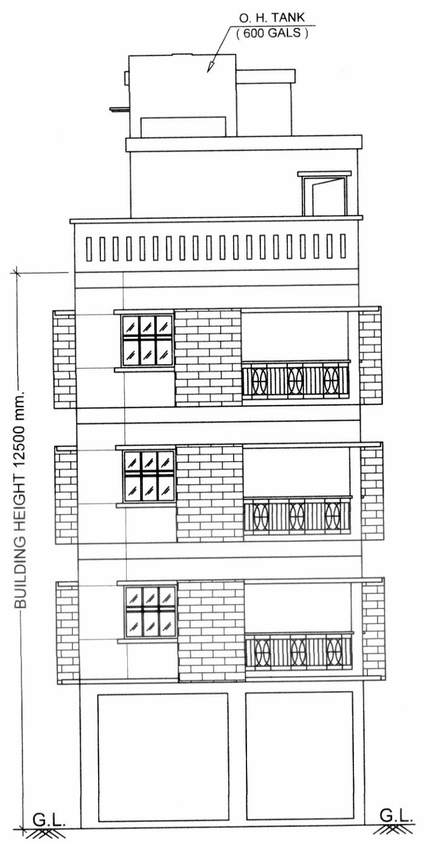
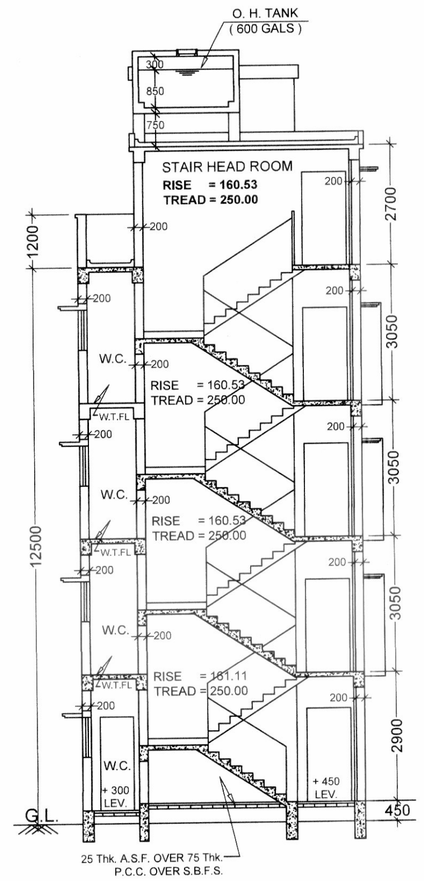
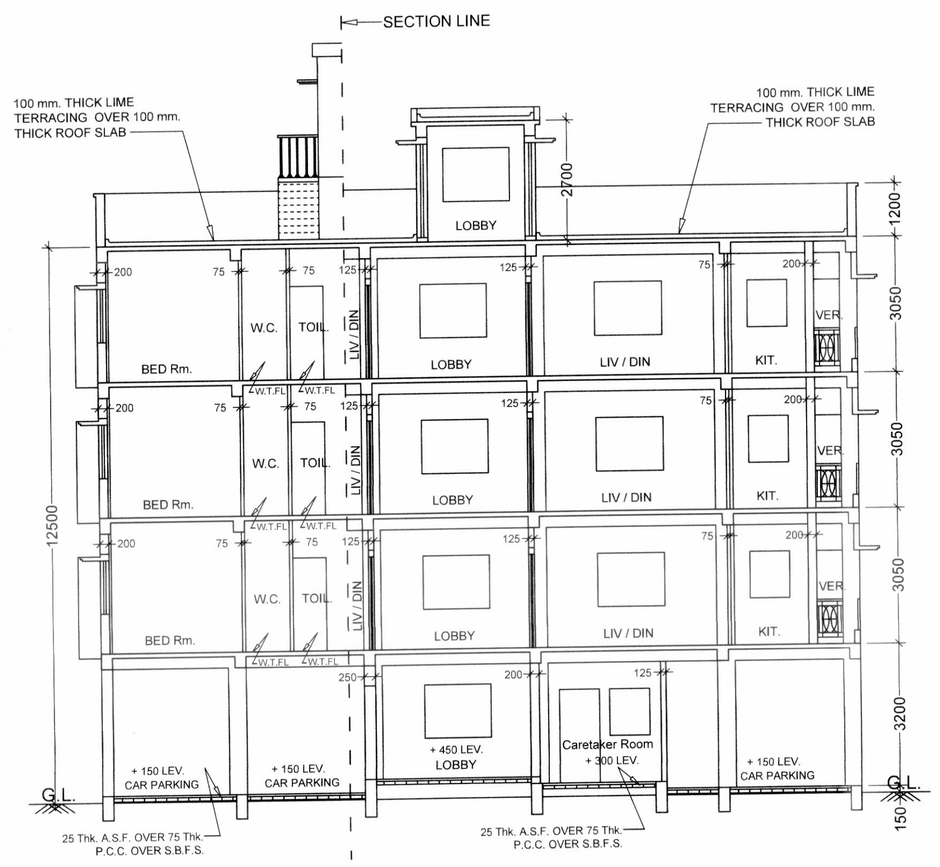


FRONT ELEVATION

WEST SIDE ELEVATION



SECTION = X - X.



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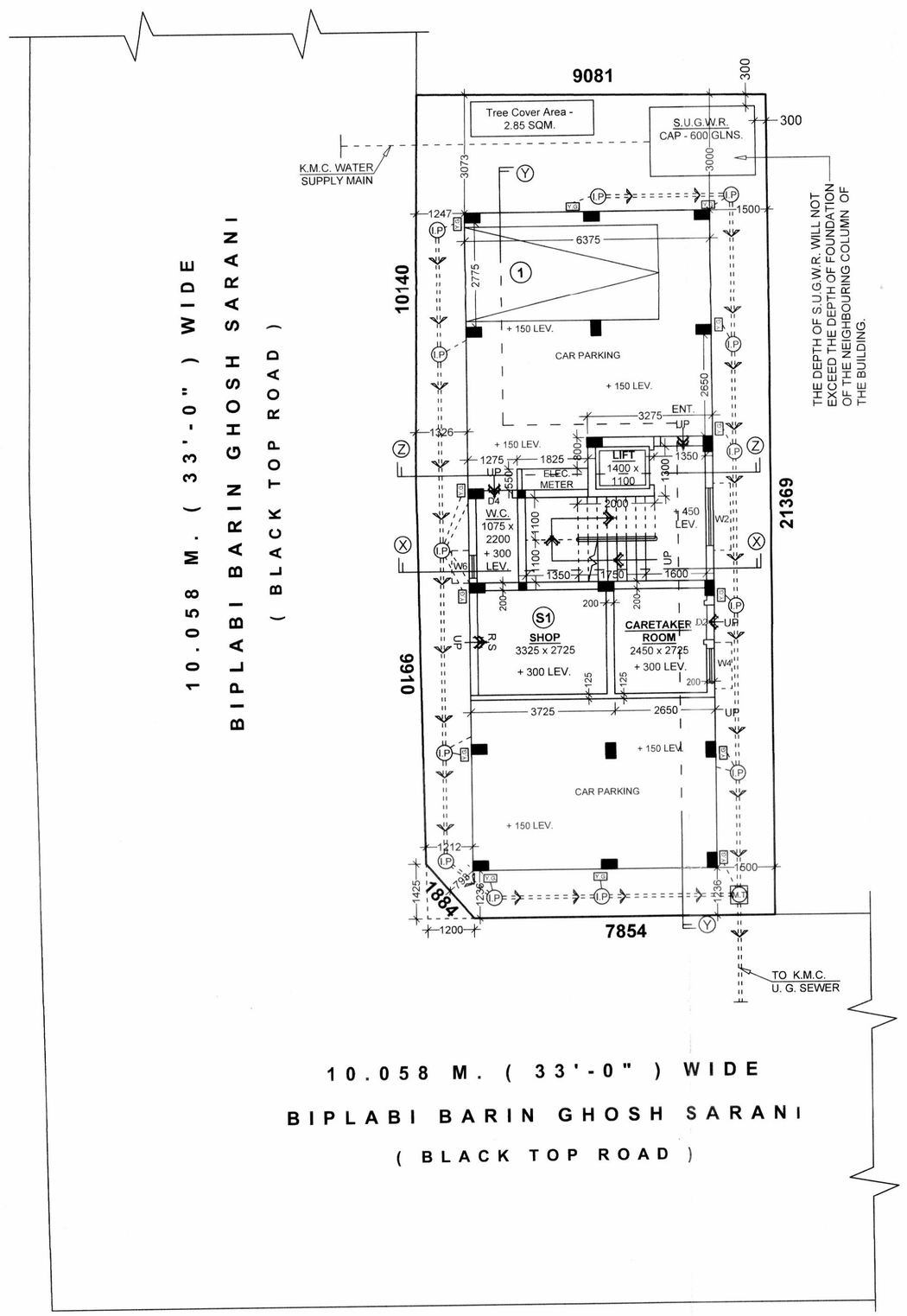
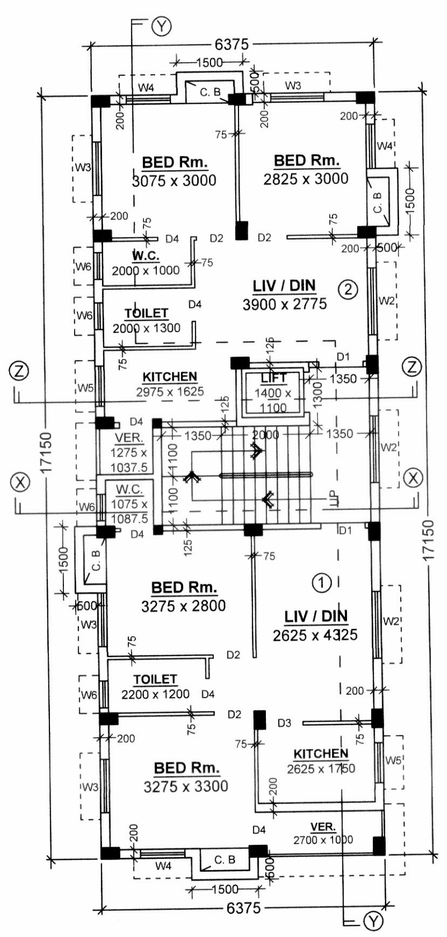


GROUND FLOOR PLAN. (SCALE = 1 : 100)

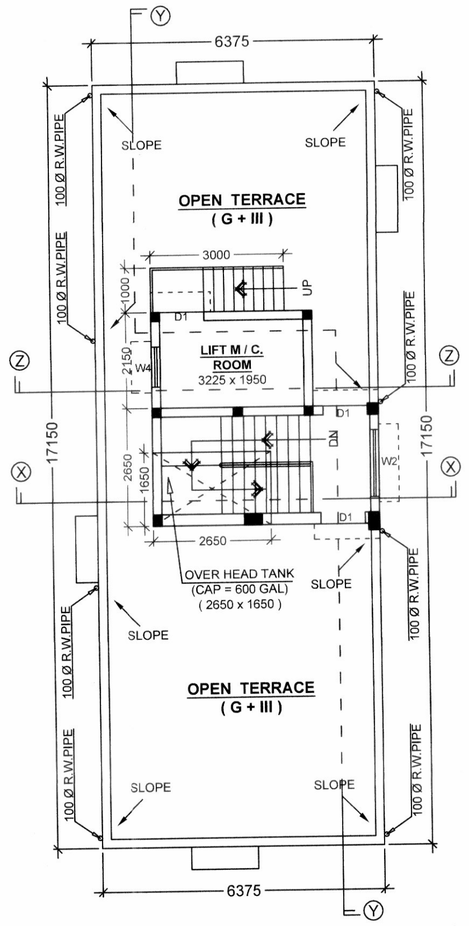
SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2250	W1	1800 x 1200
D1	1350 x 2250	W2	1500 x 1200
D2	1000 x 2250	W3	1200 x 1200
D3	800 x 2250	W4	1000 x 1200
D4	800 x 2250	W5	900 x 1050
		W6	600 x 900

SPECIFICATION

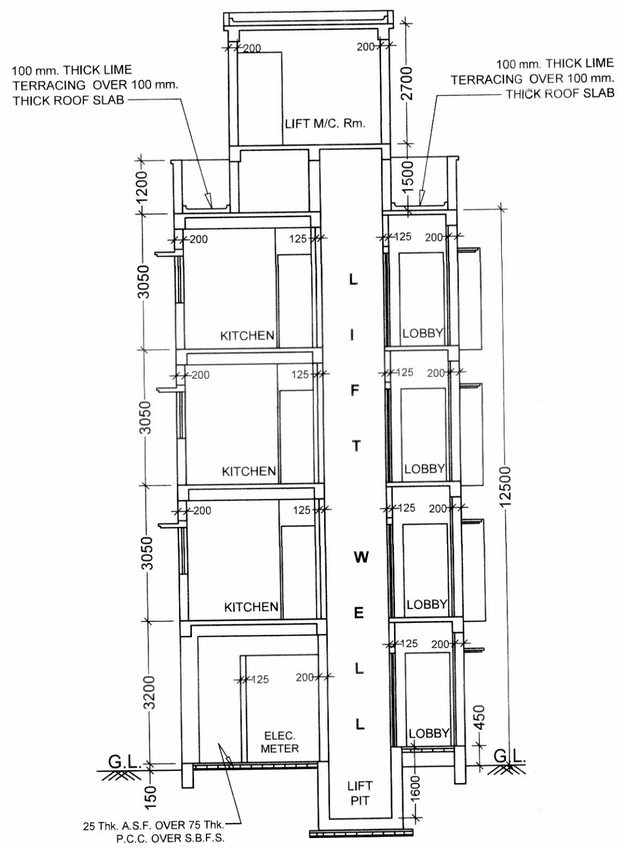
1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 12.500 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M20.
7. GRADE OF STEEL IS Fe - 500.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.



TYPICAL FLOOR PLAN
(1ST, 2ND, & 3RD, FLOOR)
(SCALE = 1 : 100)



ROOF PLAN
(SCALE = 1 : 100)



SECTION = Z - Z.

STATEMENT OF PROPOSAL : 2022030143

PART - A

1. ASSESSEE NO. : **11-014-03-0281-8**
2. **NAME OF THE OWNER/S : (Recorded)**
   REAL DEVELOPER
3. **DETAILS OF REGD. TITLE DEEDS**
   Book NO.- I, VOL. NO.- 1903-2022, Pages- 96393 to 96431, Being NO.- 190301759, Year : 2022, A.R.A.- III, KOLKATA. West Bengal. Date :- 08/02/2022.
4. **DETAILS OF FREE GIFT**
   Strip [B/R. - 74, Table - 5] : N. A.
   Strip [B/R. - 59, (2)] : N. A.
   Corner Splay : N. A.

PART - B

1. **AREA OF LAND** :
   As per Title deed : 195.062 Sqm.
   Assessement Book Copy
   (2 K. - 14 CH. - 29.65 SQFT)
2. NET AREA OF LAND : 195.062 Sqm.
3. PERMISSIBLE GROUND COVERAGE = 60.000 % = 117.037 Sqm.
4. PROPOSED GROUND COVERAGE = 56.049 % = 109.331 Sqm.
5. PROPOSED AREA :

	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT Stair Void Area	Lift Duct Area	Total Area	Stair Way Area (Excluding Stair Void)	Lift Lobby	Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	109.331 Sqm.	——	——	——	10.340 Sqm.	1.755 Sqm.	97.236 Sqm.
First Floor	109.331 Sqm.	——	1.540 Sqm.	1.540 Sqm.	10.340 Sqm.	1.755 Sqm.	95.696 Sqm.
Second Floor	109.331 Sqm.	——	1.540 Sqm.	1.540 Sqm.	10.340 Sqm.	1.755 Sqm.	95.696 Sqm.
Third Floor	109.331 Sqm.	——	1.540 Sqm.	1.540 Sqm.	10.340 Sqm.	1.755 Sqm.	95.696 Sqm.
Total	**437.324 Sqm.**	——	**4.620 Sqm.**	**4.620 Sqm.**	**41.360 Sqm.**	**7.020 Sqm.**	**384.324 Sqm.**

TOTAL EXEMPTED AREA = 48.380 Sqm.

6. **PARKING CALCULATION :**

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
BETWEEN 50 TO 75 SQM.				
1 - 49.276 Sqm.	11.903	61.178 Sqm.	3 Nos.	1 No.
2 - 45.278 Sqm.	10.937	56.215 Sqm.	3 Nos.	
Mercantile (Retail) Carpet Area Above 25 Sqm. one car parking space				NIL.
Car pet Area Shop - 9.061 Sqm.				
			Total Required Parking =	**1 No.**

B) NOS. OF PARKING PROVIDED = 1 No.
C) Permissible area for parking : (a) GROUND FLOOR = 1 No. x 25
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 69.163 Sqm.
7. PERMISSIBLE F. A. R. = 2.25
8. PROPOSED F. A. R. = 384.324 - (1 x 25) / 195.062 = **1.842 < 2.25**
9. TOTAL CUPBOARD AREA = 9.000 Sqm.
10. STAIR HEAD ROOM AREA = 13.515 Sqm.
11. OVER HEAD TANK AREA = 4.373 Sqm.
12. LIFT MACHINE ROOM AREA = 7.794 Sqm.
13. LIFT MACHINE ROOM STAIR AREA = 3.000 Sqm.
14. HEIGHT OF THE BUILDING = 12.500 m.
15. TOTAL BUILT UP AREA = 466.014 m.
16. PROPOSED TOTAL COMMON AREA = 69.940 Sqm.
17. PROPOSED OPEN TERRACE AREA = 109.331 Sqm.
18. PROPOSED TREE COVERED AREA = 3.484 Sqm.
19. MERCANTILE (RETAIL) BUILTUP AREA = 11.361 Sqm.
20. MERCANTILE (RETAIL) CARPET AREA = 9.061 Sqm.

DECLARATION OF OWNERS

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

1. AJAY KUMAR GUPTA, 2. ABHIJIT AGARWAL,
3. KAUSIK SEAK, 4. TANMAY SEAL
(PARTNERS OF **M/S. REAL DEVELOPER**)

NAME OF OWNERS.

CERTIFICATE OF L.B.S.

CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK..

KAMRUZZAMAN CHOUDHURY. [L.B.S. No.- 1404 (Class- I)]
NAME OF L.B.S. (K.M.C.)

CERTIFICATE OF E.S.E.

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUND$_D$ AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN DRAWN BY ME CONSIDERING ALL POSSIBLE LOADS INCLUING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NIRMALYA CHATTERJEE (E.S.E. NO.- 181 / I.)
NAME OF E.S.E. (K.M.C)

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRID 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 AT THE FOUNDATION SYSTEM PORPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEO-TECHNICAL POIN OF VIEW.

GOPAL CHANDRA BAG
K.M.C. G.T.E NO. - 3 (Class - II)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED FOUR (G + III) STORIED (HEIGHT OF THE BUILDING IS 12.500 M.) RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C. BUILDING ACT 1980 & K.M.C. BUILDING RULES, 2009, AT PRE. NO. - 46/C/21, BIPLABI BARIN GHOSH SARANI. KOLKATA - 700 054. P. S.- MANIKTALA, WARD NO.- 014, BOROUGH - III.
(UNDER THE KOLKATA MUNICIPAL CORPORATION)

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

BUILDING PERMIT NUMBER: 2022030104
DATE: 02/03/2023 VALID UP TO: 01/03/2028

SWAPAN DAS

Digitally signed by SWAPAN DAS
Date: 2023.03.02 14:27:04 +05'30'

SIGNATURE OF A.E (C) /BR-III