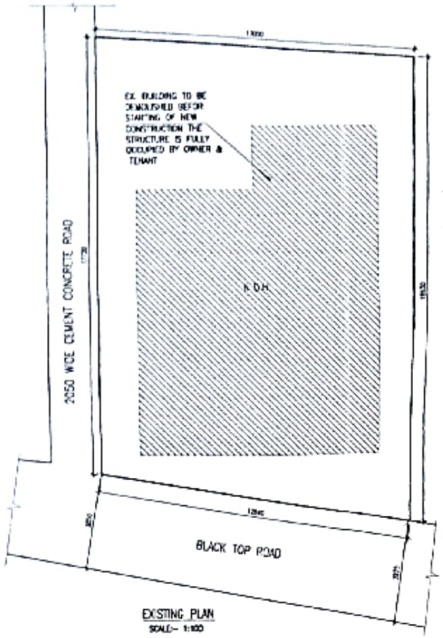
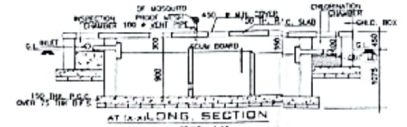
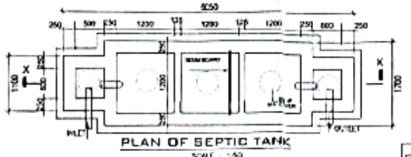


EXISTING PLAN
SCALE:- 1:100

SITE PLAN
SCALE : 1:500

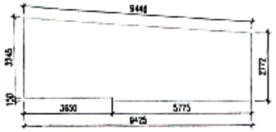


AT (X-Y) LONG SECTION
SCALE : 1:50



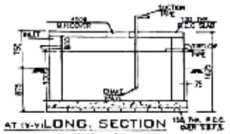
PLAN OF SEPTIC TANK
SCALE : 1:50

DETAIL OF SEPTIC TANK
(TO USE)

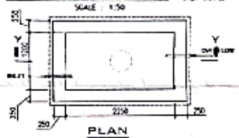


AVERAGE BACK AS PER AMENDMENT VIDE NOT INCATION NO. 48/RMA/DC-4/OR.13/2012 DATED 21/10/2014.

WIDTH OF THE BUILDING = 9.425 M.
28.514 Sq.M.
3.425 M.
= 3.025 Sq.M.



AT (X-Y) LONG SECTION
SCALE : 1:50



PLAN
SCALE : 1:50

DETAIL OF SEMI UNDER GROUND WATER RESERVOIR
(INLET - 50 mm)

1. PREMISES NO. 54, SOUTH RAYNAGAR, WARD NO.-112
2. ASSESSEE NO. 31-112-13-0054-7
3. NAME OF THE OWNER(S)/APPLICANT(S) - SRI SUKANTA MONDAL & SRI SUMANTA MODAK
4. AREA OF LAND = 234.114 Sq.m.
5. NAME OF L.B.S. - SISAB MAITY
6. A PROPOSED TOP ELEVATION IN REFERENCE TO CCDA ROADS BY MS 49.30 M.S. (MSL)
(TO BE SHOWN IN SEC.34 AND SITE ELEVATION ONLY)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPERTY	TO BE SHOWN IN SEC.34		DEVIATION (%)
	LATITUDE	LONGITUDE	
A	22°27'55"N	88°21'36"E	1 MTS

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY DISPUTE IS FOUND TO EXIST THEN I SHALL BE FULLY ABLE TO REPRESENT THE MATTER BEFORE THE AUTHORITY REGARDING THE SAME TO BE NECESSARY IN LEGAL MANNER.

SRI SUKANTA MONDAL
SRI SUMANTA MODAK
PARTNERS OF
M/S S. S. ENTERPRISES
AS CONSTITUTED ATTORNEY OF
SMT. ANILA PAUL
NAME OF OWNER

NAME OF L.B.S.
SISAB MAITY
L.B.S. 1620

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (mm)	REMARKS	TYPE	SIZE (mm)	REMARKS
D1	1000mm X 2100mm (H)	FLASH	W1	1500mm X 1200mm (H)	STEEL FULL GLAZED
D2	900mm X 2100mm (H)	FLASH	W2	1200mm X 1200mm (H)	-do-
D3	750mm X 2100mm (H)	FLASH	W3	1000mm X 1050mm (H)	-do-
			W4	600mm X 750mm (H)	-do-

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 1:4 & 1:3 RESPECTIVELY.
3. 75 THICK SORITE CONCRETE ON ROOF SLAB (1:1.5:3) USING DYNACRS FOR WATER PROOFING.
4. GRADE OF STEEL IS Fe-500 AND GRADE OF CONCRETE IS (1:1:2).
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. 150 mm PROJECTED CHAJJAL
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. ALUMINIUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

B.L. & L.R.O. CONVERSION :- MEMO NO 17/3/6778 & LR/ONDL DT. 10/11/2023. AS EASTU.

CERTIFICATE FROM G.C.-CON ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS WHAT TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM TECHNICAL POINT OF VIEW.

NAME OF G.T.E.
DR.S.KUMAR CHAKRABORTY
G.T./161

OWNER'S DECLARATION :-
WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE 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 WE WERE PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.
7. DEPTH OF THE SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.

SRI SUKANTA MONDAL
SRI SUMANTA MODAK
PARTNERS OF
M/S S. S. ENTERPRISES
AS CONSTITUTED ATTORNEY OF
SMT. ANILA PAUL
NAME OF OWNER

CERTIFICATE FROM E.S.E. :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 54, SOUTH RAYNAGAR, WARD NO.- 112, BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700070 HAS BEEN 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.
THE STRUCTURAL DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY ACUMEN GEO CONSULTANTS OF 25, NABA ROY LANE, ALIPORE, KOLKATA- 700027, RECOMMENDED & SIGNED BY GEO-TECH ENGINEER DR. SANTOSH KUMAR CHAKRABORTY G.T./167.

NAME OF E.S.E.
MANI BHUSAN CHAKRAVARTI
E.S.E. = 97 (II)

CERTIFICATE FROM L.B.S. :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+THREE STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 54, SOUTH RAYNAGAR, WARD NO.- 112, BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700070 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 3.850 M.(MIN.) WIDE BLACK TOP ROAD ON THE NORTHERN SIDE & 2.050 M. WIDE CEMENT CONCRETE ROAD ON THE EASTERN SIDE CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

NAME OF L.B.S.
SISAB MAITY
L.B.S. 1620

BUILDING PERMIT NUMBER : 2023110356

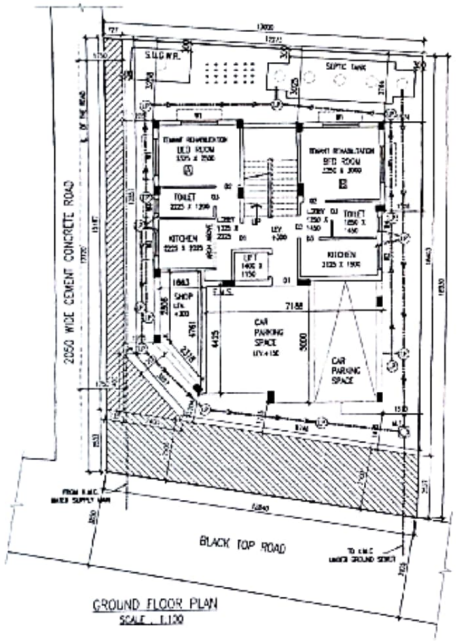
SANCTION DATE : 24.01.2024

VALID UPTO : 23.01.2029

MODHU SUDAN HALDER
Digitally signed by MODHU SUDAN HALDER
Date: 2024.01.24 11:30:36 +05'30'

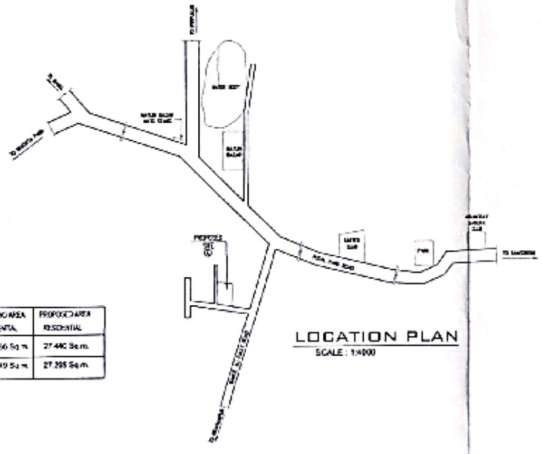
DIGITAL SIGNATURE OF A.E/ BR -XI

Sheet no. (2/2)



GROUND FLOOR PLAN
SCALE : 1:100

NAME OF TENANT	EXISTING AREA RESIDENTIAL	PROPOSED AREA RESIDENTIAL
SANDEEP DAS	29.766 Sq.m.	27.440 Sq.m.
GITA PAUL	29.849 Sq.m.	27.255 Sq.m.



LOCATION PLAN
SCALE : 1:4000

PART - A STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO	31-112-13-0054-7
2. DETAILS OF REGISTERED DEED	BOOK = I, VOLUME = 56, BEING NO. = 1340, PAGE - 80 TO 86, YEAR - 1975, A.D.S.R. ALIPORE, 24 PARGANAS, DATE = 07/05/1975
3. DETAILS OF REGISTERED BOUNDARY DECLARATION DEED	BOOK = I, VOLUME = 1604-2023, BEING NO = 160414930, PAGE - 458291 TO 458307, YEAR -2023, D.S.R.-IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023
4. DETAILS OF REGISTERED STRIP OF LAND	i) BOOK = I, VOLUME = 1604-2023, BEING NO = 160414932, PAGE - 458255 TO 458272, YEAR -2023, D.S.R.-IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023 ii) BOOK = I, VOLUME = 1604-2023, BEING NO = 160414924, PAGE - 458082 TO 458098, YEAR -2023, D.S.R.-IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023
5. DETAILS OF REGISTERED SPLAY CORNER	BOOK = I, VOLUME = 1604-2023, BEING NO = 160414925, PAGE - 458273 TO 458290, YEAR -2023, D.S.R.-IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023
6. DETAILS OF REGISTERED NON EVICTION OF TENANT	BOOK = I, VOLUME = 1604-2023, BEING = 160414931, PAGE - 458185 TO 458202, YEAR -2023, D.S.R.-IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023
7. DETAILS OF REGISTERED POWER OF ATTORNEY	BOOK = I, VOLUME = 1604-2023, BEING = 160405778, PAGE - 173143 TO 173150, YEAR -2023, D.S.R.-IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 19/05/2023
8. (A) AREA OF THE PLOT OF LAND	= 234.114 Sq.m.
(B) NO OF STORIED INCLUDING BASEMENT IF ANY	G+THREE STORIED
9. NO OF TENANTS	EIGHT (8) NOs.
10. NO OF TENAMENTS	BELLOW 50 Sq.M. - 2 NOs. 50 TO 75 Sq.M. - 6 NOs. 75 TO 100 Sq.M. - 1 NO.

PART - B

1. AREA OF LAND :
AS PER TITLE DEED = 234.114 Sq.m. (3 K. 8 Ch. 0 Sq.ft.)
AS PER B.L. & L.R.O. = 234.671 Sq.m.
2. AS PER BOUNDARY DECLARATION = 235.170 Sq.m.
3. EFFECTIVE LAND AREA = 234.114 Sq.m.
4. ROAD WIDTH = 3.850 m
5. USER GROUP = RESIDENTIAL
6. (i) PERMISSIBLE GROUND COVERAGE (58.864 %) = 137.809 Sq.m.
(ii) PROPOSED GROUND COVERAGE (44.782 %) = 104.840 Sq.m.
7. PROPOSED HEIGHT = 12.500 m.
8. PERMISSIBLE TREE COVER AREA = (419.360 X 0.0025 X 234.114) / 100 = 2.454 Sq.m.
9. PROVIDED TREE COVER AREA = 2.500 Sq.m.
10. NET LAND AREA = 235.170 Sq.M. - 43.187 Sq.M. (STRIP OF LAND) - 2.842 (SPLAY CORNER) = 189.141 Sq.M.
11. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA in m²	LESS LIFT WELL in m²	ACTUAL FLOOR AREA in m²	EXEMPTED AREA In Side Stair & Stair Lobby Area in m²	EXEMPTED AREA In Side Lift Lobby Area in m²	NET FLOOR AREA in m²
GROUND	104.840	0.000	104.840	10.890	1.339	92.611
FIRST	104.840	1.610	103.230	10.890	1.339	91.001
SECOND	104.840	1.610	103.230	10.890	1.339	91.001
THIRD	104.840	1.610	103.230	10.890	1.339	91.001
TOTAL	419.360	4.830	414.530	43.560	5.356	365.614

12. TENAMENT AREA

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m²	No of Tenement	No of Car Required
A	27.328	1.1916	27.440	1	1
B	22.864	1.1916	27.255	1	
A1,A2,A3	43.657	1.1916	52.022	3	
B1,B2,B3	46.616	1.1916	55.548	3	

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN SQ.M	234.114
2. TOTAL REQUIRED CAR PARKING	1
3. CAR PARKING AREA EXEMPTED IN m²	25.000
4. CAR PARKING AREA PROVIDED IN m²	28.375
5. PERMISSIBLE F.A.R	1.75
6. PROPOSED F.A.R	1.455

CALCULATION OF OTHER FEES

7. STAIR HEAD ROOM AREA IN m²	13.420
8. OVER HEAD RESERVOIR AREA IN m²	5.940
9. LIFT MACHINE ROOM AREA IN m²	8.135
10. LIFT STAIR AREA IN m²	2.900
11. TOTAL F.A.R. AREA IN m²	7.500
12. TOTAL LIFT AREA IN m²	4.830
13. TOTAL ADDITIONAL AREA FOR FEES IN m²	38.845
14. RELAXATION OF THE AUTHORITY, IF ANY	
15. ROOF AREA IN m²	104.840
16. SHOP COVERED AREA IN m²	8.721
17. SHOP CARPET AREA IN m²	6.250

ARCHITECTURAL DRAWING

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULES 2009 VIDE OFFICE CIRCULAR NO. 02 OF 2020-21 DATED - 13/06/2020 AT PREMISES NO.-54, SOUTH RAYNAGAR, WARD NO.-112, BOROUGH NO. XI, P.S.-BANSDRONI, KOLKATA- 700070, UNDER THE KOLKATA MUNICIPAL CORPORATION.