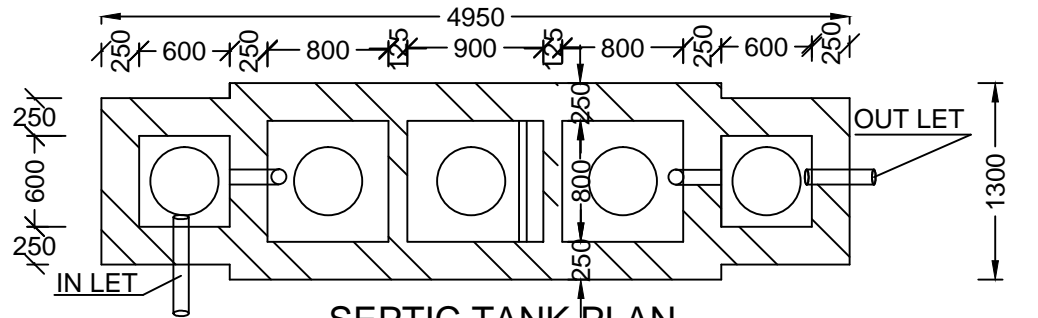
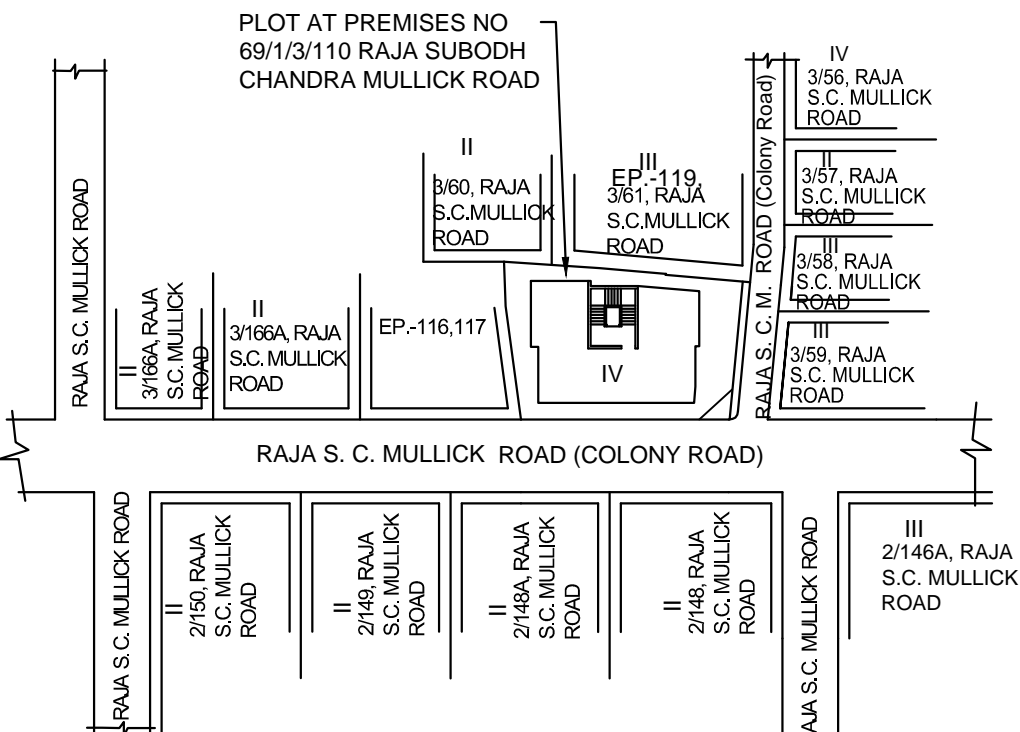


SECTION OF SEPTIC TANK



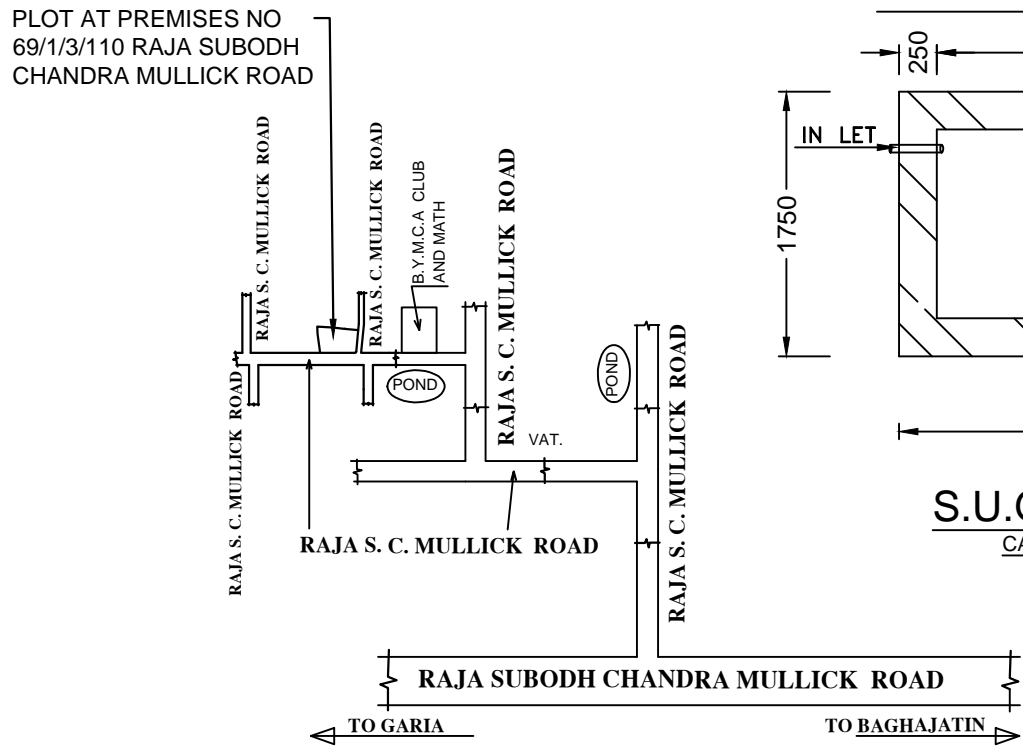
SEPTIC TANK PLAN

SCALE - 1:50



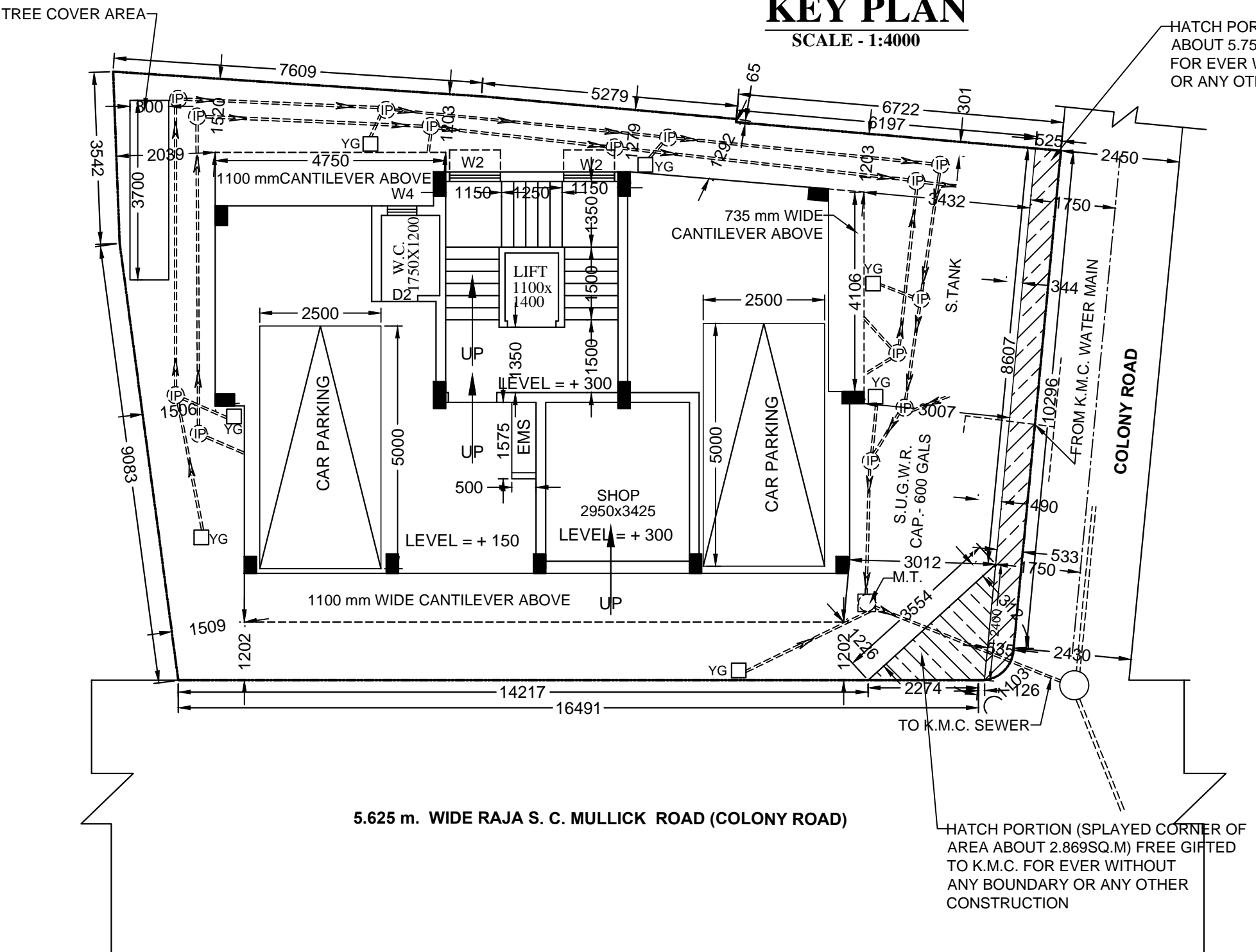
SITE PLAN

SCALE - 1:600



KEY PLAN

SCALE - 1:4000



PROPOSED GROUND FLOOR PLAN

SCALE = 1:100

PERMISSIBLE HEIGHT IN REFERENCE TO COZM ISSUED BY AAI :- 33M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (MASL)

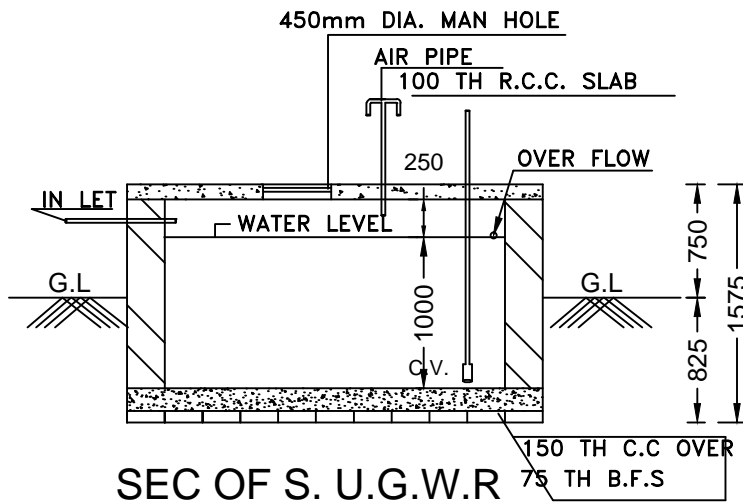
REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22 29 59 N	88 21 09 E	8.0 M
A	22 29 59 N	88 21 09 E	8.0 M

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AAI = 33 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) =

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF
ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR
WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT
TO TAKR APPROPRIATE ACTION AGAINST ME AS PER LOW

SRI ASHOK GHOSH PROPRIETOR OF M/S
AYANTIKA CONSTRUCTION AND C.A. OF
SMT MOUMITA GHOSH AND
SMT DIPANNITA ROY
NAME OF THE OWNER

SRI PRALAY KUMAR MAITI
L.B.S. NO - 1351, CLASS - I
NAME OF THE L.B.S



SEC OF S. U.G.W.R

S.U.G.W.R PLAN

CAPACITY - 600 GAL.

SCALE - 1:50

SPECIFICATION

- 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
- 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE :- M20
- GRADE OF STEEL :- Fe-415

CERTIFICATE OF L. B. S.

I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT
THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C
M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM
TIME TO TIME INCLUDING THE ABUTTING 5.625 MT WIDE K. M. C. ROAD
ON THE EASTERN SIDE AND 2.430MT TO 2.450 MT, WIDE COLONY
ROAD NORTHERN SIDE OF THE PREMISES. CONFIRM WITH THE PLAN
AND IT IS BUILD-ABLE SITE. AND NOT A TANK OR FILLED UP LAND.
THE PLOT DEMARCATED BY BOUNDARY WALL
THEREIS AN EXISTING TWO STORIED BUILDING WHICH IS ALREADY
DEMOLISHE BEFORE STARTING CONSTRUCTION .

SRI PRALOY KUMAR MAITY
L.B.S NO - 1351 CLASS - I (K.M.C.)
NAME OF THE L.B.S

CERTIFICATE OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING
BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING
HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD
INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING
CODE OF INDIA. AND I CERTIFIED THAT IT IS SAFE AND STABLE
IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN
CONSIDERED AS SOIL TEST REPORT MADE BY "MAS" OF 4,
GARFA MAIN ROAD KOLKATA - 700075 AND DUELY SIGNED BY
GEOTECHNICAL ENGINEER SRI KALLOL KUMAR GHOSHAL
.G.T. NO - 49, CLASS - I (K.M.C.)

SAKTI BRATA BHATTACHARYYA
E. S. E. NO - 116, CLASS - I (K.M.C.)
NAME OF THE STRUCTURAL ENGINEER

GEO-TECHNICAL ENGINEER'S DECLARATION

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

SRI KALLOL KUMAR GHOSHAL
EMPANELMENT NO. - G.T./I/49(K.M.C.)
NAME OF THE GEO-TECHNICAL ENGINEER

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
WE SHALL ENGAGE THE 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 B.S. PLAN)
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE
STRUCTURAL STABILITY OF THE BUILDING & ADJOINING
STRUCTURE
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 UNDERTAKEN UNDER GUIDANCE OF L.B.S. AND E.S.E.
BEFORE STARTING OF THE BUILDING FOUNDATION
DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND
DULY IDENTIFIED THE PLOT
THE PLOT IS DEMARCATED BY BOUNDARY WALL,
THE PLOT IS VACANT
THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SRI ASHOK GHOSH PROPRIETOR OF M/S
AYANTIKA CONSTRUCTION AND C.A. OF
SMT MOUMITA GHOSH AND
SMT DIPANNITA ROY
NAME OF THE OWNER / APPLICANT

NOTE

1.ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:800 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

2.THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER
RESERVOIR NOT EXCEED THE DEPTH OF COLUMN FOUNDATION.
PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF
CONSTRUCTION. OF BUILDING, SEPTIC TANK AND SEMI UNDER
GROUND WATER RESERVOIR AND DEMOLITION OF EXISTING
STRUCTURE

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOW
D - 1000 X 21000	W1 - 1350 X 1200
D1 - 950 X 2100	W2 - 1050 X 1200
D2 - 750 X 2100	W3 - 900 X 1000
	W4 - 600 X 600



MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSESSEE NO - 210990539054
- NAME OF THE RECORDED OWNER - SMT MOUMITA GHOSH AND SMT DIPANNITA ROY
- NAME OF THE APPLICANT :- SRI ASHOK GHOSH PROPRIETOR OF M/S AYANTIKA CONSTRUCTION AND C.A. OF SMT MOUMITA GHOSH AND SMT DIPANNITA ROY.
- MUTATION CERTIFICATE :- CASE NO - 0/099/12-JUN-24/59293, DATE 09/07/2024
- DETAILS OF R.R. DEED :- BOOK NO - , VOLUME NO - XXVII, PAGE NO - 125 - 128, BEING NO - 1982 FOR THE YEAR 1988, REG. AT - A.D.R. - ALIPORE SOUTH 24-PARGANAS DATE 14/07/1988
- DETAILS OF DEVELOPEMENT POWER OF ATTORNEY :- BOOK NO - I, VOLUME NO - 1605-2024, PAGE FROM - 26630 TO 26647 BEING NO. - 160500663 FOR THE YEAR 2024, REG. AT - D.S.R. - V SOUTH 24 PARGANAS, DATE - 20/04/2024
- DETAILS OF BOUNDARY DECLARATION - BOOK NO - I, VOLUME NO - 1605-2024, PAGE FROM - 67278 TO 67290 BEING NO. - 160501527 FOR THE YEAR 2024, REG. AT - A.D.S.R.- ALIPORE, DATE - 11/09/2024.
- DETAILS OF K.M.C. DEED OF GIFT(STRIP OF LAND):- BOOK NO - I, VOLUME NO - 1605-2024, PAGE NO - 67383 TO 67399 BEING NO -160501526, YEAR - 2024 REG. AT - A.D. S. R.- ALIPORE, DATE - 11/09/2024
- DETAILS OF K.M.C. DEED OF GIFT(PLAY CORNER):- BOOK NO - I, VOLUME NO - 1605-2024, PAGE NO - 67400 TO 67416 BEING NO -160501525, YEAR - 2024 REG. AT - A.D. S. R.- ALIPORE, DATE - 11/09/2024

PART - B

- AREA OF PLOT OF LAND:- (03K- 05CH - 00Sft) = 221.572 Sqm (AS PER DEED, ASSESSMENT BOOK COPY)
(b) AREA OF PLOT OF LAND :- (03K - 04CH - 2.49Sft) = 217.622 Sqm (AS REG. BOUNDARY DECLARATION)
- PERMISSIBLE GROUND COVERAGE - 59.41% = 129.289 Sqm
- PROPOSED GROUND COVERAGE - 120.855 Sqm = (55.53 %)

FLOOR	FLOOR AREA (Sqm)	LIFT WELL AREA (Sqm)	FLOOR AREA EXCLUDING LIFT WELL (Sqm)	TOTAL EXMP. AREA (Sqm)		NET FLOOR AREA (Sqm)
				STAIR+ STAIR LOBBY	LIFT+ LIFT LOBBY	
GROUND	100.284	-----	100.284	11.393	1.823	87.068
1ST	120.855	1.540	119.315	11.393	1.823	106.099
2ND	120.855	1.540	119.315	11.393	1.823	106.099
3RD	120.855	1.540	119.315	11.393	1.823	106.099
TOTAL	462.849	4.620	458.229	45.572	7.292	405.365

5) TENEMENT AND PARKING CALCULATION

TENE MKD.	TENE AREA (Sqm)	PROPORTIONATE COMMON AREA (Sqm)	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENE. NO.	REQUIRED PARKING	PROPOSED PARKING
A	52.043	13.517	65.551	3	ONE	TWO
B	51.872	13.475	65.347	3		
TOTAL						

- B) NOS. OF PARKING PROVIDED i) COVERED - TWO & OPEN - NIL
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR =25Sqm
D) ACTUAL AREA OF PARKING PROVIDED = 66.772 Sqm
6) PERMISSIBLE F.A.R. = 1.75
7) PROPOSED F.A.R. = (405.365-25) / 217.622 = 1.748 < 1.75
8) STATEMENT OF OTHER AREAS :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	NIL	1.215 Sqm	NIL
SECOND FLOOR	NIL	1.215 Sqm	NIL
SECOND FLOOR	NIL	1.215 Sqm	NIL
TOTAL	NIL	3.645 Sqm	NIL

- 10) COMMON AREA
i) AT GROUND FLOOR = 21.225 Sqm
ii) AT OTHER FLOOR (16.951 -1.540) = 15.411X2 = 46.233 Sqm
11) STAIR HEAD ROOM AREA = 19.440 Sqm
12) LIFT MACHINE ROOM AREA = NIL
13) ROOF TOILET AREA (IF ANY) = NIL
14) AREA OF OVER HEAD WATER TANK = 6.278 Sqm
15) AREA OF SHOP = 12.337 Sqm
16) CARPAT AREA OF SHOP = 9.702 Sqm
17) OTHER AREA FOR FEES = (19.440 + 3.645) = 23.085 Sqm
18) TOTAL AREA FOR FEES = 23.085 + 458.229 = 481.314 Sqm
19) TREE COVER AREA = 2.961 Sqm
20) RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED THREE STORIED RESIDENTIAL BUILDING
PLAN U/S 393 A OF C.M.C. ACT 1980 AND K.M.C.
BUILDING RULE 2009 AT PREMISES NO - 69/1/3/110
RAJA SUBODH CHANDRA MULLICK ROAD,
IN WARD NO - 099, BOROUGH - X, P.S. - NETAJI
NAGAR KOLKATA - 700047.

BUILDING PERMIT NO:- 2024100217 DATE :- 03/01/2025
VALID UPTO :- 02/01/2030

ASSISTANT ENGINEER (CIVIL) Br-X. of K.M.C.