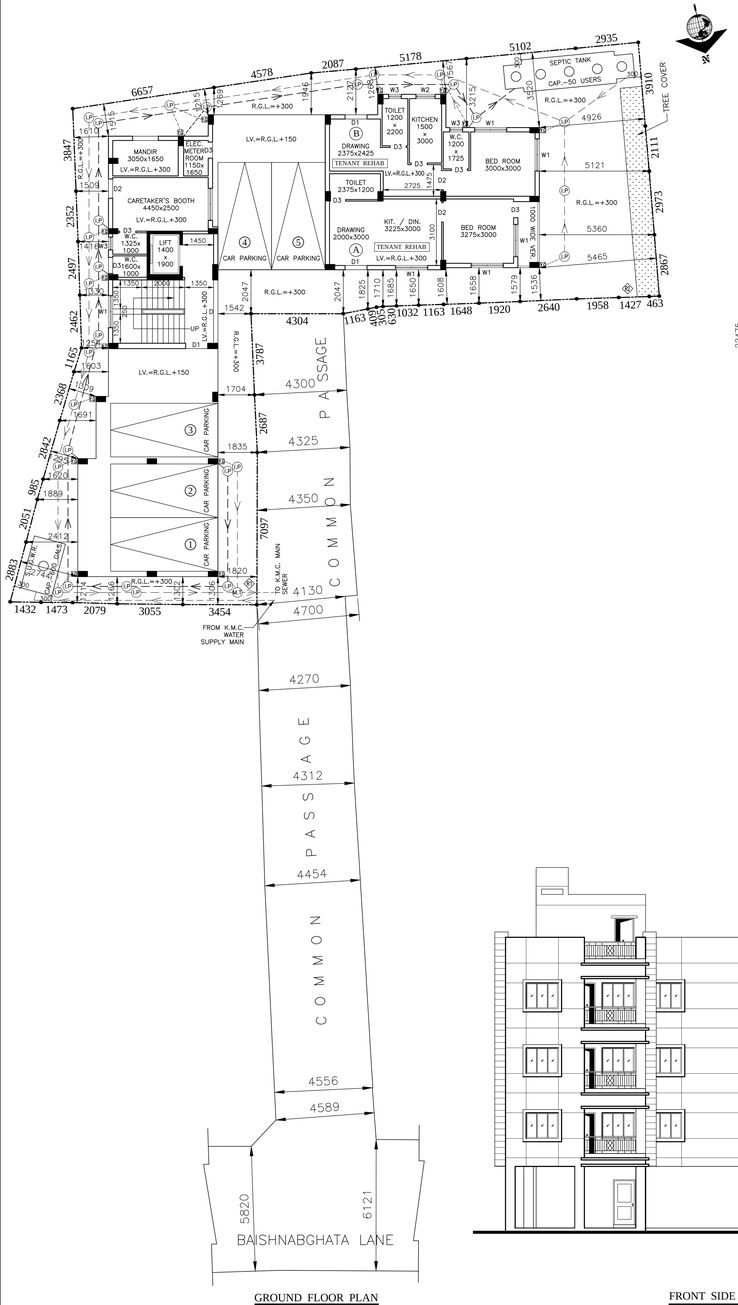
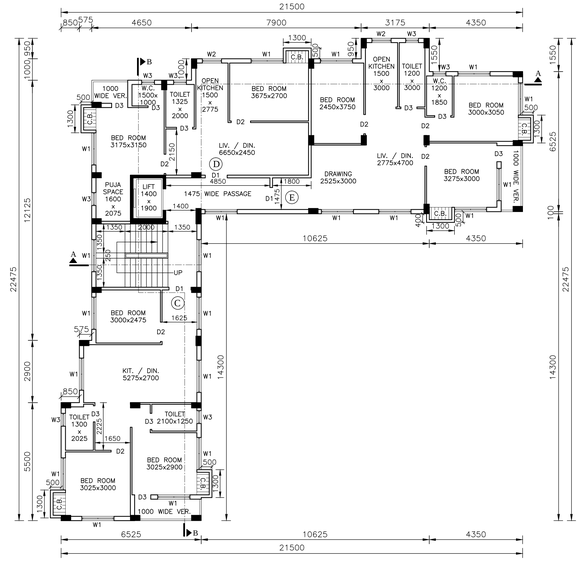


GROUND FLOOR PLAN

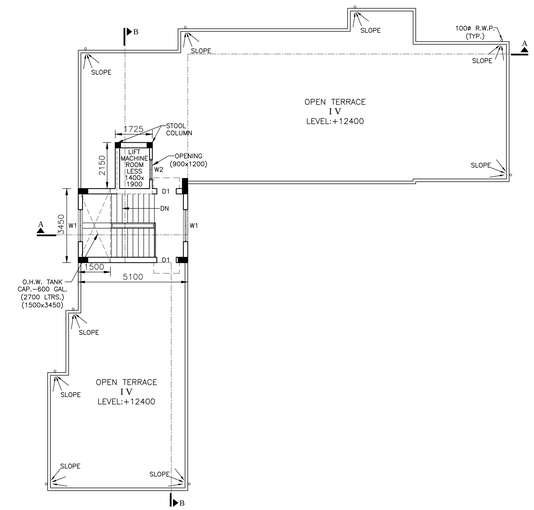
SCALE–1:100



TYPICAL FLOOR PLAN

(1ST, 2ND & 3RD FLOOR)

SCALE–1:100

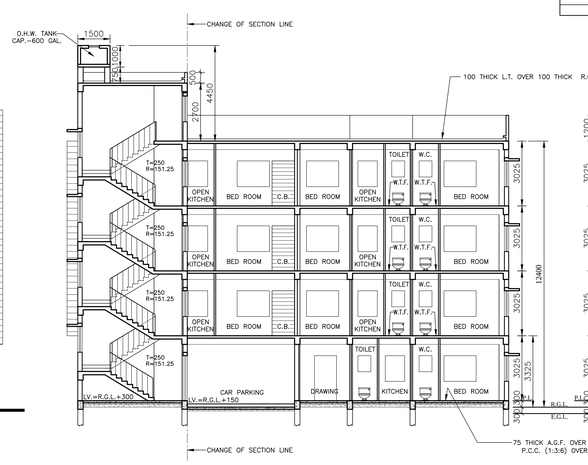


ROOF PLAN

SCALE–1:100

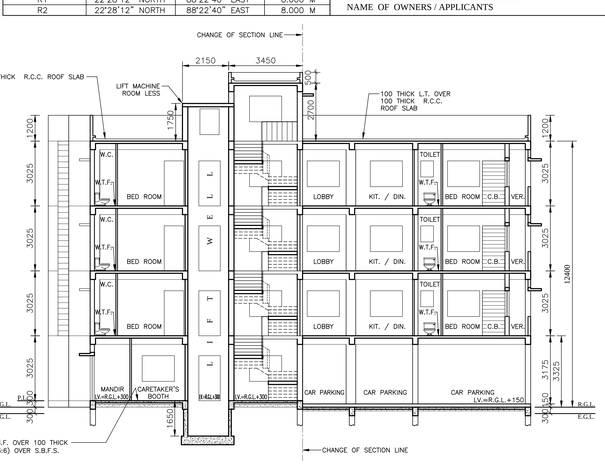
FRONT SIDE ELEVATION

SCALE = 1:100



SECTION - 'A - A'

SCALE–1:100



SECTION - 'B - B'

SCALE–1:100

NAME OF OWNER(S) / APPLICANT(S) : SRI KAUSHIK ROY & SRI AMIT SINHA
AREA OF LAND : 424.378 SQM
NAME OF L.B.S. / ARCHITECT : DEBRUP CHANDA (LBS / I / 1503)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : W18

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO–ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
R1	22°28'12" NORTH	88°22'40" EAST	8.000 M
R2	22°28'12" NORTH	88°22'40" EAST	8.000 M

STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 21–100–08–0239–0
02. NAME OF OWNERS / APPLICANTS : SRI KAUSHIK ROY & SRI AMIT SINHA
03. DETAILS OF REGISTERED DEED OF CONVEYANCE (I) :
    BOOK No. : I VOL. No.:16052021 PAGE No.: 133384–133420
    BEING No.:160503207 DATE : 30.11.2021 PLACE : A.D.S.R., ALIPORE
04. DETAILS OF REGISTERED DEED OF CONVEYANCE (II) :
    BOOK No. : I VOL. No.:16052021 PAGE No.: 125349–125389
    BEING No.:160502985 DATE : 09.11.2021 PLACE : A.D.S.R., ALIPORE
05. DETAILS OF REGISTERED DEED OF CONVEYANCE (III) :
    BOOK No. : I VOL. No.:16052021 PAGE No.: 144080–144128
    BEING No.:160503492 DATE : 29.12.2021 PLACE : A.D.S.R., ALIPORE
06. DETAILS OF REGISTERED DEED OF CONVEYANCE (IV) :
    BOOK No. : I VOL. No. : 27 PAGE No. : 347 – 361
    BEING No. : 05353 DATE : 19.08.2011 PLACE : A.D.S.R., ALIPORE
07. DETAILS OF REGISTERED DEED OF CONVEYANCE (V) :
    BOOK No. : I VOL. No. : 32 PAGE No. : 2595 – 2611
    BEING No. : 07417 DATE : 31.08.2010 PLACE : A.D.S.R., ALIPORE
08. DETAILS OF REGISTERED DEED OF AMALGAMATION :
    BOOK No. : I VOL. No.:1604–2022 PAGE No.:52773–52828
    BEING No.:160401600 DATE : 17.02.2022 PLACE:D.S.R. IV,24 PGS.(S)
09. DETAILS OF REGISTERED DEED OF BOUNDARY DECLARATION :
    BOOK No. : I VOL. No.:1603–2023 PAGE No. : 443417–443430
    BEING No.:160317005 DATE : 31.10.2023 PLACE :D.S.R.–III,24 PGS.(S)
10. DETAILS OF REGISTERED DEED OF REHABILITATION OF TENANT :
    BOOK No. : I VOL. No.:1603–2023 PAGE No. : 443321–443332
    BEING No.:160317006 DATE : 31.10.2023 PLACE:D.S.R.–III,24 PGS.(S)
11. DETAILS OF REGISTERED DECLARATION OF COMMON PASSAGE :
    BOOK No. : I VOL. No.:1603–2023 PAGE No. : 556608–556616
    BEING No.:160320179 DATE : 27.12.2023 PLACE:D.S.R.–III,24 PGS.(S)
12. No. OF STOREY = G + III
13. No. OF TENEMENTS = 09 Nos.
14. SIZE OF TENEMENTS : 50–75 SQM=3 Nos. & 75–100 SQM=6 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	2950	2100	W1	1500	1200
D1	1025	2100	W2	900	1200
D2	900	2100	W3	600	750
D3	750	2100			

SPECIFICATIONS

1. R.C.C. FRAME STRUCTURE WITH GRADE OF CONC.M20 /M25 & GRADE OF STEEL Fe500.
2. 250/200 M.M. THK. EXTERNAL WALLS AND 125 M.M & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
3. STEEL Z– SECTION / ALUMINIUM / WINDOWS.
4. ALL INTERNAL WALL–75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
5. MARBLE FLOORING.
6. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
7. WATER PROOFING TREATMENT.
8. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
9. DEPTH OF S.U.G.W.R. & SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.

DECLARATION OF OWNERS / APPLICANTS

1. WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I 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 DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY US.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THE PREMISES.
8. THE PREMISES IS OCCUPIED BY OWNERS AND TENANTS.

SRI KAUSHIK ROY & SRI AMIT SINHA

NAME OF OWNERS / APPLICANTS

PART-B:

01. AREA OF LAND :
    AS PER TITLE DEED & ASSESSMENT RECORD (06 K–05 CH–23 SFT) = 424.378 SQM
02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) = (06 K – 05 CH – 23 SFT) = 424.378 SQM
03. AREA OF SPLAY CORNER = NA
04. AREA OF STRIP = NA
05. NET LAND AREA = 424.378 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (52.52%) = 222.886 SQM
    (ii) PROPOSED GROUND COVERAGE (52.50%) = 222.798 SQM
07. PROPOSED HEIGHT = 12.400 M
08. DEPTH OF BUILDING = 22.475 M
09. FRONTAGE OF PLOT = (7.097+2.687+3.787+4.304) = 17.875 M
10. No. OF TREE = 10 Nos. & TREE COVER AREA= 10.030 SQM (2.36%)
11. AREA OF EXISTING STRUCTURE = 90.300 SQM

12. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT		NET COVERED AREA (SQM)	EXEMPTED AREA		NET FLOOR AREA (SQM)
		STAIR WELL (SQM)	LIFT WELL (SQM)		STAIR & STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	
GROUND FLOOR	222.798	0.000	0.000	222.798	13.365	2.936	206.497
1ST FLOOR	222.798	0.500	2.660	219.638	13.365	2.936	203.337
2ND FLOOR	222.798	0.500	2.660	219.638	13.365	2.936	203.337
3RD FLOOR	222.798	0.500	2.660	219.638	13.365	2.936	203.337
TOTAL	891.192	1.500	7.980	881.712	53.460	11.744	816.508

13. TENEMENTS & CAR PARKING CALCULATION :
(A) RESIDENTIAL :

NAMED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (No.)
A	36.130	6.683	42.813	1	3
B	35.911	6.642	42.553	1	
C	64.967	12.017	76.984	3	
D	55.774	10.317	66.091	3	
E	74.825	13.840	88.665	3	

14. TENANT REHABILITATED AREA (FLAT A & B) = (42.813 + 42.553) = 85.366 SQM
15. TOTAL REQUIRED CAR PARKING = 3 Nos.
16. TOTAL PROVIDED CAR PARKING = 5 Nos.
17. PERMISSIBLE AREA FOR PARKING = 75.000 SQM
18. PROVIDED AREA OF PARKING = (37.431 + 63.692) = 101.123 SQM
19. PERMISSIBLE F.A.R = 1.75
20. PROPOSED F.A.R = (816.508 – 75.000) / 424.378 = 1.747 < 1.75
21. OVER HEAD TANK AREA = 5.175 SQM
22. STAIR HEAD ROOM AREA = 17.595 SQM
23. MACHINE ROOM LESS LIFT AREA = 3.709 SQM
24. TERRACE AREA = 222.798 SQM
25. AREA OF CUPBOARD = [(0.638 SQM×3 Nos.) + (0.650 SQM×15 Nos.)] = 11.664 SQM
26. ADDITIONAL AREA FOR FEES = (17.595+3.709+11.664) = 32.968 SQM

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 SOIL-TECH (51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, JADAVPUR, KOLKATA–700032) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DEBRUP CHANDA
E.S.E. - CLASS - I I / 565

NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF 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 AND STABLE IN ALL RESPECT FROM GEO–TECHNICAL POINT OF VIEW.

BHASKARJYOTI ROY
G.T. - CLASS - I / 50

NAME OF GEO-TECH. ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. ALL EXISTING STRUCTURES OCCUPIED BY THE OWNERS AND TENANTS TO BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION. THE PLOT IS BOUNDED BY BOUNDARY WALLS.

DEBRUP CHANDA
L.B.S. - I / 1503

NAME OF L.B.S.

PROJECT :

PROPOSED G + III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.4 M (U/S - 393 A OF K.M.C. ACT 1980, BUILDING RULE 2009) AT K.M.C. **PREMISES No.** - 104 / 1 A, RAJA SUBODH CHANDRA MULLICK ROAD, **WARD No. - 100, BOROUGH - X, KOLKATA - 700047, P. S. - NETAJI NAGAR,** UNDER THE KOLKATA MUNICIPAL CORPORATION.

GROUND, 1ST, 2ND & 3RD FLOOR PLANS, ROOF PLAN, SECTION–AA & BB, FRONT SIDE ELEVATION.

PLAN CASE No. - 2023100265

BUILDING PERMIT No. - 2023100216 DATED : 31-JAN-2024

VALID UPTO : 31-JAN-2029

DEBARATI CHAKRABORTY Digitally signed by DEBARATI CHAKRABORTY Date: 2024.02.02 13:48:30 +05'30'	TUSHAR JATI Digitally signed by TUSHAR JATI Date: 2024.02.02 14:05:04 +05'30'
Assistant Engineer (Civil)/Bldg/Br-X	Executive Engineer (Civil)/Bldg/Br-X