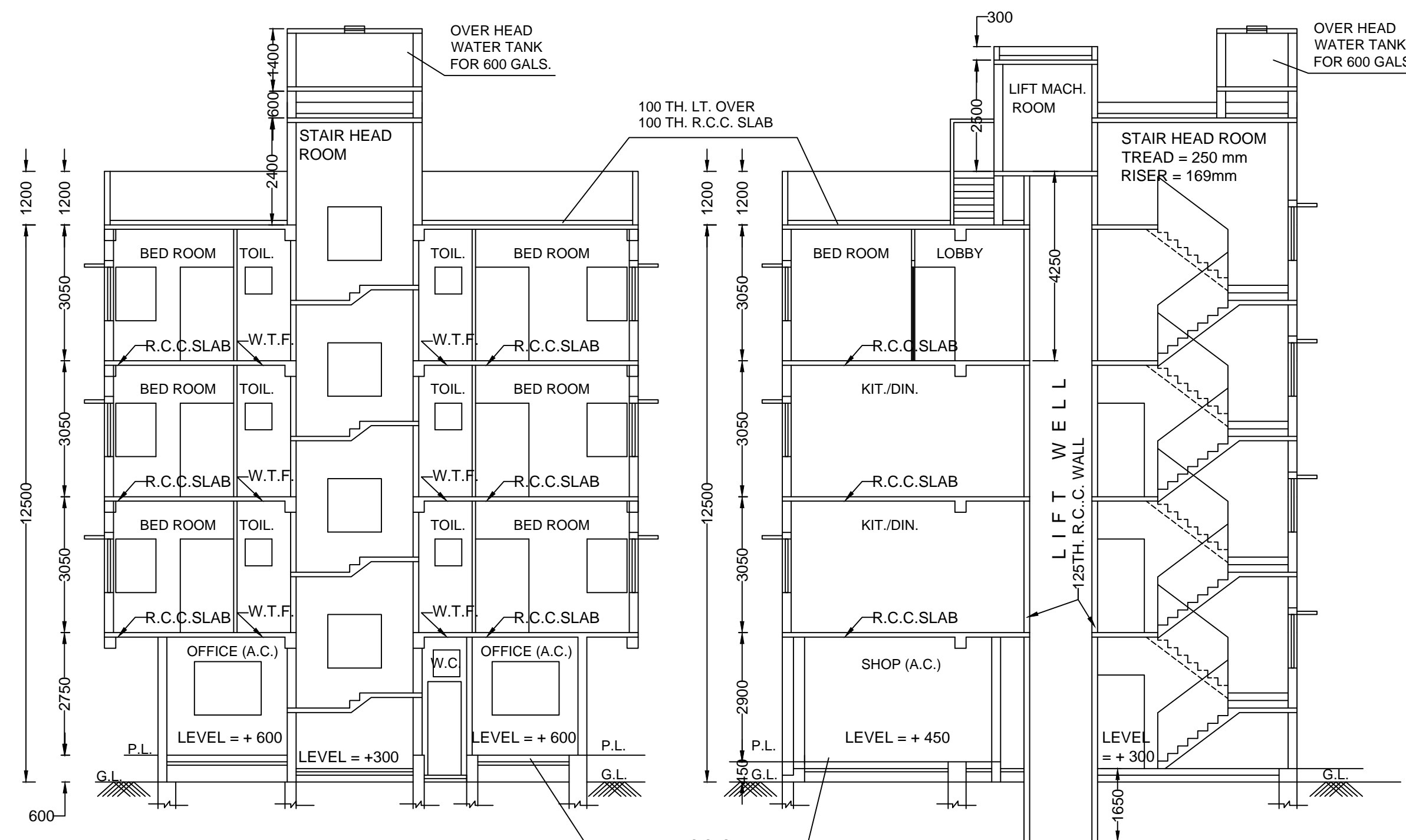
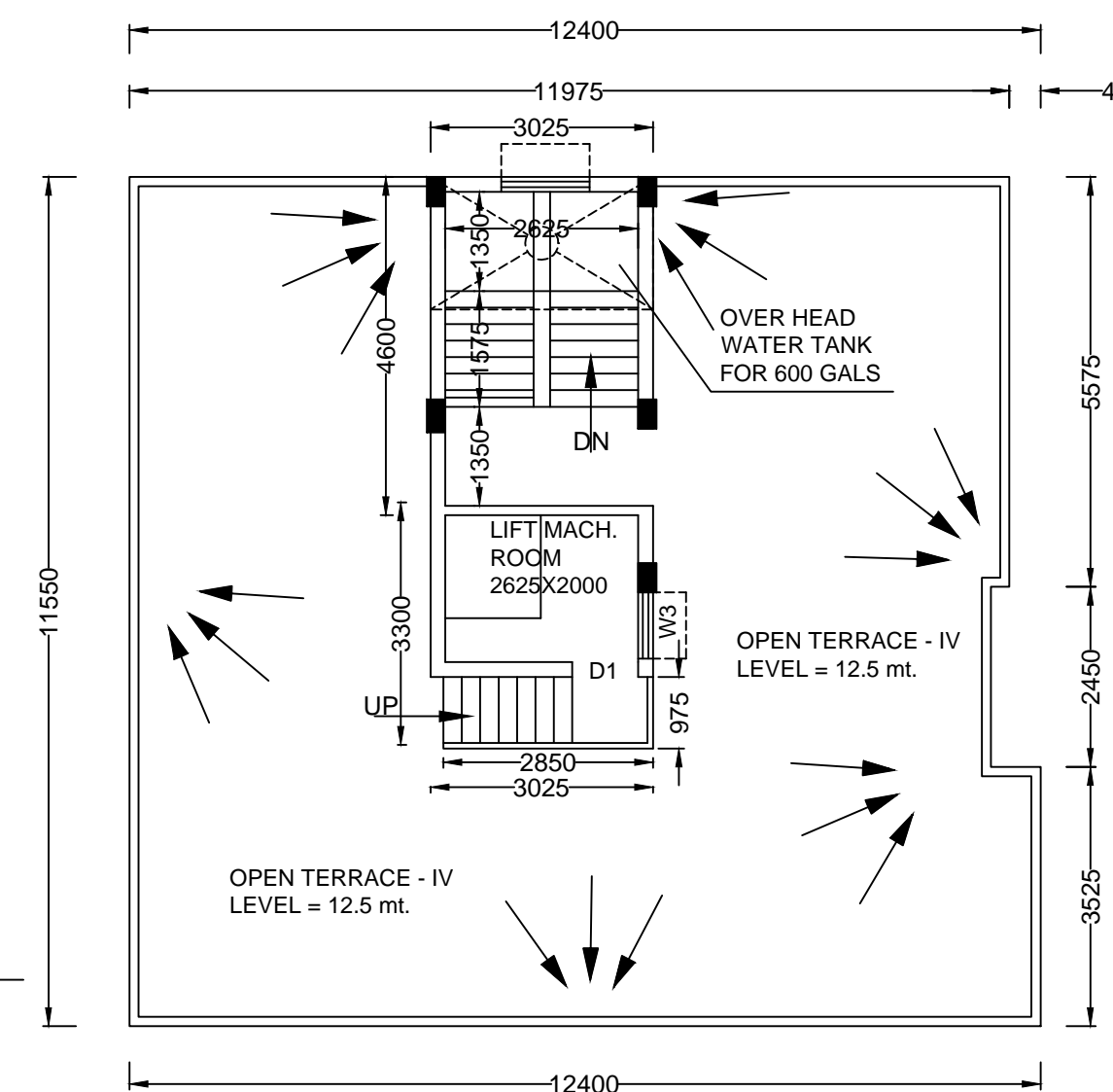


**FRONT ELEVATION**  
SCALE - 1:100



**SECTION ON A A**  
SCALE - 1:100

**SECTION ON B B**  
SCALE - 1:100



**ROOF PLAN**  
SCALE - 1:100

AVERAGE BACK AS PER AMENDMENT OF K.M.C BUILDING RULE 2009 AS PER NOTIFICATION OF MPL AFFAIRS VIDE NO 480/MA/O/C-4/3R/13/2012,DT- 21/10/2014 TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 37.403 Sqm AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 11.975 mt i.e. AVERAGE REAR OPEN SPACE OF THE BUILDING = 37.403 / 11.975 = 3.123 mt

**NOTE**  
(i) THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION  
(ii) PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR

**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**

- ASSEESSEE NO - 210920400887
- NAME OF THE RECORDED OWNER - 1) SRI ANIL KUMAR BANERJEE (2) SRI SWAPAN KUMAR BANERJEE (3) SRI AMITAVA BANERJEE (4) SMT BAISHAKHI BHOWMICK
- NAME OF THE APPLICANT (CONSTITUTED ATTORNEY) :- (1) SRI SUBRATA BOSE (2) SRI JAGONNATH HALDER PARTNERS OF 'AAMAR BARI'
- DETAILS OF REGISTERED DEED :-  
i) BOOK NO - I, (ii) VOLUME NO - 20, (iii) PAGE - 270 TO 277, (iv) BEING NO - 1571 FOR THE YEAR - 1932, (v) REG. AT D.S.R. - ALIPORE AT BAHALA, (vi) DATE - 25/08/1932
- DETAILS OF REGISTERED DEED OF GIFT :-  
a) (i) BOOK NO - I (ii) VOLUME NO - 7 (iii) PAGE NO - 4889 TO 4900 (iv) BEING NO - 03013 YEAR - 2014 (v) REG. AT - D.S.R.-III, SOUTH 24 PARGANAS (vi) DATE - 10/04/2014  
b) (i) BOOK NO - I (ii) VOLUME NO - 16 (iii) PAGE NO - 6520 TO 6537 (iv) BEING NO - 06917 YEAR - 2014 (v) REG. AT - D.S.R.-III, SOUTH 24 PARGANAS (vi) DATE - 02/09/2014
- DETAILS OF REGISTERED DEED OF CONVEYANCE :-  
(i) BOOK NO - I (ii) VOLUME NO - 1630/2021 (iii) PAGE NO - 207285 TO 207320 (iv) BEING NO - 163006076 FOR THE YEAR - 2021 (v) REG. AT - D.S.R. - V, SOUTH 24 PARGANAS (vi) DATE - 30/12/2021
- DETAILS OF REGISTERED POWER OF ATTORNEY :-  
(i) BOOK NO - I (ii) VOLUME NO - 1630/2022 (iii) PAGE FROM - 30548 TO 30613 (iv) BEING NO - 163001097 FOR THE YEAR - 2022 (v) REG. AT - D.S.R. - V, SOUTH 24 PARGANAS (vi) DATE - 08/02/2022
- DETAILS OF REGISTERED BOUNDARY DECLARATION -  
(i) BOOK NO - I (ii) VOLUME NO - 1630/2022 (iii) PAGE FROM - 70123 TO 70143 (iv) BEING NO - 163001736 FOR THE YEAR - 2022 (v) REG. AT - D.S.R. - V SOUTH 24 PARGANAS (vi) DATE - 21/03/2022

**PART - B**

- (a) AREA OF PLOT OF LAND:- = 03K - 10CH - 17 Sft = 244.054 Sqm (AS PER DEED)
- (b) AREA OF PLOT OF LAND:- = 03K - 09 CH - 32 Sft = 241.269 Sqm (AS PER ASSESSMENT BOOK COPY)
- (c) AREA OF PLOT OF LAND:- (03K-09 CH - 32.02Sft) = 241.269 Sqm (AS PER REG. BOUNDARY DECLARATION)
- AREA OF STRIP OF LAND = NIL
- AREA OF SPLAYED CORNER = NIL
- PERMISSIBLE GROUND COVERAGE - 58.62% = 141.432
- PROPOSED GROUND COVERAGE - 57.68% = 139.178

**4) PROPOSED AREA :-**

| FLOOR        | TOTAL FLOOR AREA (Sqm) | LIFT WELL AREA (Sqm) | STAIR AREA (Sqm) | ACTUAL FLOOR AREA (Sqm) | TOTAL EXMP. AREA STAIR+ LIFT+ LOBBY (Sqm) | NET FLOOR AREA     |
|--------------|------------------------|----------------------|------------------|-------------------------|---|--------------------|
| GROUND       | 111.689                | —                    | —                | 111.689                 | 10.868 Sqm                                | 98.991 Sqm         |
| FIRST        | 139.197                | 1.820                | 0.354            | 137.023                 | 10.868 Sqm                                | 124.325 Sqm        |
| SECOND       | 139.197                | 1.820                | 0.354            | 137.023                 | 10.868 Sqm                                | 124.325 Sqm        |
| THIRD        | 139.197                | 1.820                | 0.354            | 137.023                 | 10.868 Sqm                                | 124.325 Sqm        |
| <b>TOTAL</b> | <b>529.280</b>         | <b>5.460</b>         | <b>1.062</b>     | <b>522.758</b>          | <b>43.472 Sqm</b>                         | <b>471.966 Sqm</b> |

**5) TENEMENT AND PARKING CALCULATION**

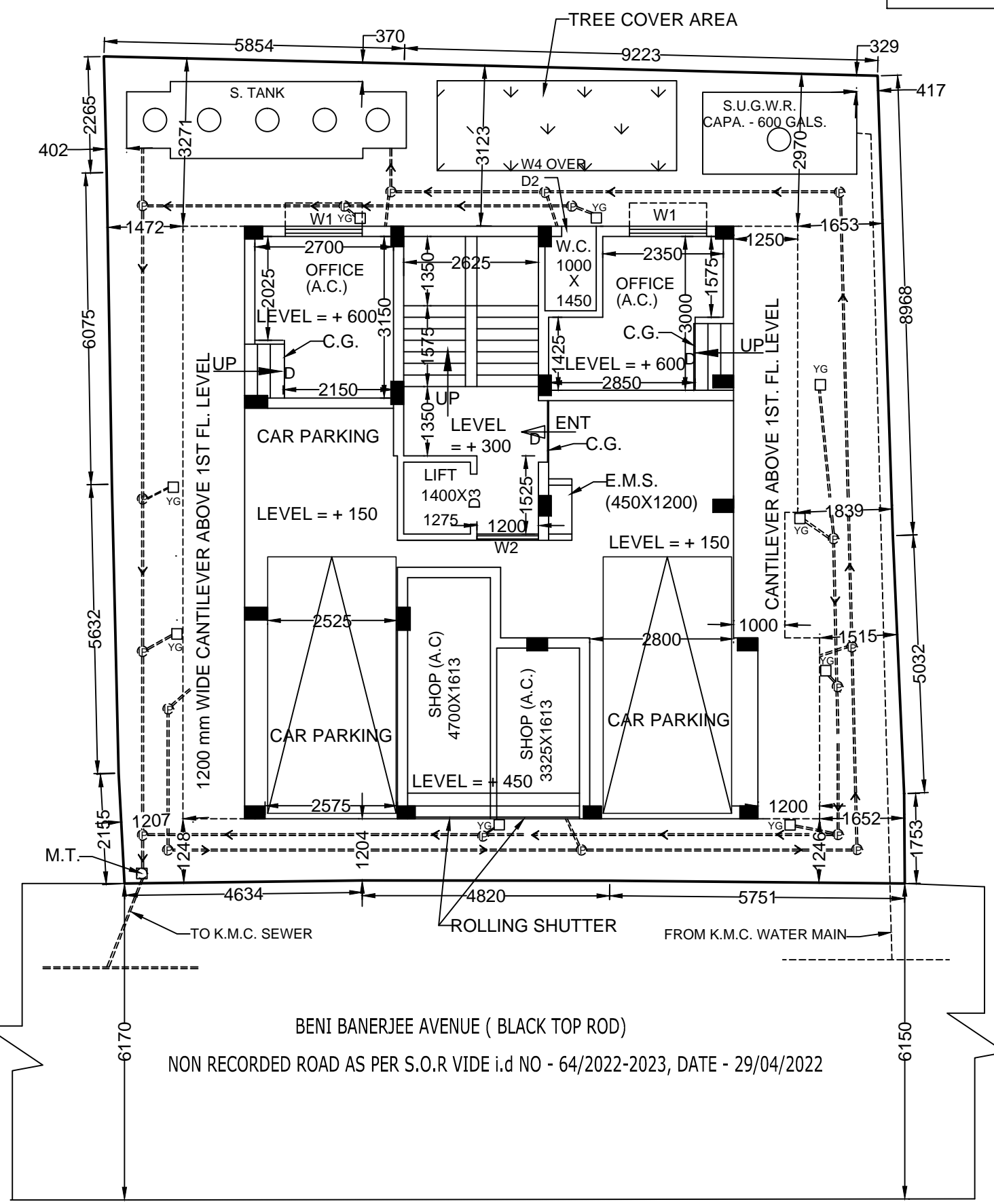
| TENE MKD. | TENE AREA (Sqm) | COMMON AREA (Sqm) | ACTUAL TENE AREA INCLUDING COMMON AREA | TENEMENT NO. | REQUIRED PARKING | PROPOSED PARKING |
|-----------|-----------------|-------------------|--|--------------|------------------|------------------|
| A         | 48.943          | 8.363             | 57.306 Sqm                             | 2 NOS.       | 2 NOS.           | (COVERED)        |
| B         | 46.507          | 7.947             | 54.454 Sqm                             | 1 NO.        |                  |                  |
| C         | 27.154          | 4.640             | 31.794 Sqm                             | 1 NO.        |                  |                  |
| D         | 73.661          | 12.586            | 86.247 Sqm                             | 1 NO.        |                  |                  |
| E         | 74.058          | 12.654            | 86.712 Sqm                             | 1 NO.        |                  |                  |
| F         | 48.547          | 8.295             | 56.842 Sqm                             | 1 NO.        |                  |                  |

OFFICE AREA AT GROUND FLOOR = 20.698 Sqm  
CARPET AREA OF OFFICE AT GROUND FLOOR = 15.781 Sqm  
SHOP AREA AT GROUND FLOOR = 15.986 Sqm  
CARPET AREA OF SHOP AT GROUND FLOOR = 11.328 Sqm

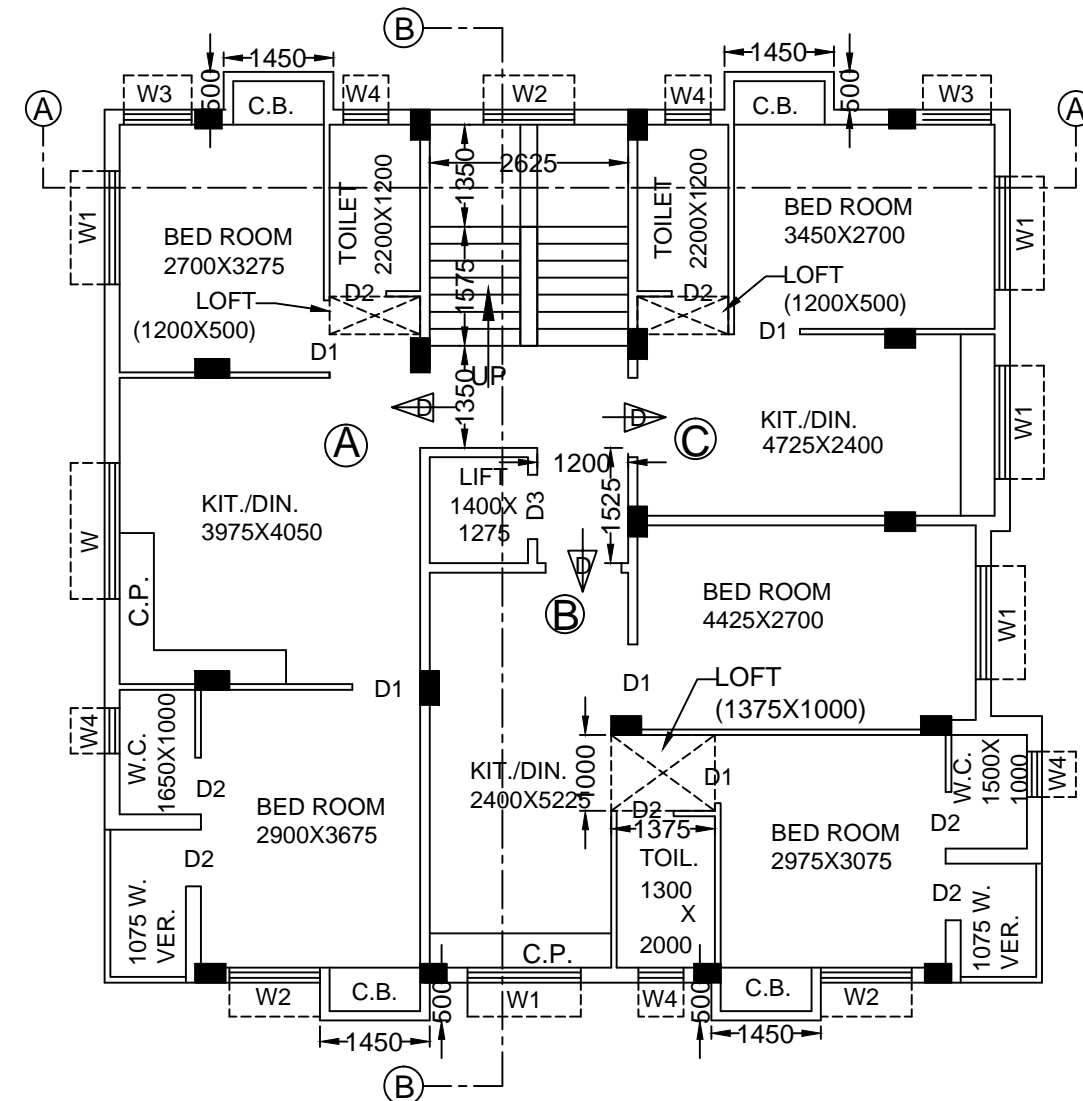
B) NOS. OF PARKING PROVIDED i) COVERED - 2 NOS. & OPEN - NIL  
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 50 Sqm  
D) ACTUAL AREA OF PARKING PROVIDED = 55.413 Sqm  
6) PERMISSIBLE F.A.R. = 1.75  
7) PROPOSED F.A.R. = (471.966 - 50) Sqm. / 241.269 Sqm. = 1.749 < 1.75  
8) STATEMENT OF OTHER AREAS :-

|              | LOFT             | CUPBOARD        | LEDGE / TEND |
|--------------|------------------|-----------------|--------------|
| GROUND FLOOR | NIL              | NIL             | NIL          |
| FIRST FLOOR  | 2.575 Sqm        | 2.90 Sqm        | NIL          |
| SECOND FLOOR | 2.575 Sqm        | 2.75 Sqm        | NIL          |
| THIRD FLOOR  | 1.20 Sqm         | 2.75 Sqm        | NIL          |
| <b>TOTAL</b> | <b>6.350 Sqm</b> | <b>8.40 Sqm</b> | <b>NIL</b>   |

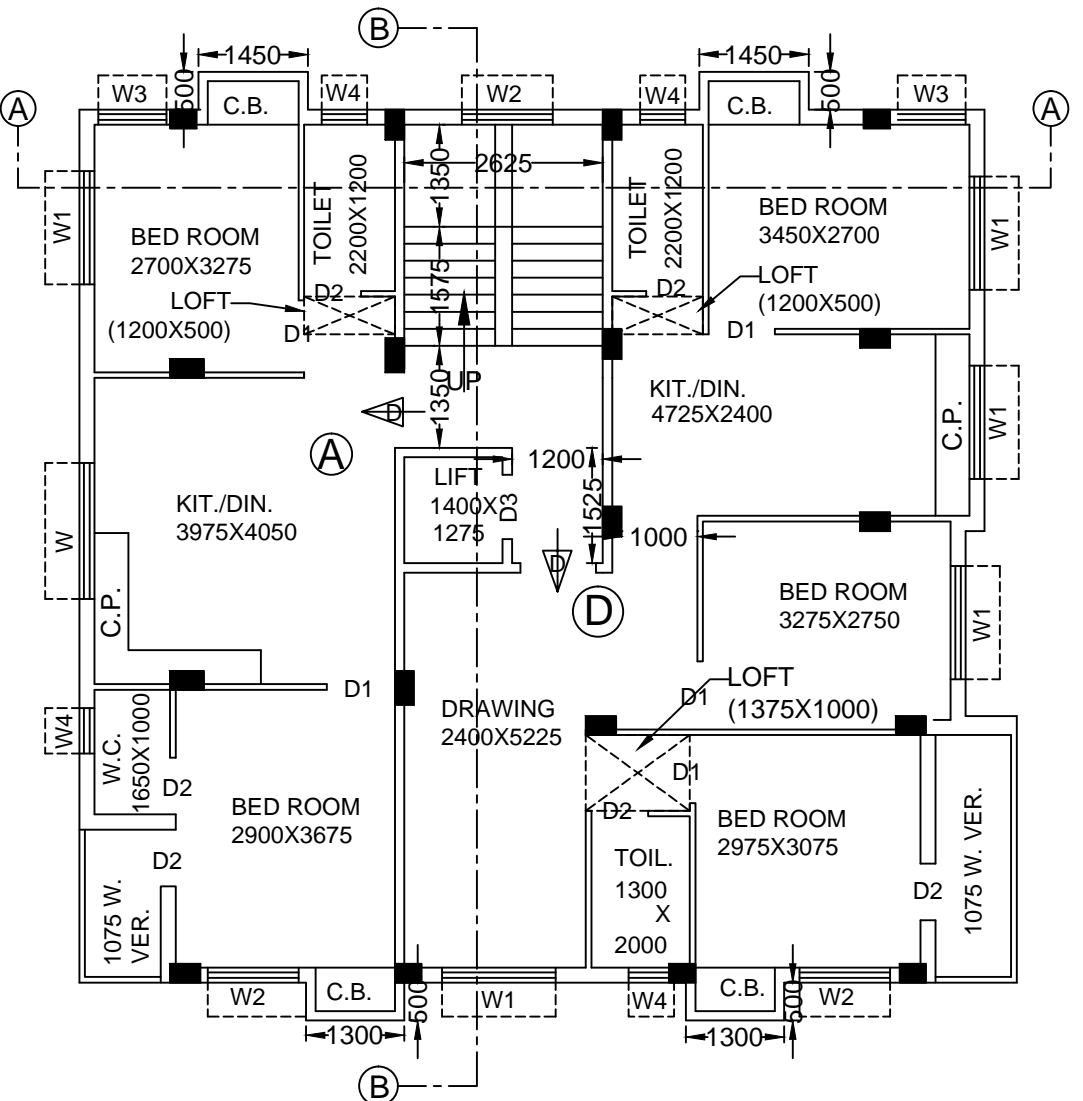
10) COMMON AREA  
i) AT GROUND FLOOR = 19.592 Sqm  
ii) AT OTHER FLOOR = (16.593-1.820 - 0.354) = 14.419X3 Sqm = 43.257  
11) STAIR HEAD ROOM AREA = 13.915 Sqm  
12) LIFT MACHINE ROOM AREA = 7.033 Sqm  
13) LIFT MACHINE ROOM STAIR AREA = 2.778  
14) ROOF TOILET AREA (IF ANY) = NIL  
15) AREA OF OVER HEAD WATER TANK = 5.445  
16) ADDITIONAL AREA FOR FEES = (13.915 + 7.033 + 2.778 + 8.40 + 6.350) = 38.476 Sqm  
17) TOTAL AREA FOR FEES = 522.758 + 38.476 = 561.234 Sqm  
18) TREE COVERED AREA = 8.165 Sqm  
19) RELAXATION OF AUTHORITY (IF ANY) = NIL



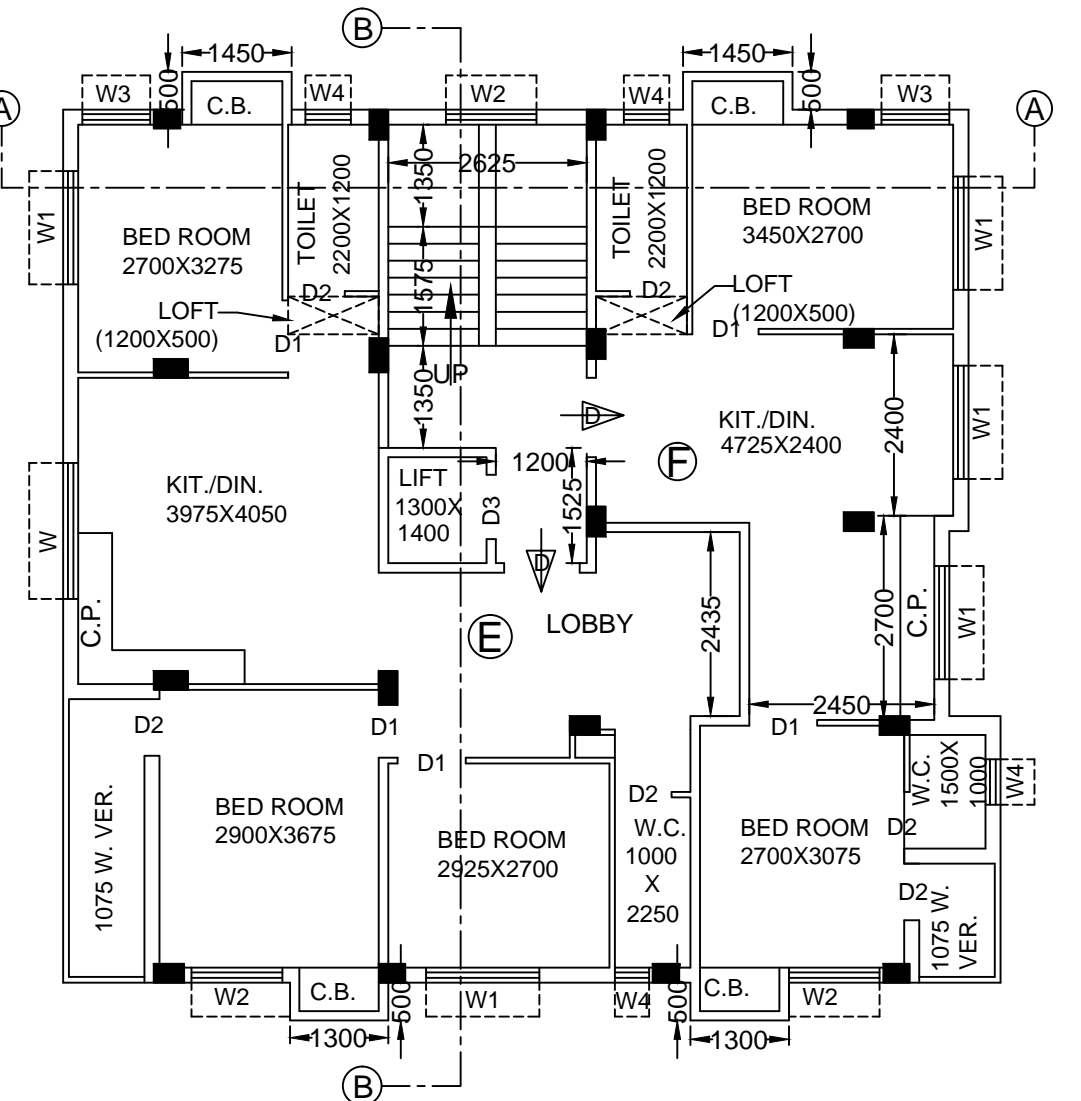
**PROP. GROUND FLOOR PLAN**  
SCALE - 1:100



**PROP. 1ST FLOOR PLAN**  
SCALE - 1:100



**PROP. 2ND FLOOR PLAN**  
SCALE - 1:100



**PROP. 3RD FLOOR PLAN**  
SCALE - 1:100

**SPECIFICATION**

- 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
- 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE :- M20
- GRADE OF STEEL :- Fe-415

**PROPOSED G+ THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF C.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT K.M.C. PREMISES NO - 77, BENI BANERJEE AVENUE IN WARD NO - 092, BOROUGH - X, P.S. - GARFA, KOLKATA - 700031.**

ALL DIMENSIONS ARE IN MILLIMETERS  
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000  
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

**CERTIFICATE OF L. B. S.**  
I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 6.150 MT (MINIMUM) WIDE K. M. C. ROAD IN THE FRONT SIDE (EASTERN SIDE) OF THE PREMISES CONFORM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT DEMARCATED BY BOUNDARY WALL THERE IS AN EXISTING TWO STORIED BUILDING, IT WILL BE DEMOLISHED BEFORE CONSTRUCTION OF WORK THE SIGNATURE OF OWNERS / APPLICANTS AUTHENTICATED BY ME.

SRI KINGSUK NANDI  
L.B.S. NO - 1313 CLASS - I (K.M.C.)  
NAME OF THE L.B.S.

**CERTIFICATE OF STRUCTURAL ENGINEER**  
I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED AS SOIL TEST REPORT MADE BY 'SOIL-TECH' OF 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD KOLKATA - 700032 AND DUELY SIGNED BY GEOTECHNICAL ENGINEER SRI BHASKARJYOTI ROY, G.T. NO - 4, CLASS - II (K.M.C.)

SAKTI BRATA BHATTACHARYYA  
E. S. E. NO - 116, CLASS - I (K.M.C.)  
NAME OF THE STRUCTURAL ENGINEER

**DECLARATION OF OWNERS / APPLICANTS**  
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S. , E.S.E & G.T.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. , E.S.E & G.T.E. DURING CONSTRUCTION. OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS AN EXISTING TWO STORIED BUILDING WHICH IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT THE EXISTING SINGLE STORIED BUILDING WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION WORK

SRI SUBRATA BOSE & SRI JAGONNATH HALDER PARTNERS OF 'AAMAR BARI' & CONSTITUTED ATTORNEY OF SRI ANIL KUMAR BANERJEE, SRI SWAPAN KUMAR BANERJEE, SRI AMITAVA BANERJEE & SMT BAISHAKHI BHOWMICK  
NAME OF THE OWNERS / APPLICANT

**DECLARATION OF GEO-TECHNICAL**  
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARJYOTI ROY  
G.T. NO - 4 CLASS - II  
NAME OF GEO - TECHNICAL ENGINEER

**SCHEDULE OF DOORS & WINDOWS**

| DOORS           | WINDOW           |
|-----------------|------------------|
| D - 1000 X 2100 | W1 - 1500 X 1200 |
| D1 - 950 X 2100 | W2 - 1200 X 1200 |
| D2 - 750 X 2100 | W3 - 900 X 1200  |
| D3 - 850 X 2100 | W4 - 600 X 600   |

**BUILDING PERMIT NO :- 2022100042**  
**DATE :- 03-JUN-2022**  
VALID FOR 5 YEARS FROM DATE OF SANCTION.

ASSISTANT ENGINEER (CIVIL) / BLDG. / BR. - X OF K.M.C.