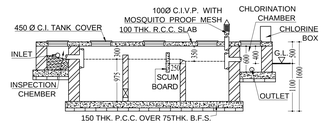
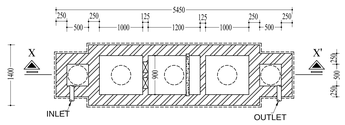


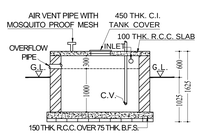
SECTION AT X-X'



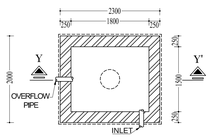
PLAN

DETAILS OF SEPTIC TANK

SCALE= 1:50 50 USERS



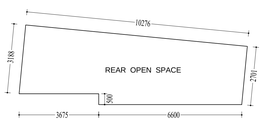
SECTION AT Y-Y'



PLAN

DETAILS OF SEMI U/G WATER RESERVOIR

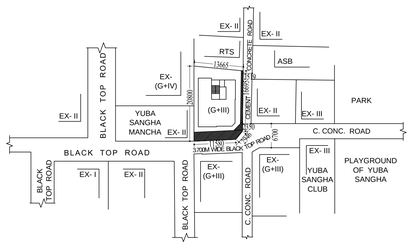
SCALE= 1:50 CAP.= 2700 LTRS.



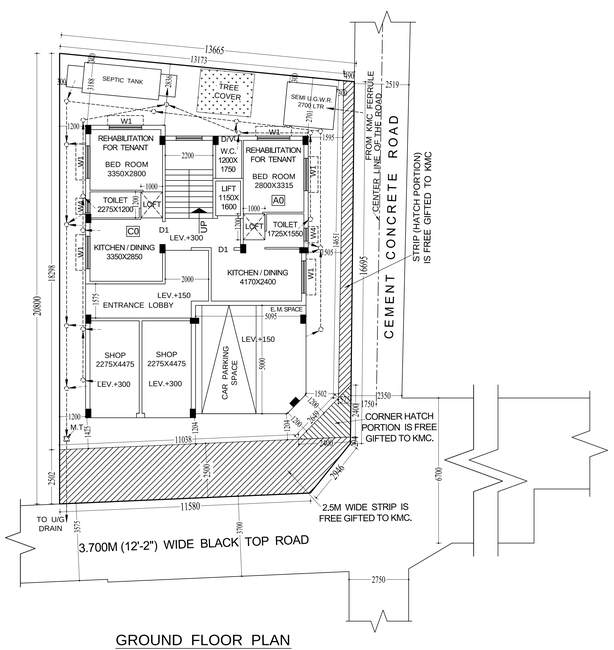
AREA OF REAR OPEN SPACE = 30.989 SQ.M.
AVERAGE REAR OPEN SPACE CALCULATION
= 30.989 SQ.M. / (3.675+6.600) M. = **3.016 M**.

NOTE :-
AVERAGE REAR OPEN SPACE- **3.016 M**.
VIDE NOTIFICATION NO.-
480/MA/O/C-4/3R-13/2012. DATE -21.10.2014.

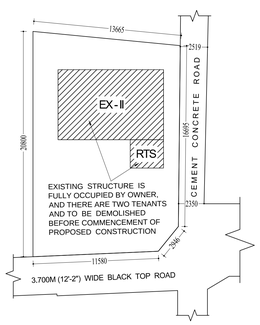
SCALE - 1 : 100
UNLESS OTHERWISE STATED



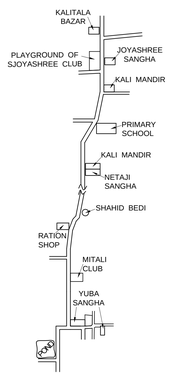
SITE PLAN
SCALE-1:600



GROUND FLOOR PLAN



EXISTING PLAN
SCALE -1: 200



KEY PLAN
SCALE - 1:4000

NOTES -
1) ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
2) ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3) THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
4) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING THE CONSTRUCTION OF SEPTIC TANK AND SEMI U.G.W.R.

SPECIFICATIONS -
1) ALL EXTERNAL WALLS ARE 200 MM THICK (1.6) AND INTERNAL WALLS ARE 125 MM & 75 MM THICK (1:4) WITH CEMENT MORTER.
2) PLASTER ON WALLS AND CEILING WITH CEMENT MORTER 1:6 AND 1:4 RESPECTIVELY.
3) 75MM THICK SCREED CONCRETE WITH PROPER WATER PROOFING COMPOUND OVER 100MM THICK ROOF SLAB.
4) ASSUMED BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
5) GRADE OF CONC. = M20 AND GRADE OF STEEL = Fe 415.
6) CEMENT MORTER – 1: 6 FOR 200 MM THICK B/W, 1: 4 FOR 125 MM THICK B/W AND 1: 3 FOR 75 MM THICK BRICKWORK.
7) ALL OTHER WORKS WILL BE AS PER I. S. CODE AND N. B. C. 1984 RECOMMENDATION.
8) MARBLE FLOORING WILL BE PROVIDED.

DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1000mm X 2100mm	W1	1500mm X 1200mm
D2	900mm X 2100mm	W2	1200mm X 1200mm
D3	750mm X 2100mm	W3	600mm X 600mm

DECLARATION OF OWNER ---
I DO HEREBY DECLARE 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 OF THE BUILDING AS PER B.S. PLAN.
3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING.
4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5) THE CONSTRUCTION OF SEPTIC TANK AND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6) DURING THE SITE INSPECTION I WAS PHYSICALLY PRESENT AND DULY IDENTIFIED AND CONFIRMED THE SAID PLOT.

SANKAR MALAKAR
CONSTITUTED ATTORNEY OF
SACHCHIDANANDA SENGUPTA, GOURANGA SENGUPTA, NUPUR SENGUPTA, JHUMUR GHOSH & ABHISEK GUPTA
NAME OF OWNERS

DECLARATION OF GEO - TECH ENGINEER--
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM GEO - TECHNICAL POINT OF VIEW.

BHASKAR JYOTI ROY
GEO-TECH NO.- II/4
NAME OF GEO-TECH ENGINEER

DECLARATION OF STRUCTURAL ENGINEER--
THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

MANIBHUSAN CHAKRAVARTI
E.S.E. NO.- II/97
NAME OF E.S.E.

DECLARATION OF L.B.S. ---
CERTIFY 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 THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING 3.700M WIDE BLACK TOP K.M.C. ROAD IN THE SOUTH CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILD-ABLE SITE AND NOT A TANK OR FILLED UP TANK WHICH IS A LAND WITH STRUCTURE. THE LAND IS DEMARCATED BY BOUNDARY WALLS.

BISWAJIT RAY
L.B.S. NO.- I/1455
NAME OF L.B.S.

STATEMENT OF PLAN PROPOSAL

PART - A

1) ASSESSEE NO.	31-113-18-0024-5
2) DETAILS OF REGISTERED DEED	BOOK NO.= I , VOLUME NO.= 16, BEING NO. = 1907, PAGE = 425 TO 428, YEAR = 1990, A.D.S.R. ALIPORE, DATE = 29.10.1990.
3) DETAILS OF GENERAL POWER OF ATTORNEY	BOOK = I, VOLUME = 1605-2022, BEING NO.= 160500630, PAGE - 25960 TO 25991, YEAR = 2022, A.D.S.R. ALIPORE, DATE = 09.03.2022.
4) DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK = I, VOLUME = 1605-2021, BEING NO.= 160502289, PAGE - 102621 TO 102635, YEAR = 2021, A.D.S.R. ALIPORE. DATE = 28.09.2021
5) DETAILS OF REGISTERED GIFT OF 2.5M WIDE STRIP OF LAND	BOOK = I, VOLUME = 1605-2021, BEING NO.= 160502290, PAGE - 97388 TO 97402, YEAR = 2021, A.D.S.R. ALIPORE. DATE = 17.09.2021
6) DETAILS OF REGISTERED GIFT OF STRIP OF LAND IN THE EAST SIDE	BOOK = I, VOLUME = 1605-2021, BEING NO.= 160502292, PAGE - 97403 TO 97417, YEAR = 2021, A.D.S.R. ALIPORE. DATE= 17.09.2021
7) DETAILS OF REGISTERED GIFT OF CORNER SPLAY	BOOK = I, VOLUME = 1605-2021, BEING NO.= 160502291, PAGE - 102639 TO 102652, YEAR = 2021, A.D.S.R. ALIPORE. DATE= 28.09.2021
8) DETAILS OF REGISTERED NON-EVICTION OF TENANT	BOOK = IV, VOLUME = 1605-2021, BEING NO.= 160500281, PAGE- 6008 TO 6020, YEAR = 2021, A.D.S.R. ALIPORE. DATE = 16.09.2021.
9) AREA OF LAND - A) AS PER TITLE DEED ---------- B) AS PER BOUNDARY DECLARATION	271.739 M² (4K - 01CH - 00SFT) 266.019 M² (3K - 15CH - 28SFT)
10) ROAD WIDTH	3.700 M (12'-2")
11) PROPOSED HEIGHT OF THE BUILDING	12.400 M
12) NO. OF STORIED	(G + III)
13) SIZE OF TENEMENTS	BELOW 50 M² - 5 NOS & 50 - 75 M² - 5 NOS.

PART - B

1) NET LAND AREA	266.019 - [31.541(2.5M STR.)+7.616(STR.) +2.876(SPLAY)] M² = **223.986** M²
2) PERMISSIBLE GROUND COVERAGE	57.801% = 153.763 M²
3) PROPOSED GROUND COVERAGE	50.102% = 133.282 M²
4) PERMISSIBLE COVERED AREA	465.533 M²

5) **PROPOSED COVERED AREA**

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL IN m²	ACTUAL FLOOR AREA IN m²	EXEMPTED AREA STAIR+LIFT LOBBY	NET FLOOR AREA IN m²
GROUND	133.282		133.282	(10.89+1.84)	120.552
FIRST	133.282	1.840	131.442	(10.89+1.84)	118.712
SECOND	133.282	1.840	131.442	(10.89+1.84)	118.712
THIRD	133.282	1.840	131.442	(10.89+1.84)	118.712
TOTAL	533.128	5.520	527.608	50.92	476.688

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP.AREA in m²	No of Tenement	No of Car Required
A0	28.002	1.1715	32.805	1	1
C0	26.919	1.1715	31.537	1	
A1, A2	58.866	1.1715	68.964	2	
B1	59.165	1.1715	69.314	1	
B2	32.215	1.1715	37.741	1	
C2	26.950	1.1715	31.573	1	
A3	49.567	1.1715	58.070	1	
B3	43.320	1.1715	50.751	1	
C3	25.144	1.1715	29.457	1	
MERCANTILE RETAIL(SHOP)	20.312 (CARPET)	--	23.346 (COVERED)		0

CALCULATION OF F.A.R	
1. EFFICTIVE LAND AREA IN SQ.M	266.019
2. TOTAL REQUIRED CAR PARKING	1
3. TOTAL COVERED CAR PARKING PROVIDED	1
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	25
5. ACTUAL CAR PARKING AREA PROVIDED IN m²	25.085
6. CAR PARKING AREA EXEMPTED IN m²	25
7. PERMISSIBLE F.A.R	1.75
8. PROPOSED F.A.R	1.698

CALCULATION OF OTHER AREAS	
9. STAIR HEAD ROOM AREA IN m²	13.509
10. OVER HEAD RESERVOIR AREA IN m²	4.545
11. AREA OF CUPBOARD IN m²	3.900
12. AREA OF LOFT IN m²	10.800
13. AREA OF LIFT MACHINE ROOM IN m²	6.339
14. AREA OF STAIR OF LIFT MACHINE ROOM IN m²	3.325
15. AREA OF SERVICE TOILET IN m²	2.715
16. AREA OF TREE COVER IN m²	5.00
17. COVERED AREA OF MERCANTILE RETAIL IN m²	23.346
18. CARPET AREA OF MERCANTILE RETAIL IN m²	20.312

SHEET NO. (2/2)

BUILDING PERMIT NUMBER :- 2022110251

SANCTON DATE:- 06/09/2022

VALID UPTO:- 05/09 /2027

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2022.09.06 16:01:53 +05'30'

DIGITAL SIGNATURE OF A.E/ BR.-XI

PLAN OF PROPOSED (G + THREE) STORIED RESIDENTIAL BUILDING U/S 393A OF THE KMC ACT. 1980 AND KMC BUILDING RULES 2009, AT PREMISES NO.- 24, NIRANJAN PALLY 'C' BLOCK, KOLKATA - 700070, P. S.- BANSDRONI, WARD NO.- 113, BOROUGH - XI, UNDER K.M.C.

NOT APPLICABLE

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