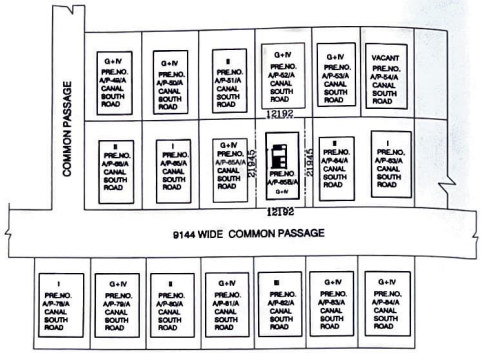
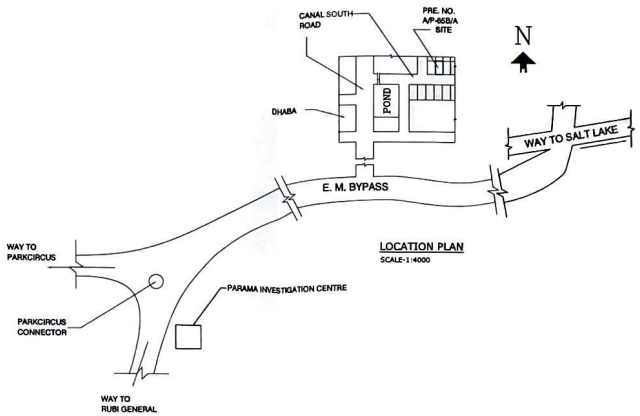


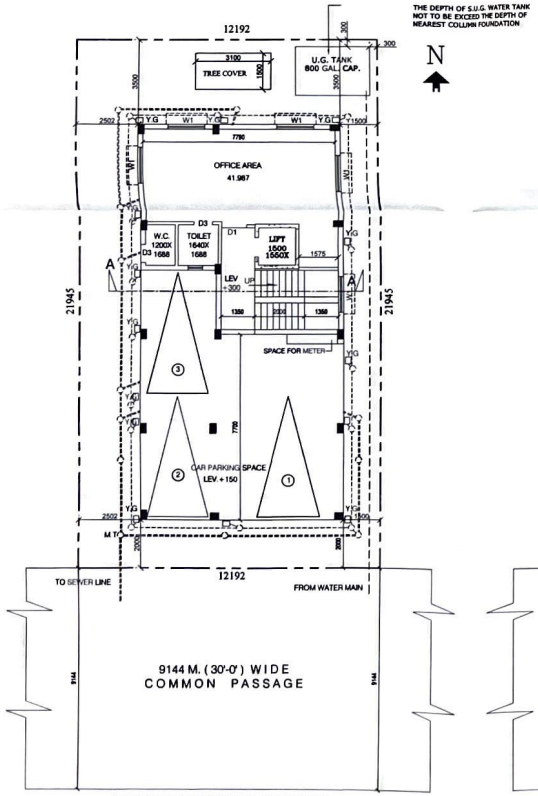
SITE PLAN

SCALE-1:600



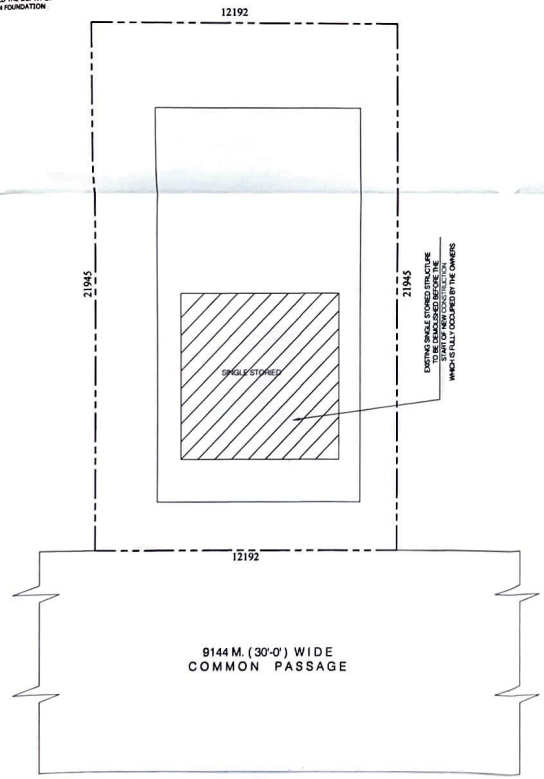
LOCATION PLAN

SCALE-1:4000



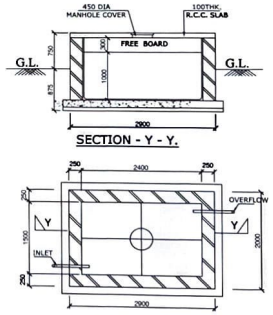
PROPOSED GROUND FLOOR PLAN

SCALE- 1:100



EXISTING GROUND FLOOR PLAN

SCALE- 1:100



SECTION - Y - Y.

PLAN OF SEMI UNDERGROUND WATER RESERVOIR 800 GAL. CAPACITY

SCHEDULE OF DOOR & WINDOW

DOOR MKD.	LINTEL HEIGHT	SIZE	WINDOW MKD.	LINTEL HEIGHT	SIZE
D1	2100	1000 X 2100	W1	2100	1800X1200
D2	2100	900 X 2100	W2	2100	1200X1200
D3	2100	750 X 2100	W3	2100	1000X800
			W4	2100	800X800

NOTES AND SPECIFICATIONS

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
2. ALL MAIN WALL 200 TH. ALL PARTITION WALL 125 TH. & 75 TH. UNLESS MENTIONED.
3. BRICK WORK 200th. MORTER 1:6 & BRICK WORK OF 125 THK. & 75 THK. WITH 1:4 SAND CEMENT MORTAR.
4. ALL R.C.C. WORKS SHOULD BE (1:1:2:3)
5. GRADE OF STEEL Fe-500 I.S.
6. GRADE OF CONC. M-20.
7. DEPTH OF S.U.G.W. RESERVOIR WILL NOT BE EXCEED THE DEPTH OF NEAREST COLUMN FOUNDATION.
8. 20TH. D.P.C 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
9. ALL OTHER MATERIALS USED AS PER I.S CODE & C.B.C. 1964.

STATEMENT OF THE PLAN PROPOSAL

PART - A :-

1. ASSESSEE NO.- 140575251116
2. NAME OF OWNERS -BANDANA PANDIT, PRITI CHATTERJEE, PRATIMA CHAKRABORTI.
3. DETAILS OF REGD. DEED :- BOOK NO.-2, VOLUME NO.-69, PAGES-125 TO 146, BEING NO. -4095,REGD. AT- OFFICE OF THE S.R. ALIPORE DISTRICT 24 PARAGANAS. DATED - 30/04/1983
4. DETAILS OF BOUNDARY DECLARATION :- BOOK NO.-I, VOLUME NO.-1606-2022, PAGES- 175131 TO 175148, BEING NO.-160605605, REGD. AT- A.D.S.R.SEALDAH DATED - 15/11/2022
5. DETAILS OF COMMON PASSAGE :- BOOK NO.-I, VOLUME NO.-1606-2022, PAGES- 172141 TO 172148, BEING NO.-160605604, REGD. AT- A.D.S.R.SEALDAH DATED - 15/11/2022

PART-B :-

1. AREA OF LAND AS PER DEED :- (646.- 00 CH.- 00 SFT.) = 267.553 m²
   AS PER BOUNDARY DECLEARATION = 267.553 m²
2. PERMISSIBLE GROUND COVERAGE (57.748%) = 154.506 m²
3. PROPOSED GROUND COVERAGE (50.339%)= 134.685 m²
4. PERMISSIBLE HEIGHT OF THE BUILDING=40 MTR.
5. PROPOSED HEIGHT OF THE BUILDING = 15.425 MTR.
6. NO. OF STORIES = G + IV

9.a) PROPOSED AREA (AREA STATEMENT):-

PROPOSED FLOOR AREA

FLOOR MKD.	TOTAL FLOOR AREA	STAIR CUT OUT	LIFT WELL	TOTAL EXEMPTED AREA: STAIR-STAIR WELL	TOTAL EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR.	134.685 m²	——	——	11.515 m² -0.500 m²=11.015 m²	2.379 m²	121.290 m²
FIRST FLOOR.	134.685 m²	0.500 m²	2.325 m²	11.515 m² -0.500 m²=11.015 m²	2.379 m²	118.465 m²
SECOND FLOOR.	134.685 m²	0.500 m²	2.325 m²	11.515 m² -0.500 m²=11.015 m²	2.379 m²	118.465 m²
THIRD FLOOR.	134.685 m²	0.500 m²	2.325 m²	11.515 m² -0.500 m²=11.015 m²	2.379 m²	118.465 m²
FOURTH FLOOR.	134.685 m²	0.500 m²	2.325 m²	11.515 m² -0.500 m²=11.015 m²	2.379 m²	118.465 m²
TOTAL	673.425 m²	2.000 m²	9.300 m²	55.075 m²	11.897 m²	595.151 m²

9.b) TENEMENTS & CAR PARKING CALCULATION :-
RESIDENTIAL USE :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	58.121 m²	10.178 m²	68.299 m²	2 NOS	TOTAL 2 NOS
B	59.281 m²	10.376 m²	69.657 m²	2 NOS	
C	44.012 m²	7.706 m²	51.718 m²	2 NOS	
D	73.38 m²	12.848 m²	86.228 m²	2 NOS	

10.a) TOTAL OFFICE (BUSINESS) CARPET = 36.514 m²
b) TOTAL OFFICE (BUSINESS) COVERED = 41.987 m²
11.a) TOTAL REQUIRED CAR PARKING - = 2 NOS
b) TOTAL PROVIDED CAR PARKING - = 3 NOS
b) PROVIDED AREA OF CAR PARKING - = 70.383 m²
12. PERMISSIBLE F.A.R. = 2.25
13. PROPOSED F.A.R = 595.151 -60.0.0 / 267.553 m²= 2.0375
14. STAIR HEAD ROOM AREA :- = 17.571 m²
15. LIFT MACHINE ROOM AREA :- = 7.144 m²
16. TOTAL TERRACE AREA :- = 134.685 m²
17. TOTAL EXEMPTED AREA :- = 66.972 m²
18. ROOF TANK AREA - = 5.801 m²
19. DEPTH OF BUILDING - = 16.440 MTR.
20. CUP BOARD AREA :- = 16.2 m²
21. STAIR OF LIFT MACHINE ROOM - = 3.200 m²
22. OTHER AREA ONLY FOR FEES - = 43.915 m²
23. TREE COVER AREA = 4.85 m² (PERM. =4.905 m²)

DECLARATION BY THE STRUCTURAL ENGINEER:

THE STRUCTURAL DRAWING AND DESIGNED OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER N.B.C. OF INDIA. I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

PRANAB KUMAR DAS
E.S.E NO - U/ 131
NAME OF STRUCTURAL ENGINEER

DECLARATION BY THE L.B.S. :-

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 THEIN SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN & SITE WHICH HAS BEEN MEASURED & VERIFIED BY ME, IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALL ON ALL SIDES. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE THE STARTING OF BUILDING FOUNDATION WORK.

TUSHAR KANTI GHOSH
LBS-I/1362
NAME OF L.B.S

OWNER'S DECLARATION :-

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RES-PONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEM U.G. WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE THE STARTING OF BUILDING FOUNDATION WORK.

BANDANA PANDIT, PRITI CHATTERJEE, PRATIMA CHAKRABORTI.
NAME OF OWNERS

DECLARATION OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE, CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLETO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

Dr.S.K.CHAKRABORTY G.T.E -18/1.
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED PLAN OF A GR.+ IV RESIDENTIAL BUILDING UNDER SECTION 393 A OF K.M.C. BUILDING ACT 1980, COMPLYING BUILDING RULE 2009 AT PREMISES NO.- AP-65B/A, CANAL SOUTH ROAD , KOLKATA - 7000105. UNDER WARD NO.- 57 ,BOROUGH .VII , P.S.- PRAGATI MAIDAN .

B.P. NO. 2023070134 DATED 06.10.2023

VALID UPTO 05.10.2028

MUKTI PRAKASH TOONG
Digitally signed by MUKTI PRAKASH TOONG
Date: 2023.10.06 14:44:44 +05'30'
DIGITAL SIGNATURE OF A.E.(C)

DIBYENDU PAL
Digitally signed by DIBYENDU PAL
Date: 2023.10.06 14:47:29 +05'30'
DIGITAL SIGNATURE OF E.E.