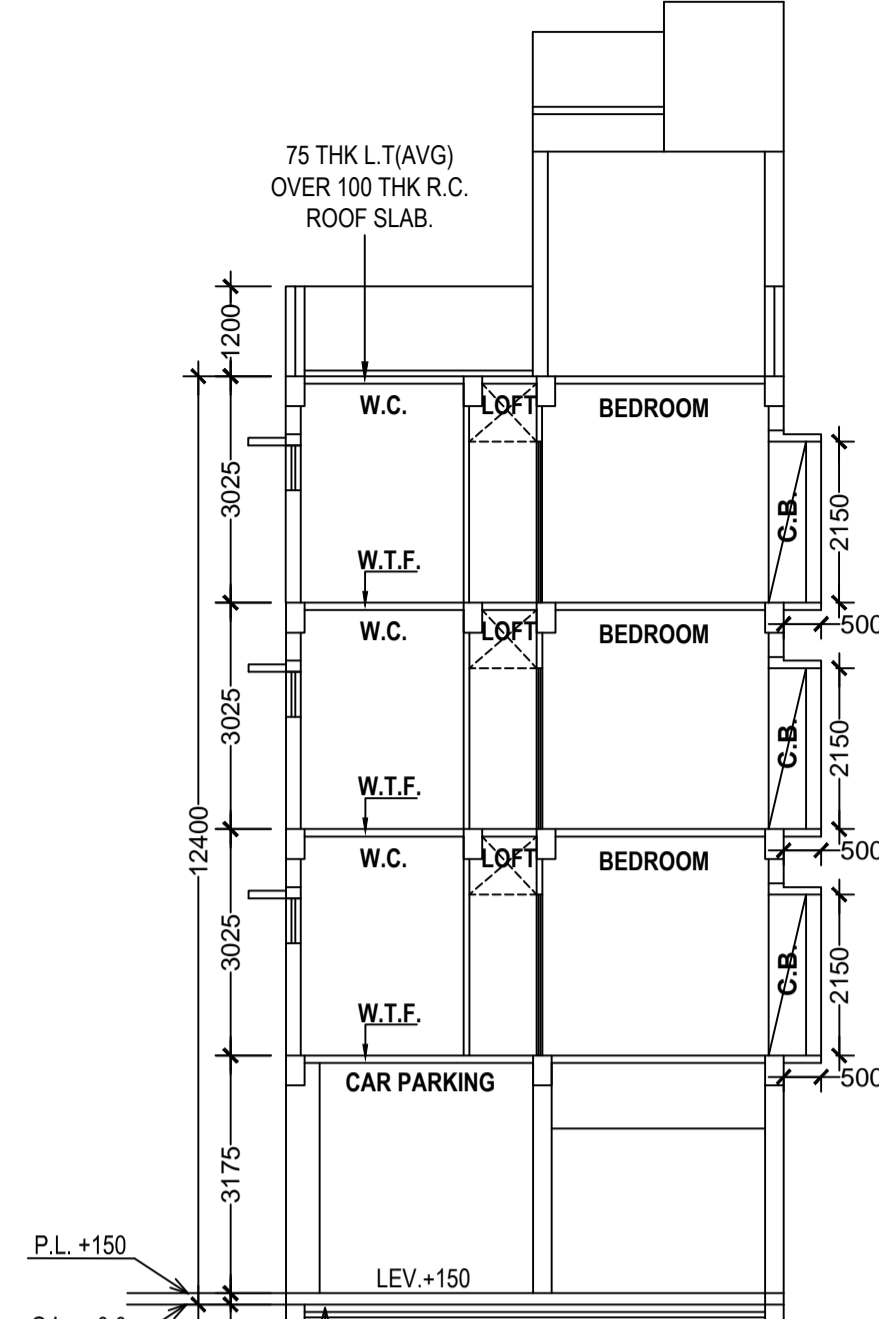
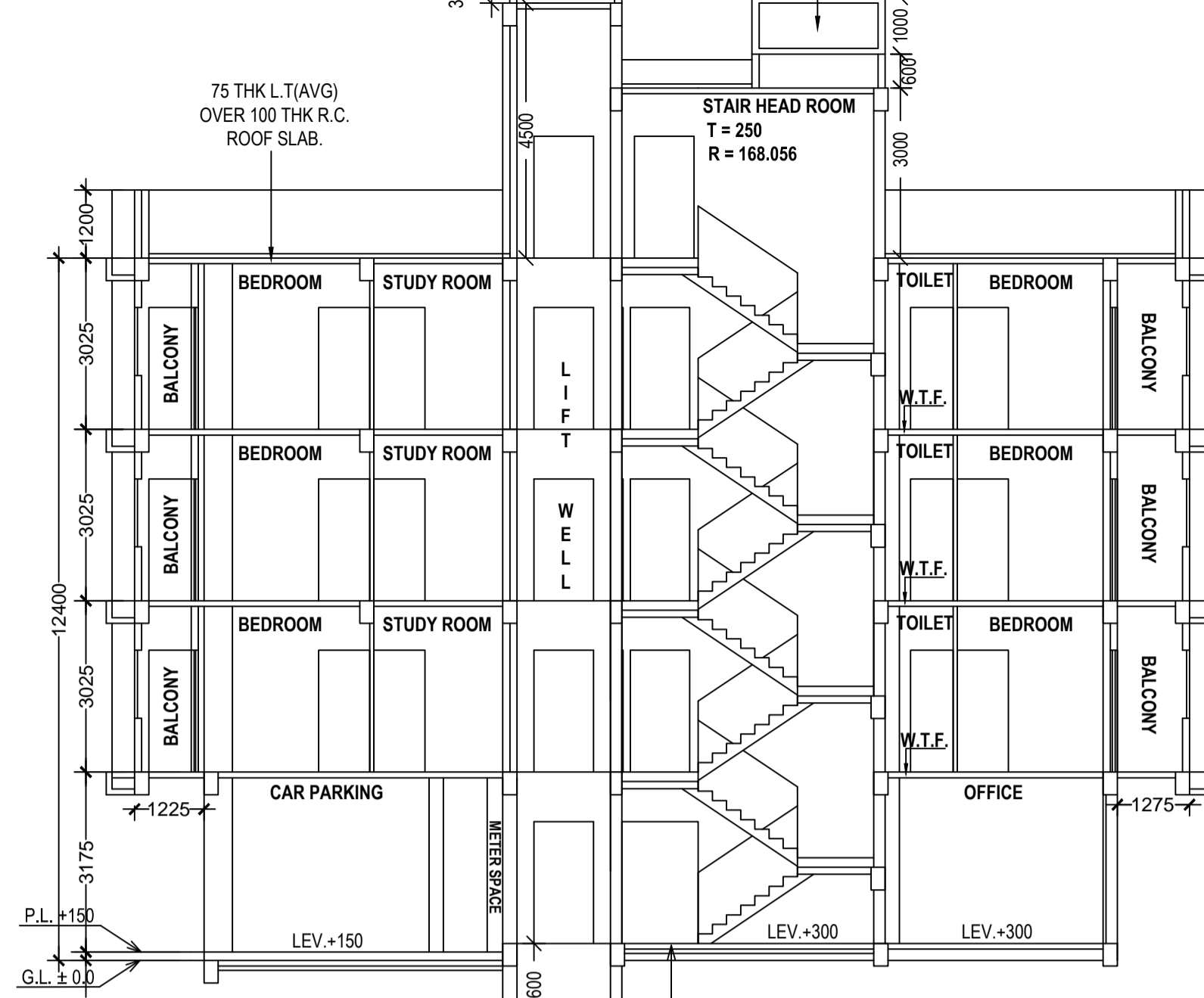


FRONT ELEVATION
SCALE: 1:100

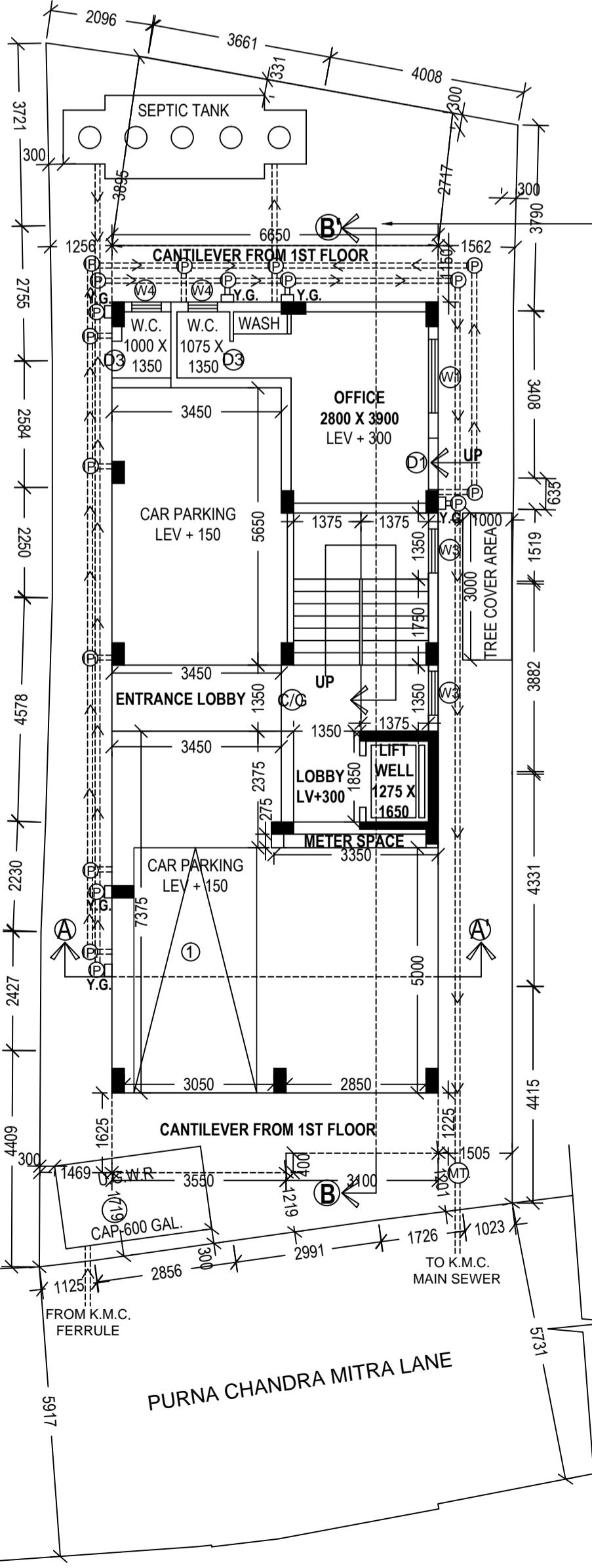


SECTION THROUGH A - A'
SCALE: 1:100



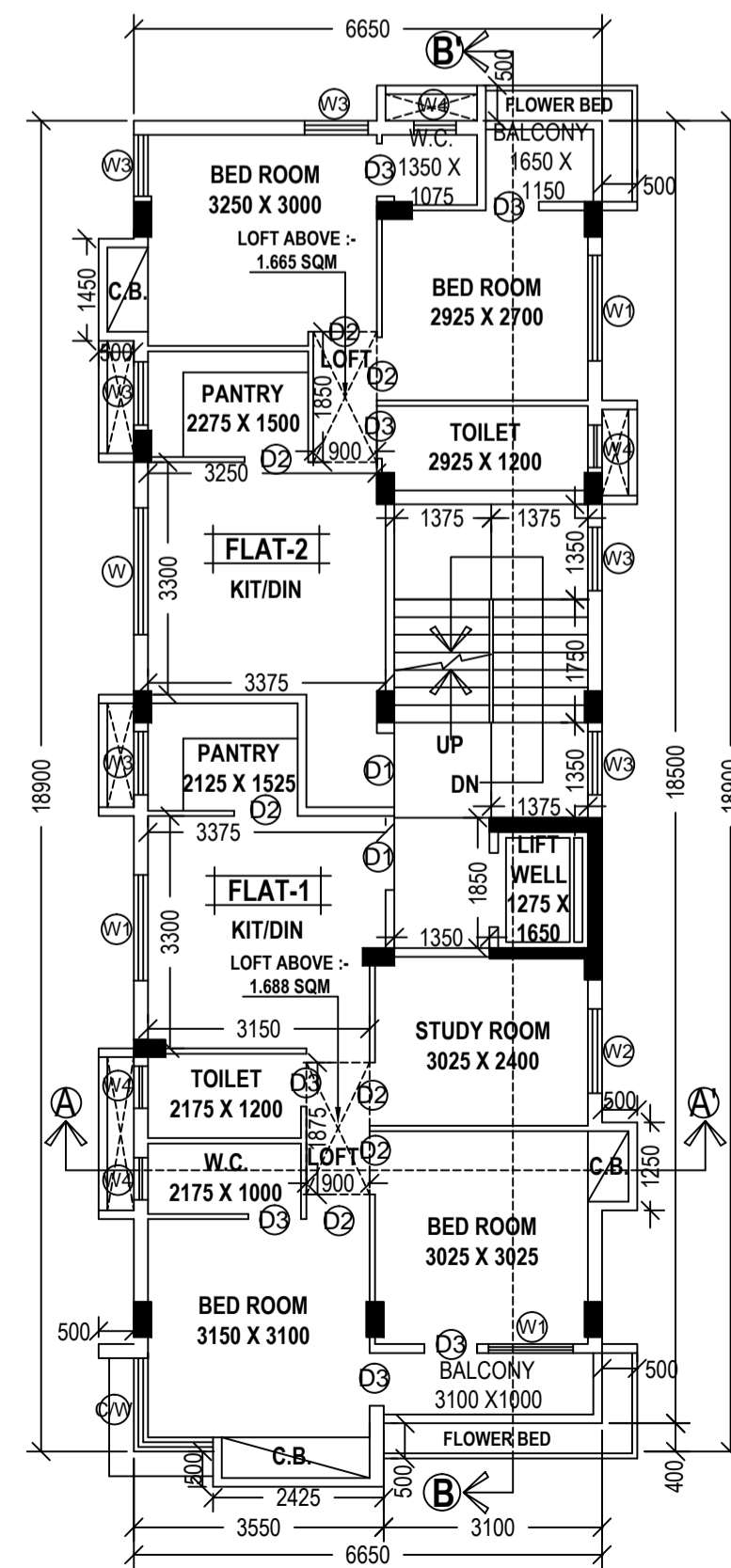
SECTION THROUGH B - B'
SCALE: 1:100

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

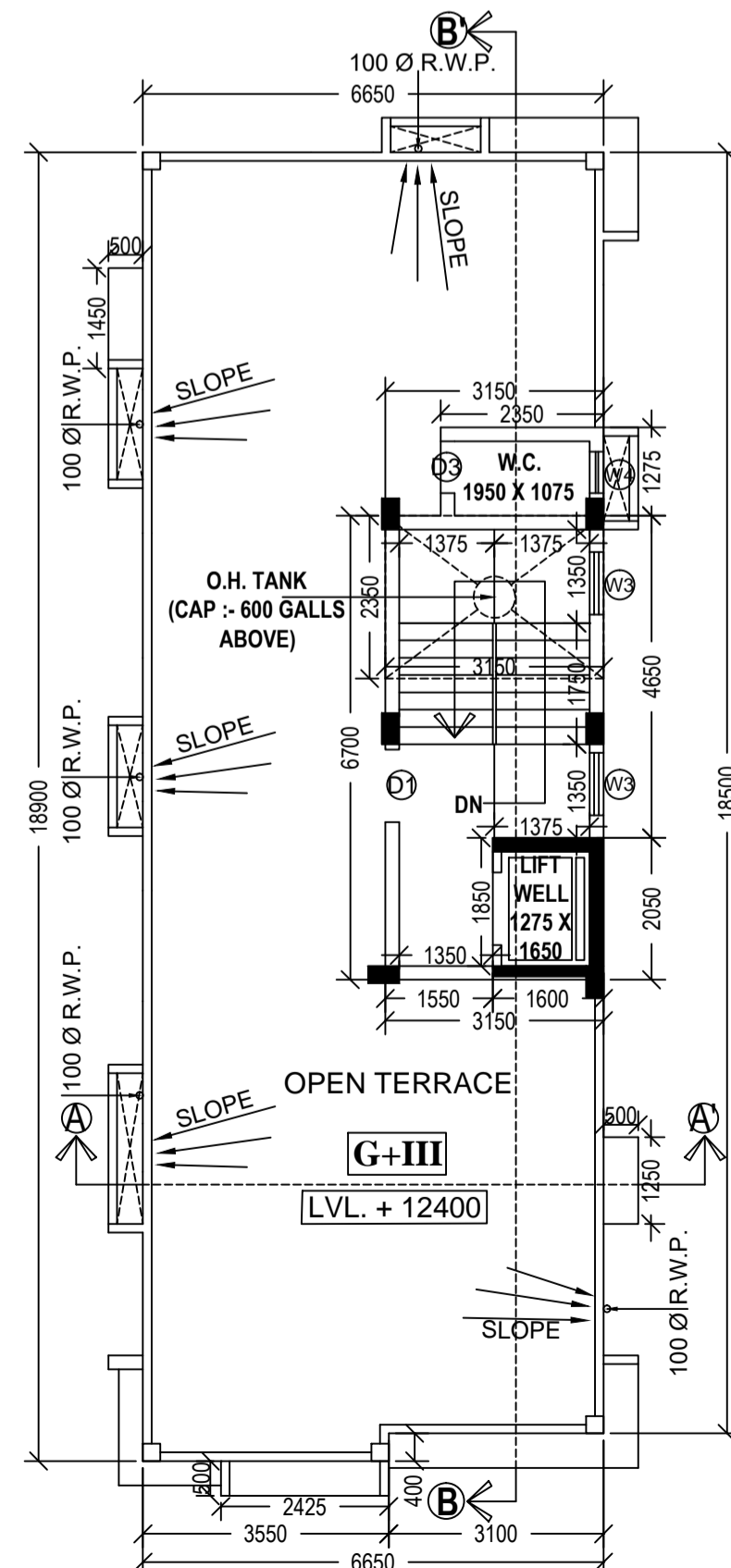


GROUND FLOOR PLAN
SCALE: 1:100

AVERAGE BACK = REAR OPEN SPACE AREA / REAR SIDE WIDTH OF THE BUILDING
ie, 21.62 / 6.65 = 3.251
(As per Circular Govt of W.B. Dept of Municipal Affairs Vide No :- 480/MA/OIC/43R-13/2012, Dated :- 21/10/2014)



1ST TO 3RD FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1050	2150	W	1800	1800
D2	900	2150	W1	1500	1800
D3	750	2150	W2	1200	1800
			W3	900	1000
			W4	600	600
			CW	1325/925	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 MORTER JOINTS. STEEL Z- SECTION WINDOWS. CAST-IN-SITU MARBLE FLOORING. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSESE NO : 210891600410
- DETAIL OF REGISTERED DEED :
BOOK NO : I VOL. NO : 1601-2022 PAGE NO : 69907 TO 69945
BEING NO : 160101442 DATED : 10.06.2022 PLACE : D.S.R.-I SOUTH 24-PARGANAS
BOOK NO : I VOL. NO : 1601-2022 PAGE NO : 69982 TO 70022
BEING NO : 160101441 DATED : 10.06.2022 PLACE : D.S.R.-I SOUTH 24-PARGANAS
- DETAIL OF REGISTERED BOUNDARY DECLARATION :
BOOK NO : I VOL. NO : 1603-2023 PAGE NO : 19190 TO 19205
BEING NO : 160300347 DATED : 11.01.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS
- DETAIL OF REGISTERED POWER OF ATTORNEY :
BOOK NO : I VOL. NO : 1603-2022 PAGE NO : 627251 TO 627277
BEING NO : 160319184 DATED : 20.12.2022 PLACE : D.S.R.-III SOUTH 24-PARGANAS

5. a) AREA OF LAND (Physical) : 3K-05CH-17SFT = 223.151 SQM
b) NO OF STOREY : G+III
6. a) NO. OF TENAMENTS : 6 NOS.
7. SIZE OF TENAMENTS : b) 50.0 - 75.0 Sqm 03 NOS

PART-B:

- AREA OF LAND AS PER TITLE DEED = 3K-05CH-18SFT = 223.244 SQM
- AS PER BOUNDARY DECLARATION = 3K-05CH-17SFT = 223.151 SQM
- NET LAND AREA = 223.151 SQM
- (i) PERMISSIBLE GROUND COVERAGE = 59.228 % = 132.167 SQM
(ii) PROPOSED GROUND COVERAGE = 55.767 % = 124.444 SQM
- PROPOSED HEIGHT = 12.400 MT.
- PROPOSED AREA

	GROSS COVERED AREA	CUT OUT	EXEMPTED AREA		NET FLOOR AREA
		STAIR DUCT	LIFT	WELL	
GROUND FLOOR	107.231 SQM		12.15 SQM	2.498 SQM	92.583 SQM
1ST FLOOR	124.444 SQM	0.888 SQM	2.104 SQM	12.15 SQM	109.498 SQM
2ND FLOOR	124.444 SQM	0.888 SQM	2.104 SQM	12.15 SQM	109.498 SQM
3RD FLOOR	124.444 SQM	0.888 SQM	2.104 SQM	12.15 SQM	109.498 SQM
TOTAL	480.563 SQM	2.684 SQM	6.312 SQM	48.60 SQM	415.395 SQM

7. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKED TENEMENTS S/N	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1	57.297 SQ.M	13.992 SQ.M	3	
2	48.563 SQ.M	11.859 SQ.M	3	1 NO

(B) BUSINESS :-

- OFFICE BUILT-UP AREA = 17.698 SQM.
- OFFICE CARPET AREA = 13.919 SQM. REQUIRED CAR PARKING = NIL

(C) PARKING:

- TOTAL REQUIRED CAR PARKING :- 1 NO
- TOTAL PROVIDED CAR PARKING :- 1 NO
- PERMISSIBLE AREA FOR PARKING = 25.0 SQ.M.
- PROVIDED AREA OF PARKING = 61.161 SQ.M.

8. F.A.R.:

- PERMISSIBLE F.A.R = 1.75
- PROPOSED F.A.R = (415.395 - 25.00) / 223.151 = 1.749<1.75

9. MISC AREA:

- STAIR HEAD ROOM AREA :- 17.824 SQ.M.
- LIFT MACHINE ROOM AREA (M.R.L.) :- 3.279 SQ.M.
- TERRACE AREA :- 124.444 SQ.M.
- RELAXATION OF AUTHORITY, IF ANY :- N.A.
- OVER HEAD TANK AREA :- 7.403 SQ.M.
- AREA OF W.C. AT ROOF :- 2.996 SQ.M.
- AREA OF CUP-BOARD :- 7.686 SQ.M.
- AREA OF LOFT :- 10.059 SQ.M.
- AREA OF TREE COVER :- 3.00 SQ.M.
- TOTAL AREA FOR FEES :- 515.831 SQM

CERTIFICATE OF GEO - TECHNICAL ENGINEER

UNDERSIGNED SHALL INSPECT THE SITE AND CARRY OUT SOIL INVESTIGATION THEREON. IT SHALL BE ASCERTAINED 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.

DR. SUJIT KUMAR BOSE
Ph.D, MCE, BCE, MIGS, MIRS
G.T.E. - 12(I)
SIG. OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING SHALL BE 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 BOSE ENGINEERS, DR. SUJIT KUMAR BOSE, 53, PURNA CHANDRA MITRA LANE, GROUND FLOOR, KOLKATA - 700 033. PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT.

JOYDEEP MUKHERJEE
B.E. (CIVIL), E.S.E. - 178(I)
SIG. OF STRUCTURAL 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 ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.

JOYDEEP MUKHERJEE
B.E. (CIVIL), L.B.S. - (I)
Reg. No. - 641 (I)
SIG. OF L.B.S.

DECLARATION OF OWNER

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 TAKEN UNDER THE GUIDANCE OF L.B.A/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.

KALYAN KUMAR PAUL
DIRECTOR OF M/S. PKS CONCLAVE PRIVATE LIMITED
CONSTITUTED ATTORNEY OF
(1) SMT. SOBITA MUKHERJEE @ SABITA MUKHERJEE
(2) SRI SWAYAMBHU NATH MUKHERJEE
(3) SRI KASHI NATH MUKHERJEE
(4) SRI SUMIT GHOSH
(5) SRI AMIT KUMAR GHOSH
SIGNATURE OF OWNER / APPLICANT

B.P. NO :- 2022100259 DATED :- 22-MAR-2023
VALID FOR 5 YEARS FROM DATE OF SANCTION.

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

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

PROJECT:
PROPOSED G+III STORIED (HT.-12.400MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009, AT PREMISES NO - 35, PURNA CHANDRA MITRA LANE, WARD NO.-89, BOROUGH NO.-X, P.S. - CHARU MARKET, KOLKATA - 700 033.

JOB NO.	DRG. NO.	DATE	DEALT
1/2	ARCH / CORP - A DWG	21.01.2023	AYAN