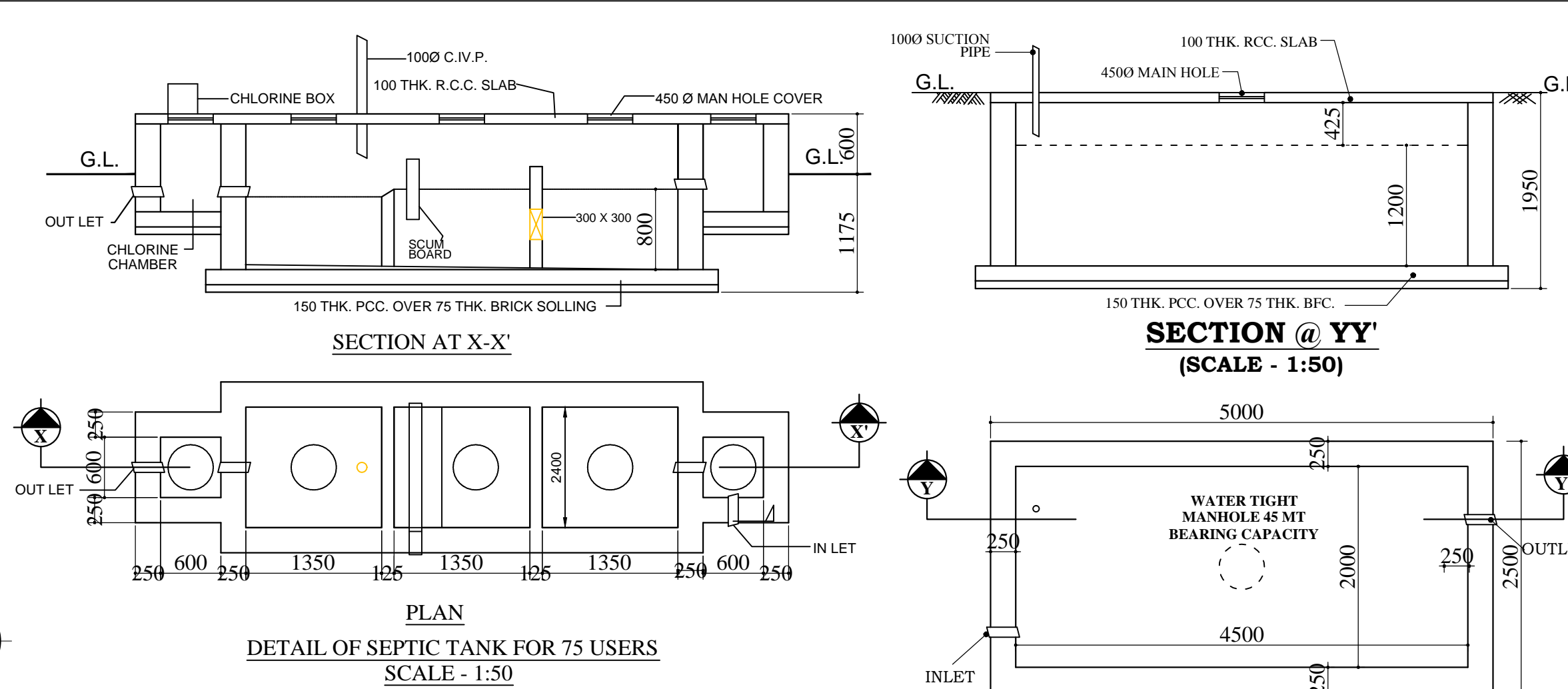


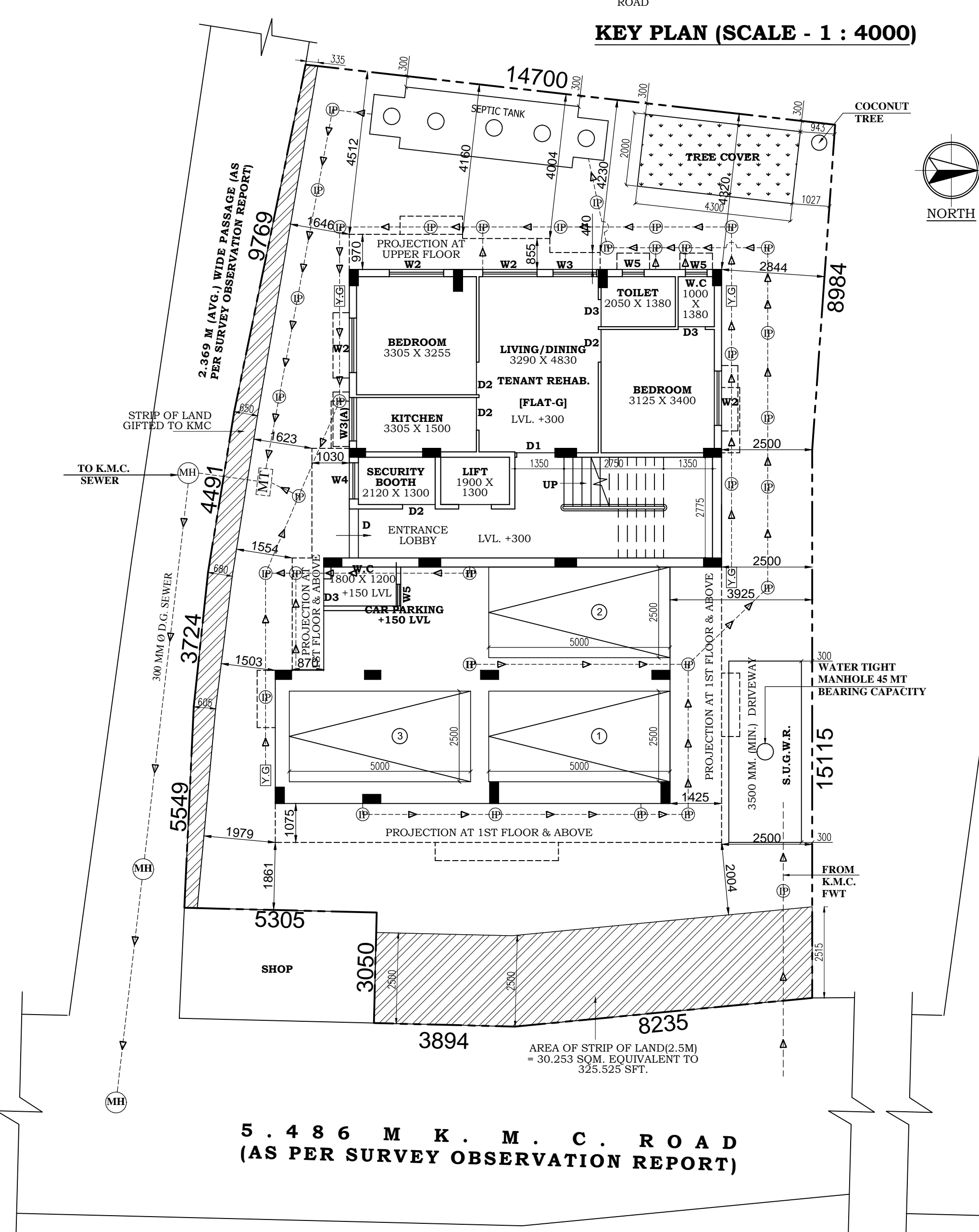
SITE PLAN (SCALE - 1 : 600)



SECTION @ YY'
(SCALE - 1:50)

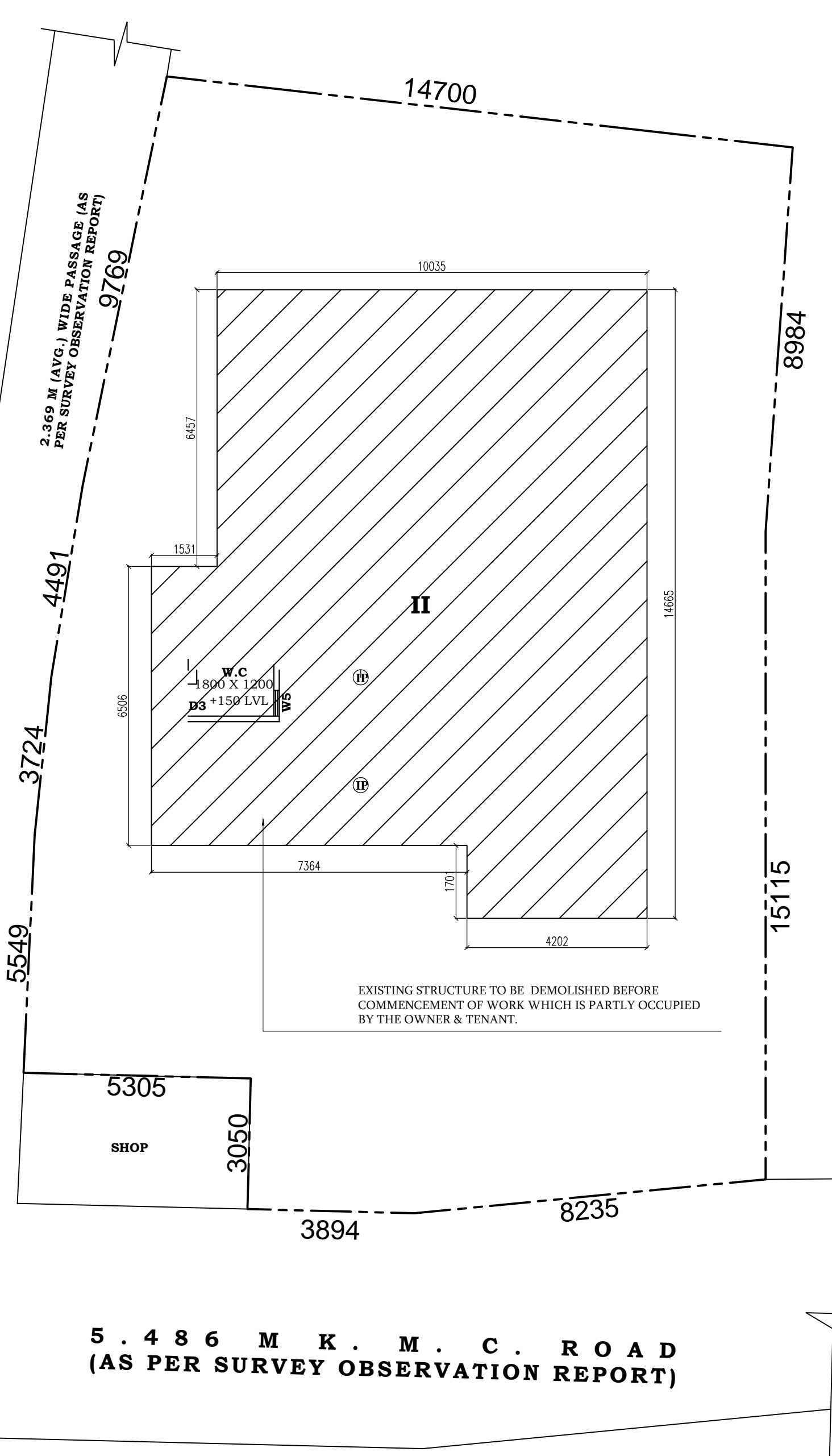
PLAN
DETAIL OF SEPTIC TANK FOR 75 USERS
SCALE - 1:50

PLAN OF SEMI UNDERGROUND WATER
RESERVOIR (CAP - 2000 GALS.)
(SCALE - 1:50)



5.486 M K. M. C. ROAD
(AS PER SURVEY OBSERVATION REPORT)

GROUND FLOOR PLAN (SCALE - 1 : 100)



5.486 M K. M. C. ROAD
(AS PER SURVEY OBSERVATION REPORT)

EXISTING BUILDING PLAN (SCALE - 1 : 100)

PLAN OF A PROPOSED G+IV STORIED
RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT
1980 COMPLYING K.M.C. BUILDING RULE 2009
(AMENDED) AT PREMISES NO. - 33A, BANERJEE
PARA ROAD , WARD - 132, BOROUGH - XIV ,
KOLKATA - 700060 .

OWNER'S NAME:-
SRI RATAN LOHA AND SRI DIPAK KAR

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS
D1	1050X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-
SFD-1	1340X2100	2100	-	-
SFD-2	1225X2100	2100	-	-
SFD-3	1135X2100	2100	-	-
D	1350X2100	2100	-	-

SCHEDULE OF WINDOWS

W1	1800X1350	2100	750	-
W2	1500X1350	2100	750	-
W3	1200X1350	2100	750	-
W4	1000X1350	2100	750	-
W5	600X750	2100	1350	-
W6	450X1000	2100	1100	-
W1(A)	1800X900	2100	1200	-
W3(A)	1200X900	2100	1200	-

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN & DRAWING OF BOTH
FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS
BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE
LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL
BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE &
STABLE IN ALL RESPECTS .SOIL TEST HAS BEEN DONE BY
DR. DR. SUJIT KUMAR BOSE OF 'BOSE ENGINEERS',
ADDRESS : 53, PURNA CHANDRA MITRA LANE
KOLKATA - 700033. THE RECOMMENDATION OF SOIL
TEST HAS BEEN CONSIDERED DURING STRUCTURAL
CALCULATION .

D. GHOSH
EMPANELMENT NO. - II/228(K.M.C.)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE 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 & STABLE
IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DR. SUJIT KUMAR BOSE
EMPANELMENT NO. - G.T/1/12 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF ARCHITECT :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE
BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION
OF K.M.C. BUILDING RULES - 2009 , AS AMENDED FROM
TIME TO TIME & THAT THE SITE CONDITION INCLUDING
THE WIDTH OF THE ABUTTING 5.486 M. ROAD MAINTAINED
BY K.M.C. AND 2.369 M.(AVG.) WIDE PASSAGE , WHICH HAS
BEEN MEASURED AND VERIFIED BY ME IT IS A
BUILDABLE SITE & NOT A TANK OR FILLED- UP TANK. THE
PLOT IS BOUNDED BY BOUNDARY WALLS. THE
CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK
WILL BE COMPLETED BEFORE STARTING OF BUILDING
FOUNDATION WORK.

(ANJAN DUTTA)
CA/93/16409
NAME OF ARCHITECT

OWNER'S DECLARATION :

I/ WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION
I/ WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING
CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C.
AUTHORITY WILL NOT 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 CONSTRUCTION OF
WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN
UNDER THE GUIDANCE OF E.S.E. & L.B.A. BEFORE STARTING OF
BUILDING FOUNDATION WORK.

SRI RATAN LOHA AND SRI DIPAK KAR
NAME OF OWNERS

UTTAM PARAMANIK
Digitally signed by UTTAM PARAMANIK
Date: 2025.02.12 16:46:25 +05'30'

DIGITAL SIGNATURE OF A.E.

DEBOJIT DAS
Digitally signed by DEBOJIT DAS
Date: 2025.02.12 16:48:44 +05'30'

DIGITAL SIGNATURE OF E.E.

B.P. NO. - 2024140283 , DATED : - 12.02.2025 ,

VALID UPTO : - 11.02.2030.

SPECIFICATION :

- STRUCTURAL CEMENT CONCRETE M - 20 GRADE WITH 19 MM DOWN
STONECHIPS.
- GRADE OF REINFORCEMENT Fe - 500 .
- 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT
SAND MORTAR UNLESS OTHERWISE MENTIONED .
- 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT
SAND MORTAR UNLESS OTHERWISE MENTIONED .
- 75TH LIME TERRACING (2:2:7) ON ROOF .
- ALL DIMENSIONS ARE IN MILLIMETER .
- 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE
CHIPS & 5% WATER PROOFING COMPOUND .
- 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
- 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
- 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING , ETC.
- 32 MM THICK CAST-IN -SITU MARBLE FLOOR.
- WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
- 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
- WRITTEN DIMENSION ARE TO BEFOLLOWED .
- 450 MM CHAJJA PROJECTION .
- DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT
EXCEED THE DEPTH OF THE FOUNDATION.

STATEMENT OF PLAN PROPOSAL

PART - A

- ASSESSEE NO. : - **411320300336**
1. **DETAILS OF DEED :-**
BOOK NO. - I , VOLUME NO. - 1602-2024, PAGES - 201209 TO 201234,
BEING NO. - 160206120, YEAR - 2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL,
DATED - 30/04/2024..
2. **DETAILS DEED OF BOUNDARY DECLARATION:-**
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451866 TO 451876,
BEING NO. - 160215699 , YEAR - 2024, DATE: 30/09/2024,
OFFICE - D.S.R. II , SOUTH 24 PARGANAS , WEST BENGAL.
3. **DETAILS DEED OF STRIP (FRONT):-** (AREA OF STRIP = 30.253 SQ.M.)
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451930 TO 451942,
BEING NO. - 160213702 , YEAR - 2024, DATE: 30/09/2024,
OFFICE - D.S.R. II , SOUTH 24 PARGANAS , WEST BENGAL.
4. **DETAILS DEED OF STRIP (SIDE):-** (AREA OF STRIP = 12.833 SQ.M.)
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451917 TO 451929,
BEING NO. - 160213701 , YEAR - 2024, DATE: 30/09/2024,
OFFICE - D.S.R. II , SOUTH 24 PARGANAS , WEST BENGAL.
5. **REGISTERED UNDERTAKING (NON EVICTION OF TENANT):-**
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451856 TO 451865,
BEING NO. - 160213700 , YEAR - 2024, DATE: 30/09/2024,
OFFICE - D.S.R. II , SOUTH 24 PARGANAS , WEST BENGAL.
6. AREA OF LAND AS PER DEED :- 06K - 00 CH - 00 SFT. = 401.338 SQM.
7. ACTUAL AREA OF LAND AS PER BOUNDARY DECLARATION :-
06 K - 00 CH - 00 SFT. = 401.338 SQM.
NO. OF STORIES INCLUDING BASEMENT IF ANY : - G+IV
8. NO. OF TENAMENTS : 13 NOS.
SIZE OF TENAMENT : 50 TO 75 SQM. - 13 NOS.

PART - B

- AREA OF LAND AS PER DEED : 06 K-00 CH -00 SFT
- ACTUAL AREA OF LAND : 06 K - 00 CH - 00 SFT (401.338 SQ.M.)
- PERMISSIBLE GROUND COVERAGE :- (53.289%) 213.869 SQM.
- PROPOSED GROUND COVERAGE :- 185.685 SQM. (46.267%)

GROSS COVERED AREA		CUT - OUT AREA			NET COVERED AREA		EXEMPTED AREA		NET FLOOR AREA	
FLOOR MKD.	AREA (SQM.)	VERTICAL SHAFT (SQM.)	STAIR (SQM.)	LIFT WELL (SQM.)	NET COVERED AREA (SQM.)	STAIR CARPET (SQM.)	LIFT LOBBY (SQM.)		NET FLOOR AREA (SQM.)	
GROUND	151.607	-	-	-	151.607	14.918	2.801		133.888	
FIRST	185.685	7.125	0.206	2.470	175.884	14.918	2.801		158.165	
SECOND	185.685	7.125	0.206	2.470	175.884	14.918	2.801		158.165	
THIRD	185.685	7.125	0.206	2.470	175.884	14.918	2.801		158.165	
FOURTH	185.685	7.125	0.206	2.470	175.884	14.918	2.801		158.165	
TOTAL	894.347	28.500	0.824	9.880	855.143	74.59	14.005		766.548	

PLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS	PARKING REQUIRED
A	60.155 SQM.	10.389 SQM.	70.544 SQM.	4	3 NO.
B	46.773 SQM.	8.078 SQM.	54.851 SQM.	4	
C	48.474 SQM.	8.371 SQM.	56.845 SQM.	4	
G	52.500 SQM.	9.067 SQM.	61.567 SQM.	1	

- NO. OF CAR PARKING (MANDATORY) : 3 NOS. (25 SQM. EACH)
- NO. OF CAR PARKING(PROVIDED) : 3 NOS.
- AREA OF CAR PARKING (MANDATORY) : 75 SQM.
- CAR PARKING AREA PROVIDED = 64.615 SQ.M.
- PERMISSIBLE F.A.R. :- 1.75
- PROPOSED F.A.R. : (766.548 - 64.615) = 701.933] / 401.338 = 1.749
- PROPOSED HEIGHT OF THE BUILDING :- 15.475 M.
- PROPOSED DEPTH OF THE BUILDING :- 16.77 M.
- TERRACE AREA :- 185.685 SQM.
- CUP BOARD AREA :- 23.1 SQM.
- LOFT AREA :- 00 SQM.
- STAIR HEAD ROOM AREA :- 18.667 SQM.
- LIFT MACHINE ROOM AREA :- 8.842 SQM.
- LIFT MACHINE ROOM STAIR AREA :- 3.025 SQM.
- ROOF TANK AREA :- 6.059 SQM.
- TREE COVER AREA REQUIRED:- 8.581 SQM. [2.138 %]
- TREE COVER AREA PROVIDED:- 8.6 SQM. [2.143 %]

NOCAS ID : BEHA/EAST/B/082324/1188730
DATE: 26.08.2024
SITE ELEVATION : 4.24 M.
PERMISSIBLE TOP ELEVATION= 33 MTS