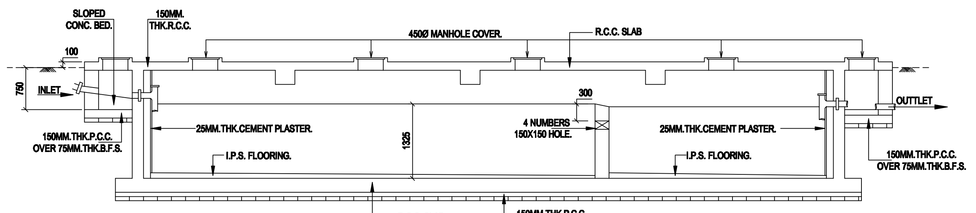
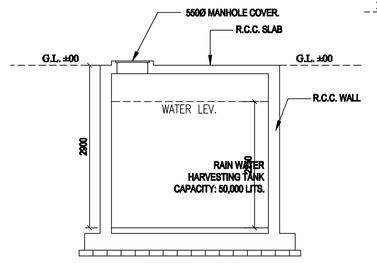
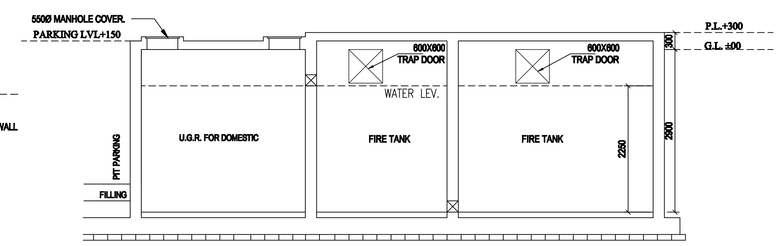


SECTION THRROUGH - YY'
(SCALE = 1 : 50)



SECTION= E-E



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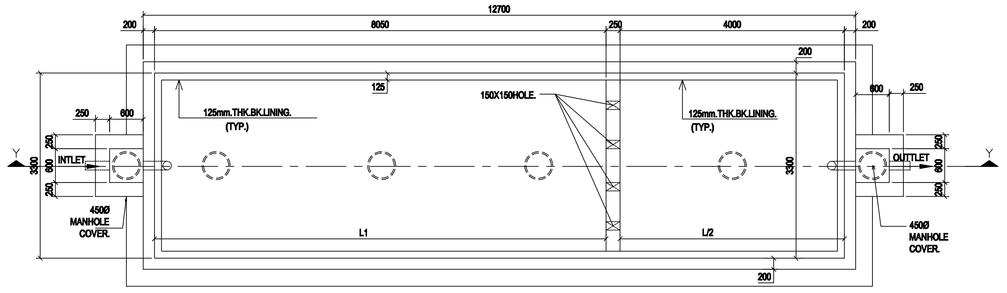
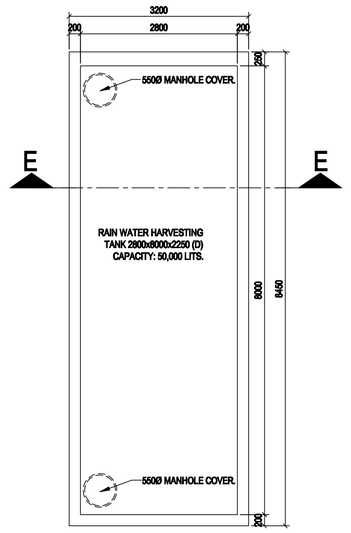
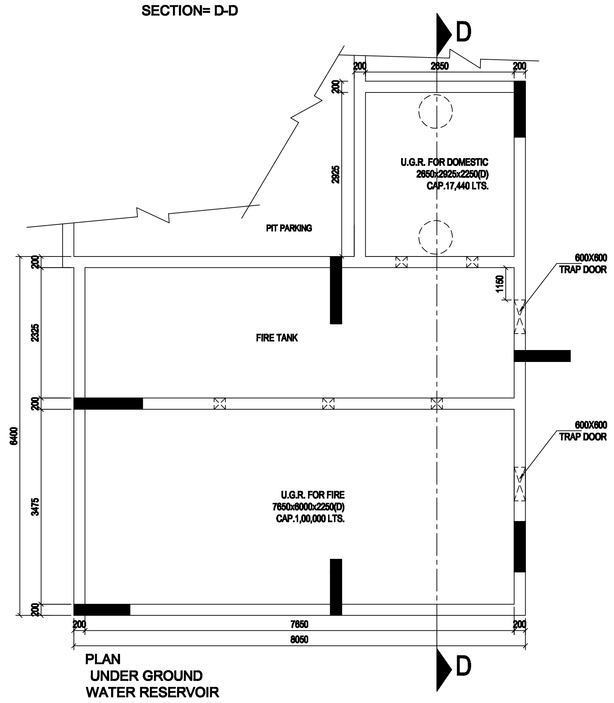


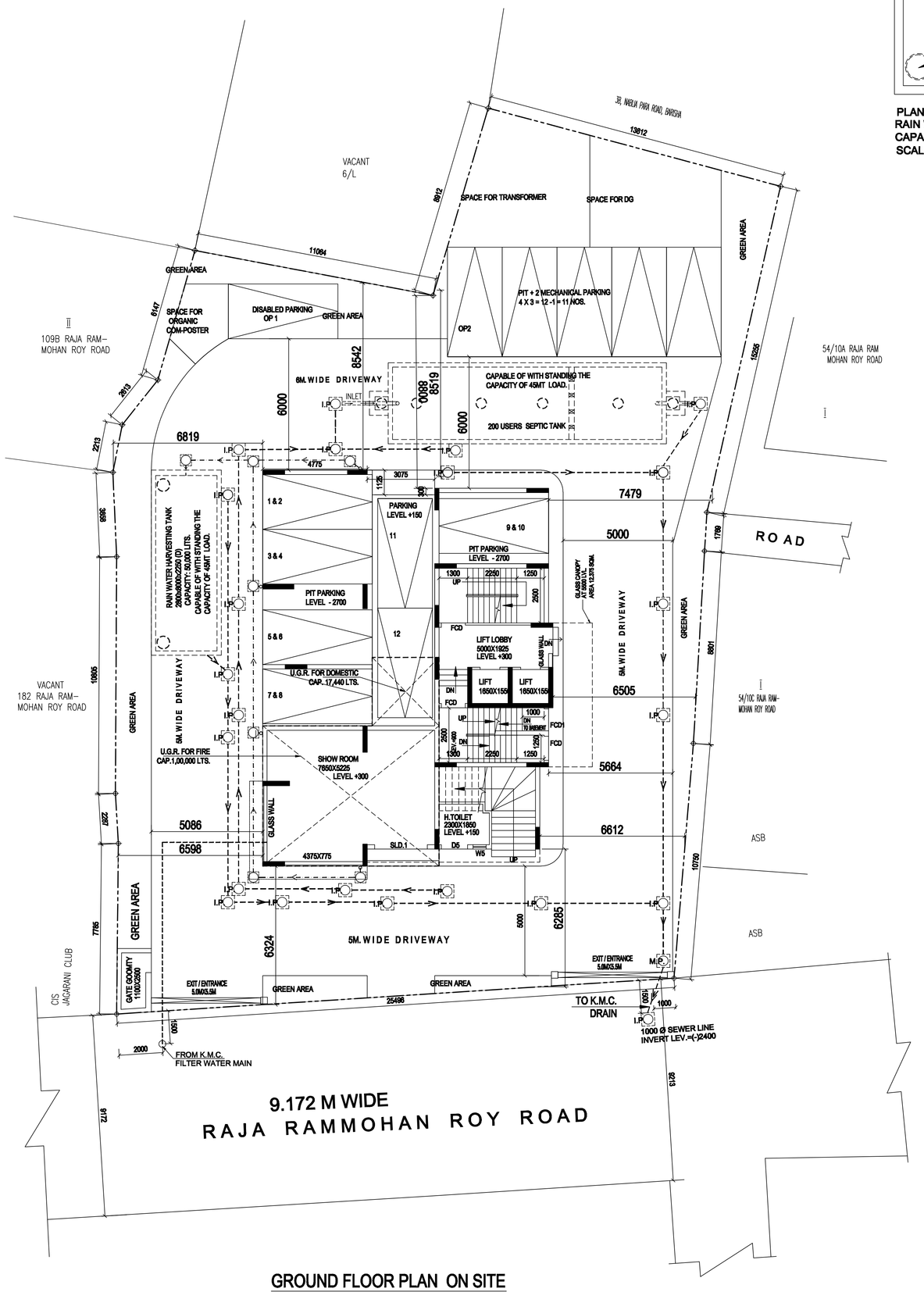
DETAILS OF SEPTIC TANK
(CAPACITY FOR 200 USERS)
SCALE = 1 : 50



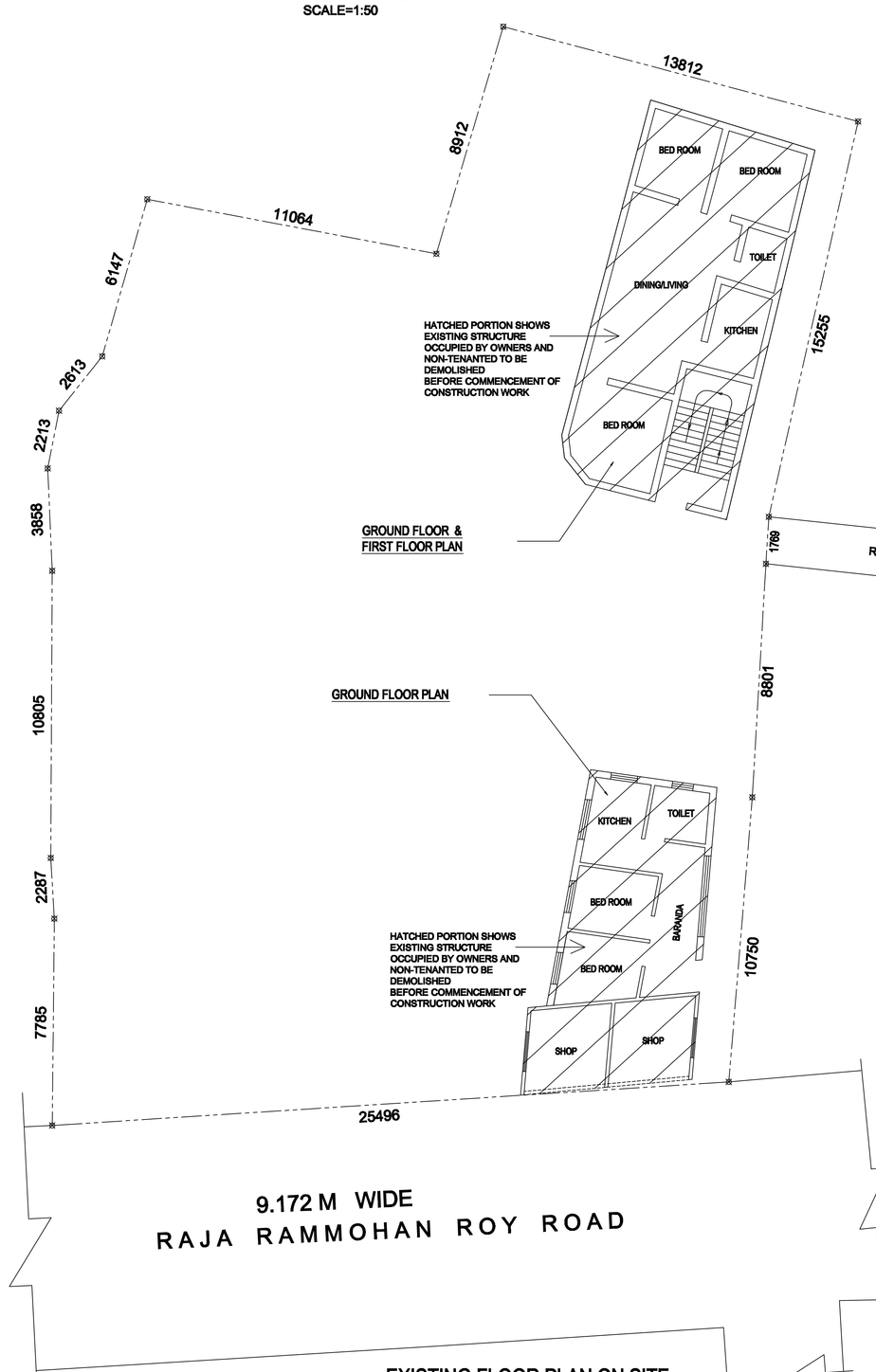
PLAN
RAIN WATER HARVESTING TANK
CAPACITY: 50,000 LITS.
SCALE=1:50



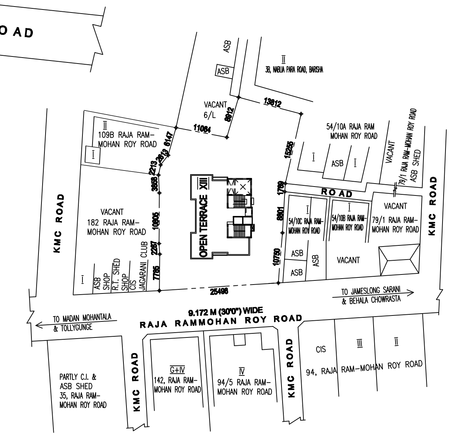
PLAN
UNDER GROUND
WATER RESERVOIR
SCALE=1:50



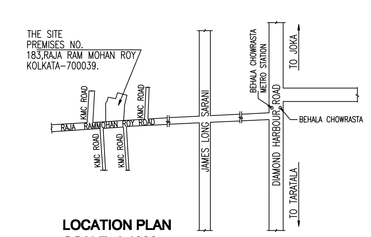
GROUND FLOOR PLAN ON SITE



EXISTING FLOOR PLAN ON SITE



SITE PLAN
SCALE=1:600



LOCATION PLAN
SCALE=1:4000

1. ASSESSEE NO = 411231601823

2 DETAILS OF DEED

	BOOK NO	VOLUME NO	PAGES	BEING	YEAR	OFFICE
i)	I	40	117-121	2782	1968	J.S.R. OF ALIPORE
ii)	I	70	180-184	4284	1991	J.S.R. OF ALIPORE
iii)	I	12	53-58	187	1987	J.S.R. OF ALIPORE
iv)	I	03	6621-6645	1223	2011	A.D.S.R. OF BEHALA

v) DEED OF GIFT
BOOK NO.- I,
VOLUME NO. - 1602-2016,
PAGES FROM - 108208 to 108267
BEING NO. - 160200601
FOR THE YEAR - 2016,
DATED - 30.05.2020,
OFFICE OF THE D.S.R.II,
SOUTH 24 - PARGANAS, WEST BENGAL

vi) POWER OF ATTORNEY
BOOK NO.- I,
VOLUME NO. - 1602-2020,
PAGES FROM - 36775 to 36803
BEING NO. - 160200708
FOR THE YEAR - 2020,
DATED - 19.01.2020,
OFFICE OF THE D.S.R.II,
SOUTH 24 - PARGANAS, WEST BENGAL

vii) BOUNDARY DECLARATION
BOOK NO.- I,
VOLUME NO. - 1607-2020,
PAGES FROM - 249808 to 249864
BEING NO. - 160712026
FOR THE YEAR - 2020,
DATED - 08.10.2020,
OFFICE OF THE A.D.S.R.- BEHALA,
WEST BENGAL

3. AAI NOC ID - BEHA / EAST / B / 060723 / 761917 DATED 04/07/2023
4. ULC MEMO NO. - 1624 / ULC / ALIPORE / 2023 DATED 03/10/2023
4.a. IGBC GOLD CERTIFICATE NO: GR232132 DATED 13/04/2024

5 CONVERSION CERTIFICATE

	OWNER	BLRO MEMO NO	PREVIOUS CLASSIFICATION	PRESENT CLASSIFICATION	AREA (IN ACRES)
i)	SHANTILATA GHOSH	1/881 DATED 21/03/17	BAGAN	BASTU	0.04
ii)	SHYAMAL KANTI GHOSH	1/1040 DATED 03/04/17	BAGAN	BASTU	0.03
iii)	BIMAL KANTI GHOSH	1/884 DATED 21/03/17	BAGAN	BASTU	0.04
iv)	SANJIB KANTI GHOSH	1/880 DATED 21/03/17	BAGAN	BASTU	0.04
v)	PROSUN GHOSH	1/882 DATED 21/03/17	BAGAN	BASTU	0.03
vi)	NIRMAL KANTI GHOSH	1/883 DATED 21/03/17	BAGAN	BASTU	0.04

1. Area of land :-
As per title of deed = (13K 5CH 43 SFT) 894.463 SQM.
As Per R.O.R & Conversion = 890.30 SQM.
As Per Boundary Declaration = 955.664 SQM.
As per U.L.C. = 894.46 SQM.
2. Height of Building = 40.0 M.
3. Permissible Ground Coverage (50.00 %) = 445.15 SQM.
4. Proposed Ground Coverage (26.00%) = 231.498 SQM.

5.

No.	Floors	Plate area	CUTOUT Lift Well	CUTOUT Void sqm.	Area for fees GROSS Floor Area in sqm.	Total Exempted Area in sqm. Stair landing	lobby	Net Floor Area in sqm.
i)	Basement	33.12 sqm.	XXX		33.12 sqm.	12.00 sqm.	XXX	21.12 sqm.
ii)	Ground Fl.	220.99 sqm.	XXX		220.99 sqm.	24.00 sqm.	6.00 sqm.	190.99 sqm.
iii)	1st. Fl.	220.99 sqm.	5.12 sqm.	40.48	175.39 sqm.	24.00 sqm.	6.00 sqm.	145.39 sqm.
iv)	2nd. Fl.	219.53 sqm.	5.12 sqm.		214.42 sqm.	24.00 sqm.	6.00 sqm.	184.42 sqm.
v)	3rd. Fl.	212.41 sqm.	5.12 sqm.		207.29 sqm.	24.00 sqm.	6.00 sqm.	177.29 sqm.
vi)	4th. Fl.	212.41 sqm.	5.12 sqm.		207.29 sqm.	24.00 sqm.	6.00 sqm.	177.29 sqm.
vii)	5th. Fl.	212.41 sqm.	5.12 sqm.		207.29 sqm.	24.00 sqm.	6.00 sqm.	177.29 sqm.
viii)	6th. Fl.	212.41 sqm.	5.12 sqm.		207.29 sqm.	24.00 sqm.	6.00 sqm.	177.29 sqm.
ix)	7th. Fl.	212.41 sqm.	5.12 sqm.		207.29 sqm.	24.00 sqm.	6.00 sqm.	177.29 sqm.
x)	8th. Fl.	212.41 sqm.	5.12 sqm.		207.29 sqm.	24.00 sqm.	6.00 sqm.	177.29 sqm.
xi)	9th. Fl.	212.41 sqm.	5.12 sqm.		207.29 sqm.	24.00 sqm.	6.00 sqm.	177.29 sqm.
xii)	10th. Fl.	212.41 sqm.	5.12 sqm.		207.29 sqm.	24.00 sqm.	6.00 sqm.	177.29 sqm.
xiii)	11th. Fl.	212.41 sqm.	5.12 sqm.		207.29 sqm.	24.00 sqm.	6.00 sqm.	177.29 sqm.
xiv)	12th. Fl.	204.88 sqm.	5.12 sqm.		199.76 sqm.	24.00 sqm.	6.00 sqm.	169.76 sqm.
	TOTAL	2811.16 sqm.	61.44 sqm.	40.48	2709.24 sqm.	324.00 sqm.	78.00 sqm.	2307.24 sqm.

6. Parking Calculation

Total Flat Area = 1826.03 sqm. Total Service Area = 639.61 SQM. Share = 0.35

Mixd.	Flat mixd.	Tenement Size in sqm. Area	Proportional Area to be Added	Actual Tenement Area	NO. of Tenement	Required parking
1.	Flat - A	82.76	28.87	111.63	9	9
2.	Flat - B	83.49	29.13	112.62	9	9
3.	Flat - C	58.41	20.38	78.79	1	1
4.	Flat - D	57.74	20.14	77.88	1	
5.	Flat - E	54.94	19.17	74.11	1	
7.	Flat - A1	78.99	27.65	106.64	1	1
8.	Flat - B1	79.72	27.90	107.62	1	1
	Total				23	21

B) Total parking required : 21+3=24 nos.
C) No. of Parking provided
Covered = 2 nos ,Covered pit parking = 10 nos
Open = 2 nos ,Open pit +2 mechanical parking = 11 nos
Total nos. of parking = 2+10+2+11 = 25
D) Permissible area of parking :
a) Ground floor = 7 X 25 =175 sqm.

Total Showroom built-up area = 136.706 sqm.
Car Parking required for Showroom :
total Showroom carpet area = 112.81 sqm.
Total required for Showroom =3.22 NOS (3)
A) Ground floor parking area =106.91 sqm.
E) Actual area of parking provided = 106.91 sqm.

FAR Calculation = (Net area - Carparking provided)/ Land Area
= (2307.24 - 106.91) / 890.30 = 2.471
Area for fees = Stair Cover + LMR. + Roof Toilet + CB.+Triple Height Balcony + Fire Refuge Balcony + Goomty
= 30.16 + 7.61 + 2.674 + 50.04 + 64.704 + 33.60 +4.61 = 193.38 sqm.

7.	Permissible FAR (2.25+10%)	= 2.475	18.	Goomty area	= 4.61 sqm.
8.	Proposed FAR	= 2.471	19.	Service Area at Ground Floor if any = 53.28 sqm.	
9.	Statement of other Area for Fees	= N.A.	20.	Relaxation of authority, if any :	
10.	Stair Cover Area	= 30.16 sqm.	21.	Correct Declaration of Owner, ESE, LBS :	
11.	Lift Machine Room Less Lift	= 7.61 sqm.	22.	Assembly Covered area : = N.A.	
12.	Lift Machine Room Stair Area	= N.A.	23.	Existing Built-up area = 254.98 sqm.	
13.	Roof Tank Area	= 18.98 sqm.	24.	Permissible Green Cover = 80.30 sqm = 8.77 %	
14.	Terrace Area	= 223.34 sqm.	25.	Tree cover area = 111.27 sqm. (12.44%)	
15.	C.B Area	= 50.04 sqm.	26.	Estimated Electrical Load (KW) = 253.15	
16.	Roof Toilet Area, if any	= 2.67 sqm.	27.	Estimated Solar Power Generated (Kw) = 12.22	
17.	Triple Height Balcony	= 64.70 sqm.	28.	Fire Refuge Balcony	= 33.60 sqm.

PROJECT

PLAN PROPOSAL U/S - 393A OF K.M.C. ACT. 1980 COMPLYING WITH RULE 69A (1a) OF KMC BUILDING RULE 2009 FOR CONSTRUCTION OF A G+XII STORIED RESIDENTIAL BUILDING AT PREMISES. NO. -183, RAJA RAM MOHAN ROY ROAD; KOLKATA - 700039; PS. - HARIDEVPUR ; WARD NO. - 123; BOROUGH NO. - XVI, (LR DAG NO.- 405, KHATIAN NO.- 6644 , JL NO.-113 , MOUJA- MURAD PUR.)

TITLE :

GROUND FLOOR PLAN ON SITE , SITE PLAN , LOCATION PLAN , DETAIL OF UNDER GROUND WATER RESERVOIR & SEPTIC TANK, EXISTING FLOOR PLAN ON SITE.

N

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED.
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED.
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6 & 1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING.
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT AS PER IS 1176.
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:1.5:3.
6. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF UNDERGROUND WATER RESERVOIR & SEPTIC TANK.
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HEIGHT
D1	1100	2100	W1	1500	1800
D2	900	2100	W2	1200	1800
D3	750	2100	W3	1000	1200
D4	1000	2100	W4	900	900
SLD.1	2400	2100	W5	600	600
SLD.2	1500	2100	W5a	525	600
FCD	1100	2100			
FCD1	1000	2100			

STRUCTURAL ENGINEERS' CERTIFICATE

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY GEOCON (ALOK ROY) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BIBEK BIKASH MULLICK
ESE – I/75 (K. M. C)
NAME OF STRUCTURAL ENGINEER

ARCHITECT'S CERTIFICATE

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND OFFICE CIRCULARS AND OFFICE ORDERS AS OF DATE. THE SITE CONDITION INCLUDING THE ABUTTING KMC MAINTAINED ROADS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

DEBATOSH SAHU (CA/89/12368)
NAME OF ARCHITECT & SEAL

DECLARATION OF OWNER.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN); K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

SOURAV ROY AS PARTNER OF UST CONSTRUCTIONS AND AS CONSTITUTED ATTORNEY OF NIRMAL KANTI GHOSH, BAISHAKI DUTTA, PROSUN GHOSH, MUKUL GHOSH, SANJIB KANTI GHOSH, ANITA DAS, SANKAR KUMAR GHOSH, NABA KUMAR GHOSH, SHAKUNTALA BISWAS, ANINDITA PAUL
SIGNATURE OF OWNER / APPLICANT

DECLARATION OF GEOTECHNICAL 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 PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW .

ALOK ROY (EMPANEL No. I /11)
NAME OF GEOTECHNICAL ENGINEER & SEAL

DESIGNED :	D.S.	DRG.NO. - A - 01.	
CHECKED :	D.S.	SCALE =1:50,1:100,1:600,1:14000	
DEALT :	MONIRUL	SHEET = 01	

ESPACE
KOLKATA
35-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029
TeleFax : 91-33-2465-4130 / 4159
e-mail : info@espaceindia.com
WEBSITE : www.espaceindia.com

THIS DRAWING IS A PROPERTY OF ESPACE AND BY NO MEANS SHALL THIS BE COPIED, LENT OUT IN WHOLE OR PART, WITHOUT PRIOR PERMISSION FROM THE CONSULTANTS.

B.P NO: DATE : VALID UPTO :

DIGITAL SIGNATURE OF E.E (C/B) DIGITAL SIGNATURE OF A.E (C/B)