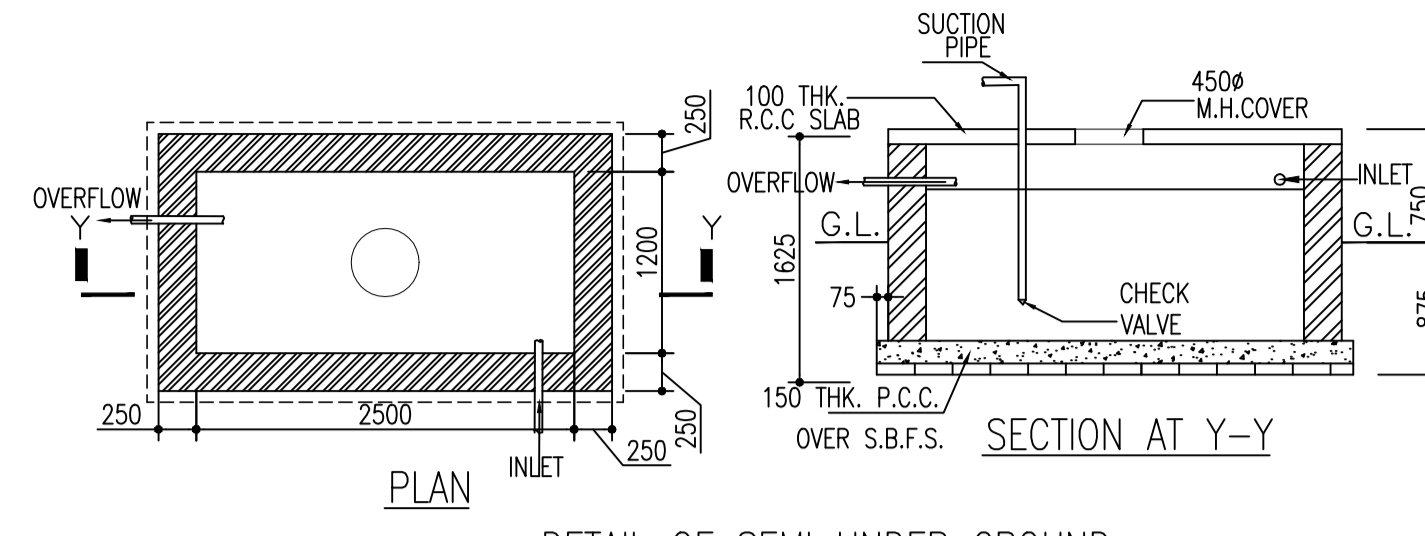
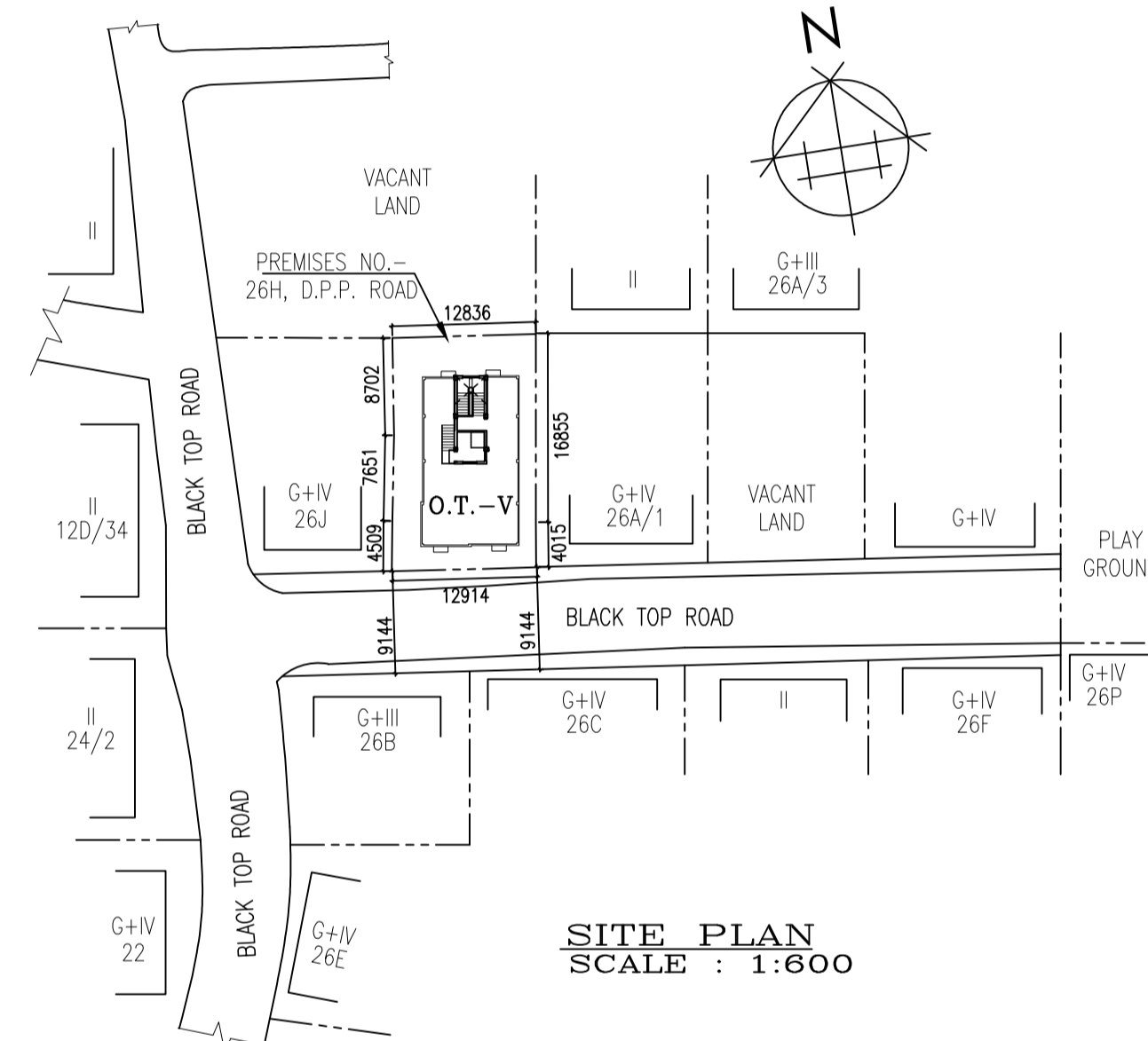


DETAIL OF SEPTIC TANK
(60 USER)
SCALE : 1:50

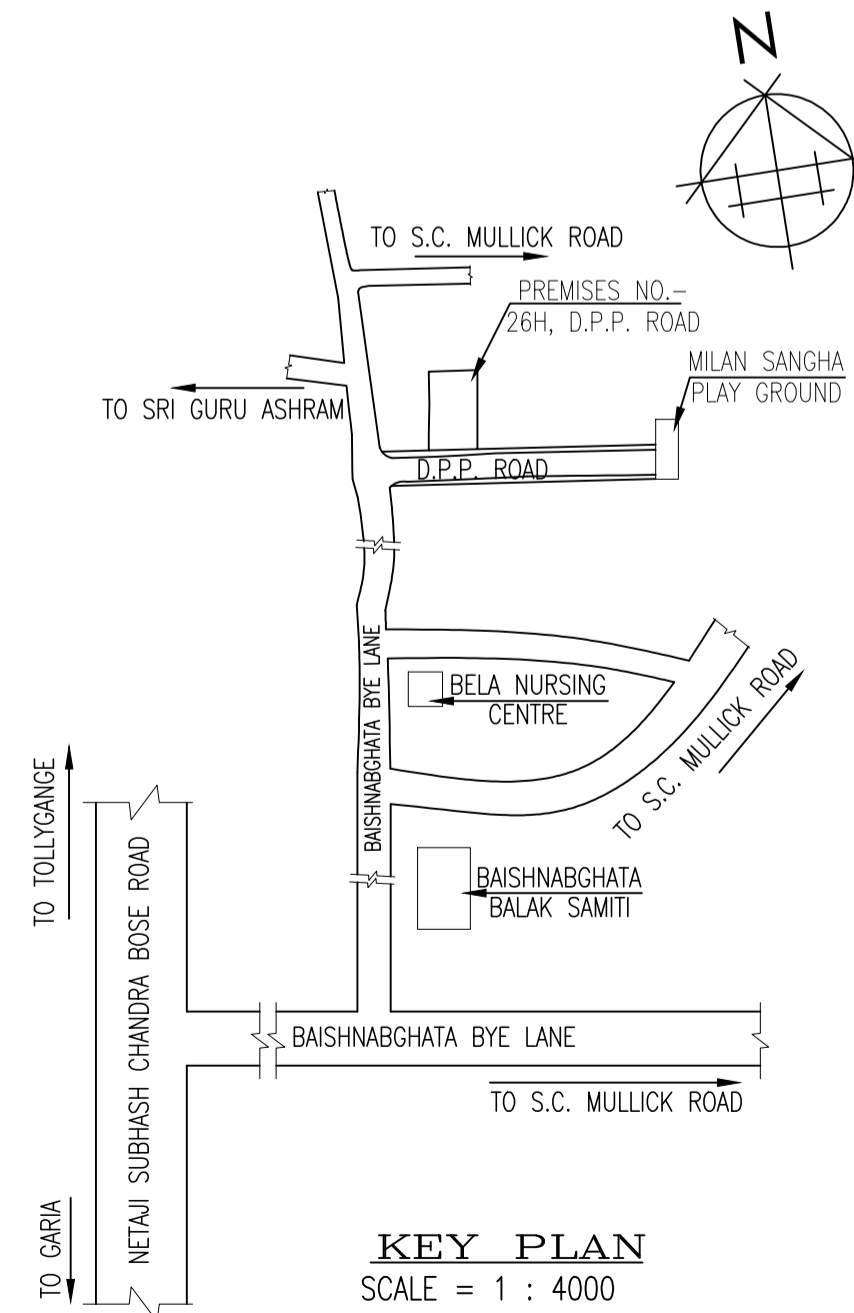


DETAIL OF SEMI UNDER GROUND
WATER RESERVOIR
CAPACITY = 800 Gals.
SCALE = 1:50

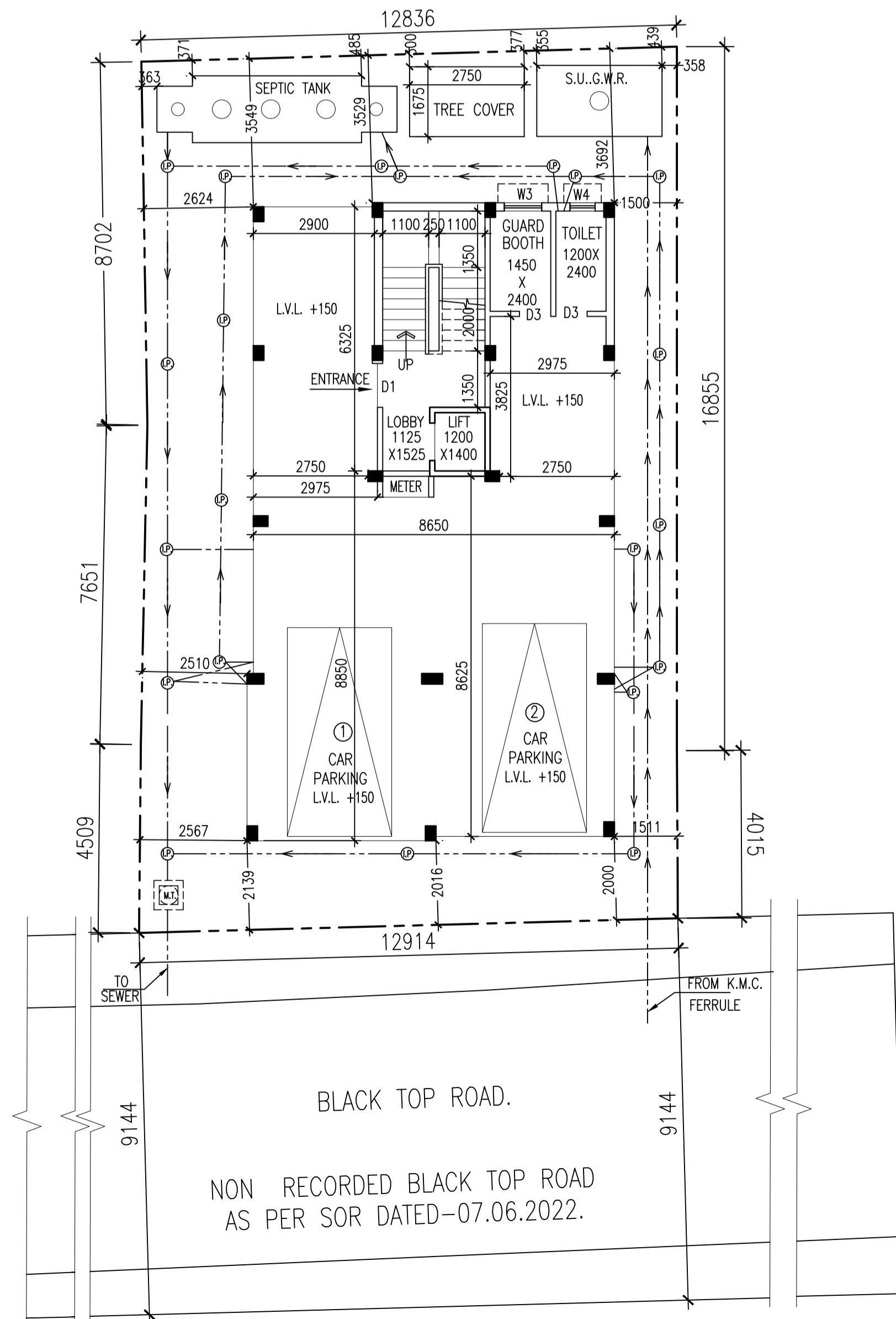
DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1050mm X 2100mm (H)	W1	1500mm X 1200mm (H)
D2	900mm X 2100mm (H)	W2	1200mm X 1200mm (H)
D3	750mm X 2100mm (H)	W3	900mm X 1200mm (H)
		W4	600mm X 600mm (H)



SITE PLAN
SCALE : 1:600



KEY PLAN
SCALE = 1 : 4000



GROUND FLOOR PLAN
SCALE -1:100

CERTIFICATE FROM GEO-TECH 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.

BHASKARJYOTI ROY
LICENSE NO.-04/II
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN AND DRAWING 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 STRUCTURAL DESIGN HAVE BEEN DONE DUE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA - 700032 AND SIGNED BY Mr. BHASKARJYOTI ROY, GEO-TECH ENGINEER.

MONIBHUSAN CHAKRAVARTI
E.S.E. - 97 (II)
NAME OF E.S.E.

CERTIFICATE FROM L.B.S. :-

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 9.144 m. WIDE BLACK TOP ROAD ON THE SOUTH SIDE OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS VACANT & DEMARCATED BY BOUNDARY WALL. THE LAND WAS WITH AN EXISTING STRUCTURE WHICH HAS ALREADY BEEN DEMOLISHED THAT WAS FULLY OCCUPIED BY OWNER AND THERE WAS NO TENANT. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E. THE SITE WILL BE SUPERVISED BY ME.

MONIBHUSAN CHAKRAVARTI
L.B.S. - 538 (I)
NAME OF L.B.S.

OWNER'S DECLARATION. :-

- WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
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 & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.
7. THERE IS NO TENANT.
8. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.
9. THE SITE IS FULLY DEMARCATED BY BOUNDARY WALL

PARTNERS OF M/S. SANDBRICKS
1. SUMAN BHATTACHARJEE
2. SANTOSH AGARWAL
3. SUBHASH AGARWAL
NAME OF OWNERS

B. P. NO:- 2022100115 DATE :- 05-SEP-2022
VALID FOR 5 YEARS FROM DATE OF SANCTION.

DIGITAL SIGNATURE OF A.E.(C)/B/KMC

DIGITAL SIGNATURE OF E.E.(C)/B/KMC

PART - A. STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.	21-100-04-0177-1.
2. DETAILS OF REGISTERED DEED	A) BOOK = I, VOL. = 1602-2021, BEING = 160207209, PAGE - 310253 TO 310302, YR = 2021, D.S.R. = II SOUTH 24-PARGANAS, DT. = 10.09.2021.
3. DETAILS OF PARTNERSHIP DEED	BOOK = IV, VOL. = 1603-2021, BEING = 160300088, PAGE - 1696 TO 1715, YR = 2021, D.S.R. = III SOUTH 24-PARGANAS, DT. = 29.04.2021.

PART - B.

- AREA OF LAND:-
AS PER TITLE DEED = 266.815 Sq.m. (3 Kh. - 15 Ch. - 37 Sq.ft.)
- AS PER MEASUREMENT = 266.815 Sq.m. (3 Ka. 15 Ch. 37 Sq.ft.)
- ROAD WIDTH = 9.144 m.(Min.)
- USE GROUP = RESIDENTIAL.
- (i) PERMISSIBLE GROUND COVERAGE (57.773 %) = 154.147 Sq.m.
(ii) PROPOSED GROUND COVERAGE (49.478 %) = 132.016 Sq.m.
- PROPOSED HEIGHT = 15.50 m.
- PERMISSIBLE F.A.R. = 2.250, PROPOSED F.A.R. = 2.015.
- TOTAL COVERED AREA
a) PROPOSED
i) 651.360 Sq.m. (INCLUDING EXEMPTED AREA)
ii) 587.705 Sq.m. (EXCLUDING EXEMPTED AREA)
iii) 63.66 Sq.m. (EXEMPTED AREA)
- PERMISSIBLE TREE COVER AREA = 4.589 Sq.m. (1.720 %)
- TREE COVER AREA PROVIDED = 4.610 Sq.m. (1.727 %)

FLOOR	TOTAL COVERED AREA IN m ²	LESS STAIR WELL IN m ²	LESS LIFT WELL IN m ²	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA STAIR	EXEMPTED AREA LIFT	NET FLOOR AREA IN m ²
GROUND	132.016	-	-	132.016	11.015	1.716	119.285
FIRST	132.016	0.50	1.680	129.836	11.015	1.716	117.105
SECOND	132.016	0.50	1.680	129.836	11.015	1.716	117.105
THIRD	132.016	0.50	1.680	129.836	11.015	1.716	117.105
FOURTH	132.016	0.50	1.680	129.836	11.015	1.716	117.105
TOTAL	660.080	2.00	6.720	651.360	55.08	8.58	587.705

TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCL. PROP. AREA IN m ²	No of Tenement	No of Car Required
A	58.218	1.17482	68.40	4	1
B	58.056	1.17482	68.21	4	1

CALCULATION OF F.A.R.	
1. TOTAL COMMON AREA m ²	81.310
2. EFFECTIVE LAND AREA m ²	266.815
3. TOTAL REQUIRED CAR PARKING (COVERED)	2
4. TOTAL CAR PARKING PROVIDED (COVERED)	2
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²	50.00
6. TOTAL COVERED CAR PARKING AREA PROVIDED m ²	104.95
7. CAR PARKING AREA EXEMPTED IN m ²	50.00
8. PERMISSIBLE F.A.R.	2.25
9. PROPOSED F.A.R.	2.015

OTHER AREAS	
1. STAIR HEAD ROOM AREA IN m ²	14.45
2. OVER HEAD RESERVOIR AREA IN m ²	7.27
3. TOTAL C.B. AREA IN m ²	10.35
4. LIFT MACHINE ROOM AREA m ²	8.78
5. LIFT MACHINE ROOM STAIR AREA m ²	3.88
6. ADDITIONAL FLOOR AREA FOR FEES IN m ²	37.46
7. TOTAL AREA FOR FEES IN m ²	688.82

NOTES & SPECIFICATIONS :-

- ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.
- ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.
- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
- CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
- 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
- GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
- 450 mm PROJECTED CHAJJAH.
- 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
- P.O.P. PUNING ON INTERNAL WALLS & CEILING.
- ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

PROPOSED G+FOUR STORIED RESIDENTIAL
BUILDING PLAN U/S 393A OF K.M.C. ACT,
1980 UNDR BLDG. RULE-2009, AT PREMISES
NO.-26H, DURGA PRASANNA PARAMHANSA
ROAD, WARD NO.-100, BOROUGH-X,
P.S.-NETAJI NAGAR, KOLKATA-700047.