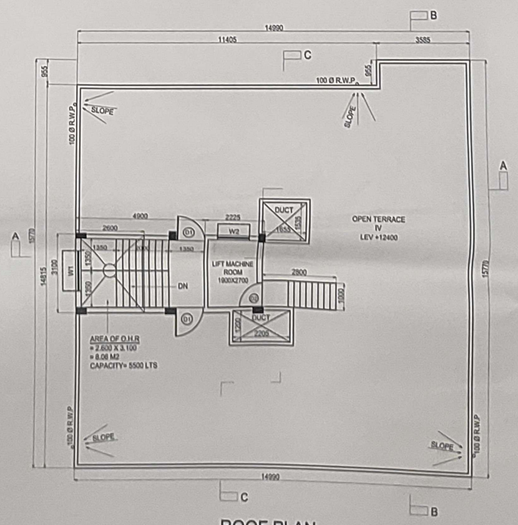
SECTION - CC

SCALE 1:100



TYPICAL (1ST, 2ND & 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. 177 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 : 31-111-21-0177-2

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. TITLE DEED :-
BOOK - I, VOLUME NO - 196, PAGE FROM - 110 TO 119, BEING NO:- 12339, 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 - 6, PAGE FROM - 2393 TO 2406, BEING NO:- 000548, FOR THE YEAR 2011, DATED :- 10.03.2011, A.D.S.R. ALIPORE , WEST BENGAL.

5. DETAILS OF BOUNDARY DECLARATION :-
BOOK - I, VOLUME NO - 1604-2023, PAGE FROM -338190 TO 338204, BEING NO:- 160410614, FOR THE YEAR 2023, DATED :- 07.09.2023, D.S.R. -IV SOUTH 24 PARGANAS ,WEST BENGAL.

6. DETAILS OF STRIP OF LAND :-
BOOK - I, VOLUME NO - 1604-2023, PAGE FROM - 334696 TO 334710, BEING NO:- 160410616, FOR THE YEAR 2023, DATED :- 01.09.2023, D.S.R. -IV SOUTH 24 PARGANAS ,WEST BENGAL.

7. DETAILS OF GENERAL POWER OF ATTORNEY :-
BOOK - I, VOLUME NO - 1604-2023, PAGE FROM -187685 TO 187713, BEING NO:- 160406239, FOR THE YEAR 2023, DATED :- 30.05.2023, D.S.R. -IV SOUTH 24 PARGANAS ,WEST BENGAL.

8. DETAILS OF KMC MUTATION :-
CASE NO- O/111/15-JUL-23/36658, DATED- 17.07.2023.

9. DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO:- 3614, (1630349), DAG NO.,- 934, CHARACTER OF LAND - (DANGA) IN THE NAME OF SRI SAPTARSHI CHAKRABORTY , DATED- 18.01.2023.

10. DETAILS OF B.L. & L.R.O. CONVERSION :-
MEMO NO.- 61 P (7762 (3)) SDL & LRO (SADAR ALIPORE) DATED- 27.03.2023.
CHARACTER OF LAND DANGA TO BASTU

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED = 424.563 M2 IS EQUIVALENT TO 6 K - 05 CH - 25 SFT.
b) AS PER BOUNDARY DECLARATION = 424.562 M2 EQUIVALENT TO 6 KATA - 05 CHATTACK - 24.99 SFT
c) STRIP OF LAND AREA = 9.498 M2
d) NET LAND AREA = (424.562 - 9.498) = 415.064 M2

2. PERMISSIBLE GROUND COVERAGE :- 222.959 M2 (52.515 %)

3. PROPOSED GROUND COVERAGE :- 220.315 M2 (51.892%)

4. PROPOSED AREA:

FLOOR	TOTAL EXEMPTED AREA					NET FLOOR AREA
	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	VENT. SHAFT	LIFT WELL	LIFT LOBBY	
GROUND FLOOR	222.077 M2	12.690 M2	5.186 M2	NIL	2.734 M2	201.467 M2
1ST FLOOR	225.501 M2	12.690 M2	5.186 M2	2.470 M2	2.734 M2	202.421 M2
2ND FLOOR	225.501 M2	12.690 M2	5.186 M2	2.470 M2	2.734 M2	202.421 M2
3RD FLOOR	225.501 M2	12.690 M2	5.186 M2	2.470 M2	2.734 M2	202.421 M2
TOTAL	898.580 M2	50.760 M2	20.744 M2	7.410 M2	10.936 M2	808.730 M2

5.A) PARKING CALCULATION:

TENANT SIZE BETWEEN	NET TENANMT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENMT SIZE	NOS OF TENMT.	REQUIRED PARKING
50 - 75 SQ.M	45.346 M2	80.187 M2 / 598.383 M2 =(13.401%)	6.077 M2	51.422 M2	3 NOS.	3 NOS.
	50.119 M2		6.716 M2	56.835 M2	3 NOS.	
	51.436 M2		6.893 M2	58.329 M2	3 NOS.	
	52.560 M2		7.043 M2	59.604 M2	3 NOS.	
GROSS SHOP AREA = 65.863 M2 CARPET AREA OF SHOP = 56.944 M2						1 NO.

5.B) NOS. OF PARKING PROVIDED :- COVERED = 4 NOS.
C) ACTUAL AREA OF PARKING PROVIDED = 125.990 M2
6. PERMISSIBLE F.A.R = 1.750
7. PROPOSED F.A.R = 1.669
8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (15.190 + 16.200 + 6.969 + 2.800) = 41.159 M2

FLOOR	CUPBOARD	LOFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	5.400 M2	NIL	NIL
2ND FLOOR	5.400 M2	NIL	NIL
3RD FLOOR	5.400 M2	NIL	NIL
TOTAL	16.200 M2	NIL	NIL

9. STAIR HEAD ROOM AREA = 15.190 M2
10. ROOF TANK AREA = 8.060 M2
11. TREE COVER AREA = 20.000 M2
12. LIFT MACHINE ROOM AREA = 6.969 M2
13. LIFT MACHINE ROOM STAIR AREA = 2.800 M2

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 ABUTTING SOUTHERN SIDE ROAD IS MINIMUM 4800 MM AND NORTHERN SIDE ROAD IS MINIMUM 2480 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. - 2023110431
SANCTION DATE -27.03.2024
VALID UPTO -26.03.2029

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2024.03.27 13:30:24 +05'30'

ASSISTANT ENGINEER (C) / BLDG. / BR -XI

SUBHASISH DAS
Digitally signed by SUBHASISH DAS
Date: 2024.03.27 13:31:47 +05'30'

EXECUTIVE ENGINEER (C) / BLDG. / BR -XI