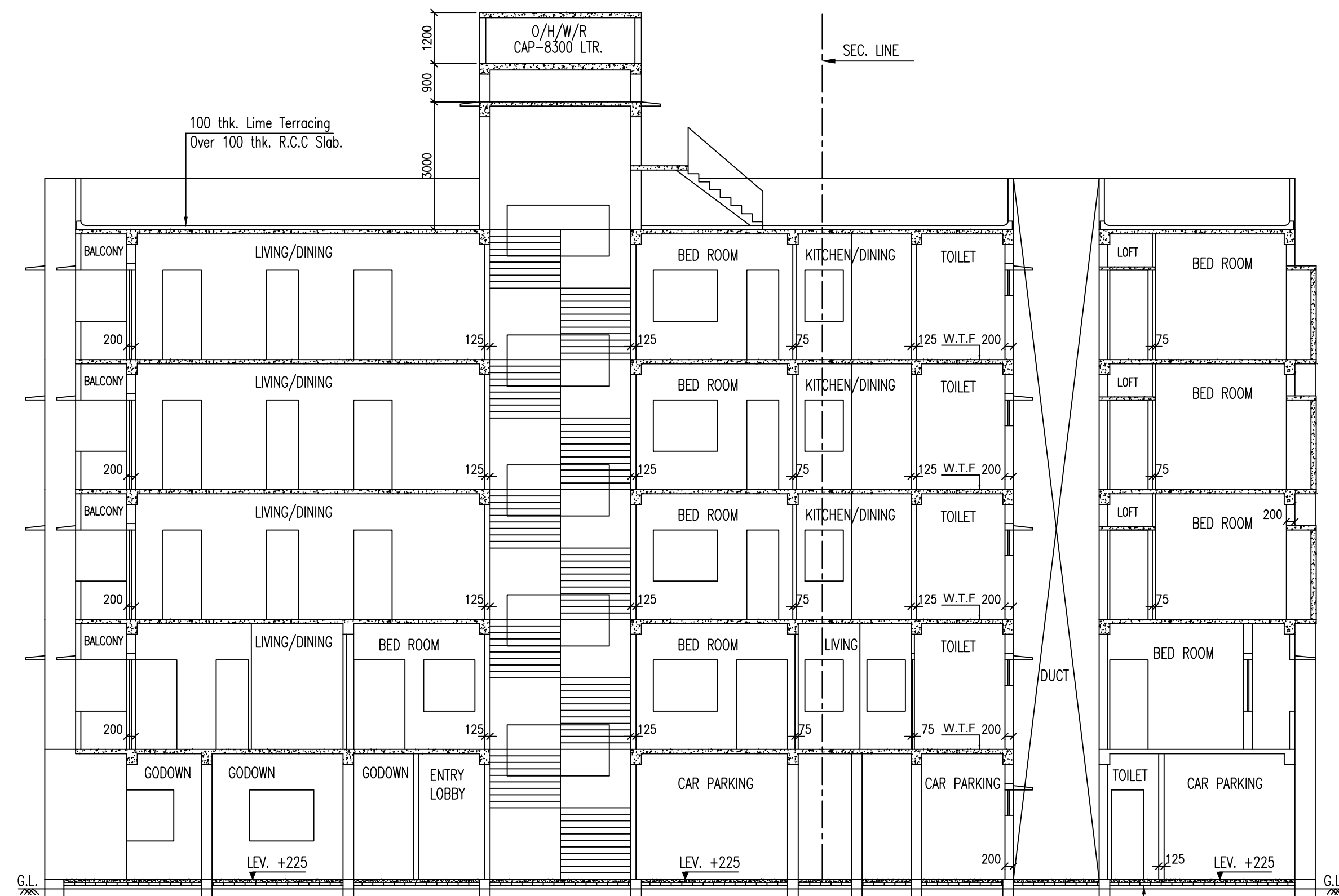
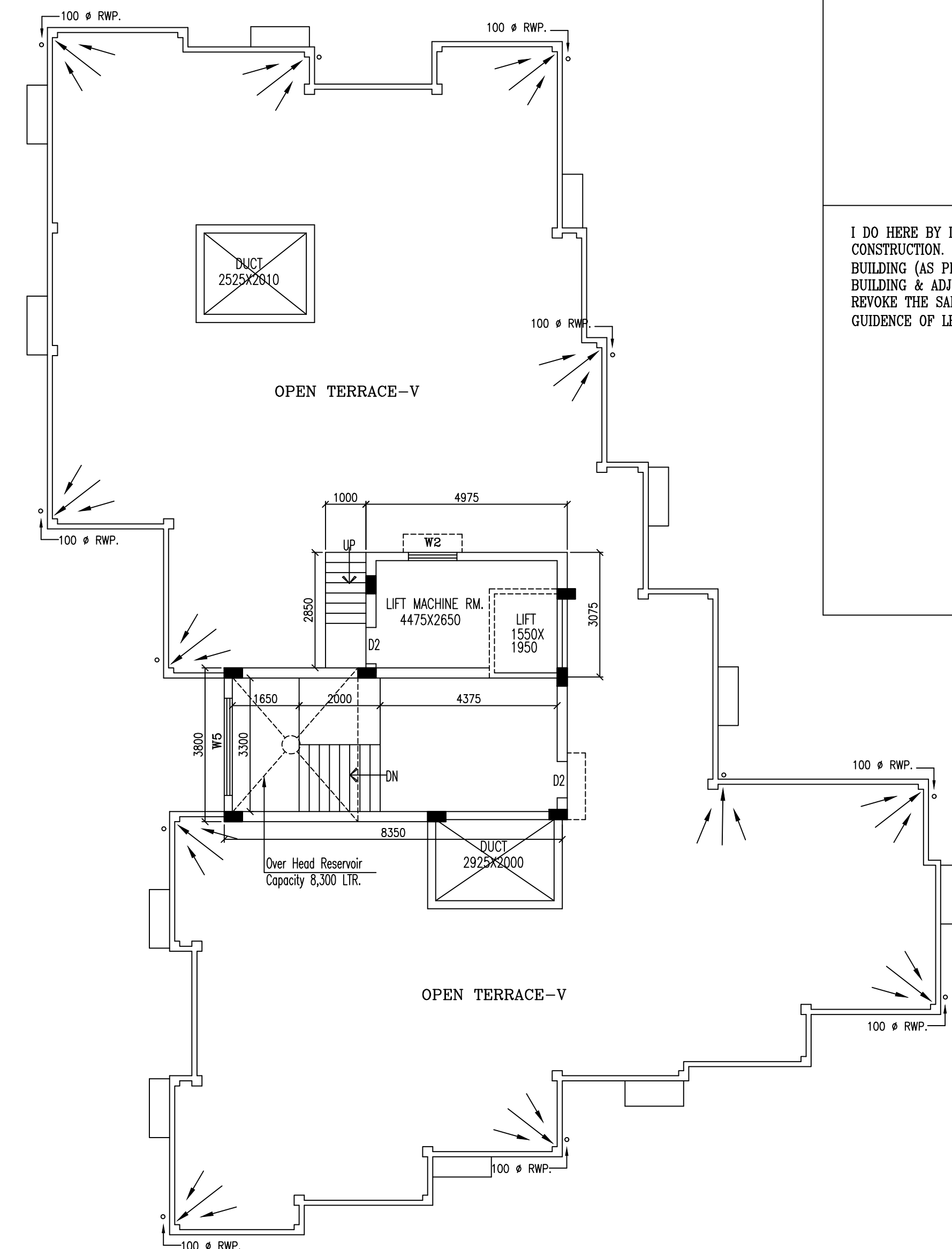




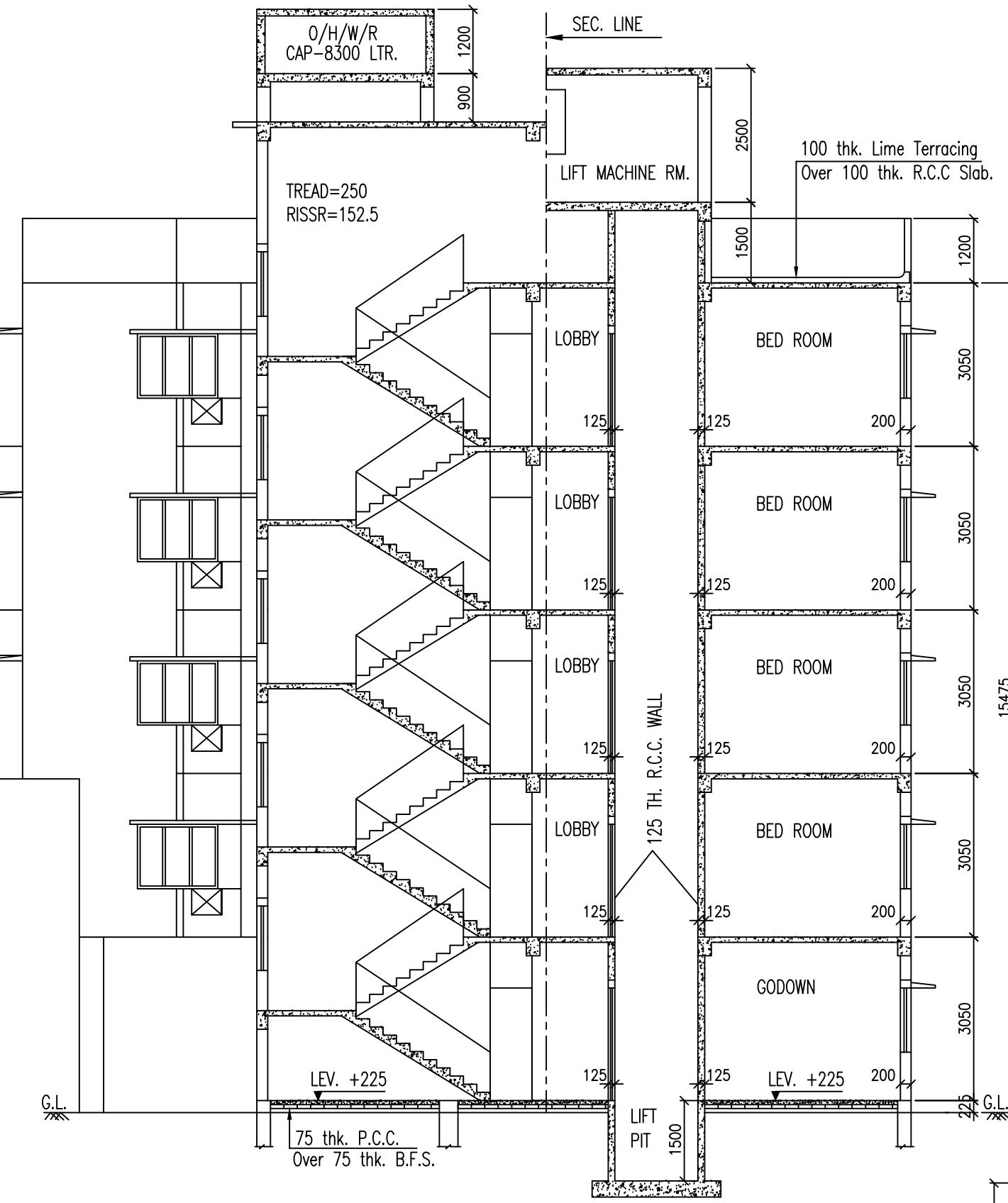
FRONT ELEVATION
SCALE 1:100



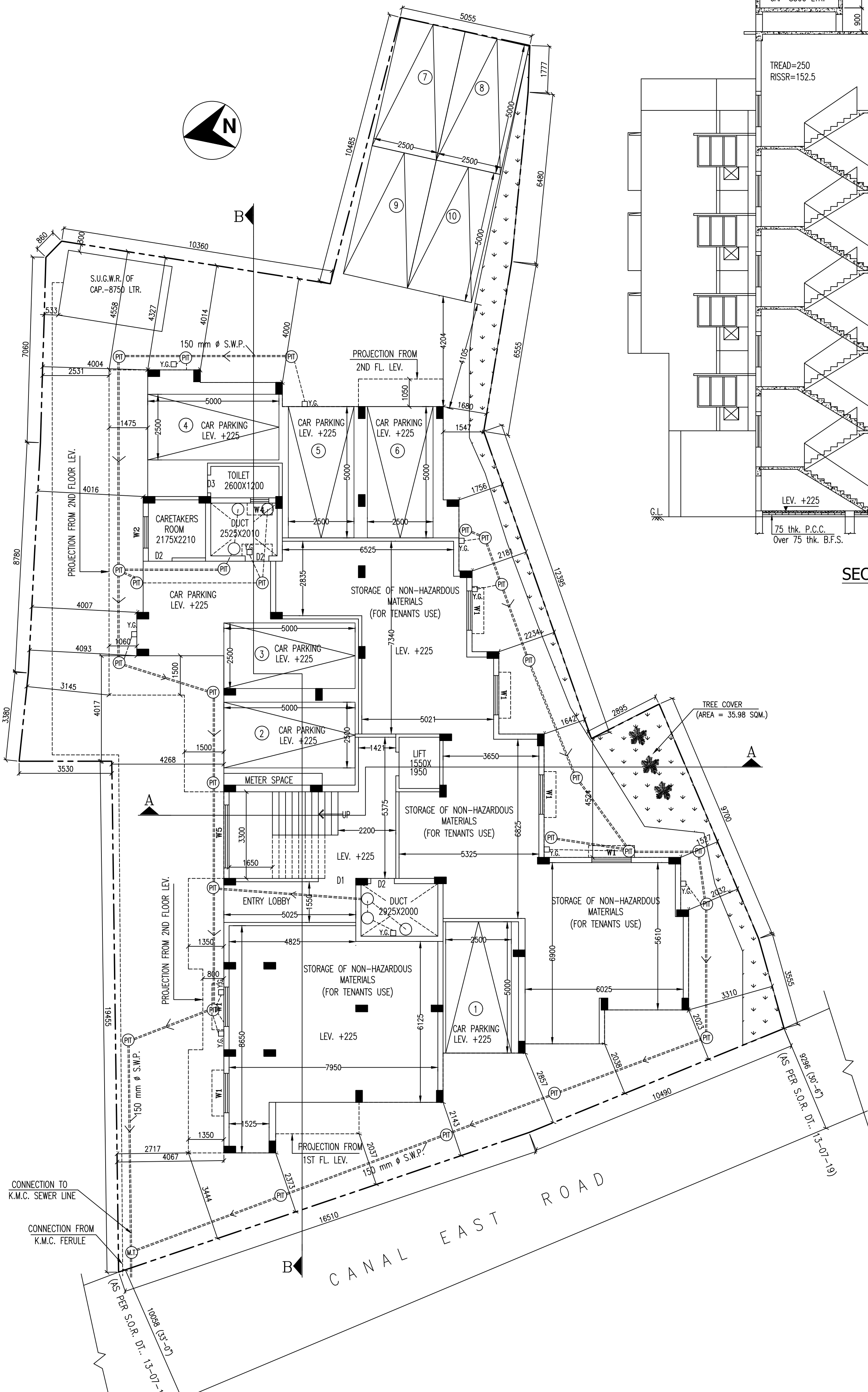
SECTION AT B-B
SCALE 1:100



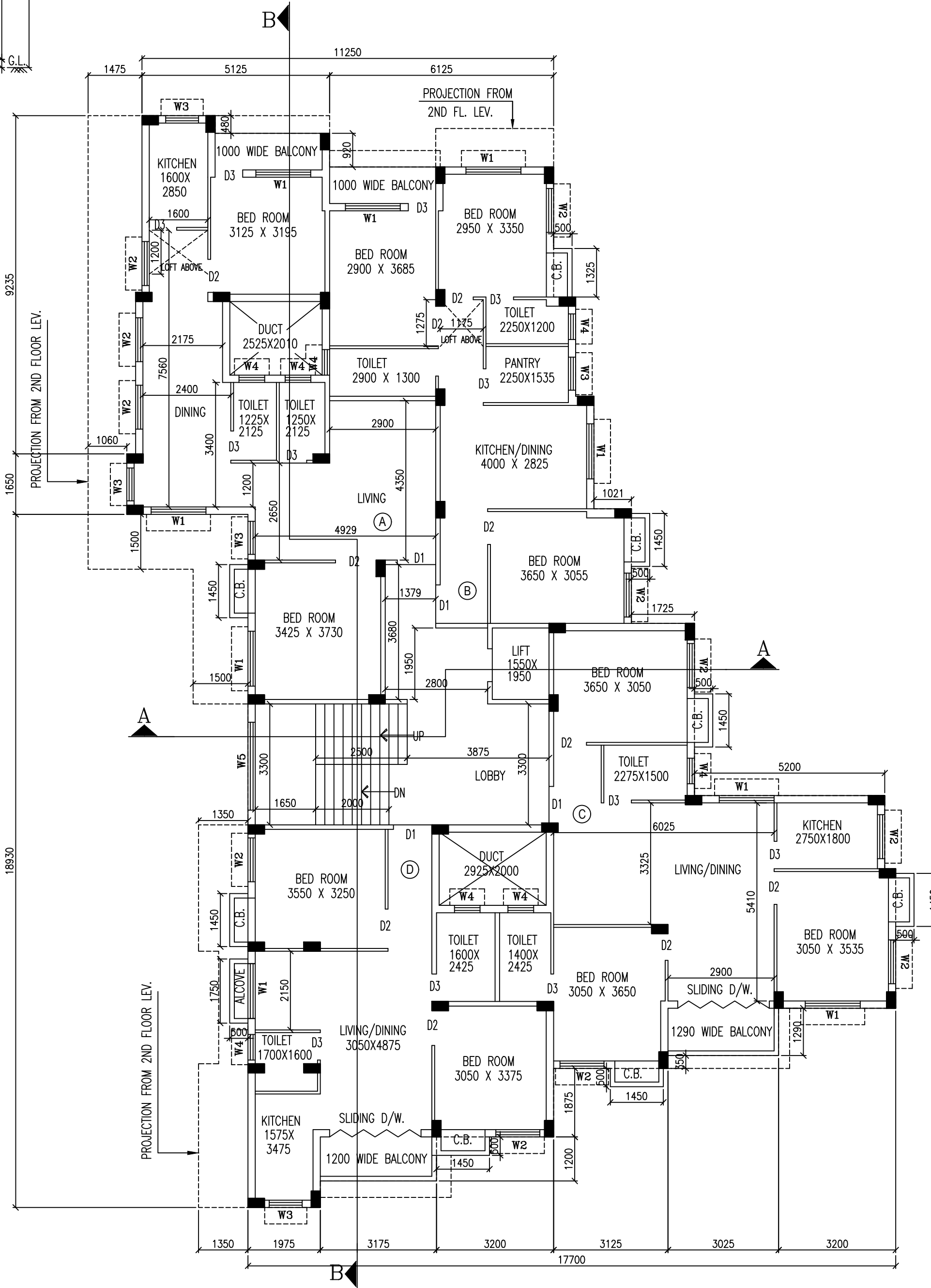
ROOF PLAN
SCALE 1:100



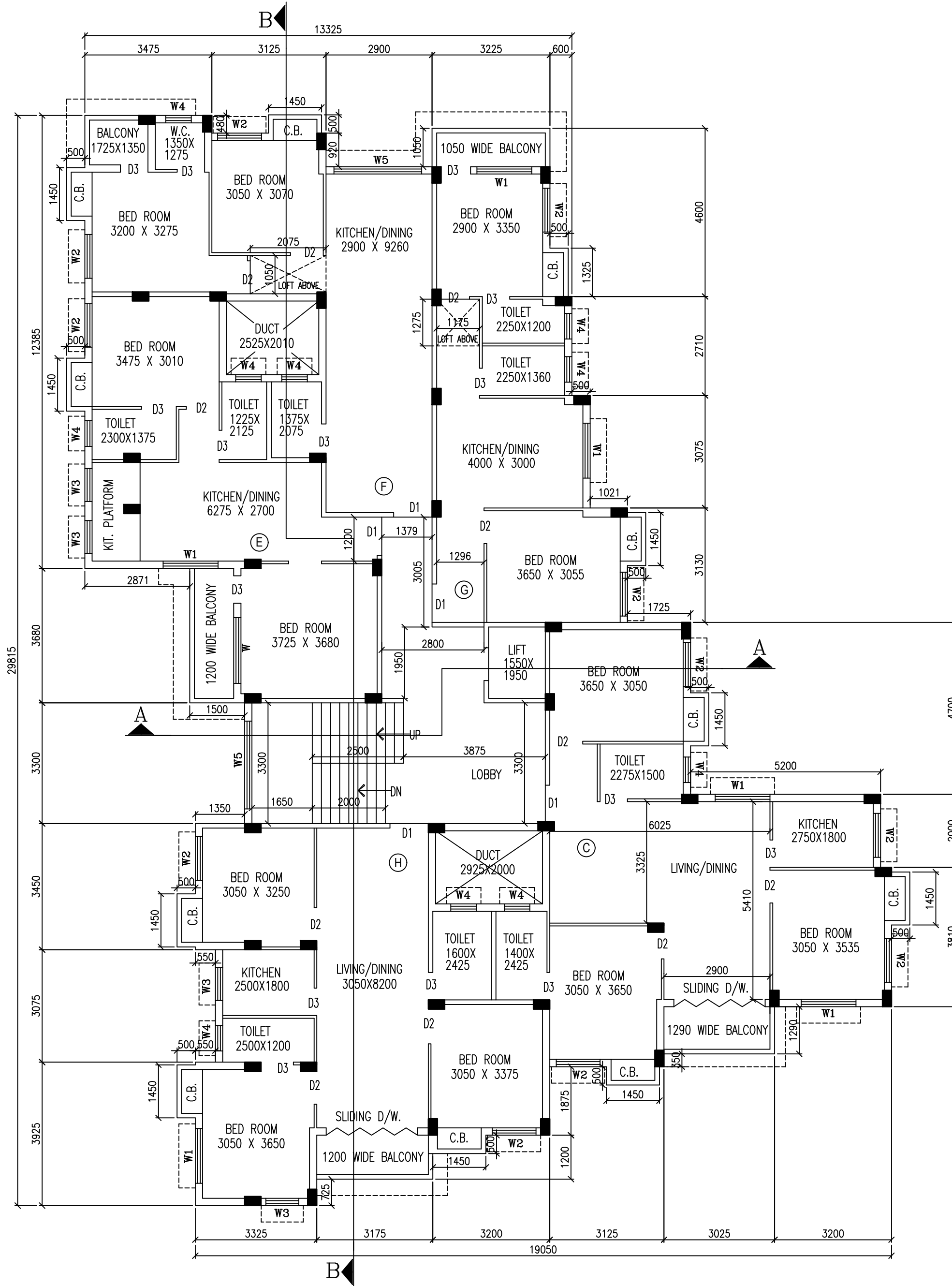
SECTION AT A-A
SCALE 1:100



PROP. GROUND FLOOR PLAN
SCALE 1:100



1ST FLOOR PLAN
SCALE 1:100



TYP. (2ND, 3RD & 4TH) FLOOR PLAN
SCALE 1:100

DECLARATION OF GEO-TECHNICAL 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 AND STABLE IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

SHYAM SUNDER KUNDU (GEO-TECH-19/II)
SIGNATURE OF GEO-TECHNICAL ENGINEER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & 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 DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL BEYOND THE SANCTION PLAN. THE CONSTRUCTION OF SOIL L.I.C.W.B. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

A-ONE CONSTRUCTION, PARTNERS 1. SRI TAPAN GHOSH, 2. SRI SANJOY GHOSH
3. SARWAR ALI KHAN & 4. NAZIR AHMED & C.A. OF 1. SRI NARAYAN BHOWMICK,
2. GITA MAITY & 3. SIRHA SAMANTA.

SIGNATURE OF OWNER(S)/APPLICANT(S)

DOOR & WINDOWS SCHEDULE

S/LNO	MARK	WIDTH	HEIGHT	S/LNO	MARK	WIDTH	HEIGHT
1	W	1800	1200	7	BI	1850	2100
2	W	1500	1800	8	BI	900	2100
3	W	1200	1200	9	BI	750	2100
4	W	900	1050	10	BI	2800	2100
5	W	700	600				
6	W	2400	1200				

STATEMENT OF PLAN CASE NO. :-2021030026

PART-A

- ASSEESSEE NO :- 11-013-06-0010-4
- DETAILS OF REGD. DEED : BOOK NO-L, VOL NO-6, BEING NO-79, PAGES 90 TO 93, YEAR 1980 DT., 20-06-1980
- DETAILS OF BOUNDARY DECL. DEED : BOOK NO-L, VOL NO-1606-2019, BEING NO-160601273, YEAR 2019, PAGE-45882 TO 45890, DT., 28-03-2019,
- DETAILS OF POWER OF ATTORNEY:- BOOK NO-L VOL NO-1606-2018, BEING NO-160603808, YEAR 2018 PAGE-124055 TO 124092, DT., 20-08-2018
- DETAILS OF TENANT DECL. :- BOOK NO-L, VOL NO-1606-2019, BEING NO-160603321, YEAR 2019, PAGE-124207 TO 124233, DT., 19-08-2019,
- e) AREA OF LAND:- 777.797 SQM.
- NO OF STOREY'S INCLUDING BASEMENT IF ANY :-G+FOUR
- NO OF TENMENT :- 20 NO'S
- SIZE OF TENMENT a) 50-75 SQM. = 12 NO'S, 75-100 SQM. = 8 NO'S

PART-B

- AREA OF LAND (AS PER DEED) : 11 K-10 CH-4 SFT. =777.963 Sgm. (M/L)
- AREA OF LAND (AS PER BOUNDARY DECLARATION) : 11 K-10 CH-2.21 SFT. =777.797 Sgm. (M/L)
- NET LAND AREA : 777.797 SQM.
- i) PERMISSIBLE GROUND COVERAGE (50.00%) :- 388.899 SQM.
- ii) PROPOSED GROUND COVERAGE (49.820%) :- 387.500 SQM.
- iii) PROPOSED HEIGHT :- 15.475 M.

6. PROPOSED AREA

FLOOR	TOTAL COVERED AREA	CUT-OUT (LIFT WELLS)	FLOOR AREA	TOTAL EXEMPTED AREA
GR. FL	352.136 SQM.	10.925 SQM.	341.211 SQM.	18.315 SQM. 2.95 SQM. 319.946 SQM.
1ST FL	355.946 SQM.	10.925 SQM.	345.021 SQM.	18.315 SQM. 2.95 SQM. 320.754 SQM.
2ND FL	398.425 SQM.	10.925 SQM.	387.500 SQM.	18.315 SQM. 2.95 SQM. 363.212 SQM.
3RD FL	398.425 SQM.	10.925 SQM.	387.500 SQM.	18.315 SQM. 2.95 SQM. 363.212 SQM.
4TH FL	398.425 SQM.	10.925 SQM.	387.500 SQM.	18.315 SQM. 2.95 SQM. 363.212 SQM.
TOTAL	1903.357 SQM.	54.625 SQM.	1848.732 SQM.	1836.641 SQM. 91.575 SQM. 1730.316 SQM.

7. TENEMENTS & CAR PARKING CALCULATION:-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO OF TENEMENTS	REQUIRED CAR PARKING
A	80.733 SQM.	12.139 SQM.	92.872 SQM.	1	7 NO'S
B	71.221 SQM.	10.709 SQM.	81.930 SQM.	1	
C	86.057 SQM.	12.940 SQM.	98.997 SQM.	4	
D	67.612 SQM.	10.166 SQM.	77.778 SQM.	1	50-75 SQM. =9 NO'S,
E	61.101 SQM.	9.187 SQM.	70.288 SQM.	3	75-100 SQM. =10 NO'S
F	63.911 SQM.	9.610 SQM.	73.521 SQM.	3	
G	55.248 SQM.	8.307 SQM.	63.555 SQM.	3	
H	80.029 SQM.	12.033 SQM.	92.062 SQM.	3	

8. STORAGE COVERED AREA (TENANTED) =178.418 SQM.
9. STORAGE CARPET AREA (TENANTED) =161.695 SQM.
10. NO OF CAR PARKING REQUIRED =7 NO'S
11. NO OF CAR PARKING PROVIDED =10 NO'S (OPEN=4 NO'S & COVERED=6 NO'S)
12. PERMISSIBLE AREA OF CAR PARKING =150 SQM.
13. PROVIDED AREA OF CAR PARKING = 111.378 SQM.
14. PERMISSIBLE F.A.R. = 2.25
15. PROPOSED F.A.R. = (1730.316+111.378) / 777.797 = 2.081
16. STAIR HEAD ROOM AREA =32.043 SQM.
17. TERRACE AREA =387.500 SQM.
18. OVERHEAD WATER RESERVOIR AREA =12.54 SQM.
19. LIFT MACHINE ROOM AREA = 15.423 SQM.
20. LIFT MACHINE STAIR AREA = 2.85 SQM.
21. TOTAL CLIPBOARD AREA = 30.350 SQM. [TOTAL = 44.799 SQM. i.e. 2.896 % <3.00 % OF COV. AREA]
22. TOTAL LOFT AREA = 14.449 SQM.
23. TREE COVERED AREA = 35.98 SQM.

NOTES

- ALL DIMENSION ARE IN MILLIMETER UNLESS OTHERWISE STATED.
- ALL EXTERNAL WALLS ARE IN 200 MM TH & ALL INTERNAL WALLS ARE 75 & 125 MM TH AS MENTIONED.
- MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.
- ALL REINFORCEMENT SHALL BE Fe-500 CONFORMING TO I.S.CODE.
- THE DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION & FOOTING.
- ROOFED DIMENSIONS SHOULD BE FOLLOWED
- ALL FLOORS ARE WATER TIGHT
- ALL OTHERS WORKS AS PER N.B.C. OF INDIA.

DECLARATION OF L.B.S.
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 ADJOINING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS PARTLY EX STRUCTURE AND THE REST OF LAND IS VACANT.

(TAPAS KUMAR KUNDU- LBS/1341)
SIGNATURE OF L.B.S.

DECLARATION 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 THE N.B.C. OF INDIA. I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SHYAM SUNDER KUNDU (ESE -207 - CLASS - I)
SIGNATURE OF E.S.E.

PROPOSED PLAN OF A G+FOUR STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 OF B/R 2009 AT PRE. NO-4A, CANAL EAST ROAD, KOLKATA-700 067, WARD NO-013, BOROUGH NO-III, UNDER THE KOLKATA MUNICIPAL CORPORATION.

DRAWN BY:- DATE: 14-08-2021
DIPANKAR DUTTA. 09433266045
SCALE: CAD FILE NAME: DIPANKAR/44-CESD

B.P. NO. :- 2022030054 SANCTIONED DATE :- 15/09/2022
VALID UPTO :- 14/09/2027

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C) K.M.C., BOROUGH-III
DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (BLDG.) K.M.C., BOROUGH-III