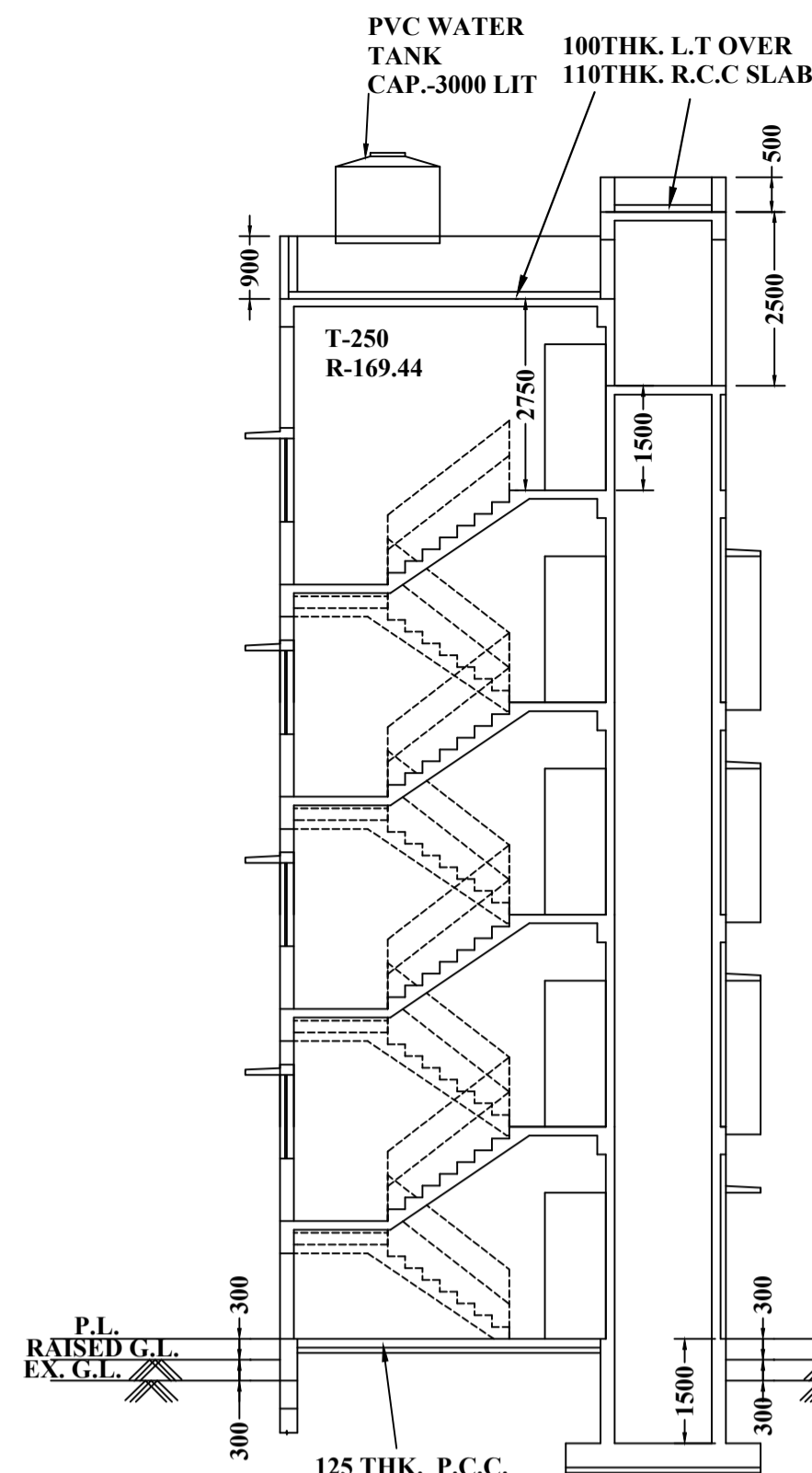


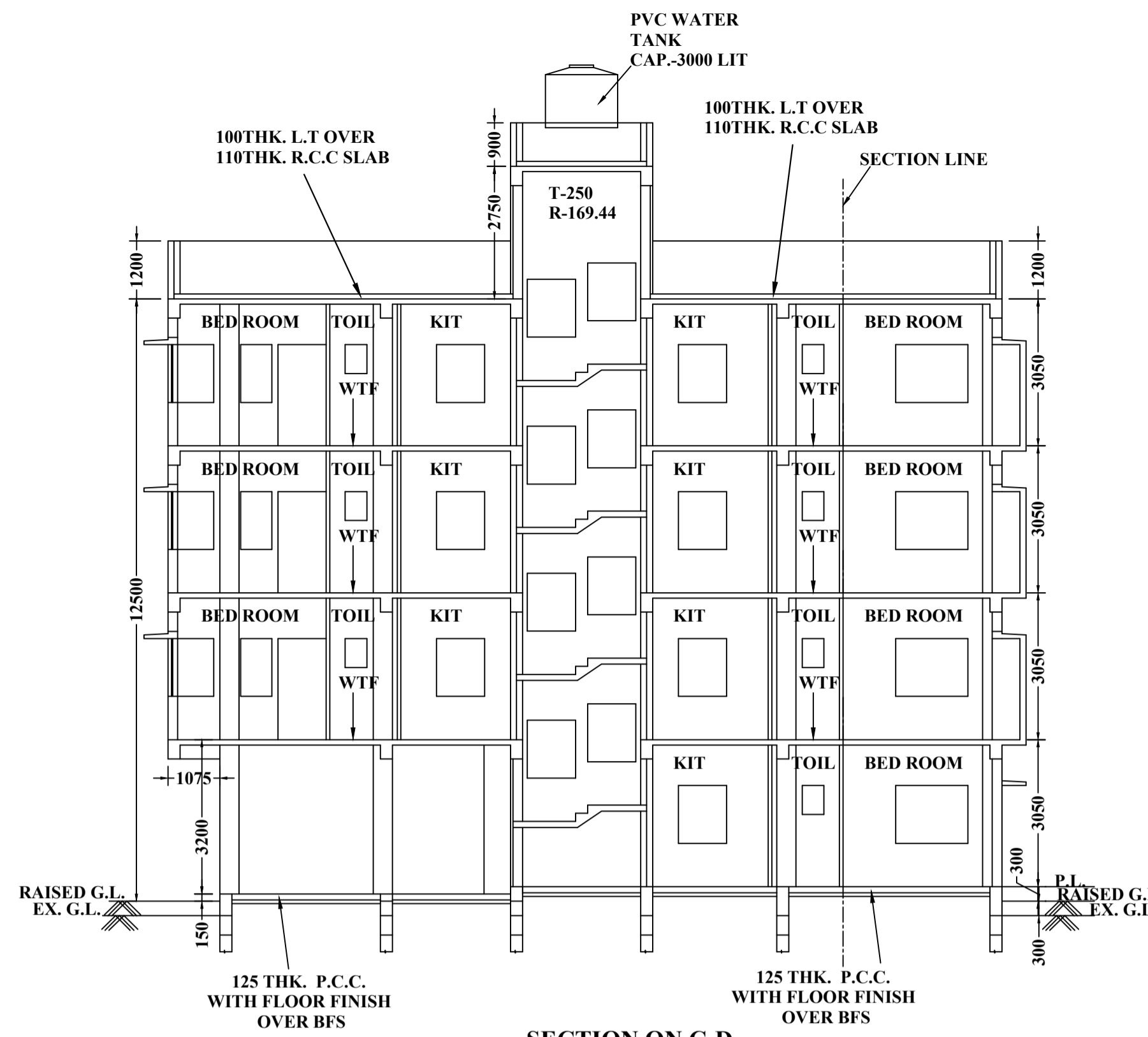


FRONT ELEVATION
SCALE-1: 100

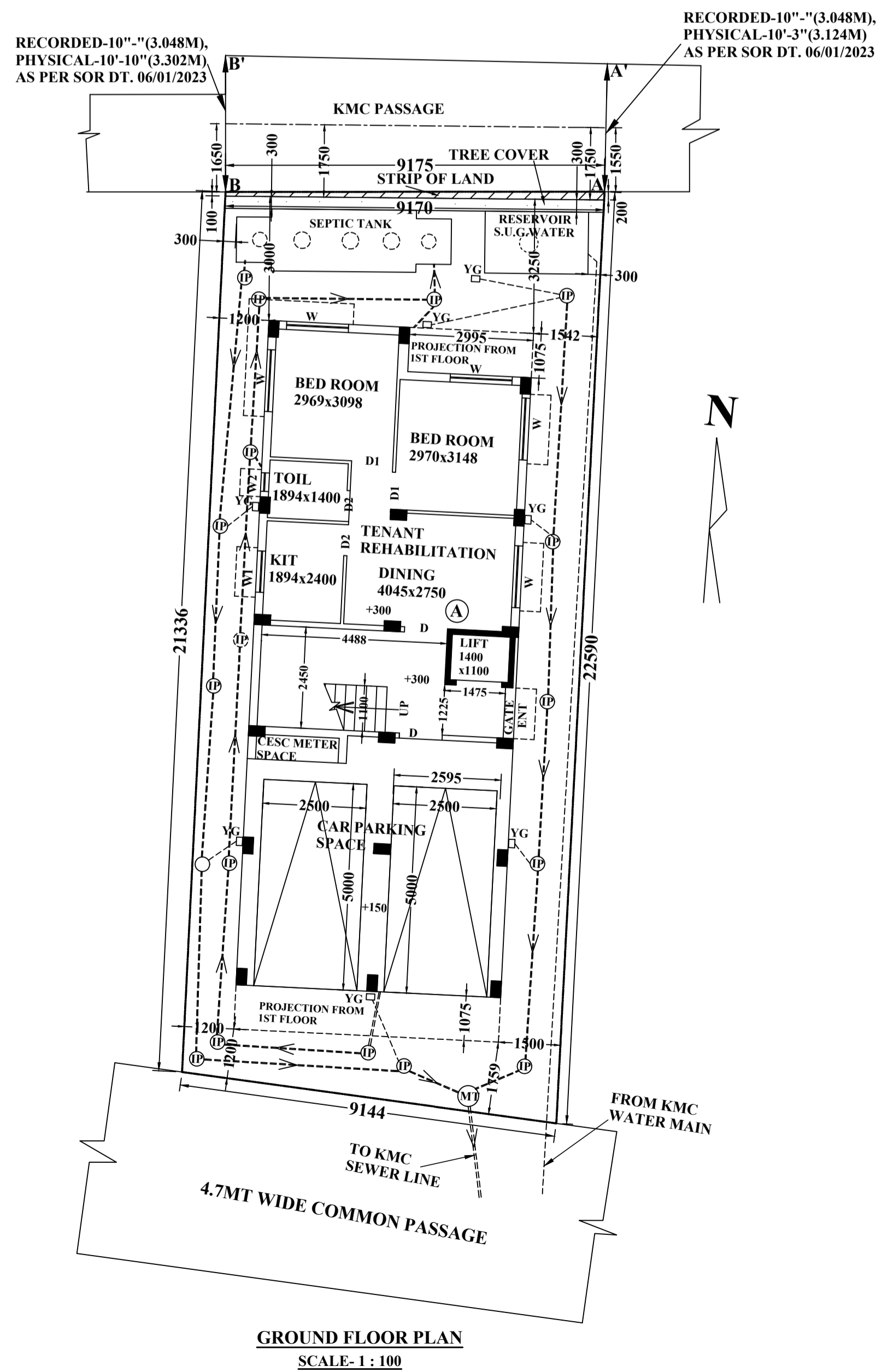
NORTHERN SIDE ELEVATION
SCALE-1: 100



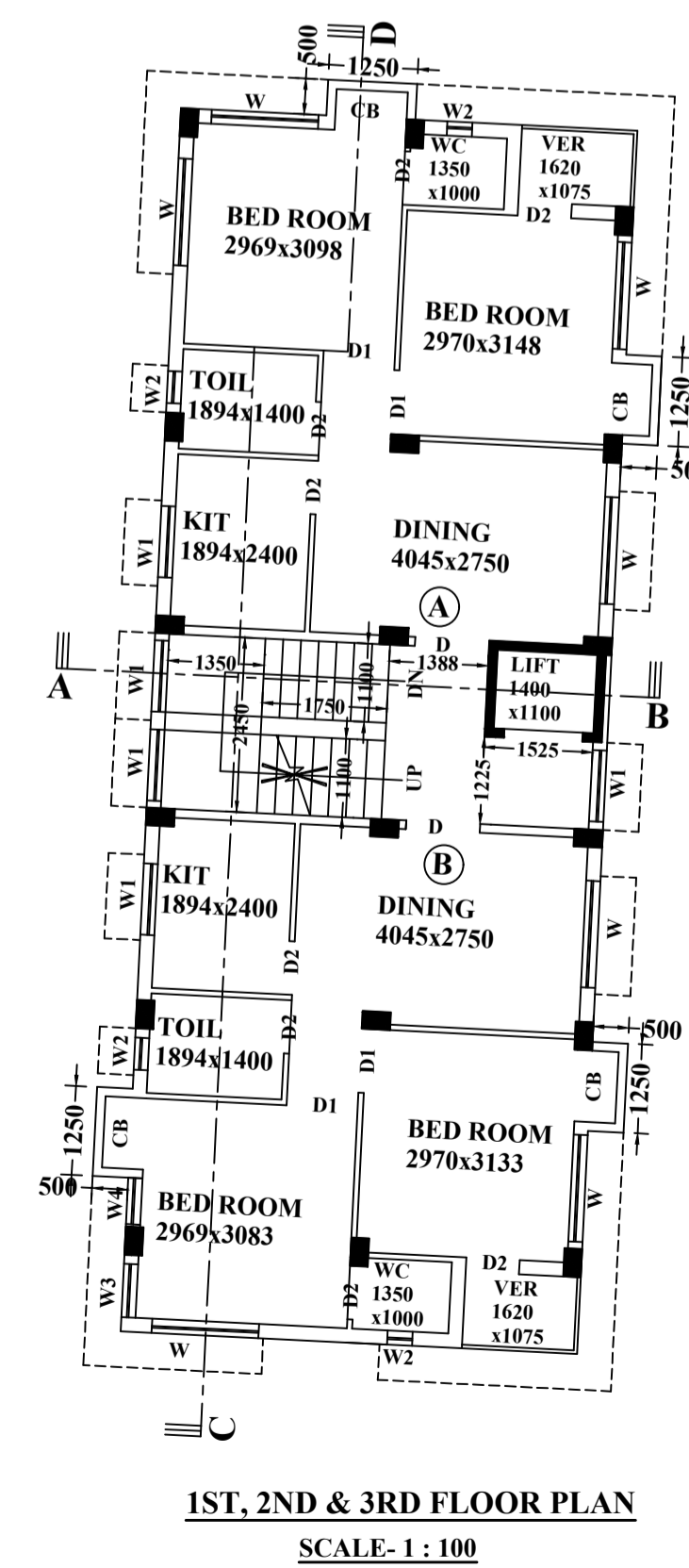
SECTION ON A-B
SCALE-1: 100



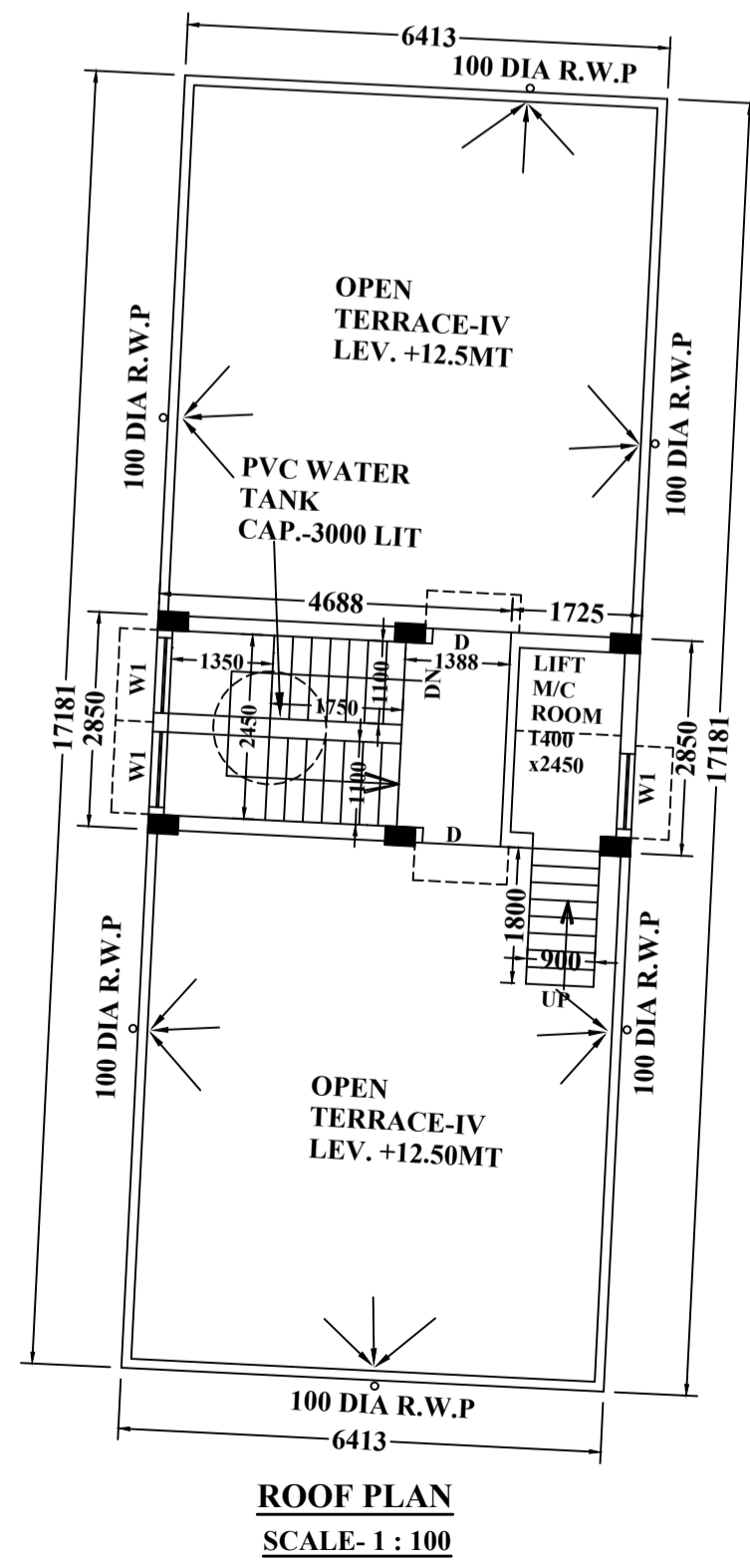
SECTION ON C-D
SCALE-1: 100



GROUND FLOOR PLAN
SCALE-1: 100



1ST, 2ND & 3RD FLOOR PLAN
SCALE-1: 100



ROOF PLAN
SCALE-1: 100

7. Covered Area

Floor	Covered Area (Sqm)			Gross Area	Exempted Area		Net Floor Area (Sqm)
	Area	Cut Out Lift Well	Stair Cut out		Stairway	Lift lobby	
Ground floor	100.072			100.072	10.559	1.807	87.706
1st floor	110.185	1.54	0.437	108.208	10.996-0.437 = 10.559	1.868	95.781
2nd floor	110.185	1.54	0.437	108.208	10.559	1.868	95.781
3rd floor	110.185	1.54	0.437	108.208	10.559	1.868	95.781
TOTAL	430.627	4.62	1.311	424.696	42.236	7.411	375.049

SCHEDULE OF DOORS & WINDOWS

DOOR			
SL.NO.	MKD.	WIDTH	HEIGHT
01.	D	1000	2100
02.	D1	900	2100
03.	D2	750	2100
WINDOW			
SL.NO.	MKD.	WIDTH	HEIGHT
01.	W	1500	1200
02.	W1	1000	1200
03.	W2	450	600
04.	W3	750	1200
05.	W4	650	1200

MAIN CHARACTERISTICS OF THE PROPOSAL

Part- A

1. Assessee No:-21-067-18-0177-5

2. Name of the Owners: SMT. SARASWATI MAJUMDAR AND SRI KALYAN MAJUMDAR

3. Details of Regd. title deed: A-Book No - 1 Volume number- 158 Page from 215 to 221 Being no. 9983 Date:- 15/12/1959 Regd. at S.R. Alipore Sadar

4. Details of Regd Boundary Declaration: Book No - 1 Volume number- 16032022 Page from 512202 to 512215 Being no. 160316046 Date:- 12/10/2022 Regd. at D.S.R.-III South 24-Parganas

5. Details of Regd. Deed of Gift (Strip of Land): Book No - 1 Volume number- 16032022 Page from 512216 to 512230 Being no. 160316047 Date:- 12/10/2022 Regd. at D.S.R.-III South 24-Parganas

6. Details of Regd. Undertaking (Tenant): Book No - 1 Volume number- 16032022 Page from 512190 to 512201 Being no. 160316048 Date:- 12/10/2022 Regd. at D.S.R.-III South 24-Parganas

7. Details of Regd. Undertaking (Common Passage): Book No - 1 Volume number- 16032022 Page from 512179 to 512189 Being no. 160316045 Date:- 12/10/2022 Regd. at D.S.R.-III South 24-Parganas

Part- B

1. Area of land:- As per title of deed: 200.669 Sqm (3K- 0 Ch-0 Sr) As per boundary declaration = 200.669 Sqm Area of Strip of Land= 1.376 Sqm

2. Net Land Area = 200.669 Sqm

3. Permissible Ground Coverage (59.978%):120.357 Sqm.

4. Proposed Ground Coverage :110.185 Sqm. (54.91%)

5. Width of Common Passage - 4.70 mt. on Southern side and 3.1m on Northern side of plot

6. Height of Building - 12.500 mt

8. A) Parking Calculation

Type	Cover area	Prop. Com. Area	Net Area (Sqm)	Nos.	Required Parking No
Gr-A	44.064 Sqm	7.985 Sqm	52.049 Sqm	1	1
A	47.283 Sqm	8.568 Sqm	55.851 Sqm	3	
B	47.190 Sqm	8.551 Sqm	55.741 Sqm	3	

Total Common Area-59.342 Sqm
Required Parking : 1 No
No. of Parking provided - 2 Nos
Actual area of parking provided = 37.874 Sqm.

9. Permissible FAR = 1.75
10. Proposed FAR : (375,049 -25.0) / 200.669 = 1.744<1.75
11. Stair Cover Area = 13.362 Sqm
12. Area of Lift M/Head = 4.916 Sqm
13. Area of Lift Stair = 1.62 Sqm
14. Roof Tank Area (PVC) = 1.767 Sqm
15. Area of Cupboard = 7.5 Sqm
16. Area of Terrace = 110.185 Sqm
17. Area of Tree Cover = 2.751 Sqm (1.371%>1.062%)

NOTES AND SPECIFICATIONS

- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
- ALL MAIN WALL 200 TH. ALL PARTITION WALL 125 TH. & 75 TH. BRICK WORK 250th. MORTER 1:6 & BRICK WORK 125th. & 75th MORTER 1:4.
- ALL R.C.C. WORKS SHOULD BE (1:1.5:3)
- GRADE OF STEEL Fe-500, I.S. CODE 1786-1979.
- GRADE OF CONC. M-20.
- ALL OTHER MATERIALS USED AS PER I.S.CODE
- 25TH. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
- LIME TERRACING BRICK KHOA SURKI & LIME 7:2:2.
- THE DEPTH OF S.U.G.W. RESV. AND SEPTIC TANK WILL NOT BE EXCEED THE DEPTH BUILDING FOUNDATION.
- THE FLOOR WILL BE FINISH BY MARBLE TILES.

CERTIFICATE OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME, THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THE EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION. THE EXISTING STRUCTURE PARTLY OCCUPIED BY OWNERS THEM SELVES AND PARTLY BY TENANT. IT IS ALSO A BUILD ABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

(SNEHA PRADHAN-CA/2021/139322)

STRUCTURAL CERTIFICATE

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING PLAN WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS NOT TOTALLY COVERED BY EXISTING STRUCTURE SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION. IT IS UNDERTAKE THAT THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

(TAPAN KUMAR PRADHAN-ESE/II/523)

CERTIFICATE OF GEO-TECH ENGINEER:

UNDERSIGNED HAS INSPECTED THE SITE AND AND FOUND THE PREMISES IS COVERED BY EXISTING STRUCTURES SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION IT IS UNDERTAKE THAT THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

(TAPAN KUMAR PRADHAN-G.T/II/29)

DECLARATION OF OWNERS:

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:

- WE SHALL ENGAGE ARCHITECT/ESE DURING CONSTRUCTION.
- WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT/ESE DURING CONSTRUCTION OF THE BUILDING (AS PER PROPOSE PLAN).
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND 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 COMPLETED UNDER THE GUIDANCE OF ESE/ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE EX. STRUCTURE WILL BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION, THE EX. STRUCTURE PARTLY OCCUPIED BY OWNERS THEM SELVES AND PARTLY BY TENANT.
- DURING INSPECTION PLOT IS IDENTIFIED BY US.
- THERE IS NO COURT CASE ARE PENDING AGAINST THIS PREMISES.

(SMT. SARASWATI MAJUMDAR AND SRI KALYAN MAJUMDAR)
OWNERS/APPLICANTS-

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT, 1980, AND COMPLYING BUILDING RULES 2009 AT OF PREMISES NO. 193B, PICNIC GARDEN ROAD, P.S.-KASBA, KOLKATA-700039 IN WARD NO 67, BOROUGH-VII

SCALE - 1:4000, 1:600, 1:100, 1:50 SHEET SIZE-A1
ECONOMIC CIVIL CONSTRUCTOR CHECK BY- T. K. PRADHAN
965, K. N. SEN ROAD DRAWING NO. -ECC/193B/2022-23
KASBA, KOLKATA-700042
B. P. NO.-2022070188 DT.- 30.01.2023 VALID UPTO- 29.01.2028

DIGITAL SIGNATURE OF A.E.(C)