



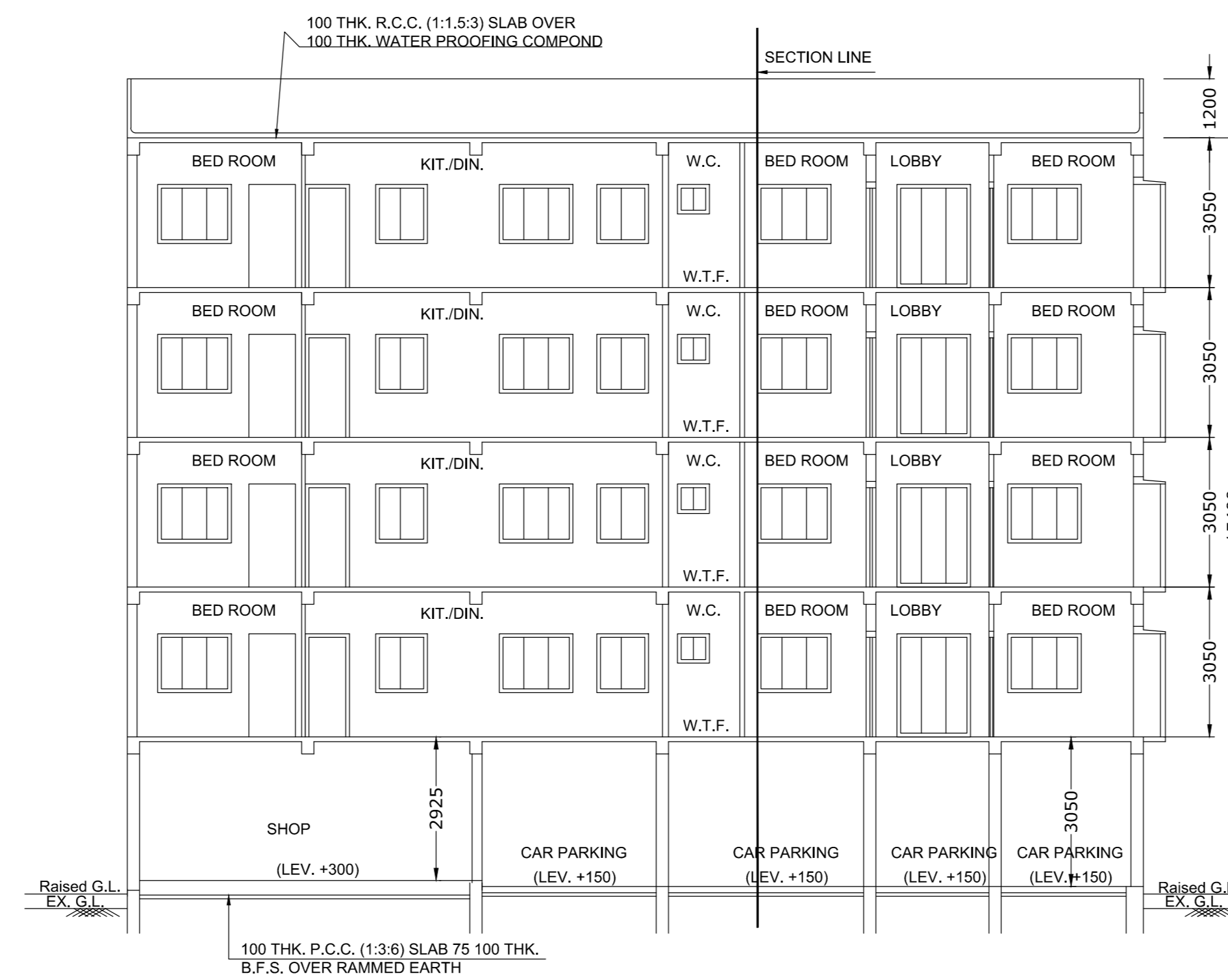
FRONT ELEVATION

SIDE ELEVATION

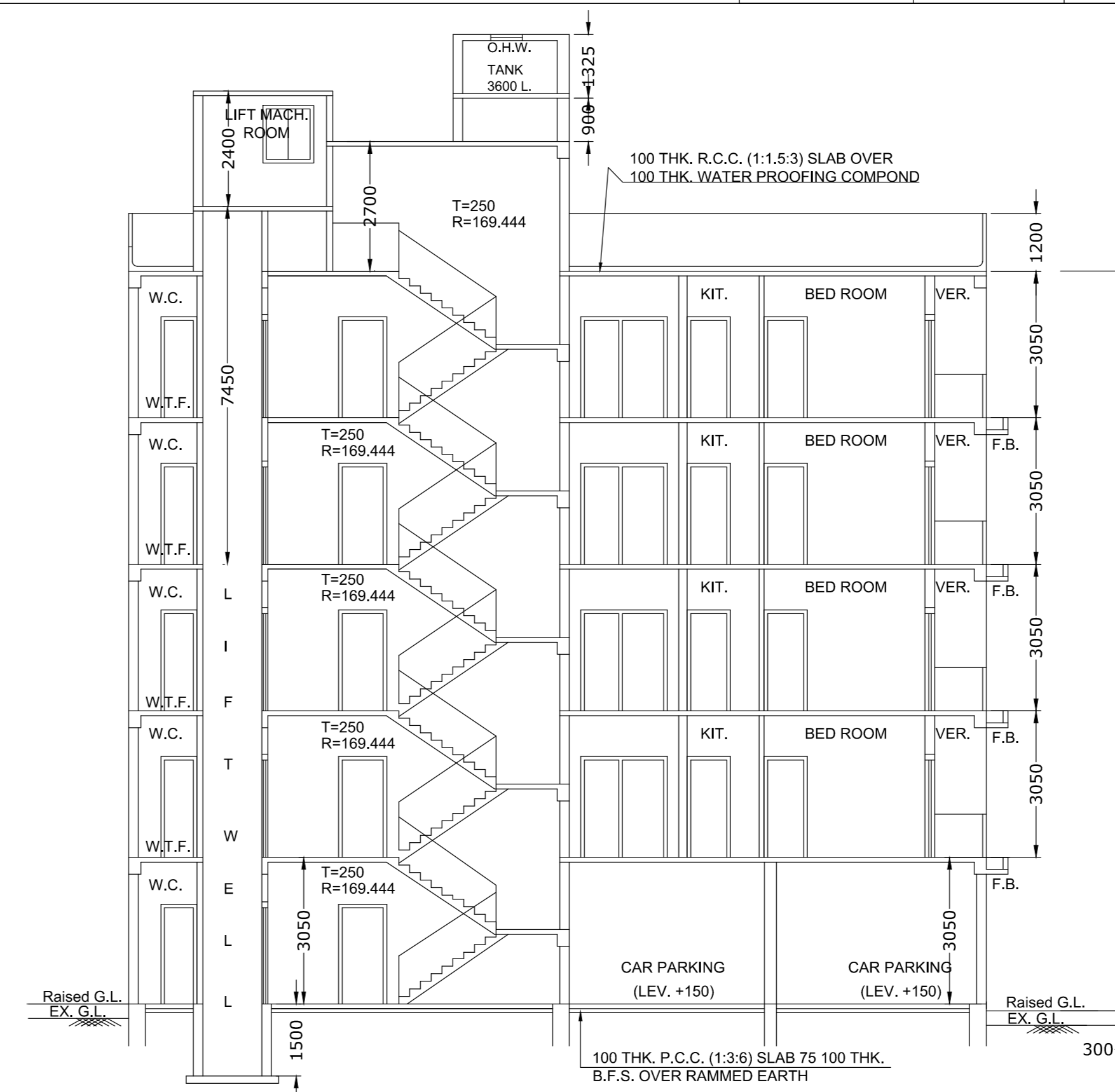
DOORS & WINDOWS

MKD.	SIZES	TYPES
D	1000X2100	PANELED
D1	900X2100	PANELED
D2	750X2100	PANELED
W1	1500X1200	GLAZED
W2	900X1200	GLAZED
W3	600X750	GLAZED

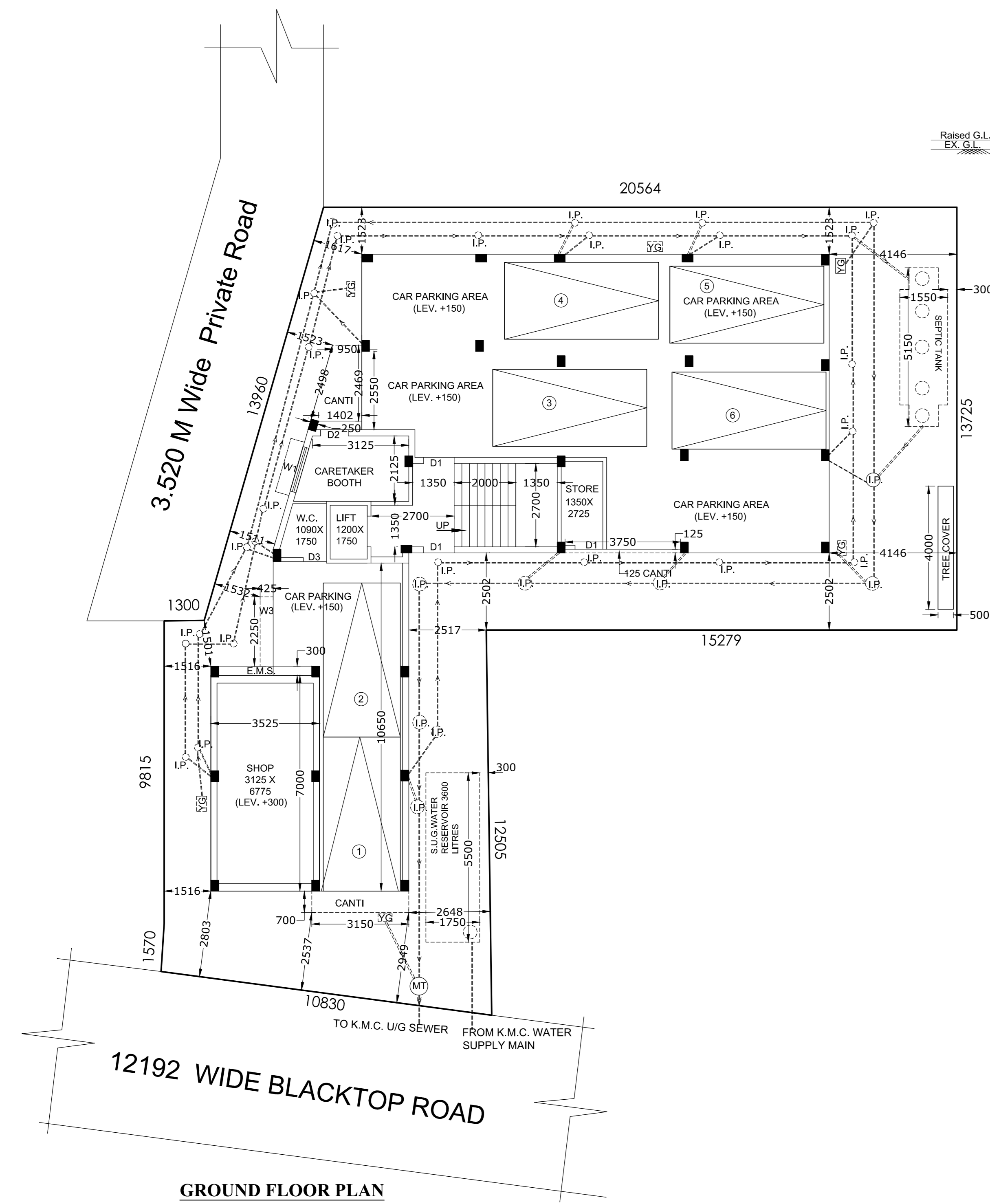
NOTES :-
 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. OUTER WALL - 200, PARTITION WALL - 125, 75.
 3. USED CONCRETE M-15; GRADE OF STEEL - Fe-415.
 4. DEPTH OF SEPTIC TANK & S.U.G.W.R. DOES NOT EXCEED THE DEPTH OF FOUNDATION



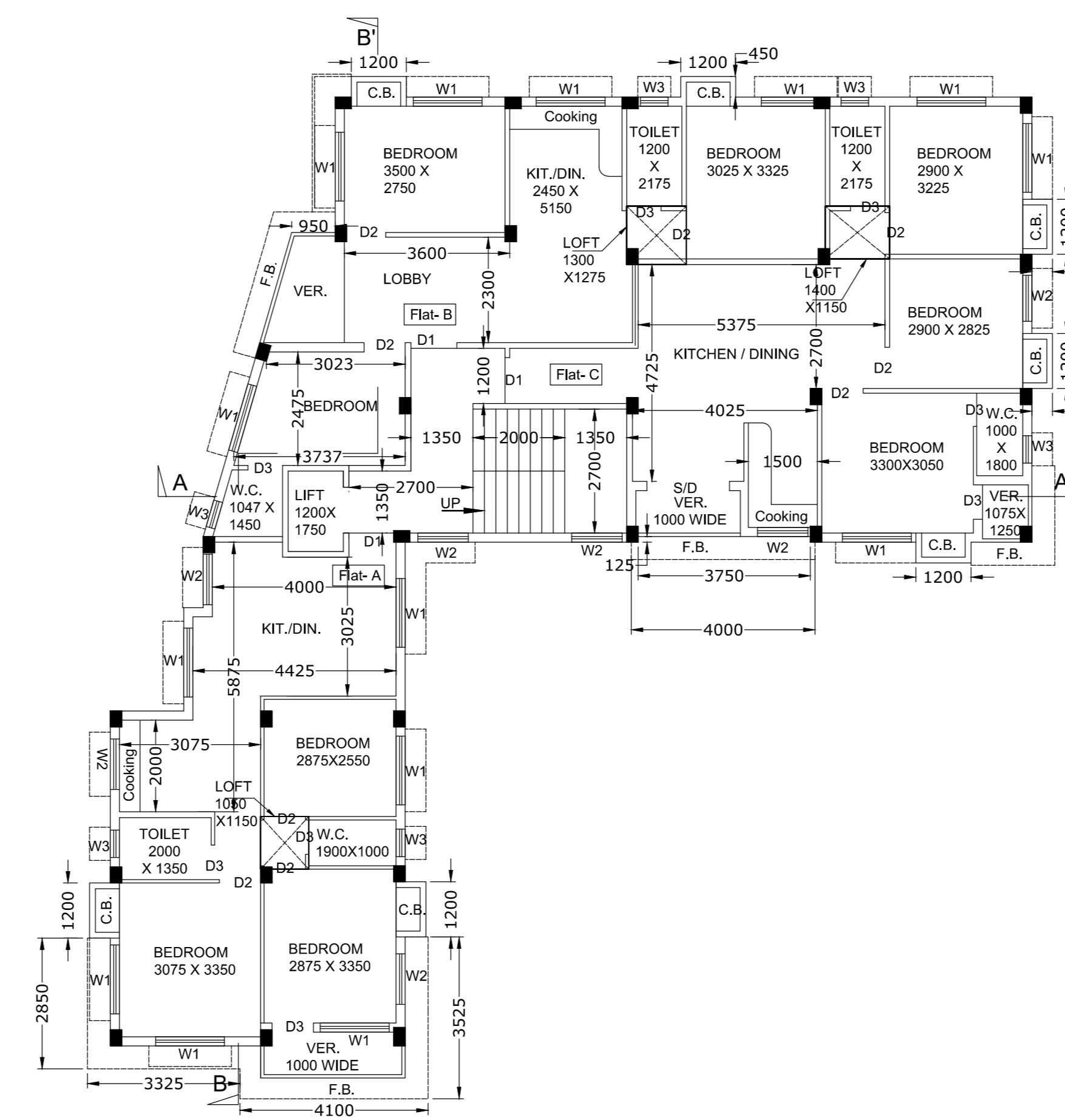
SECTION AT B-B'



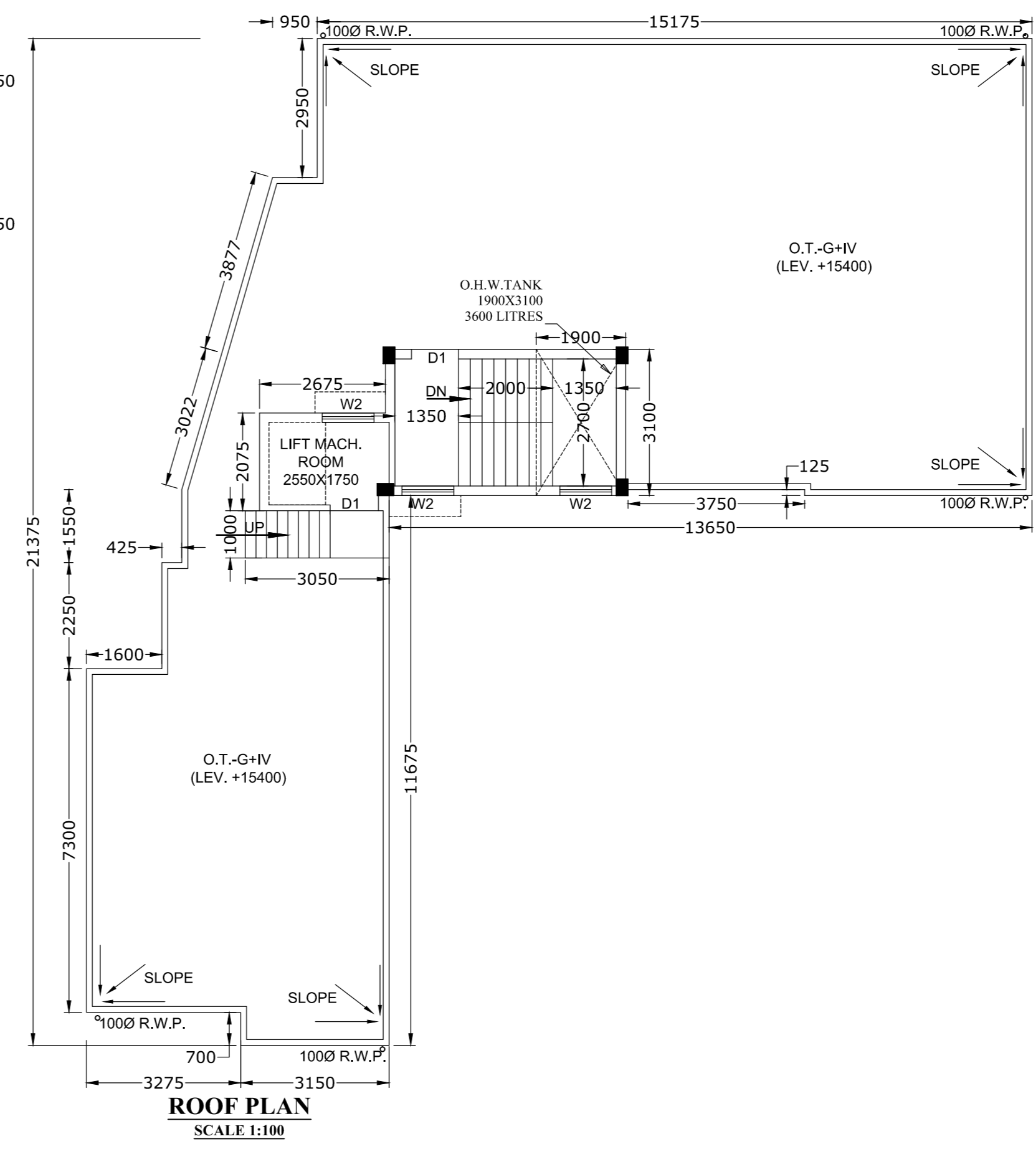
SECTION AT A-A'



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (FIRST TO FOURTH)



ROOF PLAN

SCALE
 1:50
 1:100
 1:600
 1:4000



Part- A

1. ASSESSEE NO.- 31-109-08-1135-0.

2. NAME OF THE OWNER :-
 SRI SUSANTA MONDAL.
 NAME OF THE APPLICANT :-
 SRI SUDIP KUMAR MANDAL, PROPRIETOR OF "BINAYAK GROUP"
 C.A. OF SRI SUSANTA MONDAL.

3.a) DETAILS OF REGISTERED DEED-
 I) Book- 1, CD Vol.-19, Page- 3435 to 3448,
 Being no-0836, in the Year -2009, D.S.R.-III,
 SOUTH 24 PGS, DATE-06/08/2009.

3.b) DETAILS OF REGISTERED DEED-
 I) Book- 1, CD Vol.-03, Page- 8129 to 8148,
 Being no-01325, in the Year -2014, D.S.R.-III,
 SOUTH 24 PGS, DATE-20/02/2014.

3.c) DETAILS OF REGISTERED DEVELOPMENT P.O.A.-
 I) Book- 1, Vol.- 1603-2021, Page- 41355 to 41394,
 Being no- 160301612, in the Year -2021, D.S.R.-III,
 SOUTH 24 PGS, DATE- 05/03/2021.

3.d) DETAILS OF REGISTERED BOUNDARY DEC-
 I) Book- 1, Vol.- 1603-2021, Page- 41395 to 41409,
 Being no- 160301613, in the Year -2021, D.S.R.-III,
 SOUTH 24 PGS, DATE- 05/03/2021.

3.e) DETAILS OF K.M.C. Mutation Certificate-
 M/10923-FEB-21/1049, DATED 03-03-2021.

3.f) DETAILS OF B.L. & L.R.O MUTATION :-
 MEMO NO.18/MUT/8622/BLR/ATM/KASBA/15-DT. 08/09/2015,
 IN THE OF NAME OF SRI SUSANTA MONDAL.

3.g) DETAILS OF B.L. & L.R.O CONVERSION :-
 MEMO NO. 6/P/103/SDI, & LRO, SADAR ALIPORE, DT. 16/10/2020,
 IN THE OF NAME OF SRI SUSANTA MONDAL.

3.h) DETAILS OF Declaration:-
 Declaration Before 1st Class Judicial Magistrate regarding Development P.O.A.
 Vide NO-7185, DATE- 11-11-2022.

3.i) DETAILS OF Declaration before 1st class judicial Magistrate, Alipore regarding
 R.S. & L.R. Dag & Khatian No, vide no-7183, DATE-11-11-2022.

3.j) DETAILS OF IB Copy-V.I.R. NO-324710, DATED 04/03/2021

1. Area of Land:-
 AS PER TITLE DEED- 434.596 Sqm.
 AREA AS PER PHYSICAL MEASUREMENT- 434.314 Sqm.

2. Permissible Ground Coverage = 226.664 Sqm (52.189 %)

3. Proposed Ground Coverage = 225.972 Sqm (52.029 %)

4. Permissible F.A.R = 2.25

5. Proposed F.A.R = (1041.734/150.00) 434.314 = 2.053

7. Proposed Area :-

Gr. Floor	Total Floor Area	Lift Area	Lift Lobby Area	Stair Area	Area
1st Floor	219.144 Sqm.	2.10	2.156	12.690	204.298
2nd Floor	225.972 Sqm.	2.10	1.823	12.690	209.359
3rd Floor	225.972 Sqm.	2.10	1.823	12.690	209.359
4th Floor	225.972 Sqm.	2.10	1.823	12.690	209.359
Total	1123.032 Sqm.	8.40	9.448	63.450	1041.734

8. Parking Calculation :-

Tenement size	Tenement Nos	Required Parking
75.358 Sqm.	4	
75.379 Sqm.	4	6
82.568 Sqm.	4	
Shop Area (Carpet) = 20.313 Sqm.		Nil

B) Nos. of Parking Required = 6 Nos.
 C) Nos. of Parking Provided = 6 Nos.
 D) Permissible Area For Parking = 150.00 Sqm.
 E) Actual Area of Parking Provided = 157.187 Sqm.
 9. Stair Covered area = 15.679 Sqm.
 10. Roof Tank Area = 5.890 Sqm
 11. Depth of The Building = 21.375 M
 12. Lift M/C Room Area = 5.706 Sqm
 13. Lift M/c Room Stair Area = 3.050 Sqm
 14. Additional Area = 57.459 Sqm.
 15. Tree Cover Area = 2.00 Sqm.
 16. Shop Area Carpet = 20.313 Sqm
 17. Shop Area Gross = 24.675 Sqm

18. Lift & C.B. Area :-

Floor	Loft	Curboard
Ground	Nil	Nil
1st floor	4.476	3.780
2nd floor	4.476	3.780
3rd floor	4.476	3.780
4th floor	4.476	3.780
Total	17.904	15.120

L.B.S./L.B.A. DECLARATION :-
 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 ABUTTING 12.192 M WIDE BLACKTOP ROAD ON THE SOUTHERN SIDE AND 3.520 M WIDE ROAD ON THE WESTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS BEYOND 500 M FROM THE C.L. OF E.M. BY-PASS. SOIL TESTING HAS BEEN DONE BY "GLOBE TECH" OF KUSUMBHA SAHA PARK, NARENDRAPUR, KOLKATA- 700 103.
 * THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Name of LBS
 SRI BIJOY SARKAR
 L.B.S No.- F/1515

E.S.E. DECLARATION :-
 THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & 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.

Asok Chakrabarti
 E.S.E: U/135
 Name of Structural Engineer

GEO-TECHNICAL ENGINEER'S DECLARATION :-
 UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Name of Geo- Technical Engineer
 Sri Rupak Kumar Banerjee
 GTE NO- G.T/1 /3(K.M.C)

OWNER'S DECLARATION :-
 I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
 1) I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
 2) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.
 3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR STABILITY OF THE BUILDING 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./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
 *THE PLOT OF LAND IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

(SUDIP KUMAR MANDAL)
 PROPRIETOR OF M/S. BINAYAK GROUP,
 C.A. OF SRI SUSANTA MONDAL,
 NAME OF APPLICANT

ALL DIMENSIONS ARE IN MILLIMETRE.

PROPOSED G+V STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 15.400 M. (U/S-393 A OF K.M.C ACT 1980 & BUILDING RULE 2009) AT PREMISES NO -1135, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099. AT R.S. & L.R. DAG NO-142 & 144, R.S. KHATIAN NO- 92 & 94, L.R. KHATIAN NO- 1261, IN MOUZA- NAYABAD, J.L.NO-25, P.S.- PANCHASAYAR

NAME OF PLUMBER
 SRI PINKI CHAKRABORTY
 P.L. NO-1267, DATED-02-07-2022.

BUILDING PERMIT NO :- 2022120467
 DATE :- 18-JAN-23
 VALID UP TO :- 17-JAN-28

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.