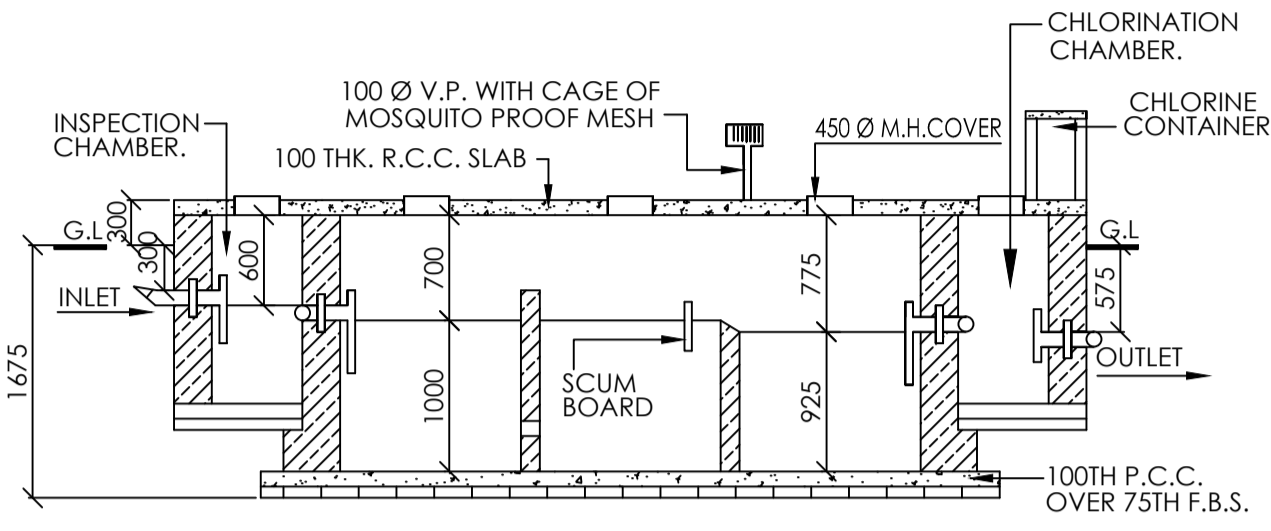
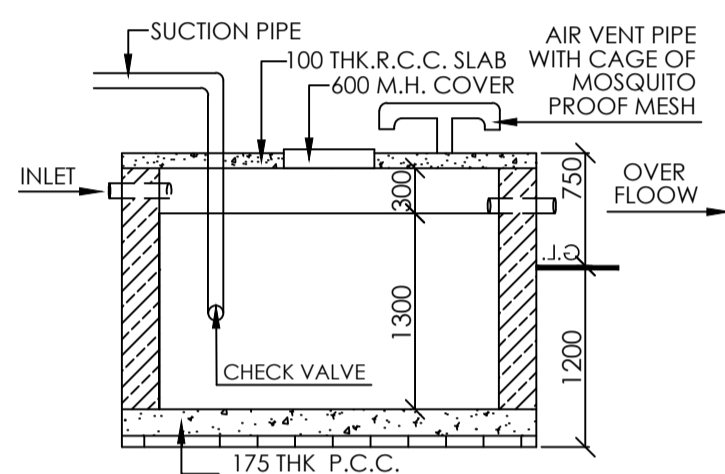


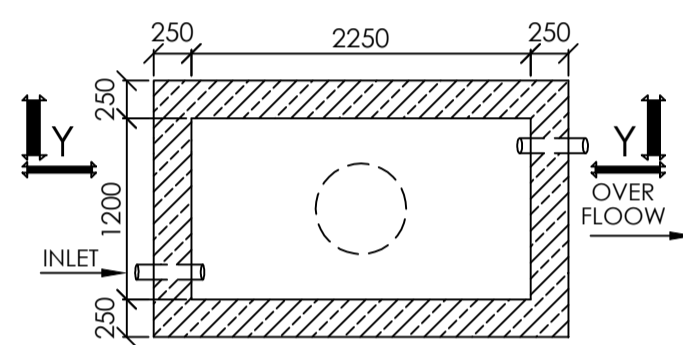
DETAIL OF SEPTIC TANK FOR 35 USERS.  
(SCALE-1:50)



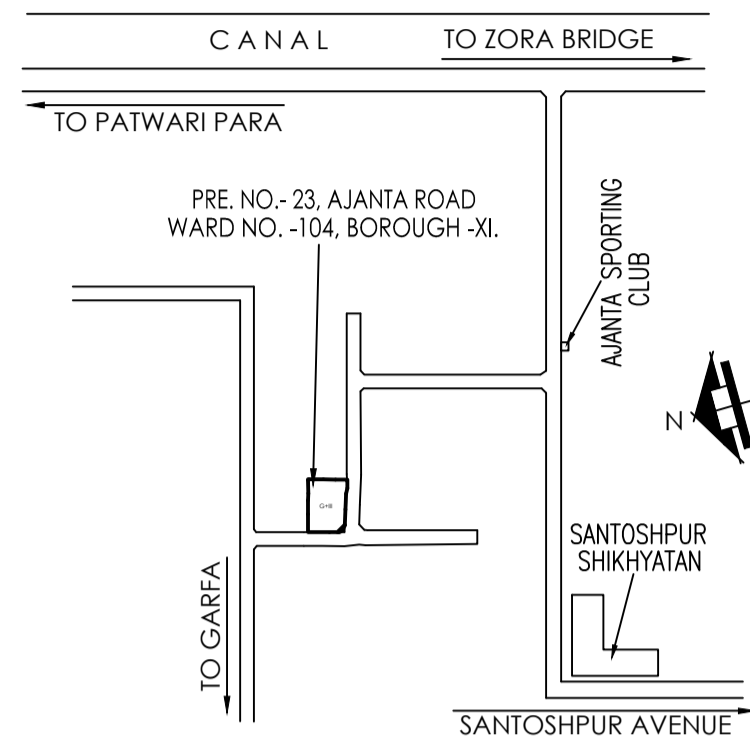
SECTION - X X  
(SCALE-1:50)



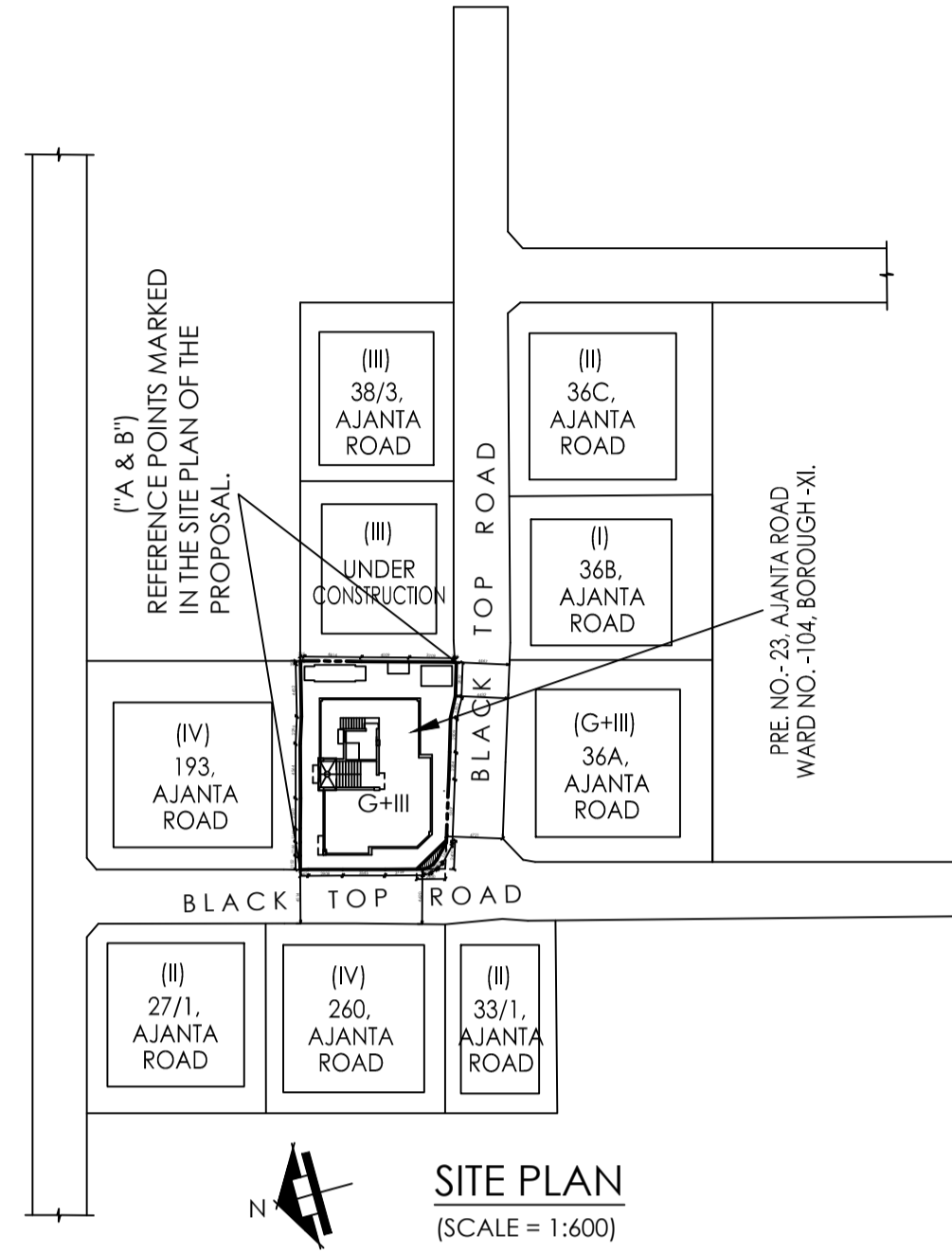
SECTION THROUGH Y Y  
(SCALE-1:50)



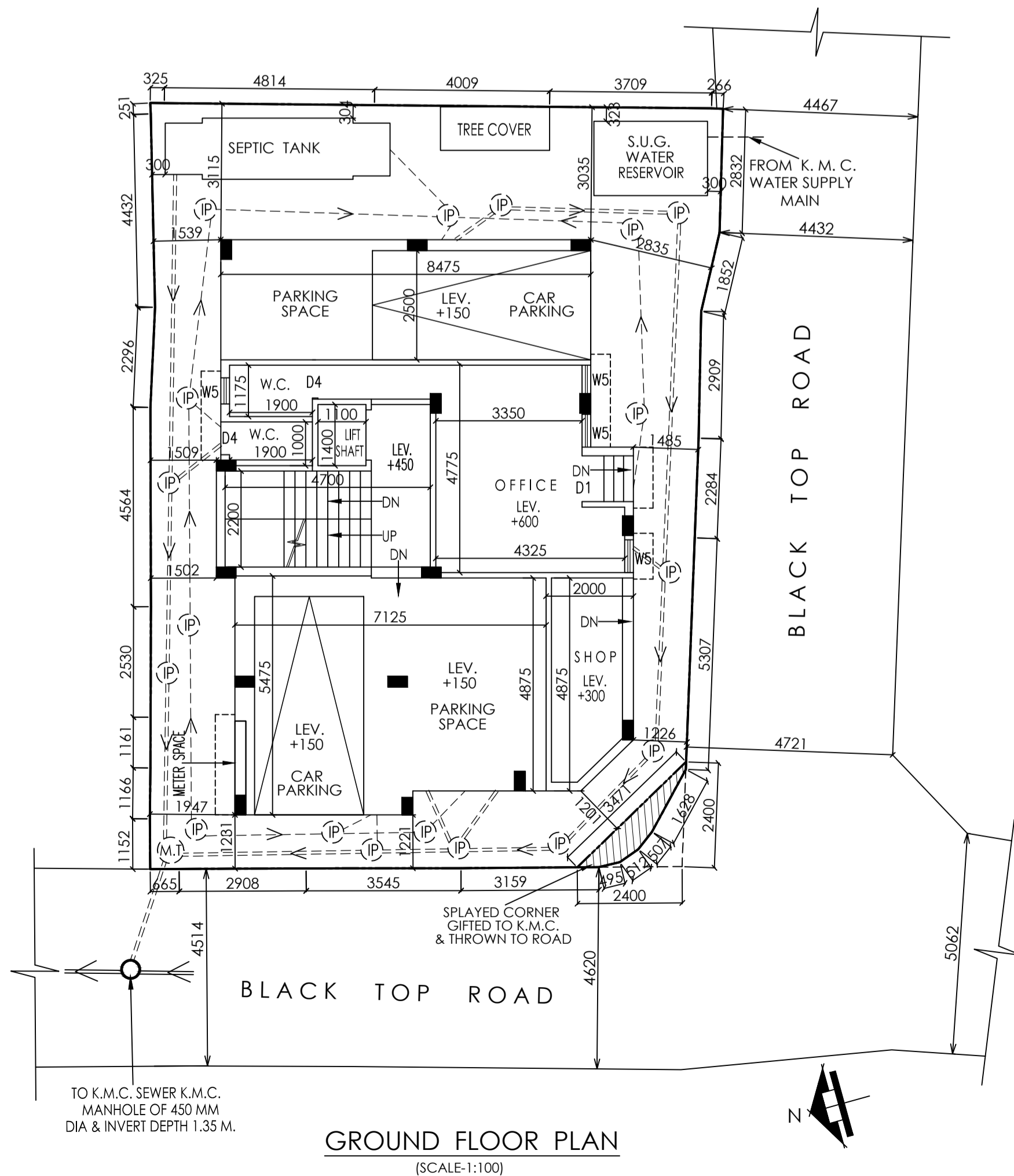
DETAIL OF S.U.G. WATER RESERVOIR (600 GALS.)  
(SCALE-1:50)



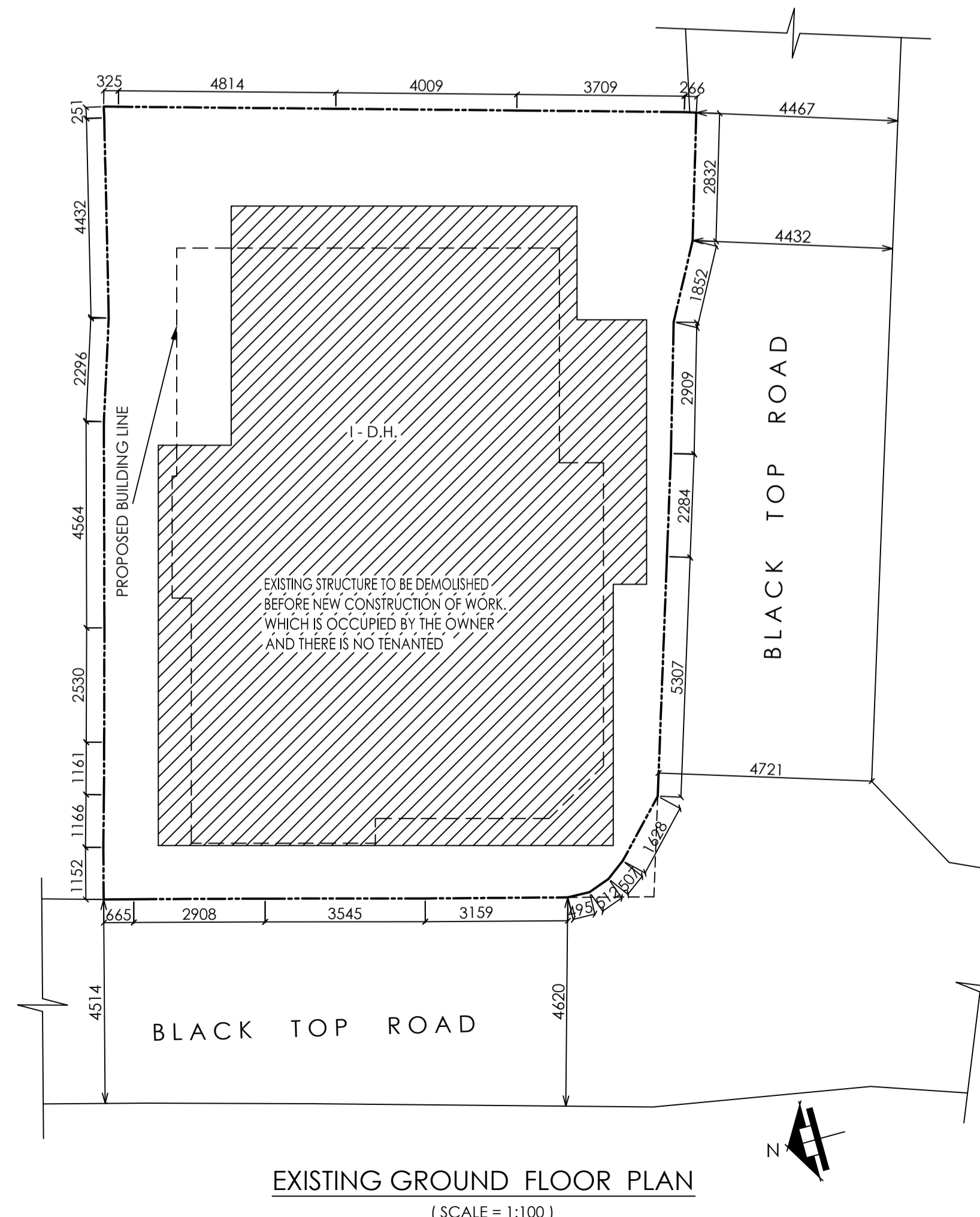
KEY PLAN  
(SCALE = 1:4000)



SITE PLAN  
(SCALE = 1:600)



GROUND FLOOR PLAN  
(SCALE-1:100)



EXISTING GROUND FLOOR PLAN  
(SCALE = 1:100)

**SPECIFICATION**

- STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19mm DOWN STONECHIPS UNLESS OTHERWISE MENTIONED.
- GRADE OF REINFORCEMENTS Fe - 415
- 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 125TH [AVG] LIME TERRACING (2:27) ON ROOF LAID TO SLOPE
- ALL DIMENSION ARE IN mm. UNLESS OTHERWISE MENTIONED.
- 35TH D.P.C. WITH CEMENT CONCRETE (1:1.5 : 3) WITH 6mm DOWN STONECHIPS WITH WATER PROOFING COMPOUND
- 19TH CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
- 12TH CEMENT PLASTER (1:6) TO INTERNAL WALLS.
- 19TH CEMENT PLASTER (1:4) TO BEAM CEILING ETC.
- MARBLE FINISH IN ALL FLOORS.
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
- WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- 500mm CHAJJA PROJECTION.
- DEPTH OF SEPTIC TANK AND S.U.G. WATER RESERVOIR DOES NOT EXCEED THE DEPTH OF BUILDING FOUNDATION

**CERTIFICATE OF GEO - TECHNICAL ENGINEER.**

UNDERSIGNED HAS INSPECTED THE SITE AND FOUND THAT THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BY OWNER BEFORE STARTING OF NEW CONSTRUCTION. THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

MR. KALLOL KR. GHOSHAL (GEO-TECH NO.- 1/49)  
NAME OF GEO-TECHNICAL ENGINEER.

**CERTIFICATE OF OWNER.**

I HEREBY DECLARE 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. 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 KMC 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.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. ALL FLOORS ARE MARBLE FINISHED, THE PLOT HAS BEEN IDENTIFIED BY ME DURING JOINT DEPARTMENTALLY INSPECTION.

CALCUTTA SHELTER PVT. LTD DIRECTORS OF SRI SAMITAVA DUTTA & MRS. MAYA DUTTA & C/A of 1. PRADIP KUMAR SENGUPTA  
2. PRASANTA SENGUPTA 3. PRANAB KUMAR SENGUPTA  
4. PARTHA SENGUPTA 5. MALA SENGUPTA 6. TAPAS KUMAR SENGUPTA  
NAME OF APPLICANT

**CERTIFICATE OF STRUCTURAL ENGINEER.**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE MEMBERS OF PROPOSED BUILDING WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BY OWNER BEFORE STARTING OF NEW CONSTRUCTION. THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

MONI BHUSAN CHAKRAVARTI (E.S.E - II / 97 )  
NAME OF STRUCTURAL ENGINEER.

**CERTIFICATE OF L.B.S.**

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE BOUNDARY OF THE SITE IS BOUNDED BY BOUNDARY WITH WALLS ON ALL SIDES AND THAT THE DIMENSIONS OF THE BOUNDARY CONFORMS WITH THAT SHOWN IN THE DRAWING. ROAD WIDTH 4.514 M. (MIN.) WIDE BLACK TOP ROAD EASTERN SIDE AND 4.432 M. (MIN.) WIDE BLACK TOP ROAD SOUTHERN SIDE. THE SITE PLAN AND KEY PLAN CONFORM WITH THE DRAWING, SIGNATURE OF APPLICANT IS AUTHENTICATED BY ME. THE PLOT IS SINGLE STORIED EXISTING STRUCTURE AND THERE IS NO TENANTED.

MONI BHUSAN CHAKRAVARTI (L.B.S.- I / 538 )  
NAME OF L.B.S.

**CO-ORDINATE IN W.G.S. 84 AND SITE ELEVATION (A.M.S.L)**

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL.	CO-ORDINATE IN W.G.S. 84		SITE ELEVATION (A.M.S.L)
	LATITUDE	LONGITUDE	
"A, B, C, D"	22°29'28"N	88°23'19"E	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 K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

CALCUTTA SHELTER PVT. LTD DIRECTORS OF SRI SAMITAVA DUTTA & MRS. MAYA DUTTA & C/A of 1. PRADIP KUMAR SENGUPTA 2. PRASANTA SENGUPTA 3. PRANAB KUMAR SENGUPTA 4. PARTHA SENGUPTA 5. MALA SENGUPTA 6. TAPAS KUMAR SENGUPTA  
NAME OF APPLICANT

MONI BHUSAN CHAKRAVARTI (L.B.S.- I / 538 )  
NAME OF L.B.S.

**DETAILS OF CONVERSION :- (AS BASTU)**

- Memo No. :- 17/1909/CON CERTIFICATE/BLLRO/S24-PGS./KOL/2024. Dt.- 02.07.2024
  - Memo No. :- 17/1910/CON CERTIFICATE/BLLRO/S24-PGS./KOL/2024. Dt.- 02.07.2024
  - Memo No. :- 17/1911/CON CERTIFICATE/BLLRO/S24-PGS./KOL/2024. Dt.- 02.07.2024
  - Memo No. :- 17/1912/CON CERTIFICATE/BLLRO/S24-PGS./KOL/2024. Dt.- 02.07.2024
  - Memo No. :- 17/1913/CON CERTIFICATE/BLLRO/S24-PGS./KOL/2024. Dt.- 02.07.2024
  - Memo No. :- 17/1914/CON CERTIFICATE/BLLRO/S24-PGS./KOL/2022. Dt.- 02.07.2024
- {B.L.L.R.O. LAND AREA - (0.0091 X 6)}

**AREA STATEMENT OF THE PLAN PROPOSAL**

- PART - A.
- a. ASSESSEE NO. - 31 - 104 - 01 - 0023 - 8
- b. NAME OF THE OWNERS :- 1. PRADIP KUMAR SENGUPTA 2. PRASANTA SENGUPTA 3. PRANAB KUMAR SENGUPTA 4. PARTHA SENGUPTA 5. MALA SENGUPTA 6. TAPAS KUMAR SENGUPTA
- c. NAME OF THE C.A. :- CALCUTTA SHELTER PVT. LTD DIRECTORS OF SRI SAMITAVA DUTTA & MRS. MAYA DUTTA
- d. DETAILS OF REGISTERED DEED - BOOK NO. - I, VOLUME - 45, PAGES - 39 TO 45 BEING NO.- 1482, DATE - 18/03/1968, S.R. OF ALIPURE, SOUTH 24-PARGANAS, WEST BENGAL.
- e. DETAILS OF BOUNDARY DECLARATION - BOOK NO. - I, VOLUME - 1603-2024, PAGES 301320 TO 301333, BEING NO.- 160311495, DATE - 15.07.2024, D.S.R.-III, SOUTH 24-PARGANAS WEST BENGAL.
- f. DETAILS OF SPLAYED CORNER - BOOK NO. - I, VOLUME - 1603-2024, PAGES 301409 TO 301422, BEING NO.- 160311495, DATE - 15.07.2024, D.S.R.-III, SOUTH 24-PARGANAS WEST BENGAL.
- g. DETAILS OF POWER OF ATTORNEY - BOOK NO. - I, VOLUME - 1603-2023, PAGES 113208 TO 113230, BEING NO.- 160304070, DATE - 16.03.2023, D.S.R.-III, SOUTH 24-PARGANAS WEST BENGAL.

- PART - B.
1. LAND OF AREA = AS PER TITLE DEED - 03 K.- 04 CH.- 23 SFT. = 219.528 Sqm.
- AS PER B.L.L.R.O. LAND AREA - 220.922 Sqm.
- AS PER BOUNDARY DECLARATION - 03 K.- 04 Ch.- 2.440 Sft. = 217.618 Sqm.
- AREA OF SPLAYED CORNER - 1.475 Sqm.
2. PERMISSIBLE GROUND COVERAGE - = 129.293 Sqm. (59.413 %)
3. PROPOSED GROUND COVERAGE - = 114.899 Sqm. (52.798 %)

5. PROPOSED AREA :

FLOOR	TOTAL AREA (SQM.)	LIFT LOBBY (SQM.)	LIFT WELL (SQM.)	STAIR WAY (SQM.)	NET FLOOR AREA (SQM.)
GR. FL.	114.899	2.059	0.000	10.340	102.500
1st. FL.	114.899	2.059	1.540	10.340	100.960
2nd. FL.	114.899	2.059	1.540	10.340	100.960
3rd. FL.	114.899	2.059	1.540	10.340	100.960
TOTAL.	459.596	8.236	4.620	41.360	405.380

6. PARKING CALCULATION.

A)

TENEMENT SIZE					
UNIT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA	TENEMENT NUMBER	REQUIRED PARKING
UNIT-A	46.609 Sqm.	9.137 Sqm.	55.746 Sqm.	ONE	N.A.
UNIT-B	53.584 Sqm.	10.504 Sqm.	64.088 Sqm.	ONE	
UNIT-C	33.740 Sqm.	6.614 Sqm.	40.354 Sqm.	TWO	
UNIT-D	33.703 Sqm.	6.607 Sqm.	40.310 Sqm.	TWO	
UNIT-E	32.749 Sqm.	6.420 Sqm.	39.169 Sqm.	TWO	
COVERED AREA				CARPET AREA	
SHOP	9.048 Sqm.		7.079 Sqm.		NIL
OFFICE	26.533 Sqm.		22.322 Sqm.		NIL
TOTAL REQUIRED PARKING =					1 NO.

- B) Nos. OF PARKING PROVIDED = TWO
- C) PERMISSIBLE AREA FOR PARKING
- I) GROUND FLOOR = 25 Sqm.
- J) BASEMENT = N.A
- D) ACTUAL AREA OF PARKING PROVIDED
- I) GROUND FLOOR = 59.898 Sqm.
- J) BASEMENT = N.A
- 7) PERMISSIBLE F.A.R - 1.75
- 8) PROPOSED F.A.R - 1.748
- 9) ADDITIONAL AREA FOR FEES - 30.745 Sqm.
- 10) TREE COVER AREA - 2.500 Sqm.
- 11) STAIR COVER AREA = 13.037 Sqm.
- 12) LIFT MACHINE ROOM AREA = 8.107 Sqm.
- 13) LIFT STAIR = 2.903 Sqm.
- 14) O. H. WATER TANK = 4.050 Sqm.

10.) STATEMENT OF OTHER AREA S FOR FEES.

FLOOR	CUPBOARD	LOFT
GR. FLOOR	N.A.	N.A.
1st. FLOOR.	1.450 Sqm.	1.498 Sqm.
2nd FLOOR.	1.875 Sqm.	N.A.
3rd FLOOR.	1.875 Sqm.	N.A.
TOTAL.	5.200 Sqm.	1.498 Sqm.

TITLE :- ARCHITECTURAL DRAWING FOR K.M.C. APPROVAL.

**PROPOSED G+THREE (G+III) STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 & K.M.C. BUILDING RULES 2009, AT PREMISES NO.- 23, AJANTA ROAD, WARD- 104, BOROUGH -XI, KOLKATA -700 075, P.S.- SURVEY PARK, L. R. DAG NO.-741, L. R. KHATIAN NO.-1936 TO 1941, J. L. NO.-22, MOUZA-SANTOSH PUR.**

SHEET 1 OF 2

B.P. NO.- 2024110161

SANCTION DATE- 02.09.2024

VALID UPTO- 01.09.2029

DIGITAL SIGNATURE OF A.E.

NOT APPLICABLE  
DIGITAL SIGNATURE OF E.E.