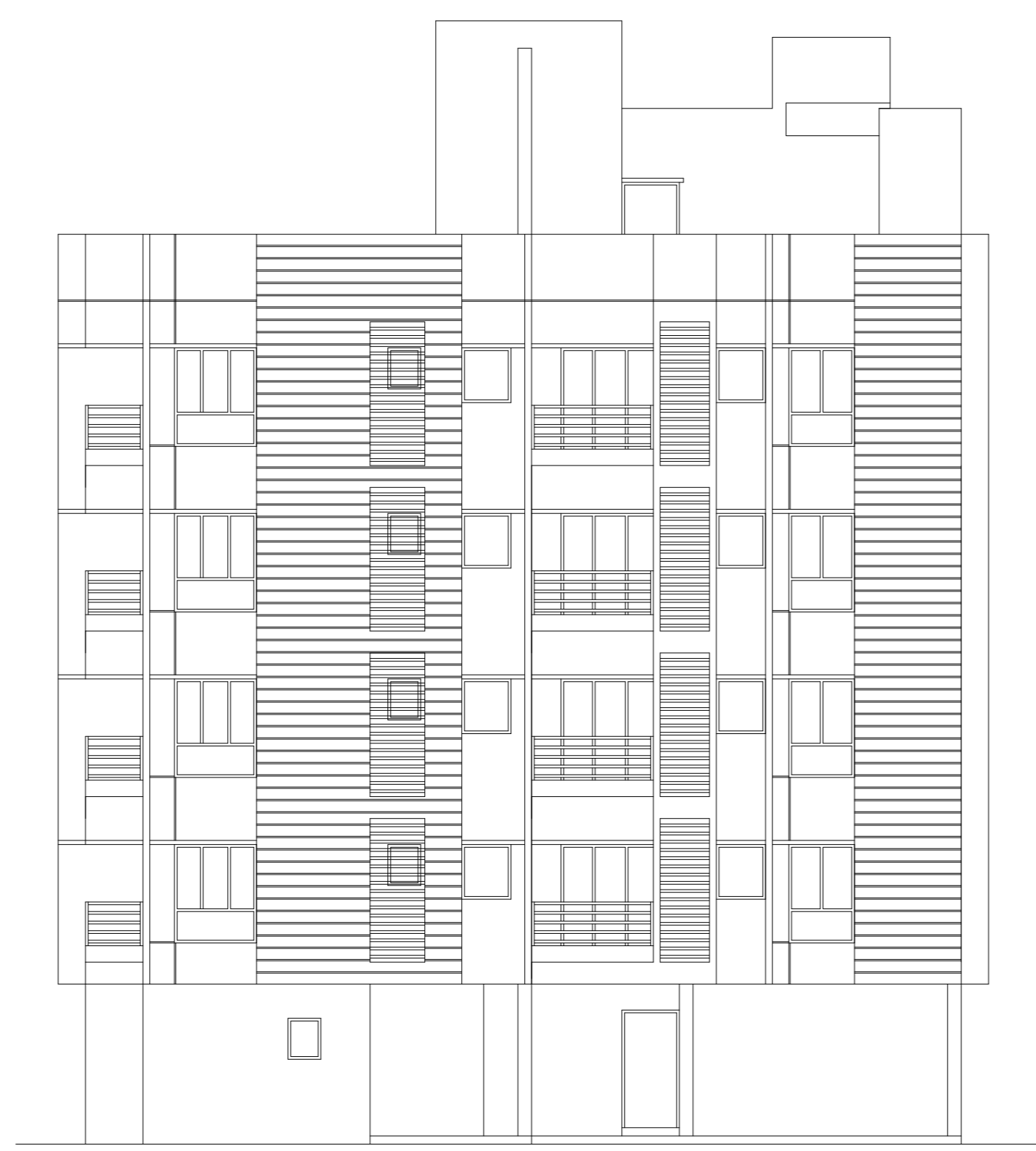
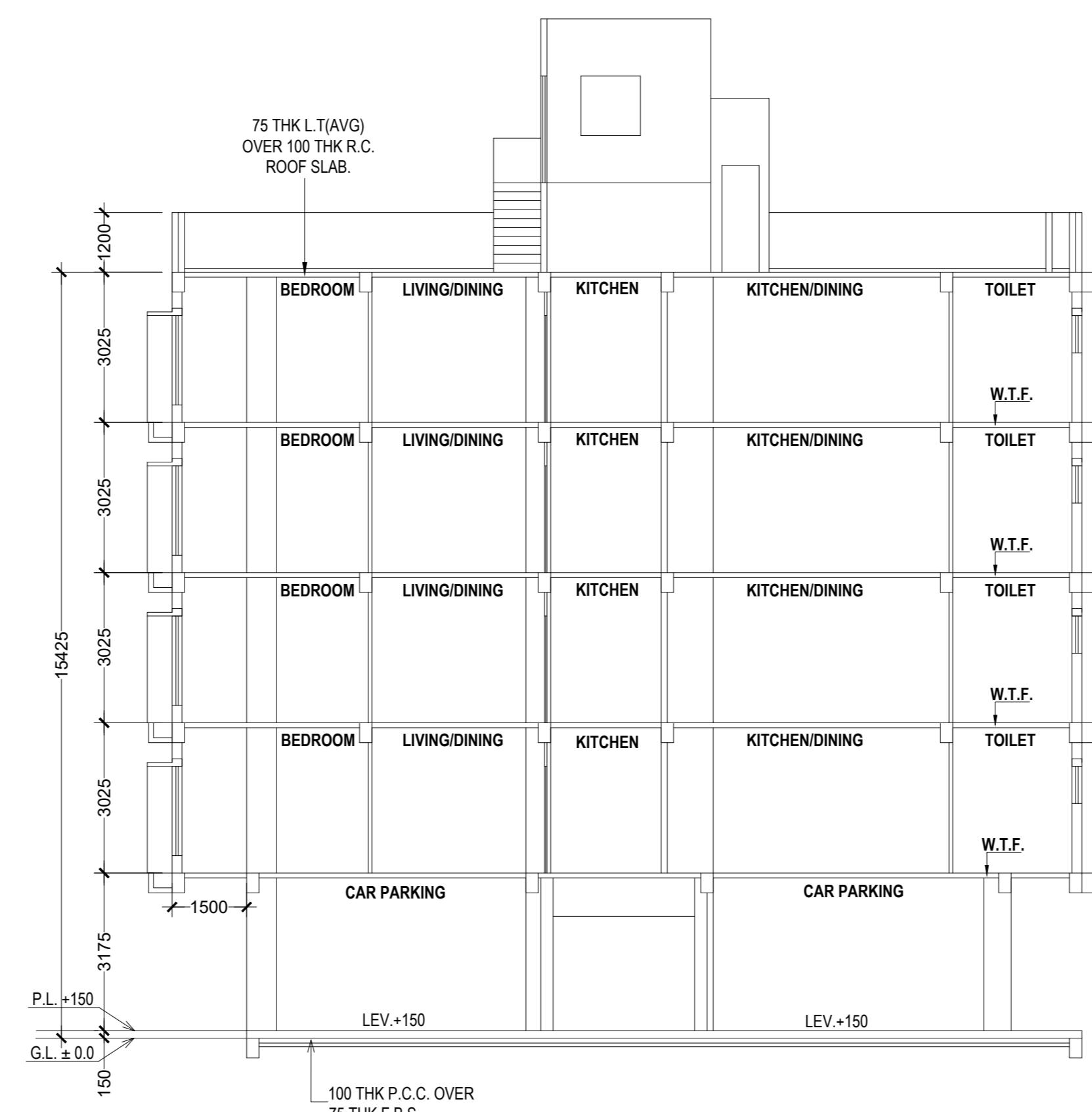


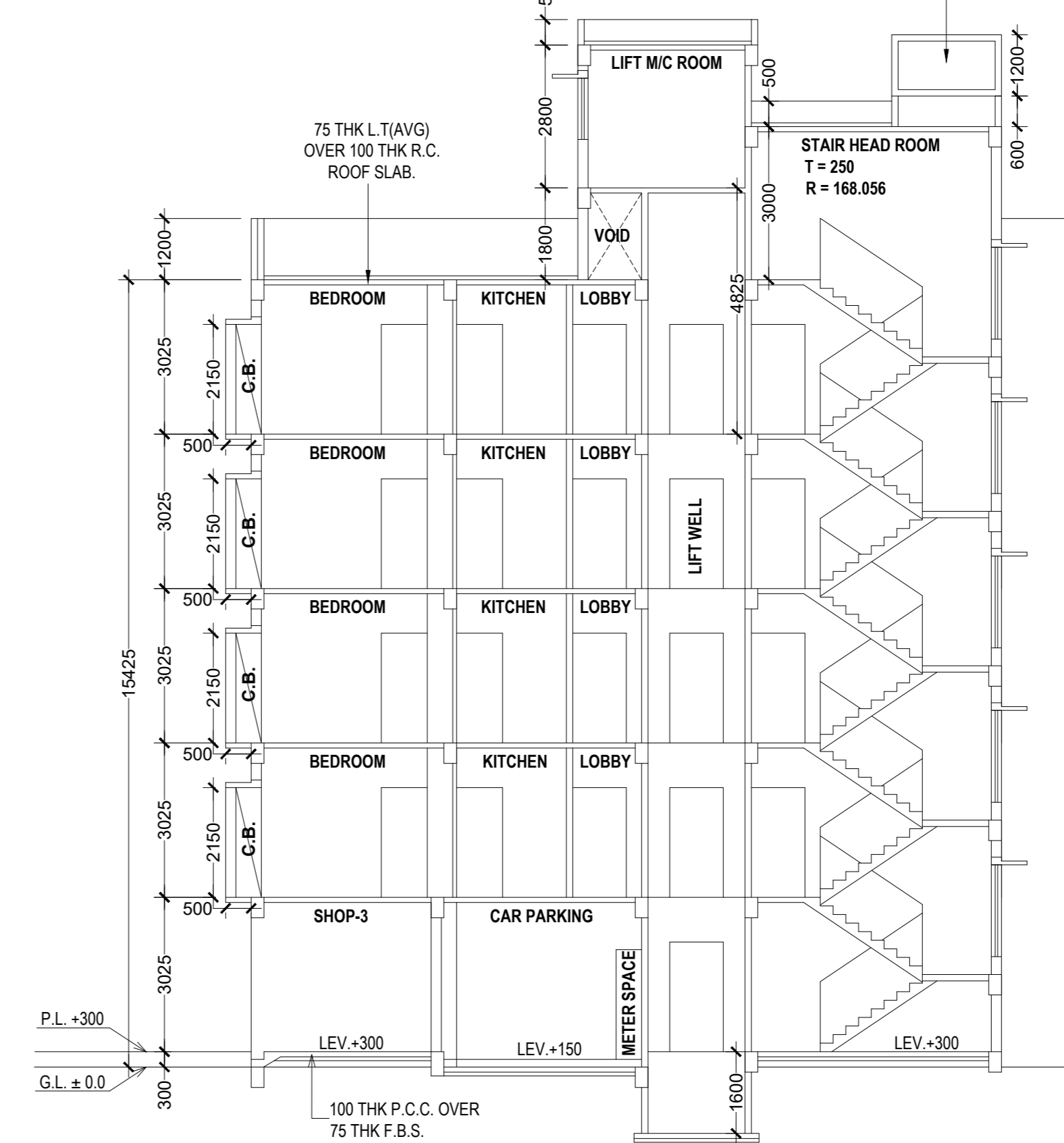
FRONT ELEVATION
SCALE: 1:100



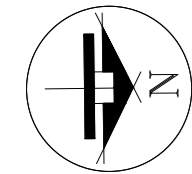
NORTH SIDE ELEVATION
SCALE: 1:100



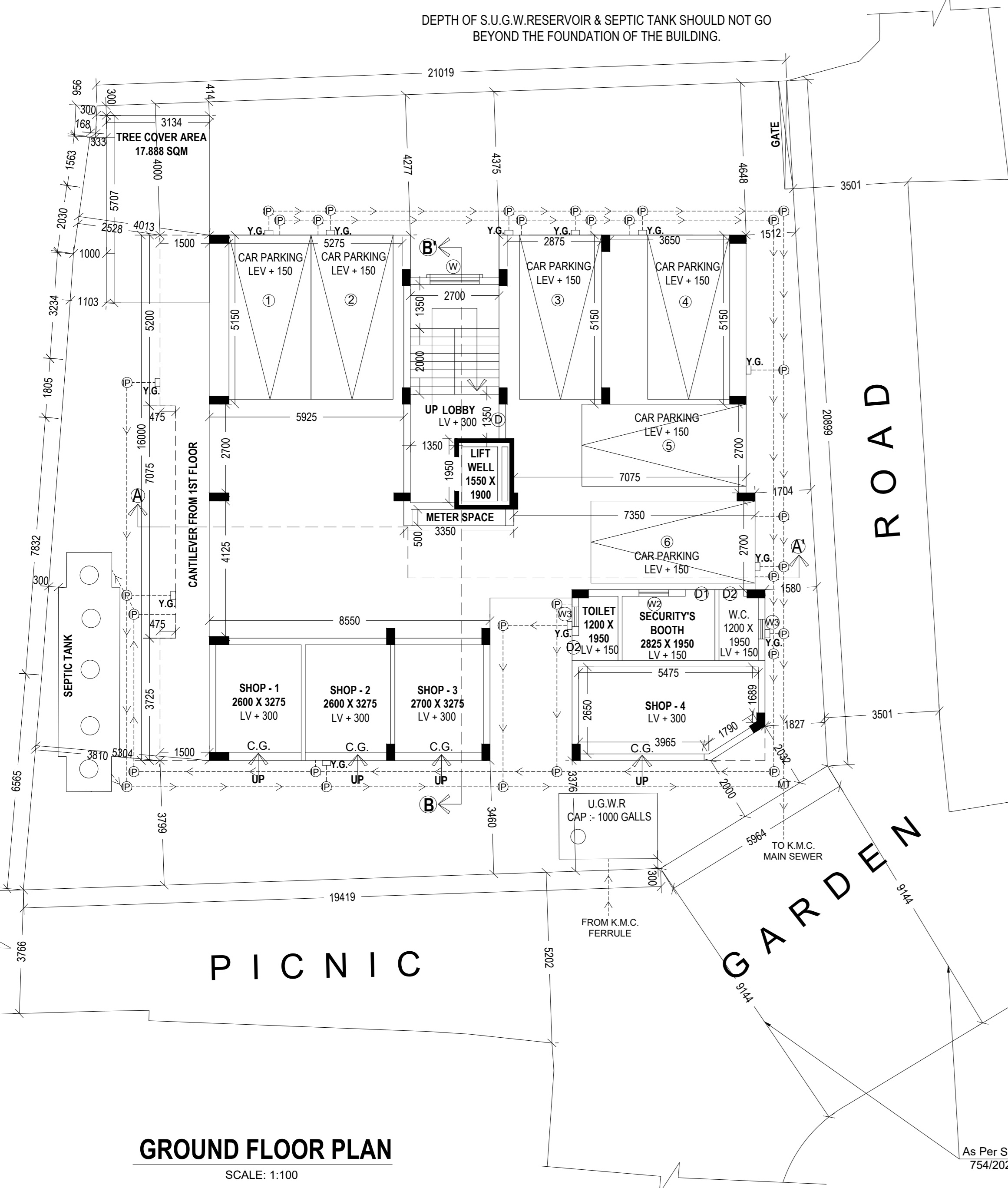
SECTION THROUGH A - A'
SCALE: 1:100



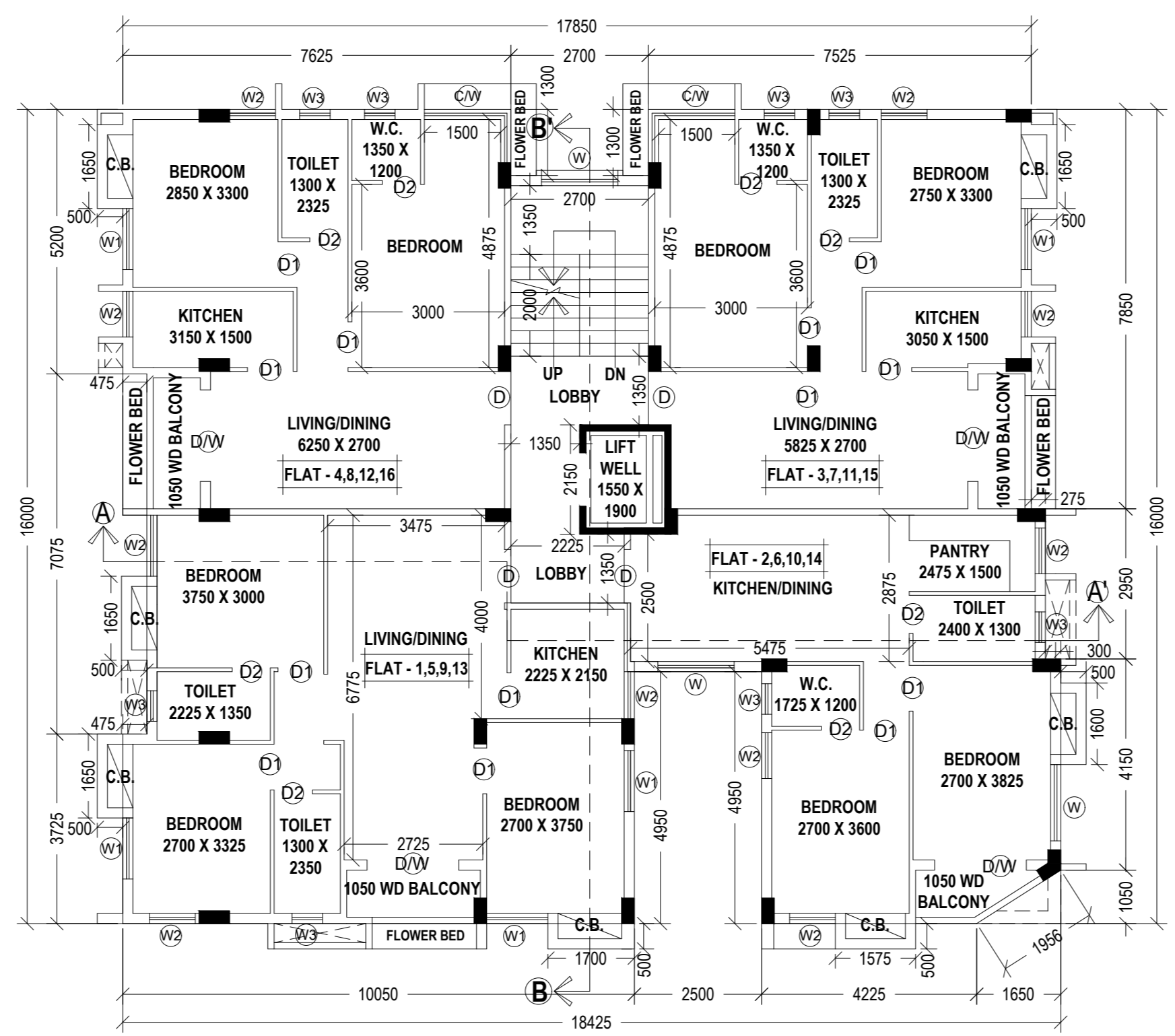
SECTION THROUGH B - B'
SCALE: 1:100



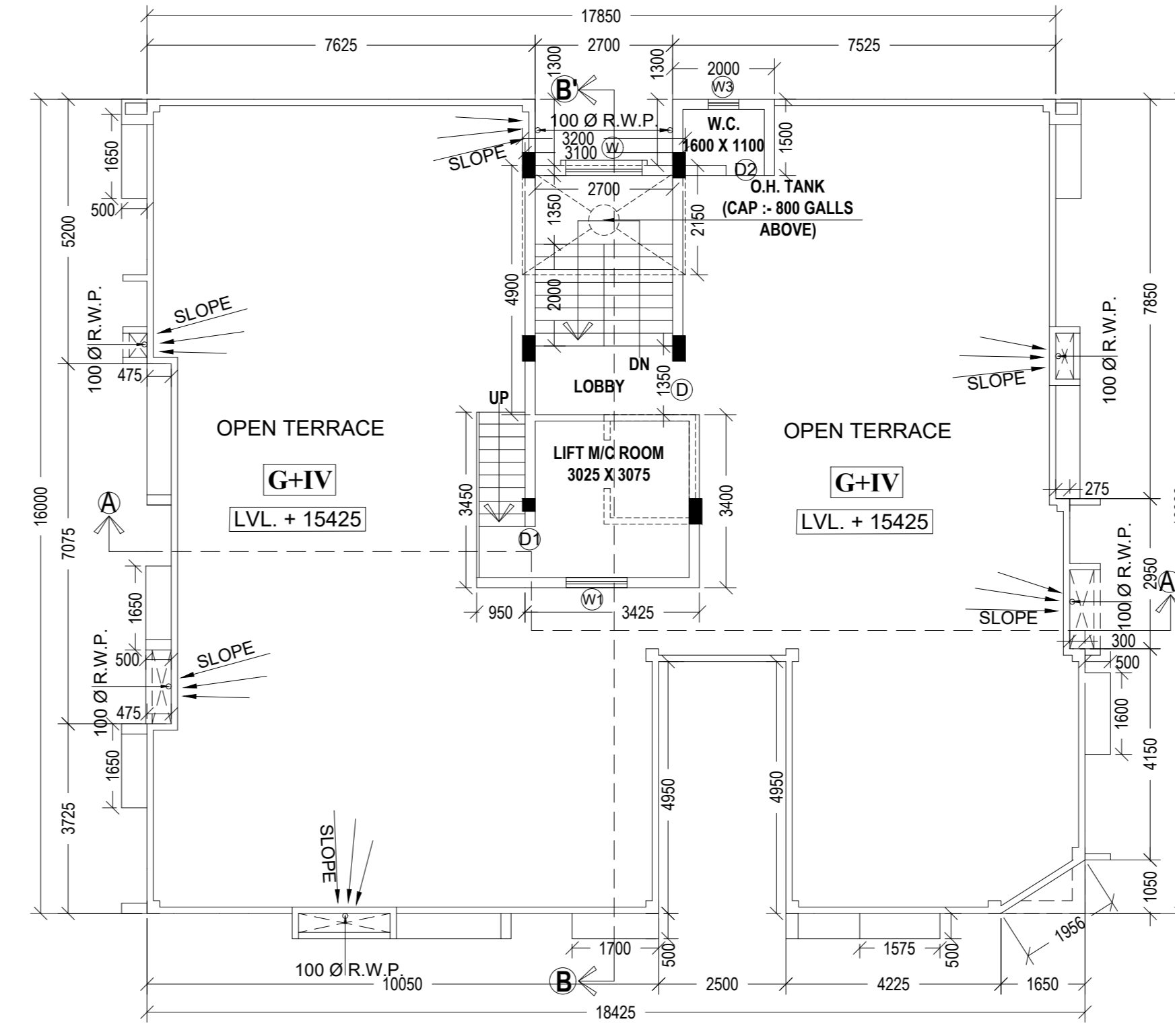
DEPTH OF S.U.G.W RESERVOIR & SEPTIC TANK SHOULD NOT GO BEYOND THE FOUNDATION OF THE BUILDING.



GROUND FLOOR PLAN
SCALE: 1:100



TYPICAL (FIRST TO FOURTH) FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

As Per S.O.R. Vide Ch. V & S. Id No - 754/2022-2023, Dated - 28.09.2022

CERTIFICATE OF GEO- TECHNICAL 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.

RUPAK KUMAR BANERJEE
B.C.E., M.E., M.I.G.S., M.I.E.
CHARTERED ENGINEER
G.T.E. - 3(i)

SIG. OF GEO-TECHNICAL ENGINEER

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2150	W	1500	1800
D1	900	2150	W1	1200	1800
D2	750	2150	W2	900	1800
DW	1800	2150	W3	600	600
			CW	1700/1100	1800

SPECIFICATIONS
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1:5.3.
200 M.M. THK. EXTERNAL, 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
1.5 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
STEEL Z-SECTION WINDOWS.
CAST-IN-SITU MARBLE FLOORING.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1. ASSESSE NO: 210671801015
2. DETAIL OF REGISTERED DEED (4).

BOOK NO : 1 VOL. NO : 34 PAGE NO : 353 TO 362
BEING NO : 1470 DATED : 30.04.1996 PLACE : A.D.S.R. SEALDAH
BOOK NO : 1 VOL. NO : 34 PAGE NO : 338 TO 352
BEING NO : 1469 DATED : 30.04.1996 PLACE : A.D.S.R. SEALDAH
BOOK NO : 1 VOL. NO : 1602-2020 PAGE NO : 274562 TO 274586
BEING NO : 160207390 DATED : 28.12.2020 PLACE : D.S.R. - II SOUTH 24-PARGANAS
BOOK NO : 1 VOL. NO : 1602-2020 PAGE NO : 274537 TO 274561
BEING NO : 160207393 DATED : 28.12.2020 PLACE : D.S.R. - II SOUTH 24-PARGANAS

3. DETAIL OF ULC NOC.
NO : 862/ULC/Kolkata/2022, DATED - 29.07.2022

4. DETAIL OF REGISTERED BOUNDARY DECLARATION .
BOOK NO : 1 VOL. NO : 1630-2021 PAGE NO : 186546 TO 186562
BEING NO : 163005657 DATED : 14.12.2021 PLACE : D.S.R. - V SOUTH 24-PARGANAS

5. a) AREA OF LAND (Deed & Physical) : 8K-01CH-05FT = 539.297 SQM
b) NO OF STOREY : G+IV
6. a) NO OF TENEMENTS : 16 NOS.
7. SIZE OF TENEMENTS : a) 50.0 - 75.0 Sqm 12 NOS
b) 75.0 - 100.0 Sqm 04 NOS

PART-B:
1. AREA OF LAND AS PER TITLE DEED : 8K-01CH-05FT = 539.297 SQM
2. AS PER BOUNDARY DECLARATION : 8K-01CH-05FT = 539.297 SQM
3. NET LAND AREA : 8K-01CH-05FT = 539.297 SQM
4. (i) PERMISSIBLE GROUND COVERAGE : 49.933 % = 269.289 SQM
(ii) PROPOSED GROUND COVERAGE : 49.933 % = 269.289 SQM
5. PROPOSED HEIGHT : = 15.425 MT.

AREA COVERED	STAR DUCT	LIFT WELL	STAR-STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	248.84 SQM	-	12.89 SQM	2.631 SQM	233.222 SQM
1ST FLOOR	246.298 SQM	-	12.89 SQM	3.009 SQM	299.894 SQM
2ND FLOOR	246.298 SQM	-	12.89 SQM	3.009 SQM	299.894 SQM
3RD FLOOR	246.298 SQM	-	12.89 SQM	3.009 SQM	299.894 SQM
4TH FLOOR	246.298 SQM	-	12.89 SQM	3.009 SQM	299.894 SQM
TOTAL	1195.802 SQM	-	51.76 SQM	14.667 SQM	1228.941 SQM

7. TENEMENTS & CAR PARKING CALCULATION -
(A) RESIDENTIAL:
MARKET VALUE RATIO : 74.667 SQM
MARKET VALUE RATIO : 53.935 SQM
MARKET VALUE RATIO : 53.935 SQM
MARKET VALUE RATIO : 53.935 SQM
MARKET VALUE RATIO : 53.935 SQM

(B) MERCHANTILE (RETAIL) :-
(i) SHOP BUILT-UP AREA = 48.899 SQM
(ii) SHOP CARPET AREA = 39.57 SQM. REQUIRED CAR PARKING = 1 NOS

(C) PARKING:
(i) TOTAL REQUIRED CAR PARKING : 6 NOS
(ii) TOTAL PROVIDED CAR PARKING : 6 NOS
(iii) PERMISSIBLE AREA FOR PARKING : 150.0 SQ.M.
(iv) PROVIDED AREA OF PARKING : 163.050 SQ.M.

8. F.A.R. :-
(i) PERMISSIBLE F.A.R : = 2.25
(ii) PROPOSED F.A.R : = (1235.941 - 150.00) / 539.297 = 2.014-2.25

9. MISC AREA:
(i) STAIR HEAD ROOM AREA : 15.19 SQ.M.
(ii) LIFT MACHINE ROOM AREA : 11.645 SQ.M.
(iii) LIFT MACHINE ROOM STAIR AREA : 3.178 SQ.M.
(iv) TERRACE AREA : 269.289 SQ.M.
(v) RELAXATION OF AUTHORITY, IF ANY : NA
(vi) OVER HEAD TANK AREA : 6.88 SQ.M.
(vii) AREA OF W.C. AT ROOF : 2.06 SQ.M.
(viii) AREA OF CUP-BOARD : 22.948 SQ.M.
(ix) AREA OF TREE COVER : 17.865 SQ.M.
(x) COMMON AREA : 115.307 SQ.M.
(xi) TOTAL AREA ONLY FOR FEES : 1370.245 SQM

SIG. OF ASSISTANT ENGINEER (K.M.C.)

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY M/S APEX SOLUTIONS, RUPAK KUMAR BANERJEE, 368, LAKE GARDENS, KOLKATA - 700 046. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

JOYDEEP MUKHERJEE
B.E. (CIVIL), E.S.E. - 178(i)
SIG. OF STRUCTURAL ENGINEER

SIG. OF STRUCTURAL ENGINEER

DECLARATION OF OWNER
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK UNDER THE GUIDANCE OF L.B.S/E.S.E BEFORE STARTING OF BUILDING FOUNDATION.
THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

(1) SRI ANIL KUMAR GIRI
(2) SMT BIBHA GIRI
SIGNATURE OF OWNER / APPLICANT
SCALE: 1:100

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, FRONT SIDE ELEVATION, NORTH SIDE ELEVATION, SECTION AT A-A, B-B'

PROPOSED G+IV STORIED (HT.-15.425MT.) RESIDENTIAL BUILDING (U/S 393 A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009 AT PREMISES NO - 177/3 PICNIC GARDEN ROAD, WARD NO -67, BOROUGH NO.-VII, P.S. - KASBA, KOLKATA - 700 039.

JOB NO. DRG. NO. DATE DEALT
1/2 ARCH/CORR-MASTER SHEET 13.04.2023 AYAN

syn tech engg pvt. ltd.
ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS, LANDSCAPE ARCHITECTS
362, Lake Gardens Kolkata - 700 046. Tel: - 91-33-2427811-91-85010212
e-mail: syntechengg@gmail.com | www.syntechengg.com

B.P. NO - 2023070048, DATED - 08.05.2023, VALID UP TO - 07.05.2028

SIG. OF EXECUTIVE ENGINEER (K.M.C.)