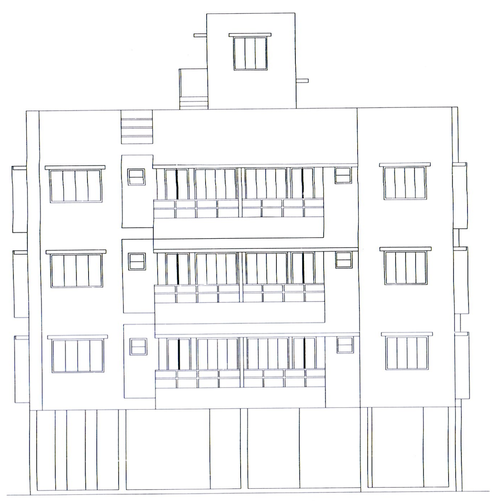
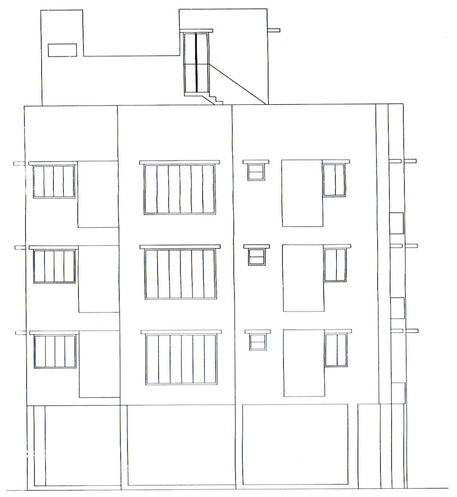
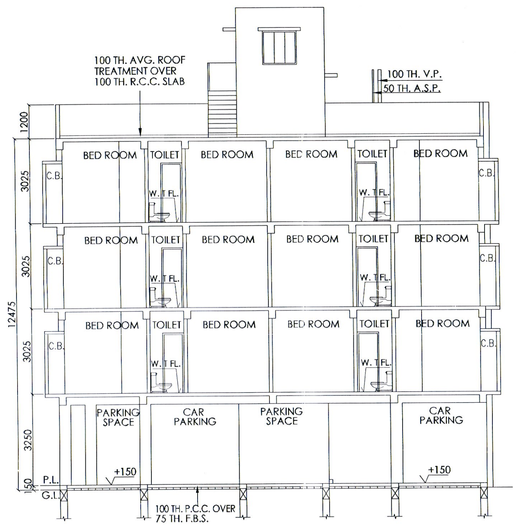


EAST SIDE ELEVATION



SOUTH SIDE ELEVATION



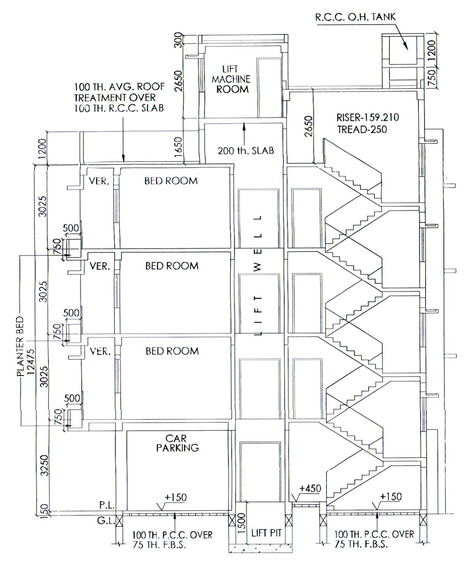
SECTION (A - A)

SCHEDULE OF DOOR

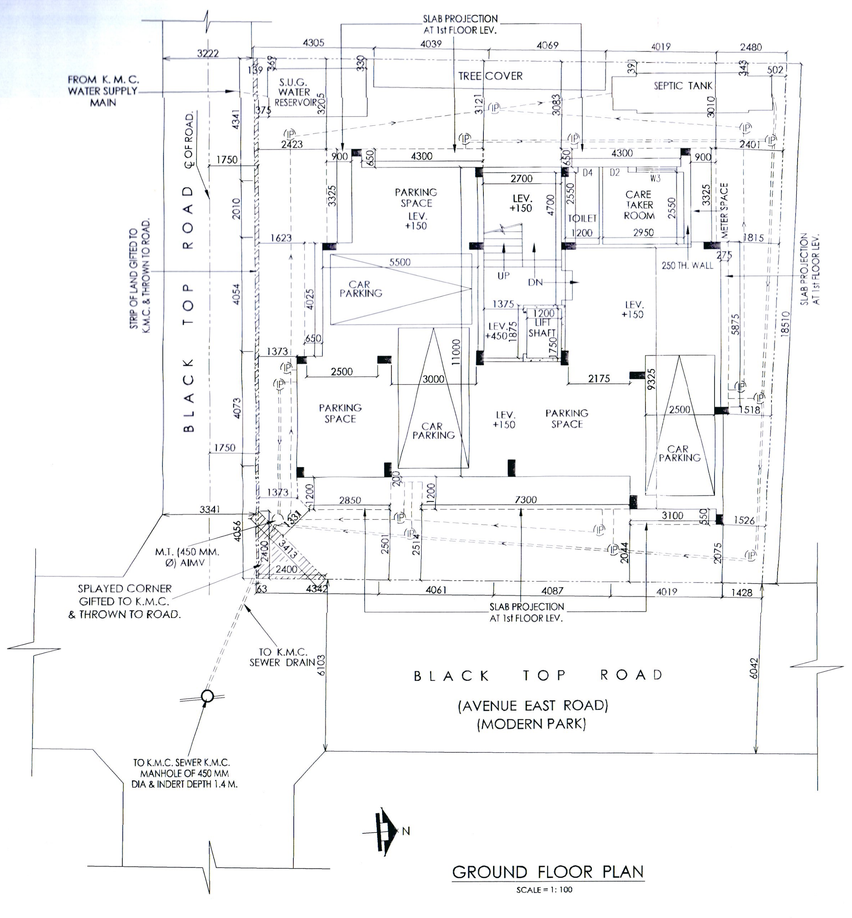
MKD.	SIZE.	LINTEL HEIGHT.	REMARKS.
D1	1050X2125	2125	40mm. Th. FACTORY MADE HOT PRESED PHENOL FORMALDEHYDE BONDED SOLID COMMERCIAL FLUSH DOOR SHUTTERS FITTED IN 65 X100 SAL WOOD DOOR FRAMES WITH NECESSARY FITTINGS AND
D2	900X2125	2125	
D3	850X2125	2125	
D4	750X2125	2125	

SCHEDULE OF WINDOW

MKD.	SIZE.	LINTEL HEIGHT	REMARKS.
W1	2500 X 1200	2125	MILD STEEL CASEMENT WINDOW WITH EXTENDED NON FRICTION HOPES TYPE HINGES & 3mm. SHEET GLASS GLAZING TOGETHER WITH INTEGRATED GRILL MADE OF 10mm X10mm. M.S. SQUARE BAR OR 6mm X 18mm. M.S. FLAT WITH FITTINGS & FIXTURES AS DIRECTED.
W2	1800 X 1200	2125	
W3	1500 X 1200	2125	
W4	1200 X 1200	2125	
W5	900 X 1200	2125	
W6	600 X 600	2125	
W7	800 X 1200	2125	

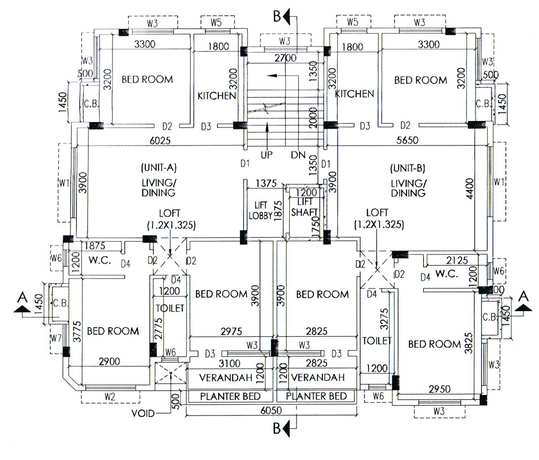


SECTION (B - B)



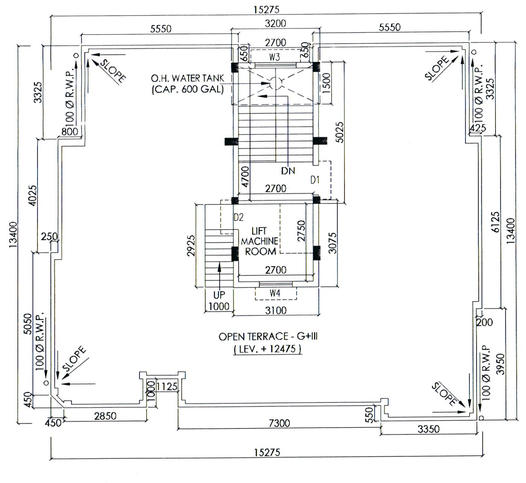
GROUND FLOOR PLAN

SCALE = 1: 100



1st, 2nd & 3rd FLOOR PLAN

SCALE = 1: 100



ROOF PLAN

SCALE = 1: 100

SPECIFICATION

1. STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19mm DOWN STONECHIPS UNLESS OTHERWISE MENTIONED.
2. GRADE OF REINFORCEMENTS Fe - 415
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125TH (AVG) LIME TERRACING (2:2:7) ON ROOF LAID TO SLOPE
6. ALL DIMENSION ARE IN mm. UNLESS OTHERWISE MENTIONED.
7. 35TH D.P.C. WITH CEMENT CONCRETE(1:1.5 : 3) WITH 6mm DOWN STONECHIPS WITH WATER PROOFING COMPOUND
8. 19TH CEMENT PLASTER (1:6)TO EXTERNAL WALLS.
9. 12TH CEMENT PLASTER (1:6)TO INTERNAL WALLS.
10. 19TH CEMENT PLASTER (1:4)TO BEAM CIBLING ETC.
11. MARBLE FINISH IN ALL FLOORS.
12. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
13. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
14. 500mm CHAJJA PROJECTION.
15. DEPTH OF SEPTIC TANK AND S.U.G. WATER RESERVOIR DOES NOT EXEED THE DEPTH OF BUILDING FOUNDATION

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.

MR. KALLOL KR. GHOSHAL (GEO-TECH NO.- II/14)
NAME OF GEO-TECHNICAL ENGINEER.

CERTIFICATE OF OWNER.

I 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. 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 KMC 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.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. ALL FLOORS ARE MARBLE FINISHED. THE PLOT HAS BEEN IDENTIFIED BY ME DURING JOINT INSPECTION.

MR. ABHISHEK DAS Proprietor of M/S. DEBJANI CONSTRUCTION
& C/A of SMT. MITRA CHAKRABORTY & SMT. BANI CHAKRABORTY
NAME OF APPLICANTS

CERTIFICATE OF STRUCTURAL ENGINEER.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY MR. KALLOL KR. GHOSHAL OF M.A.S. OF 4, GARIA MAIN ROAD, KOL-75, AND THE RECOMMENDATIONS OF SOIL SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MONI BHUSAN CHAKRAVARTI (E.S.E - II / 97)
NAME OF STRUCTURAL ENGINEER.

CERTIFICATE OF L.B.S.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE BOUNDARY OF THE SITE IS BOUNDED BY BOUNDARY WALLS ON ALL SIDES AND THAT THE DIMENSIONS OF THE BOUNDARY CONFORMS WITH THAT SHOWN IN THE DRAWING. ROAD WIDTH 6.042 M. (MIN.) WIDE BLACK TOP ROAD EASTERN SIDE AND 3.222 M. (MIN.) WIDE BLACK TOP ROAD SOUTHERN SIDE. THE SITE PLAN AND KEY PLAN CONFORM WITH THE DRAWING. SIGNATURE OF APPLICANT IS AUTHENTICATED BY ME.

MONI BHUSAN CHAKRAVARTI (L.B.S.- I / 538)
NAME OF L.B.S.

DETAILS OF CONVERSION :- (AS BASTU)
1. Memo No. :- 17/928/BL & LRO/KOL/ Dt.- 24.03.2022
2. Memo No. :- 17/929/BL & LRO/KOL/ Dt.- 24.03.2022
(B.L.L.R.O. LAND AREA - 343.769 Sqm.)

AREA STATEMENT OF THE PLAN PROPOSAL

PART - A.

a. ASSESSEE NO.- 31 - 103 - 06 - 0108 - 0
b. NAME OF THE OWNER :- SMT. MITRA CHAKRABORTY & SMT. BANI CHAKRABORTY
c. NAME OF THE C.A. :- MR. ABHISHEK DAS Proprietor of M/S. DEBJANI CONSTRUCTION
d. DETAILS OF REGISTERED DEED - BOOK NO. - I. VOLUME - 106, PAGES - 43 TO 54, BEING NO.- 4478, DATE - 01/10/2002 D.S.R.- III, ALIPORE, SOUTH 24-PARGANAS.
e. DETAILS OF POWER OF ATTORNEY - BOOK NO. - I. VOLUME - 1630-2022, PAGES - 66202 TO 66227, BEING NO.- 163201359, DATE - 17/05/2022 D.S.R.- V, SOUTH 24-PARGANAS, WEST BENGAL.
f. DETAILS OF BOUNDARY DECLARATION - BOOK NO. - I. VOLUME - 1630-2022, PAGES 104331 TO 104362, BEING NO.- 163202398, DATE - 18.04.2022 D.S.R.- V, SOUTH 24-PARGANAS WEST BENGAL.
g. DETAILS OF STRIP OF LAND - BOOK NO. - I. VOLUME - 1630-2022, PAGES 104377 TO 104399, BEING NO.- 163202400, DATE - 18.04.2022 D.S.R.- V, SOUTH 24-PARGANAS WEST BENGAL.
h. DETAILS OF SPLAYED CORNER - BOOK NO. - I. VOLUME - 1630-2022, PAGES 104307 TO 104330, BEING NO.- 163202397, DATE - 18.04.2022 D.S.R.- V, SOUTH 24-PARGANAS WEST BENGAL.

PART - B.

1. LAND OF AREA =
AS PER TITLE DEED - 05 K.- 02 CH.- 00 SFT. = 342.809 Sqm.
AS PER BOUNDARY DECLARATION - 05 K.- 01 Ch.- 27.763 Sft. = 341.208 Sqm.
2. AS PER STRIP OF LAND - 22.368 Sft. = 2.078 Sqm.
3. AS PER SPLAYED CORNER - 31.000 Sft. = 2.880 Sqm.
4. PERMISSIBLE GROUND COVERAGE - 188.664 Sqm. (55.293 %)
5. PROPOSED GROUND COVERAGE - 188.554 Sqm. (55.261 %)

5. PROPOSED AREA :

FLOOR	TOTAL AREA (SQM.)	LIFT LOBBY (SQM.)	LIFT WELL (SQM.)	STAIR WAY (SQM.)	NET FLOOR AREA (SQM)
GR. FL.	158.199	2.578	0.000	12.690	142.931
1st. FL.	188.554	2.578	2.100	12.690	171.186
2nd. FL.	188.554	2.578	2.100	12.690	171.186
3rd. FL.	188.554	2.578	2.100	12.690	171.186
TOTAL.	723.861	10.312	6.300	50.760	656.489

6. PARKING CALCULATION.

A)

TENEMENT SIZE				TENEMENT NUMBER	REQUIRED PARKING
UNIT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA		
UNIT - A	84.443 Sqm.	13.713 Sqm.	98.156 Sqm.	THREE	3 NOS.
UNIT - B	85.818 Sqm.	13.936 Sqm.	99.754 Sqm.	THREE	
			TOTAL REQUIRED PARKING =		3 NOS.

B) Nos. OF PARKING PROVIDED = THREE
C) PERMISSIBLE AREA FOR PARKING
i) GROUND FLOOR = 75 Sqm.
ii) BASEMENT = N.A
D) ACTUAL AREA OF PARKING PROVIDED
i) GROUND FLOOR = 123.827 Sqm.
ii) BASEMENT = N.A

10.) STATEMENT OF OTHER AREA, $ FOR FEES.

FLOOR	CUPBOARD	LOFT
GR. FLOOR	N.A.	N.A.
1st. FLOOR	2.847 SqM.	3.180 SqM.
2nd FLOOR	2.847 SqM.	3.180 SqM.
3rd FLOOR	2.847 SqM.	3.180 SqM.
TOTAL	8.541 SqM.	9.540 SqM.

7) PERMISSIBLE F.A.R - 1.75
8) PROPOSED F.A.R - (656.489-75)/341.208=1.704
9) ADDITIONAL AREA FOR FEES - 46.116 Sqm.
11) STAIR COVER AREA = 15.577 Sqm.
12) LIFT MACHINE ROOM AREA = 9.533 Sqm.
13) LIFT STAIR = 2.925 Sqm.
14) O. H. WATER TANK = 4.800 Sqm.
15) TREE COVER AREA = 8.112 Sqm.

TITLE :- ARCHITECTURAL DRAWING FOR K.M.C. APPROVAL.

PROPOSED G+THREE (G+III) STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 & K.M.C. BUILDING RULES 2009, AT PREMISES NO.-15A, AVENUE EAST ROAD, WARD- 103, BOROUGH-XI, KOLKATA - 700 075, P.S.- SURVEY PARK, R.S. DAG NO.-982, KHATIAN NO.-7, MOUZA-RAJAPUR.

SHEET 2 OF 2

B.P. NO. : 2022110436
SANCTION DATE : 30/01/2023
VALID UPTO : 29/01/2028

MODHU SUDAN HALDER
Digitally signed by MODHU SUDAN HALDER
Date: 2023.01.30 12:53:29 +05'30'

DIGITAL SIGNATURE OF A.E.

ARUN KANTI GHOSH
Digitally signed by ARUN KANTI GHOSH
Date: 2023.01.30 12:54:57 +05'30'

DIGITAL SIGNATURE OF E.E.