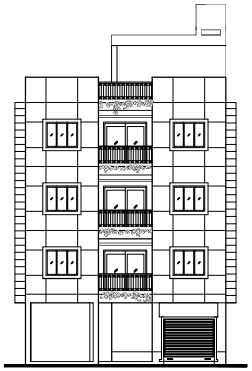
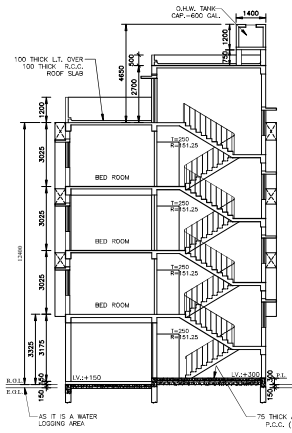


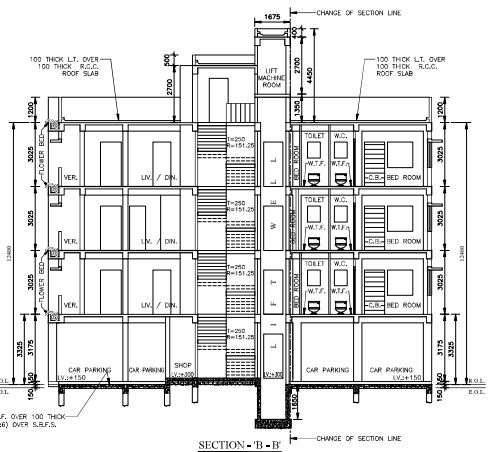
FRONT SIDE ELEVATION

SCALE – 1:100



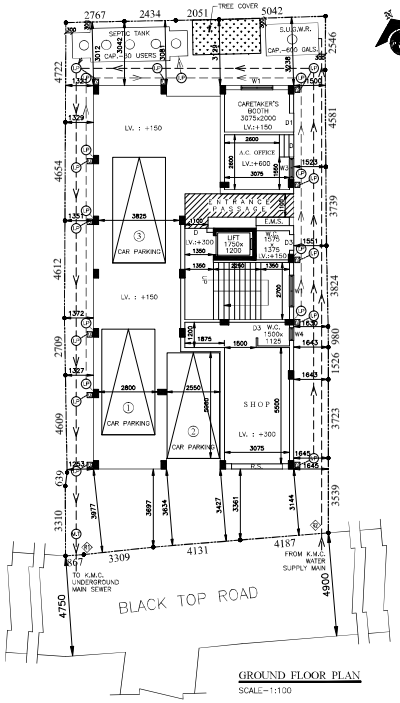
SECTION - 'A - A'

SCALE – 1:100



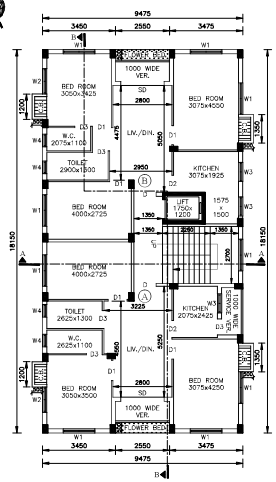
SECTION - 'B - B'

SCALE – 1:100



GROUND FLOOR PLAN

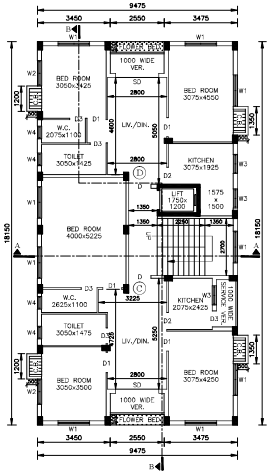
SCALE – 1:100



TYPICAL FLOOR PLAN

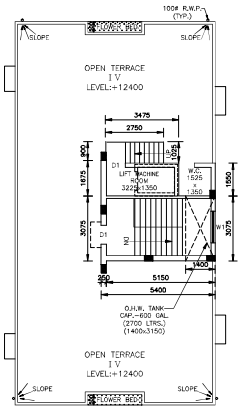
(1ST & 3RD FLOOR)

SCALE – 1:100



2ND FLOOR PLAN

SCALE – 1:100



ROOF PLAN

SCALE – 1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 31-112-09-0495-8
02. NAME OF OWNER : SMT. MALABIKA BAGCHI
03. NAME OF APPLICANT : SRI ATANU CHAKRABORTY PROPRIETOR OF M/S. AMBIENTE CONSTRUCTION AS C.A. OF SMT. MALABIKA BAGCHI
04. DETAILS OF REGISTERED DEED :
    BOOK No. : I VOL. No. : 126 PAGE No. : 273 – 287
    BEING No. : 02025 DATE : 21.05.2004 PLACE : A.D.S.R, 24 PGS.(S)
05. DETAILS OF REGISTERED POWER OF ATTORNEY :
    BOOK No. : I VOL. No.:1603–2023 PAGE No.: 487849–487864
    BEING No.:160316623 DATE : 22.11.2023 PLACE:D.S.R III, 24 PGS.(S)
06. DETAILS OF REGISTERED BOUNDARY DECLARATION :
    BOOK No. : I VOL. No.:1630–2023 PAGE No.: 104917–104927
    BEING No.:163003700 DATE : 07.12.2023 PLACE:D.S.R. V, 24 PGS.(S)
07. DETAILS OF B.L.L.R.O. CONVERSION :
    MEMO No.- 17/456/BL&LRO/KOL, DATED-03.03.2023
08. No. OF STOREY – G+III
09. No. OF TENEMENTS = 6 Nos.
10. SIZE OF TENEMENTS : 75–100 SQM=5 Nos. & ABOVE 100 SQM=1 No.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1050	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	800	2100	W3	900	1200
D3	750	2100	W4	600	750
SD	2050	2100			

SPECIFICATIONS

1. ALL GRADE OF CONCRETE – M20.
2. ALL GRADE OF STEEL – Fe 500
3. ALL OUTER WALL – 200 MM THICK 1:6 MORTAR.
4. ALL INTERNAL WALL–75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER – 12 MM THICK WITH 1:4 MORTAR.
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
7. ALL OTHER MATERIALS USED AS PER IS CODE :
   a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W. RESERVOIR MAINLY.
   b) ALL DIMENSIONS ARE IN MM.
8. DEPTH OF S.U.G.R. AND S.T. DOES NOT EXCEED THE DEPTH OF NEARBY FOUNDATONS.

CERTIFICATE OF GEO-TECH. 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 AND STABLE IN ALL RESPECT FROM GEO–TECHNICAL POINT OF VIEW.

KALLOL KR. GHOSHAL
G.T. - CLASS - I / 49

NAME OF GEO-TECH. ENGINEER

DECLARATION OF L.B.S.

I CERTIFIED THAT ON THE PLAN WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. RULE 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE SITE PLAN & KEY PLAN CONFORM WITH SITE. THE PLOT IS BOUNDED BY THE BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREE WITH THE REGISTERED BOUNDARY DECLARATION. THE WIDTH OF ROAD 4.750 M HAS BEEN MEASURED AND VERIFIED BY ME.

MANAS GHOSH DASTIDAR
L.B.S. - CLASS - I / 1024

NAME OF L.B.S.

DECLARATION OF OWNERS

1. I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, 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 STRUCTURES.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.

SRI ATANU CHAKRABORTY
PROPRIETOR OF M/S. AMBIENTE CONSTRUCTION
AS CONSTITUTED ATTORNEY OF
SMT. MALABIKA BAGCHI

NAME OF OWNERS

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
R1	22°28'02" NORTH	88°21'54" EAST	5.75 M
R2	22°28'33" NORTH	88°23'17" EAST	5.75 M

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 : 33.0 M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI ATANU CHAKRABORTY
PROPRIETOR OF M/S. AMBIENTE CONSTRUCTION
AS CONSTITUTED ATTORNEY OF
SMT. MALABIKA BAGCHI

NAME OF OWNER(S) / APPLICANT(S)

MANAS GHOSH DASTIDAR
L.B.S. - CLASS - I / 1024

NAME OF L.B.S.

PART-B:

01. AREA OF LAND :
    AS PER TITLE DEED (05 K – 00 CH – 00 SFT) = 334.448 SQM
02. AS PER PHYSICAL MEASUREMENT=(04K–09CH–23.04SFT)=307.324 SQM
03. AREA OF SPLAY CORNER = NA
04. AREA OF STRIP = NA
05. NET LAND AREA = 307.324 SQM
06. (I) PERMISSIBLE GROUND COVERAGE (56.42%) = 173.400 SQM
    (II) PROPOSED GROUND COVERAGE (55.13%) = 169.421 SQM
07. PROPOSED HEIGHT = 12.400 M
08. DEPTH OF BUILDING = 18.150 M
09. FRONTAGE OF PLOT = (0.867+3.309+4.131+4.187) = 12.494 M
10. No. OF TREE = 10 Nos. & TREE COVER AREA= 5.275 SQM (1.72%)
11. AREA OF EXISTING STRUCTURES = 88.899 SQM

12 PROPOSED AREA

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT		NET COVERED AREA (SQM)	EXEMPTED AREA		NET FLOOR AREA (SQM)
		STAIR WELL (SQM)	LIFT WELL (SQM)		STAIR & STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	
GROUND FLOOR	169.421	–	0.000	169.421	13.365	1.755	154.301
1ST FLOOR	169.421	–	2.100	167.321	13.365	1.755	152.201
2ND FLOOR	169.421	–	2.100	167.321	13.365	1.755	152.201
3RD FLOOR	169.421	–	2.100	167.321	13.365	1.755	152.201
TOTAL	677.684	-	6.300	671.384	53.460	7.020	610.904

13 TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (No.)
A	74.573	14.844	89.417	2	3
B	76.020	15.132	91.152	2	
C	86.105	17.139	103.244	1	
D	64.487	12.836	77.323	1	

13 (B) MERCANTILE RETAIL :
(I) SHOP BUILT–UP AREA = 27.111 SQM
(II) SHOP CARPET AREA = 23.306 SQM (REQUIRED CAR PARKING=NA)
(C) BUSINESS :
(I) OFFICE BUILT–UP AREA = 9.947 SQM
(II) OFFICE CARPET AREA = 8.205 SQM (REQUIRED CAR PARKING=NA)

14. TOTAL REQUIRED CAR PARKING = 3 Nos.
15. TOTAL PROVIDED CAR PARKING = 3 Nos.
16. PERMISSIBLE AREA FOR PARKING = 75.000 SQM
17. PROVIDED AREA OF PARKING = 92.624 SQM
18. PERMISSIBLE F.A.R = 1.75
19. PROPOSED F.A.R = (610.904 – 75.000) / 307.324 = 1.744 < 1.75
20. OVER HEAD TANK AREA = 4.305 SQM
21. STAIR HEAD ROOM AREA = 16.649 SQM
22. LIFT MACHINE ROOM AREA = 5.727 SQM
23. LIFT MACHINE ROOM STAIR AREA = 2.813 SQM
24. SERVICE W.C. AREA AT ROOF = 2.674 SQM
25. TERRACE AREA = 169.421 SQM
26. AREA OF CUPBOARD = (2.550 SQM x 3 Nos.) = 7.650 SQM
27. ADDITIONAL AREA FOR FEES = (16.649+5.727+2.813+2.674+7.650) = 35.513 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY MR. KALLOL KUMAR GHOSHAL OF M/S. MAA, 4, GARIA MAIN ROAD, KOLKATA–700075. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

KALLOL KR. GHOSHAL
E.S.E. - CLASS - I / 261

NAME OF STRUCTURAL ENGINEER

PROJECT :

PROPOSED G + I I I STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.4 M (U/S - 393 A OF K.M.C. ACT 1980 & ALSO BUILDING RULE 2009) AT **PREMISES No. - 495, HARI SAVA MATH, WARD No. - 112, BOROUGH - XI, KOLKATA-700084, UNDER P. S. - REGENT PARK.**
R. S. & L. R. DAG No. - 129, R. S. KHATIAN No. - 340 & 341, L. R. KHATIAN No. - 1214, J. L. No. - 047,
MOUZA - RAINAGAR.

GROUND, 1ST, 2ND & 3RD FLOOR PLANS, ROOF PLAN, SECTION–AA & BB, FRONT SIDE ELEVATION.

PLAN CASE No. - 2023110410

BUILDING PERMIT No. - 2023110380

SANCTION DATE - 09.02.2024

VALID UPTO - 08.02.2029

MODHU SUDAN HALDER — Digitally signed by MODHU SUDAN HALDER Date: 2024.02.09 16:00:15 +05'30'

SUBHASISH DAS — Digitally signed by SUBHASISH DAS Date: 2024.02.09 17:08:46 +05'30'

DIGITAL SIGNATURE OF A.E. | DIGITAL SIGNATURE OF E.E.