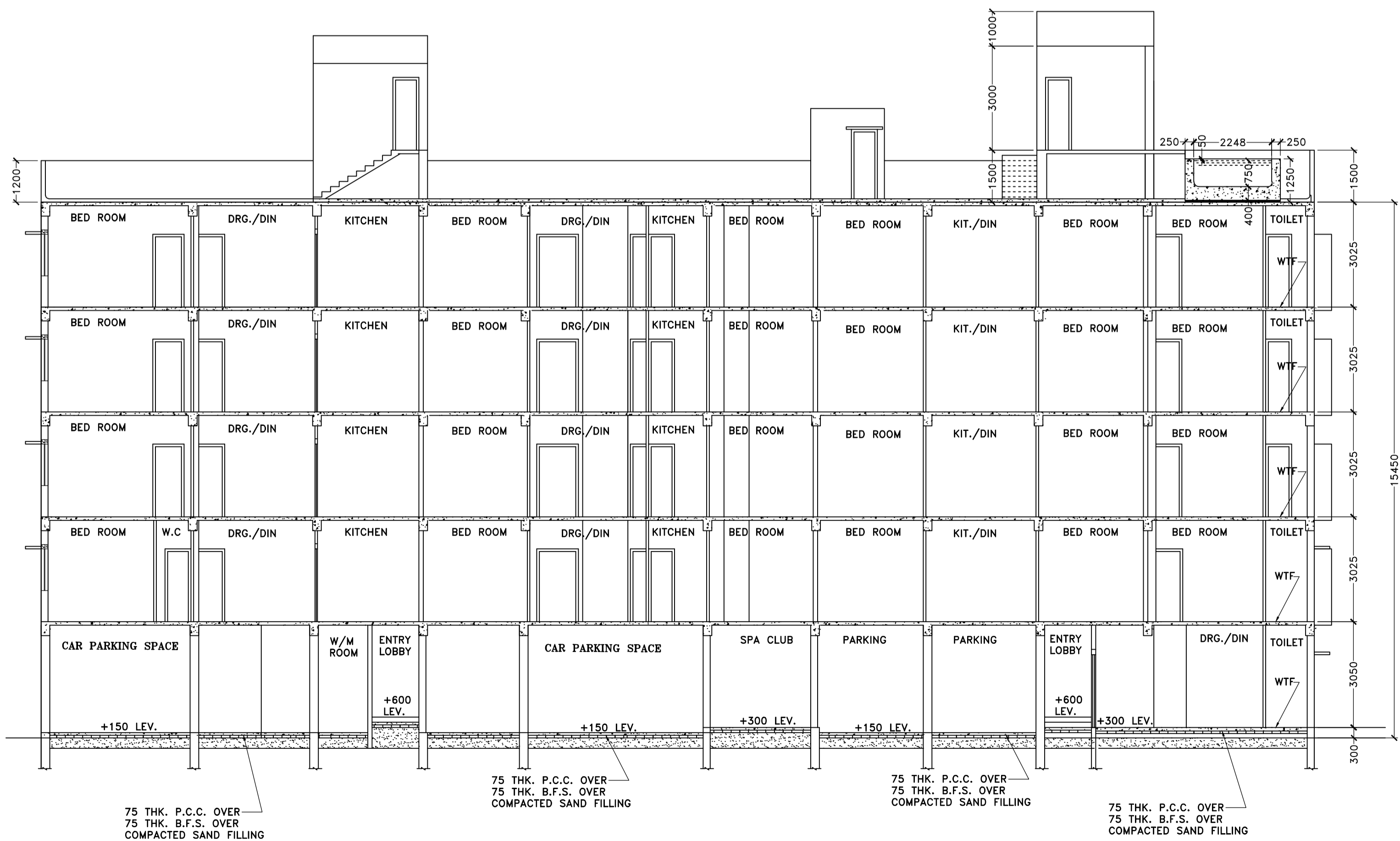


SIDE ELEVATION (SOUTHERN SIDE)
SCALE :- 1:100



SECTION B-B
SCALE :- 1:100

DECLARATION OF L.B.S.:-

I CERTIFY ON THE PLAN ITSELF 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 SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD IS CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

SRI ASHIS KUNDU (L.B.S. NO.-679/1)
NAME OF L.B.S.

DECLARATION OF GEO-TECHNICAL 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.

SRI KALLOL KR. GHOSHAL (G.T./II/14)
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF 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 SEISMIC AND WIND LOAD AS PER N.B.C. OF INDIA (LATEST EDITION) & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TEST HAS BEEN DONE BY SRI KALLOL KR. GHOSHAL OF "MAS", 4, GARFA MAIN ROAD, KOLKATA-075.

RECOMMENDATION OF SOIL INVESTIGATION REPORT IS CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

SRI ASHIS KUNDU (E.S.E. NO.-327/II)
NAME OF STRUCTURAL ENGINEER

OWNER'S DECLARATIONS:-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:-

I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)

K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL 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 IS IDENTIFIED BY ME.

THERE IS NO LEGAL CASE PENDING AGAINST THIS PLOT.

(1) SRI PAWAN KUMAR AGARWAL & (2) SMT. SHIKHA AGARWAL
NAME OF OWNER(S)

SCHEDULE OF DOORS & WINDOWS

DOORS			WINDOWS		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1200	2100	W1	1800	1200
D1	1000	2100	W2	1500	1200
D2	900	2100	W3	1200	1200
D3	750	2100	W4	600	750

NOTES & SPECIFICATION

- (a) ALL DIMENSIONS ARE IN MM.
- (b) ALL EXTERNAL WALLS ARE 200 MM THK. WITH CEMENT SAND MORTAR (1:5)
- (c) ALL INTERNAL WALLS ARE 125/75 MM THK. WITH CEMENT SAND MORTAR (1:4) WITH H.B. NETTING
- (d) 10 MM THK. CEILING PLASTER WITH CEMENT SAND MORTAR (1:4)
- (e) 15 MM THK. INTERIOR PLASTER WITH CEMENT SAND MORTAR (1:5)
- (f) 19 MM THK. EXTERIOR PLASTER WITH CEMENT SAND MORTAR (1:5)
- (g) THE DEPTH OF S.U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
- (h) GRADE OF STEEL : Fe415
- (i) GRADE OF CONCRETE : M20
- (j) OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. OF INDIA (LATEST EDITION)
- (k) ALL CLEAR COVER FOR FOUNDATION, COLUMN, BEAM & SLAB ETC. AND LAP LENGTH WILL BE FOLLOWED AS PER I.S. CODE (S.P.-34 & OTHER)

THIS PLAN PROPOSAL HAS BEEN SANCTIONED AS PER RESOLUTION OF MBC ITEM NO. 307 OF 2022 TO 2023, VIDE MEETING NO. 609, DT. 17.01.2023.

B.P. NO. : 2022010184

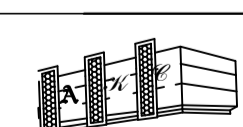
DATED : 03/03/2023

VALID UP TO : 02/03/2028

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

DIGITAL SIGNATURE OF
A.E.(C)/BLDG./BR.- I/K.M.C.

DIGITAL SIGNATURE OF
E.E.(C)/BLDG./BR.- I/K.M.C.



A.K. CONSULTANT

25B, MAHATMA GANDHI ROAD, KOLKATA-700 082.

98303 34675 / 82405 44997

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULES 2009 AT PREMISES NO.- 7, NANDA LAL BOSE LANE, IN WARD NO.-007, BOROUGH NO.-I, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA-700 003, P.S.-SHYAMPUR, P.O.-BAGBAZAR

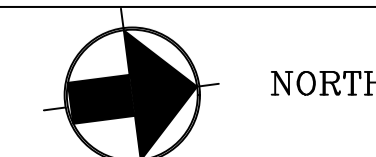
SCALE :-
1:100

OWNER'S NAME :
(1) SRI PAWAN KUMAR AGARWAL
(2) SMT. SHIKHA AGARWAL

DRAWN BY: SMT. INDRANI BOSE

CHECKED BY: MR. ASHIS KUNDU

SHEET NO-02



STATEMENT OF PLAN CASE NO. :- 2022010130

"A"

(01) ASSESSEE NO.- 110072300099

(02) DETAILS OF ALL DEED OF CONVEYANCE:- (TOTAL FOUR NOS.)

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
10013	I	38	418 TO 445	03.08.2011	A.R.A-II KOLKATA (WEST BENGAL)
190200795	I	1902-2018	27197 TO 27238	12.03.2018	A.R.A-II KOLKATA (WEST BENGAL)
190200794	I	1902-2018	26749 TO 26790	12.03.2018	A.R.A-II KOLKATA (WEST BENGAL)
190204254	I	1902-2018	150156 TO 150201	12.03.2018	A.R.A-II KOLKATA (WEST BENGAL)

(03) DETAILS OF BOUNDARY DECLARATION:-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
190204752	I	1902-2021	239264 TO 239282	07.12.2021	A.R.A-II KOLKATA (WEST BENGAL)

(04) DETAILS OF ALL DEED OF GIFT TO K.M.C.:- (TOTAL THREE NOS.)

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
190107316	I	1901-2022	334872 TO 334887	19.08.2022	A.R.A-I KOLKATA (WEST BENGAL)
(NORTHERN & SOUTHERN SIDE GIFT FOR WIDENING OF ROAD)-AREA=8.981 SQ.M.& 25.378 SQ.M.					
190107314	I	1901-2022	334888 TO 334900	19.08.2022	A.R.A-I KOLKATA (WEST BENGAL)
(EASTERN SIDE GIFT FOR ADDITIONAL HEIGHT) - AREA =36.099					
190107315	I	1901-2022	334901 TO 334913	19.08.2022	A.R.A-I KOLKATA (WEST BENGAL)
(SOUTH-EAST CORNER GIFT FOR SPLAYED CORNER) - AREA =2.850					

(05) DETAILS OF NON-EVICTION OF TENANT:-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
190204204	I	1902-2022	177335 TO 177348	07.05.2022	A.R.A-II KOLKATA (WEST BENGAL)

"B"

(01) LAND AREA :-
(a) AS PER DEED = 834.448 SQ.M. (12K-07 CH.-27 SQ.FT.)
(b) AS PER BOUNDARY DECLARATION = 834.448 SQ.M.

(02) ROAD WIDTH :-
(a) 5029 MM (MIN.) - FRONT
(b) 914 MM (MIN.) - NORTHERN SIDE
(c) 1067 MM (MIN.) - SOUTHERN SIDE

(03) GROUND COVERAGE:-
(a) PERMISSIBLE = 50% (417.224 SQ.M.)
(b) PROPOSED = 47.556% (396.828 SQ.M.)

(04) F.A.R.:-
(a) PERMISSIBLE = [1.75 + 10%] = 1.925
(EXTRA 10% FOR GREEN BUILDING)
(b) PROPOSED = 1.918 [1750.076-150] / 834.448

(05) TOTAL COVERED AREA:-
(EXCL. EXEMP. AREA & CAR PARKING FACILITY)
(a) PROPOSED = (1750.076-150) = 1600.076 SQ.M.

(06) TOTAL EXEMPTED AREA:-
(a) FOR STAIR = (68.850+68.850 SQ.M.) = 137.700 SQ.M.
(b) LIFT LOBBY = (14.476+14.476 SQ.M.) = 28.952 SQ.M.
TOTAL = 166.652 SQ.M.

(07) SIZE OF TENEMENTS:-
(a) <50 SQ.M. = 4 NOS.
(b) >50 SQ.M. & <75 SQ.M. = 17 NOS. [TOTAL NO. OF TENEMENTS = 25 NOS.]
(c) >75 SQ.M. & <100 SQ.M. = 4 NOS.

(08) AREA OF GYMKHANA & SPA CLUB:
(a) COVERED AREA = 29.833 SQ.M.
(b) CARPET AREA = 23.563 SQ.M.

(09) CAR PARKING AREA = 212.812 SQ.M.

(10) NOS. OF CAR PARKING:-
(a) REQUIRED = 6 NOS.
(b) PROPOSED = 13 NOS. (COVERED) + 3 NOS. (OPEN)

(11) OVER HEAD WATER TANK AREA = (12.825+12.540) = 25.365 SQ.M.

(12) STAIR COVERED AREA = (17.507+16.995)=34.502 SQ.M.

(13) LIFT MACHINE ROOM AREA = (7.590+7.594)= 15.184 SQ.M.

(14) STAIR LEADING TO L.M ROOM =(4.252+3.200)=7.452 SQ.M.

(15) TREE COVERED AREA:
(a) PERMISSIBLE = 39.985 (4.792%)
(b) PROPOSED = 56.473 SQ.M. (6.768%)

(16) SWIMMING POOL AREA = 26.123 SQ.M. (WITH DECK)

(17) DEPTH OF THE BUILDING = 36.725 M

(18) HEIGHT OF THE BUILDING = 15.450 M (G+IV)