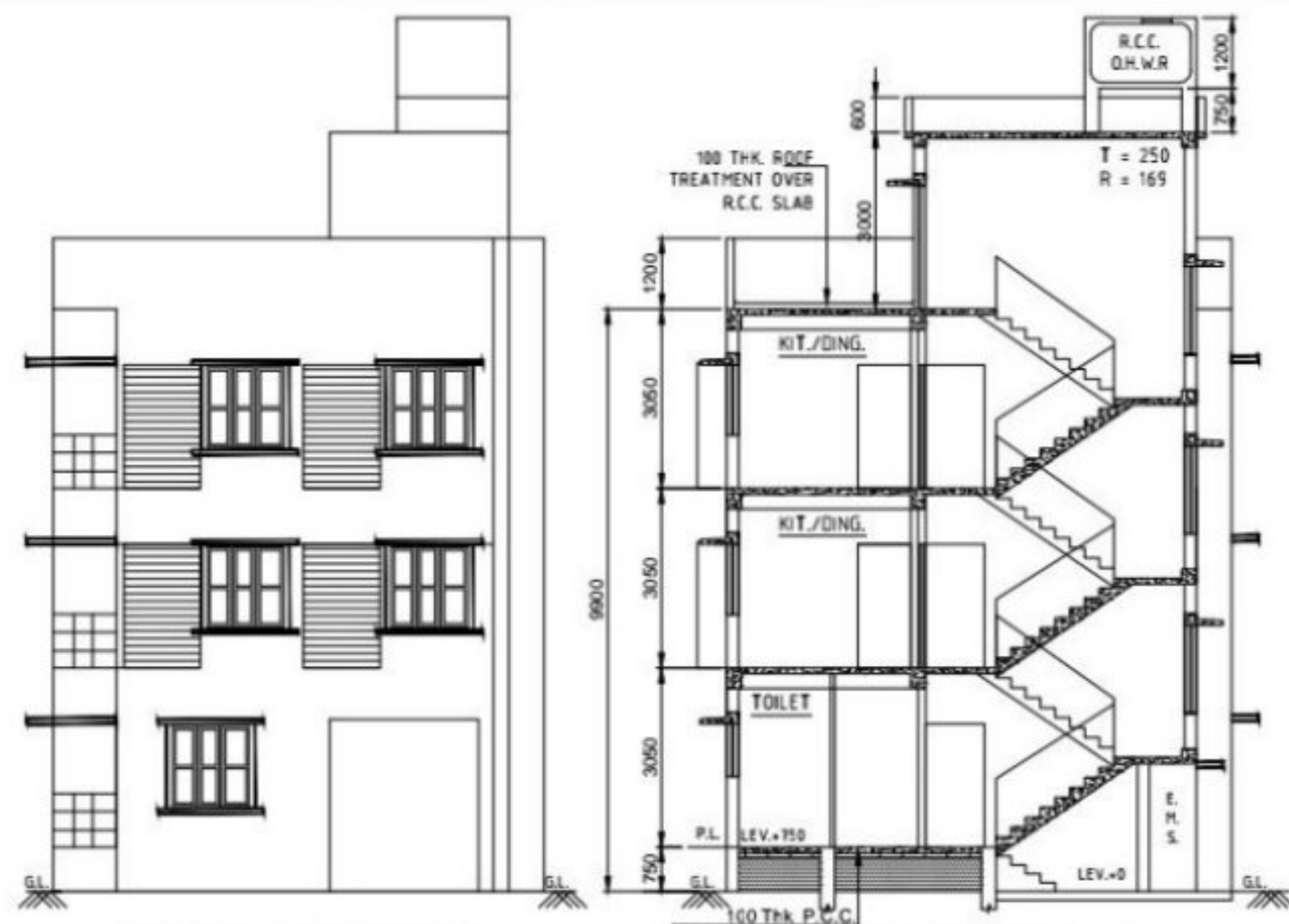




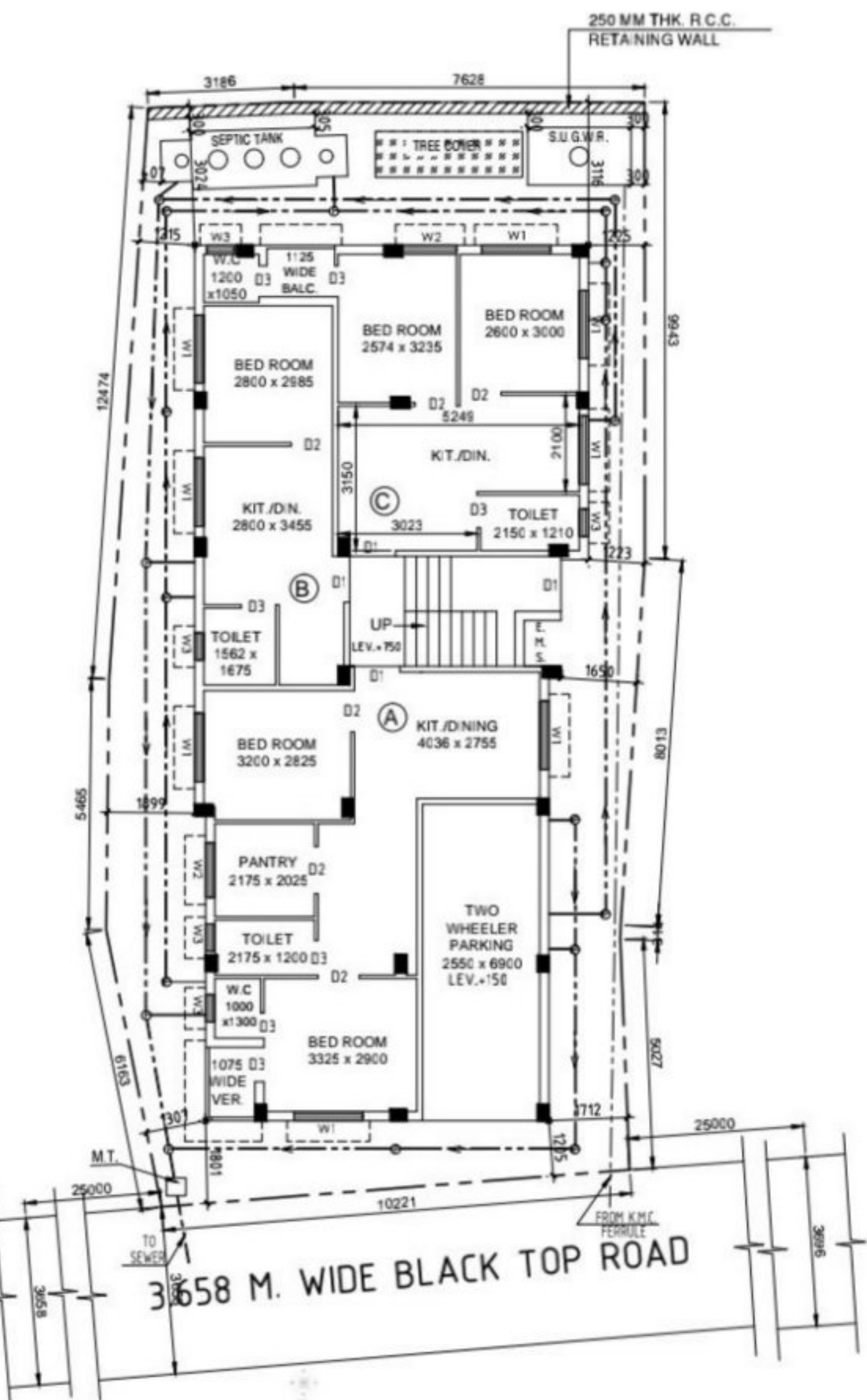
FRONT ELEVATION
SCALE - 1:100

SECTION A-A
SCALE - 1:100



SECTION B-B
SCALE - 1:100

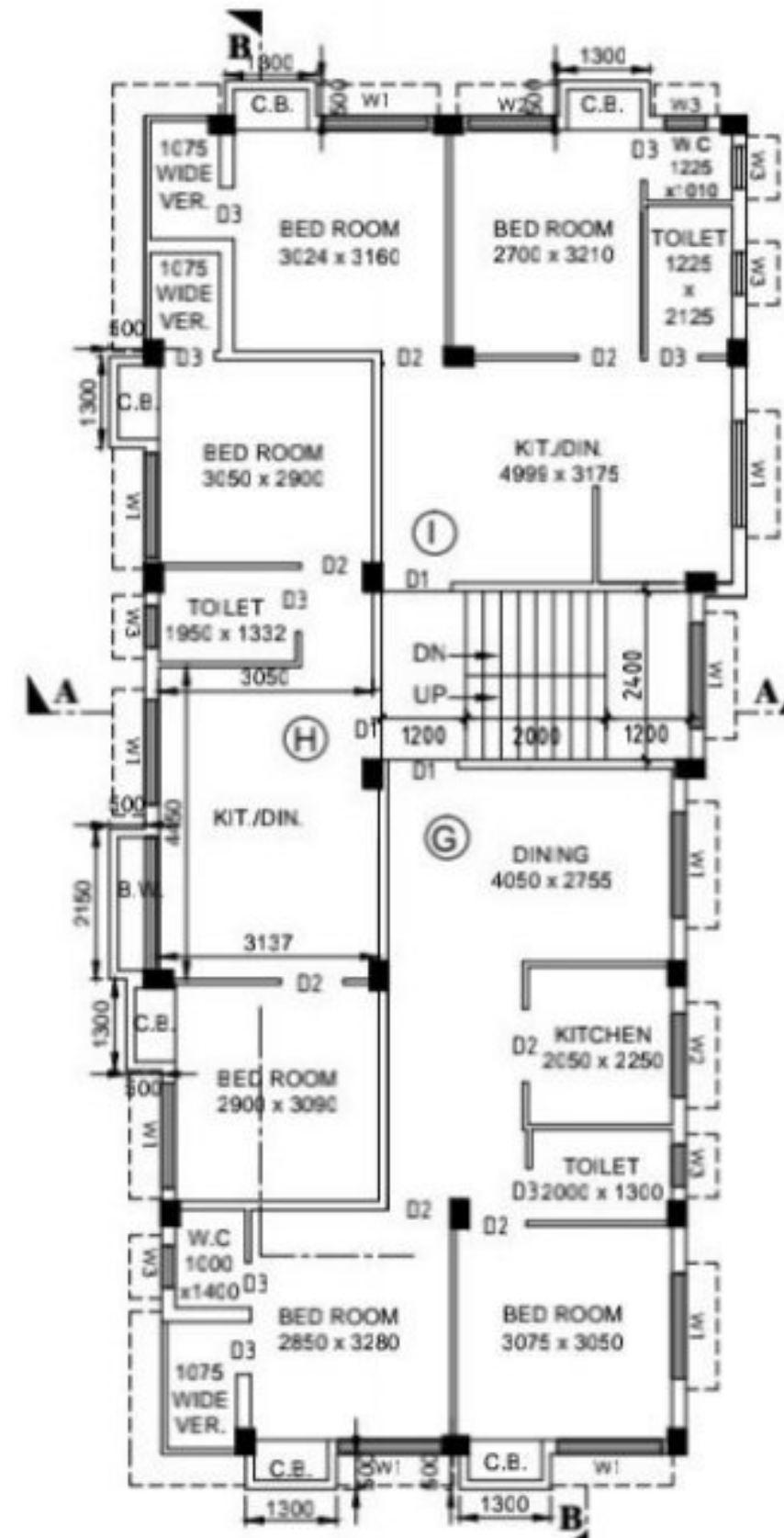
DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (WxH)	REMARKS
D1	1000mm X 2100mm (H)	FLASH	W1	1500mm X 1200mm (H)	STEEL FULLY GLAZED
D2	900mm X 2100mm (H)	FLASH	W2	1200mm X 1200mm (H)	-DO-
D3	750mm X 2100mm (H)	FLASH	W3	1000mm X 1200mm (H)	-DO-
			W4	600mm X 750mm (H)	-DO-



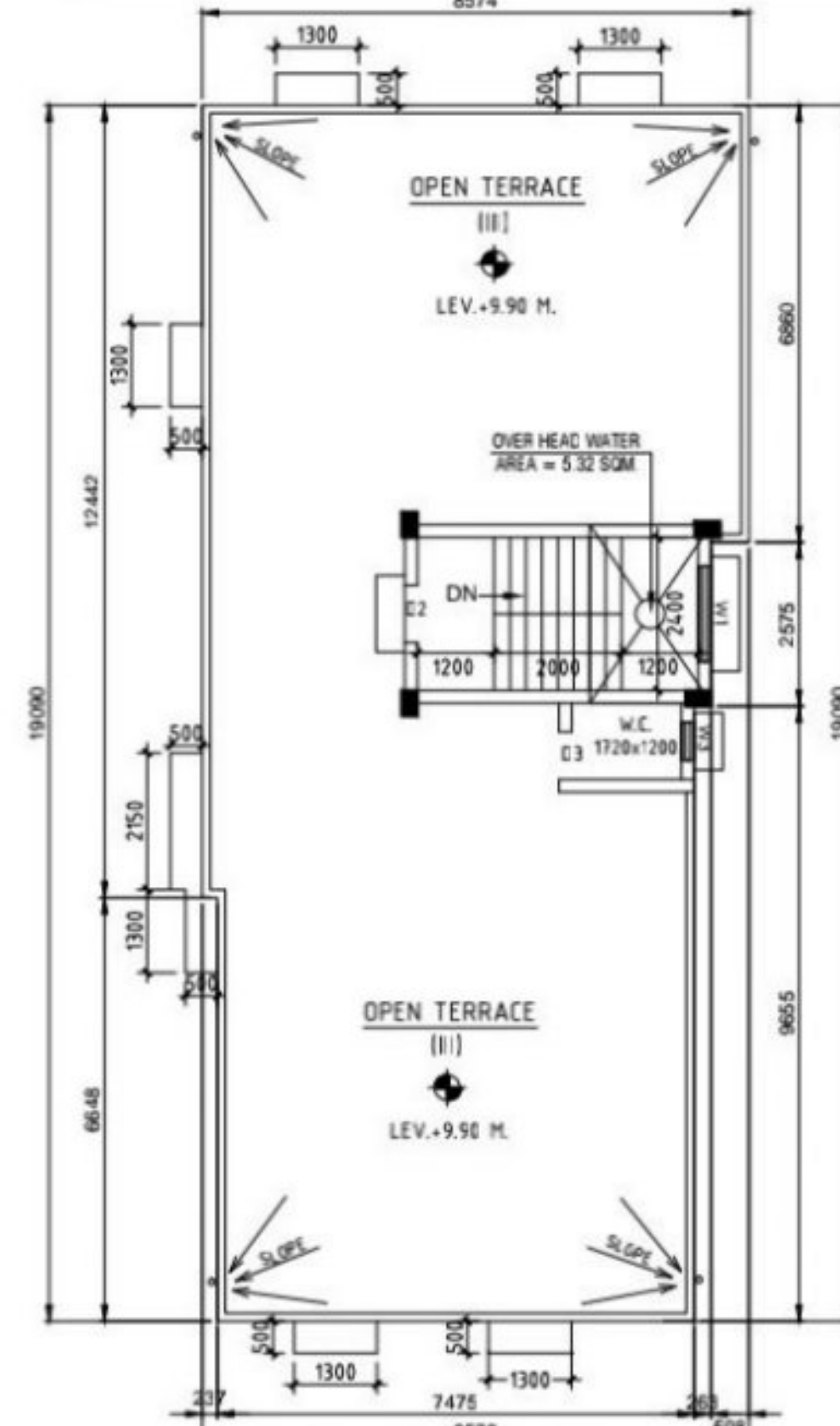
GROUND FLOOR PLAN
SCALE - 1:100



1ST FLOOR PLAN
SCALE - 1:100



2ND FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

NOTES :-

- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.
- ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

SPECIFICATIONS :-

- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
- CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
- 75 THICK SCALED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
- GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (M15.3).
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH 1:1.5:3 PROPORTION.
- 450 mm PROJECTED CHAJJAH.
- 16 mm GRADE STONE CHIPS WILL BE USED IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED. 15-20mm THICK MARBLE FLOORING.
- P.O.P. PLUNING ON INTERNAL WALLS & CEILING.
- ALUMINIUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

OWNER'S DECLARATION :-

I DO HEREBY UNDERTAKE 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 DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
- DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

CERTIFICATE FROM L.B.S. FOR STRUCTURE :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF OWNER
SRI SMANTA SAHA
PROPRIETOR OF M/S MA MONOSA
CONSTRUCTION
AS CONSTITUTED ATTORNEY OF
SRI. TARIT BHATTACHARJEE &
SRI. BIDYUT BHATTACHARYYA

NAME OF L.B.S.
ANIK MAJUMDAR
L.B.S. - 1579 II

CERTIFICATE FROM L.B.S. :-

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ADJUTING 3.658 M. WIDE BLACK TOP ROAD ON THE NORTH SIDE OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FIELDED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL.

THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E.

NAME OF L.B.S.
ANIK MAJUMDAR
L.B.S. - 1579 II

BUILDING PERMIT NO: 2022110499

SANCTION DATE : 24.03.2023

VALID UPTO: 23.03.2028

MANISH SARKAR Digitally signed by
MANISH SARKAR
Date: 2023.03.24
13:35:03 +05'30'

DIGITAL SIGNATURE OF A.E.

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.	31-111-09-0152-9
2. DETAILS OF REGISTERED DEED	BOOK = I, VOLUME = 347, BEING = 13428, PAGE - 23 TO 30, YEAR = 1982, D.S.R. - ALIPORE, 24 Pgs(S). DATE. = 04.10.1982
3. DETAILS OF PARTITION DEED	BOOK = I, VOLUME = 108, BEING = 6401, PAGE - 141 TO 146, YEAR = 1960, S.R. - ALIPORE, 24 Pgs(S). DATE. = 08.08.1960.
4. DETAILS OF MOTHER DEED	BOOK = I, VOLUME = 102, BEING = 6112, PAGE - 214 TO 221, YEAR = 1956, S.R. - ALIPORE, 24 Pgs(S). DATE. = 11.08.1956.
5. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOLUME = 1605-2017, PAGE - 26868 TO 26884, BEING = 160501015, YEAR = 2017, A.D.S.R. ALIPORE WEST BENGAL, DATE = 28.02.2017
6. DETAILS OF BOUNDARY DECLARATION	BOOK - I, VOLUME - 1602-2022, PAGE - 150623 TO 150635, BEING = 160203685, YEAR = 2022, D.S.R. - II SOUTH 24 PARAGANA, DATE = 05.04.2022
7. (A). AREA OF THE PLOT OF LAND (B). NO OF STORIES	263.378 SQ.M. THREE
8. NO OF TENEMENTS	NINE (09) Nos.
9. BLRO CONVERSION :- MEMO NO - 18/3754/BL&LRD/ATM/DAT = 27/06/2017 AS BASTU. MEMO NO - 18/3755/BL&LRD/ATM/DAT = 27/06/11/2017 AS BASTU.	

PART - B.

- AREA OF LAND:-
(i) AS PER TITLE DEED = 263.378 SQ.M.
(ii) AS PER BOUNDARY DECLARATION = 263.378 SQ.M.
(iii) AS PER BL&LRD DECLARATION = 263.046 SQ.M.
(iv) NET LAND AREA = 263.378 SQ.M.
- EFFECTIVE LAND AREA = 263.046 SQ.M.
- ROAD WIDTH = 3.658 M. (BLACK TOP ROAD)
- USER GROUP = RESIDENTIAL.
- (i) PERMISSIBLE GROUND COVERAGE = (57.898 %) = 152.298 SQ.M.
(ii) PROPOSED GROUND COVERAGE = (57.875 %) = 152.237 SQ.M.
- PROPOSED HEIGHT = 9.900 M.
- PROPOSED AREA :-**

FLOOR	TOTAL COVERED AREA IN m ²	LESS LIFT WELL IN m ²	LESS STAIR WELL IN m ²	ACTUAL FLOOR AREA IN m ²	LESS STAIR EXEMPTED IN m ²	LESS LIFT EXEMPTED IN m ²	NET FLOOR AREA IN m ²
GROUND	152.237	—	—	152.237	10.560	—	141.677
FIRST	152.237	—	—	152.237	10.560	—	141.677
SECOND	152.237	—	—	152.237	10.560	—	141.677
TOTAL	456.711	—	—	456.711	31.680	—	425.031

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE IN m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	NO OF TENEMENT	NO OF CAR REQUIRED
A	54.323	1.129	61.317	1	U/R 77(S) MEANS OF ACCESS WHICH IS LESS THAN 3.5 M. SO PARKING SPACE MAY NOT BE INSTALLED UPON.
B	26.618	1.129	30.045	1	
C	41.279	1.129	46.594	1	
D	64.826	1.129	73.173	1	
E	31.126	1.129	35.134	1	
F	45.244	1.129	51.070	1	
G	53.993	1.129	60.945	1	
H	41.959	1.129	47.363	1	
I	45.244	1.129	51.070	1	

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN m ²	263.046
2. TOTAL REQUIRED CAR PARKING	NIL
3. TOTAL COVERED CAR PARKING PROVIDED	NIL
4. TOTAL OPEN CAR PARKING PROVIDED	NIL
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²	NIL
6. ACTUAL TWO WHEELER CAR PARKING AREA PROVIDED IN m ²	18.977
7. CAR PARKING AREA EXEMPTED IN m ²	NIL
8. PERMISSIBLE F.A.R	1.75
9. PROPOSED F.A.R	1.616
10. STAIR HEAD ROOM AREA IN m ²	13.440
11. O.H.W.R. AREA IN m ²	5.320
12. CUP BOARD AREA IN m ²	7.741
13. SERVICE TOILET AREA IN m ²	2.967
14. TREE COVER AREA IN m ²	3.200
15. ALCOVE AREA IN m ²	2.150

TITLE :-

GROUND FLOOR PLAN, 1ST FLOOR PLAN, 2ND FLOOR PLAN, ROOF PLAN, FRONT ELEVATION AND SECTION AT - AA & BB

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT PREMISES NO. - 152, GOSTATALA, WARD NO. - 111, BROUGH NO. - XI, P.S. - BANSDRONI, P.O. - GARIA, KOLKATA - 700084 UNDER THE KOLKATA MUNICIPAL CORPORATION.

SHEET NO. - 2 OF 2 **DRAWN BY - SUBHAM NASKAR**

BUILDING PLANNER

ANIK & ASSOCIATES
USHAPALLY, GARIA, KOLKATA-700084