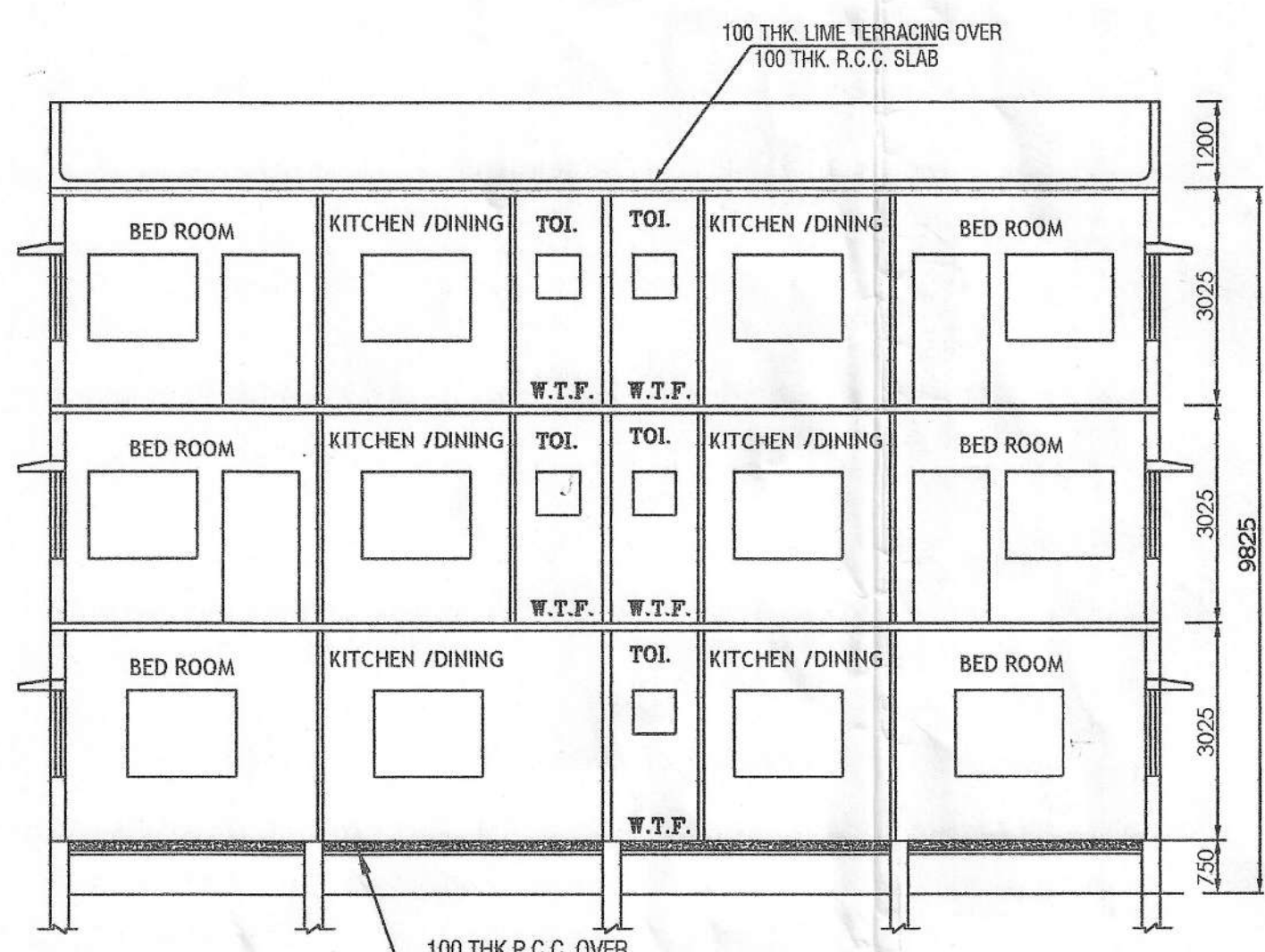
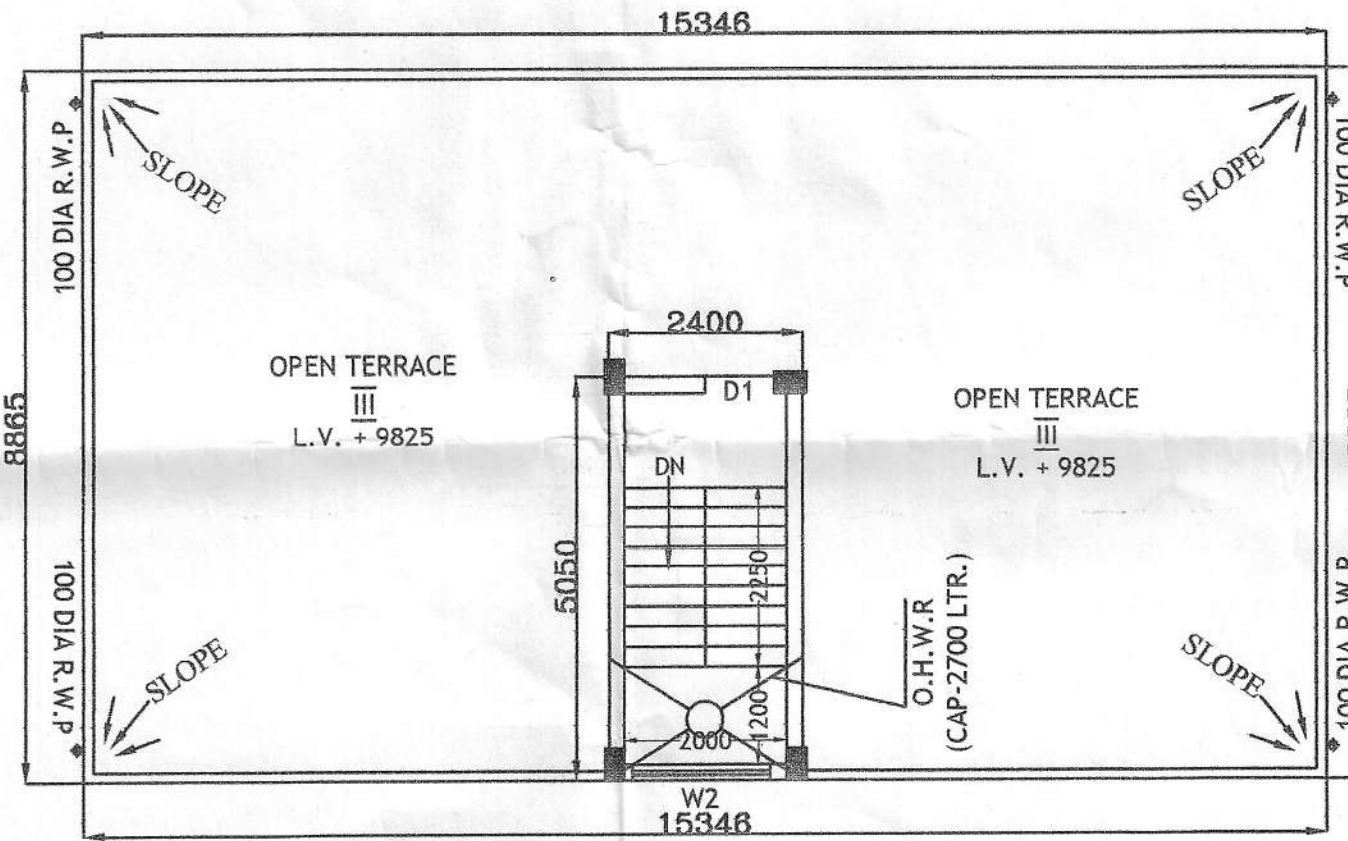


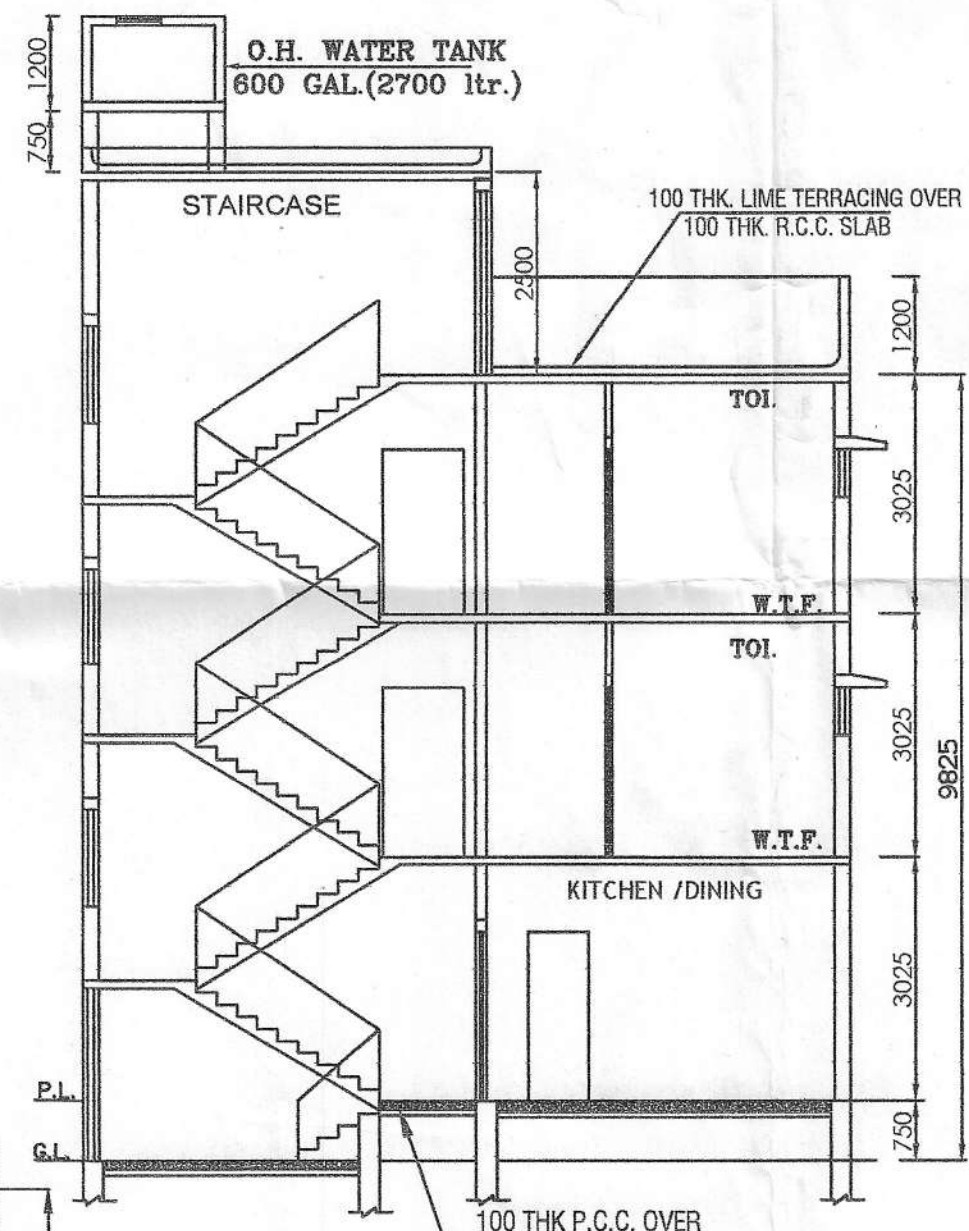
FRONT ELEVATION
SCALE=1:100



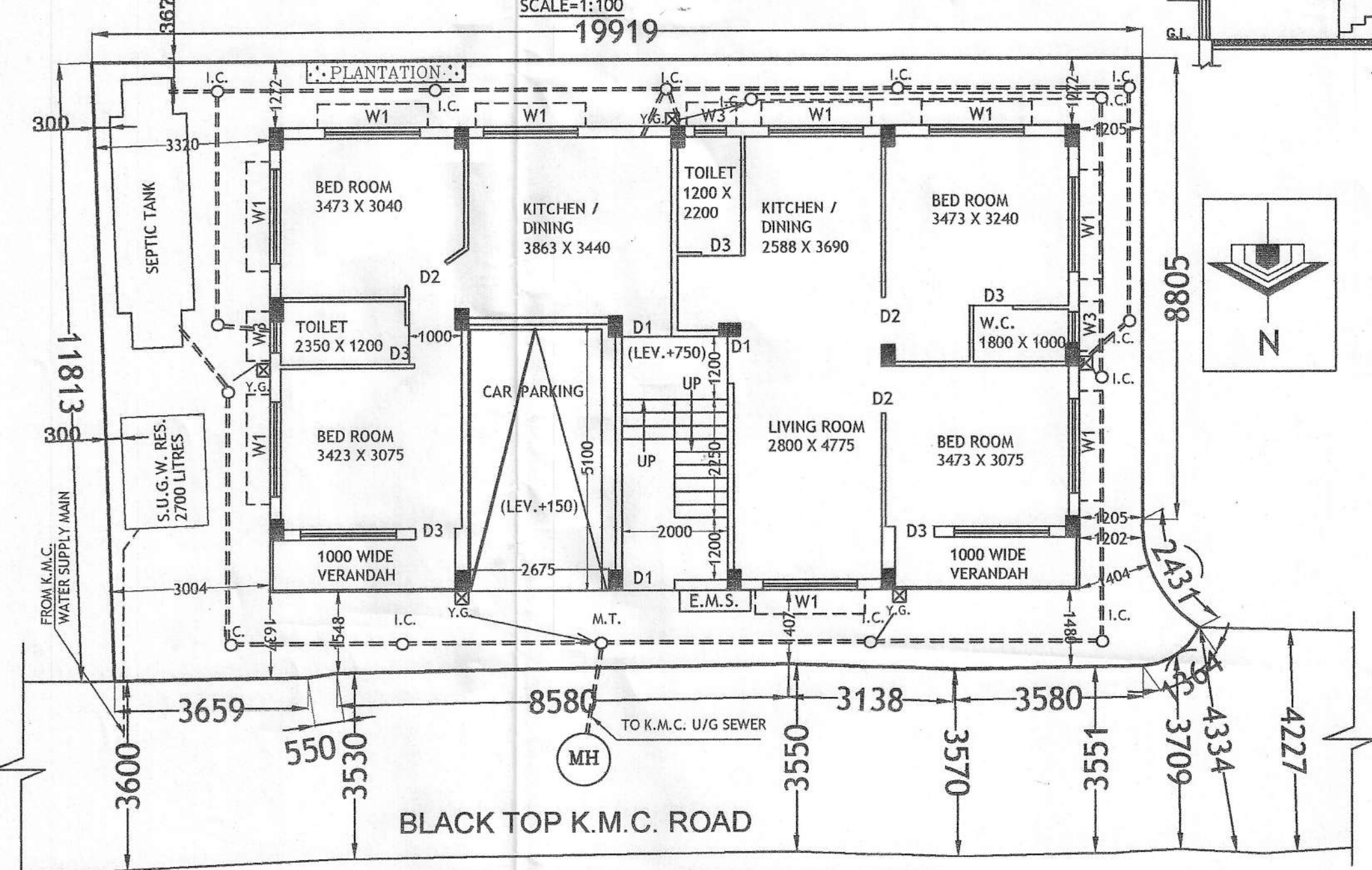
SECTION - "A-A"
SCALE=1:100



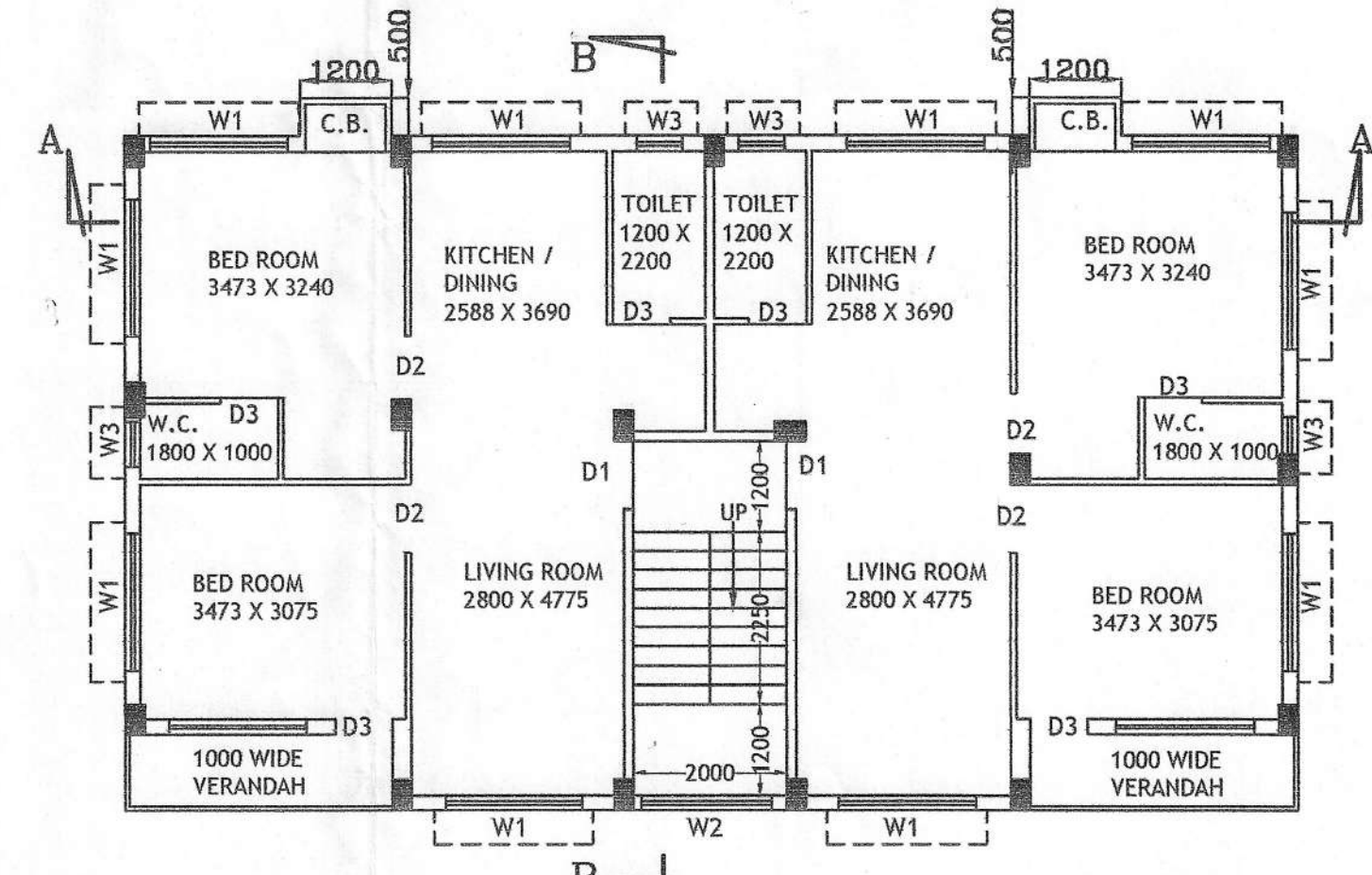
ROOF PLAN
SCALE=1:100



SECTION - "B-B"
SCALE=1:100



PROP. GROUND FLOOR PLAN
SCALE=1:100



1ST & 2ND FLOOR PLAN
SCALE=1:100

PART-A

1. Assessee No. - 311010300294
 2. Name of Owner:- Mr. Kala Chand Mali.
 3. Name of Applicant:- SRI MINTU CHOWDHURY & SRI RAHUL CHOWDHURY PARTNERS OF M/S. R.M. CONSTRUCTION C/A OF KALA CHAND MALI

2. Details of Regd. title Deed
 Book No : I
 Vol No : 6
 Page No : 93 to 96
 Being No : 399
 Dated : 01-09-1993
 Regd. At: Adil District Registrar Alipore South 24 Parganas

3. Details of Regd. Power of attorney.
 Book No : I
 Vol No : 1602-2023
 Page No : 177740 To 177755
 Being No : 160205451
 Dated : 20-04-2023
 Regd. At- D.S.R.-II S.24PGS.

4. Details of Regd. Boundary decl.
 Book No : I
 Vol No : 1603-2023
 Page No : 288250 TO 288260
 Being No : 160310495 year 2023
 Dated : 17/07 /2023
 Regd. At- D.S.R.-III S.24PGS.

- NOTES & SPECIFICATIONS:-**
- Unless otherwise specified all dimensions are in M.M.
 - 75 th. 1st. class B.F.S. in foundation and floor.
 - 200 th. outer wall with (1:6) mortar and 75/125 th. partition wall with (1:4) mortar
 - Roof will be with their proper water proofing compound.
 - All ceiling and R.C.C. plaster 12th. with (1:4) mortar and all wall plaster 12 th. with (1:6) mortar.
 - All steel grade is Fe500.
 - All concrete grade is M20.
 - All shorts of precautionary measures should be taken during construction.
 - All building materials will be as per I.S code and N.B.C. recommendation
 - Depth of S.U.G.R. & SEPTIC Tank does not exceed the depth of nearby building foundation

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M.

SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) -

REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL.	CO-ORDINATES WGS 84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
(A)	22° 28' 25" N	88° 22' 48" E
(B)	22° 28' 25" N	88° 22' 48" E

6.00 M.

THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

PART-B

1. Area of land
 As per title deed & assessment record = 244.05 sqm.
 = (03k-10 ch-17 sft.)

2. As per boundary declaration = 230.801 Sqm.

3. A) Permissible ground coverage = 136.111 Sqm. = 58.973 %
 3. B) Proposed ground coverage = 136.045 Sqm. = 58.994 %

4.) Proposed Area

	Total exempted area		
	Total floor area	Stair & stair lobby area	Stair void area
Ground floor	136.045 Sqm.	9.300 sqm.	----
First floor	136.045 Sqm.	9.300 sqm.	----
Second floor	136.045 Sqm.	9.300 sqm.	----
Total	408.135 sqm.	27.900 sqm.	----

5.) Parking Calculation:-

Net Tenement Size	Proportionate Area	Actual Size of tenement	No of Tenement	Required Parking
48.286 Sqm.	3.939 sqm.	52.225 Sqm.	1 No.	1 No.
63.172 Sqm.	5.153 sqm.	68.326 Sqm.	5 Nos.	
Total Required Parking= 1 No.				

b). Nos. of Parking Provided= 1 No.
 c) Actual Area of Parking Provide= 14.280 Sqm.

6.) F.A.R
 a) Permissible F.A.R. = 1.75
 b) Proposed F.A.R. = (380.235 - 14.280) / 230.801 = 1.586

7.) Others area
 a) Stair Head room Area= 12.120 sqm.
 b) Overhead water reservoir= 3.600 sqm.
 c) C.B. AREA= 2.400 SQM.
 d) Addl. area for fees = 14.520 Sq.m.
 e) Tree Cover area = 1.200 Sq.m.

B.P. NO.-2023120267
 SANCTION DATE- 13.09.2023
 VALID UPTO-12.09.2028

Digitally signed by
KAJAL ROY
 Date: 2023.09.13
 16:24:31 +05'30'

DIGITAL SIGN. OF A.E.

NOT APPLICABLE
 DIGITAL SIGN. OF E.E.

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting roads confirms with the plan, which has been measured and verified by me.
 The plot is beyond 500m. from C/L. of the E.M. By pass.
 It is a build able site and not a tank of filled up tank.
 The land is demarcated by boundary wall.
 The construction of U.G. water tank & septic tank will be completed before starting of building foundation work.
 The abutting road is 3.6 M. wide K.M.C. black top road.
 Signature of the applicant authenticated by me **RANA SAMAJDAR "LBS/1/1149" (K.M.C.)**
 NAME OF L.B.S.

E.S.E. DECLARATION

The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per national building code of India and certified that it is a safe and stable in all respect.
RANA SAMAJDAR "LBS/1/1149" (K.M.C.)
 NAME OF E.S.E./L.B.S.

OWNER DECLARATION

I/We do hereby declare with full responsibility that
 I/We shall engage L.B.S. & E.S.E. during construction.
 I/We follow the instruction 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 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 Septic tank & water reservoir will be undertaken under the guidance of E.S.E./L.B.S. before starting the building foundation work.
 The plot is identified by me during departmental inspection.
 Existing Structure to be demolish before the starting of new construction & occupied by The owner & there is no tenant.

SRI MINTU CHOWDHURY & SRI RAHUL CHOWDHURY PARTNERS OF M/S. R.M. CONSTRUCTION C/A OF KALA CHAND MALI
 NAME OF APPLICANT

PROPOSED THREE (III) STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULES 2009, AT THE PREMISES NO.: 29,ASHUTOSH PALLY ,WARD NO.-101, BOROUGH NO. : XII, E.P. NO.- 20, S.P. NO.-20, C.S. PLOT NO -891(P),892(P) MOUZA-BAISHNABGHATA, J.L. NO.-28, KOLKATA-700084, P.S.- JADAVPUR, NOW PATULI.

RESIDENTIAL USE. PLAN CASE NO:- SHEET NO. - 01 OF 02