

SECTION AT YY'
SCALE -1:100

Part- A

1.a) ASSESSEE NO.- 31-109-05-1178-0.

2. NAME OF THE OWNER -> SRI ARJUN SHARMA
NAME OF APPLICANT -> SRI SUDIP KUMAR MANDAL, PROPRIETOR OF BINAYAK GROUPS. C.A. OF SRI ARJUN SHARMA.

3.a) DETAILS OF REGISTERED DEED-
I). Book- 1, Vol.-13, Page- 7366 to 7387, Being no- 05018, D.S.R.-III, SOUTH 24 PGS. DATE- 09/11/2011.

3.b) DETAILS OF REGISTERED P.O.A.-
I). Book- 1, Vol.-1604-2022, Page- 147186 to 147221, Being no- 160404132, in the year 2022, D.S.R.-IV, SOUTH 24 PARGANAS, DATE- 27/04/2022.

3.c) DETAILS OF BOUNDARY DECLARATION DEED ->
I). Book- 1, Vol.-1604-2022, Page- 265831 to 265843, Being no- 160408765, in the year 2022, D.S.R.-IV, SOUTH 24 PARGANAS, DATE- 03/08/2022.

3.d) DETAILS OF K.M.C. Mutation Certificate-
CASE NO- P/109/14-AUG-19/2133, DATED- 26-05-2022.

3.e) DETAILS OF BL & LRO MUTATION:- (BASTU)
Copy No- 5813 Dated 16/08/2021.
Dag No- 384, L.R. KHATIAN NO- 766, MOUZA- KALIKAPUR.

3.f) DETAILS OF AFFIDAVIT FOR POA ->
AFFIDAVIT NO -7166 DATED 21ST SEPTEMBER 2022.

3.g) DETAILS OF DECLARATION REGARDING RS & LR KHATIAN ->
1ST CLASS MAGISTRATE DEC. NO -7167, DATED 21ST SEPTEMBER 2022.

Part- B

1. Area of Land-
As Per Title Deed = 267.558 Sqm. (4K-00Ch-00 Sft.)
& Physical Measurement = 238.428 Sqm. (3K-09Ch-1.439 Sft.)

2. Permissible Ground Coverage: = 140.003 Sqm (58.719 %)

3. Proposed Ground Coverage: = 139.755 Sqm (58.659 %)

4. Permissible F.A.R = 2.25

5. Proposed F.A.R = 507.934-25 / 238.428 = 2.025

6. Proposed Area :-

Gr. Floor	Total floor Area	Lift Well	Stair Well	Stair Area	Lift Lobby	Net Area
1st Floor	139.755 Sq.m.	1.610	0.354	7.835	1.830	130.090
2nd Floor	139.755 Sq.m.	1.610	0.354	10.013	1.830	125.948
3rd Floor	139.755 Sq.m.	1.610	0.354	10.013	1.830	125.948
Total	559.020 Sq.m.	4.830	1.062	37.874	7.320	507.934

7. Parking Calculation :-

Tenement Size	No. of Tenement	Req. no. of Car Parking
75.490	3	1
68.655	3	

A) No of Parking Required = 1 No.
B) No of Parking Provided = 2 Nos.
C) Permissible Parking Area = 25 Sqm.
D) Actual Area of Parking Provided = 62.523 Sqm.

8. Stair Covered area = 12.958 Sqm.
9. Roof Tank Area = 6.545 Sqm.
10. Lift M/C Room Area = 5.486 Sqm.
11. Lift M/C Room Stair Area = 3.325 Sqm.
12. Depth of The Building = 21.175 m
13. Gross Shop Area = 30.838 Sq.m
14. Net Shop Area = 25.805 Sq.m
15. Gross Office Area = 27.332 Sq.m
16. Net Office Area = 23.576 Sq.m
17. Additional Area For Fees = 38.011 Sq.m
18. Tree Cover Area = 1.05 Sq.m
19. Loft and C.B. area:-

Floor	Loft	C.B.
Gr. floor	NIL	NIL
1st floor	2.539	2.875
2nd floor	2.539	2.875
3rd floor	2.539	2.875
Total	7.617	8.625

L.B.S./L.B.A. DECLARATION :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 12.192 M WIDE BLACKTOP ROAD ON THE WESTERN SIDE AND 3.657 M WIDE COMMON PASSAGE ON THE EASTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS BEYOND 500 M FROM THE C.L. OF E.M. BY-PASS. SOIL TESTING HAS BEEN DONE BY "GLOBE TECH" OF KUSUMBA SAHA PARA, NARENDRAPUR, KOLKATA- 700 103.

* THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Name of LBS
SRI BIJOY SARKAR
L.B.S No.- I/ 1515

E.S.E. DECLARATION :

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

Asok Chakrabarti
E.S.E-1/135
Name of Structural Engineer

GEO-TECHNICAL ENGINEER'S DECLARATION:

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Name of Geo- Technical Engineer
Sri Rupak Kumar Banerjee
GTE NO -G.T.I/ 3(K.M.C)

OWNER'S DECLARATION :

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 INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.
- 3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR STABILITY OF THE BUILDING ADJOINING STRUCTURES.

*IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

*THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

*THE PLOT OF LAND IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

*THERE IS NO TENENT IN THE EXISTING STRUCTURE.

*THE EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE STARTING NEW CONSTRUCTION WORK.

(SUDIP KUMAR MANDAL)
PROPRIETOR of M/S. BINAYAK GROUP
C.A. of SRI ARJUN SHARMA
NAME OF APPLICANT

ALL DIMENSIONS ARE IN MILLIMETRE.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.400 M. (U/S-393 A OF K.M.C ACT 1980 & BUILDING RULE 2009) AT PREMISES NO -20/1, HEDER HAT, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099 R.S. DAG NO-384, R.S. KHATIAN NO-216, L.R. KHATIAN NO- 766, IN MOUZA- KALIKAPUR, J.L.NO- 20, P.S.- PURBA JADAVPUR.

NAME OF PLUMBER
SRI PINAKI CHAKRABORTY
P.L. NO- 1267, DATED- 02-07-2022.

BUILDING PERMIT NO :- 2022120332

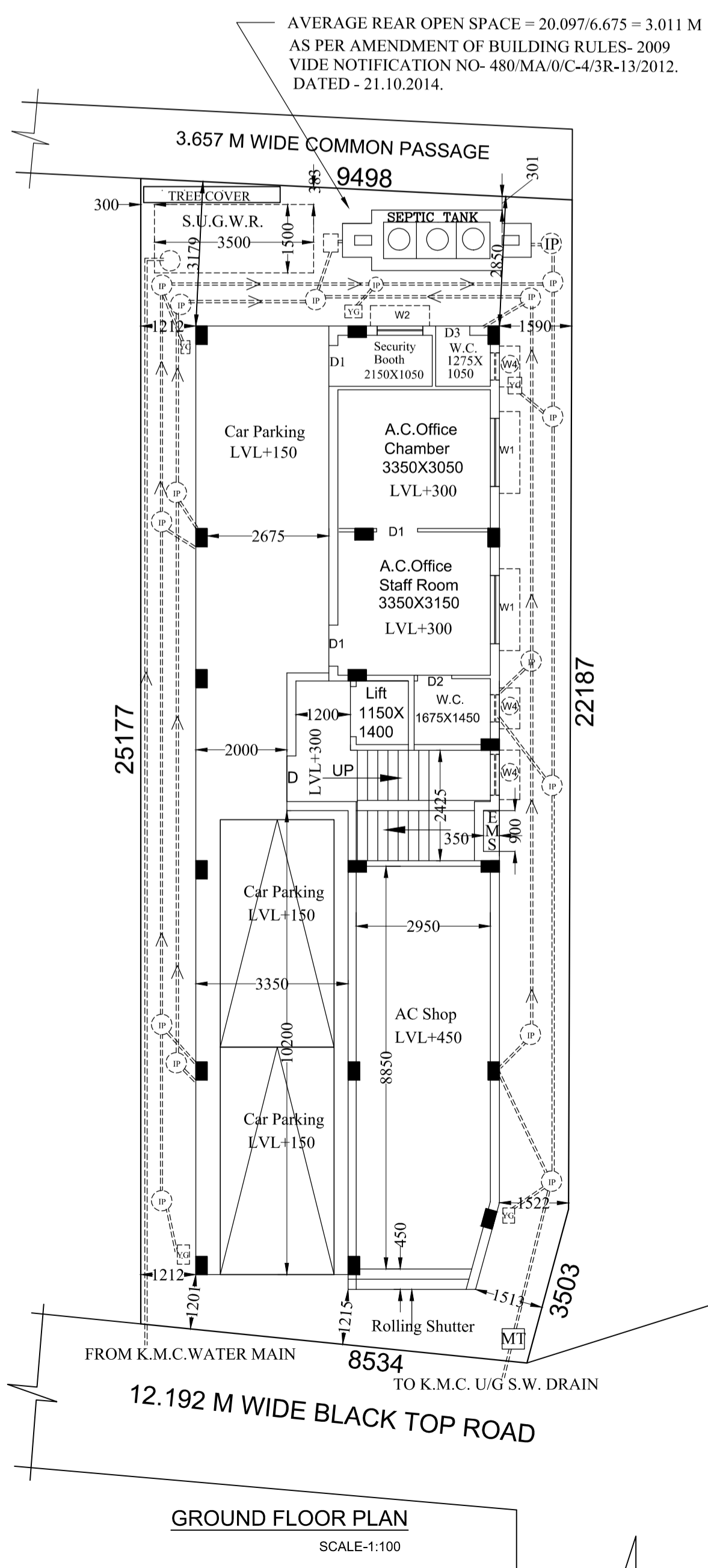
DATE :- 29-SEP-22

VALID UP TO :- 28-SEP-27

DIGITAL SIGNATURE OF A.E.

SCALE
1:50
1:100
1:600
1:4000

NOT APPLICABLE
DIGITAL SIGNATURE OF E.E.



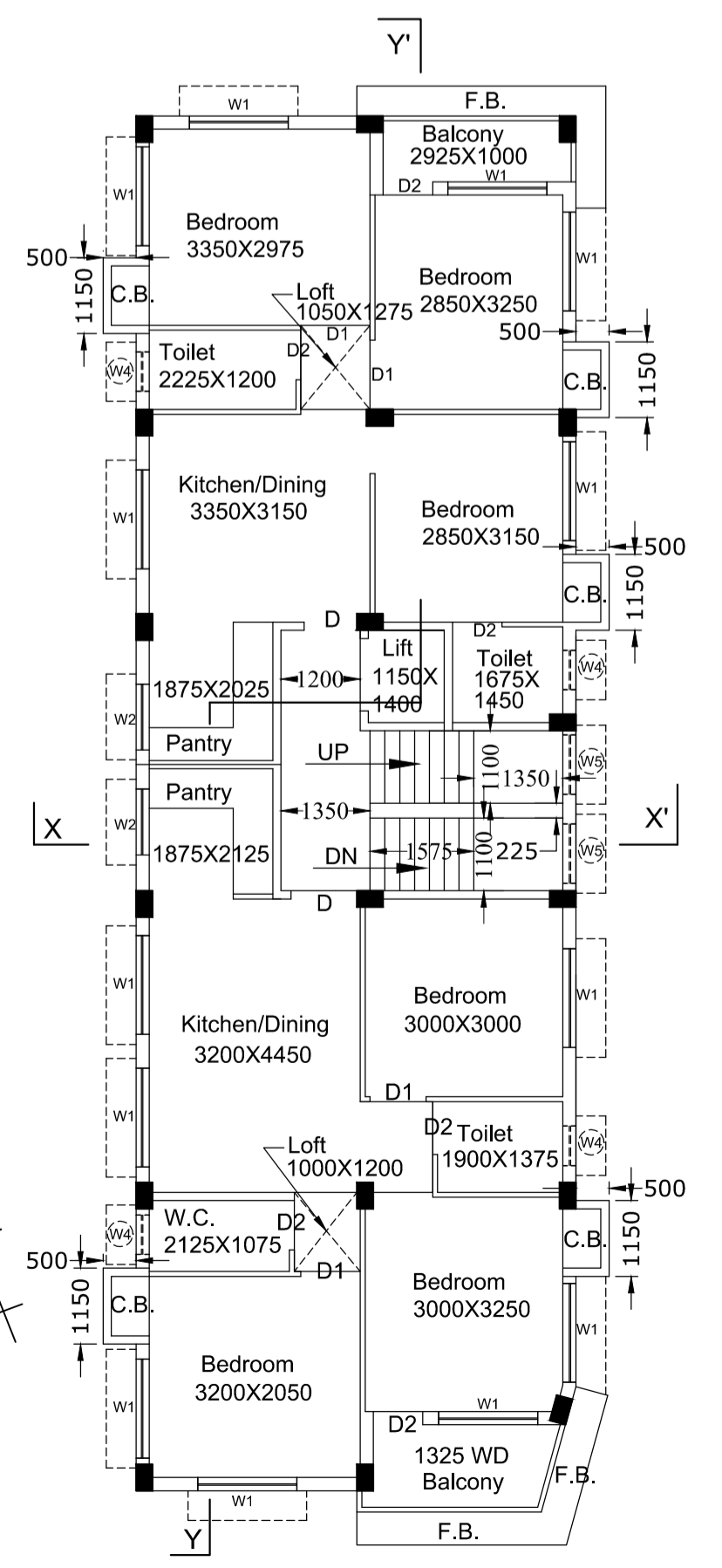
GROUND FLOOR PLAN
SCALE-1:100

SCHEDULE OF DOORS & WINDOWS

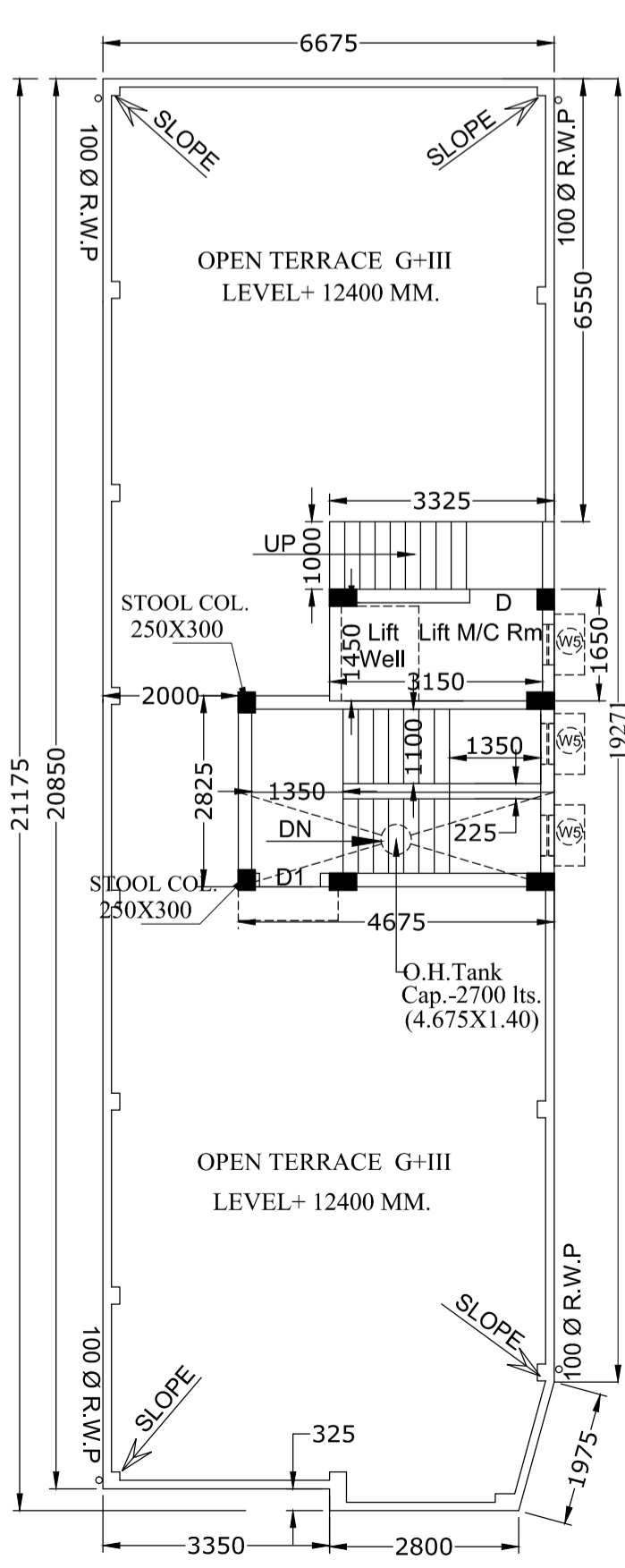
MKD.	HEIGHT	WIDTH
D	2100	1000
D1	2100	900
D2	2100	750
W1	1200	2000
W2	1200	1500
W3	1200	1050
W4	600	750
W5	1200	750

NOTES

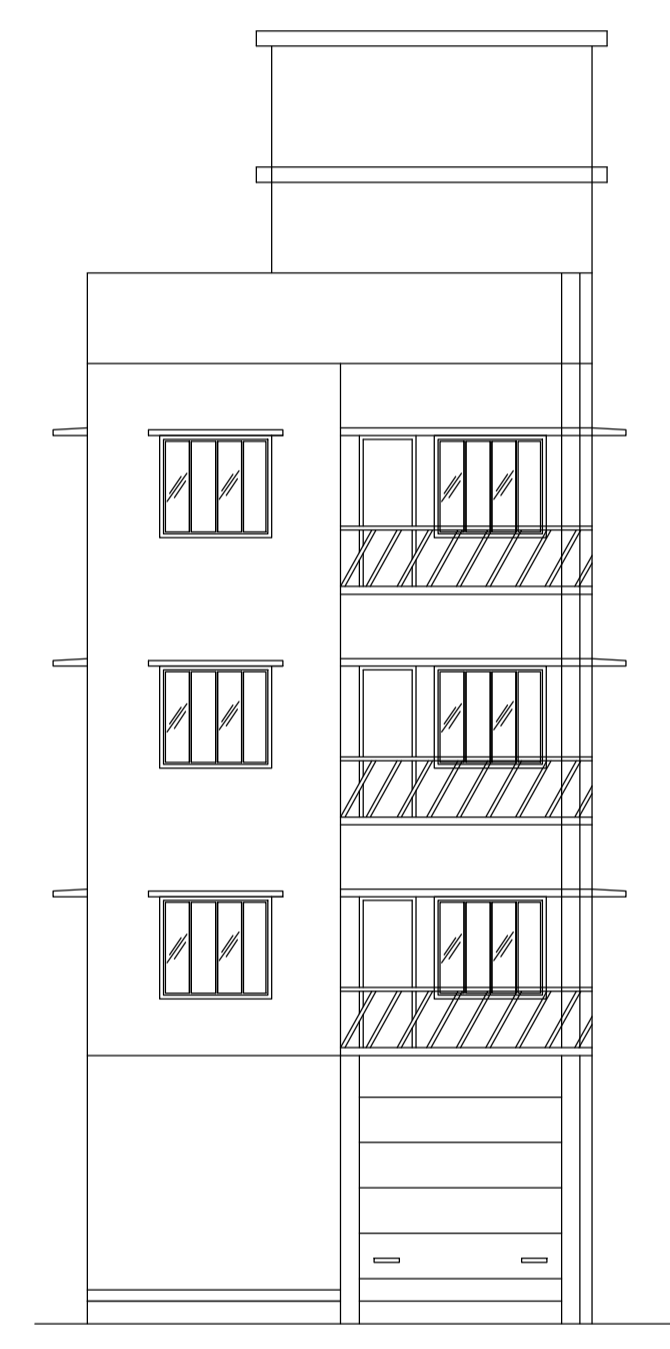
(a) ALL DIMENSIONS ARE IN MM.
(b) ALL EXTERNAL WALLS ARE 200 TH. OTHERWISE SPECIFIED
(c) ALL INTERNAL WALLS ARE 125 & 75 TH.
(d) GRADE OF STEEL : Fe500
(e) GRADE OF CONCRETE : M20
(f) OTHER SPECIFICATIONS HAS BEEN FOLLOWED AS PER N.B.C.



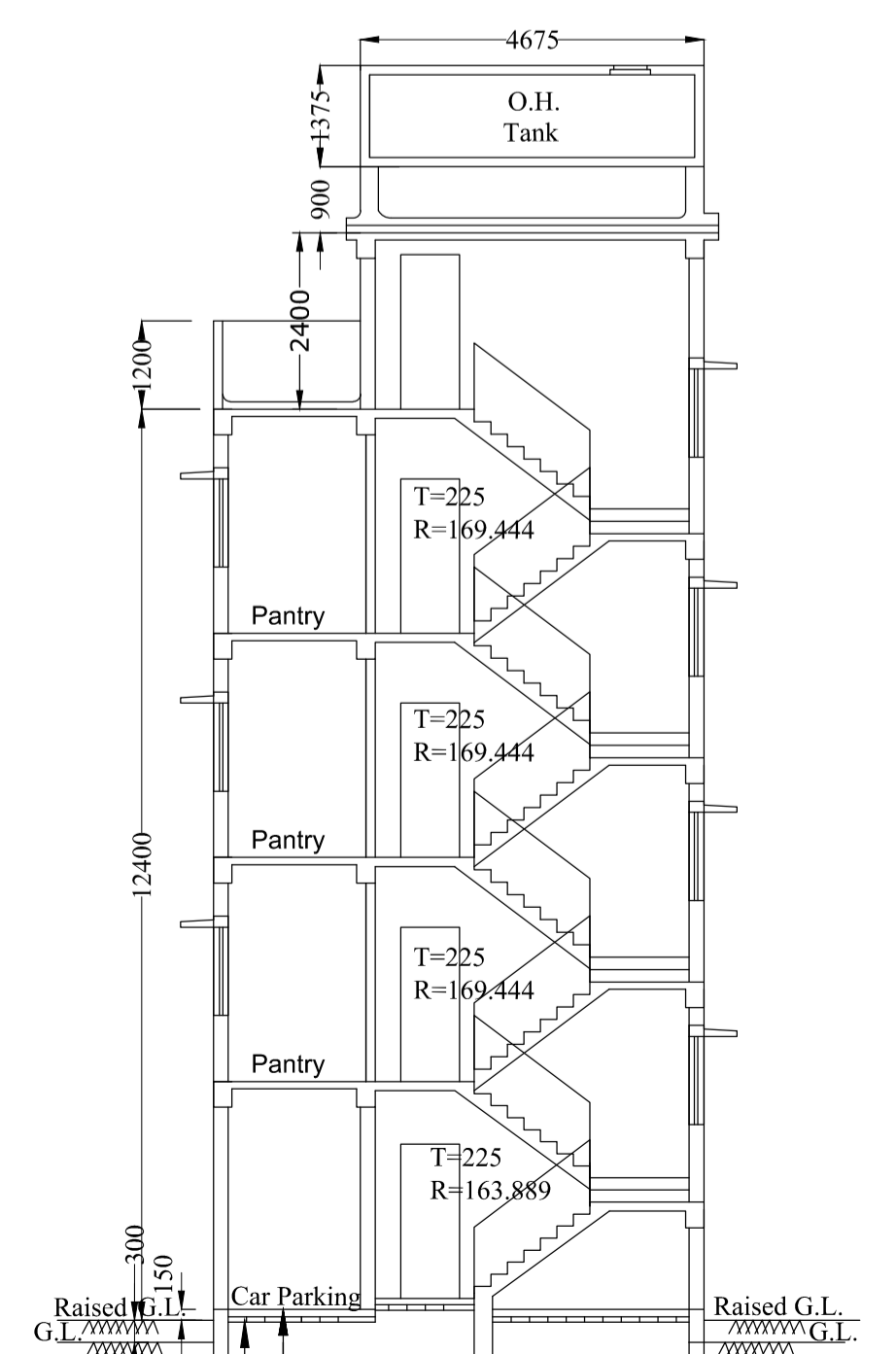
1ST, 2ND & 3RD FLOOR PLAN
SCALE-1:100



ROOF PLAN
SCALE-1:100



FRONT ELEVATION



SECTION AT XX'