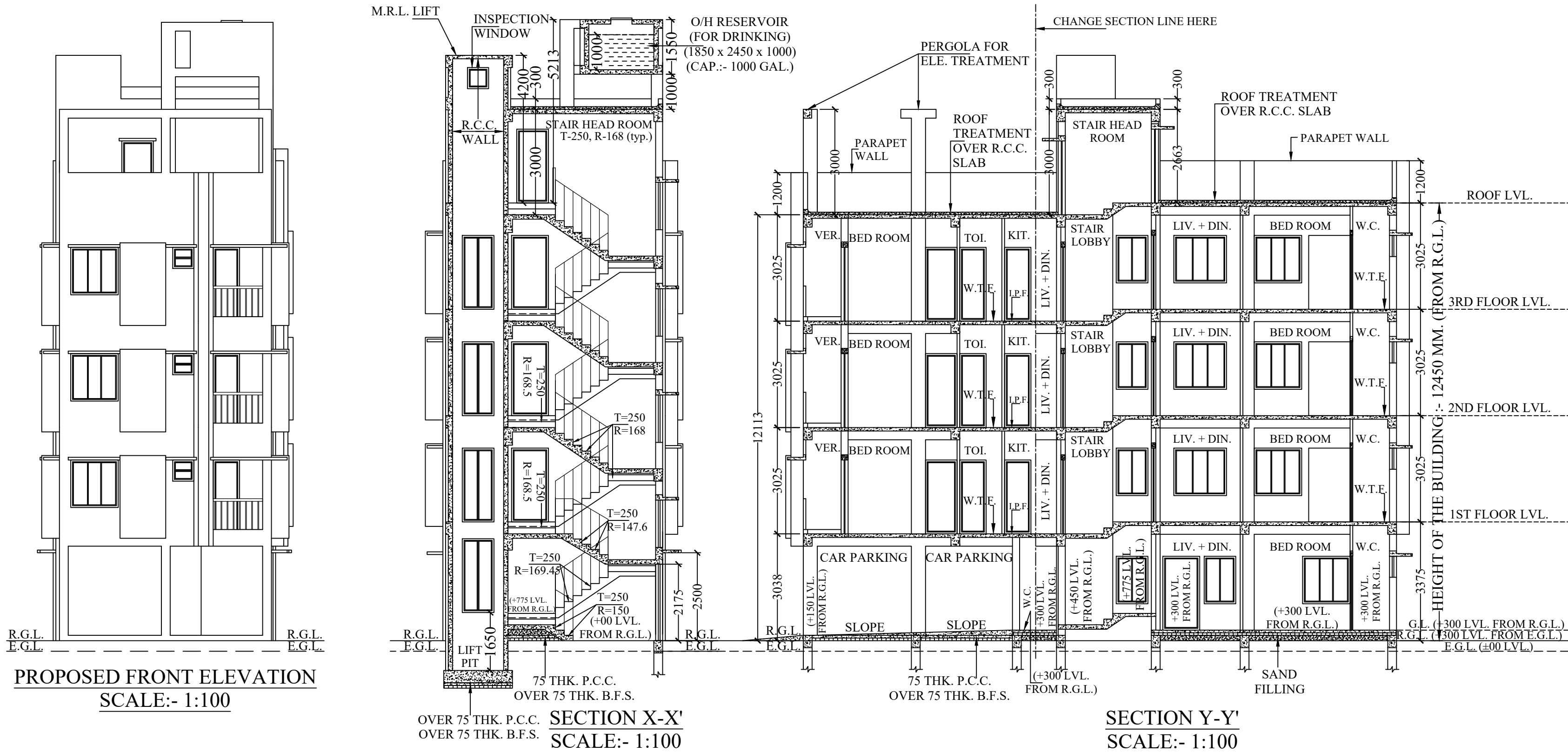
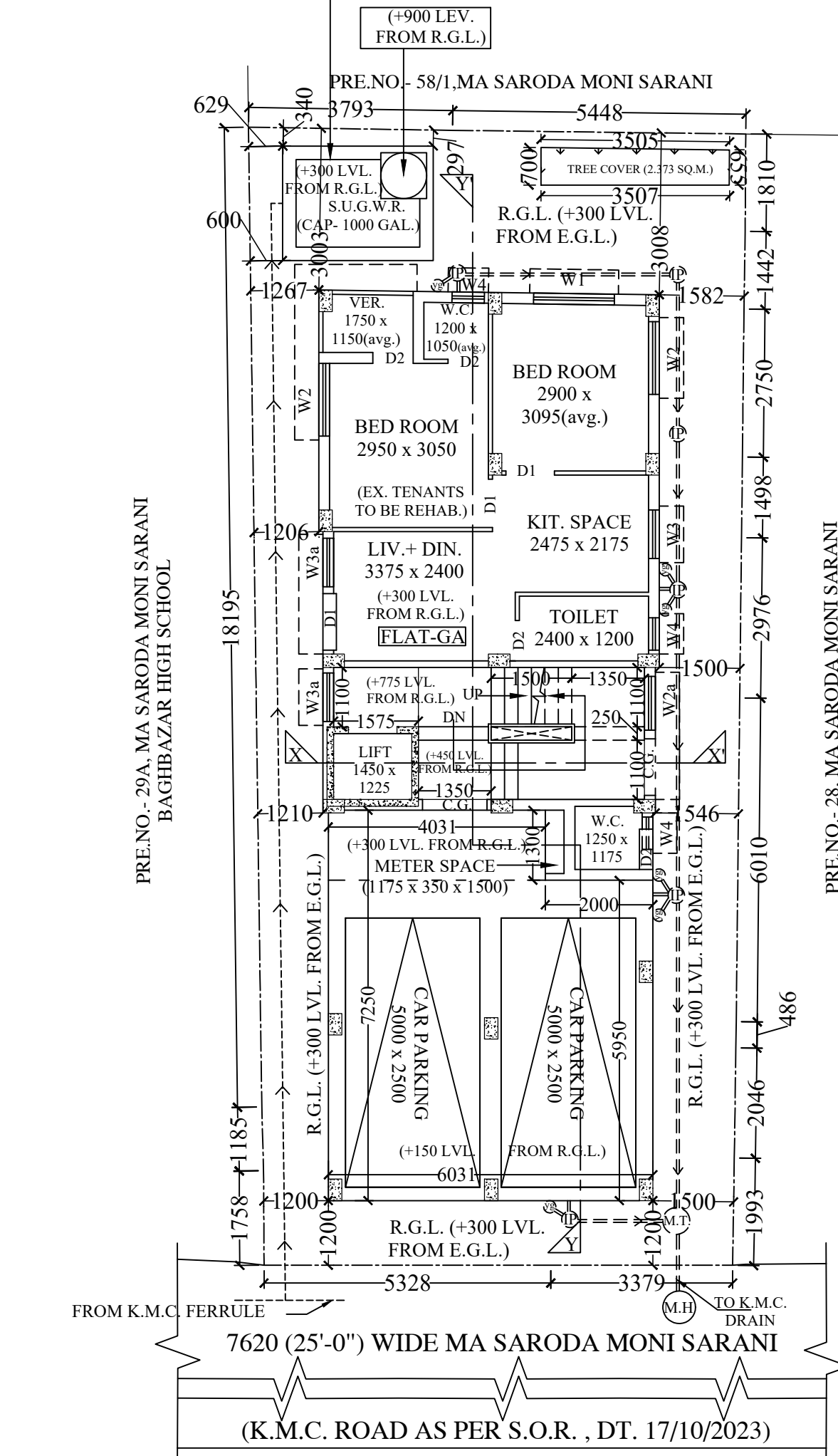
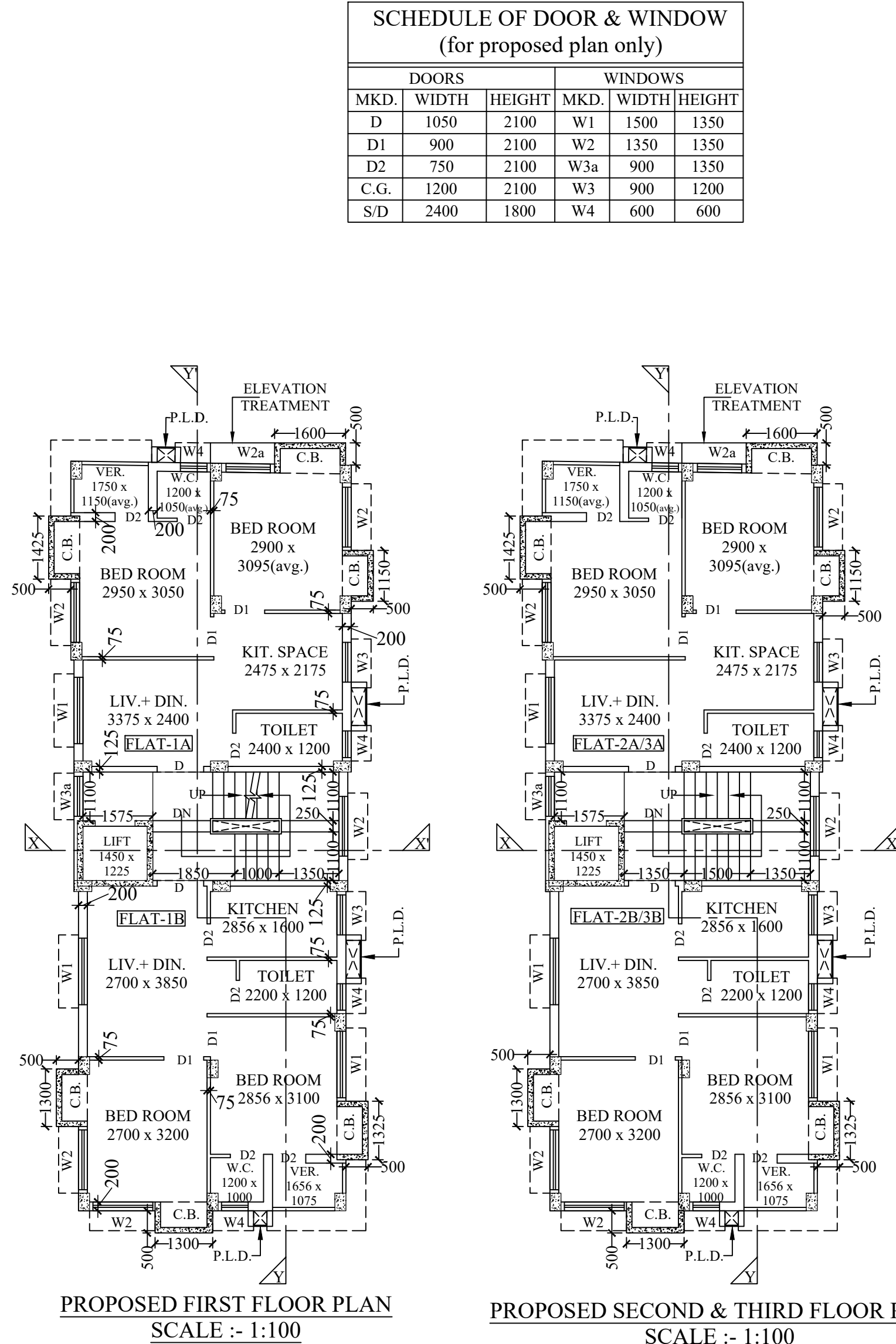




R.C.C. COVER OF TOP SLAB OF WATER RESERVOIR HAVE THE CAPACITY TO RETAIN THE LOAD UP TO 45 MT. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF NEIGHBORING FOUNDATION.



ALL LEVEL ARE SHOWN FROM R.G.L. UNLESS OTHERWISE MENTIONED
REFERENCE OF S.O.R.-: Ch. V & S. Id No. - 752/2023-2024, DATED - 17.10.23



STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING. BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION TO BE SAFE AND STABLE IN ALL RESPECT.

SUBHASISH DEY
Empanelled Structural Engineer
Kolkata Municipal Corporation
E.S.E. Class-II, No.: 775
SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT THE SOIL INVESTIGATION AS THERE EXISTS AN OLD BUILDING COVERING THE TOTAL PLOT OF LAND. SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED FOUR (G+III) STORIED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

SHYAM SUNDAR KUNDU
B.C.E. (I.U.) M.I.G.S.
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Class-I, Reg. No.: 1/58
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF L.B.S. :-

CERTIFIED THAT THE BUILDING PLAN ITSELF WITH FULL RESPONSIBILITY 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. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS PARTLY OCCUPIED BY THE OWNER AND TENANTS.

SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class I, No.1365
SIGNATURE OF L.B.S.

DECLARATION OF OWNER:-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE 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 REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. WILL BE TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. BOUNDARY PROFILE SHOWN AS PER REGISTERED BOUNDARY DECLARATION WHICH MAY MODIFY AFTER DEMOLITION OF EXISTING STRUCTURE. ACCORDINGLY REVISED PLAN MAY NEED TO BE SUBMITTED.

RAJA ROYCHOWDHURY
PARTNER & AUTHORIZED SIGNATORY OF KALPANA HEADHIGHS
LAWFUL ATTORNEY OF SMT. JAYASREE BOSE FOR SELF & AS LEGAL GUARDIAN OF MINOR SON SRI DHIRUBOJIT BOSE, SMT. SUBHRA ROY CHOWDHURY, SRI. AMIT BANERJEE, SMT. ASMITA BANERJEE, SMT. IPSITA BANERJEE
(mob- 9088808000)
(e-mail id- raja_roy67@yahoo.com)
SIGNATURE OF OWNER / APPLICANT

SCHEDULE OF DOOR & WINDOW (for proposed plan only)					
DOORS			WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D	1050	2100	W1	1500	1350
D1	900	2100	W2	1350	1350
D2	750	2100	W3a	900	1350
C.G.	1200	2100	W3	900	1200
S/D	2400	1800	W4	600	600

1. ASSESSEE NO.- 11-008-30-0008-9.

2. a) DETAILS OF DEED OF GIFT:-
BOOK - I, VOL. - 115, BEING NO. - 4792, PAGES FROM 238 TO 253, REGISTERED BEFORE REGISTRAR OF ASSURANCE CALCUTTA, YEAR - 1992.
b) IN THE CITY CIVIL COURT AT CALCUTTA, COURT ORDERED VIDE MISC. CASE NO.-1582 OF 2022, ORDER NO.-16, DATED -25/04/2023.
c) DETAIL OF REGISTERED BOUNDARY DECLARATION:-
BOOK NO. - I, VOL. NO. - 1904-2024, BEING NO. - 190408423, PAGES FROM 444916 TO 444932, REGISTERED BEFORE A.R.A-IV, KOLKATA, YEAR 2024.
d) DETAIL OF REGISTERED NON-EVICTON OF TENANT:-
BOOK NO. - I, VOL. NO. - 1904-2024, BEING NO. - 190408425, PAGES FROM 444933 TO 444943, REGISTERED BEFORE A.R.A-IV, KOLKATA, YEAR 2024.
e) DETAIL OF RECEIPT OF ATTORNEY:-
BOOK NO. - I, VOL. NO. - 1904-2023, BEING NO. - 190407506, PAGES FROM 382045 TO 382063, REGISTERED BEFORE A.R.A-IV, KOLKATA, YEAR 2023.
f) BOOK NO. - I, VOL. NO. - 1904-2024, BEING NO. - 190407967, PAGES FROM 421782 TO 421802, REGISTERED BEFORE A.R.A-IV, KOLKATA, YEAR 2024.
g) REFERENCE OF S.O.R.-: CH. V. & S. ID. NO. - 752/ 2023-2024, DATED-17.10.2023.
h) KMADA NOC ID : 2E/0B/CE/088/ VI-2024/8943, DATED - 21/06/2024.
i) AREA OF LAND:- 189.225 SQ.M. OR 02K.- 13CH.- 12SF. (M/L) (AS PER DEED & PHYSICAL MEASUREMENT)
j) NO OF STOREYS:- FOUR (G+III).
k) NO OF TENEMENTS :- 07 NOS.
l) SIZE OF TENEMENTS :- A) 50 SQ.M. TO 75 SQ.M. - 07 nos.

3. a) AREA OF LAND:- 189.225 SQ.M. OR 02K.- 13CH.- 12SF. (M/L) (AS PER DEED & PHYSICAL MEASUREMENT)
b) NO OF STOREYS:- FOUR (G+III).
c) NO OF TENEMENTS :- 07 NOS.
d) SIZE OF TENEMENTS :- A) 50 SQ.M. TO 75 SQ.M. - 07 nos.

4. PROPOSED AREA :-

FLOORS	COVERED AREA (in SQ.M.)	CUT OUT (in SQ.M.) LIFT WELL STAIR VOID	COVERED FLOOR AREA (in SQ.M.)	EXEMPTED AREA (in SQ.M.) STAIR & STAIR LOBBY LIFT LOBBY	FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
GRND FLR.	103.974	-----	103.974	9.915	92.326
1ST FLR.	103.974	1.776	101.823	9.915	90.175
2ND FLR.	103.974	1.776	101.823	9.915	90.175
3RD FLR.	103.974	1.776	101.823	9.790	90.175
TOTAL	415.896	5.328	409.443	39.660	362.851

5. TENEMENTS & CAR PARKING CALCULATION :-

USE GROUP	MKD.	TENEMENT SIZE (SQ.M.)	PROPORTIONAL COMMON AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
RESIDENTIAL	GA (GROUND FLR.)	43.878	8.185	52.063	01 (50-75 SQ.M.)	01 NO.
	1A/2A/3A (1st-3rd FLR.)	43.878	8.185	52.063	03 (50-75 SQ.M.)	
	1B/2B/3B (1st-3rd FLR.)	44.968	8.388	53.356	03 (50-75 SQ.M.)	

6A. TOTAL REQUIRED CAR PARKING = 01 NO.
6B. TOTAL PROPOSED CAR PARKING = 02 NOS.(COVERED)
7A. REQUIRED AREA FOR PARKING = 25.000 SQ.M.
7B. PROPOSED AREA OF PARKING = 41.125 SQ.M.(COVERED)
7C. EXEMPTED AREA FOR PARKING = 25.000 SQ.M. (MAXIMUM)
8. PERMISSIBLE F.A.R = 2.000
9. PROPOSED F.A.R = 1.785 [362.851- 25.000] / 189.225]
10. STAIR HEAD ROOM AREA = 13.947 SQ.M.
11. AREA OF M.R.L. LIFT = 05.059 SQ.M.
12. TERRACE AREA = 103.974 SQ.M.
13. RELAXATION OF AUTHORITY, IF ANY = N.A.
14. OVER HEAD TANK AREA (FOR DRINKING) = 06.932 SQ.M.
15. GROUND FLOOR SERVICE AREA = 02.600 SQ.M.
16. AREA OF W.C. AT ROOF = NIL
17. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 02.008 SQ.M.
18. AREA OF PERMISSIBLE CUP-BOARD = 12.283 SQ.M. (3% OF 409.443 SQ.M.)
19. AREA OF PROPOSED CUP-BOARD = 12.102 SQ.M. (2.956% OF 409.443 SQ.M.)
20. AREA OF PERMISSIBLE TREE COVER = 01.938 SQ.M. (1.024% OF 189.225 SQ.M.)
21. AREA OF PROPOSED TREE COVER = 02.373 SQ.M. (1.254% OF 189.225 SQ.M.)
22. OTHER AREA ONLY FOR FEES = 78.868 SQ.M. [46.592 (Exemption) + 13.047 (S.H.R.) + 5.059 (M.R.L.) + 12.102 (C.B.) + 2.008 (PERGOLA)]

SPECIFICATIONS :-

1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
2. FIGURED DIMENSIONS SHOULD BE FOLLOWED.
3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. (LATEST).
4. ALL EXTERNAL WALLS ARE 200 MM. TH. & ALL INTERNAL WALLS ARE 125TH. & 75MM. TH. AS MENTIONED.
5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.
6. ALL REINFORCEMENT SHALL BE AT LEAST Fe - 500 CONFORMING TO I.S CODE.
7. CLEAR COVER FOR TO MAIN-REINFORCEMENT a) FOUNDATION - 50 MM., b) COLUMN - 40 MM., c) BEAM - 25 MM., d) SLAB - 20 MM.
8. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
9. ALL FLOORS SPECIALLY BELOW TOILET, W.C. KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
10. P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.
11. E.G.L. = EXISTING GROUND LEVEL & R.G.L. = RAISED GROUND LEVEL.

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO. - 28/1, MA SARODA MONI SARANI, KOLKATA- 700003, P.S.-SHYAMPUR, P.O. - BAGHBAZAR, UNDER KMC WARD NO.- 008, BR.-I.

ASSESSEE NO. - 11-008-30-0008-9.

NAME OF OWNER(S)/APPLICANT(S): RAJA ROYCHOWDHURY PARTNER & AUTHORIZED SIGNATORY OF KALPANA HEADHIGHS

LAWFUL ATTORNEY OF SMT. JAYASREE BOSE FOR SELF & AS LEGAL GUARDIAN OF MINOR SON SRI DHIRUBOJIT BOSE, SMT. SUBHRA ROY CHOWDHURY, SRI. AMIT BANERJEE, SMT. ASMITA BANERJEE, SMT. IPSITA BANERJEE.

AREA OF LAND:- 189.225 SQ.M. OR 02K.- 13 CH. - 12 SF. (M/L) (AS PER DEED & PHYSICAL MEASUREMENT).

NAME OF L.B.S.: SUBHASISH DEY (LBS/I/1365)

PERMISSIBLE HEIGHT IN REFERENCE TO CGM ISSUED BY AAL 33.00 M.

PROPOSED HT. OF BUILDING FROM AMSL:- (AMSL+R.G.L.)+ HT. OF BLDG.+ HT. OF ROOF STRUCTURE = (11.0+ 3)+12.45+5.213 = 28.963 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
"A"	22°36'07.3073" N	88°22'05.4008" E	11 Meter
"B"	22°36'07.6165" N	88°22'04.0472" E	
"C"	22°36'07.1237" N	88°22'04.2031" E	
"D"	22°36'07.0992" N	88°22'04.2308" E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

RAJA ROYCHOWDHURY
PARTNER & AUTHORIZED SIGNATORY OF KALPANA HEADHIGHS
LAWFUL ATTORNEY OF SMT. JAYASREE BOSE FOR SELF & AS LEGAL GUARDIAN OF MINOR SON SRI DHIRUBOJIT BOSE, SMT. SUBHRA ROY CHOWDHURY, SRI. AMIT BANERJEE, SMT. ASMITA BANERJEE, SMT. IPSITA BANERJEE
(mob- 9088808000)
(e-mail id- raja_roy67@yahoo.com)
SIGNATURE OF OWNER / APPLICANT

SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class I, No.1365
SIGNATURE OF L.B.S.

CONTENT:- PROPOSED GROUND FLOOR PLAN, PROPOSED FIRST, SECOND & THIRD FLOOR PLAN, PROPOSED ROOF PLAN, PROPOSED ELEVATION & SECTIONS, D/W SCHEDULE, A.M.S.L. DECLARATION.

PROJECT:- PROPOSED PLAN OF FOUR (G+III) STORIED RESIDENTIAL BUILDING OF (HT. - 12.450 M.) FOR SANCTION U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 28/1, MA SARODA MONI SARANI, KOLKATA- 700003, P.S.-SHYAMPUR, P.O.- BAGHBAZAR, UNDER KMC WARD NO.- 008, BR.-I.

SCALE 1:100 (UNLESS OTHERWISE MENTIONED)
(EODB CAF-1) PLAN CASE NO. - 2024010050

PIONEER ENGINEERING & ASSOCIATES
35A, DR. NARAYAN ROY SARANI, KOLKOTA - 700 006.
MOB. - 98831 92148.

BUILDING PERMIT NO. - 2024010025 SANCTION DATE - 22/07/2024 VALID UP TO - 21/07/2029

NOT APPLICABLE

DIGITAL SIGNATURE OF A.E.(C)/Bldg./BR.-I/KMC

DIGITAL SIGNATURE OF E.E.(C)/Bldg./BR.-I/KMC