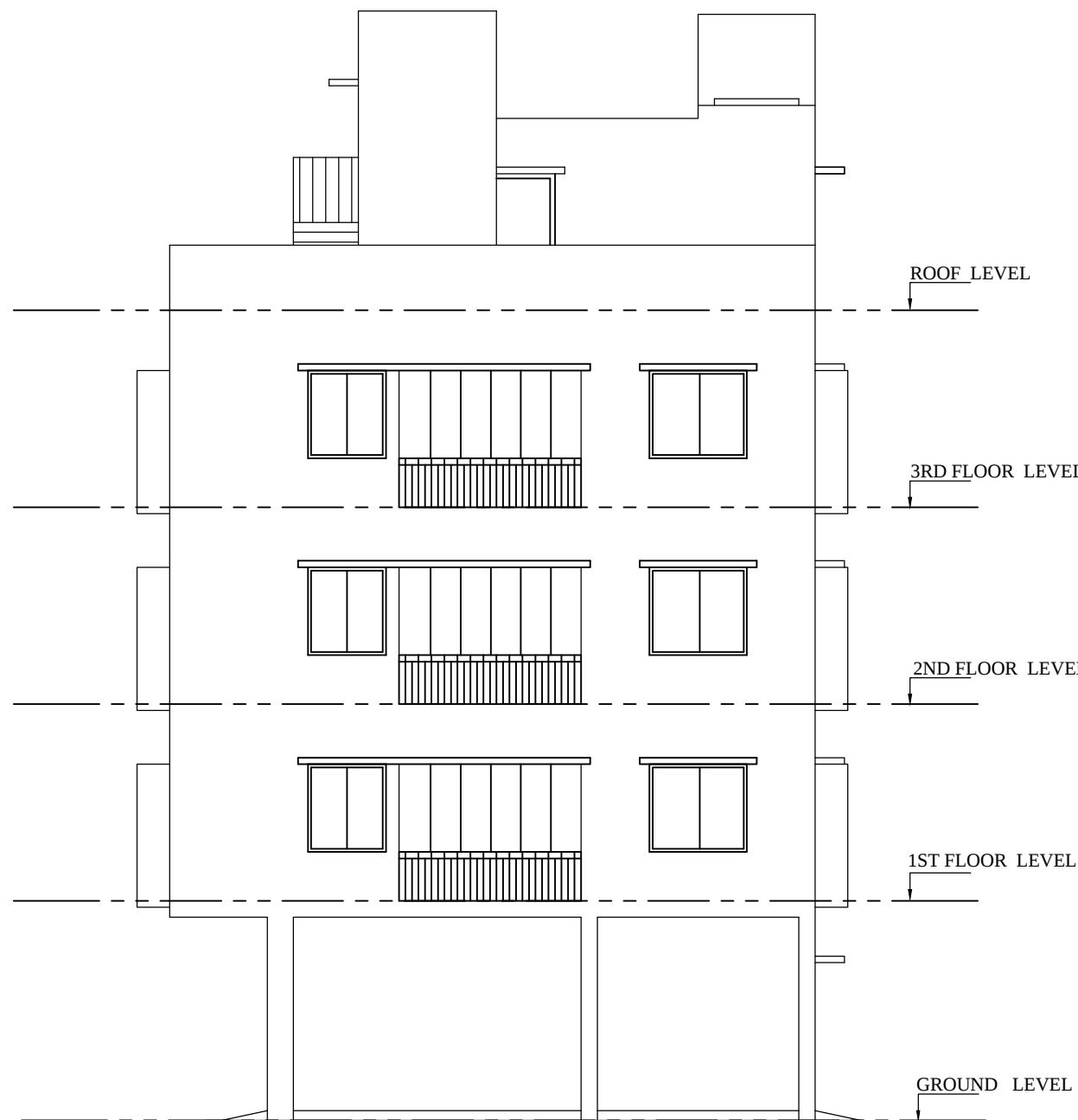
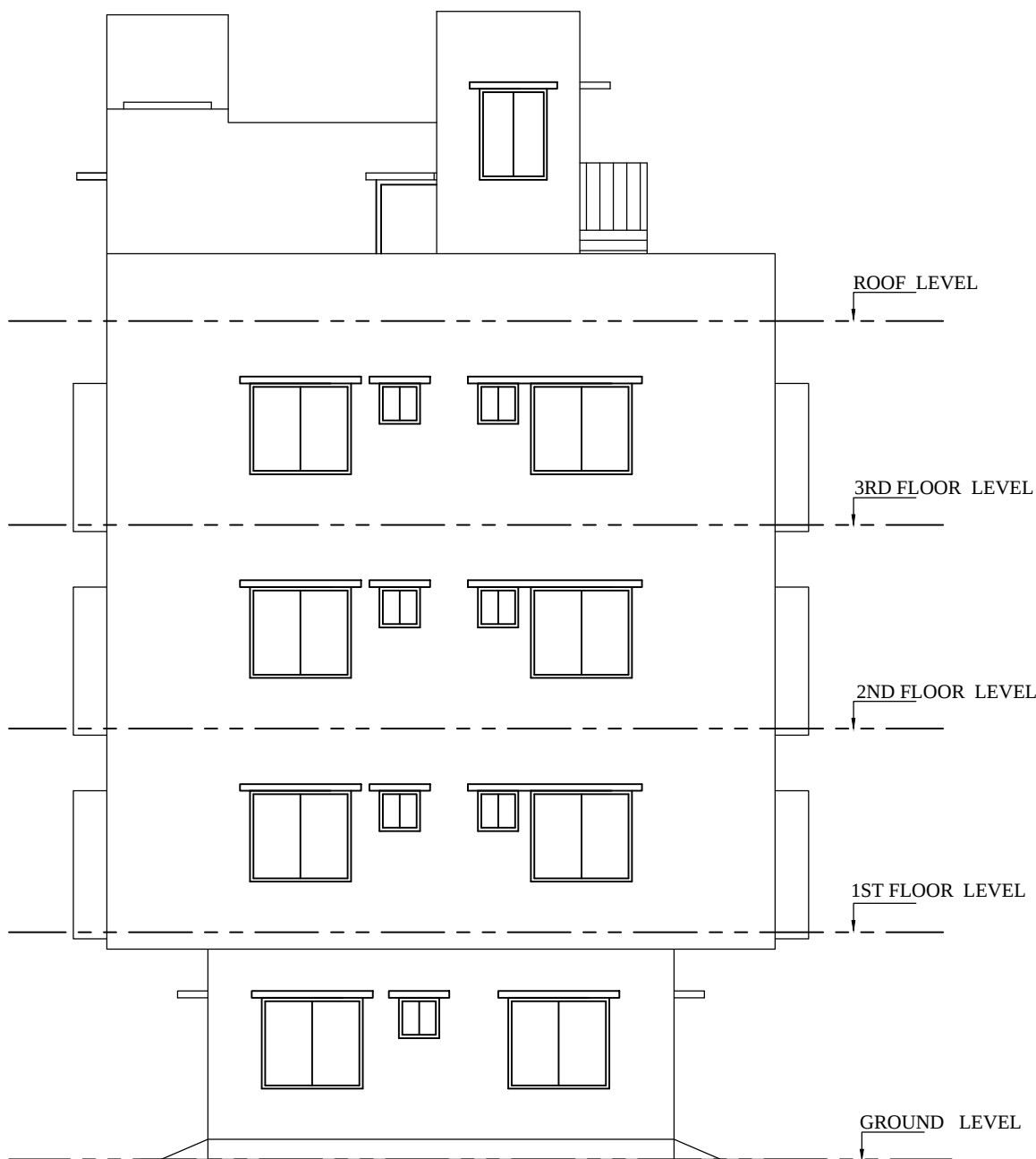
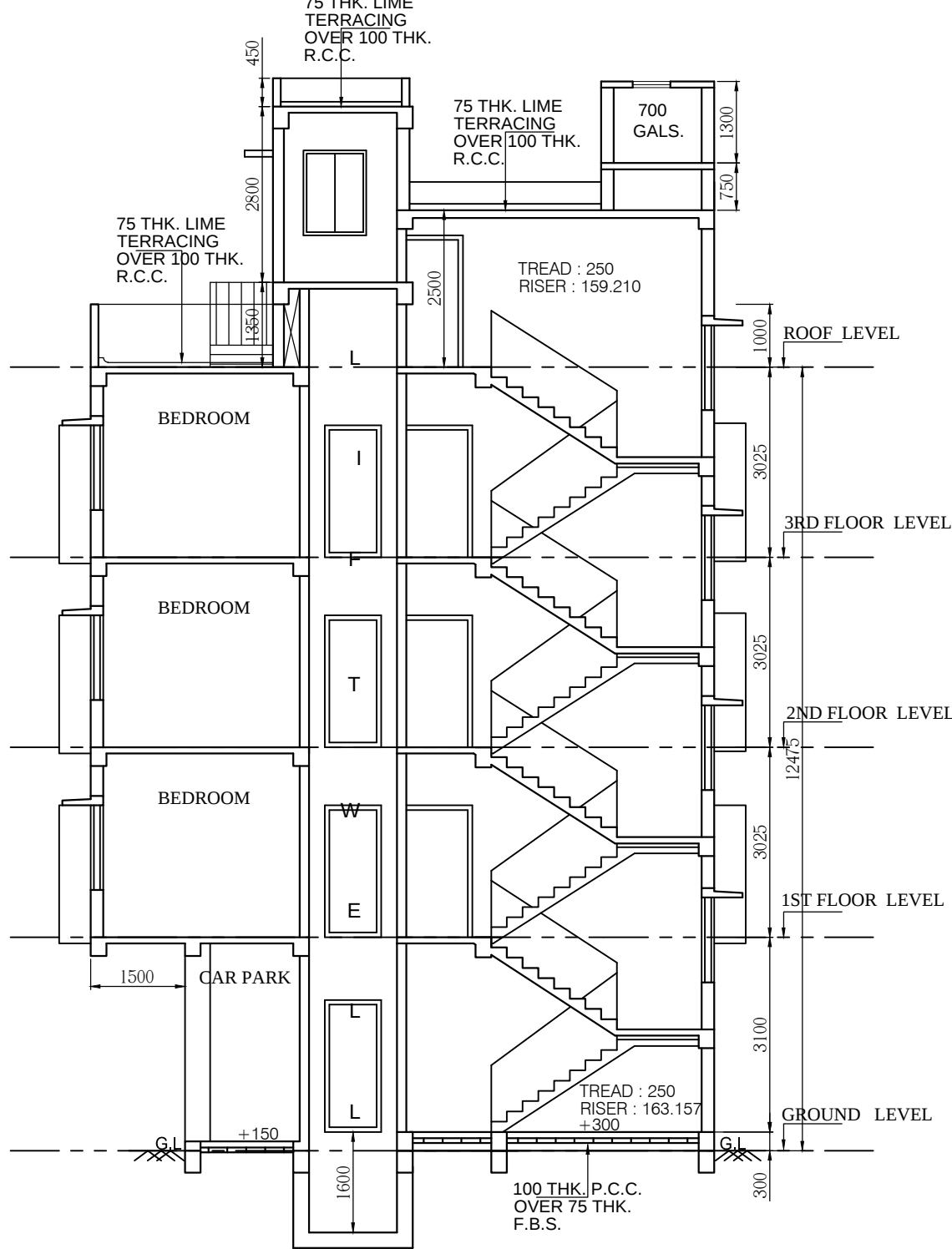




FRONT ELEVATION
SCALE:-1:100



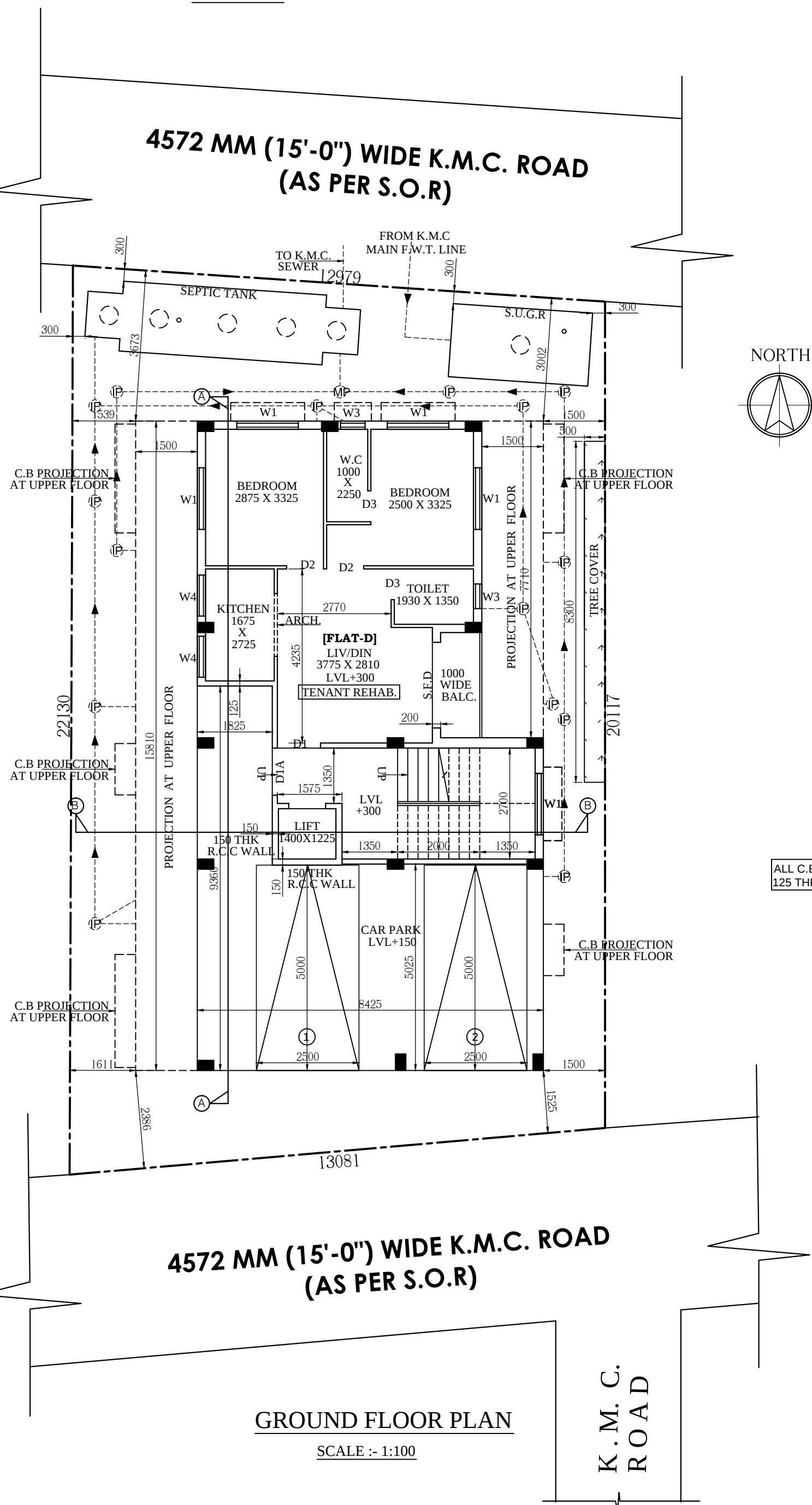
BACK SIDE ELEVATION
SCALE:-1:100



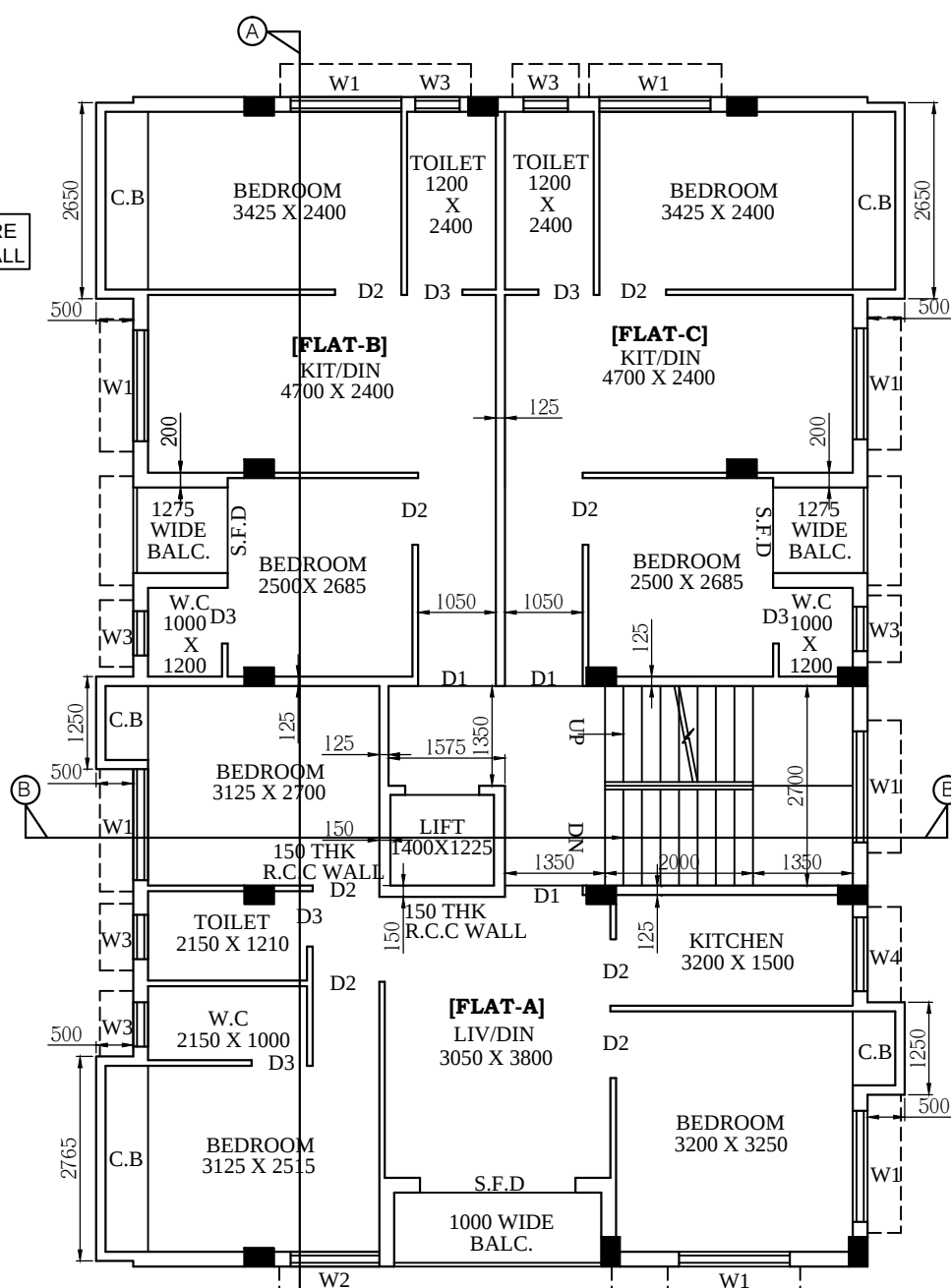
SECTION :- BB'
SCALE:-1:100



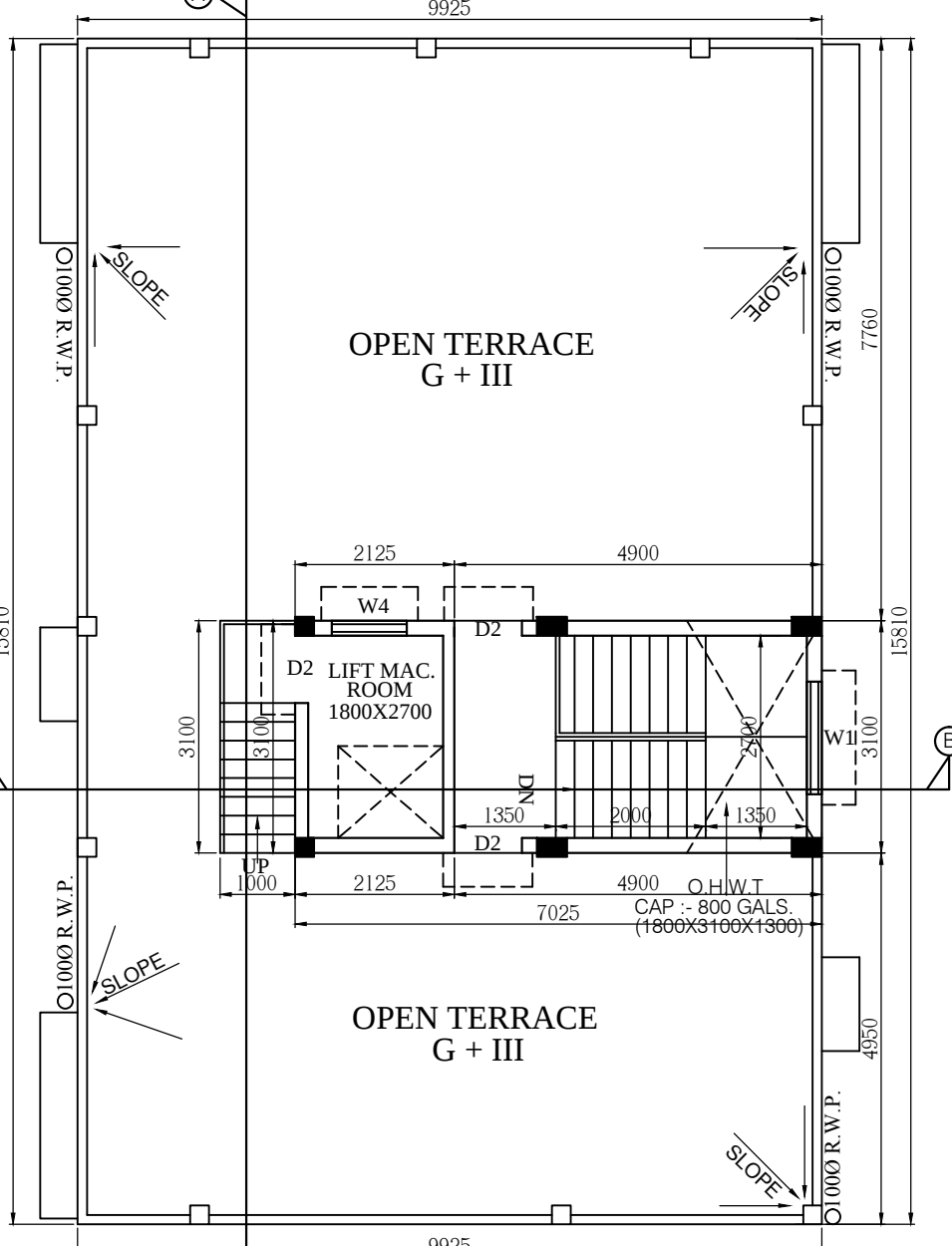
SECTION :- AA'
SCALE:-1:100



GROUND FLOOR PLAN
SCALE :- 1:100



TYPICAL FLOOR PLAN
(1ST,2ND,3RD) FLOOR PLAN)
SCALE :- 1:100



ROOF FLOOR PLAN
SCALE :- 1:100

CERTIFICATE OF ARCHITECT :

CERTIFY 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 AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS AN EXISTING STRUCTURE, WHICH IS PARTLY OCCUPIED BY THE OWNER AND TENANT, WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.

ANJAN DUTTA
(CA/93/16409)
NAME OF ARCHITECT

CERTIFICATE OF GEO-TECHNICAL ENGINEER :

AS THE PLOT IS MOSTLY COVERED BY AN EXISTING STRUCTURE, WE WILL CARRY OUT SOIL INVESTIGATION AFTER DEMOLITION OF THE EXISTING STRUCTURE.

DR. SUJIT KUMAR BOSE
EMPANELMENT NO. -G.T./I/12 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER :

I WILL CARRY OUT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA BASED ON THE SOIL TEST REPORT SUBMITTED BY G.T.E. AFTER DEMOLISHING OF THE EXISTING STRUCTURE. THAT SOIL REPORT WILL BE CONSIDERED AT THE TIME OF STRUCTURAL DESIGN AND CALCULATION.

DEBABRATA GHOSH
EMPANELMENT NO. -II/228(K.M.C.)
NAME OF STRUCTURAL ENGINEER

OWNER'S DECLARATION :

I/ WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION I/ 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 STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. 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 THE GUIDANCE OF E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

M/S. ESHA CONSTRUCTION, PRO- SANDIP CHAKRABORTY
CONSTITUTE ATTORNEY OF
SRI. ARUNAVA CHAKRABORTY, SMT. SUJATA ROY alias SMT. SUJATA ROY CHAKRABORTY AND OTHERS.
NAME OF OWNERS

PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AS AMENDED FROF TIME TO TIME) AT PREMISES NO. - 183, RAMA KRISHNA SARANI WARD - 130, BOROUGH - XIV. P.S. - PARNASREE, KOLKATA - 700060, DISTRICT - SOUTH 24 PARGANAS.

OWNER NAME:- SRI. ARUNAVA CHAKRABORTY, SMT. SUJATA ROY alias SMT. SUJATA ROY CHAKRABORTY, SMT. APARNA BHATTACHARYA, SMT. ARPITA CHAKRABORTY, SRI. ANIRUDDHA CHAKRABORTY, SRI. SRIKANTA CHAKRABARTY, SMT. TRIPTI CHAKRABORTY, SRI. AYAN CHAKRABORTY.

CERTIFICATE

PremisesNo: 183, Rama Krishna Sarani
Assessee No : 411301001830
Name of the Owner(s)/Applicant(s): Sandip Chakraborty Proprietor of M/S, Esha Construction Constituted Attorney of Arunava Chakraborty, Sujata Roy alias Sujata Roy Chakraborty, Aparna Bhattacharya, Arpita Chakraborty, Aniruddha Chakraborty, Srikantha Chakraborty, Tripti Chakraborty & Ayan Chakraborty.
Area of Land: 274.401 sqmt.
Name of Architect: Anjan Dutta C.A./93/16409
Permissible height in reference to CCZM issued by AAI: 33.0 M.

CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL) -

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°29'59.1" N	88°18'31.4" E	4.78 M.
B	22°29'59.4" N	88°18'31.6" E	4.78 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT IS GOUND 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.

Sandip Chakraborty Proprietor of M/S. Esha Construction Constituted Attorney of Arunava Chakraborty, Sujata Roy alias Sujata Roy Chakraborty, Aparna Bhattacharya, Arpita Chakraborty, Aniruddha Chakraborty, Srikantha Chakraborty, Tripti Chakraborty & Ayan Chakraborty

ANJAN DUTTA
(CA/93/16409)
NAME OF OWNERS/APPLICANT
NAME OF ARCHITECT

B.P.NO.: - 2025140025
DATE:- 16.05.2025

VALID UPTO:- 15.05.2030

NILANJAN MUKHERJEE
Digitally signed by NILANJAN MUKHERJEE
Date: 2025.05.16 18:07:18 +05'30'

DIGITAL SIGNATURE OF A.E

1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
2. GRADE OF REINFORCEMENT Fe - 500 .
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
5. 75TH LIME TERRACING (2:2:7) ON ROOF .
6. ALL DIMENSIONS ARE IN MILLIMETER .
7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND .
8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
9. 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
10. 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING, ETC.
11. 32 MM THICK CAST-IN-SITU MARBLE FLOOR.
12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD .
13. 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSION ARE TO BEFOLLOWED .
16. 450 MM CHAJJA PROJECTION.
17. DEPTH OF EM UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

STATEMENT OF PLAN PROPOSAL

PART - A:

1. ASSESSEE NO:- 41-130-10-0183-0
2. DETAILS OF DEED:- BOOK NO. - I, DEED NO. - 1290, YEAR - 1990, OFF :- BEHALA
3. DETAILS DEED OF POWER OF ATTORNEY:- BOOK NO. - I, VOLUME NO. - 1607 - 2023, PAGES - 23333 TO 23364, BEING NO. - 160700349, YEAR - 2023, OFF :-A.D.S.R BEHALA
4. DETAILS OF BOUNDARY DECLARATION DEED :- BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 569297 TO 569312, BEING NO. - 160216497, YEAR - 2024, OFF :- D.S.R.- II SOUTH 24 PARGANAS
5. DETAILS OF NON- EVICTION OF TENANT DEED :- BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 569313 TO 569326, BEING NO. - 160216498, YEAR - 2024 OFF :- D.S.R.- II SOUTH 24-PARGANAS
6. LAND AREA AS PER DEED: 04K - 02CH - 00SFT (275.920 SQM.)
7. LAND AREA AS PER REGD. BOUNDARY DECL.: 04K - 01CH - 28.652 SFT. (274.401 SQM)
8. NO. OF STORIES INCLUDING BASEMENT IF ANY: G+III
9. NO OF TENEMENT : 10 NOS.
10. SIZE OF TENEMENT : - <50 SQM. - 6 NOS.
50 - 75 SQM. - 4 NOS.

PART - B

1.a) LAND AREA AS PER REGD. BOUNDARY DECLA...-04K - 01CH - 28.652 SFT. (274.401 SQM)
2. PERMISSIBLE GROUND COVERAGE:- (57.520 %) = 157.835 SQM)
3. PROPOSED GROUND COVERAGE:- (57.184 %) = 156.914 SQM
4. PROPOSED HEIGHT :- 12.475 M.

FLOOR	TOTAL COVERED AREA	LIFT WELL	NET COVERED AREA	STAIR AREA	LIFT LOBBY	NET FLOOR AREA FOR F.A.R
GROUND FLOOR	121.634 SQM.	-	121.634 SQM.	12.690 SQM.	2.126 SQM.	106.818 SQM.
FIRST FLOOR	156.914 SQM.	1.715 SQM.	155.199 SQM.	12.690 SQM.	2.126 SQM.	140.383 SQM.
SECOND FLOOR	156.914 SQM.	1.715 SQM.	155.199 SQM.	12.690 SQM.	2.126 SQM.	140.383 SQM.
THIRD FLOOR	156.914 SQM.	1.715 SQM.	155.199 SQM.	12.690 SQM.	2.126 SQM.	140.383 SQM.
TOTAL	592.376 SQM.	5.145 SQM.	587.231 SQM.	50.760 SQM.	8.504 SQM.	527.967 SQM.

TENEMENT CALCULATION:-

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	REQUIRED CAR PARKING
A	60.263 SQM.	8.918 SQM.	69.181 SQM.	3	2 NOS.
B	39.191 SQM.	5.800 SQM.	44.991 SQM.	3	
C	39.191 SQM.	5.800 SQM.	44.991 SQM.	3	
D	51.861 SQM.	7.675 SQM.	59.536 SQM.	1	

REQUIRED CAR PARKING :- 2 NO.
PROVIDED CAR PARKING :- 2 NOS.
CAR-PARKING AREA REQUIRED :- 50 SQM
PROPOSED CAR-PARKING AREA :- 50.205 SQM

PERMISSIBLE F.A.R. :- 1.75
PROPOSED F.A.R. :- 527.967 / 50 = 477.967 / 274.401 = 1.742

ROOF AREA :- 156.914 SQM
STAIR-HEAD ROOM AREA :- 15.190 SQM
ROOF TANK AREA :- 5.580 SQM
LIFT MACHINE ROOM AREA :- 6.588 SQM
LIFT MACHINE ROOM STAIR AREA :- 3.100 SQM

CUP BOARD AREA :- 15.849 SQM
TREE COVER AREA (REQUIRED) :- 4.028 SQM. (1.468%)
TREE COVER AREA (PROVIDED) :- 4.150 SQM. (1.512%)

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS
D1	1050X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-
S.F.D	2100X2100	2100	-	-
D1A	1150X2100	2100	-	-

SCHEDULE OF WINDOWS

	SIZE	W1	W2	W3
W1	1500X1350	2100	750	-
W2	1200X1350	2100	750	-
W4	1000X1350	2100	750	-
W3	600X600	2100	1500	-