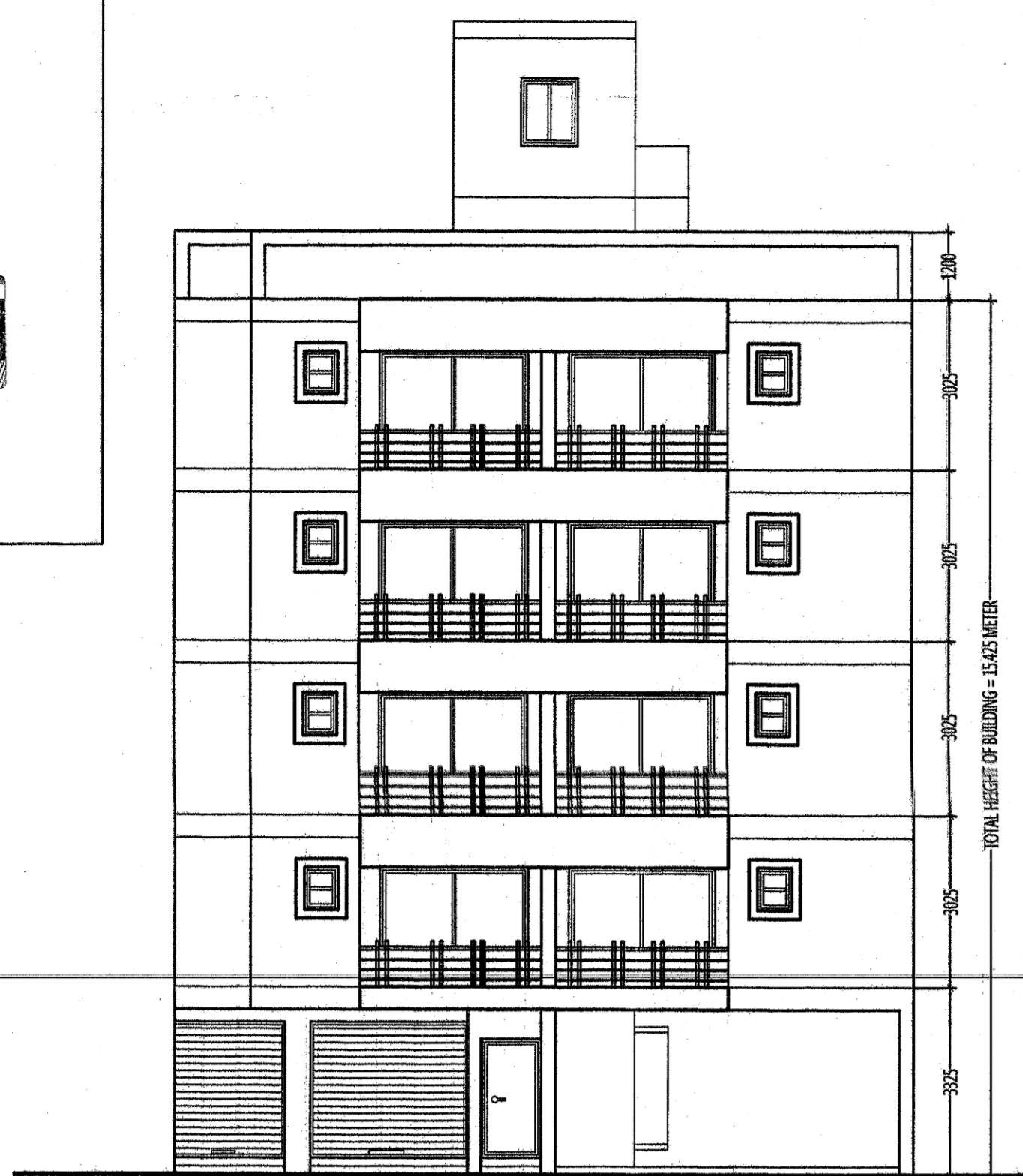
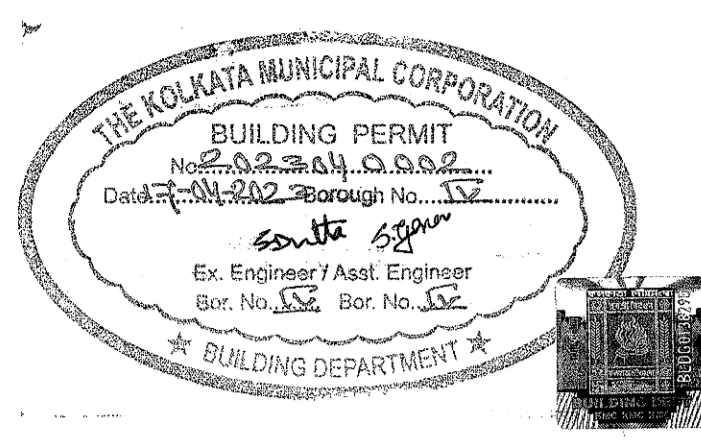
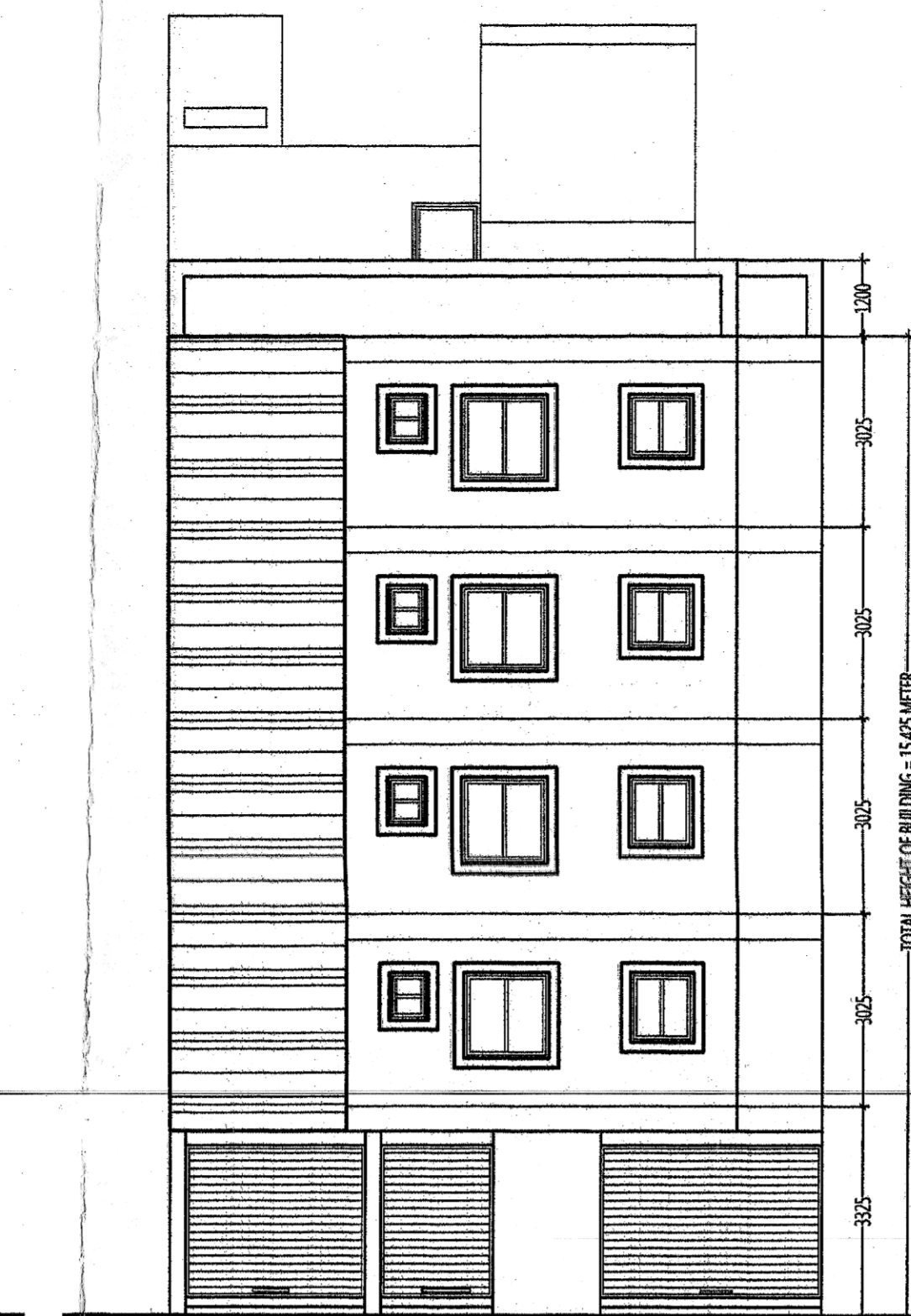


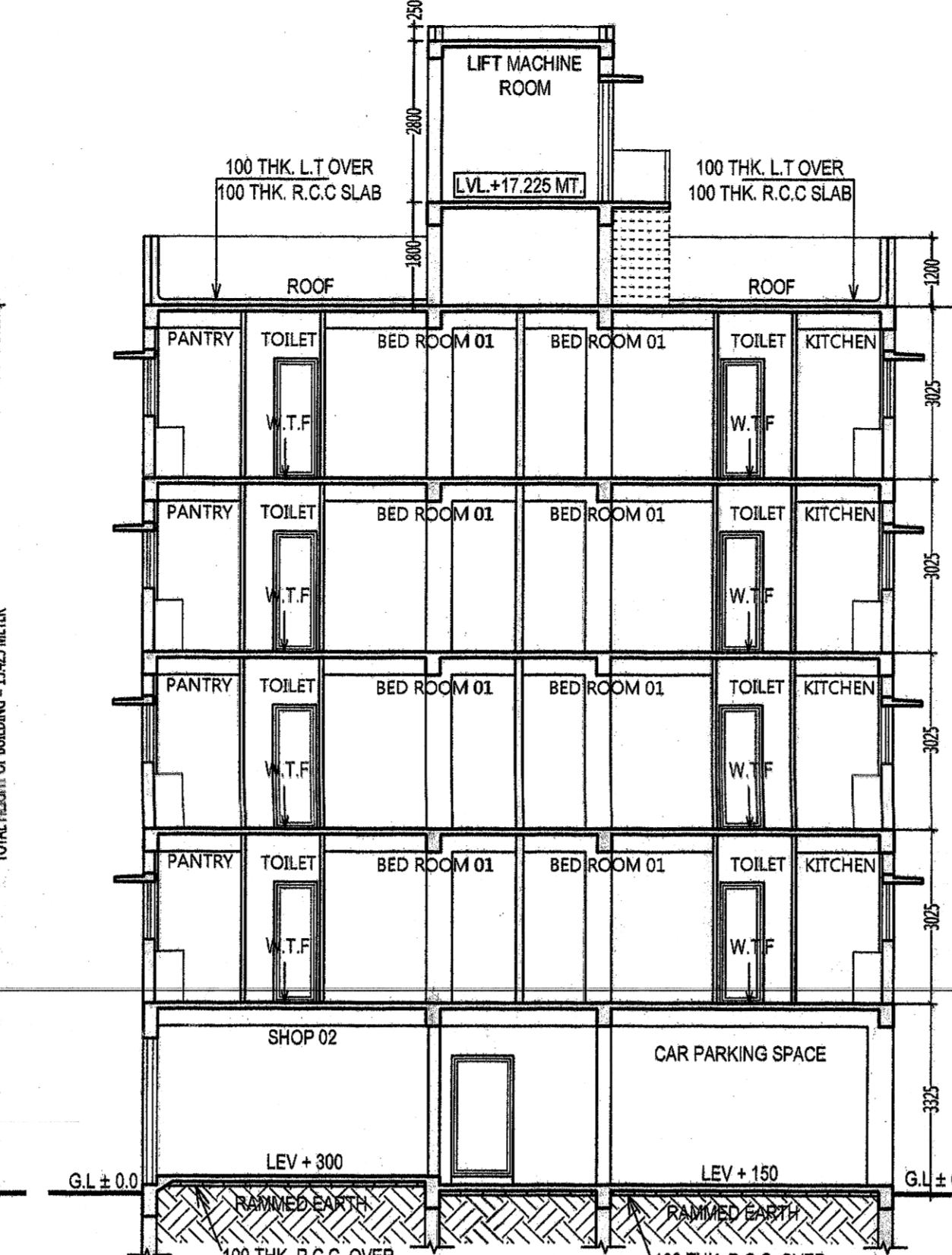
OFFICE USE :



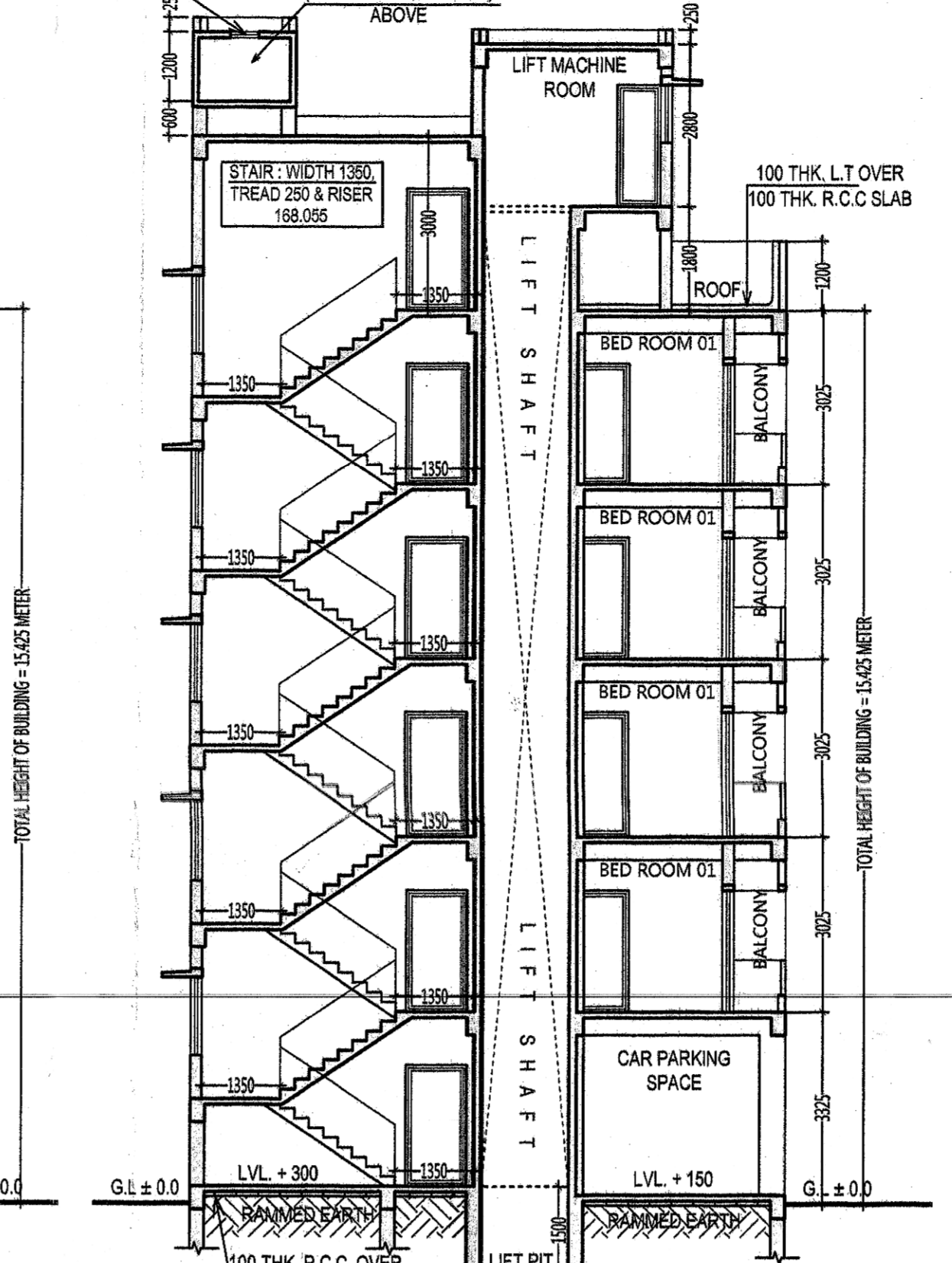
FRONT ELEVATION



SOUTH SIDE ELEVATION



SECTION THROUGH X - X'



SECTION THROUGH Y - Y'

STATEMENT OF THE PLAN PROPOSAL

- ASSEESSE NO. 11 - 025 - 16 - 0030 - 2
- DETAILS OF REGISTERED DEED BOOK NO : I, VOL. NO : 1902 - 2022 PAGES : 232596 TO 232629 BEING NO : 190205653 YEAR : 09 / 06 / 2022
- DETAILS OF REGD. DEED OF GIFT BOOK NO : I, VOL. NO : 1902 - 2015 PAGES : 161616 TO 161637 BEING NO : 190210743 YEAR : 21 / 11 / 2015
- DETAILS OF REGD. PROBATE BOOK NO : III, VOL. NO : 11 PAGES : 288 TO 301 BEING NO : 478 YEAR : 27 / 09 / 1988
- LAND AREA = 225.282 SQ.M. (b) NO OF STORED = (G + IV)
- GROUND FLOOR : NA
- FIRST FLOOR : 02 NO.
- SECOND FLOOR : 02 NO.
- THIRD FLOOR : 02 NO.
- FOURTH FLOOR : 02 NO.

- GROUND COVERAGE :- (a) PERM. : 135.169 SQ.M. (b) PROP. : 133.185 SQ.M.
- F.A.R. : 2.371
- TOTAL COVERED AREA :- PERM. : 804.737 SQ.M. PROP. : 658.725 SQ.M. (INCLUDING CAR PARKING).
- TOTAL SERVICE AREA : 88.174 SQ.M.
- NO. OF CAR PARKING SPACE : 02 NO.
- TOTAL CAR PARKING AREA : 59.454 SQ.M.
- STAIR COVER AREA = 15.680 SQ.M.
- ROOF TANK AREA = 5.760 SQ.M.
- LIFT M/C ROOM AREA = 10.800 SQ.M.
- LIFT M/C ROOM STAIR AREA : 3.375 SQ.M.
- TOTAL C/B AREA : 2.725 X 4 = 10.900 SQ.M.

SCHEDULE OF DOORS & WINDOWS:

MKD.	WIDTH	HEIGHT
D1	1050	2100
D2	900	2100
D3	750	2100

W1	1350	1350
W2	1200	1350
W3	900	1000
V1	600	600

ABSTRACT AREA STATEMENT :-

AREA OF THE LAND : (i) 03 K. - 06 CH. - 36.00 SQ.FT. i.e. 2466.000 SQ.FT. i.e. 229.097 SQ.M. [AS PER REGD. DEED]

(ii) 03 K. - 05 CH. - 39.935 SQ.FT. i.e. 2424.935 SQ.FT. i.e. 225.282 SQ.M. [AS PER REGD. BOUNDARY DECLARATION]

PERMISSIBLE F.A.R. : 3.572

EXISTING ACCESS : (i) 17' - 0" i.e. 5.181 METER WIDE AMAR BOSE SARANI & (ii) 17' - 0" i.e. 5.181 METER WIDE PARBATI GHOSH LANE. [AS PER S.O.R.]

PERMISSIBLE TOTAL BUILT UP AREA : 804.737 SQ.M.

PERMISSIBLE BUILDING HEIGHT : 15.500 METER

PERMISSIBLE GROUND COVERAGE : 60.000 % i.e. 135.169 SQ.M.

EXISTING GROUND FLOOR BUILT UP AREA : 181.343 SQ.M.

EXISTING 1 ST FLOOR BUILT UP AREA : 179.954 SQ.M.

EXISTING 2ND FLOOR BUILT UP AREA : 70.328 SQ.M.

EXISTING TOTAL BUILT UP AREA : 431.625 SQ.M.

EXISTING BUILDING HEIGHT : 9.200 METER [PARTLY THREE STORED]

EXISTING GROUND COVERAGE : 80.496 % i.e. 181.343 SQ.M.

EXISTING TOTAL EXEMPTED AREA : 34.306 SQ.M.

EXISTING F.A.R. : 1.764

PROPOSED GROUND FLOOR BUILT UP AREA : 133.185 SQ.M.

PROPOSED TYPICAL (1ST TO 4TH) FLOOR BUILT UP AREA : 131.385 SQ.M.

PROPOSED TOTAL BUILT UP AREA : 133.185 + (131.385 X 4) = 658.725 SQ.M.

TOTAL EXEMPTED AREA : (14.924 SQ.M. X 5) = 74.620 SQ.M.

REQUIRED CAR PARKING AREA : 50.000 % i.e. 59.130 SQ.M.

PROVIDED CAR PARKING AREA : 50.273 % i.e. 59.454 SQ.M.

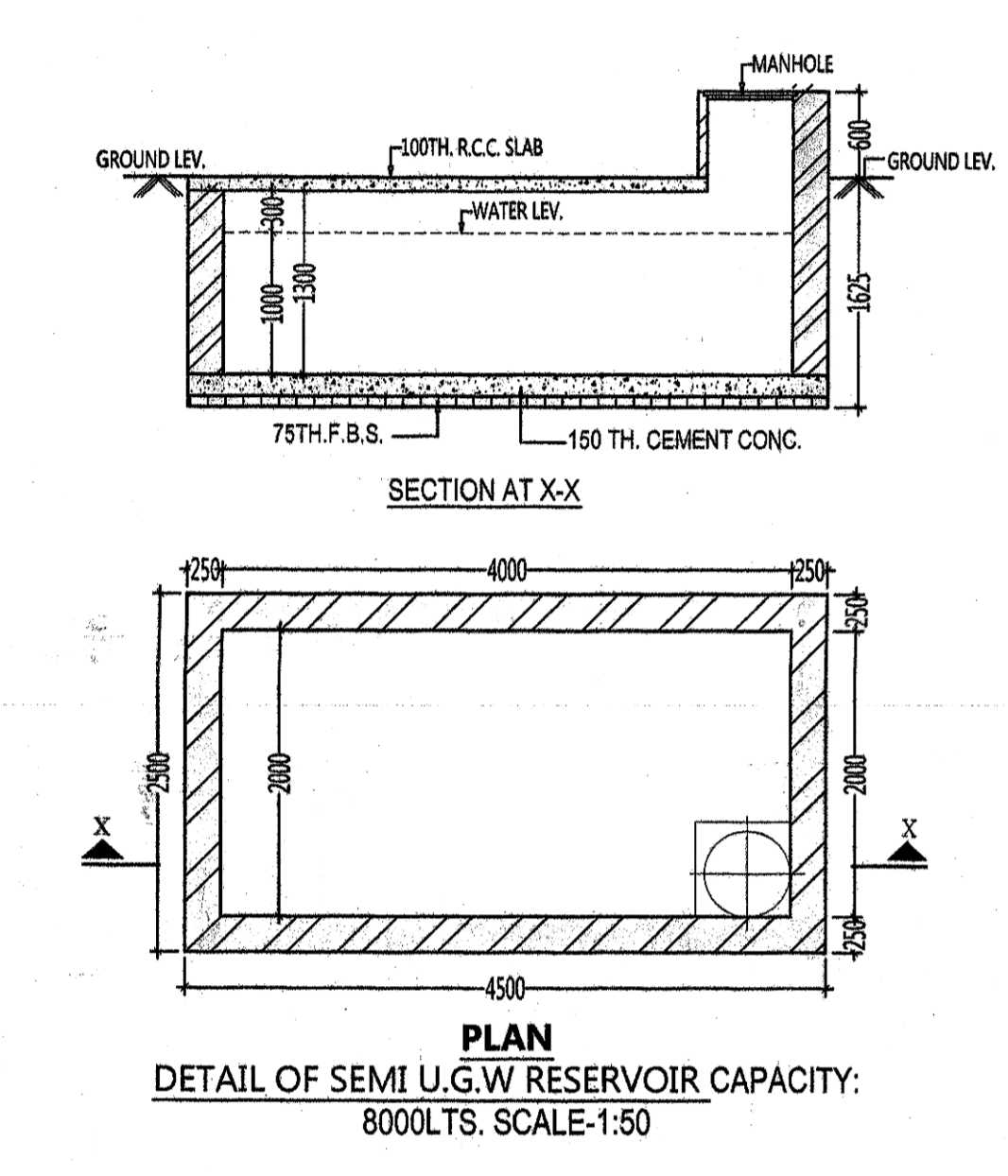
PROPOSED BUILDING HEIGHT : 15.425 METER [GROUND + FOUR STORED]

PROPOSED GROUND COVERAGE : 59.119 % i.e. 133.185 SQ.M.

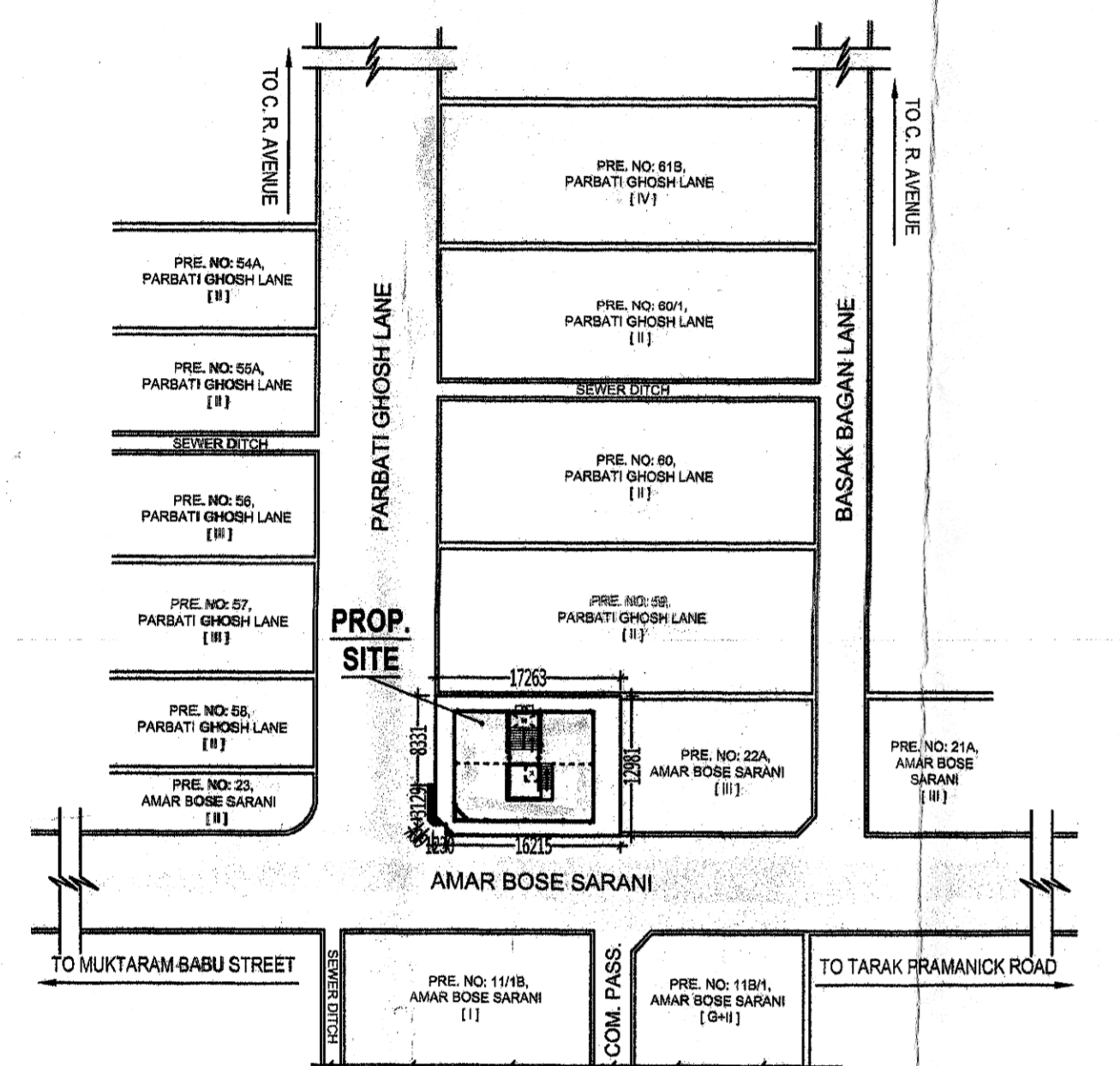
PROPOSED F.A.R. : 2.371

OWNER'S DECLARATION :-

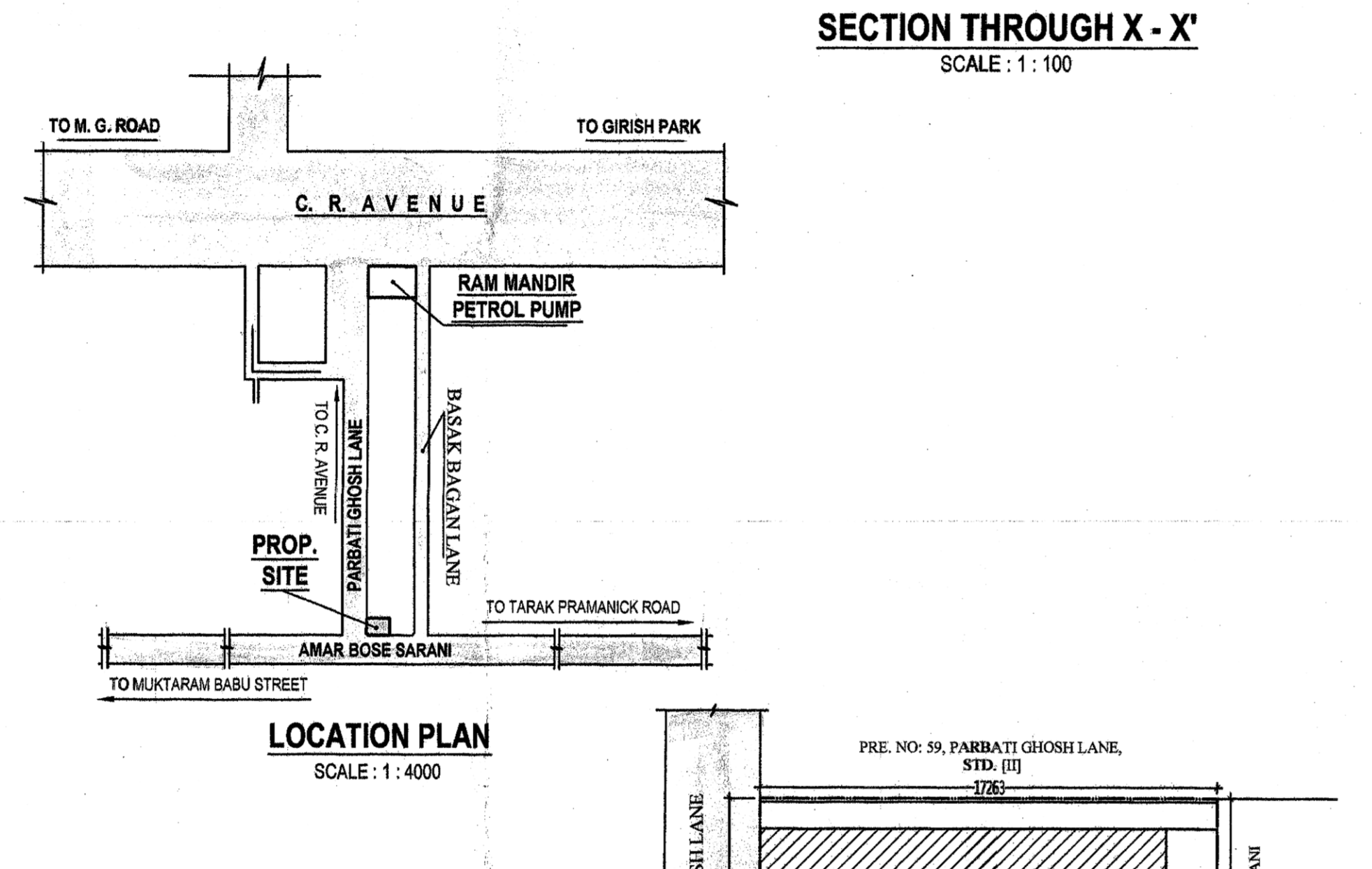
I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I / WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION. I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER CONSTRUCTION) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE, IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.



SECTION AT X-X'



SITE PLAN



LOCATION PLAN

LIST OF TENANTS AREA :

NO.	NAME	EXISTING AREA [EXCLUDING SERVICE AREA]	EXISTING COMMON AREA [SQ.M.]	TOTAL EXISTING AREA INCLUDING COMMON AREA [SQ.M.]	FLOOR TO BE PROVIDED	NATURE OF USE	PROPOSED FLOOR AREA TO BE PROVIDED [EXCLUDING SERVICE AREA]	PROPOSED COMMON AREA [SQ.M.]	PROPOSED FLOOR AREA TO BE PROVIDED INCLUDING COMMON AREA [SQ.M.]
T-1	SAYTA SRIMANY	33.224 SQ.M. [GR. FL.]	3.111 SQ.M.	36.335 SQ.M.	SHOP 01 GR. FL.	MERCANTILE	24.109 SQ.M.	0.639 SQ.M.	24.748 SQ.M.
T-2	REKHA PRASAD	41.276 SQ.M. [GR. FL.]	3.865 SQ.M.	45.141 SQ.M.	SHOP 02 GR. FL.	MERCANTILE	25.800 SQ.M.	0.683 SQ.M.	26.483 SQ.M.
T-3	DEBAPRIYA BHOWMIK	34.646 SQ.M. [GR. FL.] 85.412 SQ.M. [1 ST. FL.] 39.858 SQ.M. [2 ND. FL.] 159.916 SQ.M.	14.973 SQ.M.	174.889 SQ.M.	FLAT 'A' 4TH. FL. FLAT 'B' 4TH. FL. FLAT 'A' 2ND. FL. FLAT 'B' 1ST. FL. FLAT 'B' 3RD. FL.	RESIDENTIAL	57.112 SQ.M. 58.235 SQ.M. 57.112 SQ.M. 58.235 SQ.M. 58.235 SQ.M.	1.514 SQ.M. 1.544 SQ.M. 1.514 SQ.M. 1.544 SQ.M. 1.544 SQ.M.	58.626 SQ.M. 59.779 SQ.M. 58.626 SQ.M. 59.779 SQ.M. 59.779 SQ.M.
TOTAL TENANTS AREA		234.416 SQ.M.	21.949 SQ.M.	256.365 SQ.M.			338.638 SQ.M.	8.982 SQ.M.	347.620 SQ.M.
4.	OWNER	30.921 SQ.M. [GR. FL.] 82.285 SQ.M. [1 ST. FL.] 15.870 SQ.M. [2 ND. FL.] 128.886 SQ.M.	12.088 SQ.M.	140.954 SQ.M.	FLAT 'A' 3RD. FL. FLAT 'A' 1ST. FL. FLAT 'B' 2ND. FL.	RESIDENTIAL	57.112 SQ.M. 57.112 SQ.M. 58.235 SQ.M.	1.514 SQ.M. 1.544 SQ.M. 1.544 SQ.M.	58.626 SQ.M. 58.626 SQ.M. 59.779 SQ.M.
TOTAL OWNER AREA		128.886 SQ.M.	12.088 SQ.M.	140.954 SQ.M.			172.459 SQ.M.	4.572 SQ.M.	177.031 SQ.M.

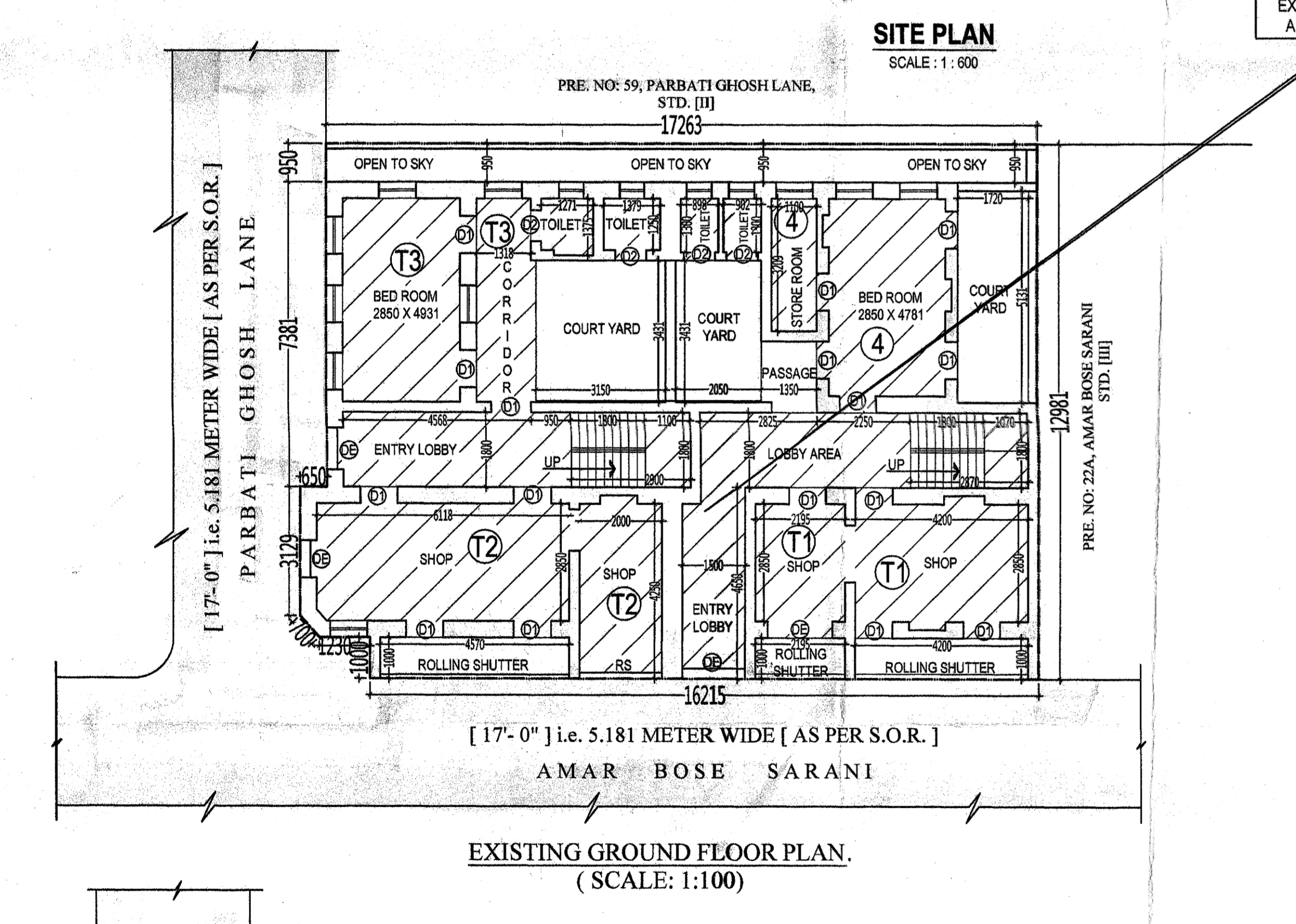
TOTAL EXISTING TENANTED AREA : 256.365 SQ.M.

TOTAL EXISTING OWNERS AREA : 140.954 SQ.M.

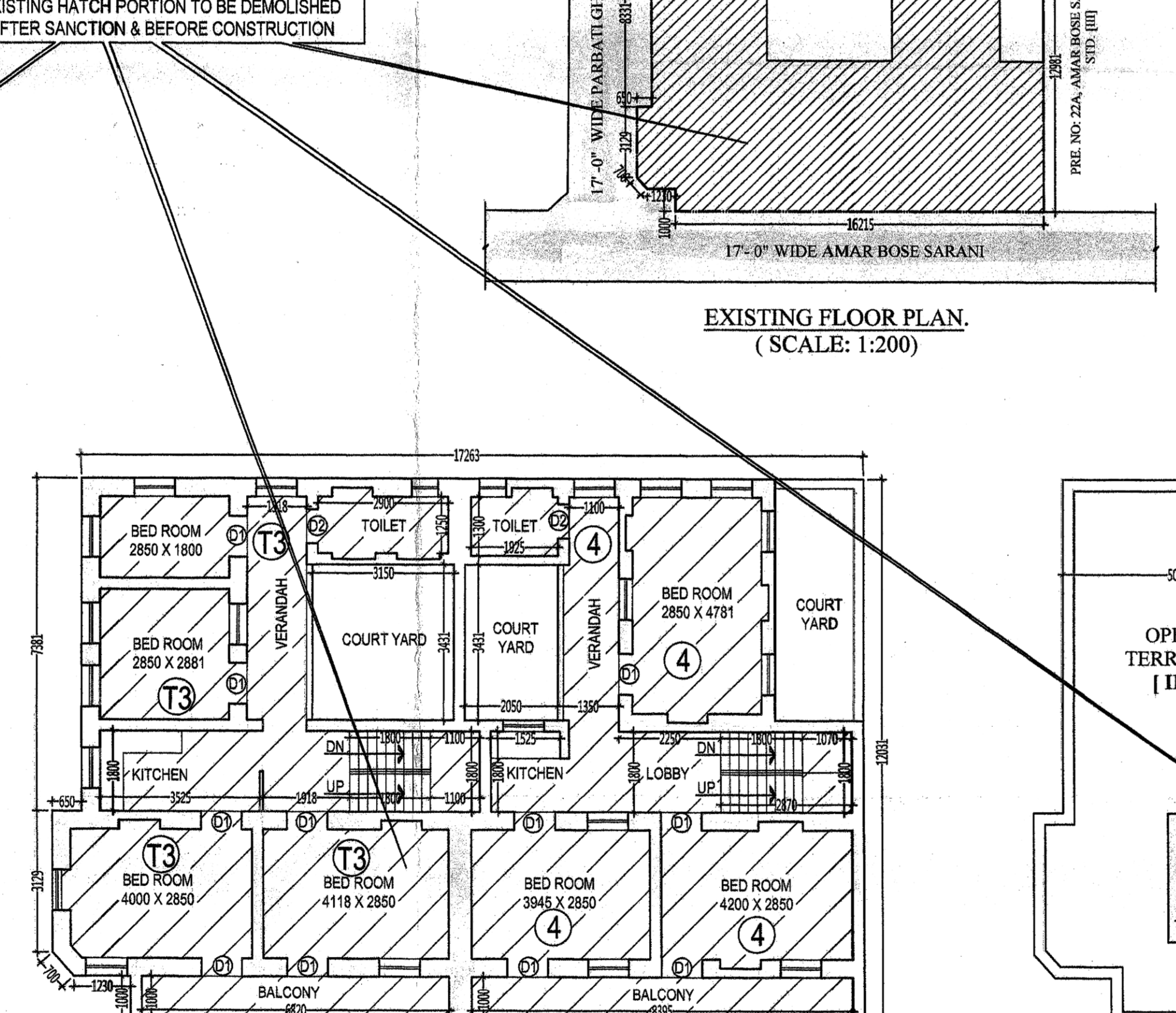
PERMISSIBLE AREA : (TENANTS AREA X 2) + OWNER'S AREA i.e. (256.365 X 2) + 140.954 SQ.M. = 653.684 SQ.M.

PROPOSED AREA < PERMISSIBLE AREA : [347.620 + 177.031] i.e. 524.651 SQ.M. < 653.684 SQ.M.

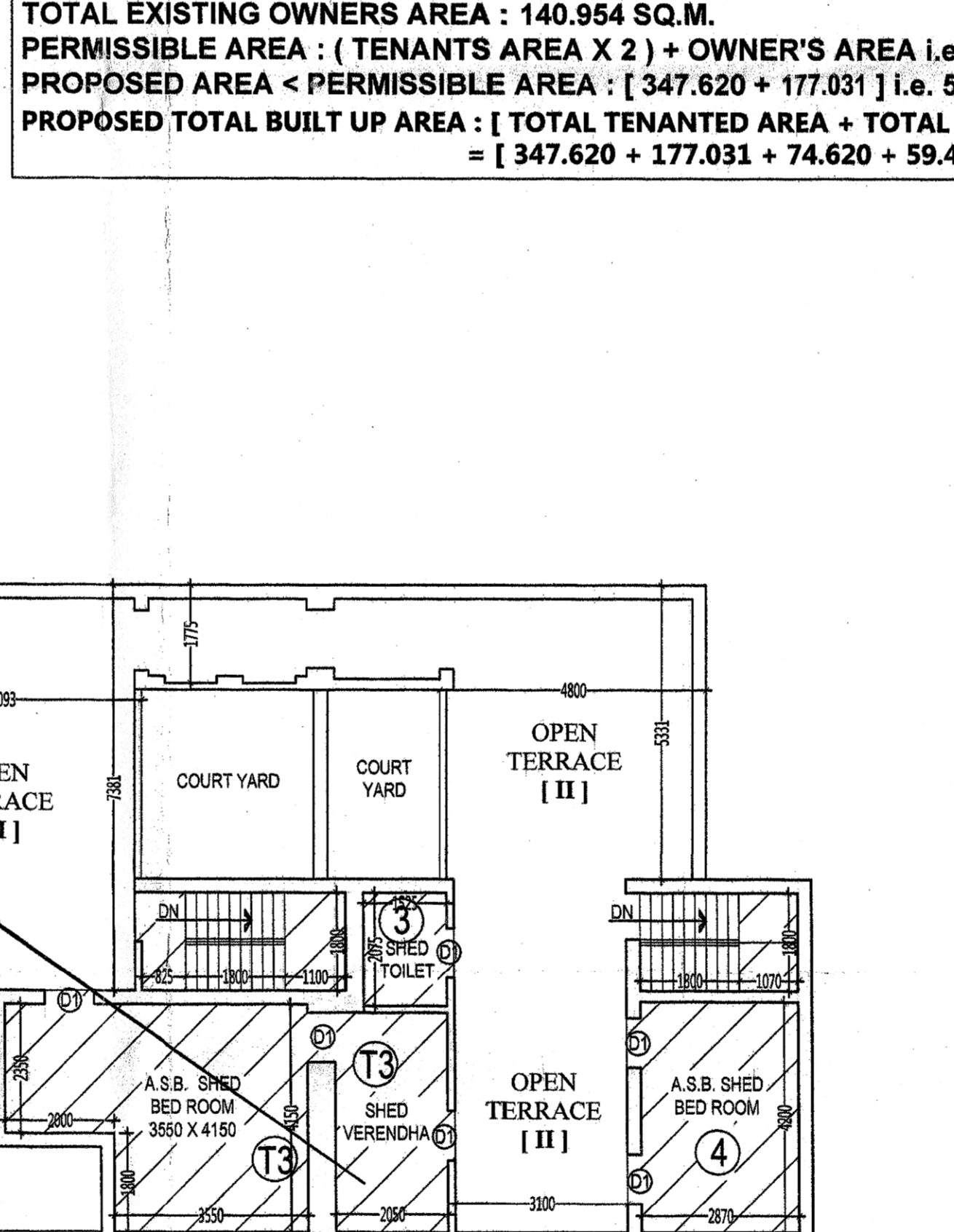
PROPOSED TOTAL BUILT UP AREA : [TOTAL TENANTED AREA + TOTAL OWNER AREA + INCLUDING EXEMPTED AREA + PARKING AREA] = [347.620 + 177.031 + 74.620 + 59.454] = 658.725 SQ.M.



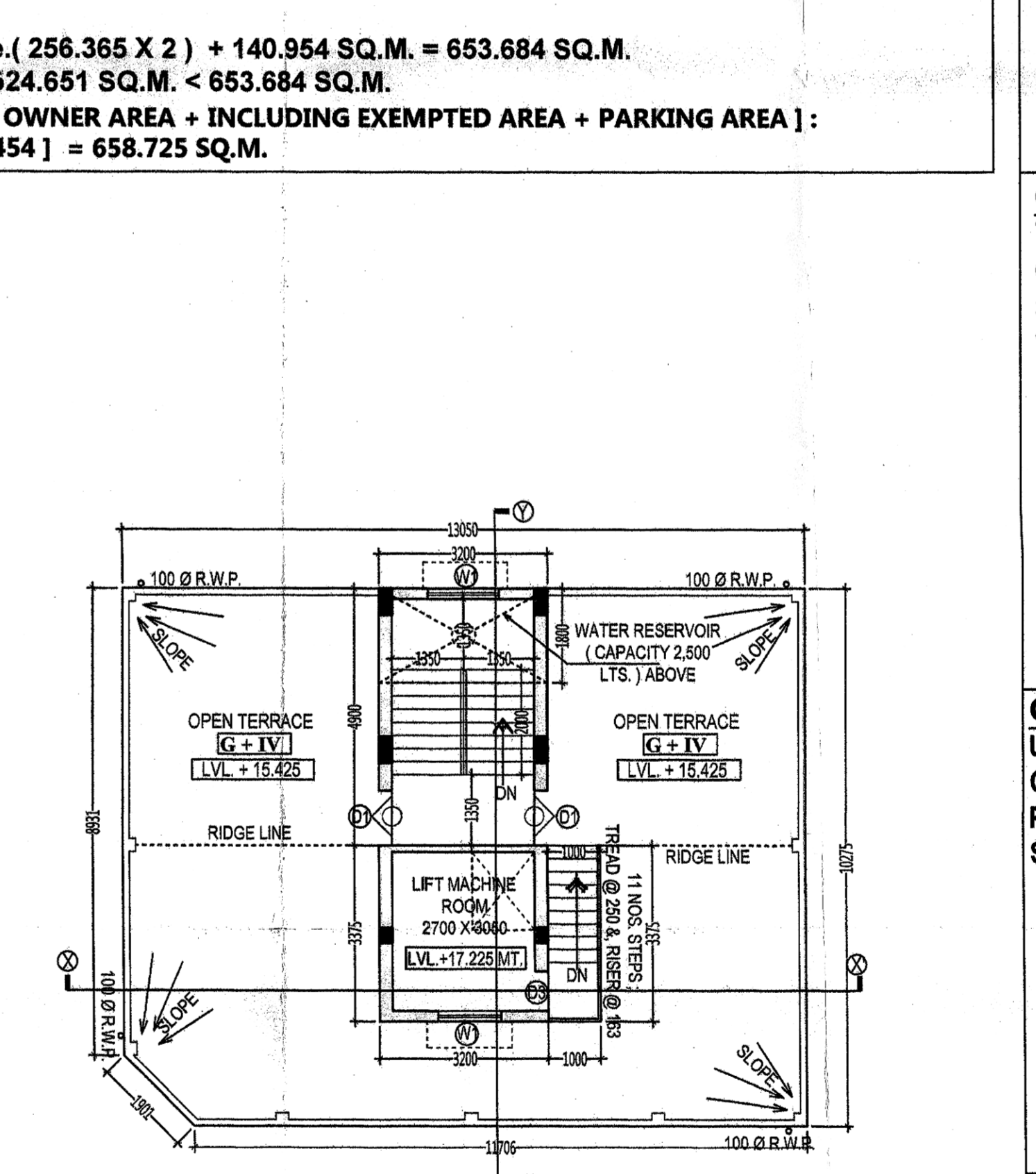
EXISTING GROUND FLOOR PLAN



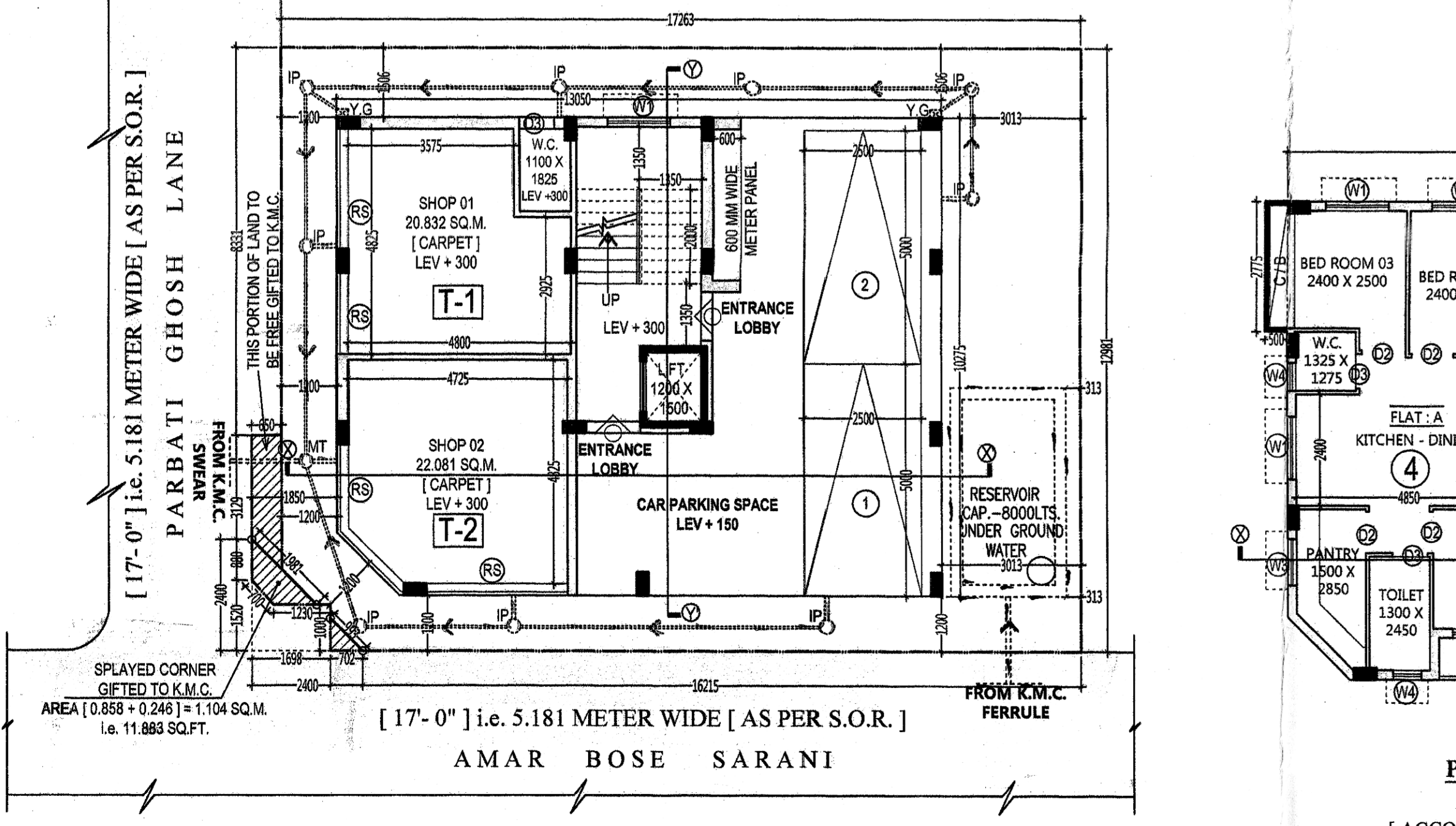
EXISTING FIRST FLOOR PLAN



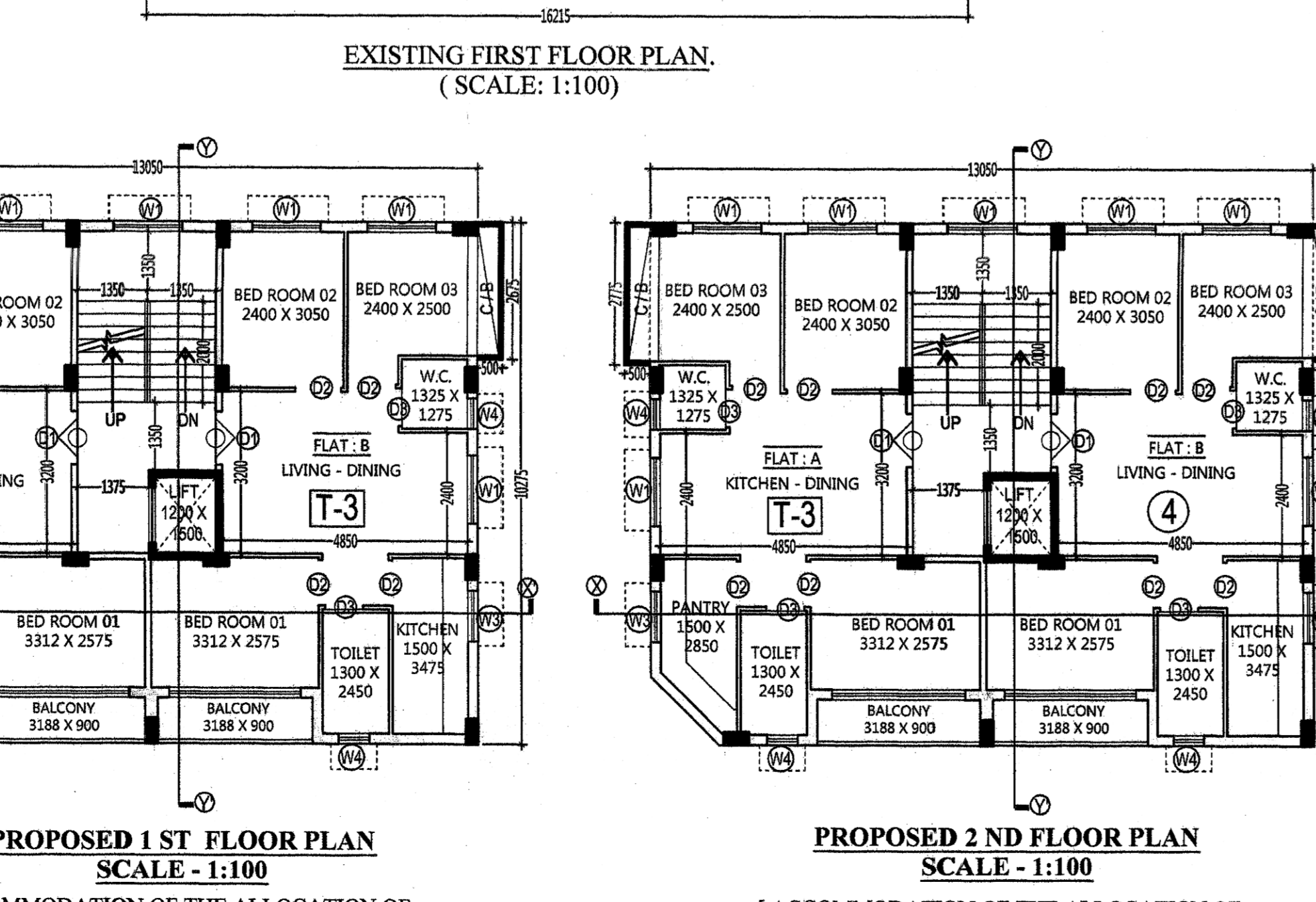
EXISTING SECOND FLOOR PLAN



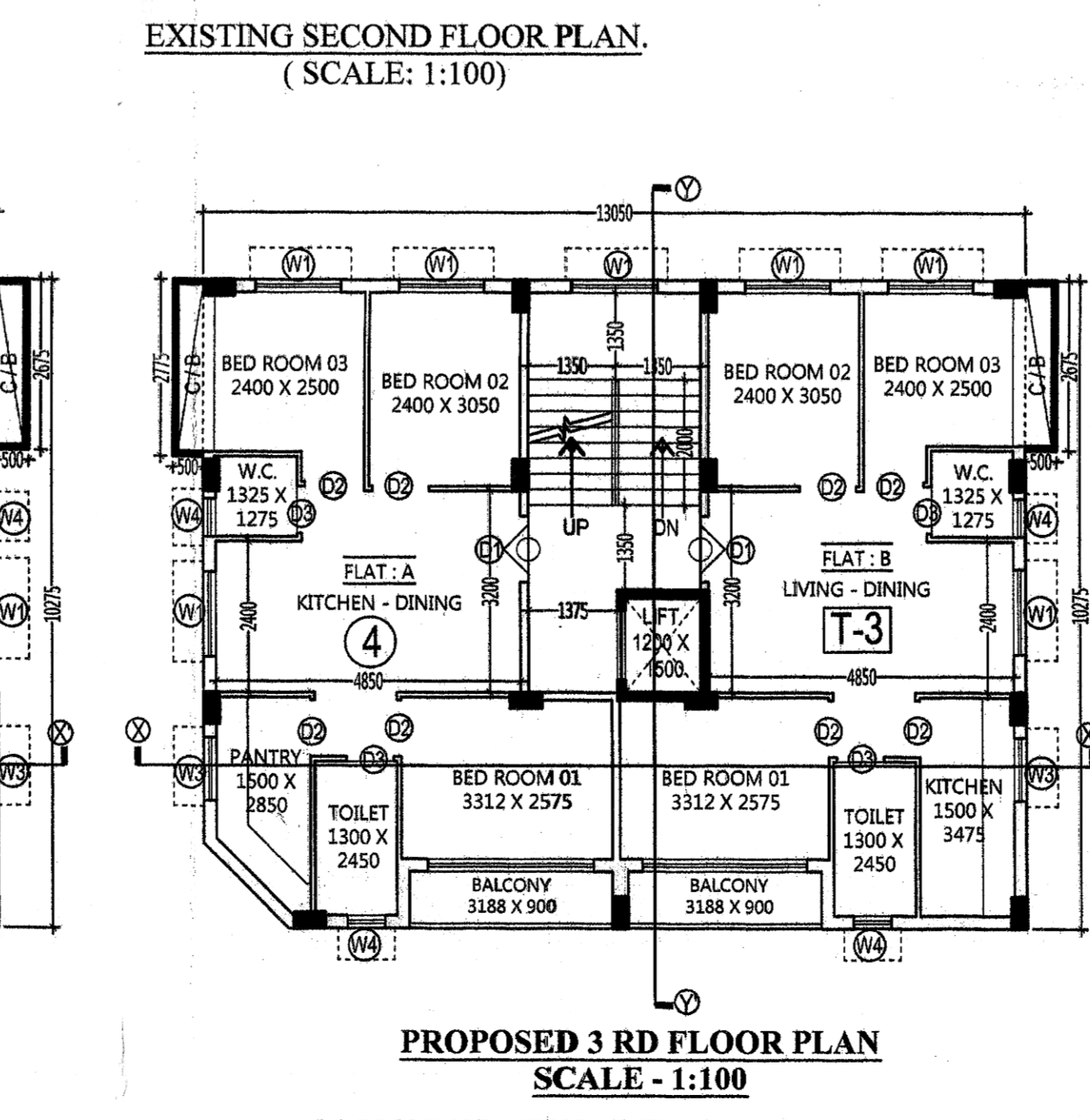
PROPOSED ROOF PLAN



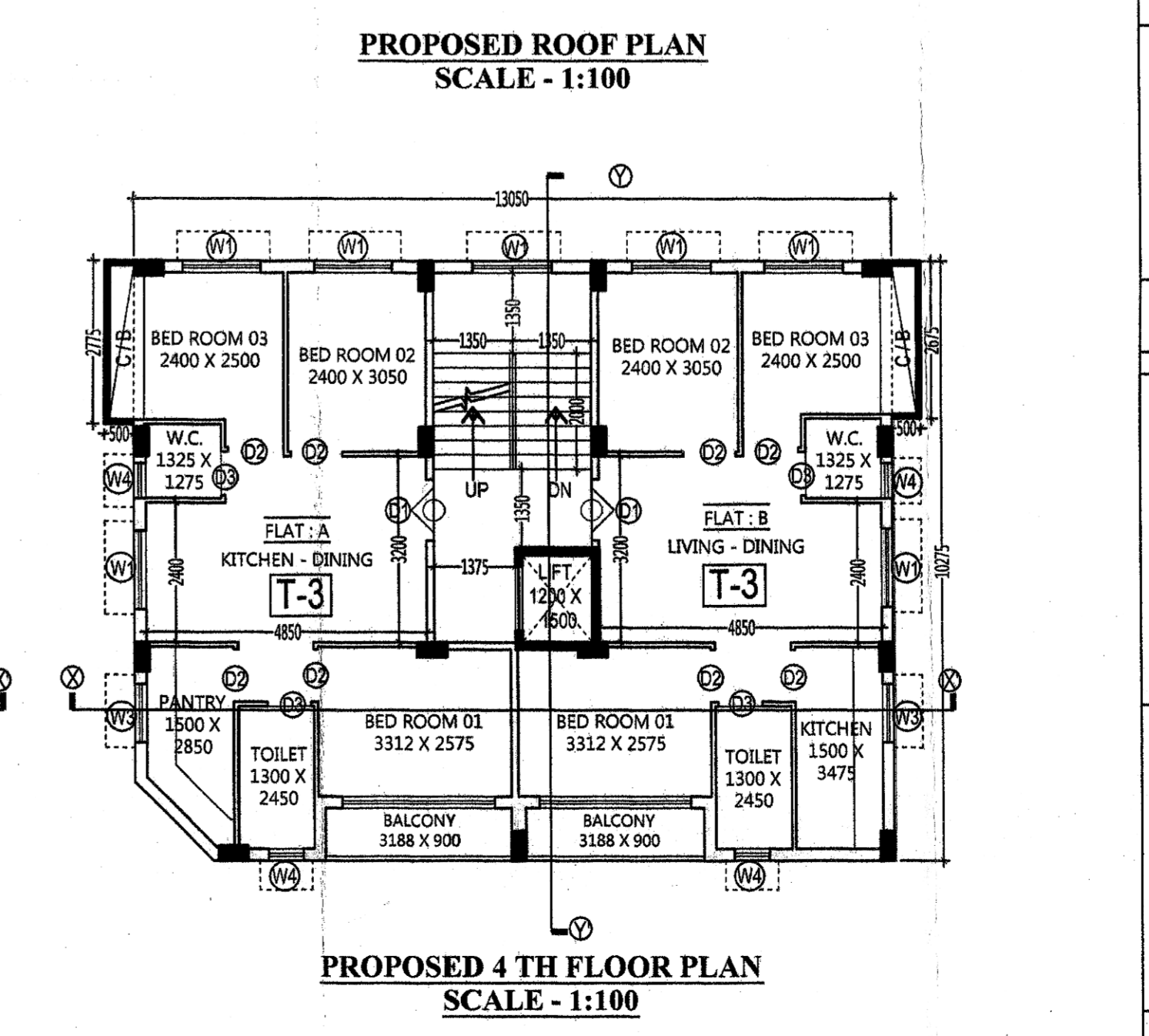
PROPOSED GROUND FLOOR PLAN



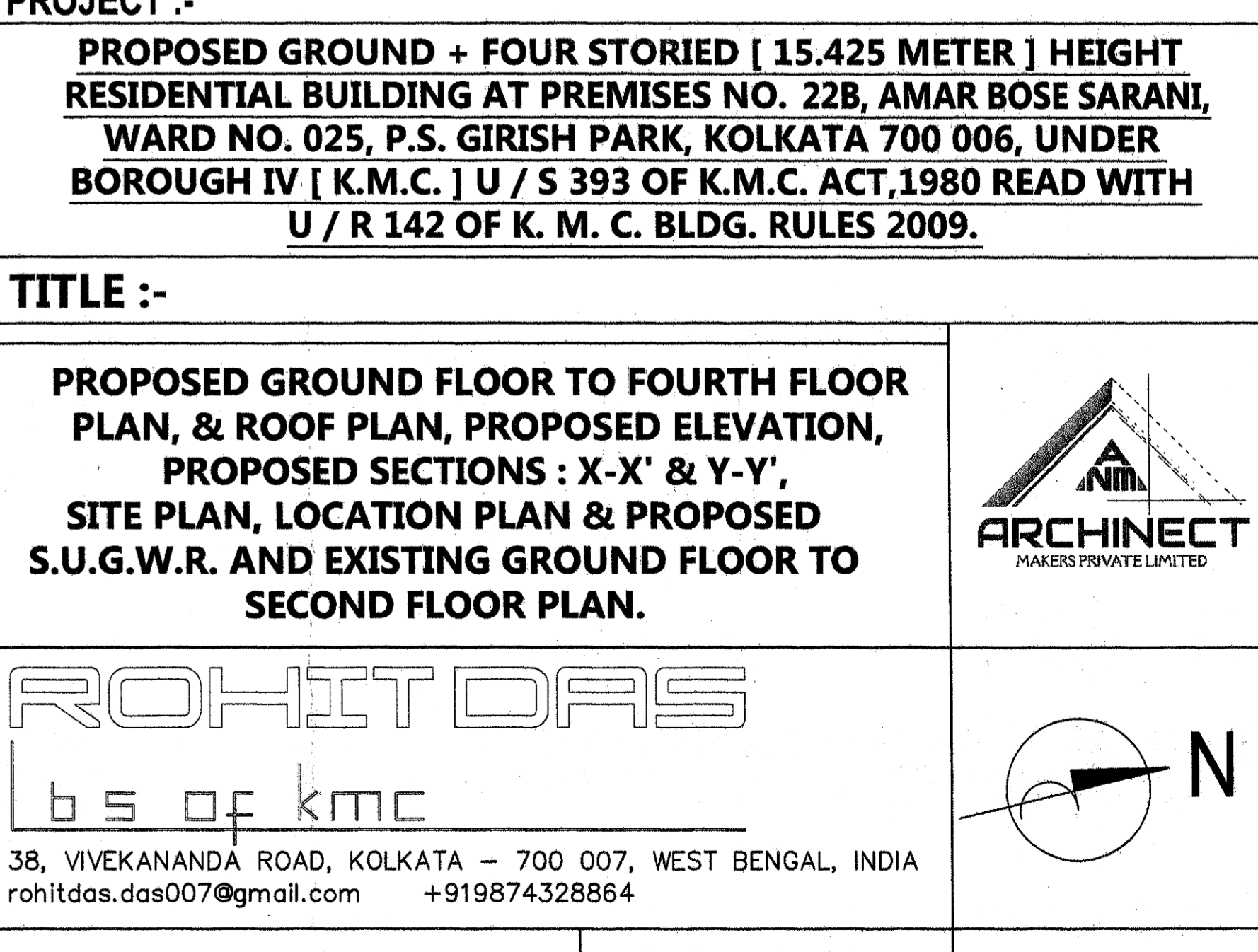
PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN



PROPOSED 3RD FLOOR PLAN



PROPOSED 4TH FLOOR PLAN

PROJECT :-

PROPOSED GROUND + FOUR STORED [15.425 METER] HEIGHT RESIDENTIAL BUILDING AT PREMISES NO. 22B, AMAR BOSE SARANI, WARD NO. 025, P.S. GIRISH PARK, KOLKATA 700 006, UNDER BOROUGH IV [K.M.C.] / U / S 393 OF K.M.C. ACT, 1980 READ WITH U / R 142 OF K. M. C. BLDG. RULES 2009.

TITLE :-

PROPOSED GROUND FLOOR TO FOURTH FLOOR PLAN, & ROOF PLAN, PROPOSED ELEVATION, PROPOSED SECTIONS : X-X' & Y-Y', SITE PLAN, LOCATION PLAN & PROPOSED S.U.G.W.R. AND EXISTING GROUND FLOOR TO SECOND FLOOR PLAN.

ARCHITECT

ROHIT DAS
b s of kmc

38, VIVEKANANDA ROAD, KOLKATA - 700 007, WEST BENGAL, INDIA
rohitdas.das007@gmail.com +919874328864

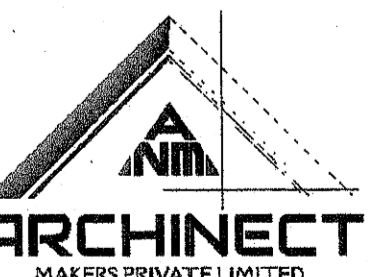
ARCHITECTURAL PLAN

SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)

DATED : 28.03.2023 DRAWN NO : 28032023

SHEET NO

A01



PARTY'S COPY

Plan for Water Supply arrangement including S.E.M.U. G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/sanction.

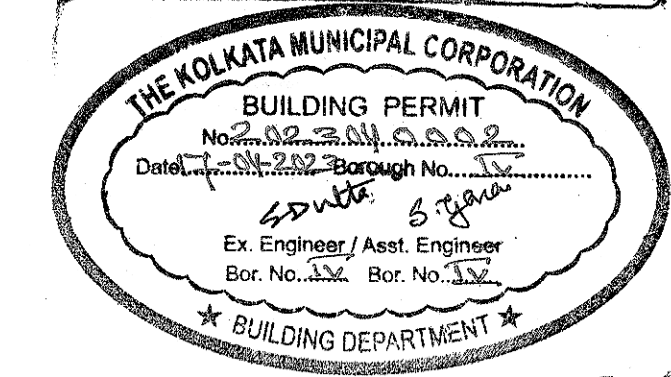
The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

The sanction refers to the proposed portion shown in red and the Executive Engineer makes no admission as to the correctness of the plan.

A silt-cum pump has to be provided for pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building hence unfiltered water from street main is not available.



Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

RESIDENTIAL BUILDING
THE SANCTION IS VALID UP TO 1.1.2014.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED IN S. 466 (1) & (2) OF CM ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.
Ex-Engineer (C) No. 332, Bldg. No. 332, Asst. Engineer (C) No. 332, Bldg. No. 332.

Approved By: [Signature] 6.12.2013
The Building Committee

