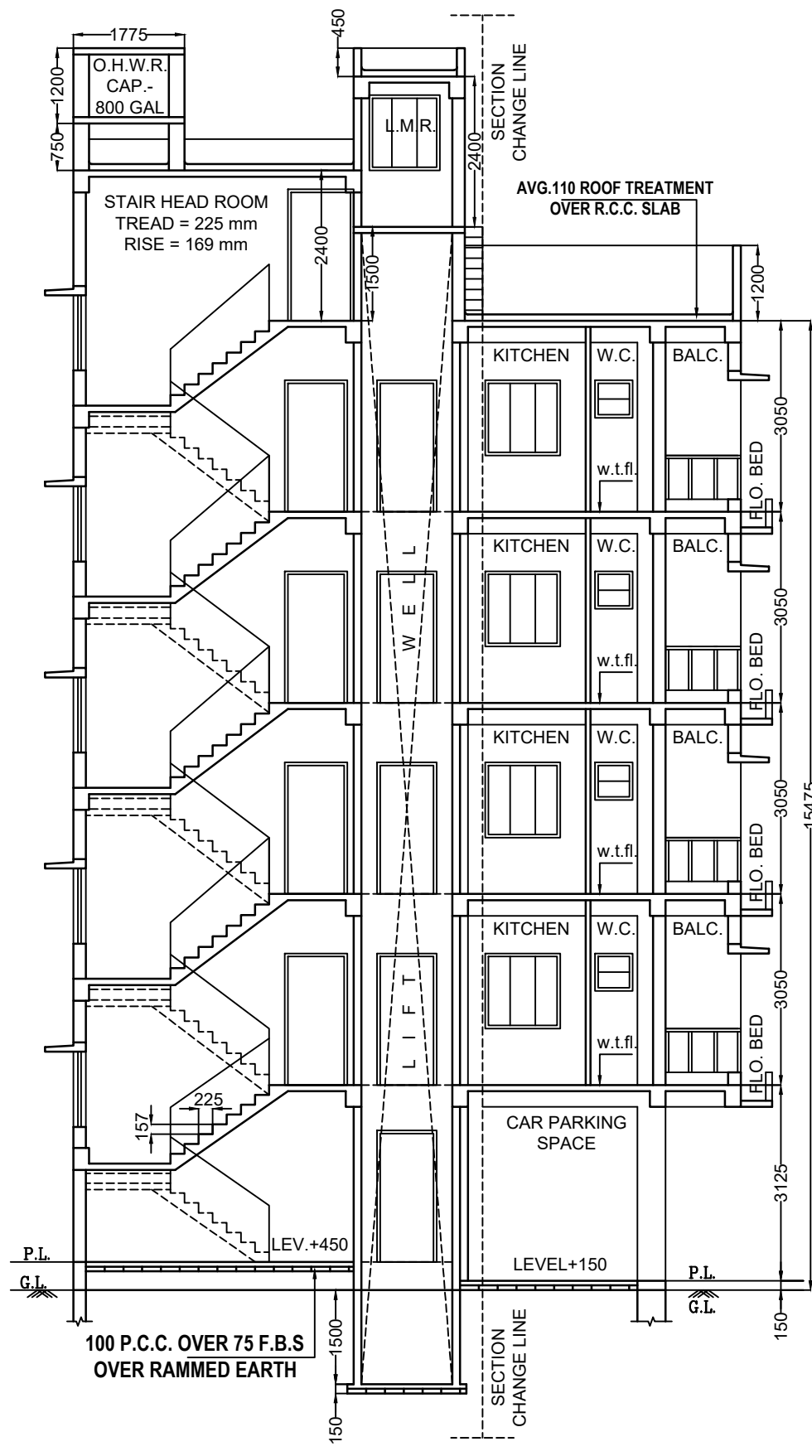
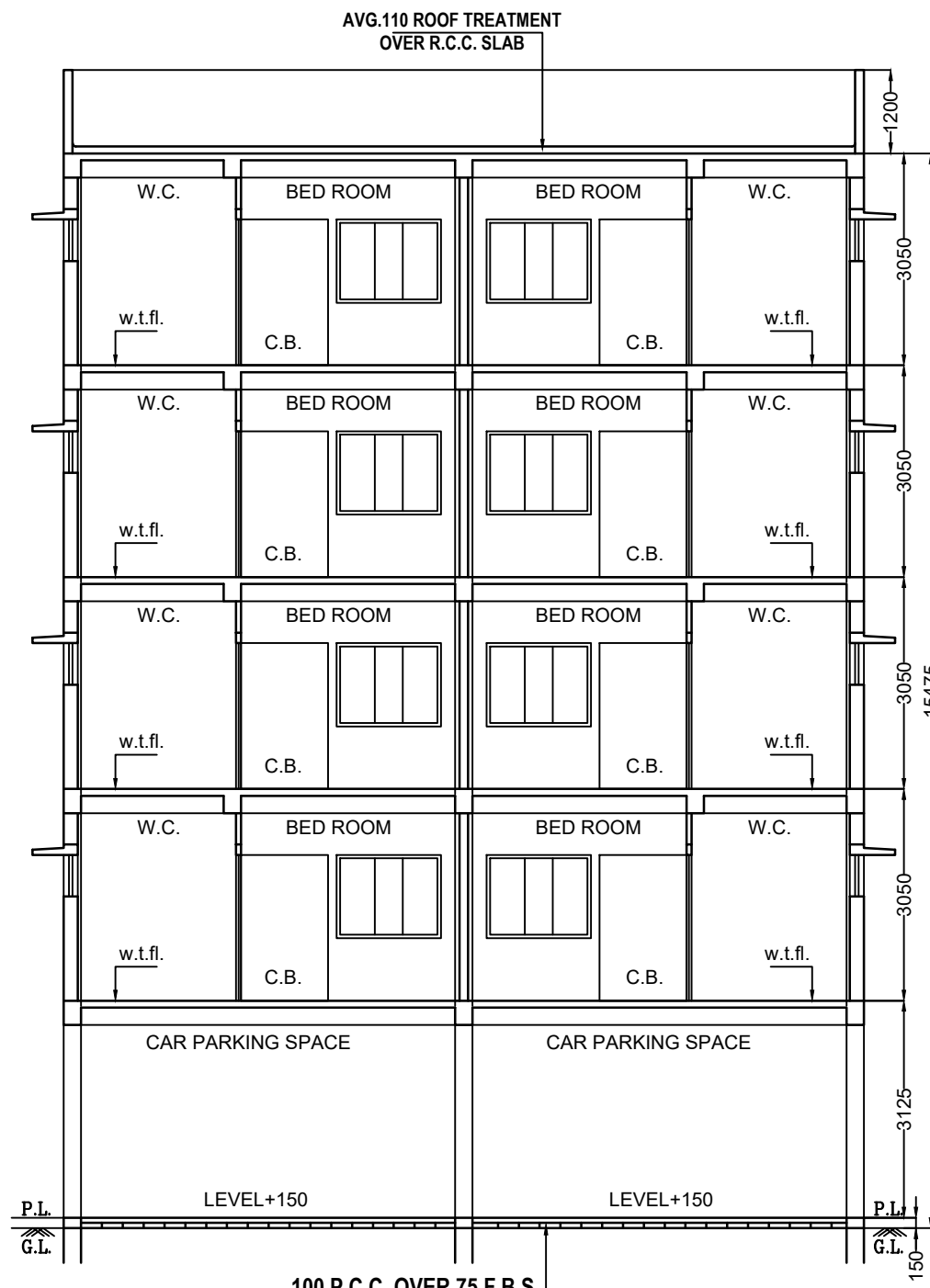


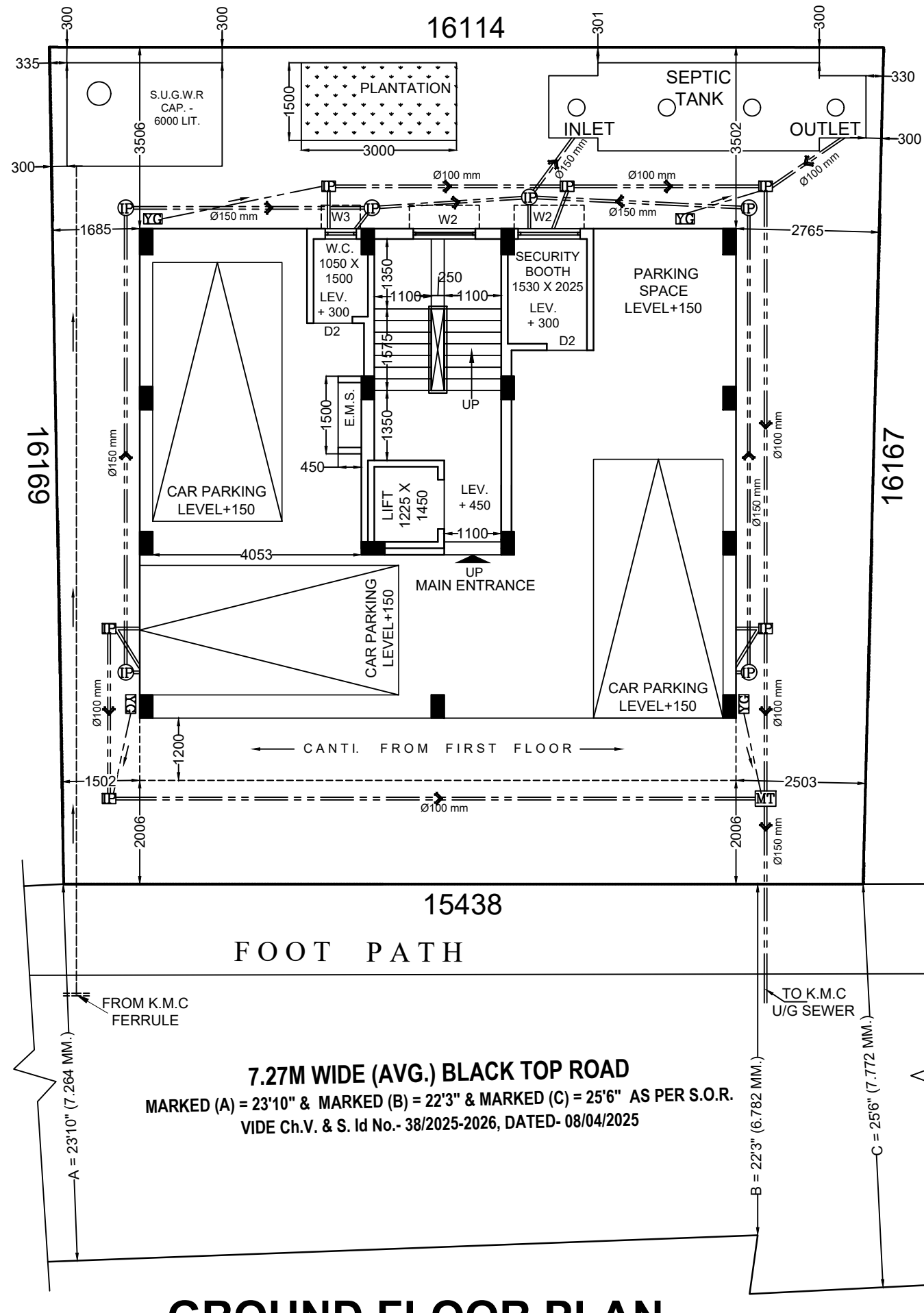
FRONT SIDE ELEVATION
SCALE - 1 : 100



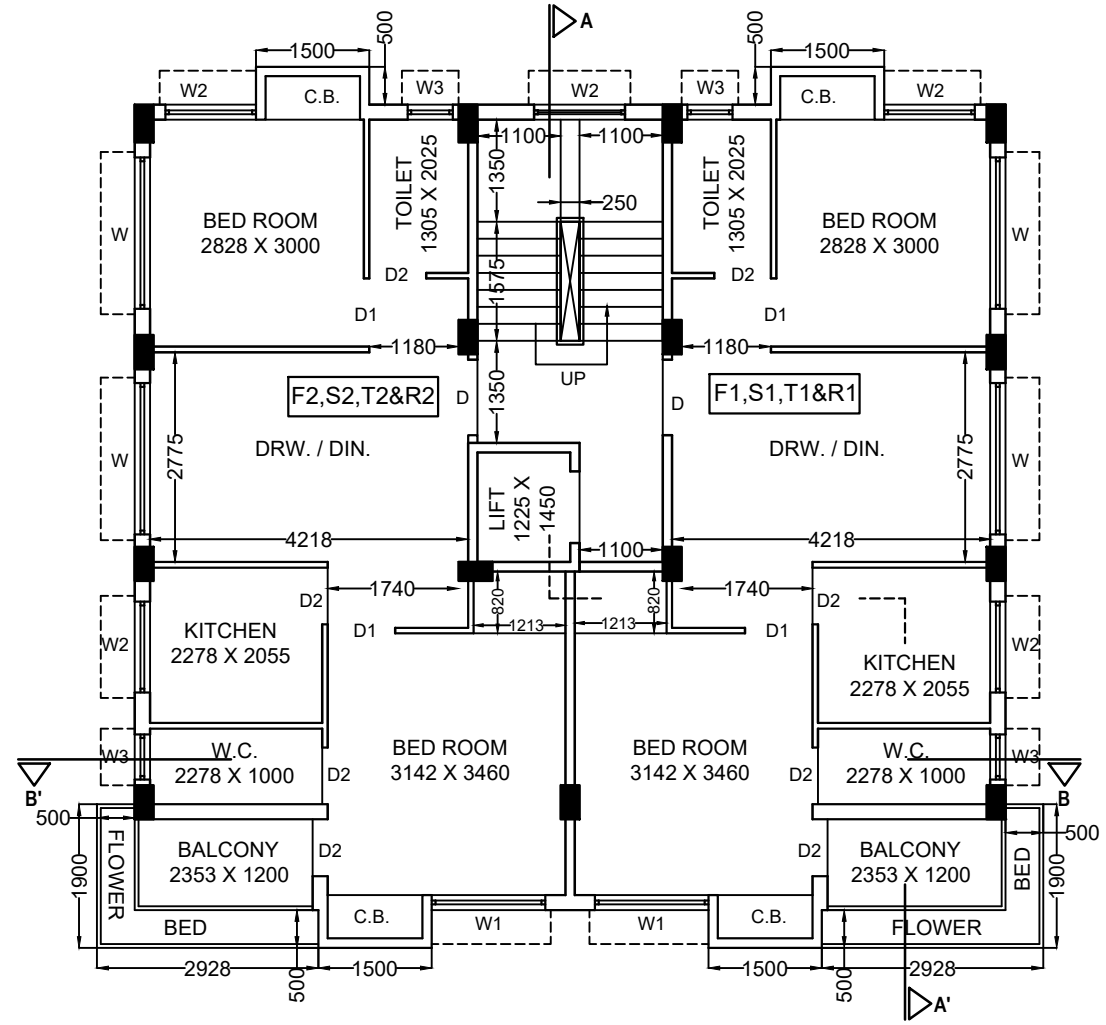
SECTION ON - A-A'
SCALE - 1 : 100



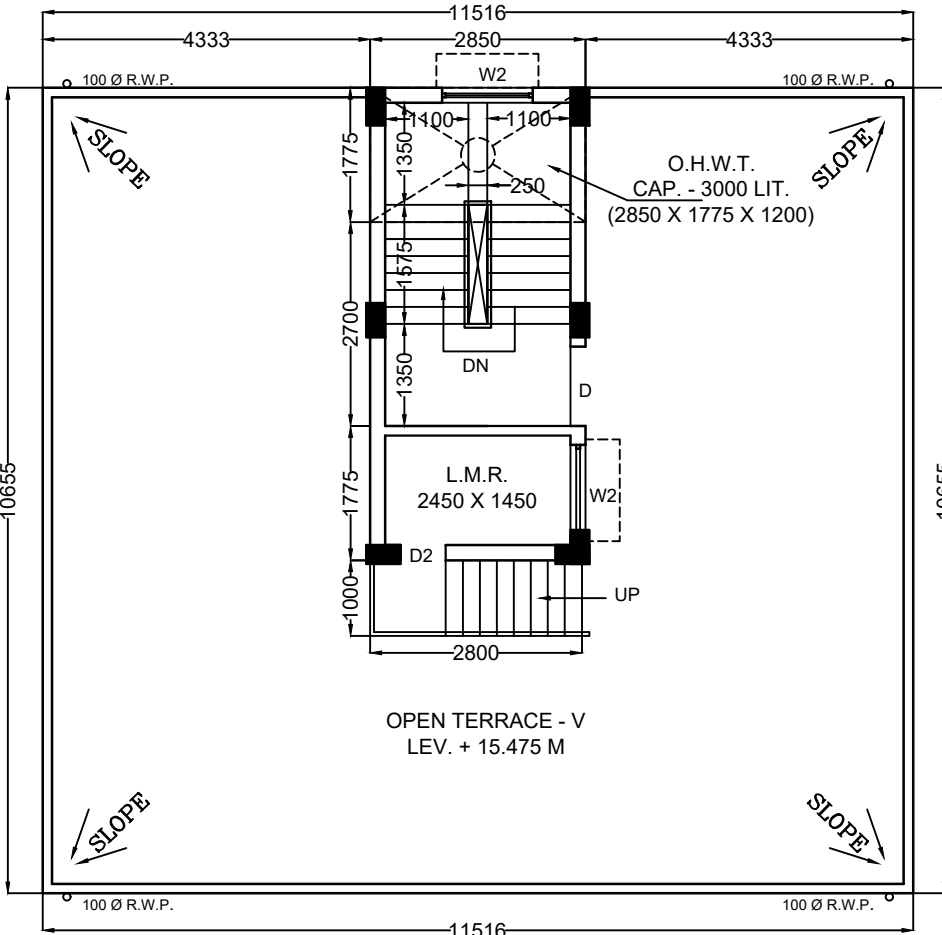
SECTION ON - B-B'
SCALE - 1 : 100



GROUND FLOOR PLAN
SCALE - 1 : 100



TYPICAL FLOOR PLAN
(1st TO 4th)
SCALE - 1 : 100



ROOF PLAN
SCALE - 1 : 100

SPECIFICATION

- UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M. M.
- 75 TH. 1st. CLASS B.F.S. IN FOUNDATION AND FLOOR. 75/125 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTER
- 200 TH. OUTER WALL WITH (1:6) SAND CEMENT MORTER.
- 75MM SCREED CONCRETE WILL BE USING WATER PROOFING COMPOUND OVER 100 MM THK. R.C.C ROOF.
- ALL CEILING AND R.C.C. PLASTER 12mm TH. WITH (1:4) SAND CEMENT MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) SAND CEMENT MORTER.
- ALL STEEL GRADE IS Fe415. 7. ALL CONCRETE GRADE IS M20. AND RESERVOIR SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK
- ALL SHORTS OF PRECAUTIONARY MEASURES CODE AND N.B.C. RECOMMENDATION.
- ALL BUILDING MATERIALS WILL BE AS PER I.S.
- ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

G.T.E. DECLARATION

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

SOIL TEST HAS BEEN SIGNED BY KALLOL KUMAR GHOSHAL G.T NO.- G.T / I / 49 & DONE BY 'TECHNO SOIL' ADDRESS : F-6B, K.I.T. MARKET, JADAVPUR, KOLKATA-700032. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION .

KALLOL KUMAR GHOSHAL
GT NO.- G.T / I / 49 (OF K.M.C.)
NAME OF GEO - TECH ENGINEER

STURCTURAL STABILITY CERTIFICATE

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 255/33, N.S.C. BOSE ROAD, IN WARD NO.- 100, BOROUGH- X, WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

KALLOL KUMAR GHOSHAL
ESE NO.- ESE/ I / 261 (OF K.M.C.)
NAME OF E.S.E.

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+IV STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 255/33, N.S.C. BOSE ROAD, IN WARD NO.- 100, BOROUGH- X, HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING 7.27 M (AVG.) BLACK TOP ROAD AT NORTHERN SIDE CONFIRMS WITH THAT IN THE PLAN AND THE SITE WILL BE SUPERVISED BY ME AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

KALLOL KUMAR GHOSHAL
LBS NO.- LBS/ I / 261 (OF K.M.C.)
NAME OF L.B.S.

APPLICANT DECLARATION

- I DO HEREBY UNDERTAKE 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 (AS PER PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR 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 & SEPTIC TANK WILL BE CONSTRUCTED UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE SITE IS PHYSICALLY IDENTIFIED BY ME DURING THE SITE INSPECTION BY K.M.C ENGINEER.
- THE LAND WITH EXISTING STRUCTURE AND IS DEMARCATED BY BOUNDARY WALL.
- THE EXISTING STRUCTURE IS FULLY OCCUPIED BY OWNER & THERE IS NO TENANT.
- THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SRI. GOPAL KUNDU AS C.A. OF
i) SMT.MAYA NAG CHOWDHURY,
ii) SRI.PIJUSH KANTI SARKAR &
iii) SRI.AMITAVA SARKAR
NAME OF APPLICANT

B.P. NO.: 2025100026 DATE: 26/05/2025

VALID TILL: 25/05/2030

ASSISTANT ENGINEER(C)/BLDG./BR-X

EXECUTIVE ENGINEER(C)/BLDG./BR-X

STATEMENT OF PLAN PROPOSAL

A

- ASSESSEE NO. - 21-100-07-2123-6
- NAME OF OWNER - i) SMT.MAYA NAG CHOWDHURY,
ii) SRI.PIJUSH KANTI SARKAR & iii) SRI.AMITAVA SARKAR
- NAME OF APPLICANT - SRI. GOPAL KUNDU AS C.A. OF i) SMT.MAYA NAG CHOWDHURY,
ii) SRI.PIJUSH KANTI SARKAR & iii) SRI.AMITAVA SARKAR
- DETAILS OF REGD. DEED-1 :-
BEING NO. - 1952 ; BOOK NO. - I; VOL. NO.- XXVII ; PGS : 5 TO 8
YEAR - 1988 ; DATED :- 12/07/1988, REGISTER AT A.D.S.R. - ALIPORE, 24 - PGS (S)
- DETAILS OF REGD. DEED-2 :-
BEING NO. - 1953 ; BOOK NO. - I; VOL. NO.- XXVII ; PGS : 9 TO 12
YEAR - 1988 ; DATED :- 12/07/1988, REGISTER AT A.D.S.R. - ALIPORE, 24 - PGS (S)
- DETAILS OF DEED OF AMALGAMATION-1 :-
BEING NO. - 160100630 ; BOOK NO. - I; VOL. NO.- 1601 - 2025 ; PGS : 23557 TO 23580.
YEAR - 2025 ; DATED :- 20/03/2025, REGISTER AT D.S.R. - I, 24 - PGS / SOUTH
- DETAILS OF DEED OF AMALGAMATION-2 :-
BEING NO. - 160100633 ; BOOK NO. - I; VOL. NO.- 1601 - 2025 ; PGS : 23581 TO 23601.
YEAR - 2025 ; DATED :- 20/03/2025, REGISTER AT D.S.R. - I, 24 - PGS / SOUTH
- DETAILS OF GEN. POWER OF ATTORNEY :-
BEING NO. - 160100059 ; BOOK NO. - IV; VOL. NO.- 1601 - 2025 ; PGS : 1147 TO 1165.
YEAR - 2025 ; DATED :- 26/03/2025, REGISTER AT D.S.R. - I, 24 - PGS / SOUTH
- DETAILS OF BOUNDARY DECLARATION :-
BEING NO. - 160100667 ; BOOK NO. - I; VOL. NO.- 1601 - 2025 ; PGS : 25414 TO 25425.
YEAR - 2025 ; DATED :- 26/03/2025, REGISTER AT D.S.R. - I, 24 - PGS / SOUTH
- AREA OF LAND
AS PER DEED & ASSESSMENT RECORD = 255.017 SQM. (3K-13CH-00SR)
AS PER MEASUREMENT = 255.017 SQM. (3K-13CH-00SR)
- K.M.C MUTATION NO.- M / 100 / 22 - 03 - 2025 / 1282 , DATED- 22/03/2025.

B

- PERMISSIBLE GROUND COVERAGE (58.166%) = 148.333 SQM.
- PROPOSED GROUND COVERAGE (48.116%) = 122.703 SQM.
- PERMISSIBLE F. A. R. = 2.0
- PROPOSED F. A. R. = 1.890
- TOTAL COVERED AREA = 599.696 SQM.

AREA STATEMENT

6. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m ²	STAIR WELL	LIFT WELL	EFFECTIVE FL AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA IN m ²	COMMON AREA IN m ²
GROUND	108.884	—	—	108.884	10.080	1.733	97.071	24.523
FIRST	122.703	0.394	1.776	120.533	10.080	1.733	108.720	12.653
SECOND	122.703	0.394	1.776	120.533	10.080	1.733	108.720	12.653
THIRD	122.703	0.394	1.776	120.533	10.080	1.733	108.720	12.653
FOURTH	122.703	0.394	1.776	120.533	10.080	1.733	108.720	12.653
TOTAL	599.696	1.576	7.104	591.016	50.400	8.665	531.951	75.135

7. TENEMENT AREA

TENEMENT MARKED	TENEMENT SIZE IN m ²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	No of Tenement	No of Car Required
F1,S1,T1&R1	53.940	1.1741	63.331	4	2
F2,S2,T2&R2	53.940	1.1741	63.331	4	

8. CALCULATION OF F.A.R

A.NET LAND AREA AS PER DEED IN SQ.M		255.017 SQM.
TOTAL REQUIRED CAR PARKING		2
TOTAL COVERED CAR PARKING PROVIDED		3
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²		50
ACTUAL CAR PARKING AREA IN m ²		84.361
PERMISSABLE F.A.R		2.0
PROPOSED F.A.R		531.956 - 50 / 255.017 = 1.890

9. CALCULATION OF OTHER FEES

STAIR HEAD ROOM AREA	12.754 m ²
OVER HEAD RESERVOIR AREA	5.059 m ²
LIFT MACHINE ROOM AREA	5.059 m ²
LIFT MACHINE ROOM STAIR AREA	2.800 m ²
AREA OF C.B	12.000 m ²
OTHER AREA ONLY FOR FEES	32.613 m ²
TOTAL AREA FOR FEES INCLUDING EXEMPTED AREA	623.629 m ²
PROVIDED TREE COVERED AREA	4.50 m ²

10. STATEMENT FOR OTHER AREA

FLOOR	LOFT m ²	CUPBOARD m ²	LEDGE m ²	DOOR MKD	SIZE	WIN MKD	SIZE
GR.FL.	0.00	0.00	0.00	D	1000X2100	W1	1500X1200
1ST.FL.	0.00	3.000	0.00	D1	900X2100	W2	1200X1200
2ND.FL.	0.00	3.000	0.00	D2	750X2100	W3	600X600
3RD.FL.	0.00	3.000	0.00				
4TH.FL.	0.00	3.000	0.00			W	2000X1200
TOTAL	0.00	12.000	0.00				

ARCHITECTURAL DRAWING

PROPOSED G + IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009, AT PREMISES NO. - 255/33, N.S.C. BOSE ROAD, IN WARD NO.- 100, BOROUGH- X, MOUZA - NAKTALA, J.L. NO - 32, E.P. NO.- 41A & 41B, C.S. PLOT NO- 236(P), 237(P), 481(P), P.S.- NETAJI NAGAR, KOLKATA- 700047, UNDER THE KOLKATA MUNICIPAL CORPORATION.

SCALE - 1 : 100 & AS NOTED