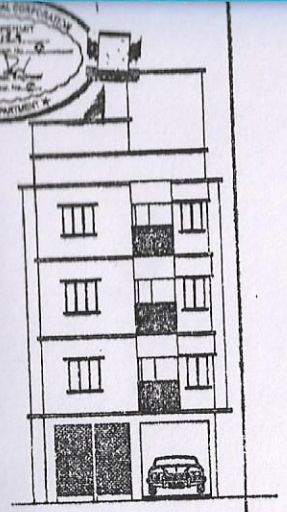
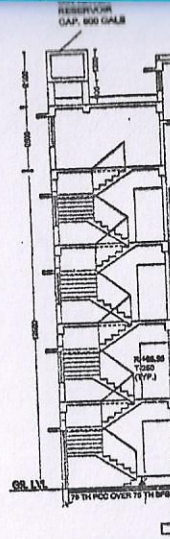
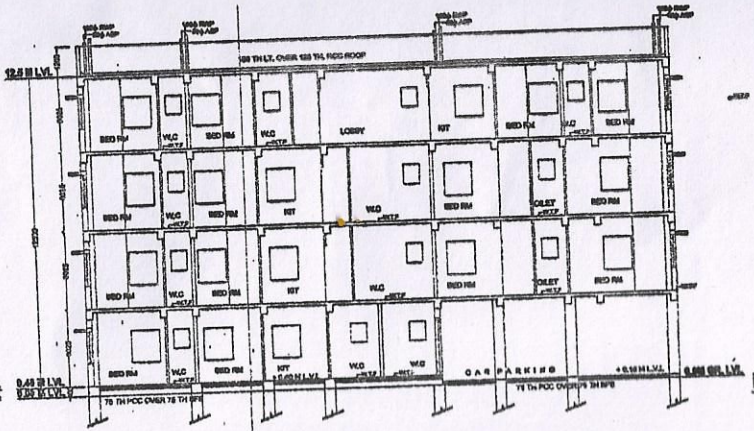


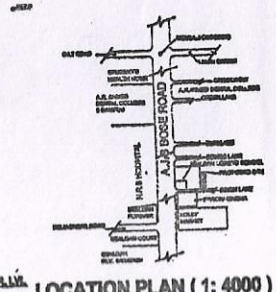
FRONT ELEVATION (1:100)



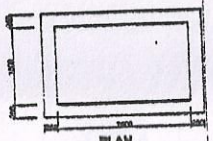
SECTION MKD. A-A (1:100)



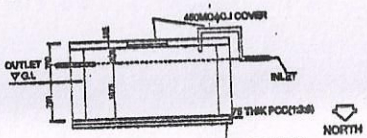
SECTION MKD. B-B (1:100)



LOCATION PLAN (1: 4000)

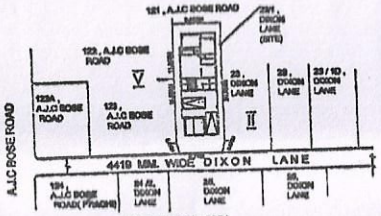


PLAN

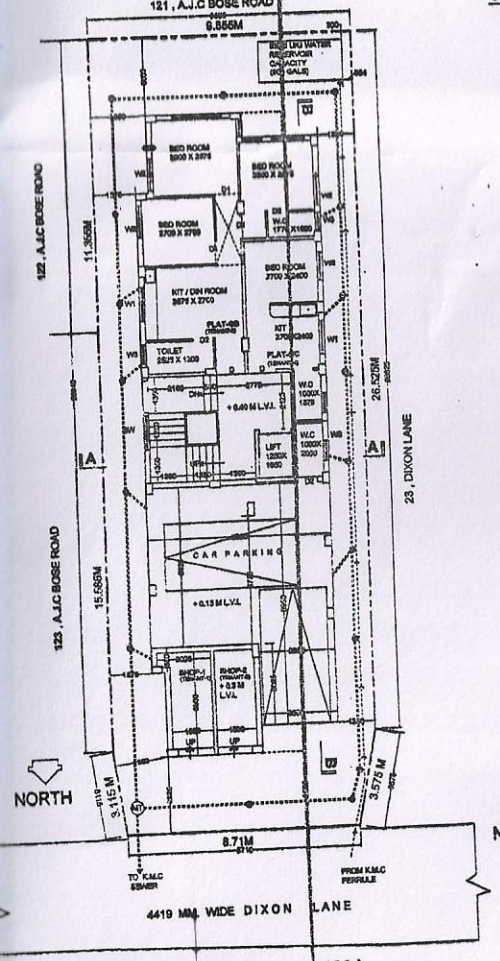


SECTION

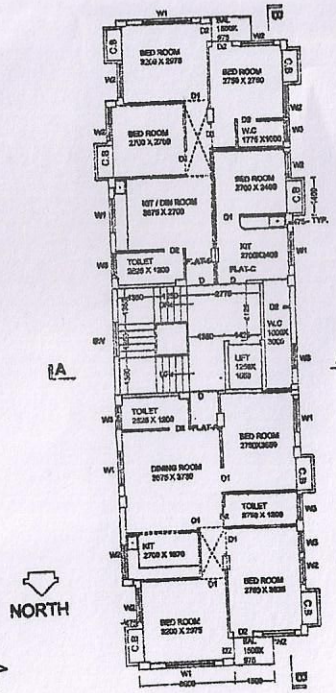
PLAN AND SECTION OF SEMI UNDER GROUND WATER RESERVOIR OF CAPACITY 600 GALS (SCALE 1:50)



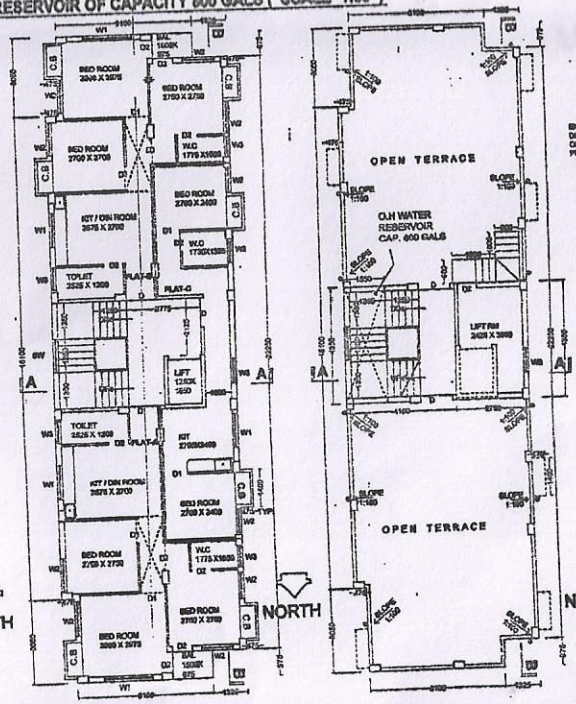
SITE PLAN (1: 600)



GROUND FLOOR PLAN (1: 100)

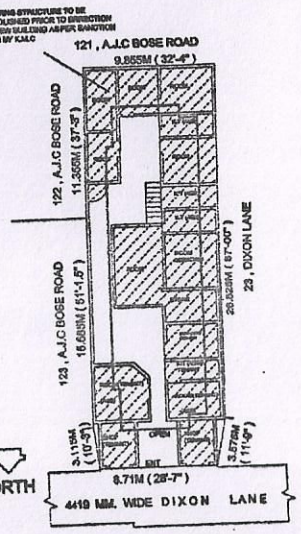


FIRST & SECOND FLOOR PLAN (1: 100)



THIRD FLOOR PLAN (1: 100)

ROOF FLOOR PLAN (1: 100)



EXISTING GROUND FLOOR PLAN (1 : 200)

D1	900	2100	W2	900	1200
D2	750	2100	W3	900	1200
D3	1200	2100	W4	600	600
D4	1000	2100	W5	1200	1200
			F.G.	FROSTED GLASS	

DEED NO : 4991 YEAR : 2001 PLACE A.R.A , KOLKATA
(a) DETAIL OF REGISTERED POWER OF ATTORNEY
BOOK NO : IV CD VOL. NO : 1903-2016 PAGE NO : 80098 TO 80103
DEEDING NO : 190300091 YEAR : 2016 PLACE : A.R.A-II , KOLKATA
(b) DETAIL OF REGISTERED BOUNDARY DECLARATION.
BOOK NO : I CD VOL. NO : 1902-2019 PAGE NO : 6088 TO 6091
DEEDING NO : 190300108 YEAR : 2019 PLACE : A.R.A-II,KOLKATA
4. (a) AREA OF LAND : 328.04 sqm. (SMK-01/CH-01/SOPT)(as per Deed) ; 256.934 sqm.(as per regd. Boundary Declaration)
(b) NO OF STOREY : G+III
5.(a) P.O. OF TENAMENTS : 11 NOS.
(b) SIZE OF TENAMENTS : (a) BELOW 50 SQM ..... 4 NOS. ; (b) 50 SQM TO 75 SQM ..... 5 NOS. ; (c) 75 SQM TO 100 SQM ..... 2 NOS.

PART-B:
1. AREA OF LAND:-
(a)AS PER TITLE DEED = 328.04 SQM.
(b) AS PER BOUNDARY DECLEARATION = 256.934 SQM.
2. (i) PERMISSIBLE GROUND COVERAGE (65.00%)= 167.164 SQM.
(ii) PROPOSED GROUND COVERAGE (54.52%)= 141.459 SQM.
3. (a) PROPOSED HEIGHT= 12.5 M. (b) DEPTH OF BUILDING-34.2 M

6A. PROPOSED AREA (AREA STATEMENT):-

GROUND FLOOR	328.04 SQM				141.459 SQM	14.59 SQM	0.00 SQM	141.459 SQM	
1ST FLOOR	328.04 SQM				141.459 SQM	14.59 SQM	0.00 SQM	141.459 SQM	
2ND FLOOR	328.04 SQM				141.459 SQM	14.59 SQM	0.00 SQM	141.459 SQM	
3RD FLOOR	328.04 SQM				141.459 SQM	14.59 SQM	0.00 SQM	141.459 SQM	
4TH FLOOR	328.04 SQM				141.459 SQM	14.59 SQM	0.00 SQM	141.459 SQM	
TOTAL	328.04 SQM				707.295 SQM	72.95 SQM	0.00 SQM	707.295 SQM	

6B. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

(B) SHOP CENTER RETAIL:
(i) SHOP BUILT-UP AREA = 14.791 SQM.
(ii) SHOP CARPET AREA = 11.884 SQM. - REQUIRED CAR PARKING= NIL.
(iii). TOTAL REQUIRED CAR PARKING :- 2 NOS.
(iv). TOTAL PROPOSED C/R PARKING :- 2 NOS.
1. PERMISSIBLE AREA FOR PARKING :- = 50 SQM.
2. PROPOSED AREA OF PARKING :- = 49.504 SQM.
10. PERMISSIBLE F.A.R = 1.75
11. PROPOSED F.A.R= (54.79% -49.504) / 256.934 = 1.749 < 1.75
12. STAIR HEAD ROOM AREA :- 13.563 SQM.
13.(A) LIFT MACHINE ROOM AREA :- 11.563 SQM.
(B) LIFT MACHINE ROOM STAIR AREA :- 3.169 SQM.
14. TERRACE AREA :- 161.459 SQM.
15. RELAXATION OF AUTHORITY, IF ANY :- NA
16. OVER HEAD TANK AREA :- 5.749 SQM.
17. AREA OF CUP-BOARD = 13.969 SQM.
18. OTHER AREA ONLY FOR FREE = 69.130 (Exemption) + 3.169 (LIFT Unit) = 72.919 SQM.
19. TOTAL AREA OF LOFT = 13.958 SQM.

SPECIFICATIONS

R.C.C. FRAME STRUCTURE W TH CONC. GRADE M20.
20/- M.M. THK. EXTERNAL, 125 & 75 M.M. THK. INTERNAL WALLS WITH
1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
ALL FLOORS AREA MARBLE FLOORING.
1:3 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.C.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

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 RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY M/S ALISO FOUNDATION ENGINEERING (MR. PULISH ROY) 18 , DRUGISH-1 STREET, 2ND FLOOR,KOLKATA-700017, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

Anindya Bhattacharya
ANINDYA BHATTACHARYA
SIG. OF STRUCTURAL ENGINEER
ANINDYA BHATTACHARYA
B.E (JU) E.E.E 97445

DECLARATION OF LBS.

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 THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN, IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK, THERE IS AN EXIST . STRUCT. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS PARTLY OCCUPIED BY THE OWNERS AND PARTLY BY TENANTS.

Anindya Bhattacharya
ANINDYA BHATTACHARYA
SIG. OF LBS.
ANINDYA BHATTACHARYA
B.E (JU) LBS 17/09

DECLARATION OF OWNER.

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

MANASH SARKAR
As constituted attorney of
Rabindra Nath Auddy,
Manindra Nath Auddy,
Debashish Auddy,
Subrata Auddy.
SIGNATURE OF OWNER
MANASH SARKAR (C.A)
Partner
Proprietor

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, EXISTING PLAN, S.U.G.WATER RESERVOIR, LOCATION PLAN, SITE PLAN, SECTION-AA & BB, FRONT ELEVATION

PLAN OF PROPOSED G + III STOREYED RESIDENTIAL BUILDING AT PREMISES NO. 23 / 1 , DIXON LANE , WARD NO.- 050 , BOROUGH - V, P.S- MUCHIPARA KOLKATA- 700014 U/S 393 A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009.