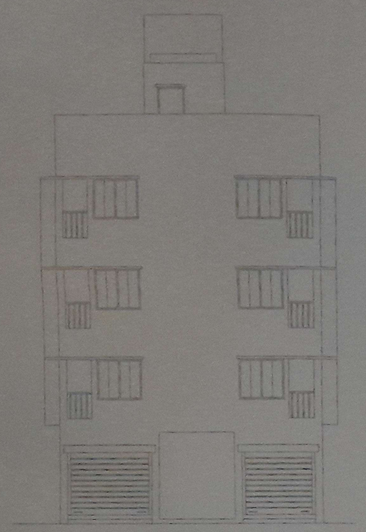
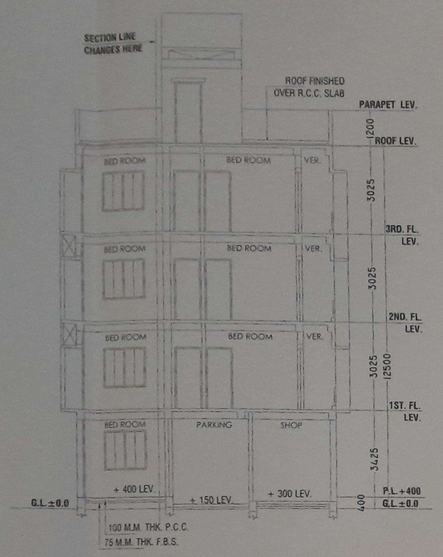
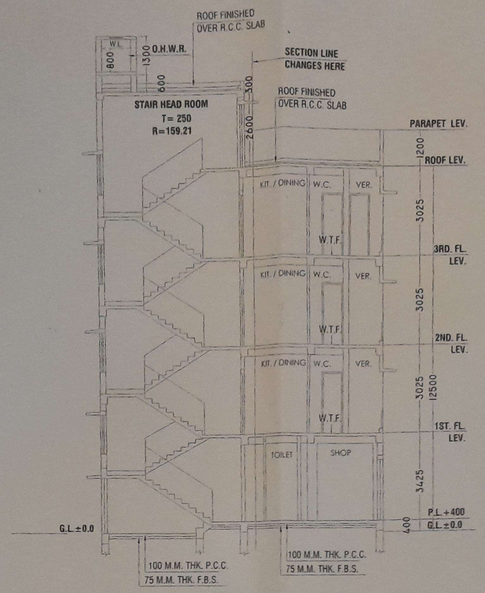


FRONT ELEVATION
SCALE - 1:100



SECTION XX
SCALE - 1:100



SECTION YY
SCALE - 1:100

STATEMENT OF THE PLAN PROPOSAL

AREA STATEMENT :

i). AREA OF LAND = (AS PER DEED)	2 K. 09 CH. 22 SFT. = 173.448 SQ.M.	173.448 SQ.M.
ii). AREA OF LAND = (AS PER BOUN. DEC.)		170.319 SQ.M.
2. (i) PERMISSIBLE GROUND COVERAGE	60 %	102.191 SQ.M.
(ii) PROPOSED GROUND COVERAGE =	51.913 %	88.418 SQ.M.
3. A) HEIGHT = 12.50 M.	4. B) ROAD WIDTH = 6.0 M.	

5. PROPOSED AREA CALCULATION :-

A : FOR RESIDENTIAL :

AT FLOOR	COVERED AREA	CUTOUT E/D	STAIR WELL	LIFT WELL	GROSS FLOOR AREA	EXEMPTED AREA STAIR & STAIR LOBBY	EXEMPTED AREA LIFT LOBBY	NET FLOOR AREA
GROUND	88.418	---	---	---	88.418	10.78	---	77.638
1ST.	87.78	---	---	---	87.78	10.23	---	77.55
2ND.	87.78	---	---	---	87.78	10.23	---	77.55
3RD.	87.78	---	---	---	87.78	10.23	---	77.55
TOTAL	**351.758**	---	---	---	**351.758**	**41.47**	---	**310.288**

6. CAR PARKING CALCULATION :-

(A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQ.M.)	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	NO. OF CAR PARKING REQUIRED
TENANT-1	23.139	3.610	26.749	1NO.	
TENANT-2	23.714	3.699	27.413	1NO.	FOR BELOW 50 Sqm [8 Nos.] = 01 NO.
FLAT A	38.555	6.015	44.570	3NOS.	
FLAT B	38.555	6.015	44.570	3NOS.	

(B) MERCANTILE _RETIAL :

MARKED	CARPET AREA (SQ.M.)	COVERED AREA (SQ.M.)	AREA IN BETWEEN
SHOP	14.06	17.322	BELOW 35 sq.m.

7A. TOTAL REQUIRED CAR PARKING :-	1 NO.
7B. TOTAL PROVIDED CAR PARKING :-	1 NO.
8. PROVIDED AREA OF PARKING :-	12.75 SQ.M.
9. PERMISSIBLE F.A.R =	1.75
10. PROPOSED F.A.R =	1.747
11. TOTAL C.B. AREA =	4.35 SQ.M.
12. TERRACE AREA :-	88.418 SQ.M.
13. STAIR HEAD ROOM AREA :-	13.13 SQ.M.
14. OVER HEAD TANK AREA :-	3.64 SQ.M.

1. Assessee NO. - 31 - 114 - 12 - 0004 -9

2. Details of Registered Deed :-
Book No.- II , Volume No. - 63 , Pages :- 126 to 132 ,
Being No - 2498 , Date :- 04 /07/ 1972 , At S.R. - Alipore

3. Details of Boundary Declaration :-
Book No.- I, Volume No.- 1601 - 2023, Page No. - 6112 To 6123,
Being No. - 160100101, Date - 18 / 01 / 2023,
At D. S. R. - I, SOUTH 24 PARGANAS .

5. Details of Registered Power of Attorney :-
Book No.- I, Volume No.- 1601 - 2022 , Page No. - 121272 To 121287,
Being No. - 160102793, Date - 02 / 12 / 2022 ,
At D. S. R. - I, SOUTH 24 PARGANAS .

6. Details of Registered Non - Eviction of Tenant :-
Book No.- IV, Volume No.- 1601 - 2023 , Page No. - 112 To 121,
Being No. - 160100007, Date - 18 / 01 / 2023 ,
At D. S. R. - I, SOUTH 24 PARGANAS .

NOTES AND SPECIFICATION

1. Thk. of all outer walls are 200 mm with 1:6 cement sand mortar.
2. Thk. of all inner walls are 75 & 125 mm (mentioned in drawing) with 1:4 cement
3. Width of the chajja 450 mm.
4. 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm thk. to ceiling.
5. Depth of septic tank and S.U.G.W.R should not exceed more than depth of col. foundation.
6. Grade of concrete M-20,Grade of steel Fe-500.

I do certify with full responsibility that the building plan has been drawn as per provision of K.M.C building rules 2009, as amended from time to time and the site condition including width of the abutting black tap road (6000) conforming with the site and it is a buildable site not a tank or filled up tank . It is bounded by boundary wall. The existing structure should be demolished before construction which is occupied by the owner & tenant.

KUSH KUNDU
L. B. S. NO - I / 1412
NAME OF THE L. B. S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect.

Soil Testing Report Has Been Done By M/S. GEOSTAR Of 50, CHIT KALIKAPUR, Kolkata - 700099, duly signed by
RUPAK KUMAR BANERJEE. GEO- TECH ENGINEER (G. T. No - I/3)

The Recommendations Of Soil Report Has Been Considered During Structural Calculation.

SUBHRA DAS
E. S. E. NO - II / 658
NAME OF THE E. S. E.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo - Technical point of view.

RUPAK KUMAR BANERJEE
G. T. NO - I / 3
NAME OF THE G. T. E.

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 instruction of L.B.S & E. S. E. during Construction of the building (As per B.S.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 and septic tank will be under the guidance of L. B. S / E. S. E.
6) During site inspection I was physically present & Identified the plot on which plan proposal submitted.

SAHA CONSTRUCTION
Represented By Its Proprietor
NARAYAN SAHA
As Constituted Attorney Of
SOMA BISHNU
AND OTHERS
BISWAJIT BISHNU
NAME OF THE OWNERS

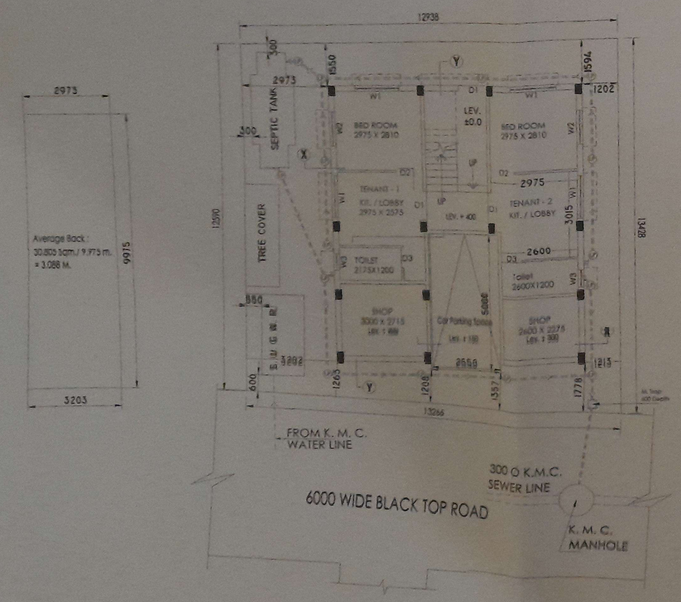
PROJECT
PROPOSED PLAN OF A G + THREE STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 4, GURUCHARAN NASKAR ROAD , WARD - 114 , BOROUGH NO. - XI , P.S. - REGENT PARK , KOLKATA - 700093 , U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULES 2009.

FOR OFFICE USE
B. P. NO :- 2023110072
SANCTION DATE :- 31.05.2023
VALID UPTO :- 30.05.2028

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2023.05.31 17:31:17 +05'30'

DIGITAL SIGNATURE OF A. E.(C)/BLDG/BR. - XI.

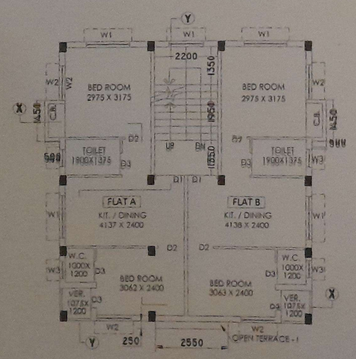
N



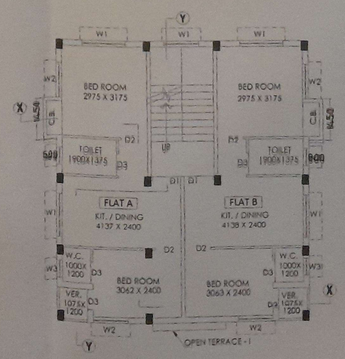
GROUND FLOOR PLAN
SCALE- 1:100

DOOR WINDOW SCHEDULE

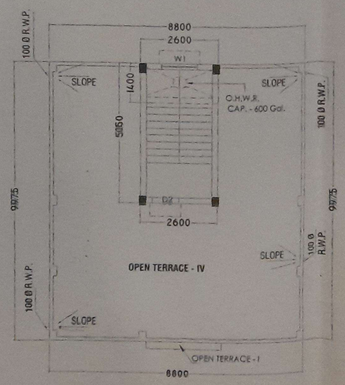
ITEM	MARKED	WIDTH	HEIGHT	ITEM	MARKED	WIDTH	HEIGHT
DOOR	D-1	1000	2100	WINDOW	W-1	1500	1350
DOOR	D-2	900	2100	WINDOW	W-2	1200	1350
DOOR	D-3	750	2100	WINDOW	W-3	600	600



FIRST FLOOR PLAN
SCALE- 1:100



SECOND & THIRD FLOOR PLAN
SCALE- 1:100



ROOF PLAN
SCALE- 1:100