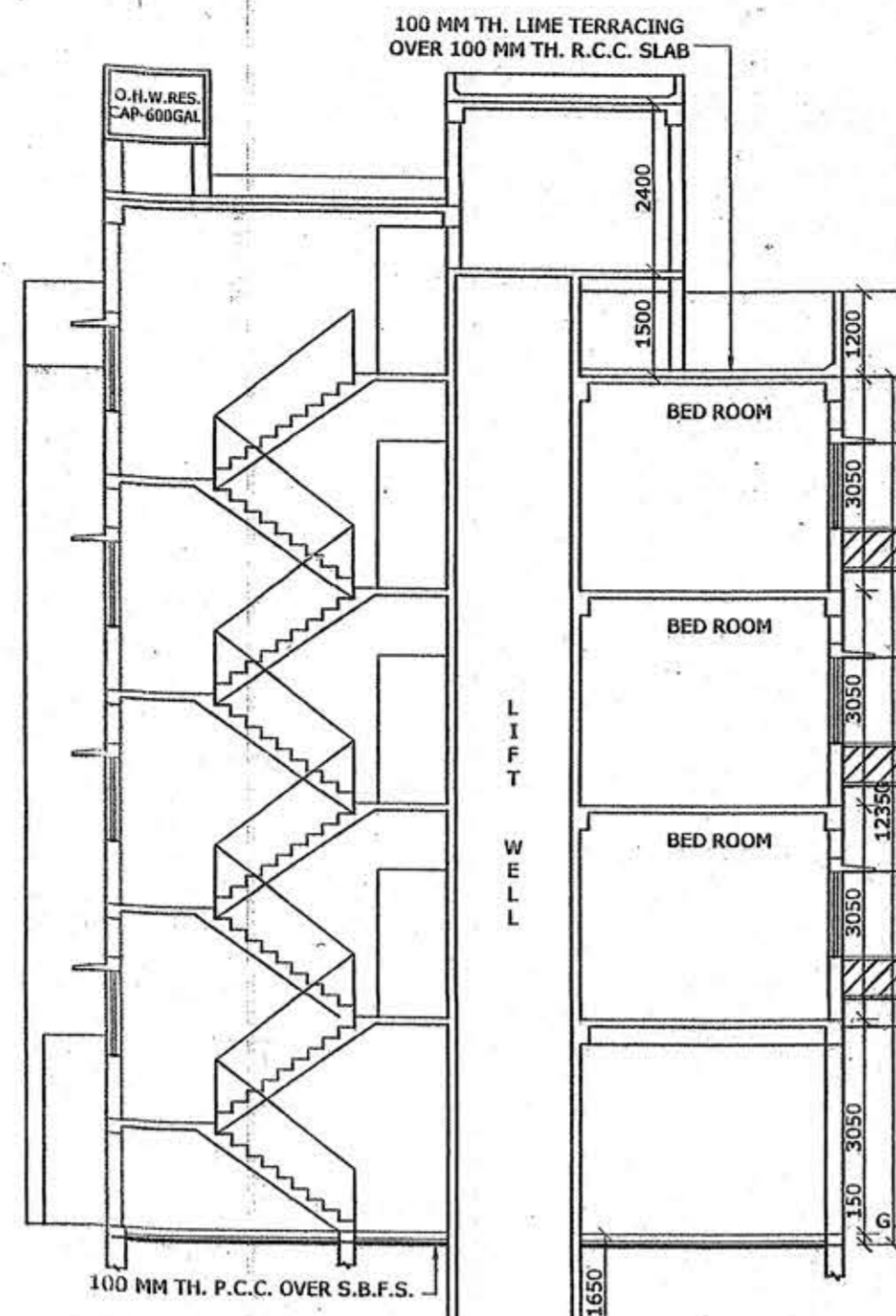
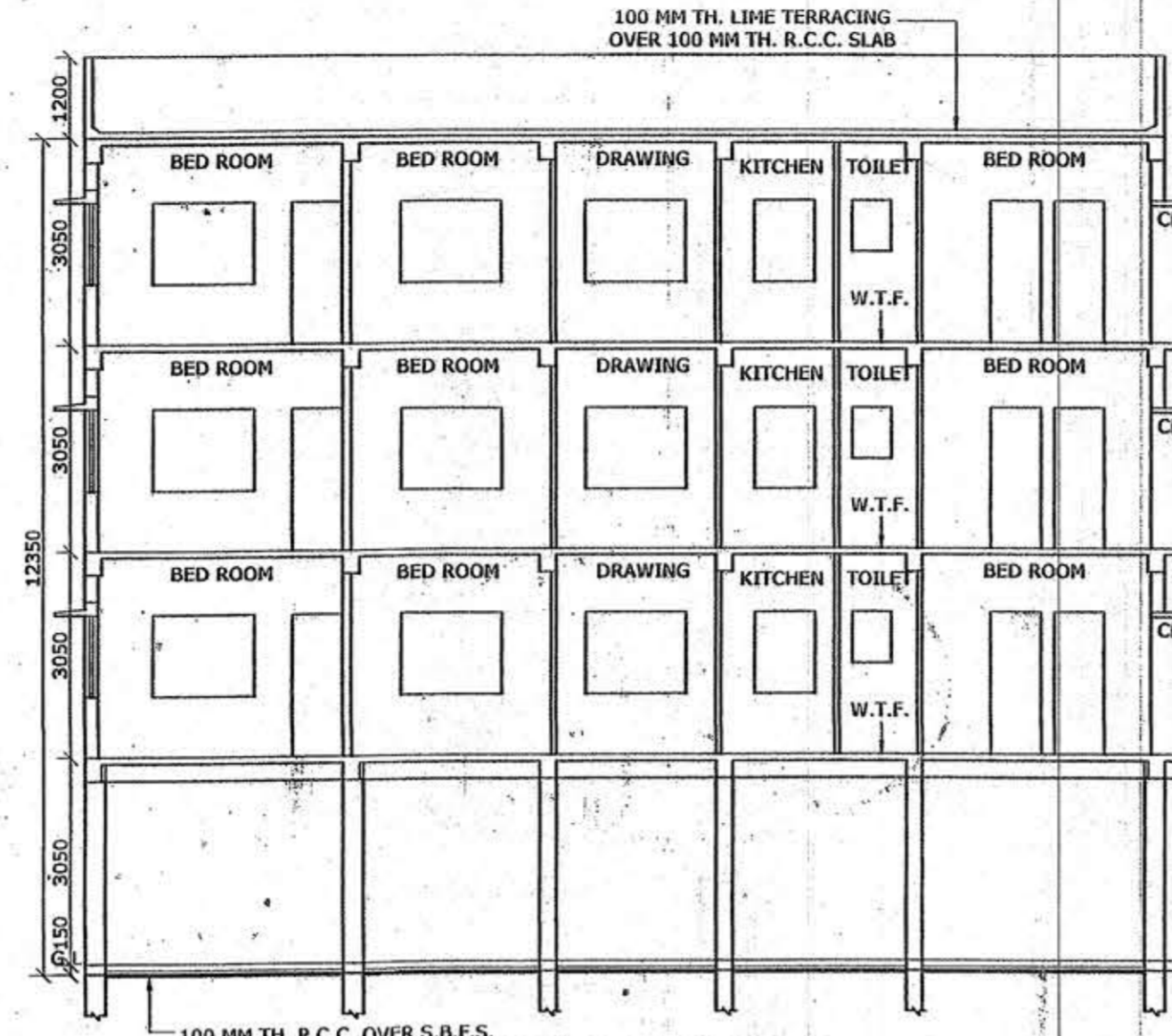


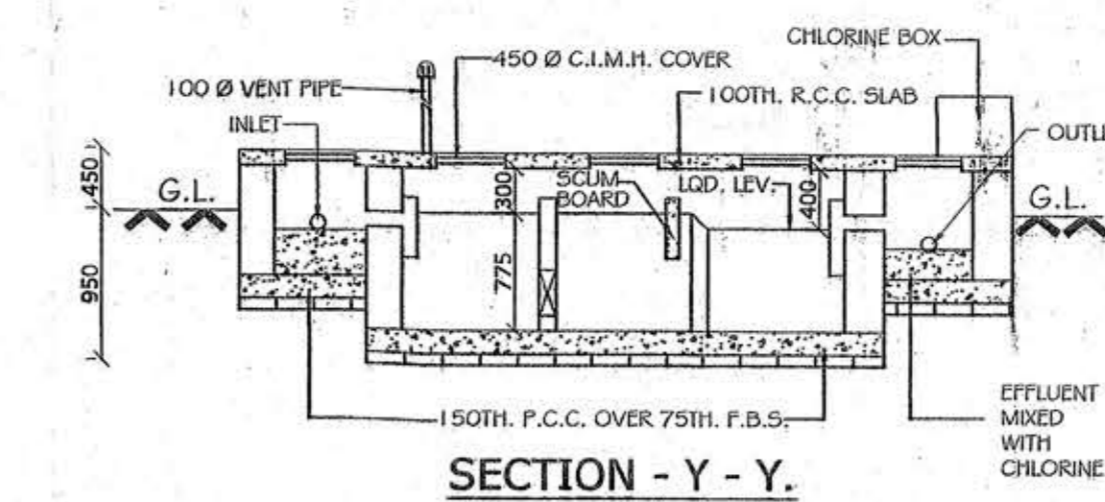
FRONT ELEVATION



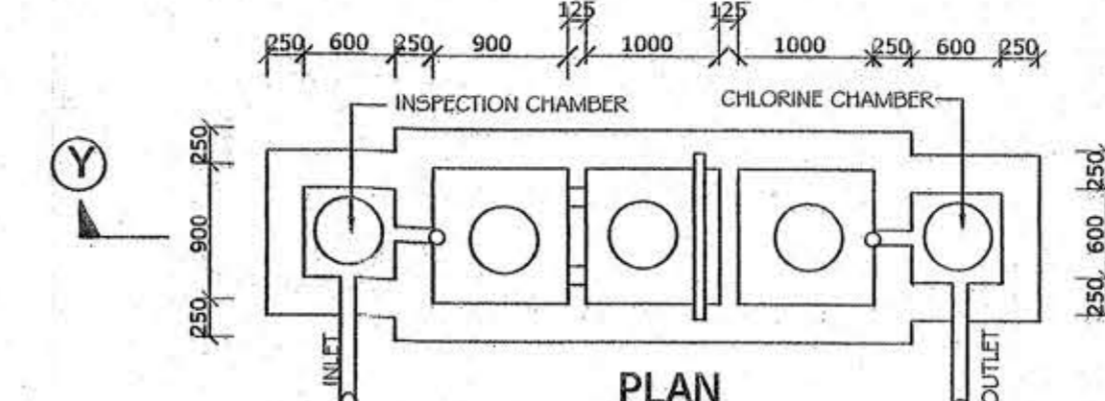
SECTION ON A-A



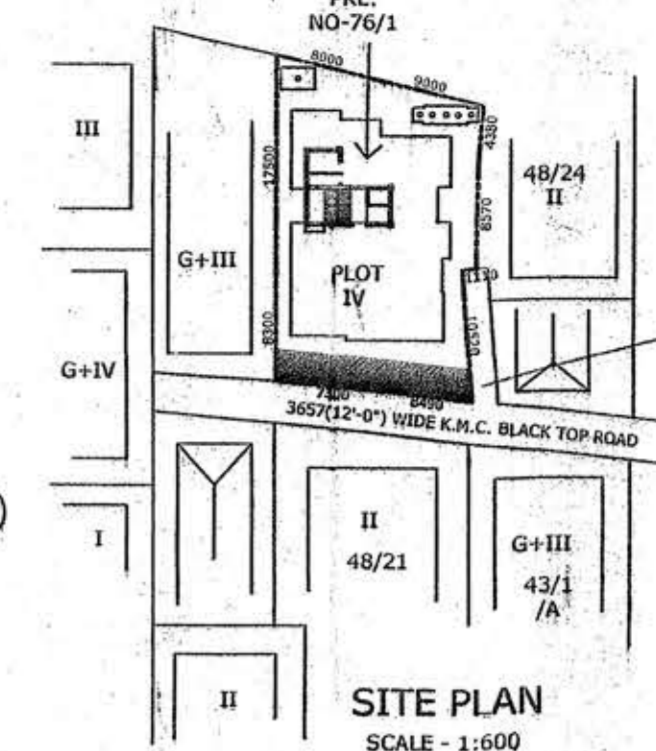
SECTION ON B-B



SECTION - Y - Y



PLAN DETAILS OF SEPTIC TANK. SCALE - 1 : 50. (30 USERS)

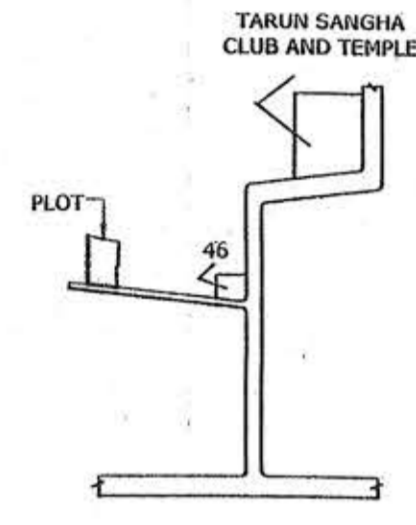


SITE PLAN

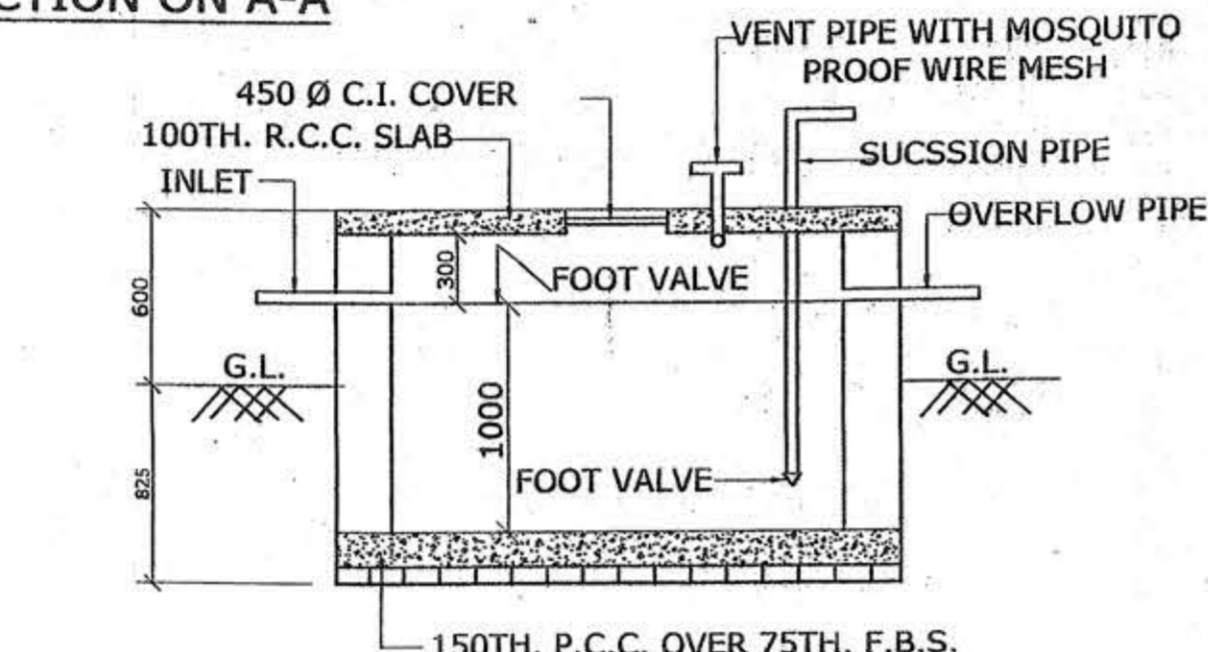
HOME - N - DECOR
Siddhanta Kumar
Proprietor.

SCHEDULE OF DOOR & WINDOW

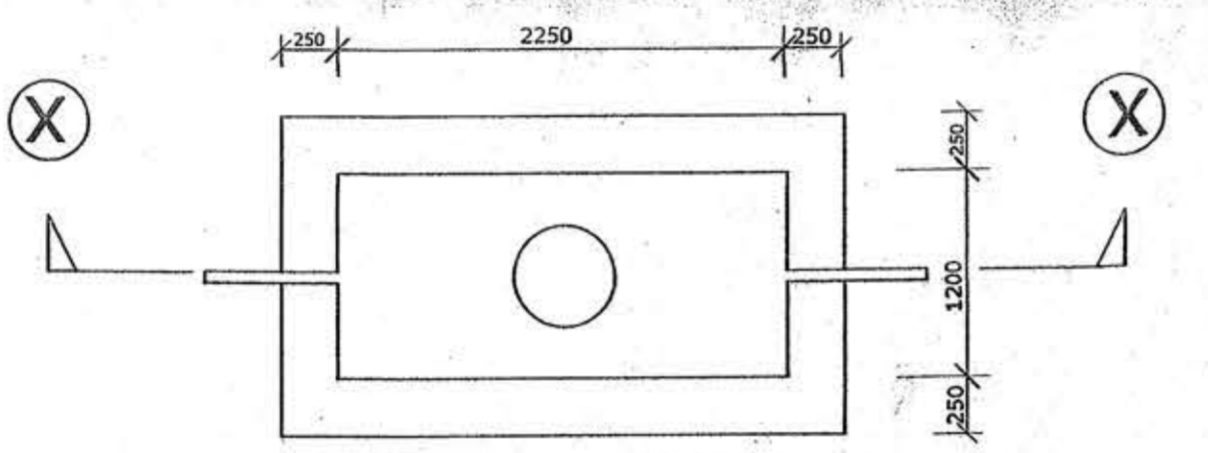
WINDOW MKD.	SIZE (W.X.H.)	DOOR MKD.	SIZE (W.X.H.)
W1	1500 X 1200	D1	1000 X 2100
W2	1200 X 1200	D2	900 X 2100
W3	900 X 1200	D3	750 X 2100
W4	600 X 600		



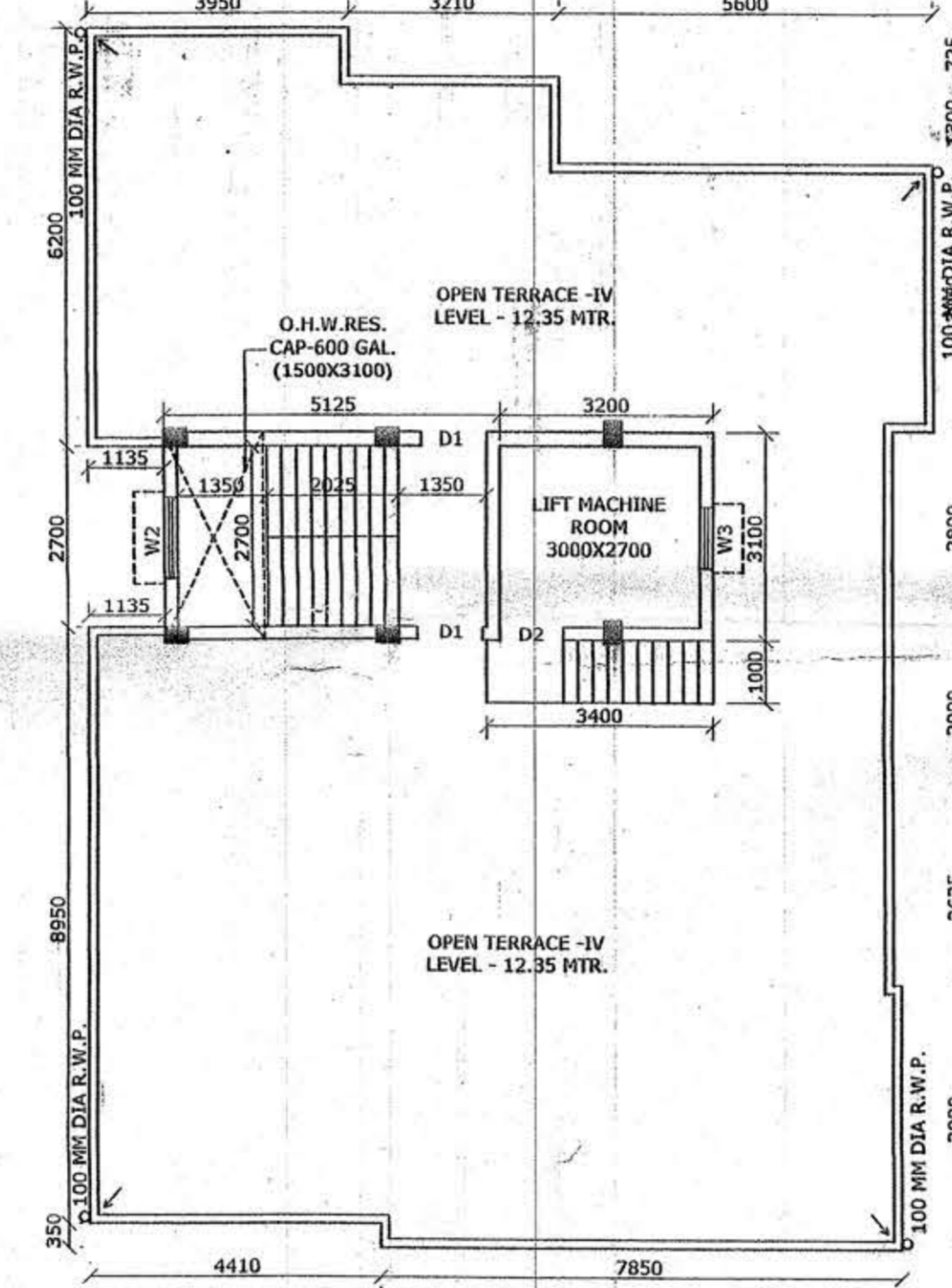
KEY PLAN SCALE - 1:4000



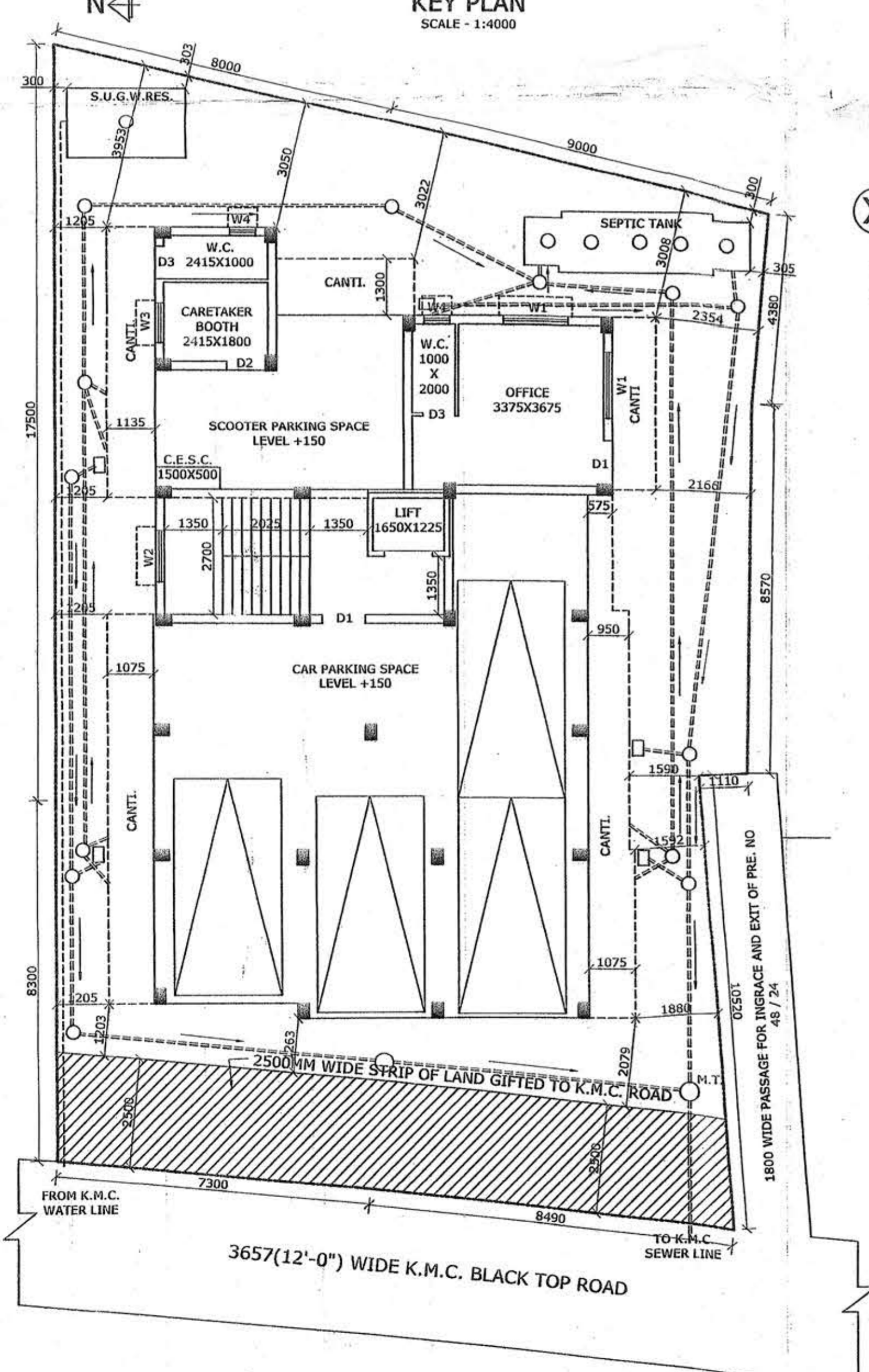
SECTION - X - X



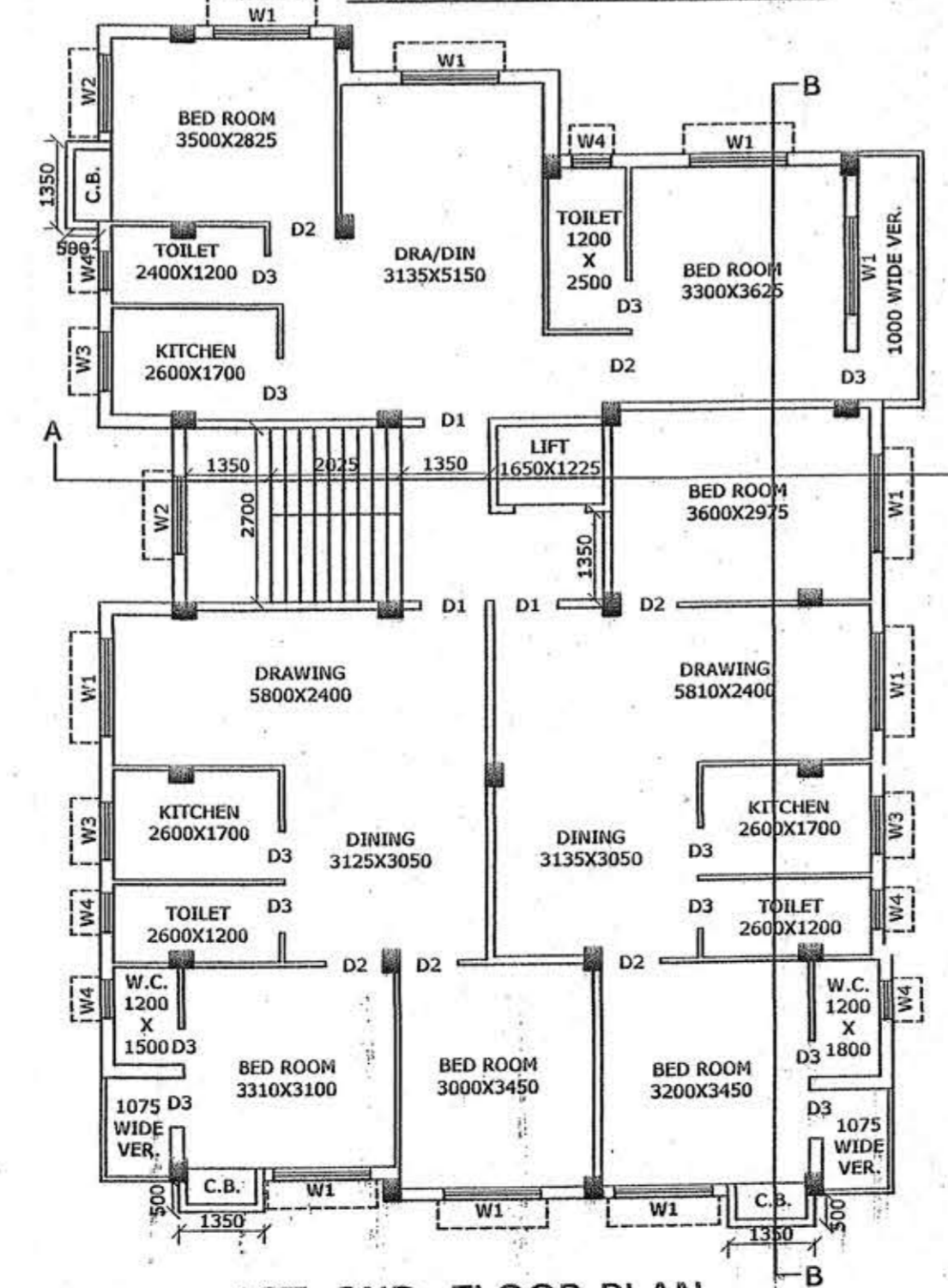
PLAN DETAILS OF S. U. G. W. RESERVOIR CAPACITY - 600 GAL. (2700 LTRS.) SCALE - 1 : 50.



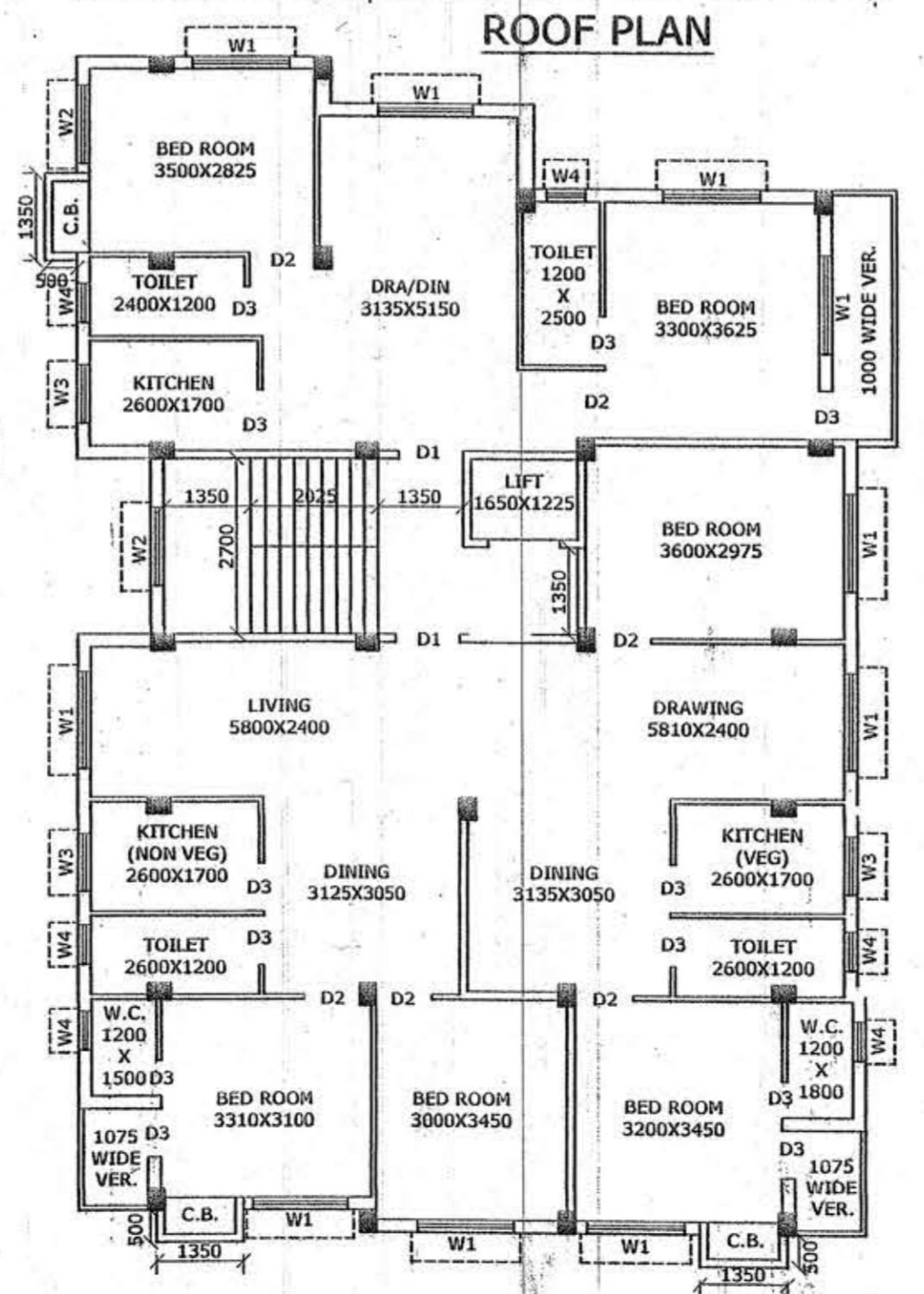
ROOF PLAN



GROUND FLOOR PLAN



1ST, 2ND FLOOR PLAN



3RD FLOOR PLAN

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT. 1980 AND K.M.C. BUILDING RULE-2009, AT PREMISES NO. , 76/1, KAYASTHA PARA MAIN ROAD, WARD -106, BOROUGH-XII, UNDER K.M.C. OF R.S. DAG NO. 3396, R.S. KHATIAN NO. 134, J.L. NO. - 13, OF MOUZA - KASBA, P.S. - GARFA

SPECIFICATIONS:
1. ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.
2. DEPTH OF THE FOUNDATION OF SEPTIC TANK AND U.G.WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.
3. 200 THK. OUTSIDE BRICK WORK WITH GEMENT SAND MORTAR 1:6 AND 75 THK. BRICKWORK WITH 1:4 CEMENT MORTAR.
4. R.C.C. WORK WITH STONECHIPS, SAND, AND CEMENT (3:1.5:1) GRADE OF CONCRETE M-20, GRADE OF STEEL FE-415.
5. PLASTERING WITH SAND CEMENT MORTAR 1:4 FOR CEILING AND 1:6 FOR WALL.
6. P.C.C. WITH BK. KHOLA, SAND, CEMENT (6:3:1)
7. LIME TERRACING WITH BK. KHOLA, SURKI AND LIME (7:2:2).

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 POINT OF VIEW.

Rupak Kumar Banerjee
SIGNATURE OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
GEO-TECH. NO- I/3

E.S.E. DECLARATION
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE 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 RUPAK KUMAR BANERJEE OF M/S TECHNICO SOIL OF GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 150. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

S. B. BHATTACHARYA
SIGNATURE OF STRUCTURAL ENGINEER
S. B. BHATTACHARYA
E.S.E. NO. I/116

L.B.S./L.B.A. DECLARATION
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 BUILDABLE 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. WIDTH OF FRONT ABUTTING ROAD IS 3.657 MTR. NATURE OF ROAD IS K.M.C. BLACK TOP ROAD THERE IS NO EXISTING BUILDING STRUCTURE THE PLOT IS FULLY OCCUPIED BY THE OWNER. SITE PLAN AND KEY PLAN CONFORM WITH THE SITE. THE PLOT IS BEYOND 500 MTR. FROM C/L OF E.M. BYE PASS ROAD. SIGNATURE OF APPLICANT IS IDENTIFIED BY ME.

MOLAY SILL
Licensed Building Surveyor
The Kolkata Municipal Corporation
L.B.S. No. 1028 Class-I
SIGNATURE OF L.B.S.
MOLAY SILL
L.B.S. NO. I/1028

OWNERS DECLARATION
I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTIONS 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. 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. THE PLOT IS IDENTIFIED BY ME.

Siddhanta Kumar
Proprietor of HOME-N-DECOR C.A. of Anun Rudra, Banun Rudra alias Cobden Iner, Goutam Rudra Siddhanta Das Proprietor of HOME-N-DECOR C.A. of Anun Rudra and three others

MAIN CHARACTERISTICS OF THE PROPOSAL

PART A

- ASSEESSEE NO. 31-106-09-0675-4
- Name of the owner/s: Anun Rudra and three others
- Name of the Applicants: Siladitya Das Proprietor of HOME-N-DECOR C.A. of Anun Rudra and three others
- Details of Registered Deed: a) Book - I, Volume No - 147 Page no. 12-16, Being no. - 8682 Year : 1996, Reg. at S.R. - Allpore. Date : 14.12.1996 b) Book - I, Volume No - 17 Page no. - 898-917, Being no. - 07103 Year : 2014, Reg. at A.R.A-I, Kolkata Date : 07.08.2014
- Details of Power of attorney, if any - Book - I, Volume No - 1606-2017 Page no. 63127-63149, Being no. 160602205 Year : 2017, DT. 21.08.2017 Reg. at A.P.S.R., Sealdah
- Details of Free gift, if any

Details of B.L. & L.R.O. Mutation Certificate
Memo no. - 14 / Mut / 1892/BLRO/ATM/KASBA/15 DT. 26.06.2015
Memo no. - 15 / Mut / 1893/BLRO/ATM/KASBA/15 DT. 26.06.2015
Memo no. - 16 / Mut / 1894/BLRO/ATM/KASBA/15 DT. 26.06.2015
Memo no. - 17 / Mut / 1895/BLRO/ATM/KASBA/15 DT. 26.06.2015
Details of B.L. & L.R.O. Conversion Certificate
Memo no. - 18 / 6972/ Con. Certificate /BLRO/ATM/KASBA/2016 DT. 21.07.2016
Memo no. - 18 / 6973/ Con. Certificate /BLRO/ATM/KASBA/2016 DT. 21.07.2016
Memo no. - 18 / 6974/ Con. Certificate /BLRO/ATM/KASBA/2016 DT. 21.07.2016
Memo no. - 18 / 6975/ Con. Certificate /BLRO/ATM/KASBA/2016 DT. 21.07.2016

PART - B

- Area of land : As per title deed = 406.912 sq.m. (06 KH - 01 CH - 15 SQ.FT.) As per boundary declaration = 390.513 Sq.m. Strip of land = 2. Net area of land: 390.513 - 39.239 = 351.274 Sq.m. (after free gift / splayed corner) strip of land relinquished , strip of land gifted to KMC.
- Permissible Ground coverage : 53.656 % = 209.534 sq.m.
- Proposed Ground coverage : 52.957 % = 206.804 sq.m.

Floor Mkd.	Total Floor Area	Total Exempted Area	Net Floor Area
Ground Floor	174.166	12.758	159.012 sq.m.
1st Floor	206.804	12.758	189.629 sq.m.
2nd Floor	206.804	12.758	189.629 sq.m.
3rd Floor	206.804	12.758	189.629 sq.m.
Total	794.578 sq.m.	51.032 sq.m.	6.063-9.584 727.899 Sq.m.

6. Parking Calculation

Tenament Size	Tenament No.	Required Parking
73.073 SQ.M. - 3 nos.	7 nos.	1 no.
72.591 SQ.M. - 2 nos.		
69.575 SQ.M. - 2 nos.		
142.166 SQ.M. - 1 no.	1 nos.	1 no.
Business Area Covered = 19.651 sq.m. Carpet = 16.446 sq.m.		
Total Required Parking		2 nos.

(B) No. of Parking provided = covered = 2 nos. & Open = nil
(C) Permissible area of parking a) Ground floor = 2 No. x 25 b) Basement = nil
(D) Actual area of parking provided = 123.144 sq.m. a) Ground floor = 123.144 sq.m. b) Basement = nil

8. Permissible F.A.R. = 1.75
9. Proposed F.A.R. = 1.736
10. Office area = Covered = 19.651 sq.m. Carpet = 16.446 sq.m.

12. Statement of other areas

Floor	Loft	Cupboard	Ledge / Tend
Ground Floor	-	-	-
1st Floor	-	2.025	-
2nd Floor	-	2.025	-
3rd Floor	-	2.025	-
Total		6.075	

13. Stair Case area = 15.888 sq.m.
14. Lift machine room area = 9.92 sq.m.
15. O.H.W. Res. area = 4.65 sq.m.
16. Other area of fees = 70.092 sq.m.
17. Lift machine room stair area = 3.4 sq.m.
19. Relaxation

RESIDENTIAL BUILDING

Office of the Block Land & Land Reforms Officer
Additional Thakurpukur, Metiaburua at Kankra

Form A
A Certificate of Mutation
(See Rule 63)

1. Name: South 24 Bargaon
2. Police Station: Garoga
3. Name: Kankra
4. P. No.: 19
5. Khata No.: 194
6. Area: 08.00 sq. ft. = 0.91 dec.
7. Ass. of Khata: 08.00 sq. ft. = 0.91 dec.
8. Classification: Residential

Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

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PARTY'S COPY

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.

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.

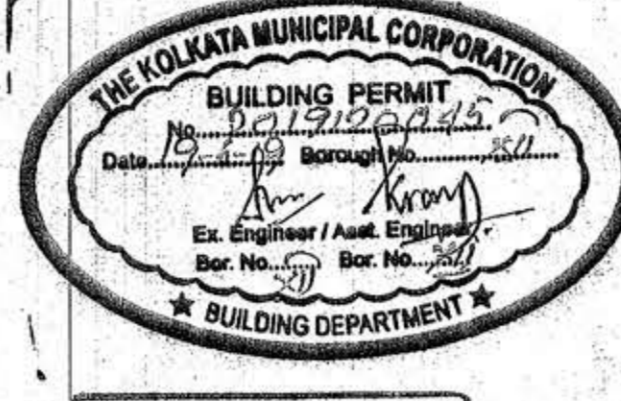
A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

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

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

Plan Case No. 2018/20495

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



THE SANCTION IS VALID UP TO 18-06-2024

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 498 (1) & (2) OF CMC 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.

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

Plan for Water Supply arrangement including SEMI I 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/demolition.

All Building Materials to necessary & construction should conform to the standards specified in the National Building Code of India.

DEVIATION WOULD MEAN DEMOLITION

HOME - N - DECOR
Siddhanta Kumar
Proprietor