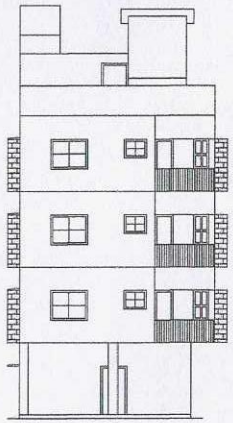
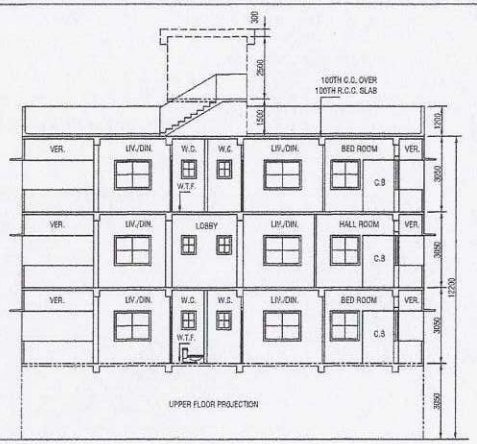


SOUTHERN SIDE ELEVATION
SCALE :- 1 : 100



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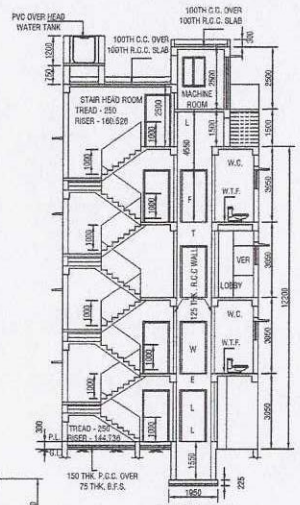

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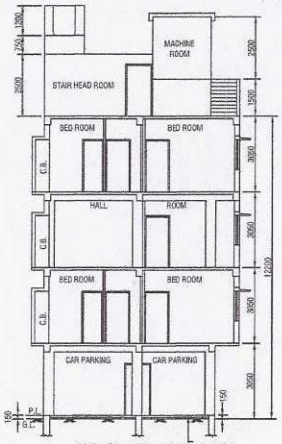
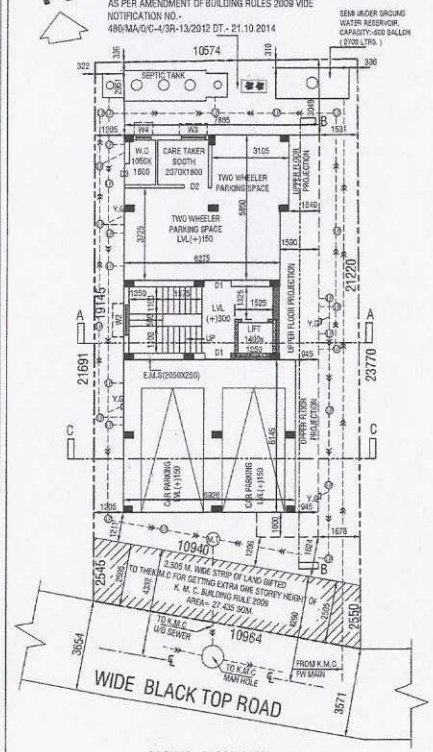
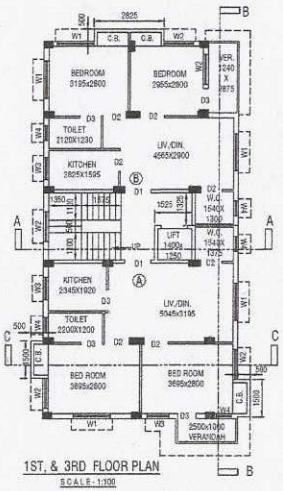


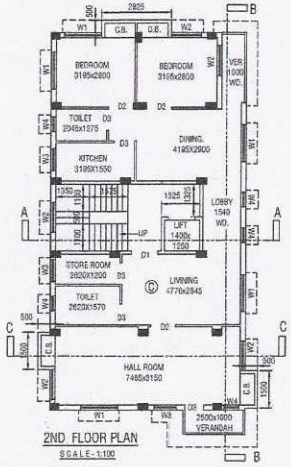
SECTION - 'C C'
SCALE :- 1 : 100



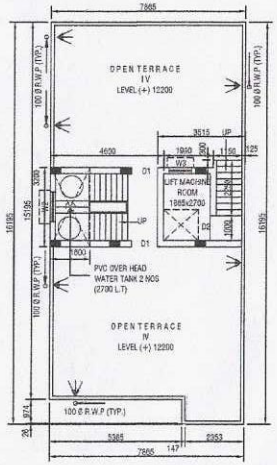
GROUND FLOOR PLAN
SCALE - 1:100



1ST, & 3RD FLOOR PLAN
SCALE - 1:100



2ND FLOOR PLAN
SCALE - 1:100



ROOF PLAN SCALE - 1:100

NOTES

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
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3. FOR SPECIFICATION OF MATERIALS AND WORKMANISHIP FOLLOW N.B.C. 1984.
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6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
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DECLARATION OF OWNER / C.A

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION 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 & ALL FLOORS TO BE MARBLE FINISHED EXCEPT GROUND FLOOR.

THERE IS NO COURT CASE PENDING AGAINST THIS MENTIONED PREMISES.

NAME OF OWNER/C.A
SRI RAJIB DEY DIRECTOR OF
M/S SREE RAM NIRMAN PRIVATE LIMITED C.A
OF (I) SMT.SUKLA ROY (II) SMT. BULA ROY
(III) SRI JOYDEEP ROY (IV)SMT.CHAITALI ROY

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 ABUTTING ROAD CONFORMS 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.
THE LAND IS DEMARCATED BY BOUNDARY WALL.THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

1. PLOT IS AN EXISTING BUILDING AND BOUNDED BY BOUNDARY WALL. & OCCUPIED BY OWNER . THERE IS NO TENANT
2. WIDTH OF THE ROAD FRONT OF THE PREMISES 3.571 M. VARIES 3.654 M. WIDE BLACK TOP ROAD ON THE SOUTHERN SIDE OF THE PREMISES.
3. HEIGHT OF THE BUILDING IS 12.200 M.
4. SITE PLAN AND KEY PLAN AS PER SITE.
5. THE OWNER'S IS AUTHENTICATED BY ME.

NAME OF L.B.S
SAMIR KUMAR DUTTA,
L.B.S. NO.- 1303/I

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')

1. ASSESSEE NO: 210990300768
2. NAME OF THE OWNER (RECORDED) :
(I) SMT.SUKLA ROY (II) SMT. BULA ROY
(III) SRI JOYDEEP ROY (IV)SMT. CHAITALI ROY
3. NAME OF THE APPLICANT
SRI RAJIB DEY DIRECTOR OF M/S SREE RAM NIRMAN PRIVATE LIMITED C.A OF (I) SMT.SUKLA ROY (II) SMT. BULA ROY (III) SMT. BULA ROY (III) SRI JOYDEEP ROY (IV)SMT.CHAITALI ROY
4. DETAILS OF REGISTERED DEED :1
BOOK NO. I, VOL. NO. 86,
PAGES - 251 TO 255, BEING NO. 2722,
FOR THE YEAR 1979, DT.- 18.05.1979
D.S.R - ALIPORE. SOUTH 24 PGS.
5. DETAILS OF REGISTERED DEED :2
BOOK NO. I,
DEED NO. 6730,
FOR THE YEAR 1985, DT.- 20.05.1985
D.R - ALIPORE.
6. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK NO. I, VOL. NO. 1601-2021
PAGES - 18406 TO 18444, BEING NO. 160100396,
FOR THE YEAR 2021, DT.- 10.02.2021,
D.S.R - I SOUTH . 24 PGS.(W.B)
7. DETAILS OF REGISTERED BOUNDARY DECLARATION:
BOOK NO. I, VOL. NO. 1601-2021,
PAGES - 74985 TO 75011, BEING NO..160101349,
FOR THE YEAR 2021, DT.- 20.07.2021,
D.S.R - I SOUTH 24 PGS.(W.B)
8. DETAILS OF REGISTERED STRIP OF LAND:
BOOK NO. I, VOL. NO. 1601-2021,
PAGES - 75152 TO 75180, BEING NO. 160101347,
FOR THE YEAR 2021, DT.- 20.07.2021,
D.S.R - I SOUTH 24 PGS.(W.B)

PART 'B'

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT RECORD :-
264.399 Sqm. (03 K - 15 CH. - 11.00 Sqft.)
2. AREA OF THE PLOT OF LAND AS PER PHYSICAL :- 242.690 Sqm. (03 K - 10 CH. -02 Sqft.)
3. PERMISSIBLE GROUND COVERAGE :-
58.577 % i.e, 142.161 Sqm.
4. AREA OF THE STRIP OF LAND =27.435 Sqm.
NET LAND AREA=242.690-27.435= 215.255 Sqm.
5. PROPOSED GROUND COVERAGE :-
122.007 Sqm. i.e, 50.273 %

5. AREA STATEMENT :

FLOOR	RESIDENTIAL (SQM)	STAIRWELL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FLOOR	100.321 Sqm.	------	------	103.321 Sqm.	10.756 Sqm.	2.021 Sqm.	87.544 Sqm.	------	------
1ST FLOOR	122.007 Sqm.	0.787 Sqm.	1.750 Sqm.	119.470 Sqm.	10.756 Sqm.	2.021 Sqm.	106.693 Sqm.	2.913 Sqm.	------
2ND FLOOR	122.007 Sqm.	0.787 Sqm.	1.750 Sqm.	119.470 Sqm.	10.756 Sqm.	2.021 Sqm.	106.693 Sqm.	2.913 Sqm.	------
3RD FLOOR	122.007 Sqm.	0.787 Sqm.	1.750 Sqm.	119.470 Sqm.	10.756 Sqm.	2.021 Sqm.	106.693 Sqm.	2.913 Sqm.	------
TOTAL	466.342 Sqm.	2.361 Sqm.	5.250 Sqm.	458.731 Sqm.	43.024 Sqm.	8.084 Sqm.	407.623 Sqm.	8.739 Sqm.	------

6. TENEMENTS CALCULATION
(A) RESIDENTIAL:

TENEMENT. MKD.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT
A	57.330	02
B	91.335	02
D	126.634	01

STAIR HEAD ROOM AREA -	14.720 SQM
CUP BOARD AREA -	8.739 SQM
LIFT MACHINE ROOM -	7.568 SQM
LIFT MACHINE ROOM STAIR -	4.063 SQM
ADDITIONAL AREAS FOR FEES :-	35.090 SQM

CAR PARKING CALCULATION

	NO.	AREA	
REQUIRED	02	50.00	SQM
ACTUAL	02	72.828	SQM

7. PERMISSIBLE F.A.R. = 1.75

8. PERMISSIBLE TOTAL FLOOR AREA = 424.708 SQM. + EXEMPTED AREA + CAR PARKING AREA

9. PROPOSED F.A.R. =	407.627 - 92.0 / 242.690 = 1.474 < 1.75	13. AREA OF LIFT M/C ROOM STAIR	= 4.063 SQM
10. AREA OF STAIR HEAD ROOM	= 14.720 SQM	14. AREA OF TREE COVER	= 2.500 SQM
11. AREA OF O.H.W.TANK	= 5.132 SQM	15. TOTAL AREA FOR FEES	= 493.321 SQM
12. AREA OF LIFT MACHINE ROOM	= 7.568 SQM	(GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)	

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	TYPE	
D1A	1200x2200	W1	
D1	1100x2100	W2	
D2	1000x2100	W3	
D3	850x2100	W4	

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER- STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M A S
4, GARFA MAIN ROAD ,KOLKATA-75 AND SIGNED BY
KALLOL KUMAR. GHOSHAL, B.E.(CIVIL),MIE
K. M. C. EMPANELMENT NO. G.T./ II/ 14

NAME OF STRUCTURAL ENGINEER
(SURANJAN DUTTA, E. S. E. NO. 220/I)

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 RESPECT FROM GEO-TECHNICAL POINTOF VIEW.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M A S
4, GARFA MAIN ROAD ,KOLKATA-75 AND SIGNED BY
KALLOL KUMAR. GHOSHAL, B.E.(CIVIL),MIE
K. M. C. EMPANELMENT NO. G.T./ II/ 14

NAME OF GEO-TECHNICAL ENGINEER
(KALLOL KUMAR. GHOSHAL, B.E.(CIVIL),MIE
K. M. C. EMPANELMENT NO. G.T./ II/ 14

SCALE - 1:100/1:50/1:500/1:4000/1:200

PLAN OF PROPOSED G+THREE STORIED RESIDENTIAL BUILDING U/SEC. 393A OF K.M.C ACT. 1980 AND K.M.C B/R 2009 , AT PREMISES NO.- 26A /1 RAIPUR MONDAL PARA ROAD , IN WARD NO.- 99, BOROUGH NO.- X, KOLKATA - 700 047, P.S. - NETAJI NAGAR, HEIGHT OF THE BUILDING ,12.200M, PLAN CASE NO- 2021100160

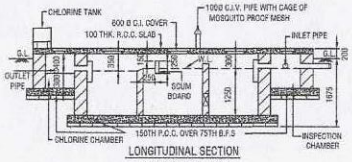
B.P NUMBER- 2021100130 | DATE - 10-JAN-22

valid for 5 years from date of sanction.

DEBARATI CHAKRABORTY Digitally signed by DEBARATI CHAKRABORTY
Date: 2022.01.10 15:46:40 +05'30'

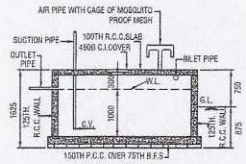
DIGITAL SIGNATURE FOR A.E(C)/Bldg/Br-X/KMC

SHEET NO(2/2)

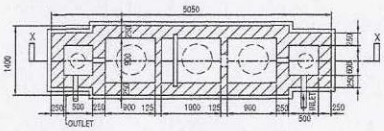


LONGITUDINAL SECTION

SECTION AT- ' X X '

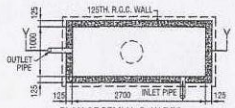


SECTION AT- ' Y Y '



PLAN OF SEPTIC TANK (USER 40)

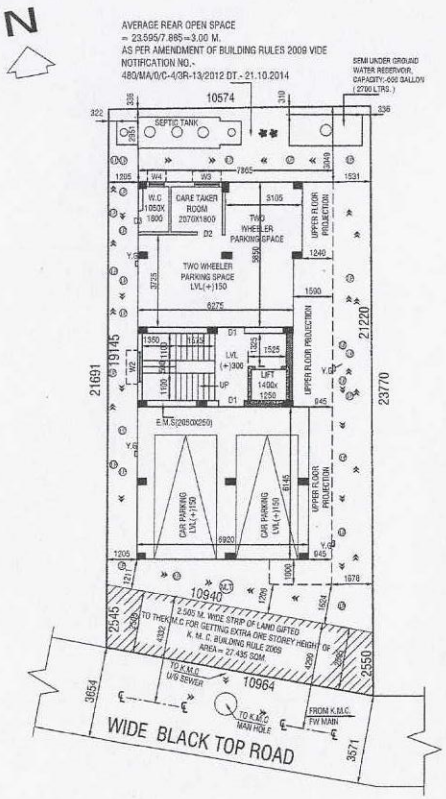
SCALE - 1 : 50



PLAN OF SEMI U. G. W.RES.

CAPACITY:600 GALLON (2700 LTS.)

SCALE - 1 : 50



GROUND FLOOR PLAN

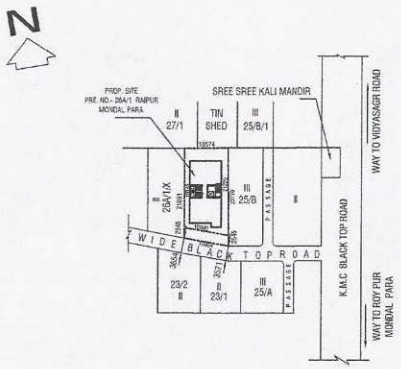
SCALE - 1:100

NOTES :-

1. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE STARTING THE NEW CONSTRUCTION.
2. EXISTING STRUCTURE OCCUPIED BY OWNER & THERE IS NO TENENT.
3. EXISTING STRUCTURE FULLY RESIDENTIAL.

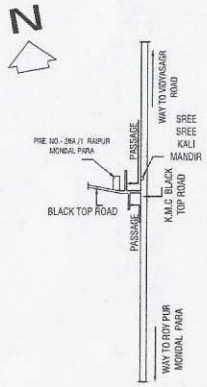
EXISTING STRUCTURE

SCALE :- 1 : 200



SITE PLAN

SCALE :- 1 : 600



LOCATION PLAN

SCALE :- 1 : 4000

NOTES

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NAME OF L.B.S
SAMIR KUMAR DUTTA,
L.B.S. NO.- 1303/I

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')

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(III) SRI JOYDEEP ROY (IV)SMT. CHAITALI ROY
3. NAME OF THE APPLICANT
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4. DETAILS OF REGISTERED DEED :1
BOOK NO. I, VOL. NO. 80,
PAGES - 251 TO 256, BEING NO. 2722,
FOR THE YEAR 1979, DT.- 18.05.1979
D.S.R - ALIPORE. SOUTH 24 PGS.
5. DETAILS OF REGISTERED DEED :2
BOOK NO. I,
DEED NO. 6730,
FOR THE YEAR 1985, DT.- 20.05.1985
D.R - ALIPORE.
6. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK NO. I, VOL. NO. 1601-2021
PAGES - 18406 TO 18444, BEING NO. 160100398,
FOR THE YEAR 2021, DT.- 10.02.2021,
D.S.R - I SOUTH . 24 PGS.(W.B)
7. DETAILS OF REGISTERED BOUNDARY DECLARATION:
BOOK NO. I, VOL. NO. 1601-2021,
PAGES - 74985 TO 75011, BEING NO. 160101349,
FOR THE YEAR 2021, DT.- 20.07.2021,
D.S.R - I SOUTH 24 PGS.(W.B)
8. DETAILS OF REGISTERED STRIP OF LAND:
BOOK NO. I, VOL. NO. 1601-2021,
PAGES - 75152 TO 75180, BEING NO. 160101347,
FOR THE YEAR 2021, DT.- 20.07.2021,
D.S.R - I SOUTH 24 PGS.(W.B)

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1ST FLOOR	122.007 Sqm.	0.787 Sqm.	1.750 Sqm.	119.470 Sqm.	16.758 Sqm.	2.021 Sqm.	106.693 Sqm.	2.913 Sqm.	———
2ND FLOOR	122.007 Sqm.	0.787 Sqm.	1.750 Sqm.	119.470 Sqm.	16.756 Sqm.	2.021 Sqm.	106.693 Sqm.	2.913 Sqm.	———
3RD FLOOR	122.007 Sqm.	0.787 Sqm.	1.750 Sqm.	119.470 Sqm.	16.756 Sqm.	2.021 Sqm.	106.693 Sqm.	2.913 Sqm.	———
TOTAL	466.342 Sqm.	2.361 Sqm.	5.250 Sqm.	458.731 Sqm.	49.024 Sqm.	8.084 Sqm.	407.623 Sqm.	8.739 Sqm.	———

6. TENEMENTS CALCULATION
(A) RESIDENTIAL:

TENEMENT. NO.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT
A	67.330	02
B	61.303	02
C	128.634	01

STAIR HEAD ROOM AREA -	14.720 SQM
CUP BOARD AREA -	8.739 SQM
LIFT MACHINE ROOM -	7.568 SQM
LIFT MACHINE ROOM STAIR -	4.083 SQM
ADDITIONAL AREAS FOR FEES :-	35.090 SQM

CAR PARKING CALCULATION

	NO.	AREA	
REQUIRED	02	50.00	SQM
ACTUAL	02	72.828	SQM

7. PERMISSIBLE F.A.R. = 1.75

8. PERMISSIBLE TOTAL FLOOR AREA = 424.766 SQM + EXEMPTED AREA + CAR PARKING AREA

9. PROPOSED F.A.R. = 407.827 - 50.0 / 242.690 = 1.474 < 1.75

10. AREA OF STAIR HEAD ROOM = 14.720 SQM

11. AREA OF O.H.W.TANK = 5.120 SQM

12. AREA OF LIFT MACHINE ROOM = 7.568 SQM

13. AREA OF LIFT M/C ROOM STAIR = 4.083 SQM

14. AREA OF TREE COVER = 9.500 SQM

15. TOTAL AREA FOR FEES = 493.821 SQM
(GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	TYPE	
D1A	1200x2200	W1	
D1	1100x2100	W2	
D2	1000x2100	W3	
D3	850x2100	W4	

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER- STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M A S
4, GARFA MAIN ROAD ,KOLKATA-75 AND SIGNED BY
KALLOL KUMAR. GHOSHAL, B.E.(CIVIL),MIE
K. M. C. EMPANELMENT NO. G.T./ II/ 14

NAME OF STRUCTURAL ENGINEER
(SURANJAN DUTTA, E. S. E. NO. 220/1)

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 RESPECT FROM GEO-TECHNICAL POINTOF VIEW.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M A S
4, GARFA MAIN ROAD ,KOLKATA-75 AND SIGNED BY
KALLOL KUMAR. GHOSHAL, B.E.(CIVIL),MIE
K. M. C. EMPANELMENT NO. G.T./ II/ 14

NAME OF GEO-TECHNICAL ENGINEER
(KALLOL KUMAR. GHOSHAL, B.E.(CIVIL),MIE
K. M. C. EMPANELMENT NO. G.T./ II/ 14

SCALE - 1:100/1:50/1:600/1:4000/1:200

PLAN OF PROPOSED G+THREE STORIED RESIDENTIAL BUILDING U/SEC. 393A OF K.M.C ACT. 1980 AND K.M.C B/R 2009 , AT PREMISES NO.- 26A /1 RAIPUR MONDAL PARA ROAD , IN WARD NO.- 99, BOROUGH NO.- X, KOLKATA - 700 047, P.S. - NETAJI NAGAR, HEIGHT OF THE BUILDING ,12.200M, PLAN CASE NO- 2021100160

B.P NUMBER- 2021100130 | DATE - 10-JAN-22

valid for 5 years from date of sanction.

DEBARATI CHAKRABORTY Digitally signed by DEBARATI CHAKRABORTY Date: 2022.01.10 15:47:11 +05'30'

DIGITAL SIGNATURE FOR A.E(C)/Bldg/Br-X/KMC

SHEET NO(1/2)