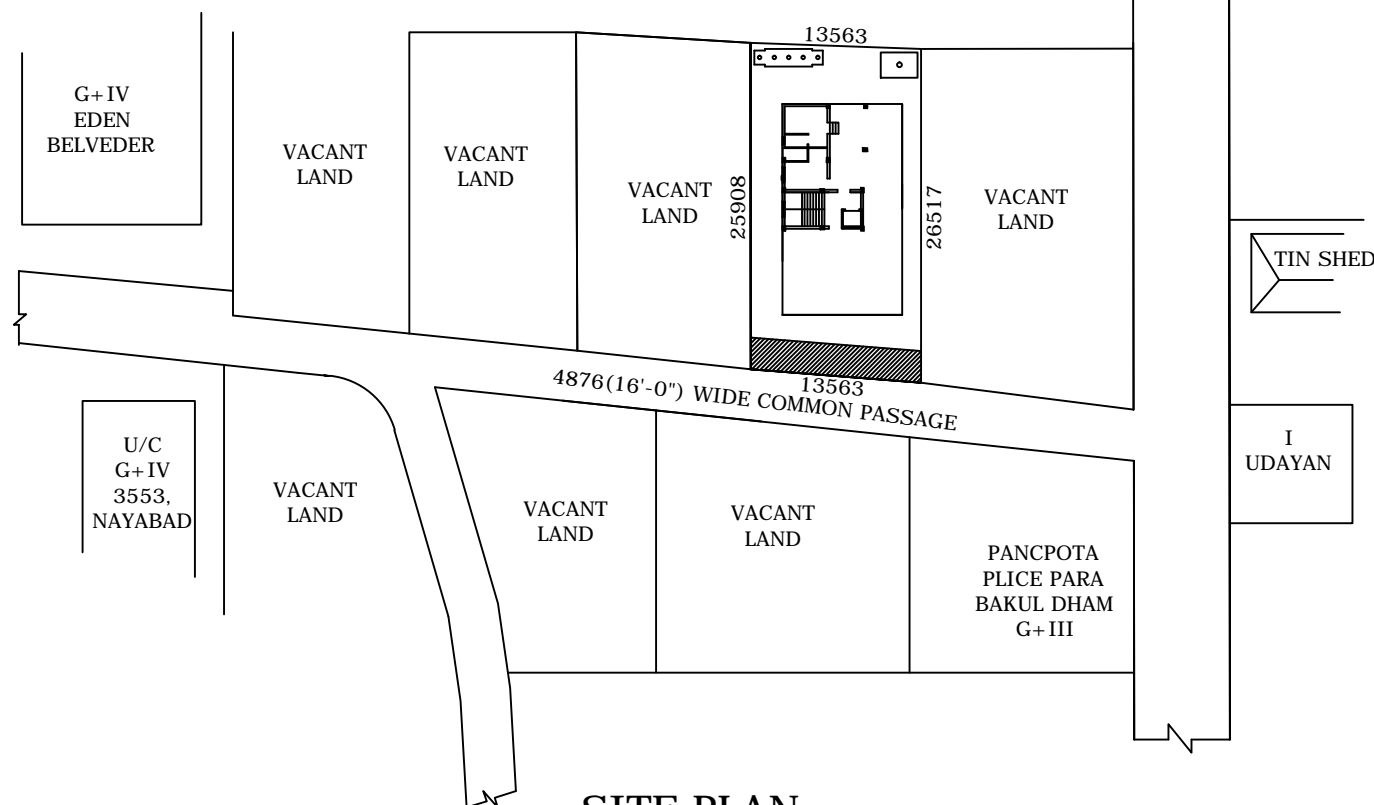
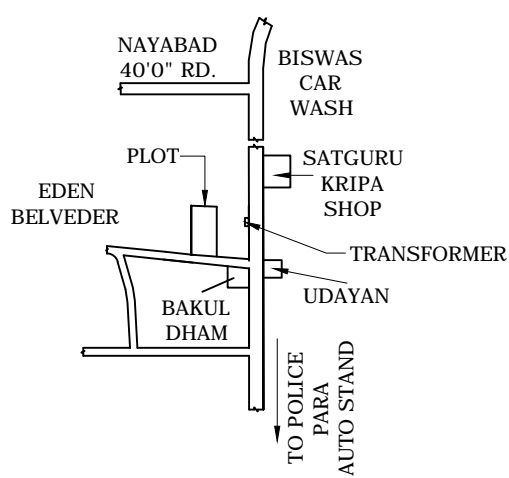
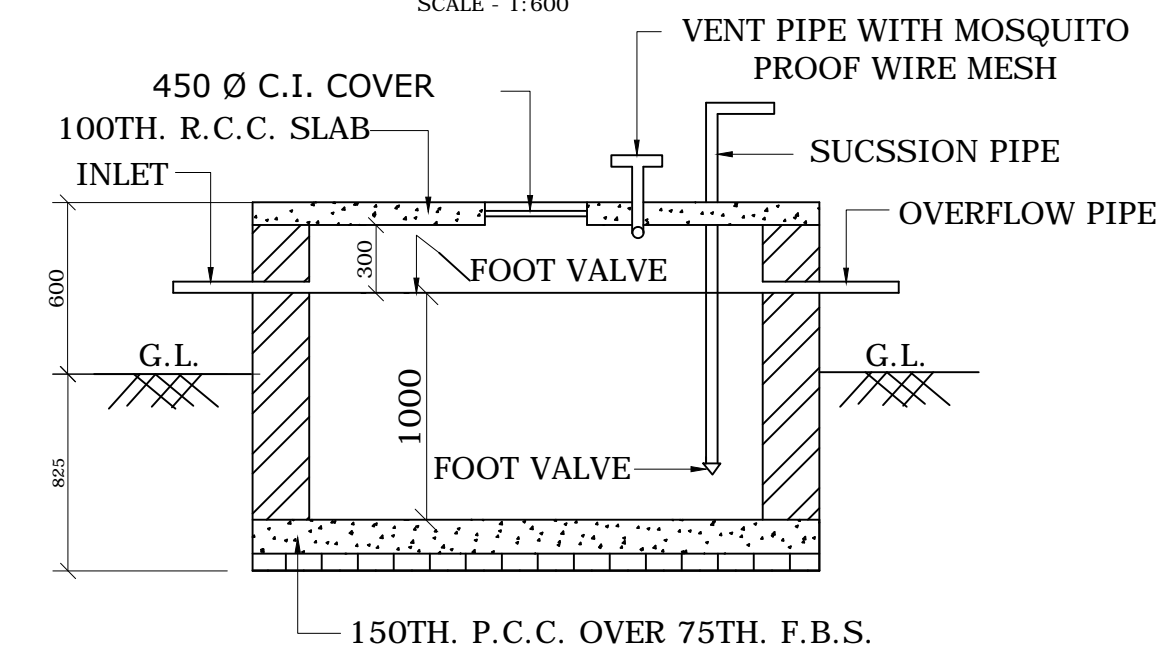


GROUND FLOOR PLAN

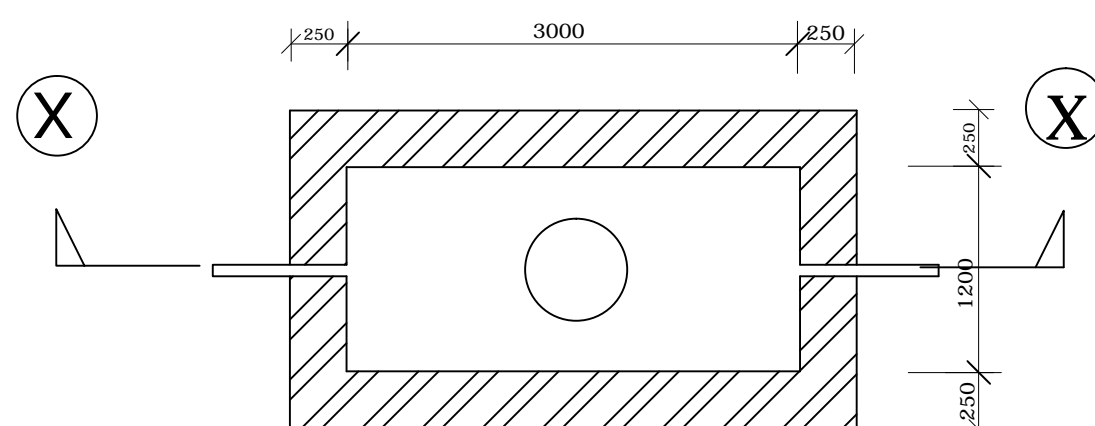
KEY PLAN
SCALE - 1:4000



SITE PLAN
SCALE - 1:600

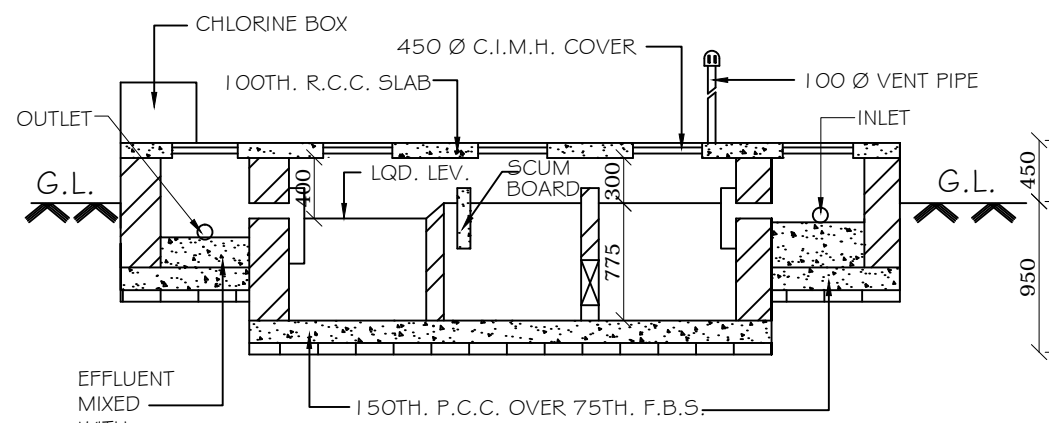


SECTION - X - X.

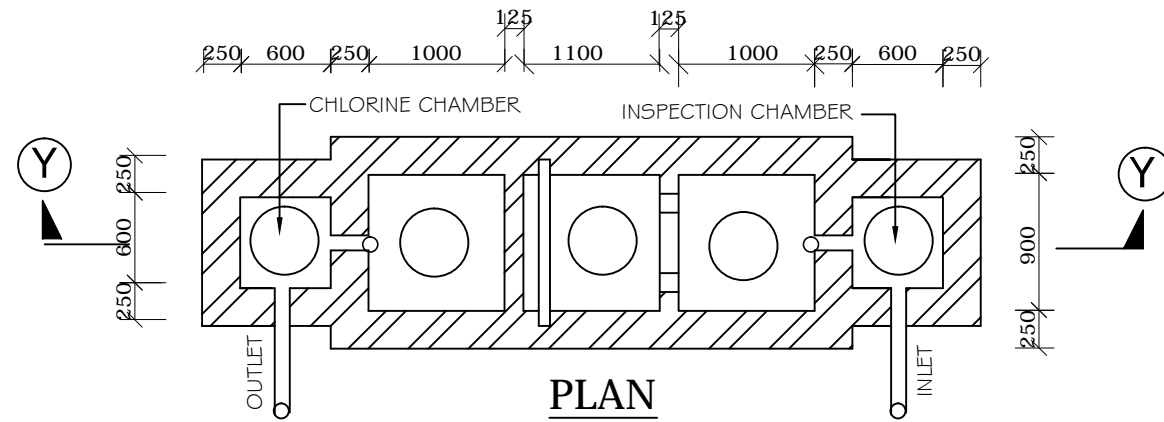


PLAN
DETAILS OF S. U. G. W. RESERVOIR

SCALE - 1 : 50.
CAPACITY - 800 GAL. (3600 LTRS.)



SECTION - Y - Y.



PLAN
DETAILS OF SEPTIC TANK.

PROPOSED G+IV STORIED RESIDENTIAL BUILDING
U/S 393A OF K.M.C. ACT. 1980 AND BUILDING RULE
2009, AT PREMISES NO. 3944, NAYABAD, WARD
-109, BOROUGH-XII, OF MOUZA - NAYABAD, J.L.
NO. - 25, R.S. DAG NO. - 201, R.S. KHATIAN
NO.-113, L.R. KHATIAN NO. - 457, UNDER K.M.C.
P.S. - PURBA JADAVPUR.
(SHEET NO. 1 OF 2)

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 75 THK. BRICKWORK 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 (7:2:2).

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF THE GEO-TECHNICAL ENGINEER
KALLOL KUMAR GHOSHAL
GEO-TECH. NO- 11/14

E.S.E./L.B.S. 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.
SOIL TESTING HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL OF GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 150. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF THE STRUCTURAL ENGINEER
SAMIR BANDHOPADHYAY
E.S.E. NO. 1/117

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 BY BOUNDARY WALL.
THE PLOT IS BEYOND 500 MR. FROM C/L OF E.M. BYE PASS.
THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
WIDTH OF FRONT ABUTTING COMMON PASSAGE IS 4.876 MTR.
NATURE OF ROAD IS COMMON PASSAGE.
THERE IS NO EXISTING BUILDING STRUCTURE .
THE PLOT IS OCCUPIED BY THE OWNER.
SITE PLAN AND KEY PLAN CONFORM WITH THE SITE.
SIGNATURE OF OWNER IS AUTHENTICATED BY ME.

NAME OF THE L.B.S.
SAMIR BANDHOPADHYAY
L.B.S. NO. 1/700

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I/WE SHALL ENGAGE L.B.S. & 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 CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPTT. INSPECTION SITE WAS IDENTIFIED BY ME.

NAME OF THE OWNER/APPLICANT
Sri Swapan Majumder

PART A

MAIN CHARACTERSTICS OF THE PROPOSAL.

1. ASSESSEE NO. 31-109-08-3604-7 Details of Power of attorney:nil
3. Name of the owner / Applicant: K.M.C. Mutation no.
Sri Swapan Majumder 0/ 109/19-Jul-22 /44332 dt. 26.07.2022
4. Details of Registered Deed: Details of Strip of land
A) Book - I, Volume No. - 1604-2020 Book - I, Volume No.- 1603-2022
Page no. - 163896-163945, Page no.- 431219 - 431230
Being no. - 160404583 Being No.- 160312219
Year : 2020, Dt. 25.11.2020 Year :2022, DT. 08.08.2022
Reg. at D.S.R.- IV, South 24 pgs. Reg. at. D.S.R.-III, 24 Pgs. (South)

- Details of Boundary Declaration
Book - I, Volume No. - 1603-2022 Book - I, Volume No.- 1603-2022
Page no.- 431240 - 431250 Page no.- 431231 - 431239
Being No.- 160312217 Being No.- 160312218
Year :2022, DT. 08.08.2022 Year :2022, DT. 08.08.2022
Reg. at. D.S.R.-III, 24 Pgs. (South) Reg. at. D.S.R.-III, 24 Pgs. (South)

- Details of B.L. & L.R.O. Mutation as per Parcha L.R. Khaitan - 457
COPY NO-4942 .dt 31/08/21 (shall).
- Details of B.L. & L.R.O. Conversion Certificate (SHALI TO BASTU)
Memo no. - 17/924/BL&RO/KOL. DT. 24.03.2022.
Declaration/Affidavit before 1st class 5th judicial magistrate,Alipore regarding R.S. & L.R no,vide no-50093 dated-08/09/2022.

PART- B

1. Area of land :
As per title deed = 354.886 sq.m. (05 KH-04 CH -40 SQ.FT.)
As per boundary declaration =354.838 Sq.m.
Area of strip of land =33.912 Sq.m.
2. Net area of land: 354.838-33.912= 320.926 Sq.m.
3. Permissible Ground coverage : 54.839 % = 194.589 sq.m.
4. Proposed Ground coverage : 44.939 % =159.460 sq.m.

5. Proposed Area:

Floor Mkd.	Total Floor Area	Total Exempted Area			Net Floor Area
		Stair	Lift	Lift lobby	
Ground Floor	159.460	12.150	2.059	2.059	145.251 sq.m.
1st Floor	159.460	12.150	1.715	2.059	143.536 sq.m.
2nd Floor	159.460	12.150	1.715	2.059	143.536 sq.m.
3rd Floor	159.460	12.150	1.715	2.059	143.536 sq.m.
4th Floor	159.460	12.150	1.715	2.059	143.536 sq.m.
Total	797.300 sq.m.	60.75 sq.m.	6.86	10.295	719.395 Sq.m.

6. Parking Calculation (A)

Tenement size	Prop. area to be added	Actual area of Tenement	Tenement No.	Required Parking
71.325	11.714	83.039	4 nos.	4 nos.
71.328	11.714	83.042	4 nos.	
Total Required Parking				4 nos.

- (B) No. of Parking provided = covered = 4 nos. & Open = nil
- (C) Permissible area of parking a) Ground floor = 4 nos. x 25 sq.m.
- (D) Actual area of parking provided= 112.548 sq.m. a)Ground floor= 112.548 sq.m.
7. Office aera : Covered = 13.570 sq.m., Carpet =10.969 Sq.m.
8. Permissible F.A.R. = 1.75
9. Proposed F.A.R. = 1.746

10. Statement of other areas

Floor	Loft	Cupboard	Ledge / Tend
Ground Floor	—	—	—
1st Floor	—	3.60	—
2nd Floor	—	3.60	—
3rd Floor	—	3.60	—
4th Floor	—	3.60	—
Total	—	14.40 sq.m.	—

11. Stair head room area =15.19 sq.m.
12. Lift machine room area =8.99 sq.m.
13. O.H.W.Res. area = 5.58 sq.m.
14. Lift machine room stair = 3.10 sq.m.
15. Tree cover area = 4.5 sq.m.
16. Additional area = 41.68 sq.m.
17. Relaxation of authority, if any= 1)U/S 406 COMMON PASSAGE.
2) U/R 74(4) ADDITIONAL HEIGHT OF BLDG.

B.P. NO. 2023120158 DATE 27-JUN-23

VALID UP TO 26-JUN-28

Digital signature of A.E.

Digital signature of E.E.