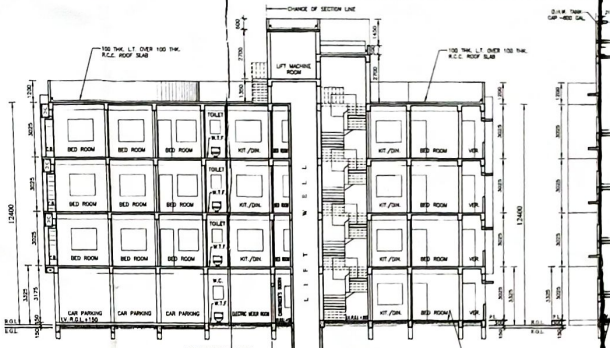
FRONT SIDE ELEVATION

SCALE - 1:100

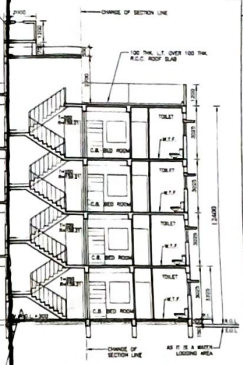
EAST SIDE ELEVATION

SCALE - 1:100



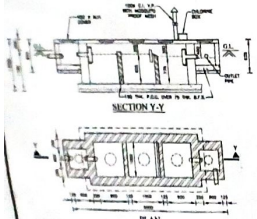
SECTION - 'A - A'

SCALE - 1:100



SECTION - 'B - B'

SCALE - 1:100

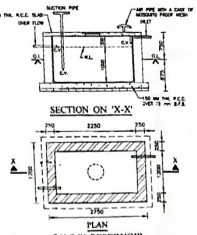


SECTION Y-Y

PLAN

DETAIL OF SEPTIC TANK (25 USERS)

SCALE - 1:50



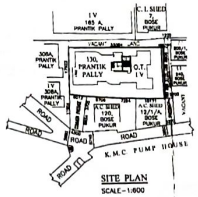
SECTION ON 'X-X'

PLAN

S.U.G.W. RUSERVOIR,

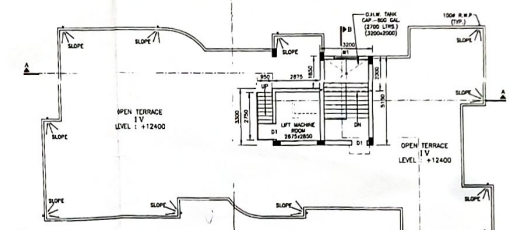
CAP. - 600 GALS. (2700 LTRS.)

SCALE - 1:50



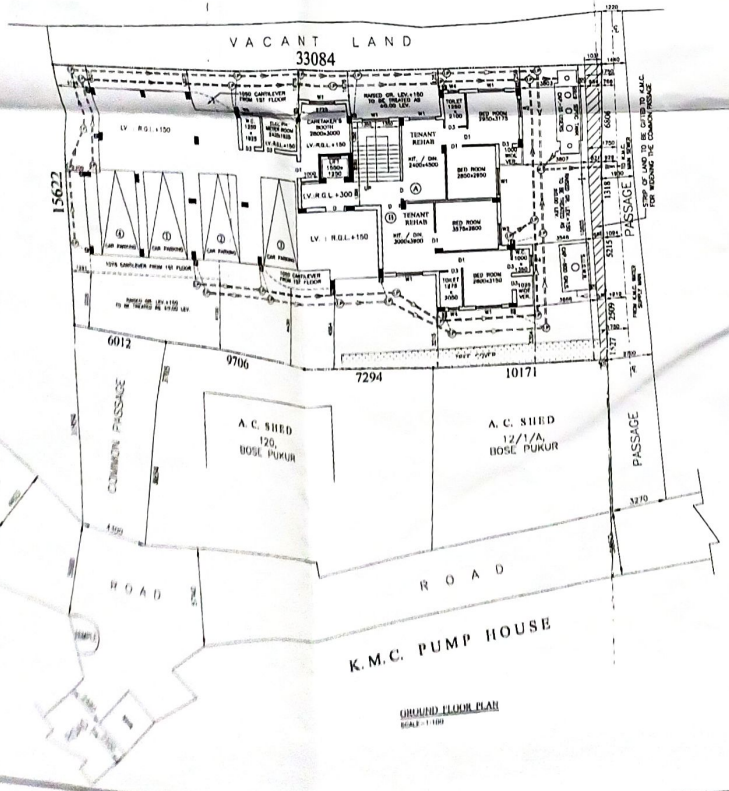
SITE PLAN

SCALE - 1:600



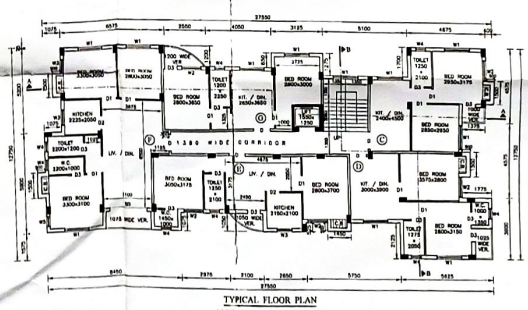
ROOF PLAN

SCALE - 1:100



GROUND FLOOR PLAN

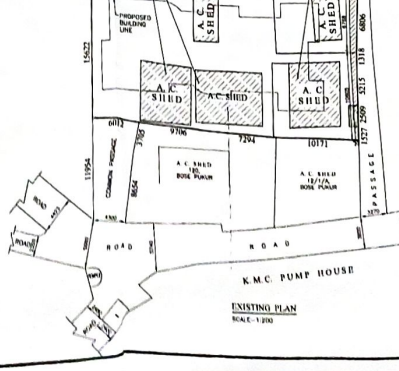
SCALE - 1:100



TYPICAL FLOOR PLAN

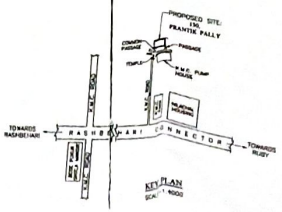
(1ST, 2ND & 3RD FLOOR)

SCALE - 1:100



EXISTING PLAN

SCALE - 1:200



KEY PLAN

SCALE - 1:1000

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1025	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	800	2100	W3	900	1200
D4	750	2100	W4	600	750
			W5	600	1200

SPECIFICATIONS

1. ALL GRADE OF CONCRETE - M20.
2. ALL GRADE OF STEEL - Fe 500
3. ALL OUTER WALL - 200 MM THICK 1:6 MORTAR.
4. ALL INTERNAL WALL - 75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED
5. ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT
7. ALL OTHER MATERIALS USED AS PER IS CODE
8) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W. RESERVOIR MAINLY.
9) ALL DIMENSIONS ARE IN MM.

CERTIFICATE OF GEO-TECH ENGINEER

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 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. MISS
M.I.E. CHARTERED ENGINEER
REGISTERED GEO TECHNICAL ENGINEER (S.M.E.)
G.T.E.R. M.A.C.E. I.G.S. M.S.E. S. IGS F.G.S.

RUPAK KUMAR BANERJEE
GT - CLASS - I / I

SIGN. OF GEO-TECH. ENGINEER

REHABILITATION OF EXISTING TENANTS

SL. NO.	NAME OF TENANT	FLOOR AT PRESENT	AREA (BUILT-UP) TO BE PROVIDED
1	MRS. EMILY CHAKRABORTY	GR FL. (FLAT-A)	44.858 SQM
		GR FL. (FLAT-B)	50.471 SQM

TOTAL PROVIDED TENANTED AREA = 95.329 SQM (GROUND FLOOR)

BLDG CERTIFICATE :		
CONVERSION CERTIFICATE:		
MEMO No.18/MUT/3660/B.L.L.R.O./ATM/KASBA/17	DATED : 19.06.2017	
MEMO No.17/5238/CON CERTI./BLLRO/ATM/KASBA/18	DATED : 24.09.2018	
MEMO No.17/5237/CON CERTI./BLLRO/ATM/KASBA/18	DATED : 24.09.2018	
MEMO No.17/5238/CON CERTI./BLLRO/ATM/KASBA/18	DATED : 24.09.2018	
MEMO No.17/5239/CON CERTI./BLLRO/ATM/KASBA/18	DATED : 24.09.2018	
MEMO No.17/5240/CON CERTI./BLLRO/ATM/KASBA/18	DATED : 24.09.2018	
MEMO No.17/5241/CON CERTI./BLLRO/ATM/KASBA/18	DATED : 24.09.2018	
MEMO No.17/5242/CON CERTI./BLLRO/ATM/KASBA/18	DATED : 24.09.2018	
MEMO No.17/1017/CON CERTI./BLLRO/ATM/KASBA/19	DATED : 13.02.2019	
MEMO No.17/1018/CON CERTI./BLLRO/ATM/KASBA/19	DATED : 13.02.2019	

STATEMENT OF THE PLAN PROPOSAL

PART-A

01. ASSESSEE No. : 31-107-12-0130-6
02. DETAILS OF REGISTERED DEED (I) :
BOOK No. : 1 VOL. No. : 125 PAGE No. : 172 - 177
BEING No. : 3332 DATE : 29.04.1982 PLACE : S.R. ALIPORE
03. DETAILS OF REGISTERED DEED (II) :
BOOK No. : 1 VOL. No. : 330 PAGE No. : 268 - 275
BEING No. : 14426 DATE : 30.12.1988 PLACE : D.S.R. ALIPORE
04. DETAILS OF REGISTERED DEED (III) :
BOOK No. : 1 VOL. No.:1803-2018 PAGE No. : 95673-95703
BEING No. : 180303038 DATE:27.07.2018 PLACE :D.S.R.-III, 24 POS.(S)
05. DETAILS OF REGISTERED DEED OF POWER OF ATTORNEY :
BOOK No. : 1 VOL. No. : 1902-2019 PAGE No. : 118809-118845
BEING No. : 190203142 DATE : 19.07.2019 PLACE : A.R.A.-I KOLKATA
06. DETAILS OF REGISTERED DEED OF BOUNDARY DECLARATION :
BOOK No. : 1 VOL. No.:1803-2020 PAGE No. : 61121-61134
BEING No.:160301903 DATE : 08.10.2020 PLACE:D.S.R.-III, 24 POS.(S)
07. DETAILS OF REGISTERED DEED OF SPLIT OF LAND :
BOOK No. : 1 VOL. No.:1803-2020 PAGE No. : 61105-61120
BEING No.:160301902 DATE : 08.10.2020 PLACE:D.S.R.-III, 24 POS.(S)
08. DETAILS OF REGISTERED DEED OF COMMON PASSAGE :
BOOK No. : 1 VOL. No.:1803-2020 PAGE No. : 78429-78439
BEING No.:160302531 DATE : 07.12.2020 PLACE:D.S.R.-III, 24 POS.(S)
09. DETAILS OF REGISTERED DEED OF NON EVICTION OF TENANT :
BOOK No. : 1 VOL. No.:1803-2020 PAGE No. : 3398 - 3408
BEING No. : 160301001 DATE : 10.01.2020 PLACE : D.S.R.-III, 24 POS.(S)
10. (a) AREA OF LAND = 554.719 SQM (08 K - 04 CH - 31 SFT)
(b) No. OF STOREY = G+III
11. No. OF TENEMENTS = 15 Nos.
12. SIZE OF TENEMENTS : BELOW 50 = 6 Nos., 50-75 SQM = 8 Nos. & 75-100 SQM = 1 Nos.

PART-B

01. AREA OF LAND :
AS PER TITLE DEED (08 K - 04 CH - 31 SFT) = 554.719 SQM
02. AS PER PHYSICAL MEASUREMENT (08K-04CH-31SFT) = 554.719 SQM
03. AREA OF SPLAY CORNER = NA
04. AREA OF STRIP = 12.461 SQM
05. NET LAND AREA = 554.719 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 277.360 SQM
(ii) PROPOSED GROUND COVERAGE (42.37%) = 277.193 SQM
07. PROPOSED HEIGHT = 12.400 M
08. DEPTH OF BUILDING = 12.750 M
09. FRONTAGE OF PLOT = 8.012 M
10. TREE COVER AREA = 15.731 SQM (2.84% OF LAND AREA)
11. PROPOSED AREA :

	TOTAL COVERED AREA	STAIRHEAD AREA	LIFT LOBBY	LIFT WELL	SUM ALL	NET FLOOR AREA
GROUND FLOOR	277.193 SQM	2.812 SQM	2.812 SQM	2.812 SQM	285.029 SQM	248.629 SQM
1ST FLOOR	277.193 SQM	2.812 SQM	2.812 SQM	2.812 SQM	285.029 SQM	250.998 SQM
2ND FLOOR	277.193 SQM	2.812 SQM	2.812 SQM	2.812 SQM	285.029 SQM	250.998 SQM
3RD FLOOR	277.193 SQM	2.812 SQM	2.812 SQM	2.812 SQM	285.029 SQM	250.998 SQM
TOTAL	1109.464 SQM	10.248 SQM	10.248 SQM	10.248 SQM	1139.144 SQM	1003.623 SQM

12. TENEMENTS & CAR PARKING CALCULATION

(A) RESIDENTIAL

NOS.	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	No. OF TENEMENT	REQUIRED CAR PARKING
4	35.247 SQM	5.811 SQM	44.858 SQM	1	1 (TENANT REHABS)
4	35.247 SQM	6.576 SQM	50.471 SQM	1	
3	35.247 SQM	5.811 SQM	44.858 SQM	3	3
1	43.176 SQM	6.428 SQM	49.604 SQM	1	
1	49.898 SQM	7.429 SQM	57.327 SQM	3	
1	71.884 SQM	11.165 SQM	86.543 SQM	3	
2	71.398 SQM	8.181 SQM	41.057 SQM	3	

13. TENANT REHABILITATED AREA = (44.858 + 50.471) = 95.329 SQM
14. TOTAL REQUIRED CAR PARKING = 3 Nos.
15. TOTAL PROVIDED CAR PARKING = 3 Nos. + 1 No. (AS PER M.B.C. RECOMMENDATION)
16. PERMISSIBLE AREA FOR PARKING = 75.000 SQM
17. PROVIDED AREA OF PARKING = 135.886 SQM
18. PERMISSIBLE F.A.R = 1.75
19. PROPOSED F.A.R = [(1025.524 / 15.000) / 554.719] = 1.715 < 1.75
20. OVER HEAD TANK AREA = 8.400 SQM
21. STAIR HEAD ROOM AREA = 15.480 SQM
22. LIFT MACHINE ROOM AREA = 9.487 SQM
23. LIFT MACHINE ROOM STAIR AREA = 2.812 SQM
24. TERRACE AREA = 277.193 SQM
25. AREA OF CUPBOARD = [(0.725 SQMx3 Nos.)+(0.750 SQMx12 Nos.)] = 11.175 SQM
26. OTHER AREA ONLY FOR FEES = [(50.760+10.398+2.812+11.175) = 74.943 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED 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. SOIL TESTING HAS BEEN DONE BY MR. RUPAK KUMAR BANERJEE OF M/S GEO STAR, 50, CHITKALKAPUR, P.O. MUKUNDAPUR, KOLKATA - 700099 THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

DIPANKAR BHOWMICK
B.E. Reg.-343 / II
P.E. Priyotia Pally, Kolkata-47
DIPANKAR BHOWMICK
E.S.E. - CLASS - II / 343

SIG. OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN ITSELF 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 ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE IS LYING WITH EXISTING STRUCTURE WHICH IS TO BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION AND IT IS FULLY OCCUPIED BY THE OWNERS. THE PLOT IS BOUNDED BY BOUNDARY WALLS. THE PLOT IS BEYOND 500M FROM E. M. BYE PASS. THE OWNER/APPLICANT SIGNATURE IS AUTHENTICATED BY ME.

ASHOKE BARDHAN
ARCHITECT - CA / 87 / 11057

SIGNATURE OF ARCHITECT

DECLARATION OF OWNERS

1. I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
6. DURING INSPECTION THE PLOT WILL BE IDENTIFIED BY ME.

SRI KOUSHIK GHOSH
AS CONSTITUTED ATTORNEY OF
1. SRI MONORANJAN GHOSH
2. SRI NIRANJAN GHOSH
3. SRI CHITTARANJAN GHOSH
4. SRI ANIL GHOSH
5. SRI BIMAL GHOSH
6. SRI AMAL GHOSH
7. SRI SHYAMAL GHOSH

SIGNATURE OF OWNERS

GROUND FLOOR PLAN, FIRST, SECOND FLOOR & THIRD PLAN, ROOF PLAN, EXISTING PLAN, S.U.G. WATER RESERVOIR, SEPTIC TANK SITE PLAN, KEY PLAN, SECTION-AA & BB, FRONT ELEVATION

PROJECT :

PROPOSED G+III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.4 M (U/S - 393 A OF C.M.C. ACT, 1980) AT PREMISES No. - 136, PRANTIK PALLY, WARD No. - 107, DAG - 2369, KHATIAN - 53, J.L. - 13, MOUZA - KASBA, BOROUGH - XII, KOLKATA - 700042, P. S. - KASBA.

SCALE - 1:200