

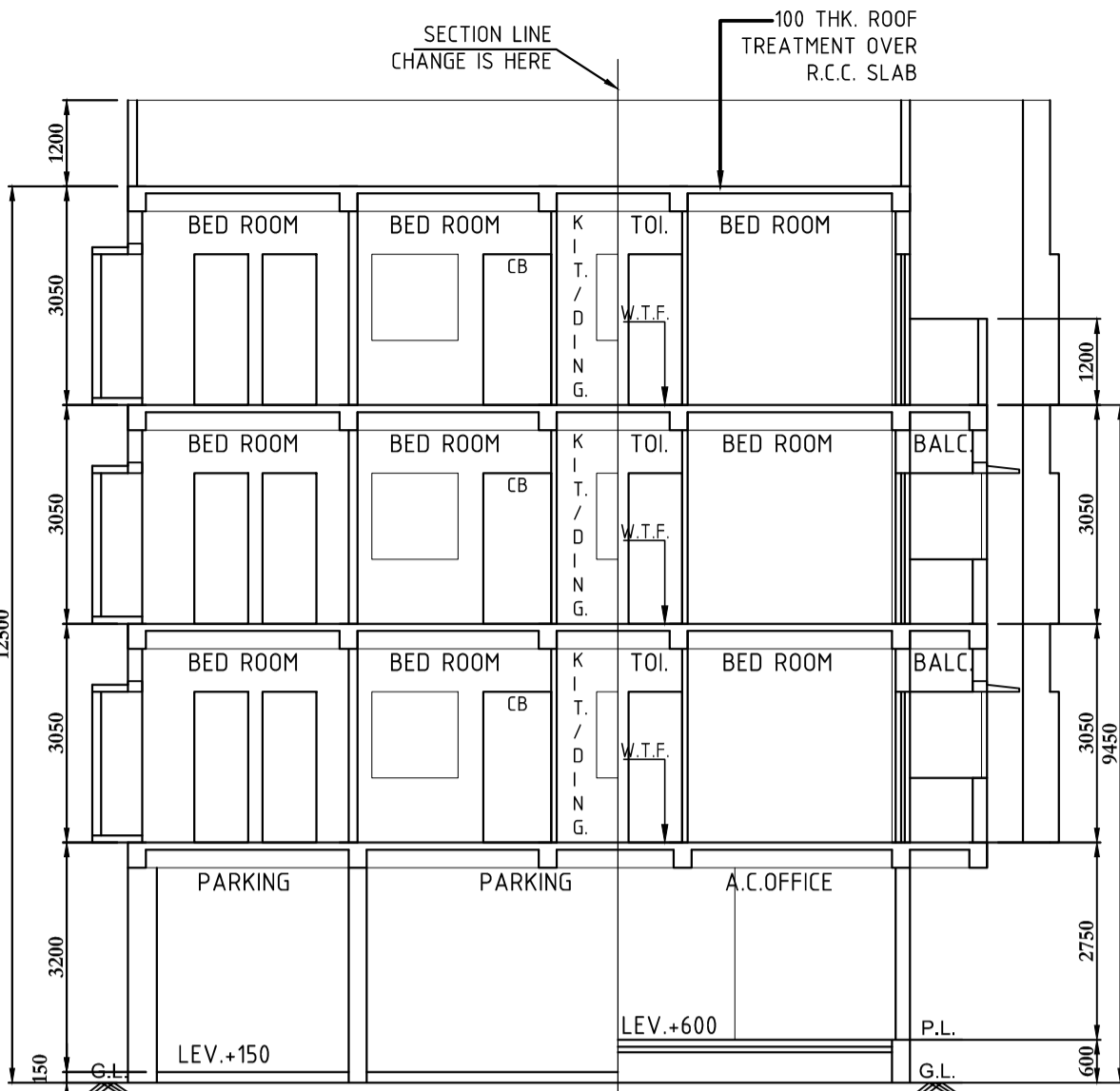


FRONT ELEVATION

SCALE - 1:100

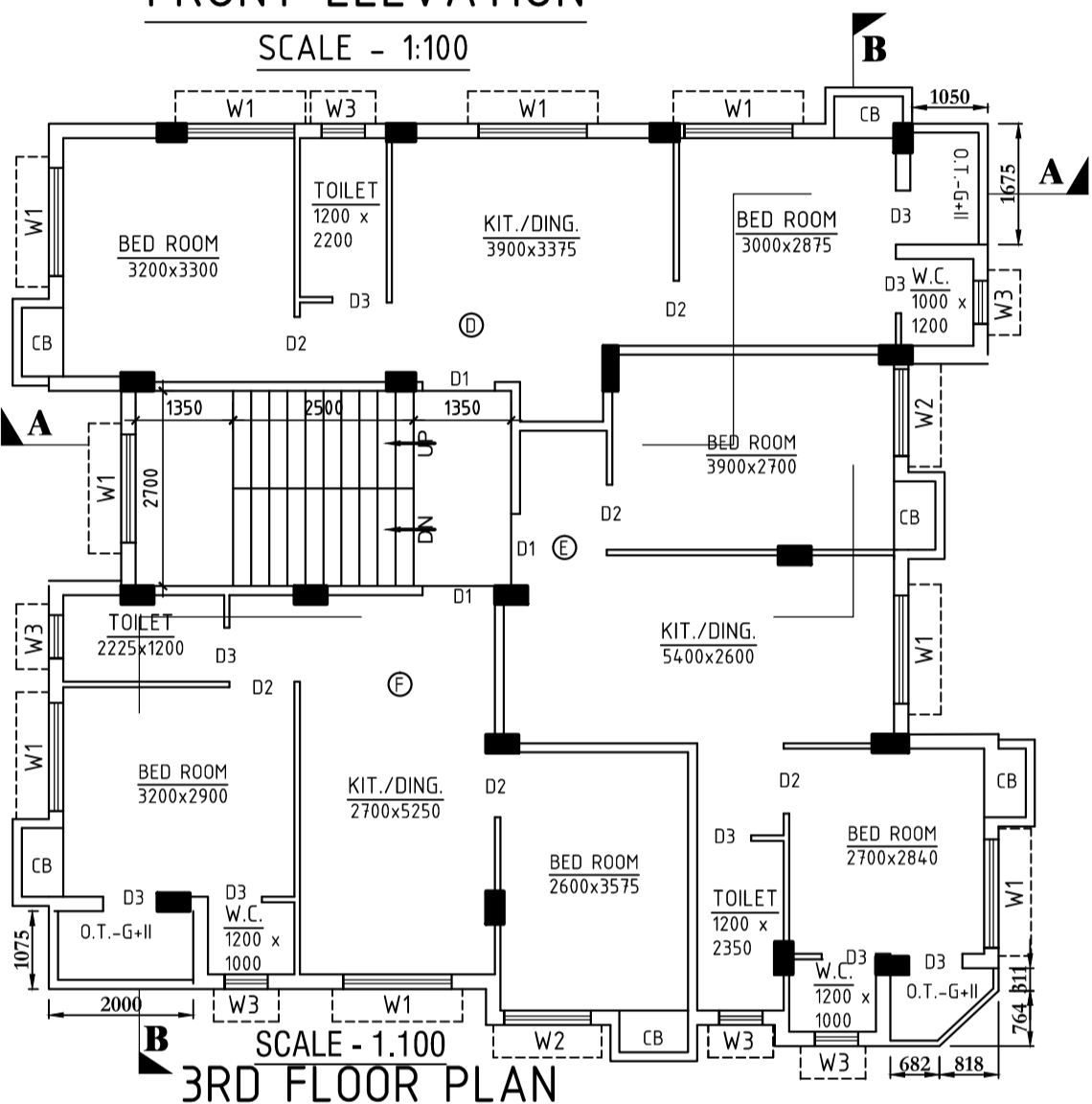
SIDE (SOUTH) ELEVATION

SCALE - 1:100

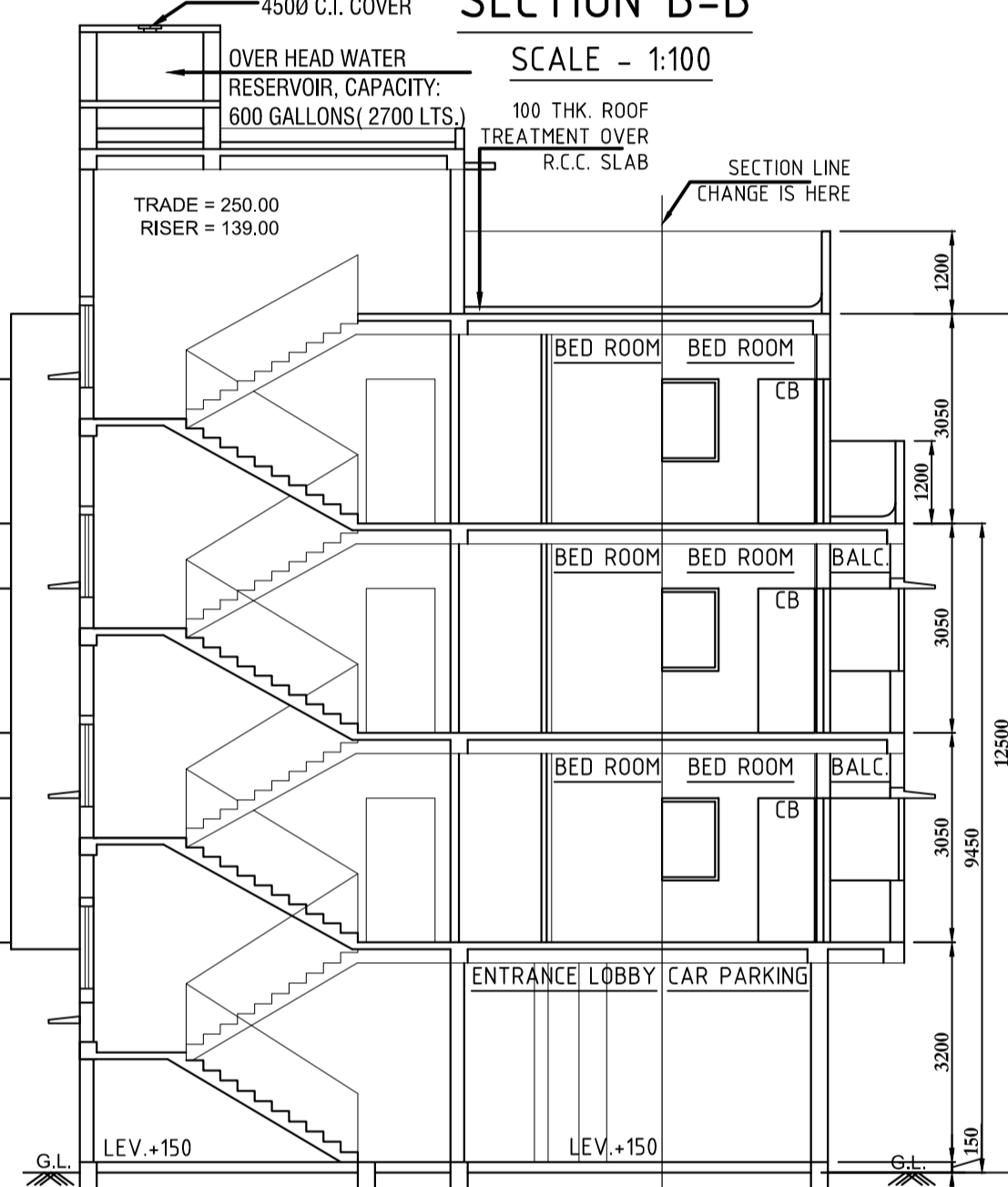


SECTION B-B

SCALE - 1:100



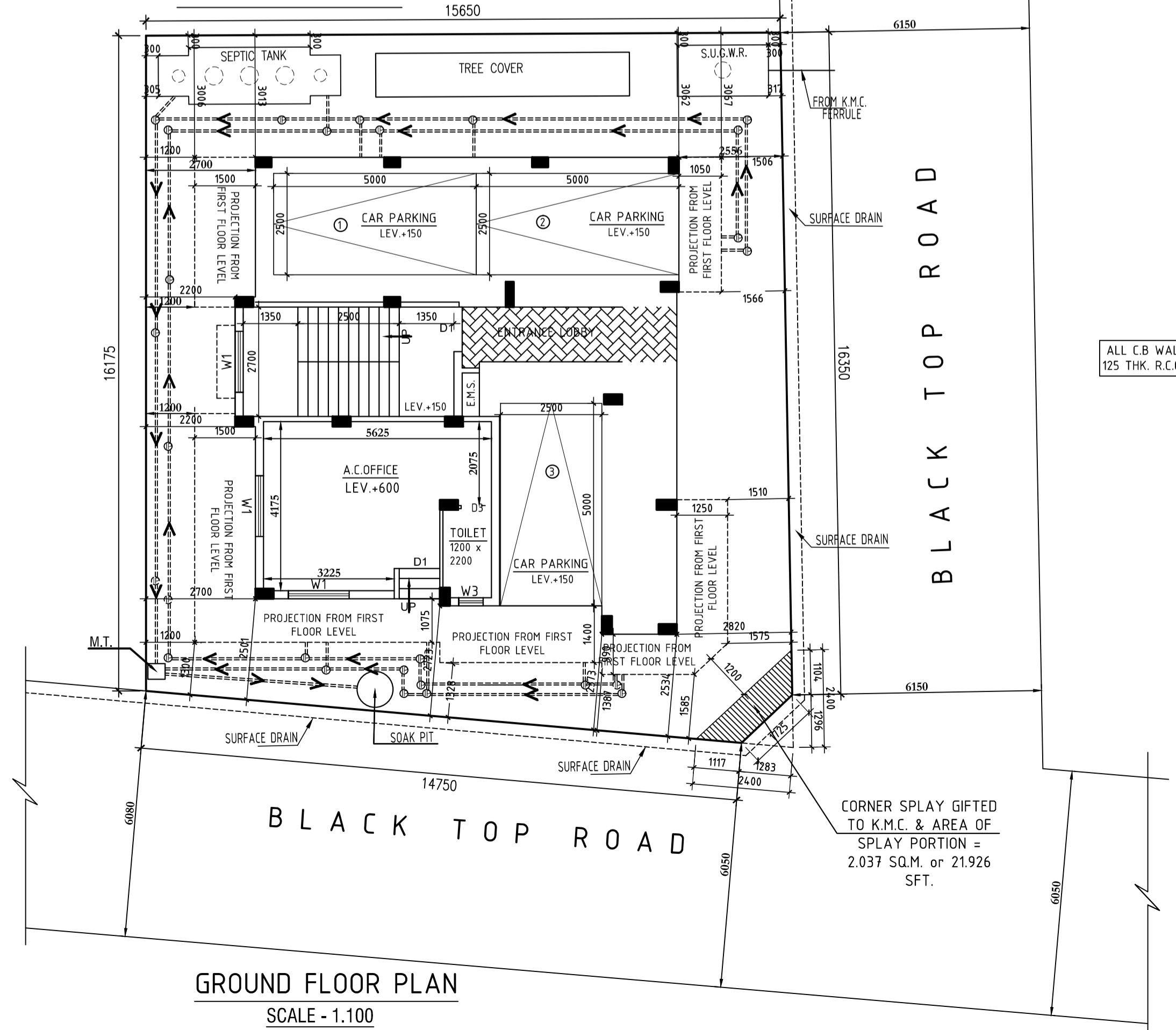
3RD FLOOR PLAN



SECTION A-A

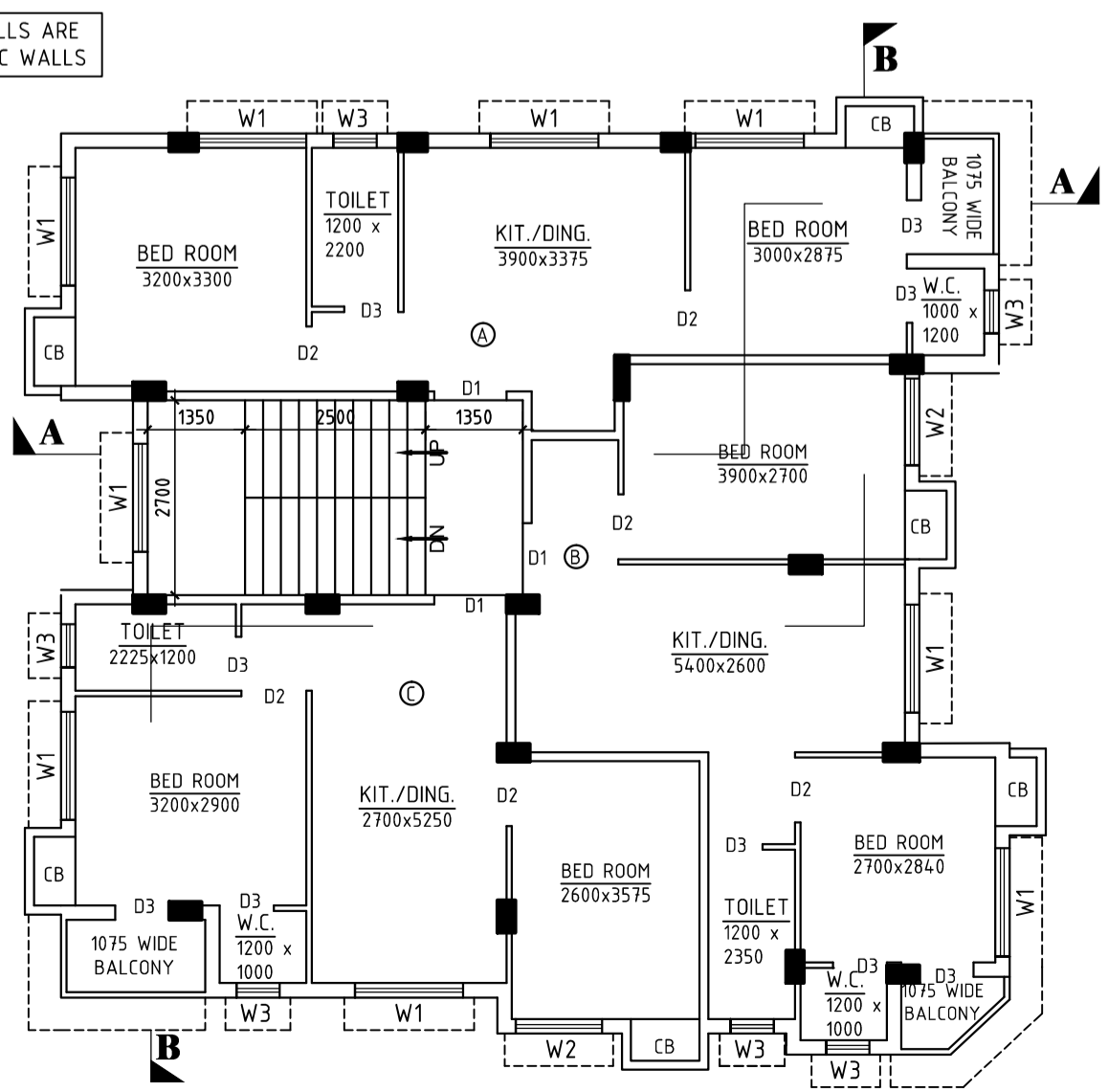
SCALE - 1:100

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (HxB)	REMARKS
D1	1000mm X 2100mm (H)	FLASH	W1	1500mm X 1200mm (H)	STEEL FULLY GLAZED
D2	900mm X 2100mm (H)	FLASH	W2	1200mm X 1200mm (H)	--DO--
D3	750mm X 2100mm (H)	FLASH	W3	600mm X 750mm (H)	--DO--



GROUND FLOOR PLAN

SCALE - 1:100



1ST & 2ND FLOOR PLAN

SCALE - 1:100

OWNER'S DECLARATION :-
I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

NAME OF OWNER
ABDUL OHAB MONDAL & SRI SHAMBHU SHAW

CERTIFICATE FROM GEO-TECH 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 G.T.E.
KALLOL KUMAR GHOSHAL
G.T. / 1 / 49

CERTIFICATE FROM E.S.E. :-
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF E.S.E.
AMAL KUMAR CHAKRABORTY
E.S.E. - 429 (II)

CERTIFICATE FROM L.B.S. :-
CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 6.150 M. WIDE BLACK TOP ROAD ON THE SOUTH SIDE & 6.050 M. WIDE BLACK TOP ROAD ON THE WEST SIDE OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL.
THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E.

NAME OF L.B.S.
ANIK MAJUMDAR
L.B.S. - 1579 (I)

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 COMPLYING WITH OFFICE CIRCULAR NO. - 02 OF 2020-2021, DATED - 13/06/2020 AT PREMISES NO. - 1071, BRAHMAPUR, WARD NO. - 111, BOROUGH NO. - XI, P.S. - BANSDRONI, KOLKATA - 700096, UNDER THE KOLKATA MUNICIPAL CORPORATION.

Certificate

Premises No

Assessee No

Name of the Owner(s)/ Applicant (s)

Area of Land

Name of LBS & NO.

Permissible height in reference to CCZM issued by AAI

: 1071, Brahmapur

: 31-111-06-3091-1

: ABDUL OHAB MONDAL & SRI SHAMBHU SHAW

: 264.640 SQ.M.

: Anik Majumdar (LBS/1/1579)

: 33 M.

Co-ordinate in WGS 84 and Site elevation (AMSL):

Reference points marked in the site plan of the proposal

Co-ordinate in WGS 84

Latitude

Longitude

Site Elevation (AMSL)M.

A, B

22.27'22"

88.21'40"

5.00 M.

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per Law.

Name of the Applicant

ABDUL OHAB MONDAL & SRI SHAMBHU SHAW

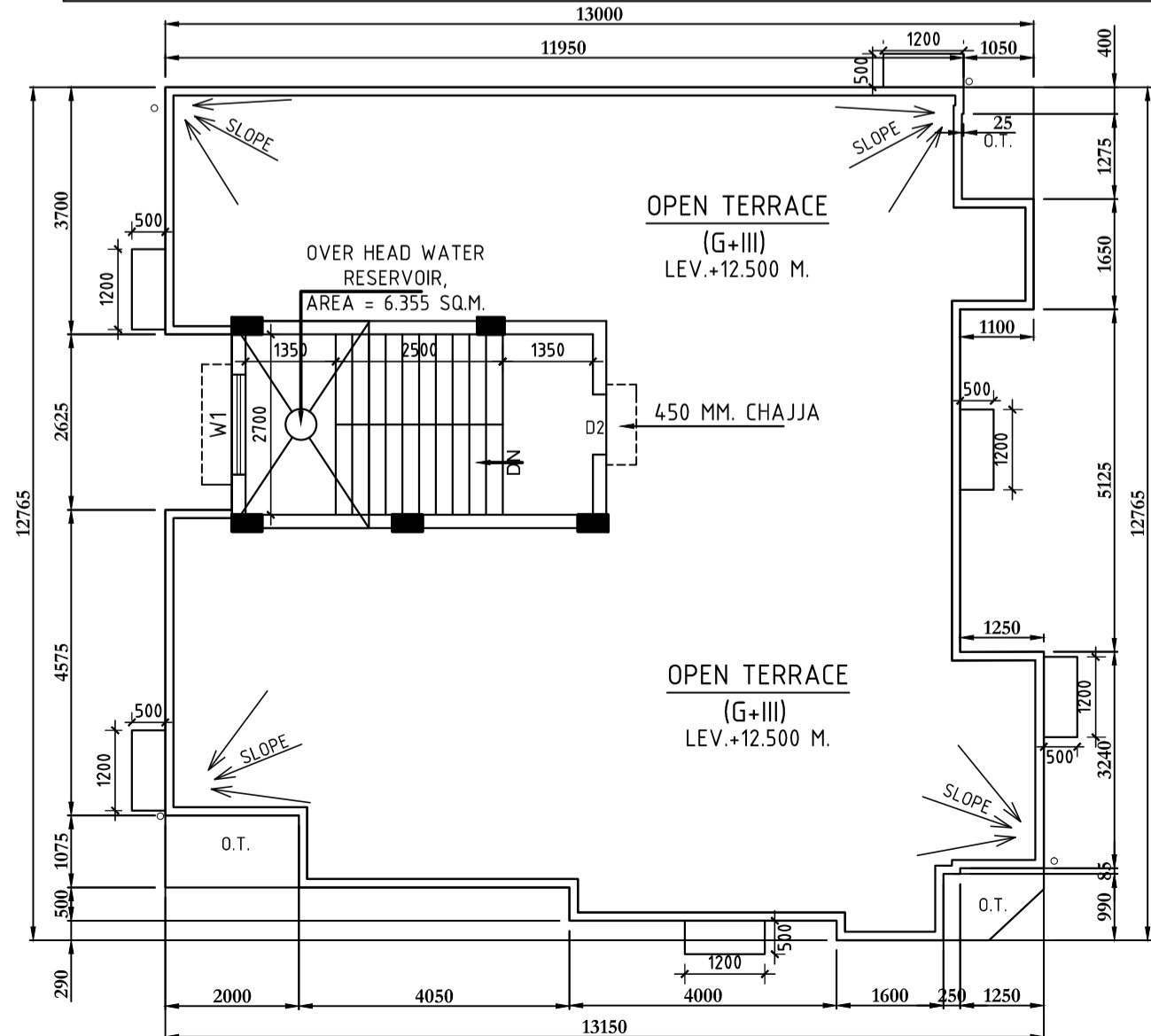
Name of L.B.S

ANIK MAJUMDAR

LBS/1/1579

BUILDING PERMIT NO: 2023110163
SANCTION DATED: 21.08.2023 VALID UPTO : 20.08.2028

DIGITAL SIGNATURE OF A.E.



ROOF PLAN

SCALE - 1:100

STATEMENT OF THE PLAN PROPOSAL	
1. ASSESSEE NO.	31-111-06-3091-1
2. DETAILS OF REGISTERED DEED	BOOK = I, VOLUME = 1601-2017, BEING = 160102623, PAGE = 80521 TO 80542, YEAR = 2017, D.S.R. - I SOUTH 24(PGS.), DATE = 29/08/2017.
3. DETAILS OF MOTHER DEED	BOOK = I, VOLUME = 342, BEING = 18275, PAGE = 25 TO 37, YEAR = 1992, A.D.S.R. - ALIPORE, SOUTH 24 (PGS.), DATE = 16/12/1992.
4. DETAILS OF BOUNDARY DECLARATION	BOOK - I, VOLUME - 1603-2023, PAGE - 114193 TO 114205, BEING = 160304068, YEAR = 2023, D.S.R. - III SOUTH 24 PARAGANA, DATE. = 21/03/2023.
5. DETAILS OF SPLAY CORNER	BOOK - I, VOLUME - 1603-2023, PAGE - 114179 TO 114192, BEING = 160304066, YEAR = 2023, D.S.R. - III SOUTH 24 PARAGANA, DATE. = 21/03/2023.
6. (A). AREA OF THE PLOT AS PER DEED (B). NO OF STORIED	265.236 SQ.M. G+THREE
7. NO OF TENAMENTS	NINE (09) Nos.
8. BL&LRO CONVERSION CERTIFICATE :- MEMO NO - 17/2297/Con Certificate/BLLRO/ATM/Kasba/18 DATED 25/04/2018 AS BASTU. MEMO NO - 17/2435/Con Certificate/BLLRO/ATM/Kasba/18 DATED 08/05/2018 AS BASTU.	

PART - B.	
1. AREA OF LAND:- (i) AS PER TITLE DEED (ii) AS PER BL&LRO (iii) AS PER BOUNDARY DECLARATION (iv) AREA OF STRIP OF LAND (v) NET LAND AREA	= 265.236 SQ.M. = 264.640 SQ.M. = 266.415 SQ.M. = 2037 SQ.M. = 264.378 SQ.M.
2. EFFECTIVE LAND AREA	= 264.640 SQ.M
3. ROAD WIDTH = 6.150 M. (BLACK TOP ROAD) SOUTH SIDE & 6.050 M. (BLACK TOP ROAD) WEST SIDE	
4. USER GROUP	= RESIDENTIAL.
5. (i) PERMISSIBLE GROUND COVERAGE (ii) PROPOSED GROUND COVERAGE	= (57.845 %) = 153.081 SQ.M. = (57.464 %) = 152.073 SQ.M.
6. PROPOSED HEIGHT	= 12.500 M.
7. PROPOSED AREA :-	

FLOOR	TOTAL COVERED AREA IN m ²	LESS LIFT WELL IN m ²	LESS STAIR WELL IN m ²	ACTUAL FLOOR AREA IN m ²	LESS STAIR EXEMPTED IN m ²	LESS LIFT EXEMPTED IN m ²	NET FLOOR AREA IN m ²
GROUND	117.443	---	---	117.443	14.040	---	103.403
FIRST	152.073	---	---	152.073	14.040	---	138.033
SECOND	152.073	---	---	152.073	14.040	---	138.033
THIRD	146.854	---	---	146.854	14.040	---	132.814
TOTAL	568.443	---	---	568.443	56.160	---	512.283

TENEMENTS & CAR PARKING CALCULATION					
TENEMENT MARKED	TENEMENT SIZE in m ²	TO BE ADDED in m ²	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m ²	NO OF TENEMENT	NO OF CAR REQUIRD
A	46.007	7.619	53.626	2	2
B	46.279	7.664	53.943	2	
C	45.207	7.487	52.694	2	
D	44.217	7.323	51.540	1	
E	45.000	7.453	52.453	1	
F	43.057	7.131	50.188	1	

CALCULATION OF F.A.R	
1. EFFECTIVE LAND AREA IN m ²	264.640
2. TOTAL REQUIRED CAR PARKING	2
3. TOTAL COVERED CAR PARKING PROVIDED	3
4. TOTAL OPEN CAR PARKING PROVIDED	NIL
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²	50
6. ACTUAL CAR PARKING AREA PROVIDED IN m ²	66.353
7. CAR PARKING AREA EXEMPTED IN m ²	50
8. PERMISSIBLE F.A.R	1.75
9. PROPOSED F.A.R	1.747
10. OFFICE COVERED AREA IN m ²	27.494
11. OFFICE CARPET AREA IN m ²	23.453
12. STAIR HEAD ROOM AREA IN m ²	17.360
13. O.H.W.R. AREA IN m ²	6.355
14. CUP BOARD AREA IN m ²	10.800
15. TREE COVER AREA IN m ²	6.744

NOTES :-
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHER WISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING.
ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

SPECIFICATIONS :-
1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
2. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
3. 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
4. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
5. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
6. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
7. 450 mm PROJECTED CHAJJA.
8. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
9. ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
10. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
11. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

TITLE :-
GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN, 3RD FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SIDE ELEVATION AND SECTION AT AA & BB

SHEET NO :- 2 OF 2	DRAWN BY :- SUBHAM NASKAR
BUILDING PLANNER	
ANIK & ASSOCIATES USHAPALLY, GARIA, KOLKATA-700084.	