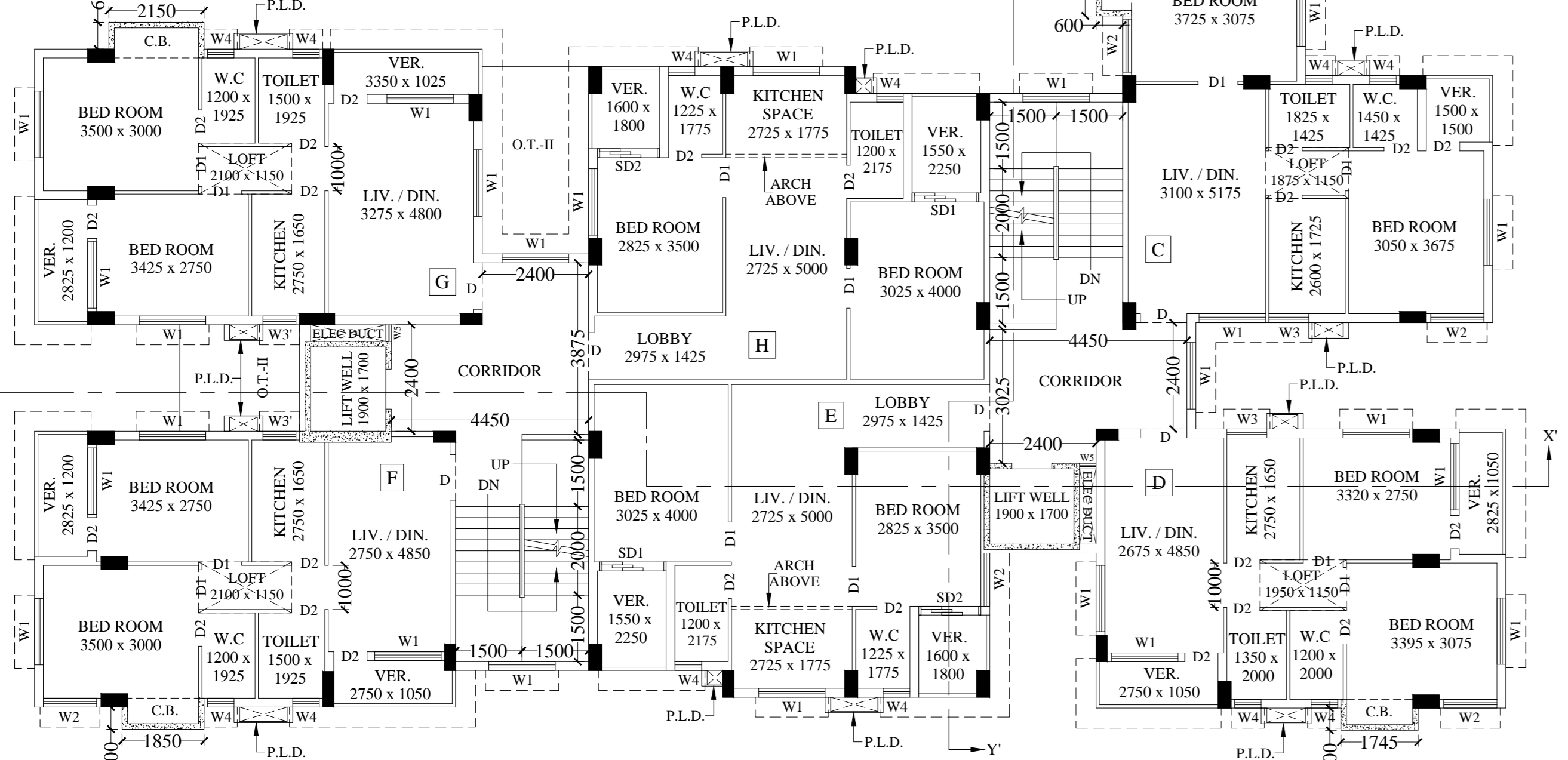


SECTION X-X'
SCALE: 1:100

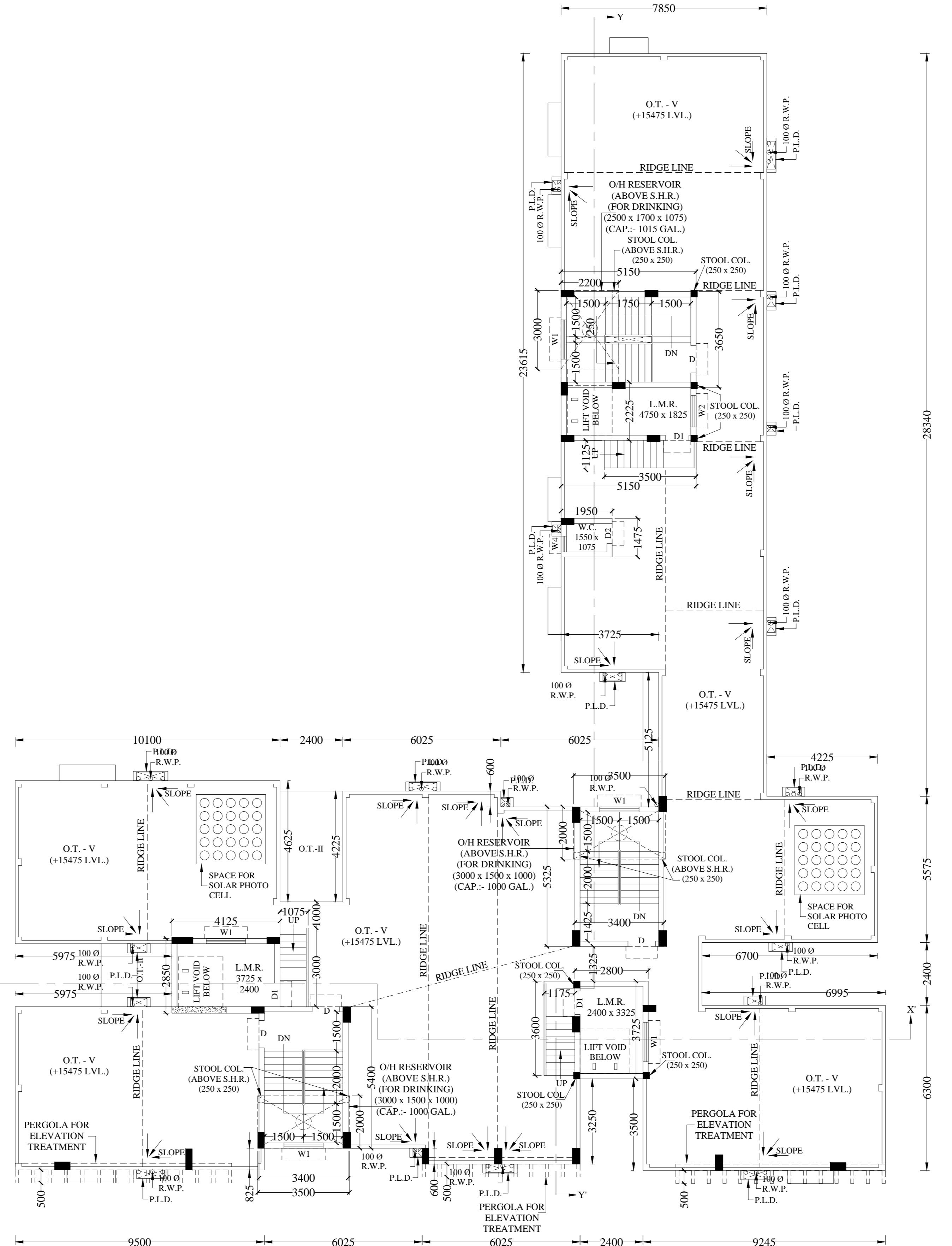
SECTION Y-Y'
SCALE: 1:100

SCHEDULE OF DOOR & WINDOW
(for proposed plan only)

DOORS		WINDOWS	
MKD.	WIDTH	MKD.	WIDTH
D1	900	W1	1500
D2	750	W2	1200
D3	1200	W3	750
D4	1500	W4	600
D5	1400	W5	375
		S/W	2500



PROPOSED SECOND, THIRD & FOURTH FLOOR PLAN (EACH)
SCALE: 1:100



PROPOSED ROOF PLAN
SCALE: 1:100

PART-A:
 1. ASSESSEE NO.: 11-025-44-0001-4.
 2. i) DETAIL OF DEED OF INSTRUMENT:-
 BOOK NO. - I, VOL. NO. - 1903-2019, BEING NO. - 190301607, PAGES FROM 69799 TO 69836, A.R.A. - III, KOLKATA, YEAR 2019.
 ii) DETAIL OF BOUNDARY DECLARATION:-
 BOOK NO. - I, VOL. NO. - 1904-2022, BEING NO. - 190411541, PAGES FROM 75848 TO 758507, A.R.A. - IV, KOLKATA, YEAR 2022.
 iii) DETAIL OF DEED OF GIFT OF STRIP OF LAND AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
 BOOK NO. - I, VOL. NO. - 1904-2022, BEING NO. - 19041542, PAGES FROM 758401 TO 758423, A.R.A. - IV, KOLKATA, YEAR 2022.
 iv) DETAIL OF DEED OF GIFT OF STRIP OF LAND AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
 BOOK NO. - I, VOL. NO. - 1904-2022, BEING NO. - 19041540, PAGES FROM 758462 TO 758484, A.R.A. - IV, KOLKATA, YEAR 2022.
 v) REFERENCE OF S.O.R.:- Ch. V & S. 14 No. - 172/2022-2023, DATED - 21.06.22.
 3. a) LAND AREA:-
 1329.803 SQ.M. OR 19K - 14CH. - 04SFT. (M.L) (AS PER DEED)
 1313.288 SQ.M. OR 19K - 10CH. - 06SFT. (M.L) (AS PER PHYSICAL MEASUREMENT)
 b) LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
 32.357 SQ.M. OR 07CH. - 33SFT. (M.L) (EASTERN SIDE OF THE PREMISES)
 c) AREA OF STRIP OF LAND:-
 95.215 SQ.M. OR 01K - 06CH. - 35SFT. (M.L) (EASTERN SIDE OF THE PREMISES) (STRIP OF LAND GIFTED TO K.M.C. UR 74 K.M.C. BUILDING RULE 2009)
 d) AREA OF LAND AFTER RELEASING LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE & STRIP OF LAND:- 1185.716 SQ.M. OR 17K - 11CH. - 28SFT. (M.L)
 e) NO OF STOREY:- FIVE (G+IV)
 4. NO OF TENEMENTS:- 28 NOS.
 5. SIZE OF TENEMENTS :-
 A) 50 SQ.M TO 75 SQ.M. -- 11 NOS. B) 75 SQ.M TO 100 SQ.M. -- 14 NOS. C) 100 SQ.M TO 200 SQ.M. -- 03 NOS.

PART-B:
 1. a) LAND AREA:-
 1329.803 SQ.M. OR 19K - 14CH. - 04SFT. (M.L) (AS PER DEED)
 1313.288 SQ.M. OR 19K - 10CH. - 06SFT. (M.L) (AS PER PHYSICAL MEASUREMENT)
 b) LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
 32.357 SQ.M. OR 07CH. - 33SFT. (M.L) (EASTERN SIDE OF THE PREMISES)
 c) AREA OF STRIP OF LAND:-
 95.215 SQ.M. OR 01K - 06CH. - 35SFT. (M.L) (EASTERN SIDE OF THE PREMISES) (STRIP OF LAND GIFTED TO K.M.C. UR 74 K.M.C. BUILDING RULE 2009)
 d) AREA OF LAND AFTER RELEASING LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE & STRIP OF LAND:- 1185.716 SQ.M. OR 17K - 11CH. - 28SFT. (M.L)
 2. i) PERMISSIBLE GROUND COVERAGE (50.00%) = 656.644 SQ.M.
 ii) PROPOSED GROUND COVERAGE (48.92%) = 642.504 SQ.M.
 3. i) PERMISSIBLE HEIGHT OF THE BUILDING = 5.500 MTR.
 ii) PROPOSED HEIGHT OF THE BUILDING = 15.475 MTR. (FROM R.G.L.)

4. PROPOSED AREA :-

FLOOR	COVERED AREA (in SQ.M.)	CUT OUT (in SQ.M.)	COVERED AREA EXCLUDING CUT OUTS (in SQ.M.)	EXEMPTED AREA (in SQ.M.)	FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
GROUND FLOOR	543.355	7.360	534.721	45.000	489.721
FIRST FLOOR	576.675	6.638	565.273	45.000	511.273
SECOND FLOOR	625.884	6.638	614.482	45.000	569.482
THIRD FLOOR	625.884	6.638	614.482	45.000	569.482
FOURTH FLOOR	625.884	6.638	614.482	45.000	569.482
TOTAL	2997.682	38.740	2943.440	225.000	2673.440

5. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO OF TENEMENT	REQUIRED CAR PARKING
A (2ND, 3RD, 4TH)	88.405	22.224	110.629	03	
B (2ND, 3RD, 4TH)	77.925	19.590	97.515	03	
C (2ND, 3RD, 4TH)	58.978	14.826	73.804	03	12
D (2ND, 3RD, 4TH)	82.144	14.642	96.786	03	
E (2ND, 3RD, 4TH)	62.553	15.725	78.278	03	
F (2ND, 3RD, 4TH)	59.137	14.866	74.003	03	
G (2ND, 3RD, 4TH)	62.873	15.805	78.678	03	
H (2ND, 3RD, 4TH)	62.853	15.725	78.578	03	
A (1ST)	68.140	17.130	85.270	01	
B (1ST)	69.389	17.443	86.832	01	
C (1ST)	48.307	12.119	60.426	01	
D (1ST)	48.794	12.266	61.060	01	
OFFICE (1ST)	257.559	---	257.559	---	04

6A. TOTAL REQUIRED CAR PARKING = 16 NOS.
 6B. TOTAL PROPOSED CAR PARKING (COVERED) = 20 NOS.
 7. PERMISSIBLE AREA FOR PARKING = 400.00 SQ.M.
 8. PROPOSED AREA OF PARKING (COVERED) = 400.180 SQ.M.
 9. PERMISSIBLE F.A.R = 1.75
 10. PROPOSED F.A.R. = (2673.440/400.000) = 6.6836
 11. STAIR HEAD ROOM AREA = 55.203 SQ.M.
 12. LIFT MACHINE ROOM AREA = 31.645 SQ.M.
 13. TERRACE AREA = 642.504 SQ.M.
 14. RELAXATION OF AUTHORITY, IF ANY = N/A
 15. OVER HEAD TANK AREA (FOR DRINKING) = 20.600 SQ.M.
 16. GROUND FLOOR SERVICE AREA = 26.226 SQ.M.
 17. TOTAL AREA OF CLIP-BOARD = 40.024 SQ.M.
 18. TOTAL AREA OF LOFT = 44.603 SQ.M.
 19. AREA OF W.C. AT ROOF = 02.876 SQ.M.
 20. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 08.006 SQ.M.
 21. PERMISSIBLE TREE COVER AREA = 86.645 SQ.M. (7.39% OF LAND AREA)
 22. PROPOSED TREE COVER AREA = 98.544 SQ.M. (7.504% OF LAND AREA)
 23. OTHER AREA ONLY FOR FEES [270.00 (Exemption) + 11.395 (L.M.R. Sta.) + 40.024 (Clip-board) + 44.603 (Loft) + 8.006 (Pergola)]

SPECIFICATIONS:
 1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
 2. FIGURED DIMENSIONS SHOULD BE FOLLOWED.
 3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. (LATEST).
 4. ALL EXTERNAL WALLS ARE 200 MM TH. & ALL INTERNAL WALLS ARE 125MM TH. AS MENTIONED.
 5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M 20 GRADE.
 6. ALL REINFORCEMENT SHALL BE AT LEAST Fe-500 CONFORMING TO IS CODE.
 7. CLEAR COVER FOR TOP MAIN REINFORCEMENT:- a) FOUNDATION - 50 MM. b) COLUMN - 40 MM. c) BEAM - 25 MM. d) SLAB - 20 MM.
 8. THE DEPTH OF SAND UNDERNEATH WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
 9. ALL FLOORS SPECIALLY BELOW TOILET, W.C. KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
 10. P.L.D. = F.P.L. LINE DUCT & R.W.P. = RAIN WATER PIPE.

DECLARATION OF L.B.S.:-
 CERTIFIED 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 ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

DECLARATION OF STRUCTURAL ENGINEER:-
 STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING IS CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION TO BE SAFE AND STABLE IN ALL RESPECT.

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
 THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT THE SOIL INVESTIGATION AS THERE EXISTS AN OLD BUILDING COVERING THE PLOT OF LAND. SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED FIVE (G+IV) STORED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

DECLARATION OF OWNER:-
 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 PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. SUBMITTED DOCUMENT IF ANY ARE FAKE THEN K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. IF ANY TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

CONTENT:- PROPOSED SECOND, THIRD & FOURTH FLOOR PLAN, PROPOSED ROOF PLAN, PROPOSED SECTIONS, D.W SCHEDULE.

PROJECT:- PROPOSED PLAN OF G+IV STORED RESIDENTIAL BUILDING OF HEIGHT - 15.475 M. FOR SANCTION U.S. 53/A OF K.M.C. ACT 1980 & IN COMPLIANCE WITH K.M.C. BLDG. RULE 2009 AT PREMISE NO. 1, SARKAR LANE, KOLKATA - 700 007, UNDER K.M.C. WARD NO. 025, BR. - IV, P.S. - GIRISH PARK.

PIONEER ENGINEERING & ASSOCIATES
 35A, DR. NARAYAN ROY SARANI, KOLKATA - 700 006.
 MOB. - 98831 92148.
 BUILDING PERMIT NO. - 2022040035.
 SANCTION DATE - 14 JANUARY 2023.
 VALID UP TO - 13 JANUARY 2028.

DIGITAL SIGNATURE OF A.E.(C) Bldg./BR.-IV/KMC
 DIGITAL SIGNATURE OF E.E.(C) Bldg./BR.-IV/KMC