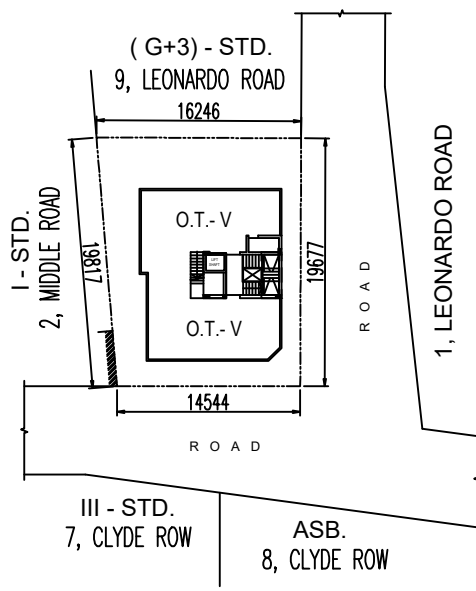
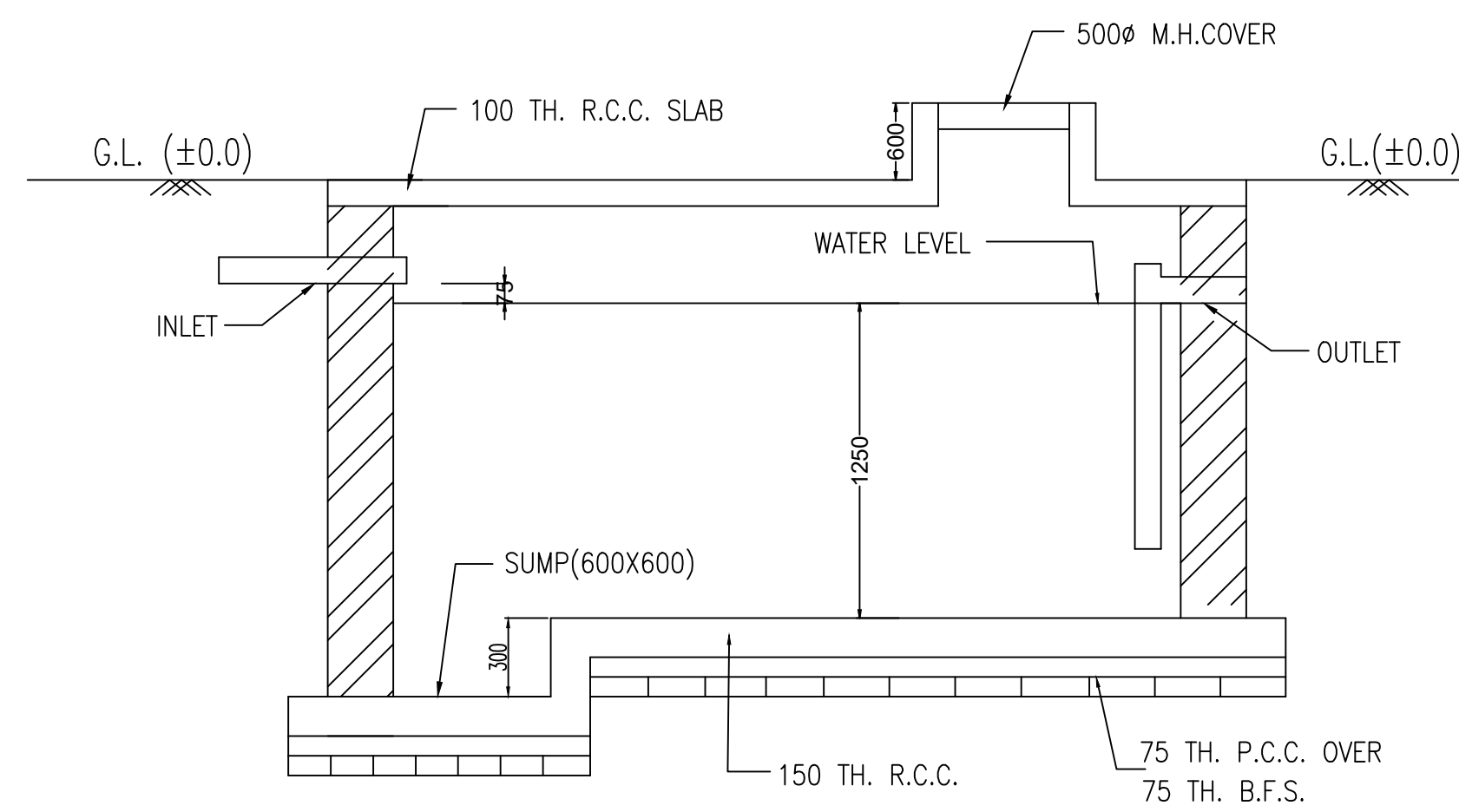


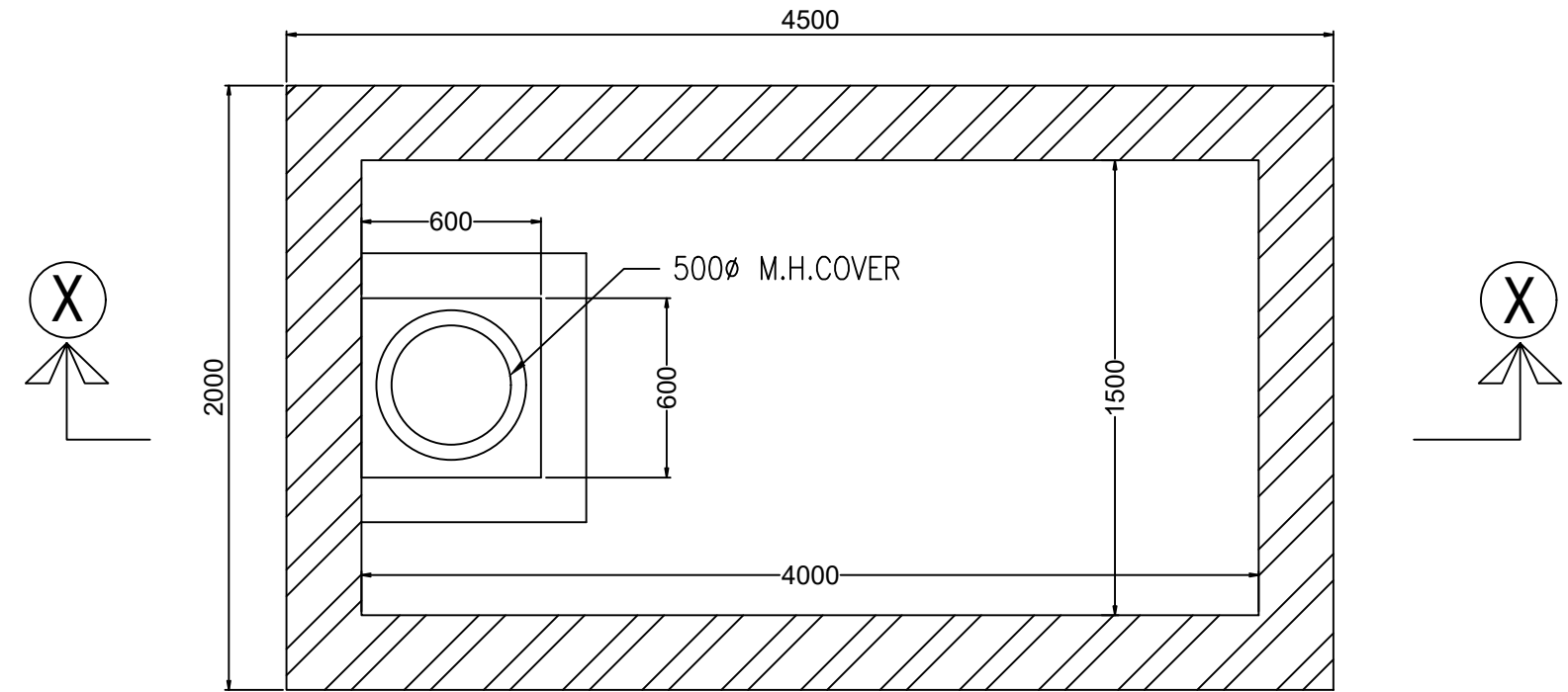
LOCATION PLAN
SCALE = 1:4000



SITE PLAN
SCALE = 1:600



SECTION X-X



PLAN

DETAIL OF U.G. WATER RESERVOIR

CAPACITY = 2000 GALLONS.

SCHEDULE OF DOORS & WINDOWS					
SL.NO.	DOOR MKD.	SIZE	SL.NO.	WINDOW MKD.	SIZE
1.	D1	1050X2100	1.	W1	1200X1200
2.	D2	900X2100	2.	W2	900X1200
3.	D3	750X2100	3.	W3	900X1050
4.	SD	2400X2100	4.	W4	600X900
			5.	W5	1200X1200

GENERAL NOTES
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED
2. THE DRAWING SHOULD BE FOLLOWED ONLY IN WRITTEN DIMENSIONS
3. ALL EXTERNAL WALLS ARE 200 THK. WITH 1:6 CEMENT MORTAR
4. ALL INTERNAL PARTITION WALLS ARE 125 & 75 THK. WITH 1:4 MORTER
5. GRADE OF CONCRETE = M25
6. GRADE OF STEEL = Fe500

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

"NAME OF 'STRUCTURAL ENGINEER"
RUPAK KUMAR BANERJEE E.S.E./1/144

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISIONS OF K.M.C. RULE 2009 AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

"NAME OF 'L.B.S."
(BIPLAB DAS) - LBS/1/1553

STATEMENT OF PLAN PROPOSAL

- ASSESSEE NO. : 110751800010
- DETAILS OF REGISTERED BOUNDARY DECLARATION :
(i) BOOK No. :- I, (ii) VOLUME No. :- 1601-2022,
(iii) BEING No. :- 160102515, DATED : 18.10.2022
- DETAILS OF GIFTING OF SPAYED CORNER
(i) BOOK No. :- I, (ii) VOLUME No. :- 1601-2022,
(iii) BEING No. :- 160102516, DATED : 18.10.2022
- DETAILS OF REGISTERED DEED :
(i) BOOK No. :- I, (ii) VOLUME No. :- 1601-2022,
(iii) BEING No. :- 160100876, DATED : 16.03.2022
- DETAILS OF REGISTERED DEED :
(i) BOOK No. :- I, (ii) VOLUME No. :- 1601-2022,
(iii) BEING No. :- 160100468, DATED : 10.02.2022.

AREA STATEMENT

LAND AREA AS PER DEED : 04 Ka - 08 Ch - 26.39 SFL = 303.457 SQ.M.
LAND AREA AS BOUNDARY DECLARATION : 04 Ka - 08 Ch - 26.39 SFL = 303.457 SQ.M.
ROAD WIDTH : 7.350 M.
PERMISSIBLE F.A.R. = 2.00
PERMISSIBLE GROUND COVERAGE : 168.715 SQ.M. (53.45 %)
PROPOSED GROUND COVERAGE : 149.942 SQ.M. (49.41 %)
AREA OF CORNER SPAY : 2.880 SQ.M.
TREE COVER AREA REQUIRED = 5.587 SQ.M. (1.841 %)
TREE COVER AREA PROVIDED = 7.070 SQ.M. (2.329 %)

	RESIDENTIAL (SQ.M.)	MERCANTILE (SQ.M.)	STAR (SQ.M.)	LIFT (SQ.M.)	LIFT (SQ.M.)	STAR (SQ.M.)	NET COVER (SQ.M.)	GROSS (SQ.M.)
GR. FL.	133.168	16.774	11.940	2.840	0.000	0.000	135.162	149.942
1ST. FL.	149.942	0.000	11.940	2.840	1.813	1.500	131.849	146.629
2ND. FL.	149.942	0.000	11.940	2.840	1.813	1.500	131.849	146.629
3RD. FL.	149.942	0.000	11.940	2.840	1.813	1.500	131.849	146.629
4TH. FL.	149.942	0.000	11.940	2.840	1.813	1.500	131.849	146.629
TOTAL	732.936	16.774	59.700	14.200	7.252	6.000	662.558	736.458

TENEMENT MKD.	TENEMENT AREA (SQ.M.)	AREA TO BE ADDED (SQ.M.)	TENEMENT AREA (ACTUAL) (SQ.M.)	NO.
A	66.432	11.008	77.440	4
B	64.350	10.663	75.013	4

TOTAL BUILT UP AREA OF SHOP = 16.774 SQ.M.
TOTAL CARPET AREA OF SHOP = 14.904 SQ.M.
SIZE OF TENEMENTS (75 SQ.M. TO 100 SQ.M.) = 8 Nos.
No. OF CAR PARKING REQUIRED = 04 Nos.
No. OF CAR PARKING PROVIDED = 06 Nos. (COVERED)
CAR PARKING AREA PROVIDED = 109.970 SQ.M.
EFFECTIVE CAR PARKING AREA = 100.000 SQ.M.

PROPOSED F.A.R. : $\frac{(662.558 - 100.000)}{303.457} = 1.854 < 2.00$ (PERMISSIBLE)

TOTAL EXEMPTED AREA = (59.700 + 14.200) = 73.900 SQ.M.

OTHER AREA FOR FEES :

AREA OF W.C. AT ROOF = 3.710 SQ.M.
AREA OF STAIR ROOM AT ROOF = 15.978 SQ.M.
AREA OF LIFT MACHINE ROOM = 8.485 SQ.M.
AREA OF O.H.W.R. = 5.840 SQ.M.
AREA OF C.B. = 11.600 SQ.M.
LIFT STAIR AREA = 3.651 SQ.M.

I/WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENJOY L.B.S. & E.S.E. DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTION 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 THE CONSTRUCTION, STABILITY OF THE BUILDING & ADJOINING STRUCTURE. THE PLOT IS IDENTIFIED BY ME AND SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING THE BUILDING FOUNDATION WORK.

RANJIT SINGH
NAME OF 'OWNER"

ARCHITECTURAL SANCTION DRAWING (SHEET NO.- 2 OF 2)

PROPOSED (G+IV) STORIED (15.475 M. HT.)
RESIDENTIAL BUILDING U/S - 393A OF K.M.C. ACT-
1980 COMPLYING K.M.C. BUILDING RULE- 2009,
(AMENDED) SITUATED AT PREMISES No.-
1A, MIDDLE ROAD (HASTINGS), WARD- 75,
BRGH.- IX, KOLKATA- 700023. P.S.- WATGUNGE,
UNDER KOLKATA MUNICIPAL CORPORATION

PROJECT CONSULTANT

TRIDIBESH MUKERJEE
29, MICHAEL WADHUSUDAN SARANI, KOL-23.
PH: 9339496732 ; Email: tridibeshmukerjee@gmail.com

SCALE - 1:100

DRAWN BY - B.D. DATE - 01.08.2024

B.P.No :-2024090037

DATE :-21/08/2024

VALID UPTO :-20/08/2029

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.