

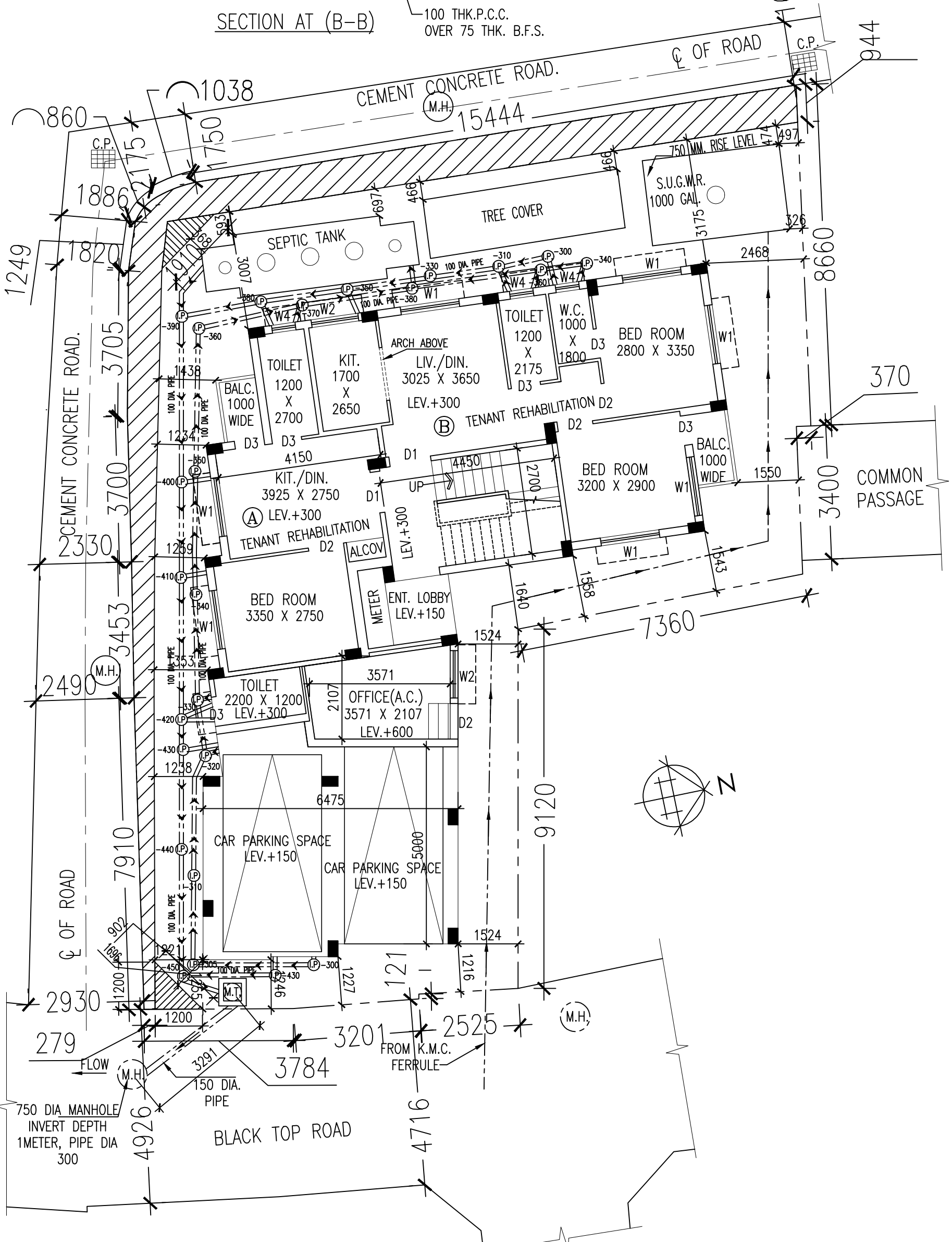
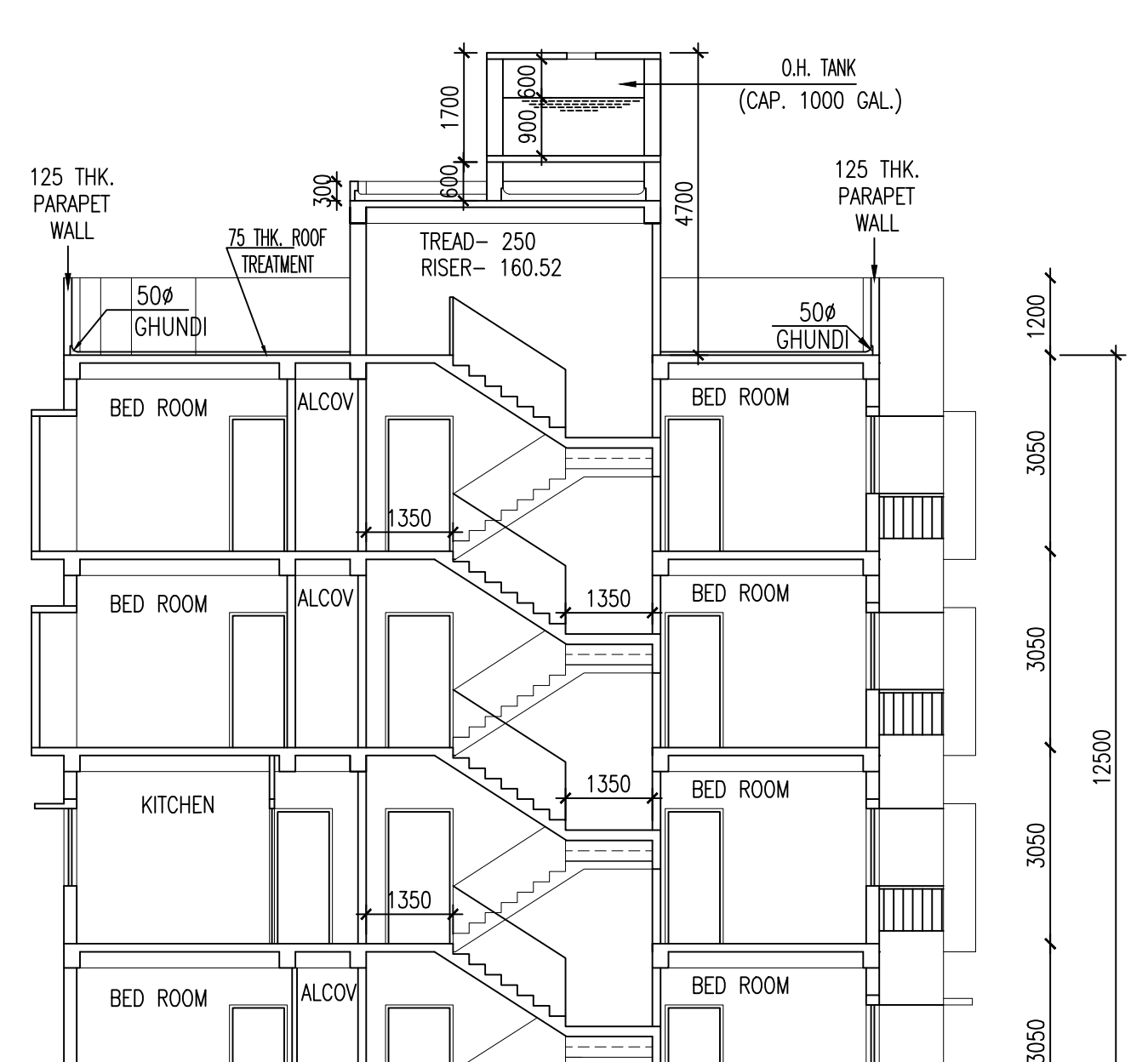
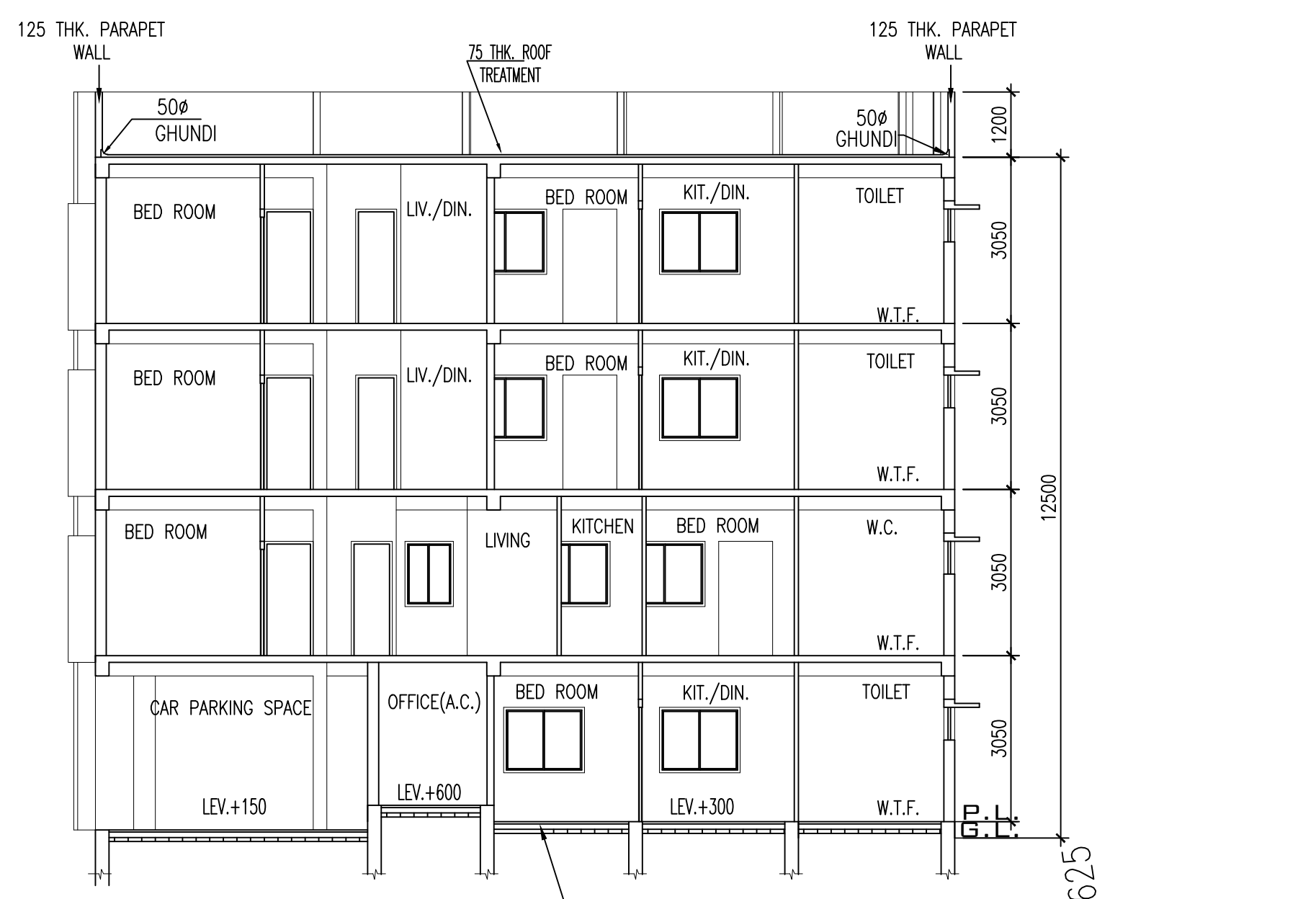


FRONT ELEVATION

SOUTH ELEVATION

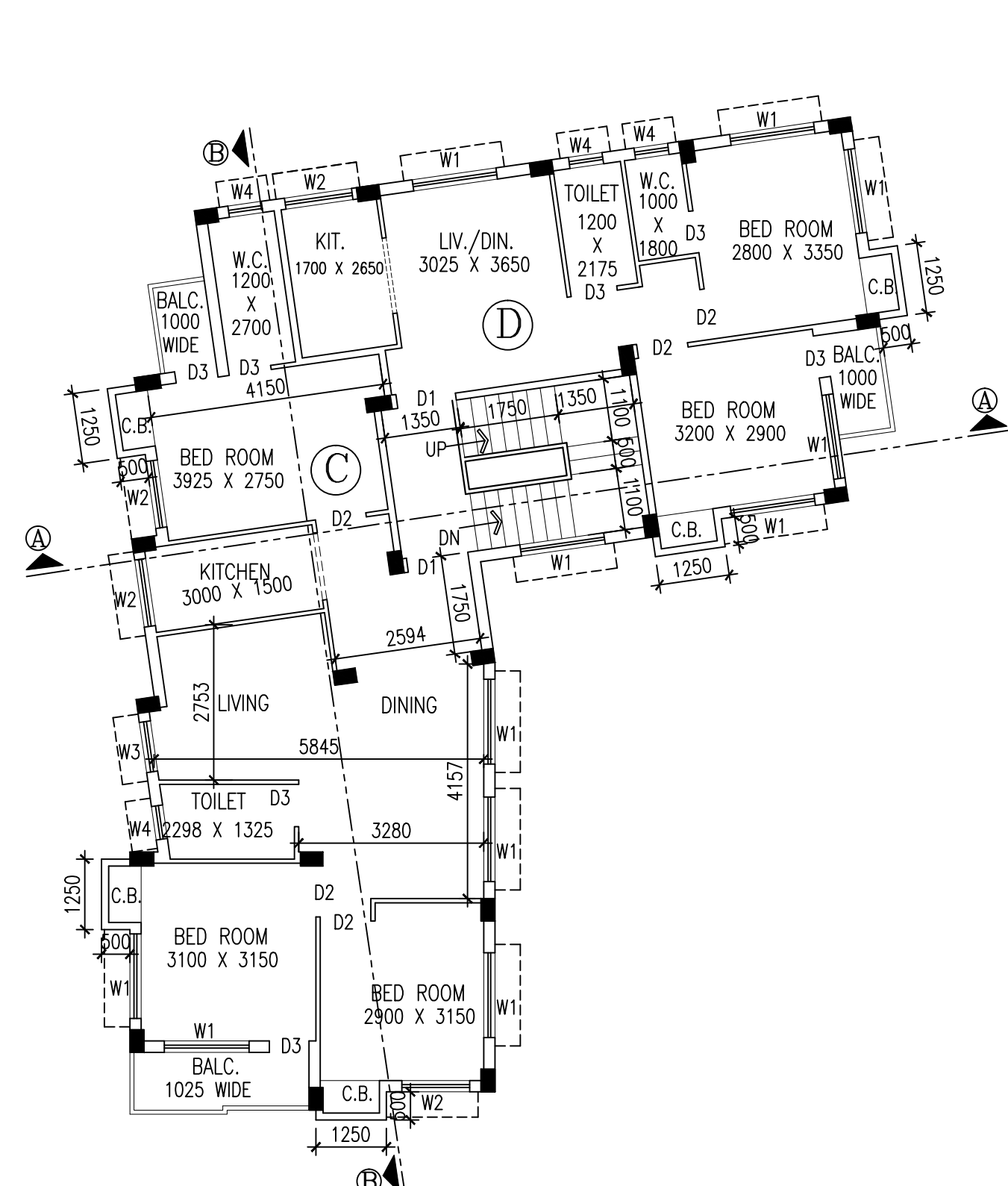
WEST ELEVATION

NORTH ELEVATION

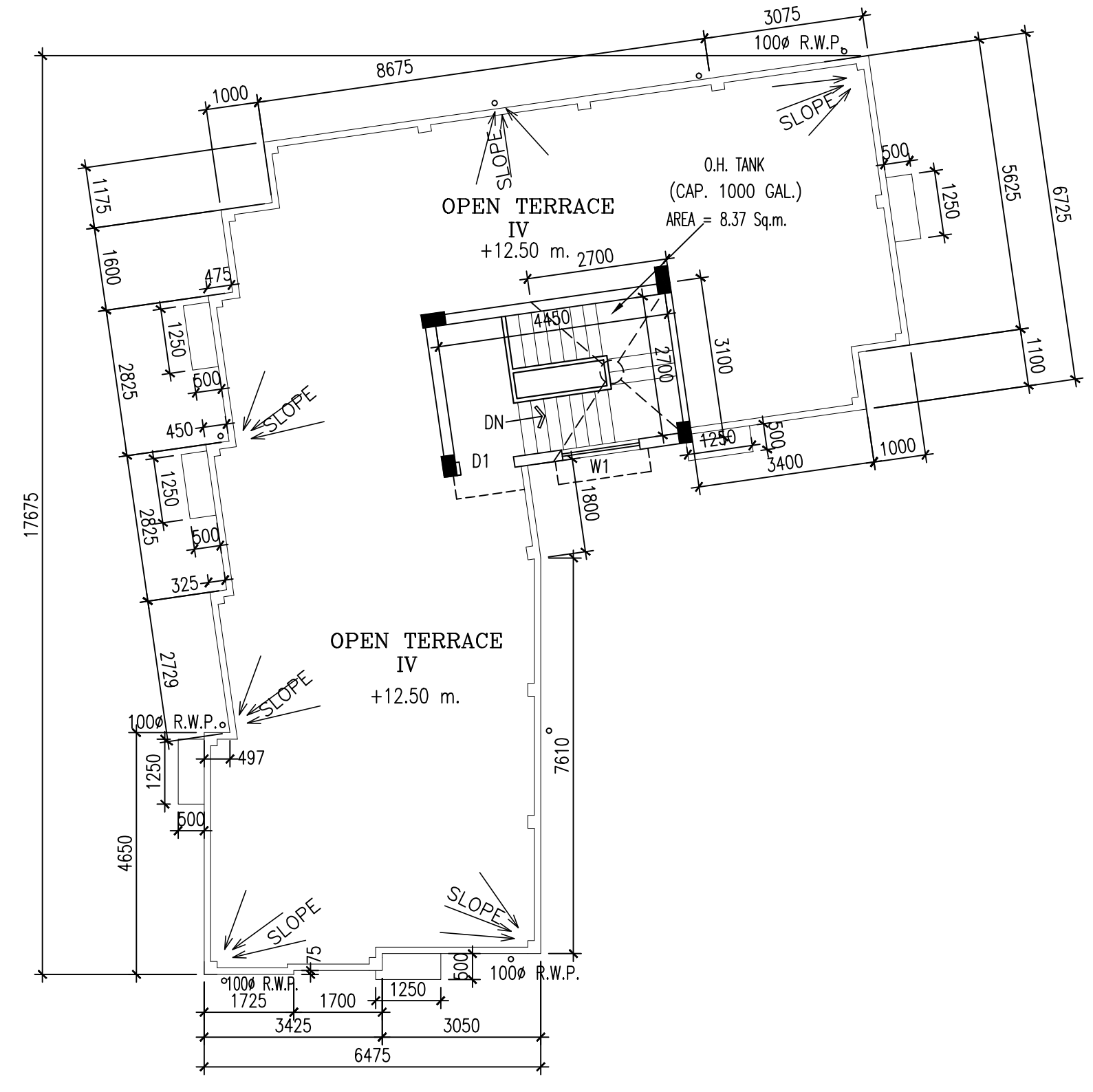


GROUND FLOOR PLAN  
SCALE - 1:100

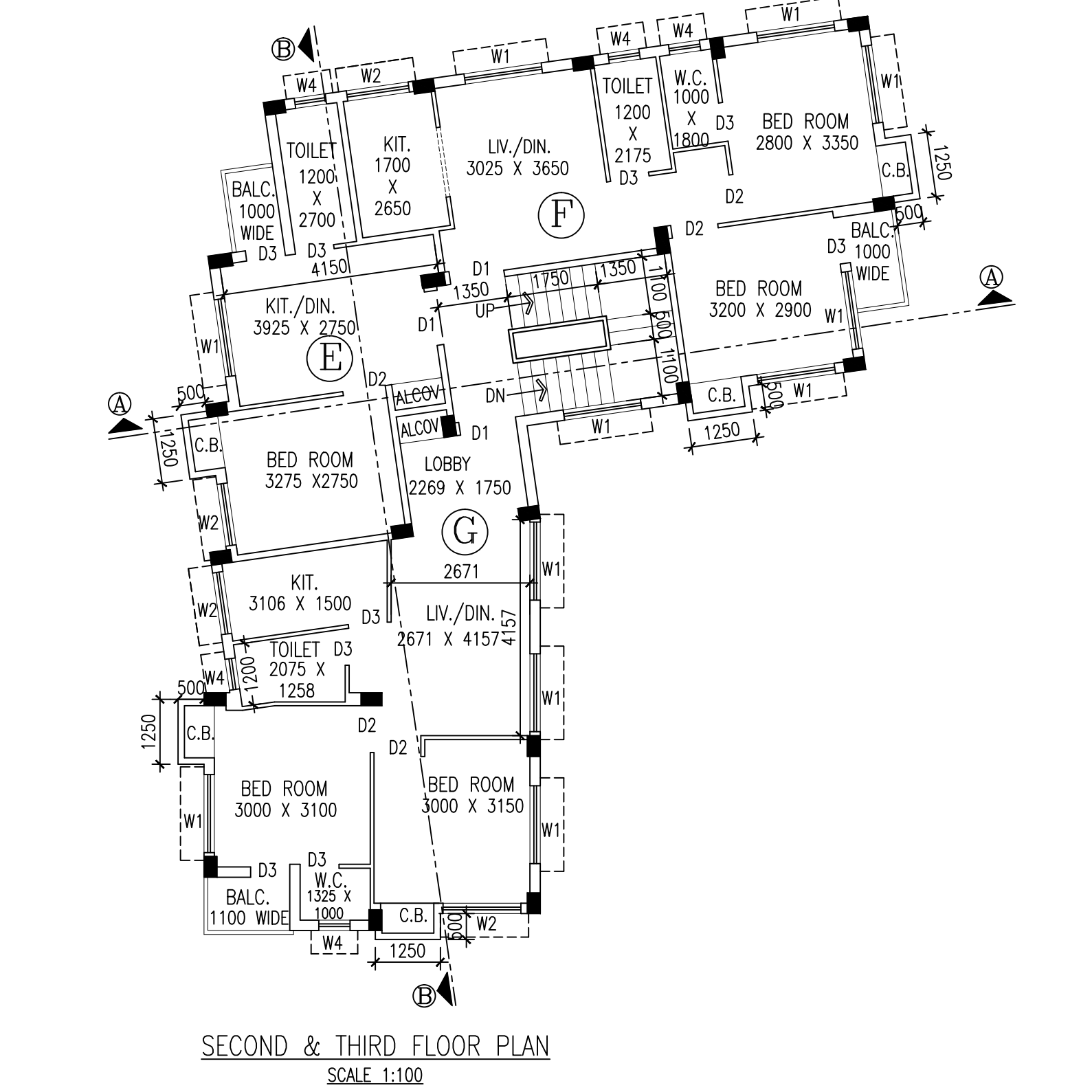
DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1050mm X 2100mm (H)	W1	1500mm X 1200mm (H)
D2	900mm X 2100mm (H)	W2	1200mm X 1200mm (H)
D3	750mm X 2100mm (H)	W3	900mm X 1200mm (H)
		W4	600mm X 600mm (H)



FIRST FLOOR PLAN  
SCALE 1:100



ROOF PLAN  
SCALE 1:100



SECOND & THIRD FLOOR PLAN  
SCALE 1:100

- NOTES & SPECIFICATIONS :-**
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE STATED.
  2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
  3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.
  4. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
  5. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
  6. 75 THICK SORED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
  7. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
  8. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
  9. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
  10. 450 mm PROJECTED CHAJJAH.
  11. 16 mm GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
  12. ALL MARBLE FLOORING TO BE USED. 15-20mm THICK MARBLE FLOORING.
  13. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
  14. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

**CERTIFICATE FROM 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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KR. GHOSHAL  
LICENSE NO.-49/1  
NAME OF GEO-TECHNICAL ENGINEER

**CERTIFICATE FROM E.S.E. :-**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN HAVE BEEN DONE DUE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY TECHNO SOIL, GORKHARA, ARUNACHAL, SONBUR, KOLKATA - 701510 AND SIGNED BY Mr. KALLOL KR. GHOSHAL, GEO-TECH ENGINEER.

NAME OF E.S.E.  
MANI BHUSAN CHAKRAWARTI  
E.S.E. - 97 (II)

**CERTIFICATE FROM L.B.S.:-**

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 4.716m (Min.) BLACK TOP ROAD ON THE EAST SIDE AND 1.820 m (Min.) CEMENT CONCRETE ROAD ON THE SOUTH SIDE OF THE PREMISES, 1.625 m (Min.) CEMENT CONCRETE ROAD ON THE WEST SIDE AND 3.4 M WIDE COMMON PASSAGE ON THE NORTH SIDE OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.

THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E. THE LAND IS WITH AN EXISTING STRUCTURE WHICH WILL FULLY DEMOLISH BEFORE START OF NEW CONSTRUCTION IS PARTLY OCCUPIED BY OWNER AND PARTLY OCCUPIED BY TENANT.

NAME OF L.B.S.  
MANI BHUSAN CHAKRAWARTI  
L.B.S. - 538 (I)

**OWNER'S DECLARATION :-**

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-  
1. WE 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 DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.  
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.  
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

SANDIP KUNDLI, TUHIN PAUL, SANJAY SARKAR, AYAN PODDAR PARTNERS OF NIRMAN CONSTRUCTION AND CONSTITUTED POWER OF ATTORNEY OF SUBRATA ROUTH RAY @ SUBRATA ROUTH ROY, APARNA SENGUPTA, RAKESH SENGUPTA, SUBHRA SENGUPTA.  
NAME OF APPLICANTS

B. P. NO.-2023110305  
SANCTION DATE:-15.12.2023  
VALID UPTO :-14.12.2028

DIGITAL SIGNATURE OF THE A.E.

**PART - A STATEMENT OF THE PLAN PROPOSAL**

1. ASSESSEE NO.	31-111-18-0116-6.
2. DETAILS OF DEED OF AMALGAMATION	BOOK = I, VOLUME = 1603-2022, BEING = 160309400, PAGE = 370119 TO 370149, YR = 2022, D.S.R. = III SOUTH 24-PARGANAS, DT. 08.07.2022.
3. DETAILS OF GIFT DEED 1	BOOK = I, CO VOLUME = 11, BEING = 02500, PAGE = 3581 TO 3601, YR = 2009, A.D.S.R. = ALPUR DT. 28.04.2009.
4. DETAILS OF GIFT DEED 2	BOOK = I, VOLUME = 1605-2020, BEING = 160503285, PAGE = 120530 TO 120548, YR = 2020, A.D.S.R. = ALPUR DT. 08.12.2020.
5. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOLUME = 1603-2023, BEING = 160305065, PAGE = 152961 TO 152978, YR = 2023, D.S.R. = III SOUTH 24-PARGANAS, DT. 24.04.2023.
6. DETAILS OF NON-EVICTION OF TENANT	BOOK = I, VOLUME = 1603-2023, BEING = 160310151, PAGE = 285243 TO 285257, YR = 2023, D.S.R. = III SOUTH 24-PARGANAS, DT. 14.07.2023.
7. DETAILS OF REGISTERED BOUNDARY	BOOK = I, VOL. = 1603-2023, BEING = 160310151, PAGE = 285243 TO 285257, YR = 2023, D.S.R. = III SOUTH 24-PARGANAS, DT. 14.07.2023.
8. DETAILS OF STRIP OF LAND	BOOK = I, VOL. = 1603-2023, BEING = 160310287, PAGE = 285228 TO 285242, YR = 2023, D.S.R. = III SOUTH 24-PARGANAS, DT. 14.07.2023.
9. DETAILS OF SPLAYED CORNER	BOOK = I, VOL. = 1603-2023, BEING = 160310153, PAGE = 285190 TO 285206, YR = 2023, D.S.R. = III SOUTH 24-PARGANAS, DT. 14.07.2023.
10. BILRO COPY NO.	9429, DATED = 08/11/2021. 5425, DATED = 12/4/2022. 5125, DATED = 07/4/2022. 5119, DATED = 07/4/2022.

**PART - B**

1. AREA OF LAND:- AS PER DOCUMENT = 290.157 Sq.m. (04 Ka. - 05 Ch. - 18.249 Sq.ft.)
2. AS PER BOUNDARY DEC. = 298.688 Sq.m. (04 Kh.-07 Ch.-20.077 Sq.ft.)
3. AREA OF STRIP OF LAND = 26.552 Sq.m.
4. AREA OF SPLAY CORNER = (0.72 + 0.694) = 1.414 Sq.m.
5. NET AREA = (298.688 - 26.552 - 1.414) Sq.m. = 270.722 Sq.m.
6. ROAD WIDTH = 4.716 m (Min.), 1.820 m (Min.), 1.625 m (Min.).
7. USE GROUP = RESIDENTIAL
8. (i) PERMISSIBLE GROUND COVERAGE (56.994 %) = 165.372 Sq.m.  
(ii) PROPOSED GROUND COVERAGE (49.965 %) = 144.978 Sq.m.
9. PERMISSIBLE HEIGHT = 12.50 m, PROPOSED HEIGHT = 12.50 m.
10. PERMISSIBLE F.A.R. = 1.75, PROPOSED F.A.R. = 1.75.
11. TOTAL COVERED AREA  
a) PERMISSIBLE = 507.774 Sq.m.+ EXEMPTED AREA + C.P.  
b) PROPOSED  
i) 577.587 Sq.m. (INCLUDING EXEMPTED AREA)  
ii) 532.727 Sq.m. (EXCLUDING EXEMPTED AREA)  
iii) 44.56 Sq.m. (EXEMPTED AREA)
12. BUSINESS AREA  
i) (COVERED AREA) = 9.243 Sq.m.  
ii) (CARPET AREA) = 7.593 Sq.m.
13. (i) PERMISSIBLE TREE COVER AREA = 4.581 Sq.m. (1.534 %)  
ii) TREE COVER AREA PROVIDED = 7.50 Sq.m. (2.510 %)

FLOOR	TOTAL COVERED AREA IN m <sup>2</sup>	LESS STAIR WELL	ACTUAL FLOOR AREA IN m <sup>2</sup>	EXEMPTED AREA STAIR	NET FLOOR AREA IN m <sup>2</sup>
GROUND	144.978	-	144.978	11.140	133.838
FIRST	144.978	0.875	144.103	11.140	132.963
SECOND	144.978	0.875	144.103	11.140	132.963
THIRD	144.978	0.875	144.103	11.140	132.963
TOTAL	579.912	2.625	577.287	44.56	532.727

TENEMENT MARKED	TENEMENT SIZE in m <sup>2</sup>	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCL. PROP. AREA IN m <sup>2</sup>	No of Tenement	No of Car Required
A	30.089	1.11698	33.609	1	
B	50.710	1.11698	56.642	1	
C	81.618	1.11698	91.166	1	
D	50.710	1.11698	56.642	1	1
E	29.072	1.11698	32.473	2	
F	50.710	1.11698	56.642	2	
G	52.546	1.11698	58.693	2	

CALCULATION OF F.A.R		
1. EFFECTIVE LAND AREA m <sup>2</sup>		290.157
2. TOTAL REQUIRED CAR PARKING (COVERED)		1
3. TOTAL CAR PARKING PROVIDED (COVERED)		2
4. TOTAL COVERED CAR PARKING AREA PROVIDED m <sup>2</sup>		34.37
5. CAR PARKING AREA EXEMPTED IN m <sup>2</sup>		25
6. PERMISSIBLE F.A.R		1.75
7. PROPOSED F.A.R		1.750

OTHER AREAS		
1. STAIR HEAD ROOM AREA IN m <sup>2</sup>		14.802
2. OVER HEAD RESERVOIR AREA IN m <sup>2</sup>		8.370
3. TOTAL C.B. AREA IN m <sup>2</sup>		9.195
4. TOTAL AREA FOR FEES IN m <sup>2</sup>		601.28

**PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 UNDR BLDG. RULE-2009, COMPLYING OFFICE CIRCULAR NO.- 02 OF 2020-2021, DATED - 13/06/2020 AT PREMISES NO.-116, RABINDRA PALLY, WARD NO.-111, BOROUGH-XI, P.S.-BANSDRONI, KOLKATA-700096.**