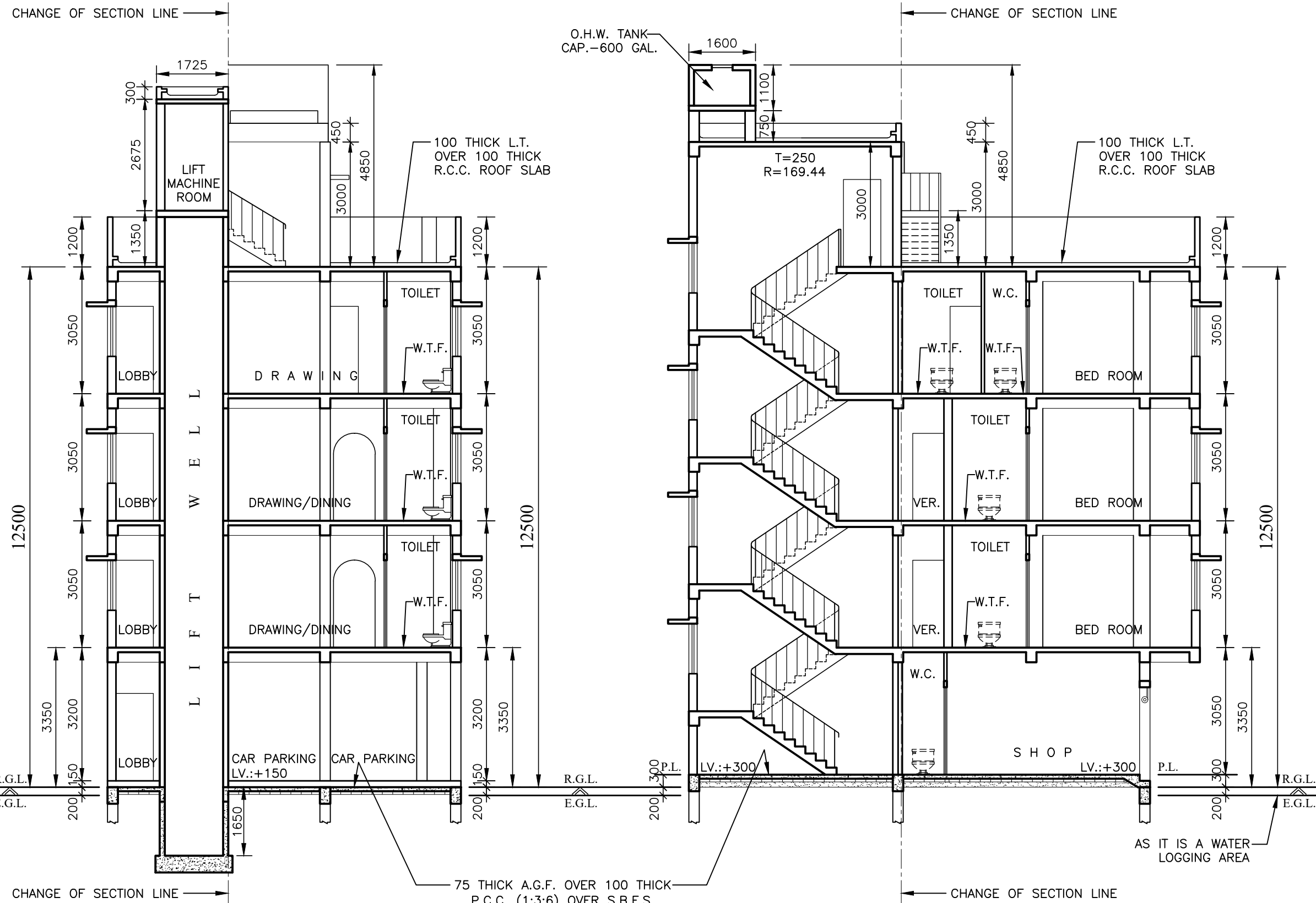
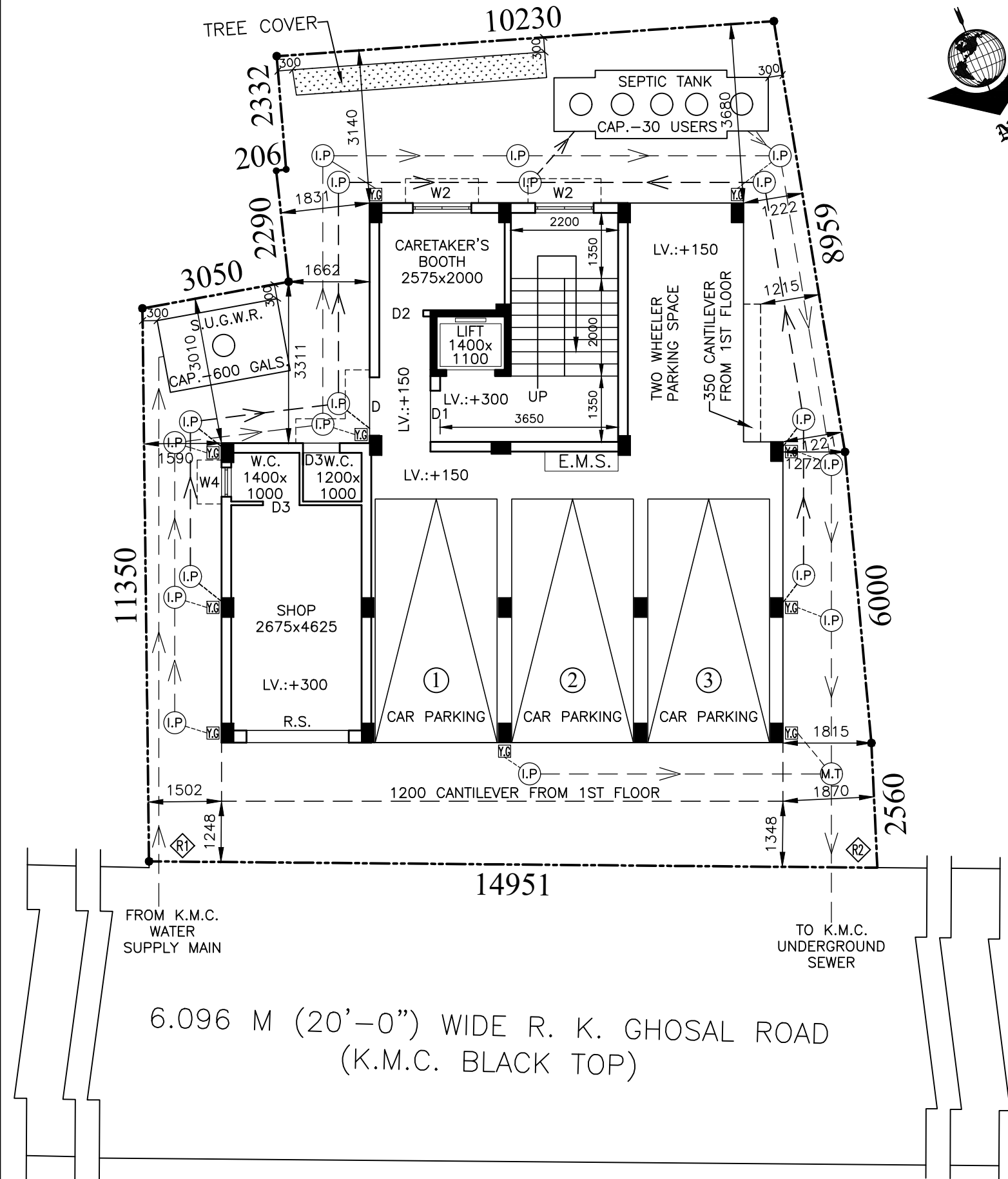


FRONT SIDE ELEVATION
SCALE - 1:100

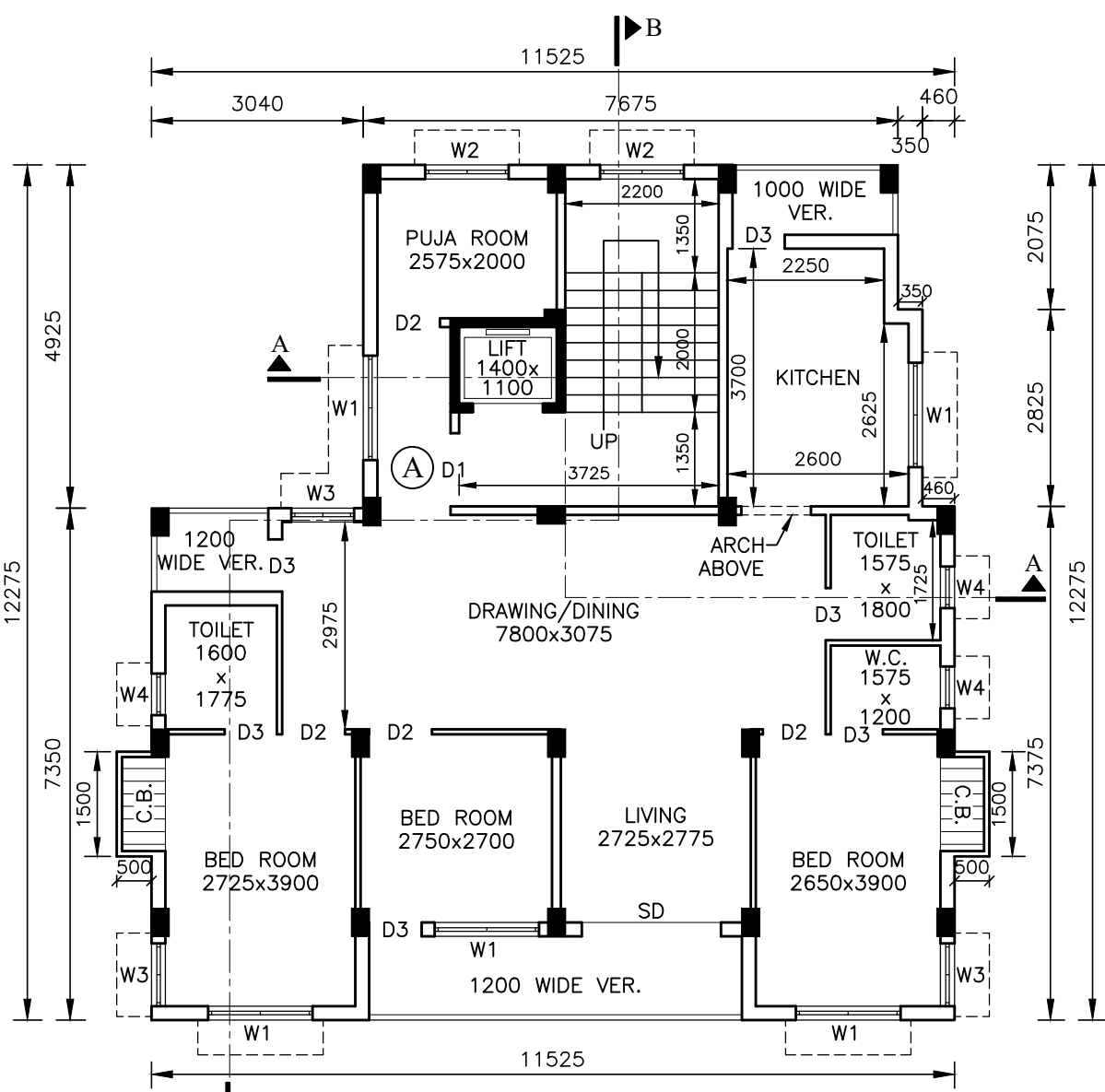


SECTION - 'A - A'
SCALE-1:100

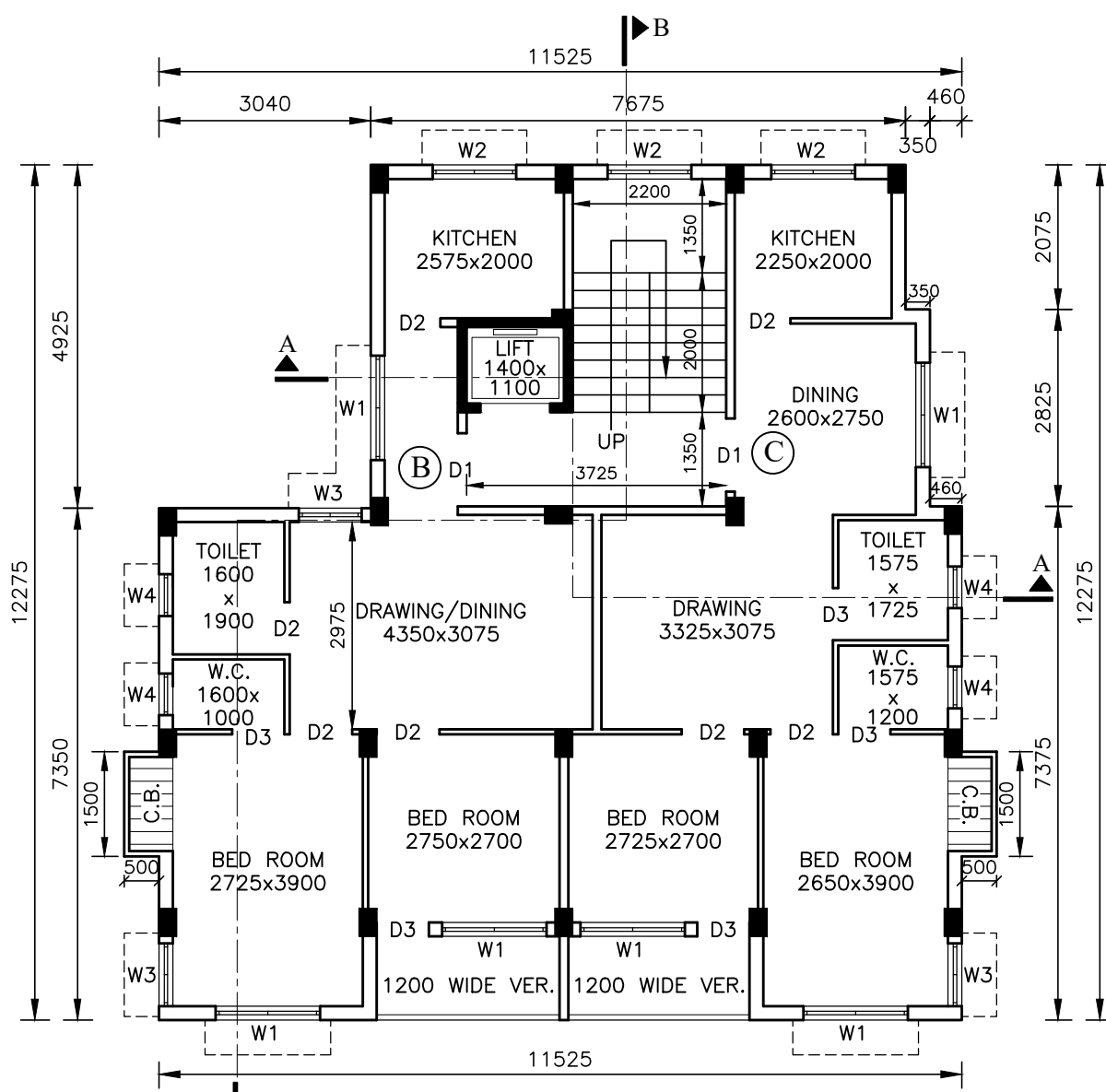
SECTION - 'B - B'
SCALE-1:100



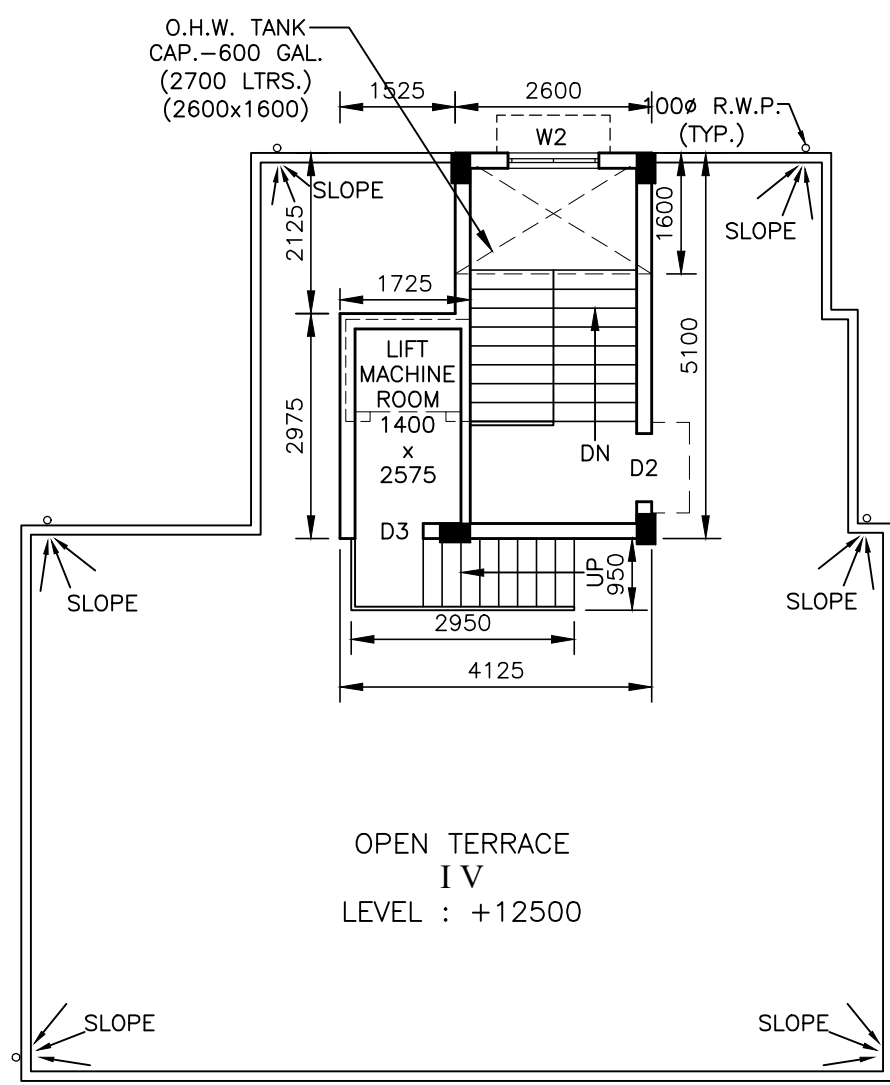
GROUND FLOOR PLAN
SCALE-1:100



TYPICAL FLOOR PLAN
(1ST & 2ND FLOOR)
SCALE-1:100



3RD FLOOR PLAN
SCALE-1:100



ROOF PLAN
SCALE-1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSEESSEE No. : 21-091-15-0072-3
- NAME OF OWNER : SRI SEKHAR BANERJEE
- NAME OF APPLICANT : SRI ASHUTOSH DAS PROPRIETOR OF A DAS & Co. AS C.A. OF SRI SEKHAR BANERJEE
- DETAILS OF REGISTERED DEED :
BOOK No. : I VOL. No. : 99 PAGE No. : 277 - 285
BEING No. : 3967 DATE : 31.07.1981 PLACE : S.R., 24 PGS.(S)
- DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No.:1603-2024 PAGE No.: 65248-65259
BEING No.:160302650 DATE : 21.02.2024 PLACE:D.S.R. III, 24 PGS.(S)
- DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : I VOL. No.:1603-2023 PAGE No.: 507722-507733
BEING No.:160318582 DATE : 04.12.2023 PLACE:D.S.R. III, 24 PGS.(S)
- No. OF STOREY = G+111
- No. OF TENEMENTS = 4 Nos.
- SIZE OF TENEMENTS : 50-75 SQM=2 Nos. & ABOVE 100 SQM=2 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1200	2100	W1	1500	1200
D1	1050	2100	W2	1200	1200
D2	900	2100	W3	1000	1200
D3	800	2100	W4	600	600
D4	750	2100			
SD	2000	2100			

SPECIFICATIONS

- ALL GRADE OF CONCRETE - M20.
- ALL GRADE OF STEEL - Fe 500.
- ALL OUTER WALL - 200 MM THICK 1:6 MORTAR.
- ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
- ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.
- BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
- ALL OTHER MATERIALS USED AS PER IS CODE :
a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION ON WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY.
b) ALL DIMENSIONS ARE IN MM.
- DEPTH OF S.U.G.W.R. AND SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION.

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARJYOTI ROY
G.T.E.- CLASS - I/ 50

NAME OF GEO-TECH. ENGINEER

DECLARATION OF L.B.S.

CERTIFIED 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 CONDITIONS, INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND WHICH HAS BEEN MEASURED AND VERIFIED BY ME.

- THE PLOT IS WITH EXISTING STRUCTURE AND DEMARCATED BY BOUNDARY WALL.IT IS FULLY OCCUPIED BY THE OWNERS AND THERE IS NO TENANT.
- IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK
- THE CONSTRUCTION OF U.G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION.

SWADESH KUMAR MANDAL
L.B.S. - CLASS - I/ 1245

NAME OF L.B.S.

DECLARATION OF OWNER / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTIONS 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 AND 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 COMPLETED UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THERE IS NOT ANY COURT CASE PENDING AGAINST THIS PREMISES.

SRI ASHUTOSH DAS
PROPRIETOR OF A DAS & Co.
AS CONSTITUTED ATTORNEY OF SRI SEKHAR BANERJEE

NAME OF OWNER / APPLICANT

NAME OF OWNER(S)/APPLICANT(S) : SRI ASHUTOSH DAS PROPRIETOR OF A DAS & Co. AS C.A. OF SRI SEKHAR BANERJEE
AREA OF LAND : 225.749 SQM
NAME OF L.B.S./ARCHITECT : SWADESH KUMAR MANDAL (L.B.S./I/1245)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
R1	22°30'56" NORTH	88°22'43" EAST
R2	22°30'56" NORTH	88°22'43" EAST

PART-B:

- AREA OF LAND : AS PER TITLE DEED & ASSESSMENT RECORD (03 K-06 CH-00 SFT) = 225.753 SQM
- AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) = (03 K - 05 CH - 44.96 SFT) = 225.749 SQM
- AREA OF SPLAY CORNER = NA
- AREA OF STRIP = NA
- NET LAND AREA = 225.749 SQM
- (i) PERMISSIBLE GROUND COVERAGE (59.14%) = 133.512 SQM
(ii) PROPOSED GROUND COVERAGE (54.71%) = 123.517 SQM
- PROPOSED HEIGHT = 12.500 M
- DEPTH OF BUILDING = 12.275 M
- FRONTAGE OF PLOT = 14.951 M
- No. OF TREE = 6 Nos. & TREE COVER AREA = 2.714 SQM (1.20%)
- AREA OF EXISTING STRUCTURES = 252.016 SQM

12. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	108.698	-	0.000	108.698	10.340	1.957	96.401
1ST FLOOR	123.517	-	1.540	121.977	10.340	2.059	109.578
2ND FLOOR	123.517	-	1.540	121.977	10.340	2.059	109.578
3RD FLOOR	123.517	-	1.540	121.977	10.340	2.059	109.578
TOTAL	479.249	-	4.620	474.629	41.360	8.134	425.135

13. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (No.)
A	108.810	22.962	131.772	2	2
B	54.612	11.528	66.140	1	
C	54.198	11.440	65.638	1	

(B) MERCANTILE RETAIL :

- SHOP BUILT-UP AREA = 17.132 SQM
- SHOP CARPET AREA = 14.353 SQM (REQUIRED CAR PARKING = NA)
- TOTAL REQUIRED CAR PARKING = 2 Nos.
- TOTAL PROVIDED CAR PARKING = 3 Nos.
- PERMISSIBLE AREA FOR PARKING = 50.000 SQM
- PROVIDED AREA OF PARKING = 62.163 SQM
- PERMISSIBLE F.A.R = 1.75
- PROPOSED F.A.R = (425.135 - 50.000) / 225.749 = 1.662 < 1.75
- OVER HEAD TANK AREA = 4.160 SQM
- STAIR HEAD ROOM AREA = 12.665 SQM
- LIFT MACHINE ROOM AREA = 5.132 SQM
- LIFT MACHINE ROOM STAIR AREA = 2.803 SQM
- TERRACE AREA = 123.517 SQM
- AREA OF CUPBOARD = (0.750 x 6 Nos.) = 4.500 SQM
(HEIGHT OF CB NOT MORE THAN 2.10M)
- ADDITIONAL AREA FOR FEES = (12.665+5.132+2.803+4.500) = 25.100 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
SOIL TESTING HAS BEEN DONE BY SRI BHASKARJYOTI ROY ("M/S GEO STARY", 50, CHIT KALKAPUR, P.O.-MUKUNDAPUR, P.S.-EAST JADAVPUR, KOLKATA-700099) RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SWADESH KUMAR MANDAL
E.S.E. - CLASS - II/ 399

NAME OF STRUCTURAL ENGINEER

GROUND, 1ST, 2ND & 3RD FLOOR PLANS, ROOF PLAN, SECTION-AA & BB, FRONT SIDE ELEVATION.

PROJECT :

PROPOSED G+111 STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.5 M (U/S - 393 A OF K.M.C. ACT, 1980 AND K.M.C. BUILDING RULES 2009) AT PREMISES No. - 44, RAJKRISHNA GHOSAL ROAD, (ALSO KNOWN AS R.K.GHOSAL ROAD), WARD No. - 91, BOROUGH-X, KOLKATA - 700042, P.S. - KASBA, UNDER THE KOLKATA MUNICIPAL CORPORATION.

PLAN CASE No. - 2023100343

BUILDING PERMIT No.: 2024100013 DATED: 09-APR-2024

VALID UPTO: 08-APR-2029

DIBAKAR CHOWDHURY

Digitally signed by DIBAKAR CHOWDHURY
Date: 2024.04.09 15:47:03 +05'30'

DIGITAL SIGNATURE OF A.E. (C) / BLDG. / BR-X