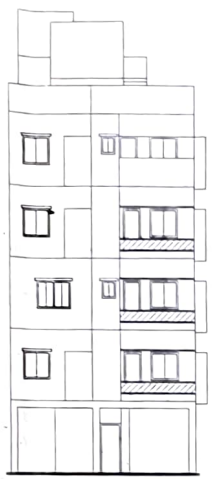
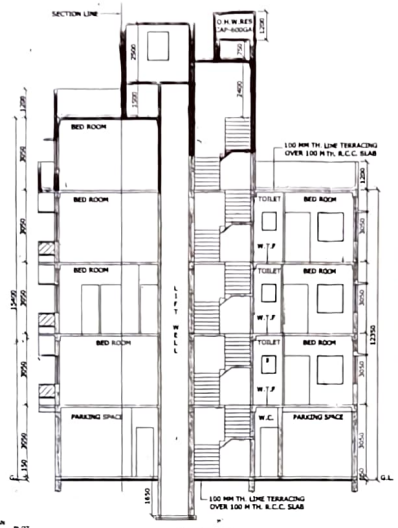
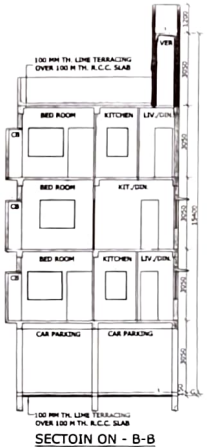
FRONT ELEVATION



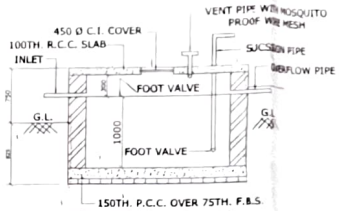
EAST SIDE ELEVATION



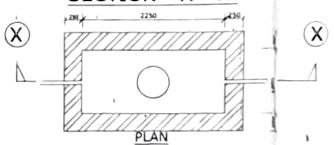
SECTOIN ON - A-A



SECTOIN ON - B-B



SECTION - X - X.



PLAN

DETAILS OF S. U. G. W. RESERVOIR

SCALE - 1 : 50.

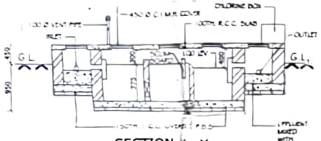
CAPACITY - 600 GAL. (2700 LTRS.)

KEY PLAN

SCALE - 1:4000

SCHEDULE OF DOORS AND WINDOWS

MARK	SIZE	MARK	SIZE
D	2250X2100	W	1800X1500
D1	1000X2100	W1	1500X1500
D2	900X2100	W2	2000X1200
D3	750X2100	W3	900X1200
		W4	600X750



SECTION Y - Y.

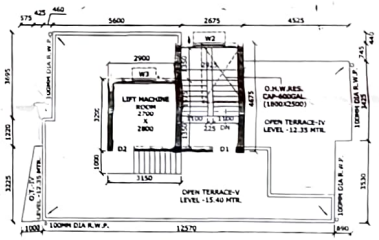
PLAN

DETAILS OF SEPTIC TANK.

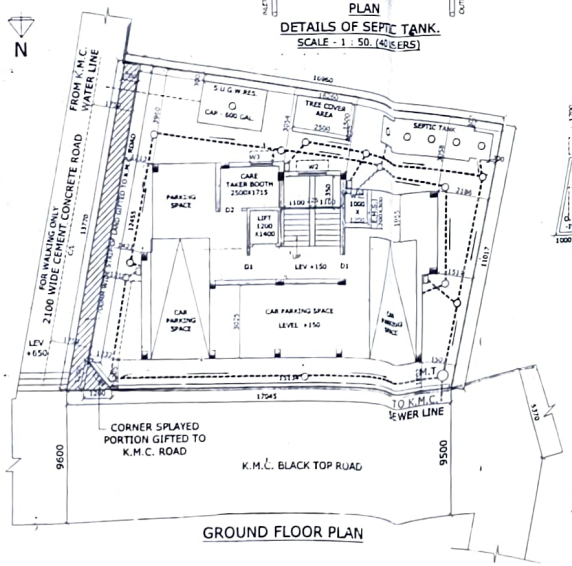
SCALE - 1 : 50. (40 USERS)

SITE PLAN

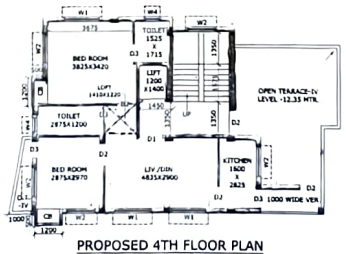
SCALE - 1 : 600



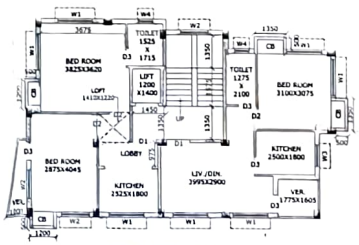
ROOF PLAN



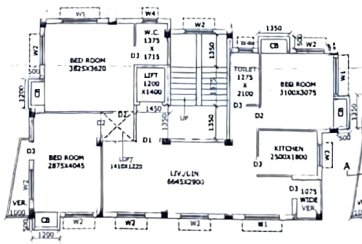
GROUND FLOOR PLAN



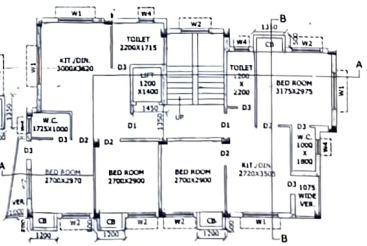
PROPOSED 4TH FLOOR PLAN



3RD FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN

ADDITION AND ALTERATION OF A G+IV STORIED STORIED RESIDENTIAL BUILDING PLAN U/S - 394 OF BUILDING RULE 2009 AND K.M.C. ACT. 1980 COMPLYING OFFICE CIRCULAR NO. 04. DT. 05.08.2019 AT PREMISES NO. 47, RANI RASHMONI BAGAN, WARD -104, BOROUGH-XI, UNDER K.M.C., MOUZA - SANTOSPUR, E.P. NO. 387, S.P. NO. - 534, C.S. DAG NO. 316(P), J.L. NO. 22, P.S. - SURVEY PARK.
VIDE B.P. NO. 2022110304 DT. 09.09.2022
AND REGULARISED U/R-26 (2a) & (2b)
APPROVED BY E.E. (C) /BLDG./XI DT. 27.03.2023.

SPECIFICATIONS:

1. ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.
2. DEPTH OF THE FOUNDATION OF SEPTIC TANK AND U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.
3. 200 THK. OUTSIDE BRICK WORK WITH CEMENT SAND MORTAR 1 : 6 AND 125 THK. BRICK WORK WITH 1:4 CEMENT MORTAR.
4. R.C.C. WORK WITH STONECHIPS, SAND, AND CEMENT (3 : 1.5 : 1) GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-500.
5. PLASTERING WITH SAND CEMENT MORTAR 1 : 4 FOR CEILING AND 1 : 6 FOR WALL.
6. P.C.C. WITH BK. KHOA, SAND, CEMENT (6:3:1)
7. LIME TERRACING WITH BK. KHOA, SURKI AND LIME (1:2:2)

C.S.E. DECLARATION

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION, AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF TECHNO SOIL OF GOLHARA, ARUNACHAL, SONAPUR, KOLKATA - 700150.
THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

Chartered Engineer
Empanelled Structural Engineer of K.M.C
ESE-I/135

ASOK CHAKRABARTI
C.S.E. NO. 135/I
SIGNATURE OF STRUCTURAL ENGINEER

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY 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 ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.
IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
THE LAND IS DEMARCATED & BOUNDARY WALL.
THE PLOT IS BEYOND 500 MT. FROM C/L OF E.M. BYE PASS.
WIDTH OF FRONT ABUTTING ROAD IS 8.50 MTR. (MEASURED)
NATURE OF ROAD IS BLACK TOP ROAD MAINTAINED BY K.M.C.
THERE IS AN EXISTING BUILDING STRUCTURE
THE PLOT IS FULLY OCCUPIED BY THE OWNER.
SITE PLAN AND KEY PLAN CONFORM WITH THE SITE

PROTYUT BHUSAN BHAUMIK
L.B.S. NO. 1037/I
SIGNATURE OF L.B.S.

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I/WE SHALL ENGAGE L.B.S., R.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 WATER RESERVOIR AND SEPTIC TANK HAS BEEN CONSTRUCTED UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

For JAYA CONSTRUCTION

Proprietor
As Constituted Attorney
For AMIT KUMAR ACHARYA
SULATA ACHARYA
DOLA BHATTACHARJEE

SIGNATURE OF THE OWNER
SRI ASHOK KUMAR GHOSH Proprietor of M/S JAYA CONSTRUCTION C.A. OF AMIT KUMAR ACHARYA, SULATA ACHARYA & DOLA BHATTACHARJEE

MAIN CHARACTERISTICS OF THE PROPOSAL

PART A

1. ASSESSEE NO. 31-104-34-0047-6.
2. Details of Power of attorney, if any
Book - I, Volume No. : 1630-2022
Page no. : 4399-4433
Being No. : 160302487
Year : 2021, DT. 09.01.2022
Reg. at. D.S.R.-V, 24 Parganas (S)
3. Name of the owners:
AMIT KUMAR ACHARYA, SULATA ACHARYA & DOLA BHATTACHARJEE
Name of the developer:
SRI ASHOK KUMAR GHOSH Proprietor of M/S JAYA CONSTRUCTION C.A. OF AMIT KUMAR ACHARYA, SULATA ACHARYA & DOLA BHATTACHARJEE
4. Details of Registered Deed
Book - I, Volume No. -6
Page no. - 222-232
Being no. - 4313
Year - 1993, Date 08.12.1993
Reg. at A.D.R., 24 Parganas (S)
Details of Boundary Declaration:
Book - I, Volume No. - 1623-2022
Page no. - 256812-256826
Being No. - 162307313
Year - 2022, DT. 17.05.2022
Reg. at. D.S.R.-III, 24 Parganas (S)
Details of strip of land
Book - I, Volume No. - 1623-2022
Page no. - 256849-256713
Being No. - 162307311
Year - 2022, DT. 17.05.2022
Reg. at. D.S.R.-III, 24 Parganas (S)
Details of corner Splay
Book - I, Volume No. - 1623-2022
Page no. - 256827-256842
Being No. - 162307310
Year - 2022, DT. 17.05.2022
Reg. at. D.S.R.-III, 24 Parganas (S)

PART - B

1. Area of land :
As per title deed = 209.030 sq.m. (63 KH - 02 CH - 00 SQ.FT.)
As per boundary declaration = 208.832 sq.m.
Area of strip of land = 9.599 Sq.m.
Area of corner splay portion = 0.708 Sq.m.
2. Net area of land: 208.832 - 9.599-0.708 = 198.525 Sq.m.
(after free gift / reserved corner / strip of land relinquished, strip of land gifted to KMC.
3. Permissible Ground coverage : 59.708 % = 124.665 sq.m.
4. Proposed Ground coverage : 47.675 = 99.56 sq.m.
5. Proposed Area.

Floor Mult.	Total Floor Area	Total Exempted Area				Net Floor Area
		Stair + Stair lobby	Lift - well	Lift - Lift lobby		
Ground Floor	87.262	12.013	-	-	+ 1.957	85.292 sq.m.
1st Floor	99.56	10.013	0.354	1.68	+ 1.957	85.556 sq.m.
2nd Floor	99.56	10.013	0.354	1.68	+ 1.957	85.556 sq.m.
3rd Floor	99.56	10.013	0.354	1.68	+ 1.957	85.556 sq.m.
4th Floor	75.106	10.013	0.354	1.68	+ 1.957	61.152 sq.m.
Total	471.048 sq.m.	52.065 sq.m.	1.416	8.720	+ 9.785	403.062 Sq.m.

6. Parking Calculation
(A)

Tenement Size	Tenement No.	Required Parking
49.810 SQ.M. - 2 nos.	2 nos.	nil
55.936 SQ.M. - 2 nos.	3 nos.	
73.758 SQ.M. - 1 no.		
105.746 SQ.M. - 1 no.	1 no.	1 no.
	Total Required Parking	1 no.

(B) No. of Parking provided = covered = 2 nos. & Open = nil
(C) Permissible area of parking a) Ground Floor = 1 No. x 25
(D) Actual area of parking provided= 71.814 sq.m. a.b.Ground floor= 71.814 sq.m.
7. Permissible F.A.R. = 2.25
8. Proposed F.A.R. = 1.810
9. Statement of other areas

Floor	Lift	Cupboard	Ledge / Tand
Ground Floor	-	-	-
1st Floor	1.720	2.550	-
2nd Floor	-	2.475	-
3rd Floor	1.720	2.550	-
4th Floor	1.720	1.20	-
Total	5.160 sq.m.	8.775 sq.m.	

10. Stair Case area = 11.674 sq.m.
11. Lift machine room area = 6.280 sq.m.
12. O.H.W.Res. area = 4.50 sq.m.
13. Other area of floor = 84.729 sq.m.
14. Lift machine room stair area = 3.15 Sq.m.
15. Tree cover area = 3.75 sq.m.
16. Reservation of authority, if any = nil