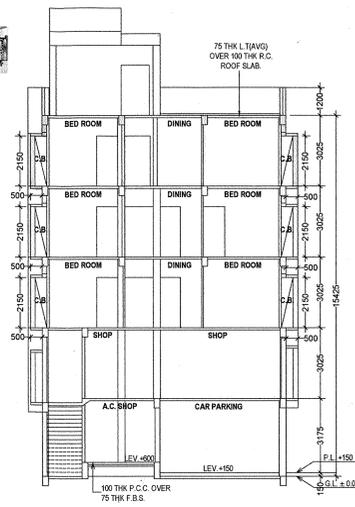
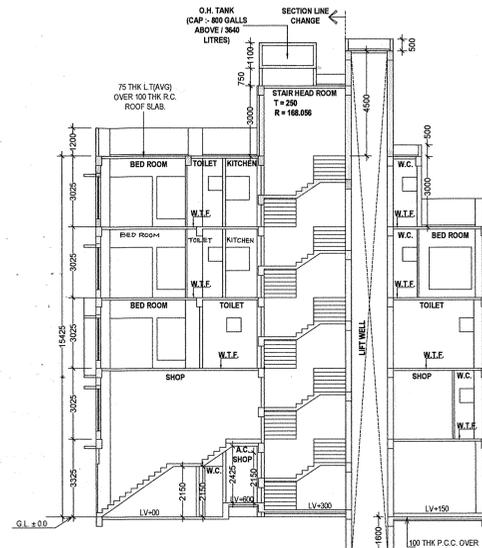




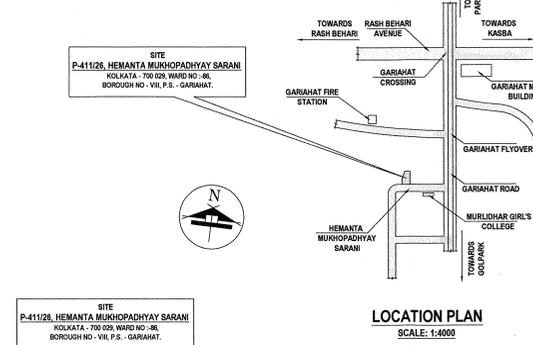
FRONT ELEVATION
SCALE: 1:100



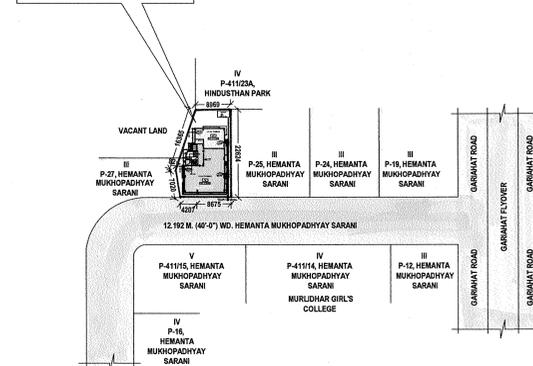
SECTION THROUGH - A - A'
SCALE: 1:100



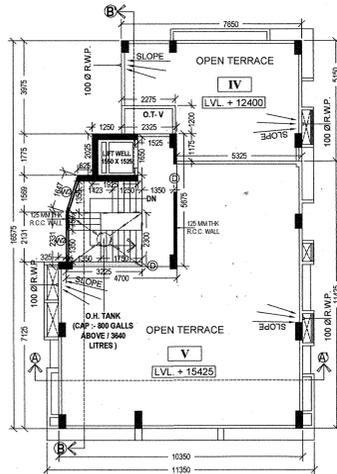
SECTION THROUGH - B - B'
SCALE: 1:100



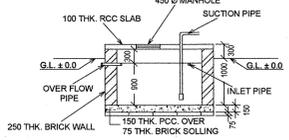
LOCATION PLAN
SCALE: 1:4000



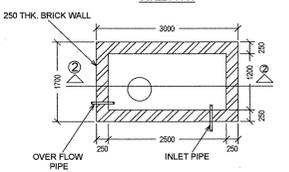
SITE PLAN
SCALE: 1:600



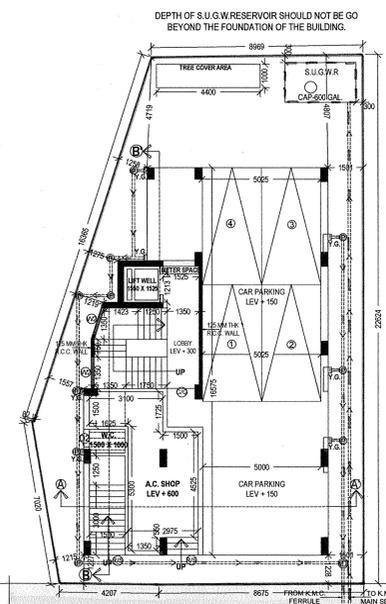
PROPOSED ROOF PLAN
SCALE: 1:100



SECTION AT 2 - 2
SCALE: 1:50

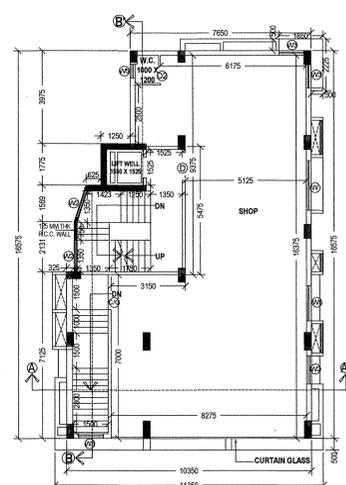


SEMI UNDER GROUND WATER RESERVOIR (CAPACITY: 600 GAL)
SCALE: 1:50

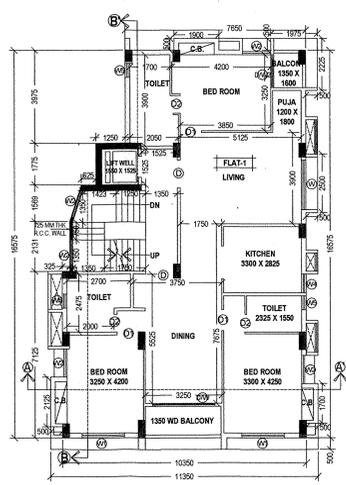


12.192 M. (40'-0") WD. HEMANTA MUKHOPADHYAY SARANI

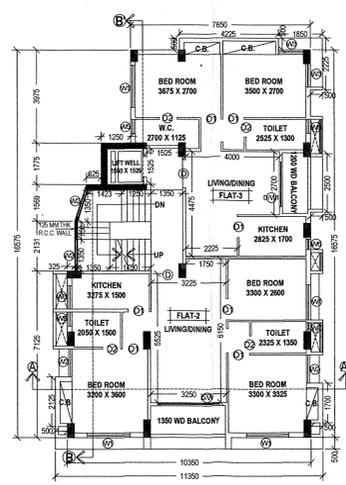
EXISTING GROUND FLOOR PLAN
SCALE: 1:100



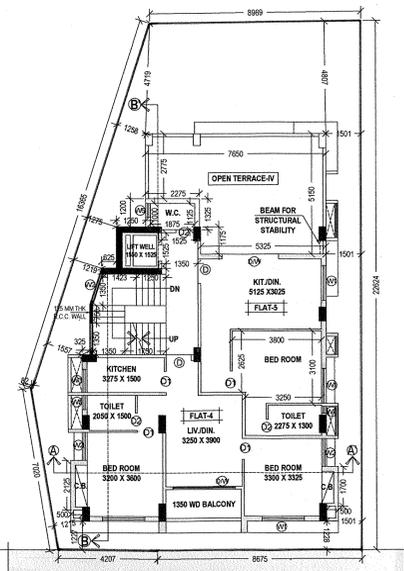
EXISTING 1ST FLOOR PLAN
SCALE: 1:100



EXISTING 2ND FLOOR PLAN
SCALE: 1:100



EXISTING 3RD FLOOR PLAN
SCALE: 1:100



12.192 M. (40'-0") WD. HEMANTA MUKHOPADHYAY SARANI

PROPOSED 4TH FLOOR PLAN
SCALE: 1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSEESSE NO : 110860400054
- DETAIL OF REGISTERED DEEDS:
 - BOOK NO: 1 VOL. NO: 39 PAGE NO: 162 TO 171 BEING NO: 1929 DATED: 16.08.1995 PLACE: S.R. SEALDAH
 - BOOK NO: 1 VOL. NO: 12 DATED: 13.02.1995 PLACE: S.R. SEALDAH
 - BOOK NO: 372 DATED: 13.02.1995 PLACE: S.R. SEALDAH
- DETAIL OF REGISTERED BOUNDARY DECLARATION:
 - BOOK NO: 1 VOL. NO: 1604-2023 PAGE NO: 176080 TO 176094 BEING NO: 1604-2023 DATED: 24.05.2023 PLACE: D.S.R. - IV SOUTH 24-PARGANAS
- DETAIL OF REGISTERED POWER OF ATTORNEY:
 - BOOK NO: 1 VOL. NO: 1602-2023 PAGE NO: 191166 TO 191190 BEING NO: 1602-2023 DATED: 27.04.2023 PLACE: D.S.R. - II SOUTH 24-PARGANAS
- AREA OF LAND (Deed & Physical) : 4 K. 01 CH. 07 SFT = 272,389 SQM
- NO OF STOREY : 0 + IV
- NO OF TENANTS : EXISTING - 3 NOS. & PROPOSED - 2 NOS. TOTAL = 5 NOS.
- SIZE OF TENANTS :
 - a) 80 - 75 Sqm 01 NO (EXISTING)
 - b) 75 - 100 Sqm 01 NO (EXISTING)
 - c) 100 - 200 Sqm 01 NO (EXISTING)
 - d) BELOW 50 Sqm 01 NO (PROPOSED)
 - e) 50 - 75 Sqm 01 NO (PROPOSED)

PART-B:

- AREA OF LAND -
 - a) AS PER TITLE DEED = 4 K. 01 CH. 07 SFT = 272,389 SQM.
 - b) AS PER BOUNDARY DECLARATION = 4 K. 01 CH. 07 SFT = 272,389 SQM.
- NET LAND AREA = 272,389 SQM
- WIDTH OF MEANS OF ACCESS - 12.192 M. (40'-0") WIDE HEMANTA MUKHOPADHYAY SARANI.
- PERMISSIBLE GROUND COVERAGE - 57.587 % = 156,869 SQM
- EXISTING GROUND COVERAGE - 57.510 % = 156,652 SQM
- PERMISSIBLE F.A.R. = 2.25
- PROPOSED F.A.R. = 1.986
- EXISTING TOTAL FLOOR AREA = 628,608 SQM
- EXISTING HEIGHT = 15.420 M. PROP. FLOOR HT. = 3.925 M. TOTAL BLDG. HT. = 15.425 M.
- EXISTING / PROPOSED AREA:

	EXISTING AREA	PROPOSED AREA	NET FLOOR AREA
EX. GROUND FLOOR	156,652 SQM	156,652 SQM	156,652 SQM
EX. 1ST FLOOR	156,652 SQM	156,652 SQM	156,652 SQM
EX. 2ND FLOOR	156,652 SQM	156,652 SQM	156,652 SQM
EX. 3RD FLOOR	156,652 SQM	156,652 SQM	156,652 SQM
PROP. 4TH FLOOR	156,652 SQM	156,652 SQM	156,652 SQM
TOTAL	628,608 SQM	628,608 SQM	628,608 SQM

9. TENANTS & CAR PARKING CALCULATION - (A) RESIDENTIAL:

MARKED	ACTUAL TENANT AREA	NO. OF TENMENT	REQUIRED CAR PARKING
FLAT-1	174.78 SQM	1	1 NO.
FLAT-2	218.52 SQM	1	1 NO.
FLAT-3	218.52 SQM	1	1 NO.
FLAT-4	218.52 SQM	1	1 NO.
FLAT-5	218.52 SQM	1	1 NO.
TOTAL	859.86 SQM	5	5 NO.

10. SIZE OF MERCHANTILE (RETAIL):

SHOP: BUILT UP AREA = 156.488 SQM. CARPET AREA = 151.914 SQM. RECD. CAR PARKING = 3 NOS.

- TOTAL REQUIRED CAR PARKING = 4 NOS.
- TOTAL PROVIDED CAR PARKING = 4 NOS.
- PERMISSIBLE AREA FOR PARKING = 100.0 SQM
- PROVIDED AREA OF PARKING = 99.905 SQM
- PERMISSIBLE F.A.R. = 2.25
- PROPOSED F.A.R. = 1.986 (1.986/2.25 = 0.882) 272,389 = 1,986 x 2.25
- STAIR HEAD ROOM AREA = 20.385 SQM
- LIFT (M.R.L.) AREA = 3.898 SQM
- OVER HEAD TANK AREA = 7.418 SQM
- W.C. AREA AT ROOF = 2.800 SQM
- AREA OF CLIP-BOARD = 6.885 SQM (EXISTING) + 1.913 SQM (PROPOSED)
- AREA OF TRIP COVER = 4.40 SQM
- HEIGHT OF THE BUILDING = 15.425 MTR.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1200	2150	W1	2125	1800
D1	900	2150	W1	1500	1800
D2	750	2150	W2	1200	1800
DW	2650	2150	W3	1050	1800
DW1	1900	2150	W4	800	1000
DW1	1400	2150	W5	600	800
DG	1200	2150	W6	450	1000
RS	1450x125	2150	W7	300	800

SPECIFICATIONS :-

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5.3. 200 MM THK. EXTERNAL 125 & 175 MM THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.

STEEL 2 SECTION WINDOWS. CAST-IN-SITU MOSAIC FLOORING. 1:4 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. FINISH ON INTERNAL WALLS & CEILING.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSTANDING 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 COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.C.E., M.E., M.I.G.S.E., M.I.E., G.T.A.I.C. (M.C.E.), BUISSECTECH/002 (09/8/2009, 10/1/15, 15/08/2009/0014)

RUPAK KUMAR BANERJEE
B.C.E., M.E., M.I.G.S.E., M.I.E.
CHARTERED ENGINEER
G.T.E. - 3(I)

SIG. OF GEO-TECHNICAL ENGINEER

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 M.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY M/S APX SOLUTIONS, RUPAK KUMAR BANERJEE, 368 LAKE GARDENS, KOLKATA - 700 945 CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

Joydeep Mukherjee
JOYDEEP MUKHERJEE
B.E. (CIVIL), E.S.E. - 178(i)

JOYDEEP MUKHERJEE
B.E. (CIVIL), E.S.E. - 178(i)

SIG. OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

I CERTIFY THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2005, 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.

Arjun Pal
ARJUN PAL (B. Arch)
Registered Architect
Regn. No. CA/2010/47578

ARJUN PAL (B. Arch)
Registered Architect
Regn No. CA/2010/47578
SIG. OF ARCHITECT

DECLARATION OF OWNERS

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN.

Sudip Ghosh & Navin Chowdhury
SUDIP GHOSH & NAVIN CHOWDHURY
PARTNERS - M/S. S.N. REALTY
CONSTITUTED ATTORNEY IN CHARGE
(1) AYAN MUKHERJEE (2) MAMAM BARUA
(3) MIRA CHATTERJEE (4) MINA BANERJEE

NAME OF OWNER / APPLICANT

PROPOSED ADDITIONAL FLOOR PLAN U/S-394 AS PER OFFICE CIRCULAR NO 04 OF 2019-2020, OF D.G.(BLDG.), DATED - 05.08.2019 OF G+V STORIED (HT.-15.425 MT.) RESIDENTIAL BUILDING AT PREMISES NO.

P-411/26, HEMANTA MUKHOPADHYAY SARANI,
UNDER K.M.C. WARD NO. - 86, BOROUGH NO. - VIII, P.S. - GARIAHAT, KOLKATA - 700 029, PREVIOUSLY SANCTIONED VIDE P.B. NO. - 2023080042, DATED - 28.07.2023.

JOB NO.	DRG. NO.	DATE	DEALT
1	ARCH/COOP-01	11.01.2023	SUSHANTA

syn tech engg pvt. ltd.
ARCHITECTS, ENGINEERS, INTERIORS DESIGNERS, LANDSCAPE
30, Lala Gurusar Kataria - 700 026, Tel: +91 93303 9677, +91 93306 0272
www.syn-tech-engg.com

RESIDENTIAL BUILDING



THE SANCTION IS VALID UP TO 20/01/2020

REVISION WOULD BEAM RESOLUTION

Non-Commencement of work within five years will require fresh application for sanction

Necessary plan should be submitted for the safety of the adjoining public and private properties during construction.

All building materials to be used should be specified in the sanction and sanctioned in the National Building Code of India.

Drainage plan should be submitted at the site for the disposal of sewage. Drains should be laid out in such a manner as to prevent any nuisance to the adjoining public and private properties during construction.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT ACCIDENTS AND TO MAINTAIN THE NEIGHBOURHOOD IN SUCH A MANNER AS NOT TO CAUSE ANY NUISANCE TO THE ADJOINING PUBLIC AND PRIVATE PROPERTIES.

No rain water should be used for drinking purposes. Rain water should be used for domestic purposes only. Rain water should be collected in such a manner as not to cause any nuisance to the adjoining public and private properties during construction.

The building materials must be supplied by the contractor. The contractor should be responsible for the supply and the erection of the building materials. The contractor should be responsible for the supply and the erection of the building materials.

Sanction may be issued on the condition that the contractor should be responsible for the supply and the erection of the building materials. The contractor should be responsible for the supply and the erection of the building materials.

PARTY'S COPY