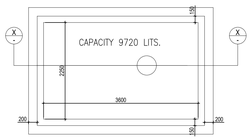
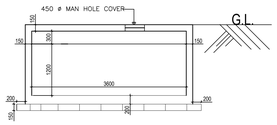
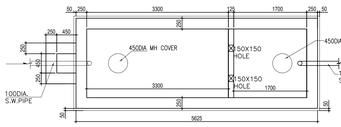


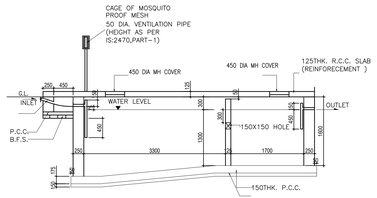
PLAN OF UNDER GROUND RESERVOIR
SCALE 1:50



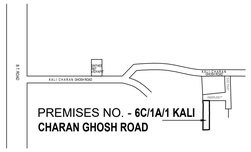
SECTION THROUGH– XX
SCALE 1:50



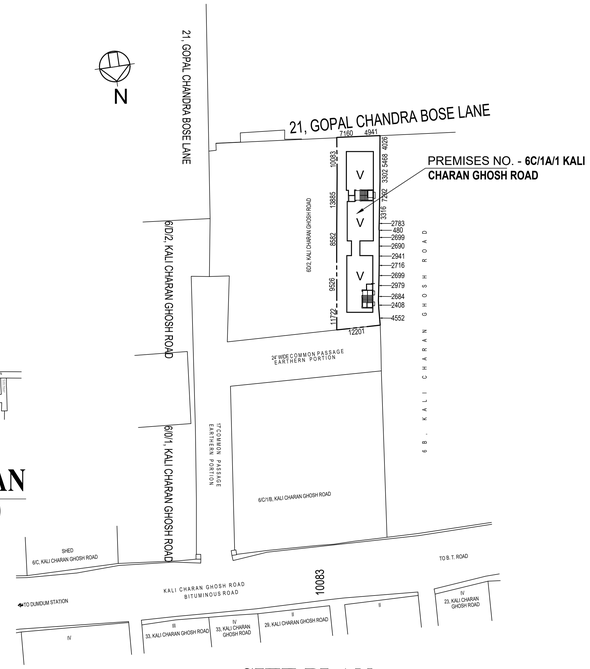
PLAN OF SEPTIC TANK OF 50 USERS
SCALE 1:50



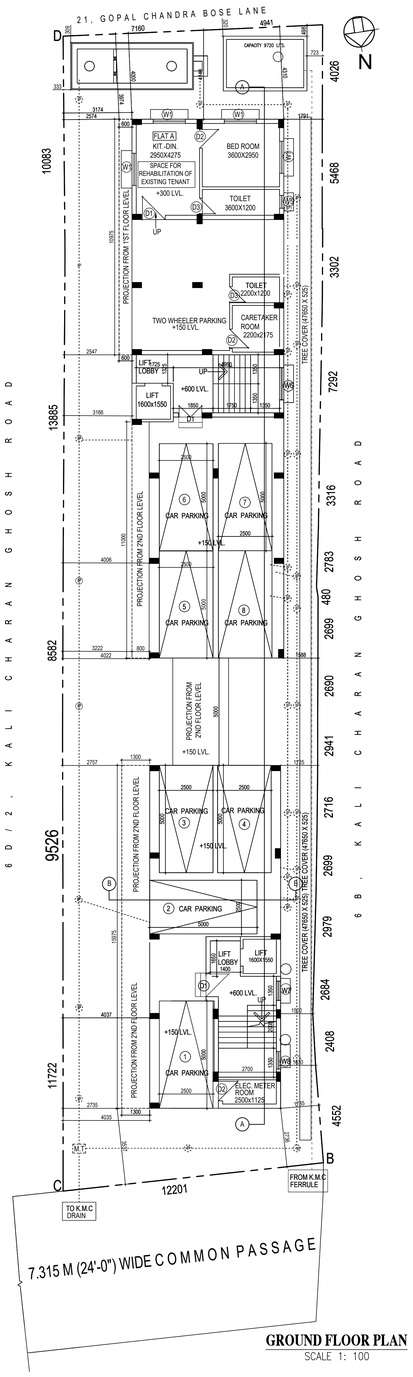
SECTION THROUGH SEPTIC TANK
SCALE 1:50



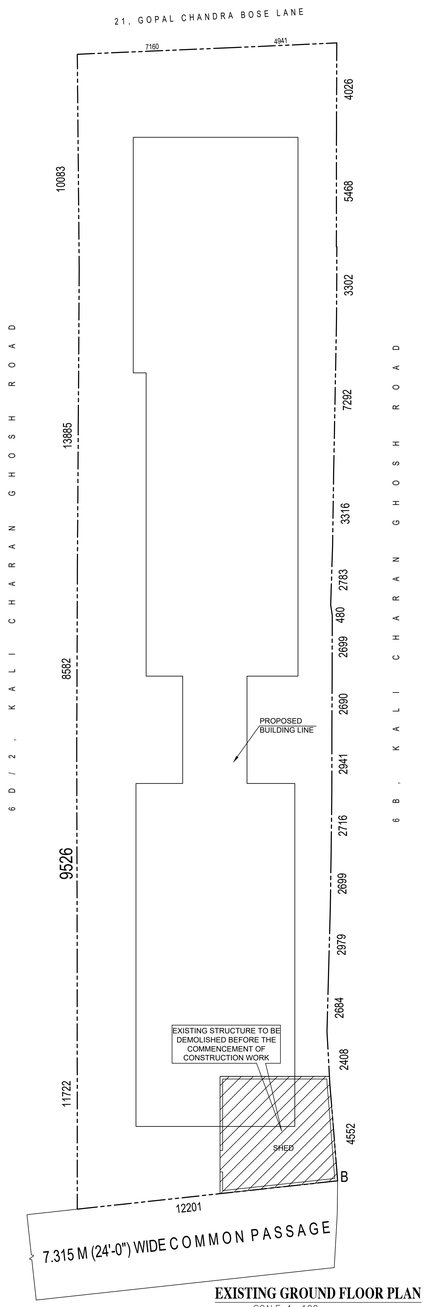
LOCATION PLAN
SCALE 1: 4000



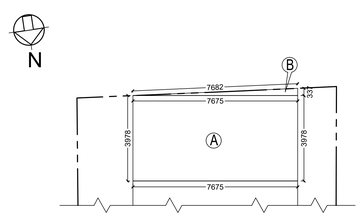
SITE PLAN
SCALE 1: 600



GROUND FLOOR PLAN
SCALE 1: 100



EXISTING GROUND FLOOR PLAN
SCALE 1: 100



AREA OF "A" PORTION = (7.675 X 3.978) = 30.531 SQ.M.
AREA OF "B" PORTION = (0.5 X 7.675 X 0.337) = 1.293 SQ.M.
TOTAL AREA OF "A" & "B" PORTION = (30.531+1.293) = 31.824 SQ.M.
LENGTH OF REAR SIDE OF THE PROPOSED BUILDING LINE = 7.675 SQ.M.
SO, THE AVERAGE REAR OPEN SPACE WILL BE = (31.824/7.675) = 4.146 M

AVERAGE REAR OPEN SPACE CALCULATION
SCALE 1: 100

SCHEDULE OF WINDOWS				SCHEDULE OF DOORS		
TYPE	MASONRY OPENING WIDTH	HEIGHT	SILL HEIGHT	TYPE	MASONRY OPENING WIDTH	HEIGHT
W1	1500	1350	750	D1	1100	2100
W2	1250	1200	900	D2	900	2100
W3	1000	1350	750	D3	750	2100
W4	1200	1350	750			
W5	600	750	1350			
W6	1500	1350	750			
W7	900	1350	750			
W8	825	1350	750			

PLAN CASE NO. 2023010196
STATEMENT OF THE PLAN PROPOSAL

- **PART - A:**

ASSESSEE NO : 110021109915

1. a) DETAIL OF REGISTER DEED:
BOOK NO. : I VOL NO. : 1506-2019, PAGE NO. : 145621 TO 145671
BEING NO. : 150603148, Year 2019 , DATE: 18.04.2019
PLACE : A.D.S.R. COSSIPORE DUMDUM

b) DETAIL OF BOUNDARY DECLARATION:
BOOK NO. : I VOL NO. : 1506-2024, PAGE NO. : 47546 TO 47556
BEING NO. : 150601430, Year 2024 , DATE: 15.02.2024
PLACE : A.D.S.R. COSSIPORE DUMDUM

c) DETAIL OF NON-EVICTION OF TENANT:
BOOK NO. : IV VOL NO. : 1506-2024, PAGE NO. : 3550 TO 3558
BEING NO. : 150600227, Year 2024 , DATE: 26.07.2024
PLACE : A.D.S.R. COSSIPORE DUMDUM

2. a) AREA OF LAND (DEED) : 9.0 K. - 11.0 CH .- 2 SQ.FT. OR 661.00 SQ.M.
b) AREA OF LAND (BOUNDARY) : 9.0 K. - 8.0 CH .- 2.029 SQ.FT. OR 635.640 SQ.M.
c) NOS. OF STOREY : G+IV
3. NOS. OF TENEMENTS : 14 NOS.
4. SIZE OF TENEMENTS : 5 Nos. (75 - 100 SQ.M.), 1 No. (50 - 75 SQ.M.) 6 Nos. (>100 SQ.M.), 2 Nos. (<50 SQ.M.)

- **PART - B:**

1. a) AREA OF LAND (DEED) : 9.0 K. - 11.0 CH .- 2 SQ.FT. OR 661.00 SQ.M.
b) AREA OF LAND (BOUNDARY) : 9.0 K. - 8.0 CH .- 2.029 SQ.FT. OR 635.640 SQ.M.
c) ENCROACHMENT AREA : NIL
d) FREE GIFT (STRIP OF LAND) : NIL
2. NET LAND AREA : 635.640 SQ.M.
3. ROAD WIDTH : 7.315 M.
4. a) PERMISSIBLE GROUND COVERAGE (50.0%) : 317.820 SQ.M.
b) PROPOSED GROUND COVERAGE (49.931%) : 317.382 SQ.M.
5. PROPOSED HEIGHT : 15.5 M.

6.a. PROPOSED AREA (AREA STATEMENT)

FLOOR	TOTAL AREA (RES.) (SQ.M.)	CUTOUT (SHAFT/ LIFT WELL/ ST. DUCT) (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	TOTAL EXEMPTED AREA: STAIR + ST. LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR.	266.287	------	266.287	26.055	4.596	235.636
1st.	272.872	4.960	267.912	26.055	4.701	237.156
2nd.	317.382	4.960	312.422	26.055	4.701	281.666
3rd.	317.382	4.960	312.422	26.055	4.701	281.666
4th.	317.382	4.960	312.422	26.055	4.701	281.666
TOTAL	1491.305	19.840	1471.465	128.925	23.400	1317.790

6.b.1. TENEMENT & CAR PARKING CALCULATION

MARKED	EACH TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL EACH TENEMENT AREA (SQ.M.)	NOS. OF TENEMENT	REQUIRED NOS. OF CAR PARKING
FLAT -A	33.076	5.885	38.961	1	8 NOS.
FLAT -B	32.524	5.787	38.311	1	
FLAT -C	45.232	8.047	53.279	1	
FLAT -D	71.392	12.702	84.094	1	
FLAT -E	84.233	14.986	99.219	4	
FLAT -F	87.792	15.620	103.412	3	
FLAT -G	106.023	18.863	124.886	3	

7a. TOTAL REQUIRED CAR PARKING : 8 Nos.
7b. TOTAL PROPOSED CAR PARKING : 8 Nos.
8. PERMISSIBLE AREA FOR PARKING : 200.0 SQ.M.
9. PROPOSED AREA FOR PARKING : 175.05 SQ.M.
10. PERMISSIBLE F.A.R. : 2.0
11. PROPOSED F.A.R. : (1317.790-175.050) / 635.640 = 1.798<2.0
12. STAIR HEAD ROOM AREA : (16.585+15.810) = 32.395 SQ.M.
13. TERRACE AREA : 317.382 SQ.M.
14. OVER HEAD TANK AREA : (3.612+2.700) = 6.312 SQ.M.
15. OTHER AREA ONLY FOR FEES : 130.275+23.400 (Exemp.) SQ.M. = 153.675 SQ.M.
16. AREA OF CUP BOARDS : 25.275 SQ.M.
17. RELAXATION OF AUTHORITY (IF ANY): NIL
18. DEPTH OF BUILDING : 45.075 M.
19. FRONTAGE OF THE PLOT : 12.201 M.
20. PROP. TREE COVERED AREA : 25.016 SQ.M.

DECLARATION 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.

NAME OF GEO-TECHNICAL ENGINEER
ABHIPRIYA HALDER
LICENCE NO- GT/II/33

PREMISES NO. - **6C/1A/1 KALI CHARAN GHOSE ROAD**, WARD NO. - 002,
BOROUGH NO. - I,
ASSESSEE NO. - 110021109915
NAME OF OWNER(S)/APPLICANT(S): **M/S. KIRAN CONSTRUCTION**
PROPRIETOR MISS KIRAN AGARWAL

AREA OF LAND: 635.640 SQ.M.
NAME OF L.B.S.: SANJOY CHOWDHURY
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 30.86 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE	CO-ORDINATE IN WGS 84 LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
A	22° 37' 47.30"N	88° 22' 58.38"E	4.86 MT.
B	22° 37' 49.02"N	88° 22' 58.71"E	
C	22° 37' 47.23"N	88° 22' 58.77"E	
D	22° 37' 48.93"N	88° 22' 59.15"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.

SIGNATURE OF APPLICANT
M/S. KIRAN CONSTRUCTION
PROPRIETOR MISS KIRAN AGARWAL

NAME OF ARCHITECT
ABHIJIT GHOSH
LICENCE NO- CA/92/14694

DECLARATION OF LBS

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN 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 EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE BOTH OWNER & TENANT.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND 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 N.B. CODE OF INDIA AND CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF EMPANELLED STRUCTURAL ENGINEER
SOUMYA BANDYOPADHYAY
LICENCE NO- ESE/II/631

NAME OF ARCHITECT
ABHIJIT GHOSH
LICENCE NO- CA/92/14694

DRAWING NOTES:

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M25 & STEEL GRADE Fe-500
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
3. STEEL Z- SECTION WINDOWS.
4. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
5. WATER PROOFING TREATMENT.
6. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
7. ALL FLOORS ARE MARBLE FLOORING.
8. BOUNDARY IS DEMARCATED.
9. THE PLOT CONFORMS WITH DEED SITE PLAN & BUILDING PLAN.
10. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.

DECLARATION OF OWNER

I, DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & ESE 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 DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

NAME OF APPLICANT / OWNER
M/S. KIRAN CONSTRUCTION
PROPRIETOR MISS KIRAN AGARWAL

PROJECT:
PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN OF PREMISES NO. - **6C/1A/1 KALI CHARAN GHOSE ROAD**, KOLKATA - 700 050, WARD NO. - 002, BOROUGH NO. - I, P.S. - SINTHEE, COMPLYING KMC BUILDING RULE 2009 AND U/S 393A OF K.M.C. BUILDING ACT 1980, UNDER THE KOLKATA MUNICIPAL CORPORATION

PROPOSED GROUND FLOOR PLAN, PROPOSED 1st. & 2nd. FLOOR PLAN, TYPICAL (3rd. & 4th.) FLOOR PLAN, ROOF PLAN, SECTION X-X' & Y-Y' & FRONT ELEVATION

PROJECT			
JOB NO.	DRG. NO.	DATE	DRAWN BY :
SCA/KMC/21-22/03.2		01.08.2024	SANJOY CHOWDHURY

SCALE -1:100

THIS PLAN PROPOSAL HAS BEEN APPROVED AS PER RESOLUTION OF MBC MEETING NO. 642, VIDE ITEM NO. 133/24-25 , DTD. 19.09.2024.

B.P. NO. : 2024010071
DATE : 04/12/2024 **VALID UP TO : 03/12/2029**

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

SUBRATA BISWAS — Digitally signed by SUBRATA BISWAS Date: 2024.12.04 16:51:12 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.- I/K.M.C.

MD ASHRAFUDDIN — Digitally signed by MD ASHRAFUDDIN Date: 2024.12.04 16:51:58 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.- I/K.M.C.