NOTES:-

1. ALL DIMENSIONS ARE IN MM.
2. ALL PROJECTED CHAJJA ARE 450 WIDE.
3. ALL TOILETS FLOOR ARE WATER TIGHT.
4. ALL EXTERNAL WALLS ARE 250 THICK & ALL INTERNAL PARTITION WALLS ARE 125 TH. EXCEPT OTHER WISE MENTIONED.
5. THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THT DEPTH OF FOUNDATION OF BUILDING.

SPECIFICATION:-

1. SPECIFICATION OF MATERIAL & WORKMAN SHIP FOLLOWS N.B.C. 1984
2. GRADE OF STEEL Fe415 & GRADE OF CONCRETE M20.
3. 250TH. 200 TH. & 125 TH. 75 TH. BRICK WORK WILL BE 1st. CLASS BRICK IN CEMENT SAND MORTER 1:6 & 1:4 RESPECTIVELY.
4. 25TH. D.P.C. WITH C.C. (1:2:4) WITH WATER PROOFING COMPOUND.
5. PLAIN CEMENT CONCRETE WITH BRICK KHOA (1:3:6).
6. PLASTERING WITH CEMENT SAND MORTER (1:6) FOR BRICK WORKS.
7. PLASTERING WITH CEMENT SAND MORTER (1:4) FOR R.C.C. WORKS.
8. LIME TERRACING WITH BRICK KHOA SURKI AND LIME (7:2:2).
9. LIFT WALL ARE 125 TH. R.C.C. WALL.
10. C.B. WALL ARE 125 TH. R.C.C. WALL.

NOTES :-
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.00 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22° 30' 21" N	88° 23' 36" E	6.00 M.
2	22° 30' 21" N	88° 23' 35" E	6.00 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI. AMIT ROY
NAME OF OWNER / APPLICANT

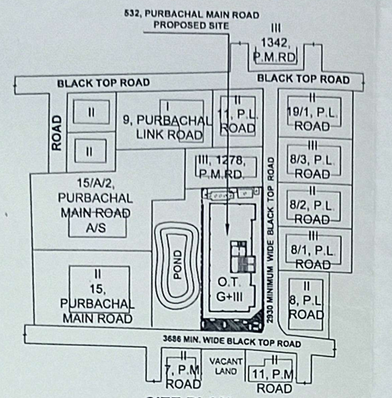
PINTU SARKER (L.B.S. - I/1194)
NAME OF L.B.S.

SCHEDULE OF DOORS

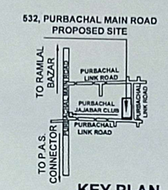
DOOR MKD.	WIDTH	HEIGHT
D1	1100	2150
D2	1025	2150
D3	925	2150
D4	750	2150
D5	700	2150

SCHEDULE OF WINDOWS

WIND. MKD.	WIDTH	HEIGHT
W1	625	700
W2	950	1000
W3	1250	1400
W4	1550	1400
W5	1550	1000

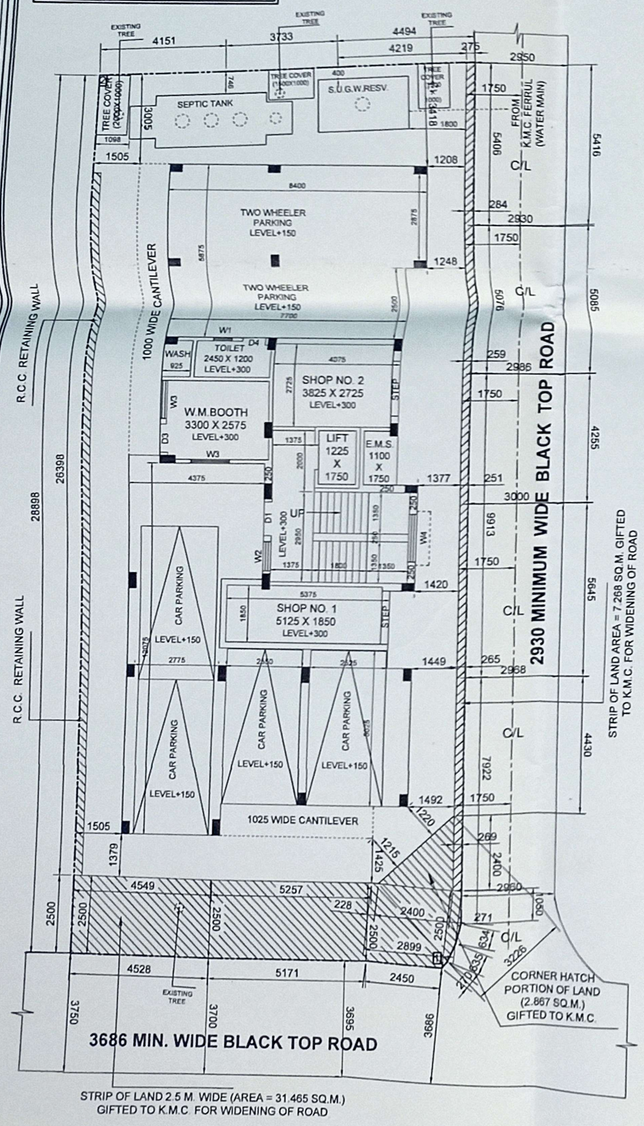


SITE PLAN
SCALE:- 1:600

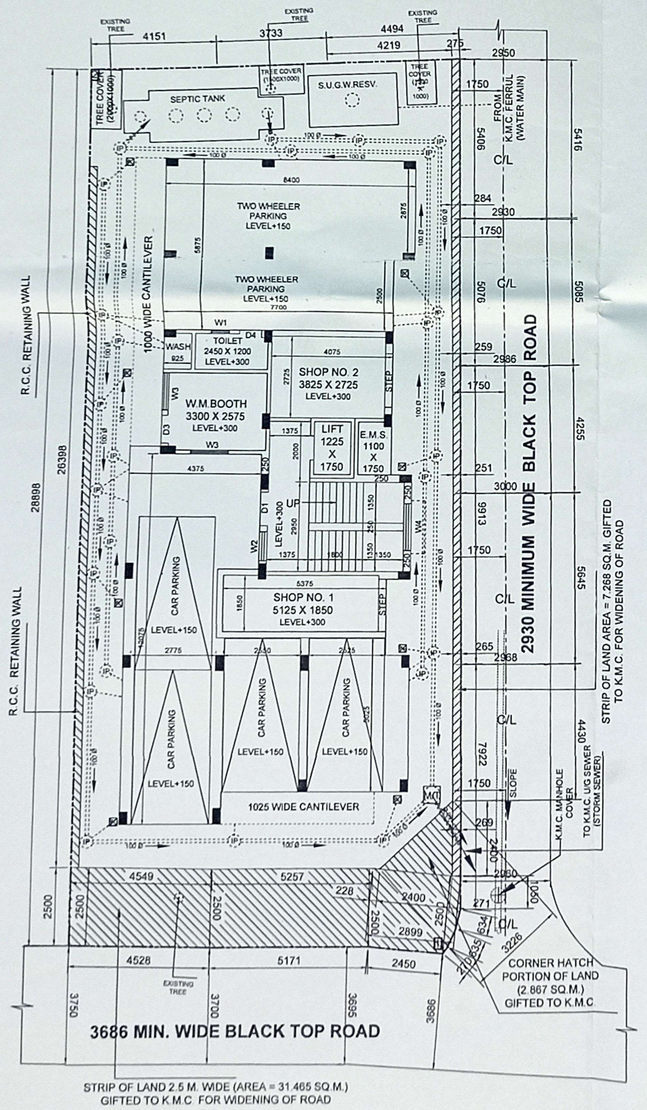


KEY PLAN
SCALE:- 1:4000

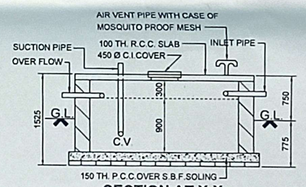
E.G.L. = EXISTING GROUND LEVEL
P.G.L. = PROPOSED GROUND LEVEL



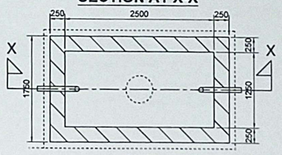
GROUND FLOOR PLAN
SCALE:- 1:100



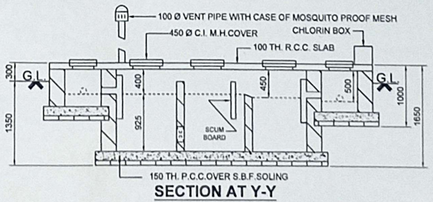
GROUND FLOOR PLAN
SHOWING INTERNAL DRAINAGE LAY-OUT
SCALE:- 1:100



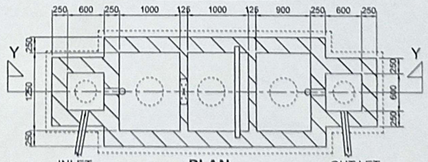
SECTION AT X-X



PLAN
DETAILS OF S.U.G.W. RESERVOIR
CAP. 600 GALS. = 2700 LIT.
SCALE:- 1:50



SECTION AT Y-Y



INLET INSPECTION CHAMBER — **PLAN SEPTIC TANK** — OUT LET CHLORINATION CHAMBER
SCALE:- 1:50 USERS:- 50

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A

01. ASSESSEE NO.: 31-106-16-2727-7.
02. NAME OF THE OWNER / APPLICANT: SRI. AMIT ROY.
03. DETAILS OF POWER OF ATTORNEY: N.A.
04. DETAILS OF REG. DEED :
BOOK NO. I, VOL. NO. 252, PAGES - 240 TO 249, BEING NO. 12310, YEAR - 1987, DATED :- 01.08.1987, REG. AT OFFICE OF THE D.S.R. (U/S. 7 (2)), SOUTH 24-PARGANAS, WEST BENGAL.
05. DETAILS OF REG. BOUNDARY DECLARATION :
BOOK NO. I, VOL. NO. 1602-2024, PAGES - 292300 TO 292312, BEING NO. 160208660, YEAR - 2024, DATED :- 20.06.2024, REG. AT OFFICE OF THE D.S.R. - II, SOUTH 24-PARGANAS, WEST BENGAL.
06. DETAILS OF REG. FREE GIFT (2.5 M. WIDE) :
BOOK NO. I, VOL. NO. 1602-2024, PAGES - 292276 TO 292287, BEING NO. 160208556, YEAR - 2024, DATED :- 20.06.2024, REG. AT OFFICE OF THE D.S.R. - II, SOUTH 24-PARGANAS, WEST BENGAL.
07. DETAILS OF REG. FREE GIFT (CORNER SPLAY) :
BOOK NO. I, VOL. NO. 1602-2024, PAGES - 292288 TO 292299, BEING NO. 160208557, YEAR - 2024, DATED :- 20.06.2024, REG. AT OFFICE OF THE D.S.R. - II, SOUTH 24-PARGANAS, WEST BENGAL.
08. DETAILS OF REG. FREE GIFT (SIDE STRIP OF LAND) :
BOOK NO. I, VOL. NO. 1602-2024, PAGES - 292254 TO 292275, BEING NO. 160208555, YEAR - 2024, DATED :- 20.06.2024, REG. AT OFFICE OF THE D.S.R. - II, SOUTH 24-PARGANAS, WEST BENGAL.
09. BL&LRO MUTATION (SHALI) :
i) Memo No.18/mu/5569/BLLRO/ATm/K-sabai/18, Dt. 04.10.2018, (SHALI), M/Case No. 1135/18.
ii) Memo No.18/mu/5614/BLLRO/ATm/K-sabai/18, Dt. 05.10.2018, (SHALI), M/Case No. 1136/18.
iii) Memo No.18/mu/1446/BLLRO/Kol, Dt.-14.08.2020, (SHALI), M/Case No. 506/2019.
10. BL&LRO CONVERSION (SHALI TO BASTU) :
i) Memo No.17408/BLLRO/Kol/22, Dt. 15.02.2022. (SHALI TO BASTU), VIDE CASE NO. CN/2021/1630/1618.
ii) Memo No.17/886/Concertificate/BLLRO/Kol/ 2022, Dt. 21.03.2022. (SHALI TO BASTU), VIDE CASE NO. CN/2022/1630/936.
iii) Memo No.17/887/Concertificate/BLLRO/Kol/ 2022, Dt. 21.03.2022. (SHALI TO BASTU), VIDE CASE NO. CN/2022/1630/937.
11. NO. OF STORIES IF ANY :
G+THREE STORIED RESIDENTIAL BUILDING (HT. = 12.450 M.).
12. KMC MUTATION: O/106/14-MAR-15/20496, DATED:- 26/06/2024.
13. DECLARATION: BEFORE THE 1ST. CLASS JUDICIAL MAGISTRATE AT ALIPORE VIDE NO. 37651, DATED:-24/06/2024, REGARDING DAG NO. & KHATIAN NO. (R.S & L.R.).

PART - B

07. PARKING CALCULATION :
07. A) TENAMENT SIZE :-

TENAMENT MKD.	COVER AREA (sqm.)		COMON AREA / TENAMENT AREA		PROP. COMON AREA (sqm.)	TENANENT AREA (sqm.)	TOTAL NO.	REQUIRED PARKING
A1 & A2	92.083 SQ.M.	X	90.901 / 538.774	=	15.536 SQ.M.	107.619 SQ.M.	2 NOS.	4 NOS.
B1 & B2	87.508 SQ.M.	X	90.901 / 538.774	=	14.764 SQ.M.	102.272 SQ.M.	2 NOS.	
A3	63.242 SQ.M.	X	90.901 / 538.774	=	10.670 SQ.M.	73.912 SQ.M.	1 NO.	NIL
B3	69.080 SQ.M.	X	90.901 / 538.774	=	11.655 SQ.M.	80.735 SQ.M.	1 NO.	NIL
C3	47.270 SQ.M.	X	90.901 / 538.774	=	7.975 SQ.M.	55.245 SQ.M.	1 NO.	NIL
SHOP AREA	COVERED AREA = 24.324 SQ.M.							NIL
	CARPET AREA = 20.754 SQ.M.							
	TOTAL REQUIRED PARKING =							4 NOS.

07. B) NOS. OF PARKING PROVIDED :4 NOS. = COVERED = 4 NOS. & OPEN = NIL.
07. C) PERMISSIBLE AREA FOR PARKING : (i) GROUND FLOOR = 4 NOS. X 25 = **100 Q.M.**
07. D) ACTUAL AREA OF PARKING PROVIDED : (i) GROUND FLOOR = **121.304 SQ.M.**
08. PERMISSIBLE F.A.R. = **1.75**
09. PROPOSED F.A.R. = [712.705 SQ.M. - 100.00 SQ.M. / 366.615 SQ.M.] = **1.671** < 1.75
10. ADDITIONAL AREA FOR FEES = **31.867 SQ.M.**
(STAIR HEAD ROOM + LIFT MACHINE ROOM + L.M.R. STAIR + C.B.)

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
1ST. FLOOR	NIL	1.350 SQ.M.	NIL
2ND. FLOOR	NIL	1.350 SQ.M.	NIL
3RD. FLOOR	NIL	1.350 SQ.M.	NIL
TOTAL	NIL	4.050 SQ.M.	NIL

11. STAIR HEAD ROOM AREA = **17.336 SQ.M.**
12. ROOF TANK AREA = **5.843 SQ.M.**
13. LIFT MACHINE ROOM AREA = **7.256 SQ.M.**
14. LIFT MACHINE ROOM STAIR AREA = **3.225 SQ.M.**
15. TREE COVER AREA = **5.000 SQ.M.**
16. TOTAL AREA FOR FEES = **807.168 SQ.M.**
17. RELAXATION OF AUTHORITY = **N.A.**

PART - B

01. AREA OF LAND :
(i) AS PER DEED = **367.893 SQ.M. (05 K. - 08 CH. - 00 SFT)**
(ii) AS PER ASSESSMENT BOOK = **367.893 SQ.M. = (05 K. - 08 CH. - 00 SFT)**
(iii) AS PER BOUNDARY DECLARATION = **366.615 SQ.M. = (05 K. - 07 CH. - 31.244 SFT)**
02. FREE GIFT (2.5 M.) = **31.465 SQ.M.**
03. FREE GIFT STRIP OF LAND = **7.286 SQ.M.**
04. FREE GIFT (CORNER SPLAY) = **2.867 SQ.M.**
05. NET AREA OF LAND : **324.997 SQ.M.**
06. PERMISSIBLE GROUND COVERAGE : **54.446 % = 199.607 SQ.M.**
07. PROPOSED GROUND COVERAGE : **54.417 % = 199.502 SQ.M.**

08. PROPOSED FLOOR AREA :

FLOOR	COMMON AREA	FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
			STAIR WAY	STAIR WELL	LIFT LOBBY	LIFT WELL	
GROUND FLOOR	38.950 SQ.M.	184.577 SQ.M.	12.899 SQ.M.	NIL	2.750 SQ.M.	NIL	168.928 SQ.M.
1ST. FLOOR	17.317 SQ.M.	199.502 SQ.M.	12.899 SQ.M.	0.450 SQ.M.	2.750 SQ.M.	2.144 SQ.M.	181.259 SQ.M.
2ND. FLOOR	17.317 SQ.M.	199.502 SQ.M.	12.899 SQ.M.	0.450 SQ.M.	2.750 SQ.M.	2.144 SQ.M.	181.259 SQ.M.
3RD. FLOOR	17.317 SQ.M.	199.502 SQ.M.	12.899 SQ.M.	0.450 SQ.M.	2.750 SQ.M.	2.144 SQ.M.	181.259 SQ.M.
TOTAL	90.901 SQ.M.	783.083 SQ.M.	51.596 SQ.M.	1.350 SQ.M.	11.000 SQ.M.	6.432 SQ.M.	712.705 SQ.M.

L.B.S. DECLARATION:- CERTIFIED WITH FULL RESPONSIBLITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD AT EASTERN SIDE 3.686 M. MINIMUM AND 2.930 M. MINIMUM ON THE NORTHERN SIDE CONFORM WITH THE PLAN & SITE, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOTE IS LAYING VACANT. THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. FROM THE C/L OF E. M. BYE PASS. SIGNATURE OF THE OWNER'S IS AUTHENTICATED BY ME.

PINTU SARKER (L.B.S. - I/1194)
NAME OF L.B.S.

G.T.E. DECLARATION:-
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

JAYANTA MAJUMDAR (G.T.E. - I/13)
NAME OF G.T.E.

E.S.E. DECLARATION:-
THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF "INDIA" AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN DONE BY JAYANTA MAJUMDAR. OF M/S. **DIGISTRUC** OF J150, BAISHNABGHATA PATULI TOWNSHIP, KOLKATA - 700 094, THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

PATIT PABAN PARICHHA (E.S.E. - II/30)
NAME OF E.S.E.

OWNER'S DECLARATION:-
I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT.
I / WE SHALL ENGAGE L.B.S. / L.B.A. & 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 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 ARE IN MARBEL FINISHED.
THE PLOT IS BOUNDED BY BOUNDARY WALL AND IDENTIFIED BY ME / US AT THE TIME OF DEPARTMENTAL INSPECTION.

SRI. AMIT ROY
NAME OF OWNER / APPLICANT

SCALE:- 1:50, 1:100, 1:600, 1:4000,

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S - 393A OF K.M.C. ACT. 1980 AND AS PER BUILDING RULE - 2009 AT PREMISES NO. 532, PURBACHAL MAIN ROAD, KOLKATA:- 700 078, K.M.C. WARD NO. 106, BOROUGH NO. XII, MOUZA :- GARFA, J.L. NO. 19, R.S. & L.R. DAG NOS. 1789, 1790 & 1791, R.S. KHATIAN NOS. 904, 973/1 & 1219, L.R. KHATIAN NOS. 1874 & 2299, P.S. - GARFA.

BUILDING PERMIT NO. : 2024120233
VALID UPTO : 12-SEP-29
DATE : 13-SEP-24

SUBRATA NAG — Digitally signed by SUBRATA NAG Date: 2024.09.13 16:33:29 +05'30'
DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.- XII

SHIBA PRASAD JANA — Digitally signed by SHIBA PRASAD JANA Date: 2024.09.13 16:33:59 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.- XII