Premises No. : 1912, Madurdah.
Assessee No. : 31-108-05-4027-2
Name of the Owner/Applicant : M/s. Prabir Enterprise.
Prop. Sri. Prabir Paul
Area of Land : 280.801 Sq.m.
Name of LBS : RAAJ DAS No. I/1363
Permissible height if reference to CCzm issued by AAI : 33.00 M.

Co-ordinate in WGS 84 and site elevation (AMSL) :

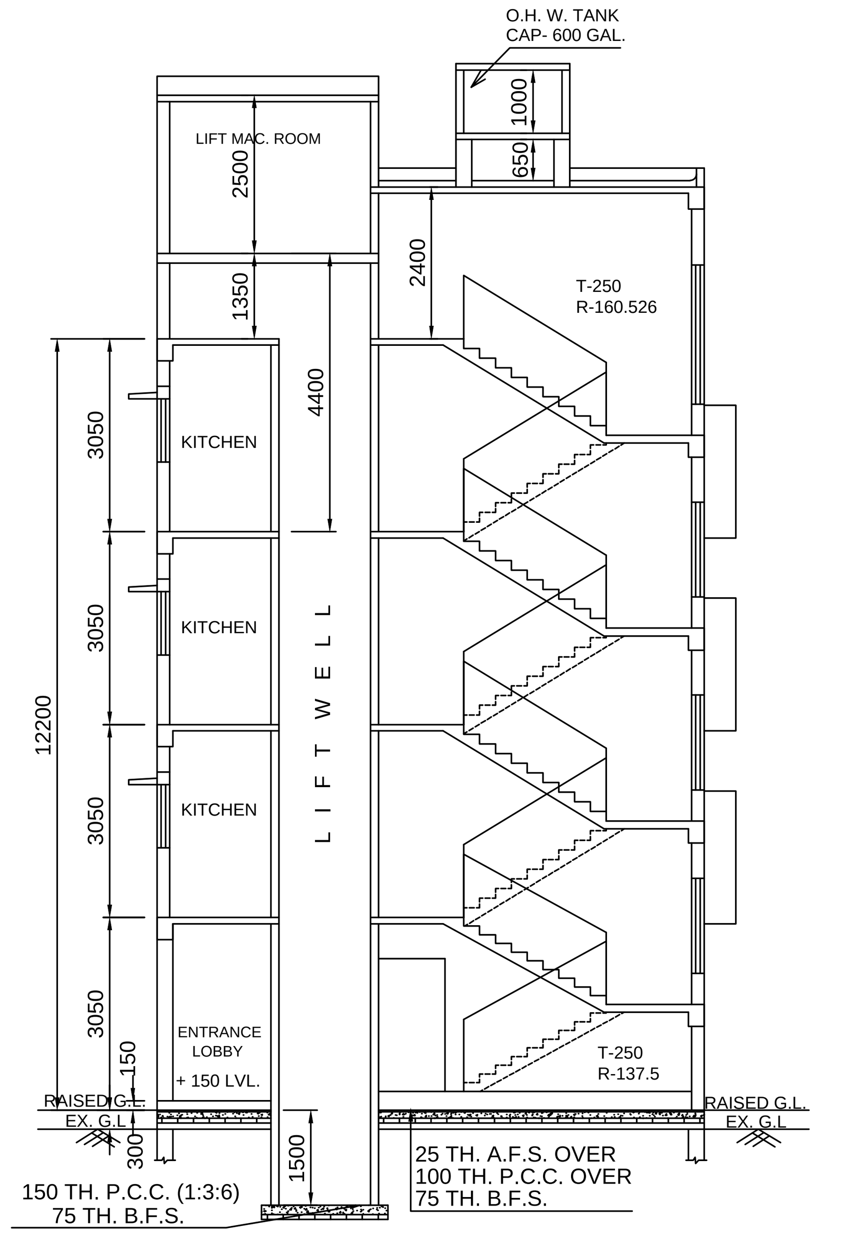
Reference point marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
Point No- 1	22.503643	88.408125	6.08 M.
Point No- 2	22.503626	88.408151	6.08 M.
Point No- 3	22.503816	88.408132	6.08 M.
Point No- 4	22.503948	88.408185	6.08 M.

Permissible Top Elevation.... 33.00 M.
Proposed Top Elevation.... 12.20+4.35=16.45 M.

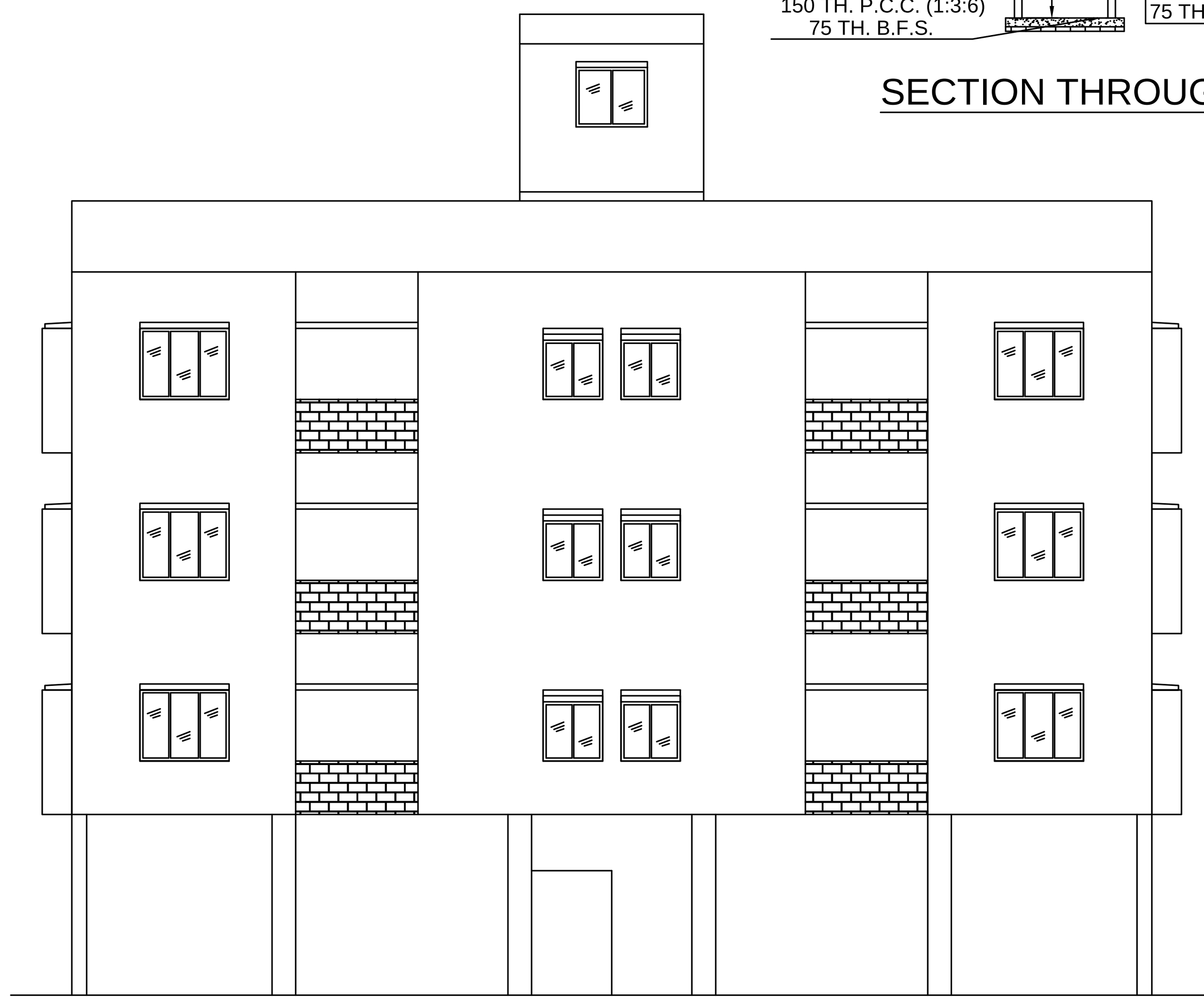
The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

TREE COVER AREA CALCULATION

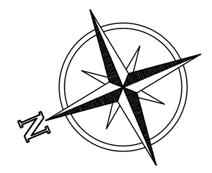
TOTAL FLOOR AREA=629.72 SQ.M.
REQUIRED TREE COVER AREA= 15X629.72 / 6000=1.574%
TOTAL LAND AREA =280.801 SQ.M.
ACTUAL REQUIRED TREE COVER AREA=280.801X1.574/100
4.4198 SQ.M.
PROVIDED TREE COVER AREA=4.553 SQ.M. > 4.4198 SQ.M.

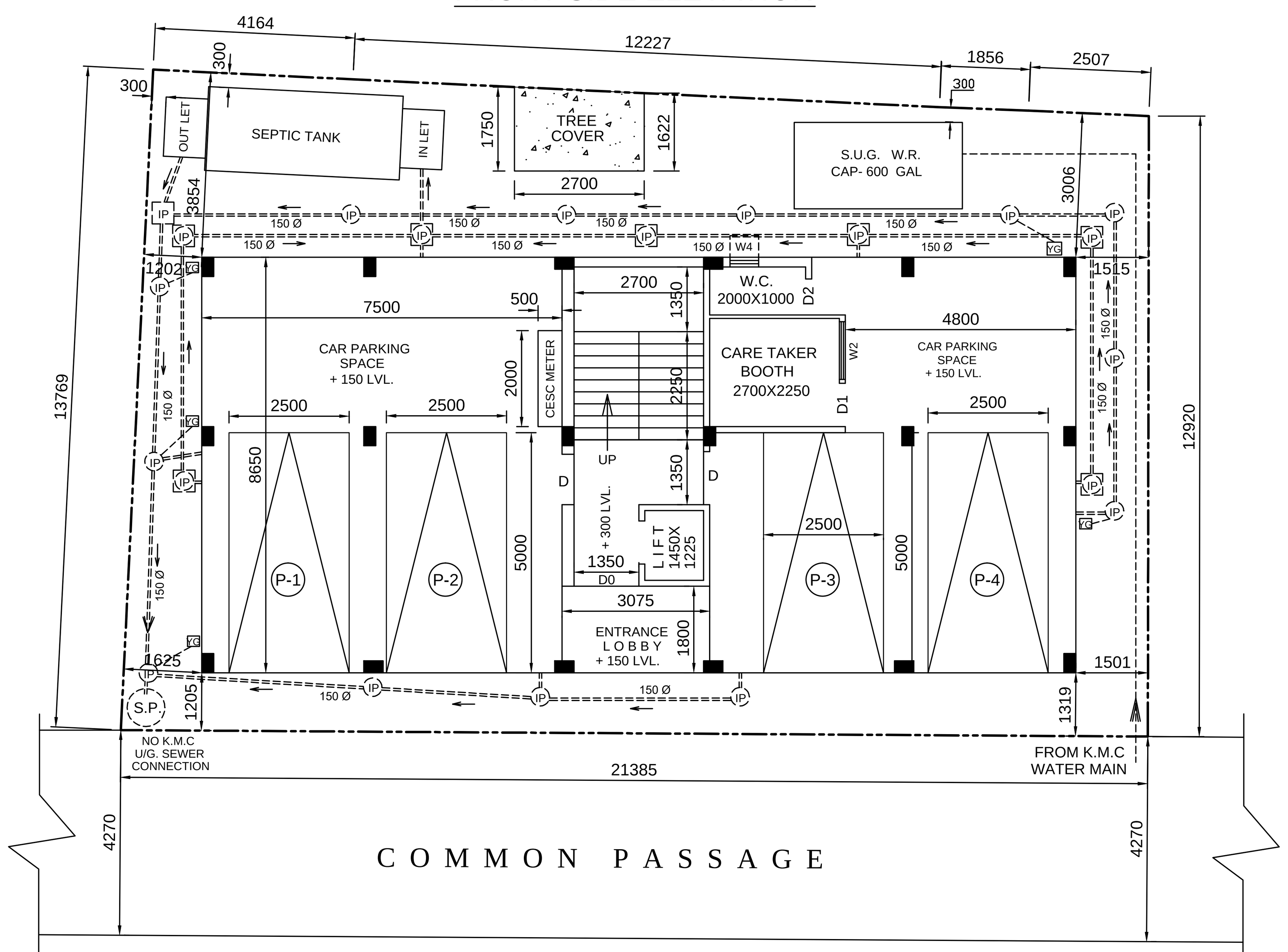


SECTION THROUGH C-D



FRONT SIDE ELEVATION





GROUND FLOOR PLAN

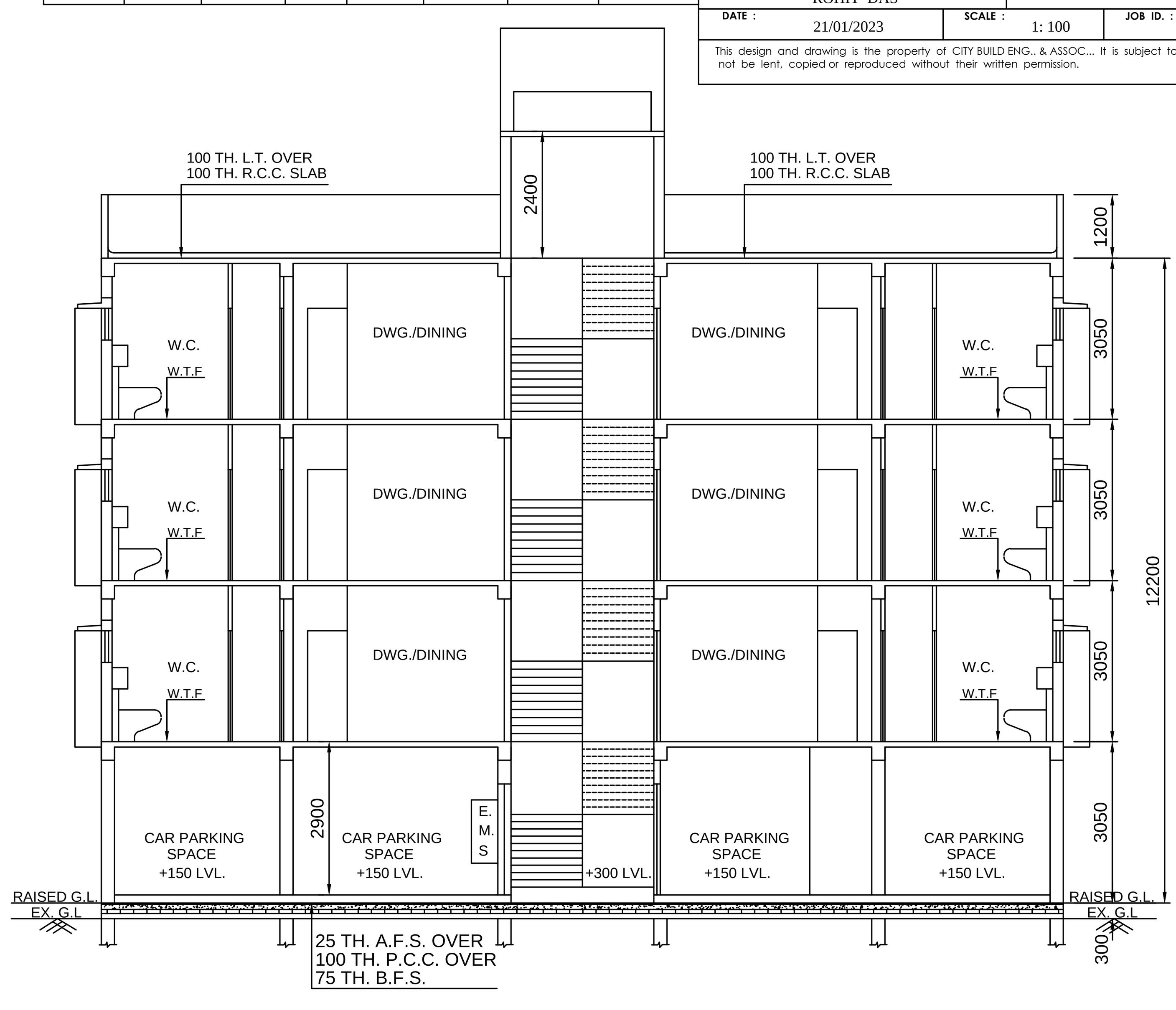
SCALE : 1 : 100

GENERAL NOTES

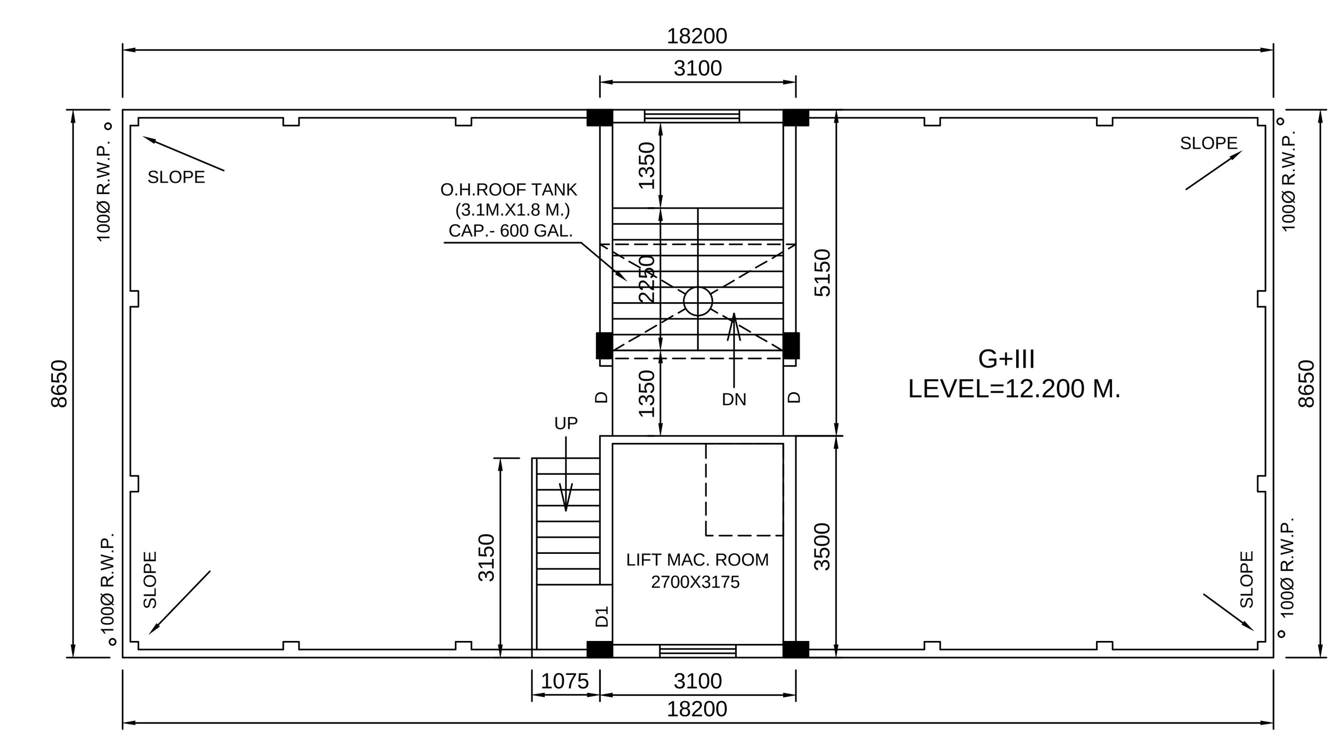
1. All dimensions are in mm.
2. All external walls are 200mm. thk. & all internal walls are 75/125mm. thk.
3. all chajjas are 450mm. projected. (Unless stated otherwise)
4. All dimensions should be read only, and not to be scaled.
5. The depth of the semi-under gr. water reservoir will not exceed the depth of fnd.

DOORS & WINDOWS' SCHEDULE

DOORS			WINDOWS				
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT	SILL. HT.	LINT. HT.
D0	1200	2100	W1	1500	1200	900	2100
D	1000	2100	W2	1200	1200	900	2100
D1	900	2100	W3	1000	1200	900	2100
D2	750	2100	W5	600	600	1500	2100
			W0	1800	1800	300	2100

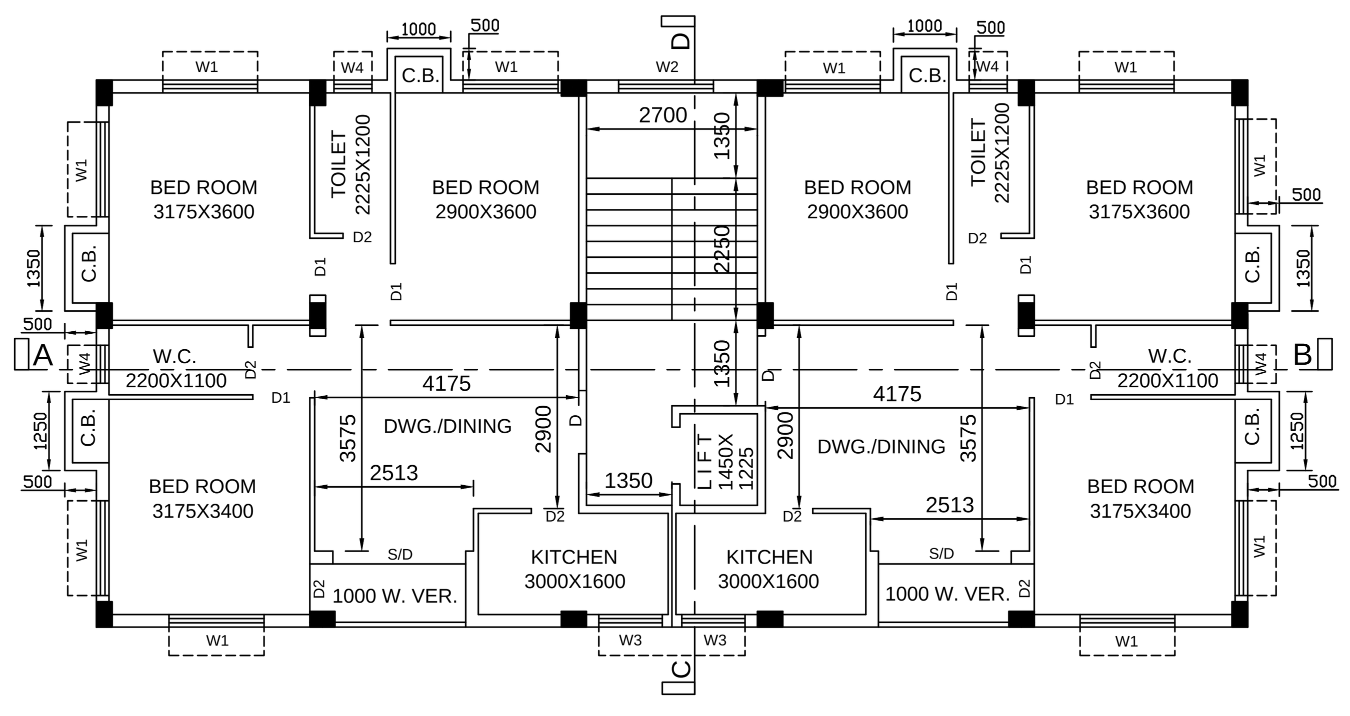


SECTION THROUGH A-B



ROOF PLAN

SCALE : 1 : 100



TYPICAL FLOOR PLAN

(1ST., 2ND. & 3RD. FLOOR)

SCALE : 1 : 100

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 125 / 75 MM THICK UNLESS MENTIONED OTHERWISE.
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6/1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT IS AS PER IS 1176
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:2:4
6. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEMI UNDERGROUND RESERVOIR
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION

AN I.S.O 9001-2008 CERTIFIED COMPANY

CITY BUILD ENGINEERS & ASSOCIATES
Engineers and Consultants
AN I.S.O 9001-2008 COMPANY
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(2414-9582; Mobile : 98310-67048; e-mail ID : citybuild@in.com
Website: www.viraajgroup.com

TITLE : ARCHITECTURAL PLAN	REVISION NO : 0	SHEET NO :
DRAWN BY : ROHIT DAS	CHECKED BY :	
DATE : 21/01/2023	SCALE : 1: 100	JOB ID. :

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MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO. - 31-108-05-4027-2
2. K.M.C. MUTATION DETAILS. CASE NO. O/108/12-SEP-22/45297DT.18-10-22
3. NAME OF THE OWNER- MESSRS. PRABIR ENTERPRISE
PROP. SRI. PRABIR PAUL

4a. DETAILS OF REGD TITLE DEED	4b. DETAILS OF REGD TITLE DEED
BOOK NO - 1	BOOK NO - 1
VOL NO - 1603-2022	VOL NO - 1603-2022
PAGE NO - 230488 to 230521	PAGE NO - 230391 to 230421
BEING NO - 160306478	BEING NO - 160306481
DATE - 02/05/2022	DATE - 02/05/2022
REGD AT - D.S.R.- III. 24 PGS.(S)	REGD AT - D.S.R.- III. 24 PGS.(S)

PART B

1. AREA OF LAND -.(AS PER DEED).......... 280.824 Sq.m.
2. AREA OF LAND -.(AS PER B/D)............. 280.801 Sq.m.
3. PERMISSIBLE GROUND COVERAGE - 160.918 Sq.m. (57.307%)
4. PROPOSED GROUND COVERAGE - 157.430 Sq.m. (56.065%)

6. Statement of other areas for fees -

	CUPBOARD
1ST FLOOR	3.6 sq.m.
2ND FLOOR	3.6 sq.m.
3RD FLOOR	3.6 sq.m.
TOTAL	10.80 sq.m.

7. Stair Head Room area............ 15.965 SQ.M
8. Over head W. Tank Area...... 5.58 SQ.M.
9. Lift Machine Room Area...... 10.850 SQ.M.
10. Lift Mac.Room Stair Area...... 3.386 SQ.M.
9. Additional Area for fees .... 41.001 SQ.M.
10. Tree Cover Area .... 4.553 SQ.M.

13. PROPOSE AREA -

		Total Exempted Area			Net Floor area
	Total floor area	Stair way	Lift Well	Lift Lobby	
GR. FLOOR	157.430 sq.m.	13.365 Sq.m.	------	2.295 Sq.m.	141.77 Sq.m.
1ST. FLOOR	157.430 sq.m.	13.365 Sq.m.	1.776 Sq.m.	2.126 Sq.m.	140.163 Sq.m.
2ND. FLOOR	157.430 sq.m.	13.365 Sq.m.	1.776 Sq.m.	2.126 Sq.m.	140.163 Sq.m.
3RD. FLOOR	157.430 sq.m.	13.365 Sq.m.	1.776 Sq.m.	2.126 Sq.m.	140.163 Sq.m.
TOTAL	629.72 Sq.m.	53.46 Sq.m.	5.328 Sq.m.	8.673 Sq.m.	562.259 Sq.m.

11. DETAILS OF BOUNDARY DECLARATION

BOOK NO - 1
VOL NO - 1604-2022
PAGE NO - 445523 to 445534
BEING NO - 160415205
DATE - 22/12/2022
REGD AT - D.S.R.- IV. 24 PGS.(S)

11. DETAILS OF COMMON PASSAGE DECLARATION

BOOK NO - 1
VOL NO - 1604-2022
PAGE NO - 445535 to 445543
BEING NO - 160415204
DATE - 22/12/2022
REGD AT - D.S.R.- IV. 24 PGS.(S)

12. PARKING CALCULATION -

Tenement Area	Prop. area to be added	Actual Area	Number of Tenements
69.636 sq.m.	14.369 sq.m.	84.005 sq.m.	6 Nos.

Total No. of Tenements...................... 6 Nos.
Car Parking Required.......................... 3 Nos.

12. B.L. & L.R.O. (L.R.) MUTATION CERTIFICATE DETAILS.
1. Copy No.-12202 DT.04/08/2022 DIGITALLY SIGNED BY ANINDITA GHOSH MAITY. (BILL)

9. A.D.M. & D.L.& L.R.O CONVERSION CERTIFICATE DETAILS.
Memo No.- 51A(C)/679-681/9300/1(2)/P/22.
Dated. 25-08-2022. (BILL TO BASTU)

9.a) Nos of parking provided.. 4 NOS.
b) Permissible area for parking.... 75.00 SQ.M.
c) Actual area of parking .... 120.360 sqm.
10. Permissible F.A.R.... 1.75
11. Proposed F.A.R.... 562.259-75.0=487.259/280.801 = 1.735

DECLARATION BY THE GEO-TEC. 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.

DR. SANTOSH KUMAR CHAKRABORTY
License No- GT/I/16 (K.M.C.)
Name of the Geo-Tech. Engineer

DECLARATION BY THE STRUCTURAL ENGINEER

The structural design and drawings of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per the national building code of india and certified that it is safe and stable in all respect. Soil testing has been done by Dr. Santosh Kumar Chakraborty of M/s. Acumen Geo Consultants. Address. 2F, Naba Roy Lane, Alipore,Kolkata-700 027.
The recommendations of soil test report has been considered during structural calculations.

ASOK CHAKRABARTI
E.S.E. NO- I/135
Name of the Structural Engineer

DECLARATION BY THE L.B.S./ARCHITECT

Certified with full responsibility that the building plan has been drawn up as per provision of K.M.C. building rules 2009, as amended from time to time and that the site condition including the width of the abutting 4.270 m. wide common passage at West side confirms with the plan, which has been measured and verified by me.
It is buildable site and not a tank or filled up tank.
The land is demarcated by boundary wall.
The plot is beyond 500 mt. from the C/L of E.M. Bye Pass.
The construction of U.G. water tank and septic tank will be completed before starting of building foundation work.

RAAJ DAS.
L.B.S. NO- I/1363
Name of the L.B.S.

DECLARATION BY THE OWNER'S

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. AND 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 AND ADJOINING STRUCTURES.
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 THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPARTMENTAL INSPECTION OF THE SITE THE PLOT IS IDENTIFIED BY ME/US.
THE PLOT IS FULLY VACANT AND THERE IS NO TENANT.

MESSRS. PRABIR ENTERPRISE
PROP. SRI. PRABIR PAUL
Name of the Applicant

PROPOSED G+III STORIED (12.20 M. HEIGHT) RESIDENTIAL BUILDING PLAN UNDER SECTION 393 A OF K.M.C. ACT. 1980 AND BUILDING RULES 2009, AT K.M.C. PREMISES NO.1912, MADURDAH, KOLKATA- 700107, IN WARD NO.108, BOROUGH NO-XII, P.S. - ANANDAPUR, UNDER THE MOUZA- MADURDAH, J.L. NO. 12, R.S. & L.R. DAG NO-455, R.S. KHATIAN NO.187, L.R. KHATIAN NO. 900.

BUILDING PERMIT NO :- 2023120107 DATE. 29-MAY-23

VALID UP TO :- 28-MAY-28

DEBASIS SOM Digitally signed by DEBASIS SOM
Date: 2023.05.29 13:38:51
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DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C)/BLDG./BR-XII

NOT APPLICABLE
DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (C)/BLDG./BR-XII