

SITE PLAN. (SCALE = 1 : 600)

CO-ORDINATES IN WGS-84 SYSTEM AND SITE ELEVATION FROM A.M.S.L. OF PROPOSED PREMISES

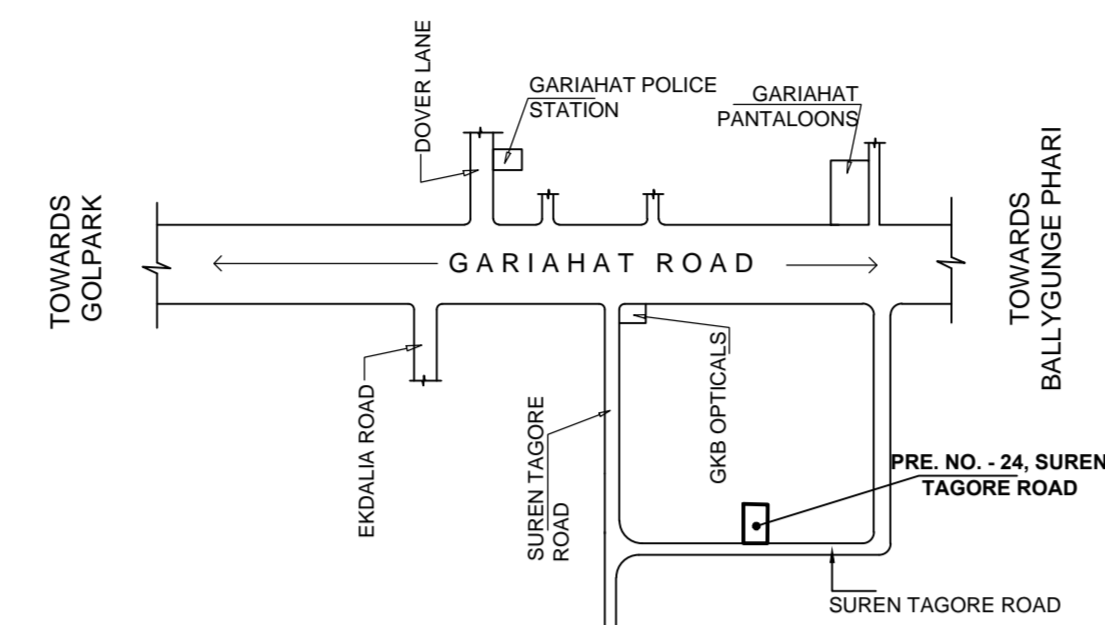
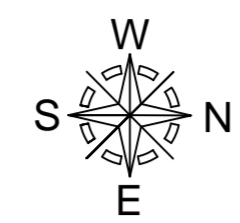
POINT	CO-ORDINATES	SITE ELEVATION FROM A.M.S.L.	
	LATITUDE	LONGITUDE	
A	22°31'19.09" N	88°21'57.02" E	10 M.
B	22°31'18.78" N	88°21'56.96" E	10 M.
C	22°31'18.83" N	88°21'56.18" E	10 M.
D	22°31'19.18" N	88°21'56.25" E	10 M.

Permissible height from AMSL in reference to CCZM issued by AAI is 43 Metres.

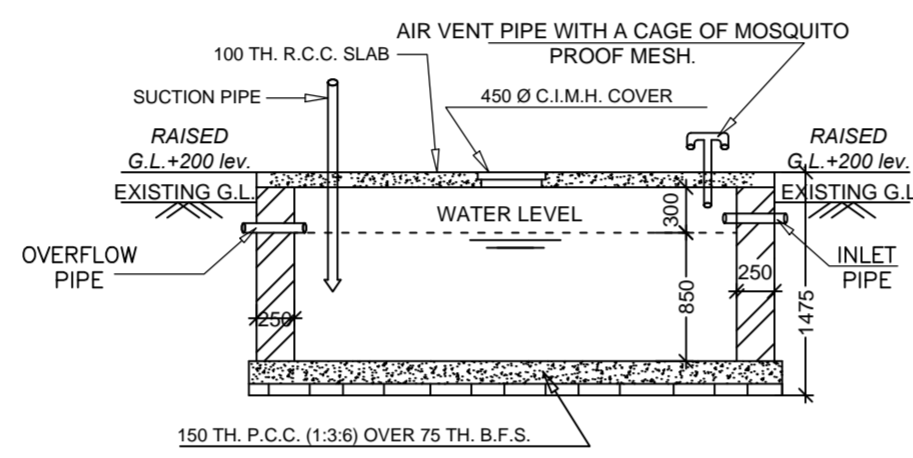
TENANTS' DETAILS	ACTUAL TENEMENT AREA
T1 RAHUL JHA (RESIDENTIAL)	35.964 Sqm.

SCHEDULE OF DOORS AND WINDOWS

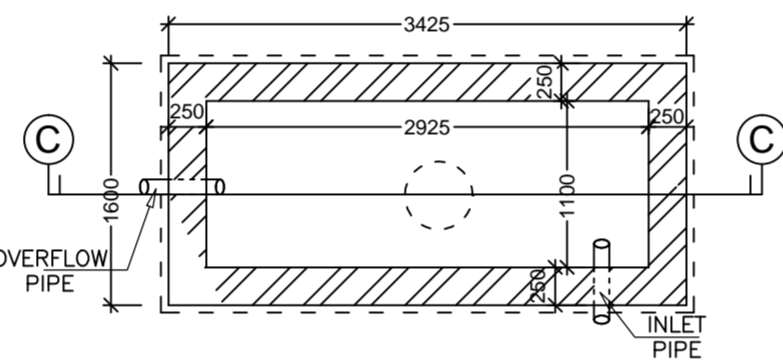
D	1200 x 2100	W1	1800 x 1650
D1	1050 x 2100	W2	1500 x 1650
D2	900 x 2100	W2*	1500 x 1050
D3	850 x 2100	W3	1200 x 1200
D4	700 x 2100	W4	1425 x 1800
		W5	900 x 1050
		W6	600 x 600



LOCATION PLAN. (SCALE = 1 : 4000)



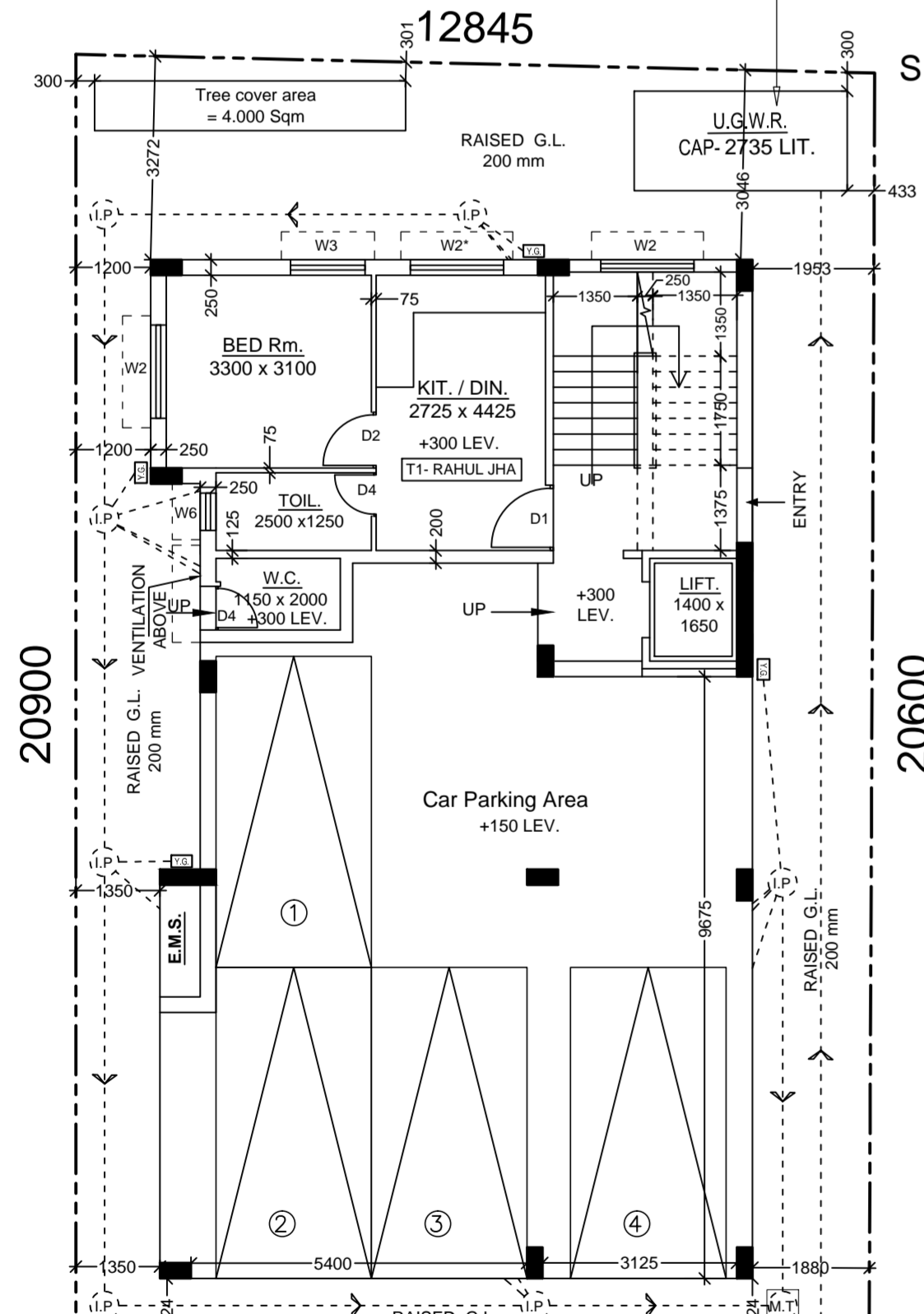
SECTION - C - C (SCALE: 1:50)



UNDERGROUND WATER RESERVOIR CAPACITY = 12750 LIT. (SCALE: 1:50)

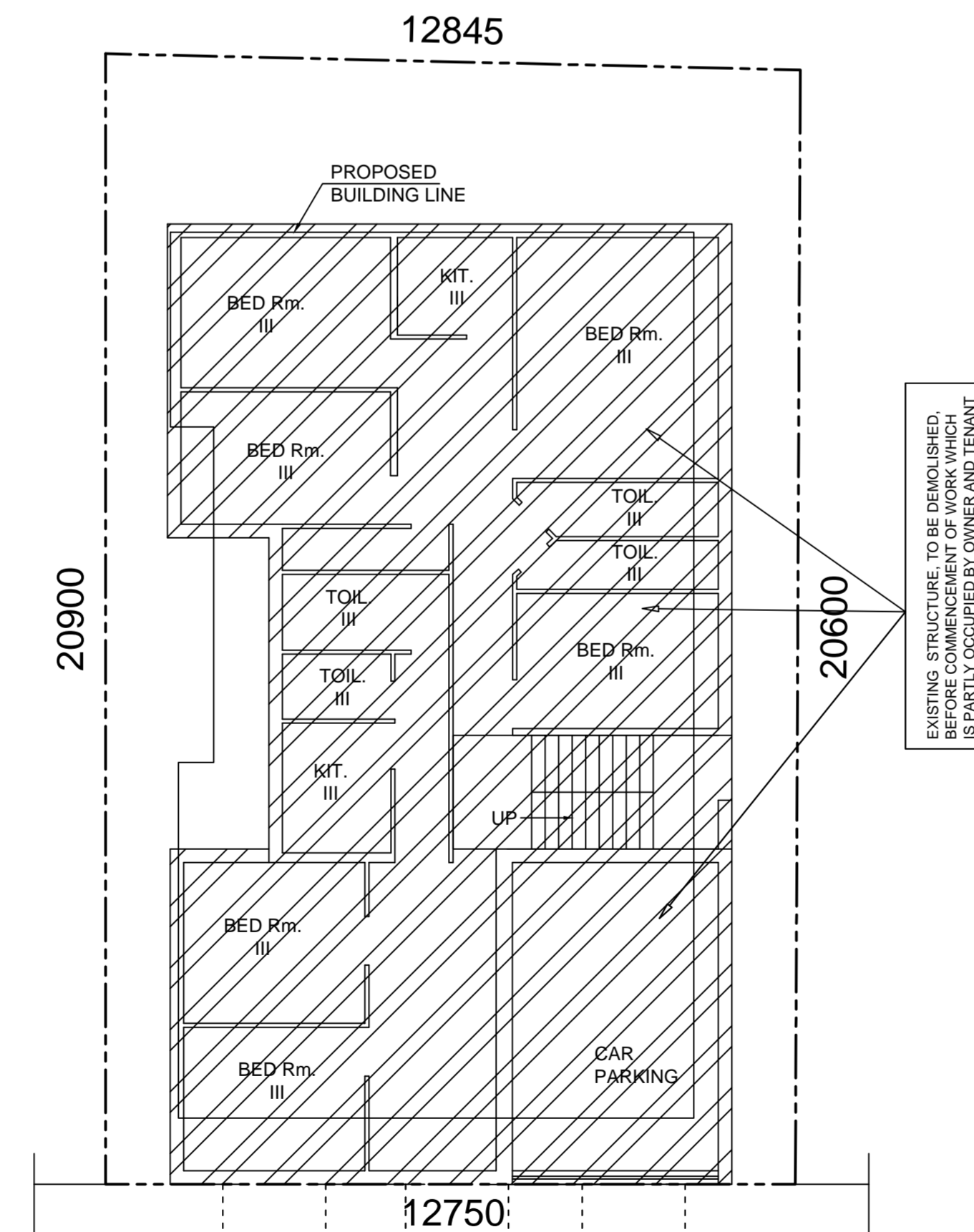
ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN THE TIME OF CONSTRUCTION OF U.G.W.R. THE DEPTH OF U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBOURING COLUMN OF THE BUILDING.

PERMISSIBLE TREE COVER AREA
601.684 X 15% X 265.515 / 6000 = 3.994 Sqm.



PROPOSED GROUND FLOOR PLAN

(SCALE = 1 : 100)



THREE STORIED EXISTING STRUCTURE PLAN.

(SCALE = 1 : 100)

9.144 M. (30'-0") WIDESUREN TAGORE ROAD
AS PER SOR VIDE CH. V. & S. ID NO - 1114 /2023 -2024
dt.-03 / 02 / 2024

9.144 M. (30'-0") WIDESUREN TAGORE ROAD
AS PER SOR VIDE CH. V. & S. ID NO - 1114 /2023 -2024
dt.-03 / 02 / 2024

STATEMENT OF PROPOSAL

PART - A

- ASSESS NO. : 11-068-24-0024-9
- NAME OF THE OWNER :**
M/S. DEEPAJ CONSTRUCTION PRIVATE LIMITED.
SMT. RAMA CHATTERJEE, SMT. CHANDANA CHATTERJEE,
SMT. ANJANA CHATTERJEE AND SMT. RAJANA CHATTOPADHYAY
- DETAILS OF REGD. TITLE DEED**
Book NO.- I, Vol. No. - 1603 - 2023 ,Pages : 500931 To 500956,Being No. - 160318181, Year : 2023, DATE:- 29 / 11 / 2023 , D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL
Book NO.- I, Vol. No. - 1603 - 2023 ,Pages : 501509 To 501530, Being No. - 160318180, Year : 2023, DATE:- 29 / 11 / 2023 , D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL
Book NO.- I, Vol. No. - 45 ,Pages : 7 To 16, Being No. - 2094, Year : 1939, DATE:- 27 / 11 / 1939 , S.R. - SEALDAH, WEST BENGAL
Book NO.- I, Vol. No. - 28 ,Pages : 227 To 239, Being No. - 1253, Year : 1963, DATE:- 22 / 05 / 1963 , S.R. - SEALDAH SOUTH 24 PARGANAS, WEST BENGAL
- DETAILS OF REGD. BOUNDARY DECLARATION**
Book NO.- I, Vol. No. - 1603 - 2023 ,Pages : 553330 To 553340, Being No. - 160320042, Year : 2023, DATE:- 26 / 12 / 2023 , D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL
- DETAILS OF REGD. POWER OF ATTORNEY**
Book NO.- I, Vol. No. - 1603 - 2023 ,Pages : 500916 To 500930, Being No. - 160318183, Year : 2023, DATE:- 29 / 11 / 2023 , D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL
- DETAILS OF REGD. UNDERTAKING FOR TENANTS**
Book NO.- I, Vol. No. - 1603 - 2023 ,Pages : 552703 To 552712, Being No. - 160320041, Year : 2023, DATE:- 26 / 12 / 2023 , D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL

PART - B

- AREA OF LAND :**
As per Title deed, ASSESSMENT BOOK : 3K- 15CH - 24 SQFT = 265.608 Sqm
As per Boundary Declaration : 3K- 15CH - 23 SQFT = 265.515 Sqm
- NET AREA OF LAND = 265.515 Sqm.**
- PERMISSIBLE GROUND COVERAGE = 57.816% = 153.510 Sqm.**
- PROPOSED GROUND COVERAGE = 57.429% = 152.482 Sqm.**
- PROPOSED AREA :**

	TOTAL FLOOR AREA	CUTOUT	Covered Area (Excluding Stair void & Lift Duct)	EXEMPTED AREA (Excl. Stair Void) Lift Lobby	Net Floor Area (Excluding Stair, Lift Duct & Lobby)		
Ground Floor	152.482 Sqm.	—	152.482 Sqm.	12.690 Sqm.	2.351 Sqm.	137.441 Sqm.	
First Floor	152.482 Sqm.	0.438 Sqm.	2.310 Sqm.	149.734 Sqm.	12.690 Sqm.	2.351 Sqm.	134.693 Sqm.
Second Floor	152.482 Sqm.	0.438 Sqm.	2.310 Sqm.	149.734 Sqm.	12.690 Sqm.	2.351 Sqm.	134.693 Sqm.
Third Floor	152.482 Sqm.	0.438 Sqm.	2.310 Sqm.	149.734 Sqm.	12.690 Sqm.	2.351 Sqm.	134.693 Sqm.
Total	609.928 Sqm.	1.314 Sqm.	6.930 Sqm.	601.684 Sqm.	50.760 Sqm.	9.404 Sqm.	541.520 Sqm.

TOTAL EXEMPTED AREA = (50.760 + 9.404) = 60.164 Sqm.
- PARKING CALCULATION :**

A. Individual Tenement	Prop. Area To be Added	Actual Tenement	Tenement Nos.	Category	Required Parking
T1 - 30.209 Sqm.	5.755	35.964 Sqm.	1	Below 50 Sqm.	—
2 - 131.842 Sqm.	25.116	156.958 Sqm.	2	Above 100 Sqm.	2 Nos.
3 - 29.765 Sqm.	5.671	35.436 Sqm.	1	Below 50 Sqm.	—
4 - 102.077 Sqm.	19.446	121.523 Sqm.	1	Above 100 Sqm.	1 Nos.
Total Required Parking = 3 Nos.					

B) NOS. OF PARKING REQUIRED = 3 Nos.
NOS. OF PARKING PROVIDED = 4 Nos.
C) Permissible area for parking : (a) GROUND FLOOR = 3 Nos. x 25 Sqm. = 75.00 Sqm.
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 94.846 Sqm.
7. PERMISSIBLE F. A. R. = 2.25
8. PROPOSED F. A. R. = (541.520 - 75) / 265.515 = 1.757

- TOTAL CUP-BOARD & ALCOVE AREA = (11.662+1.626) SQM. = 13.288 SQM. (2.958%)
- STAIR HEAD ROOM AREA = 19.521 Sqm.
- OVER HEAD TANK AREA = 7.073 Sqm.
- AREA OF TOP COVER OF M/C RM LESS LIFT = 3.594 Sqm.
- TOTAL ADDITIONAL FLOOR AREA FOR FEES (cupboard,alcove, stair head rm.cover of Lift) = 36.403 Sqm.
- HEIGHT OF THE BUILDING = 12.400 m.
- RELAXATION OF AUTHORITY = U/R 76 (i) OF KMC BUILDING RULE 2009
- PERMISSIBLE TREE COVER AREA = 601.684 X 15% X 265.515 / 6000 = 3.994 Sqm.
- PROPOSED TREE COVER AREA = 4.000 Sqm.

SPECIFICATION

- ALL DIMENSIONS ARE IN MM.
- THE HEIGHT OF THE BUILDING IS 12.400 m.
- THE BUILDING IS R.C.C. FRAME STRUCTURE.
- ALL OUTER WALL ARE 200/250 mm. THICK.
- ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
- GRADE OF CONCRETE IS M25.
- GRADE OF STEEL IS Fe - 500.
- 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
- 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTAR.
- HEIGHT OF PARAPET WALL IS 1200 mm.

DECLARATION OF OWNER

WE 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 MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS PARTLY OCCUPIED BY OWNERS & TENANTS.
7. DURING INSPECTION PLOT WAS IDENTIFIED BY US.

M.S. DEEPAJ CONSTRUCTION PVT LTD.
REPRESENTED BY ITS ONE OF THE DIRECTORS
SMT. JAYATI PAUL BEING THE SELF AND
CONSTITUTED ATTORNEY ON BEHALF OF SMT.
RAMA CHATTERJEE, SMT. CHANDANA CHATTERJEE
AND SMT. ANJANA CHATTERJEE AND
SMT. RAJANA CHATTOPADHYAY

NAME OF OWNERS / APPLICANT

DECLARATION OF L.B.S.

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 & THAT THE SITE CONDITION INCLUDING THE ADJUTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS PARTLY OCCUPIED BY OWNERS & TENANTS.

MADHAB CH. PAUL.
[L.B.S. No. - 526 (Class - I)]
NAME OF L.B.S.

DECLARATION OF E.S.E

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE 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.
SOIL TESTING WILL BE DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 16/1) OF J. B. ASSOCIATES, OF (ADDRESS) 1418, NAYABAD, PANCHASAYER, KOLKATA - 700094 AFTER DEMOLITION OF EXISTING STRUCTURE. THE RECOMMENDATIONS OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL.
E.S.E. NO. - 229 / II.
NAME OF E.S.E.

DECLARATION OF G.T.E

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS TOTALLY COVERED BY EXISTING STRUCTURE SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION. IT IS UNDERTAKEN THAT THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

DR. S. K. CHAKRABORTY.
K.M.C. G.T.E. NO. - 16 (Class - I)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED G+III STORIED (Height of the Building is 12.400 m.) RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 & K.M.C. Building Rules 2009, AT PRE. No. - 24, SUREN TAGORE ROAD, KOLKATA - 700019, P.S. - GARIAHAT, P.O. - BALLYGUNGE, WARD NO. - 68, BOROUGH - VIII.

*** DETAILS OF ARCHITECTURAL DRAWING ***

DRAWN BY KEYA	*Checked By* M.C. Paul	*ARCHITECTS & ENGINEERS* Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Surendra Sankar Road, Kolkata - 700 014, E-mail - dppol@yahoo.com
Date 05.12.2023		

BUILDING PERMIT NUMBER: 2023080127

VALID UP TO: 22-02-2029 DATE: 23-02-2024

DIGITAL SIGNATURE OF A.E