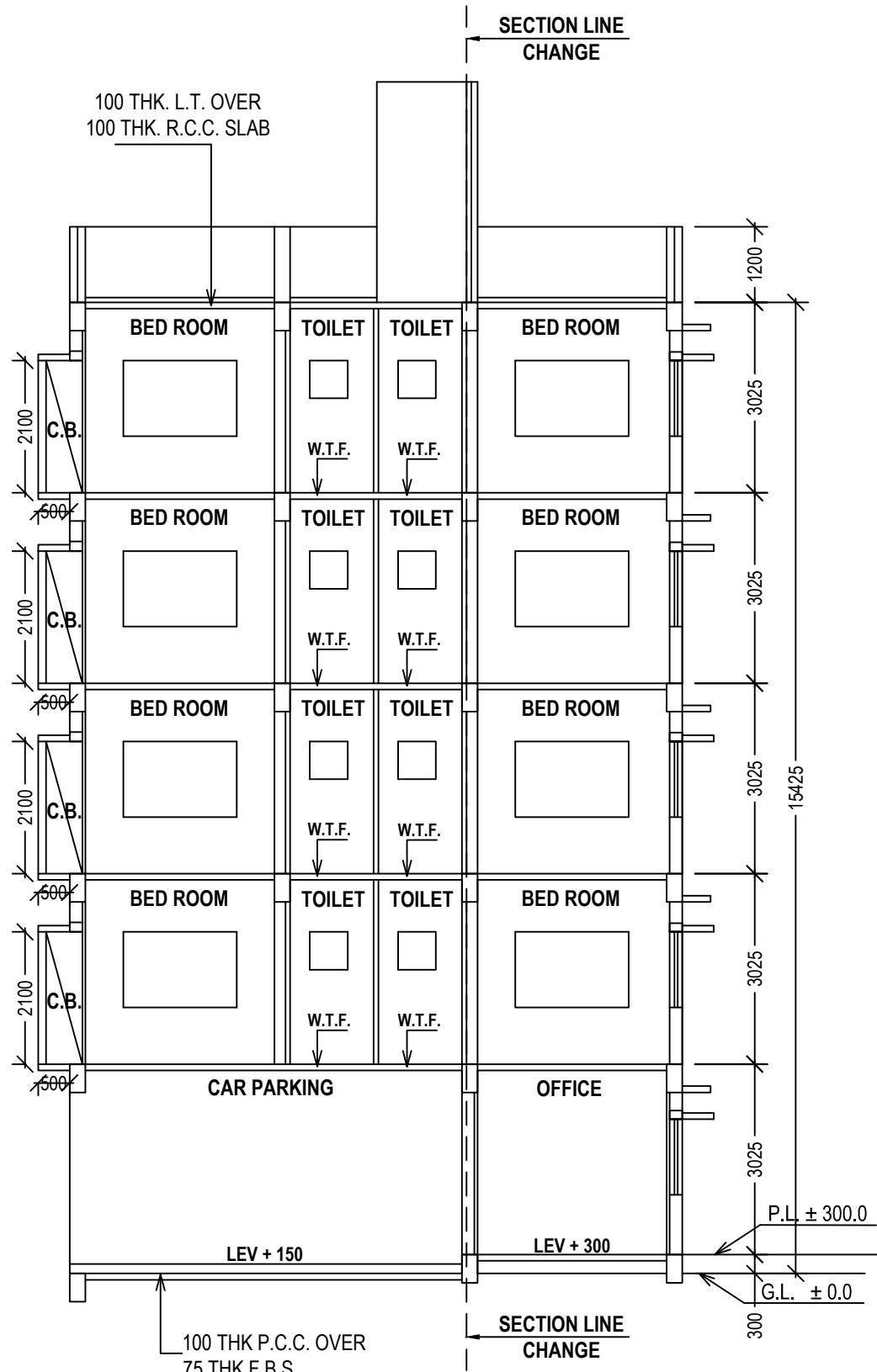


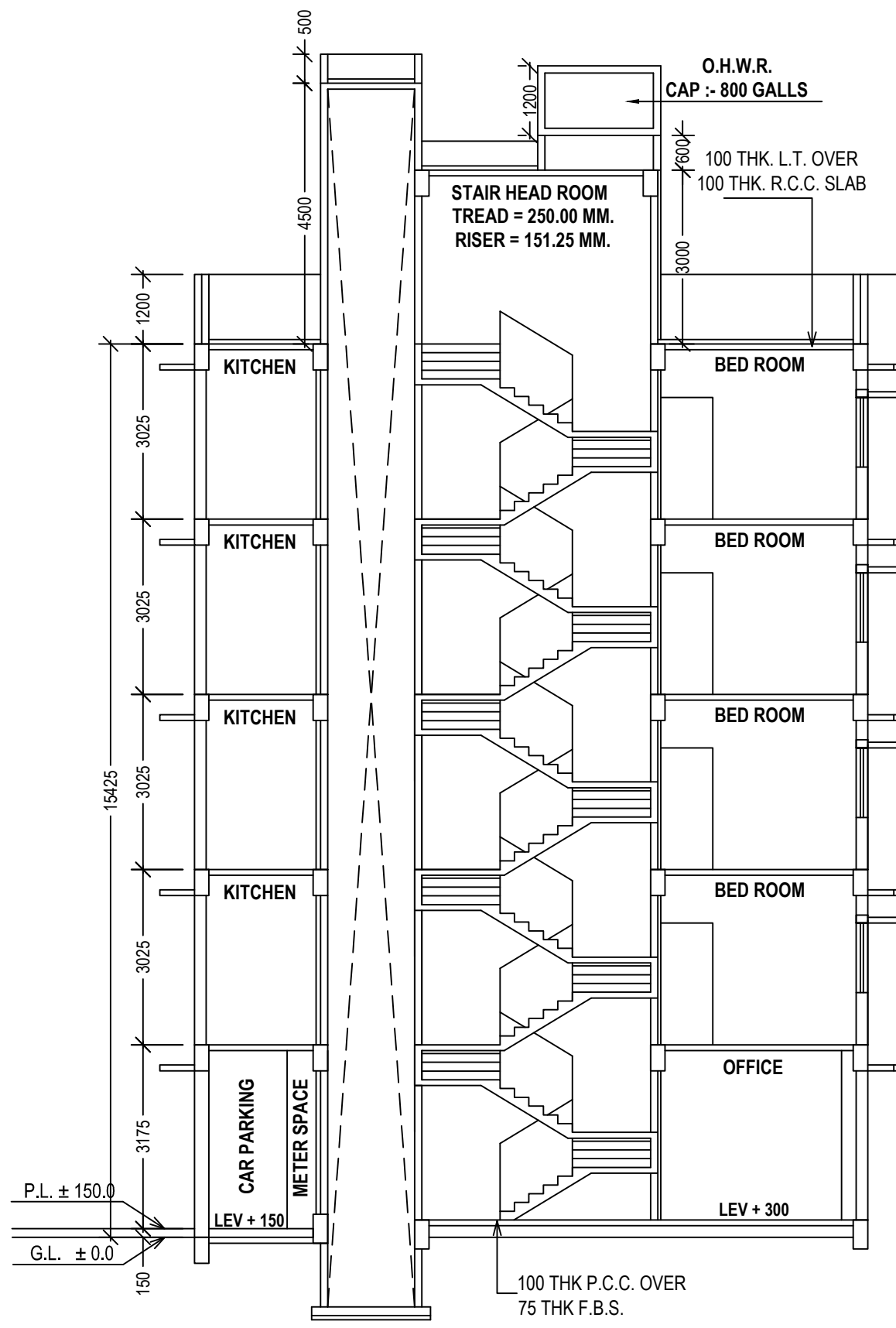
FRONT ELEVATION

SCALE: 1:100



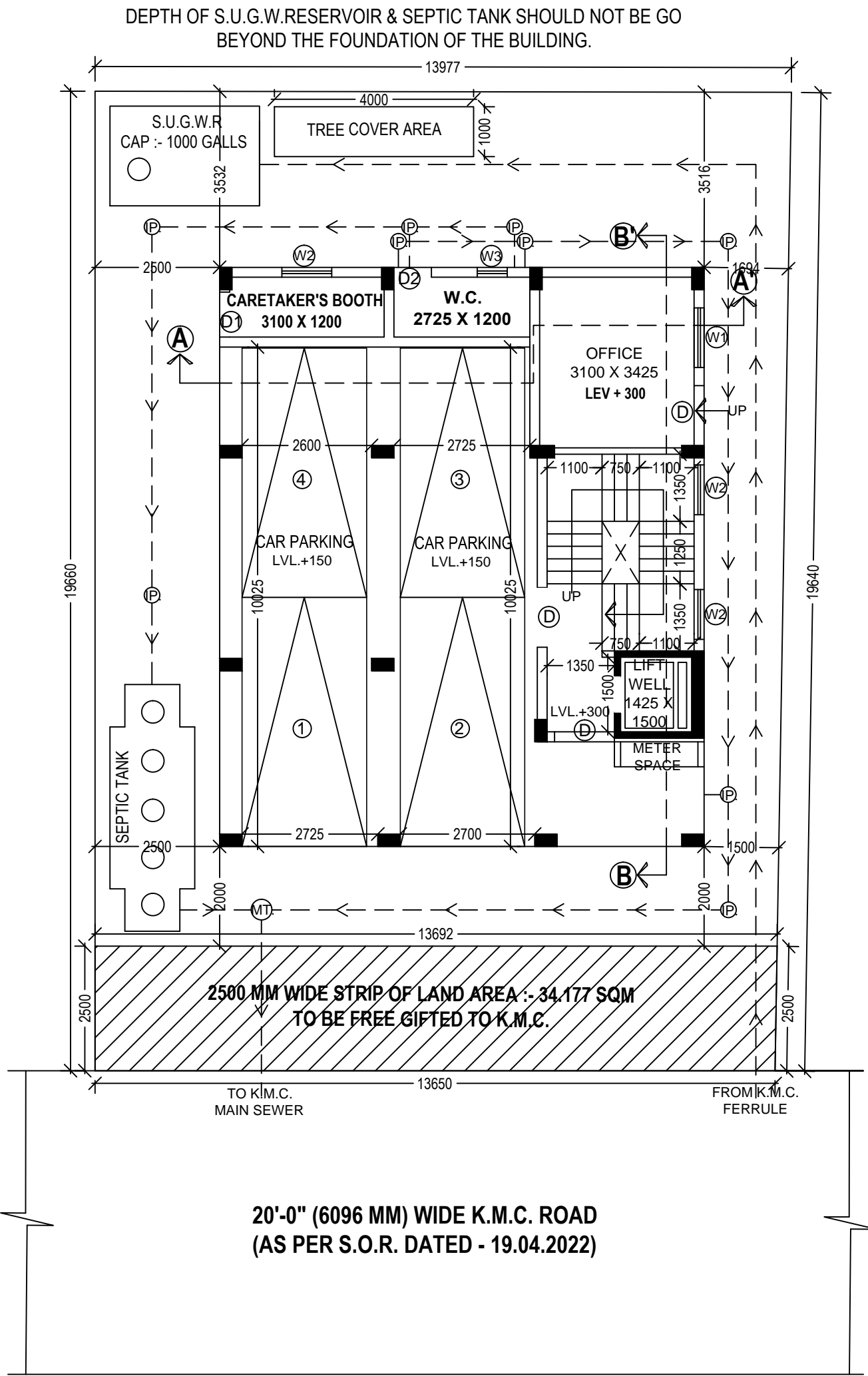
SECTION THROUGH A - A'

SCALE: 1: 100



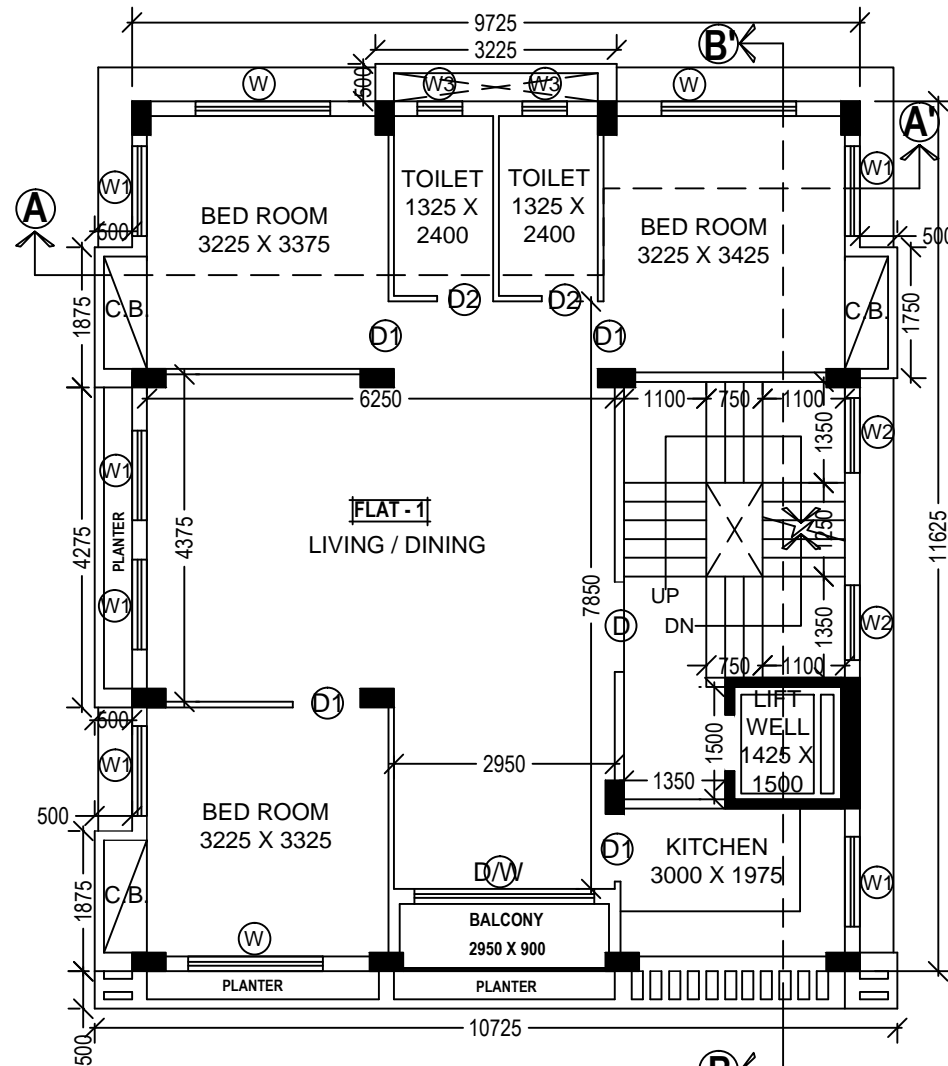
SECTION THROUGH B - B'

SCALE: 1: 100



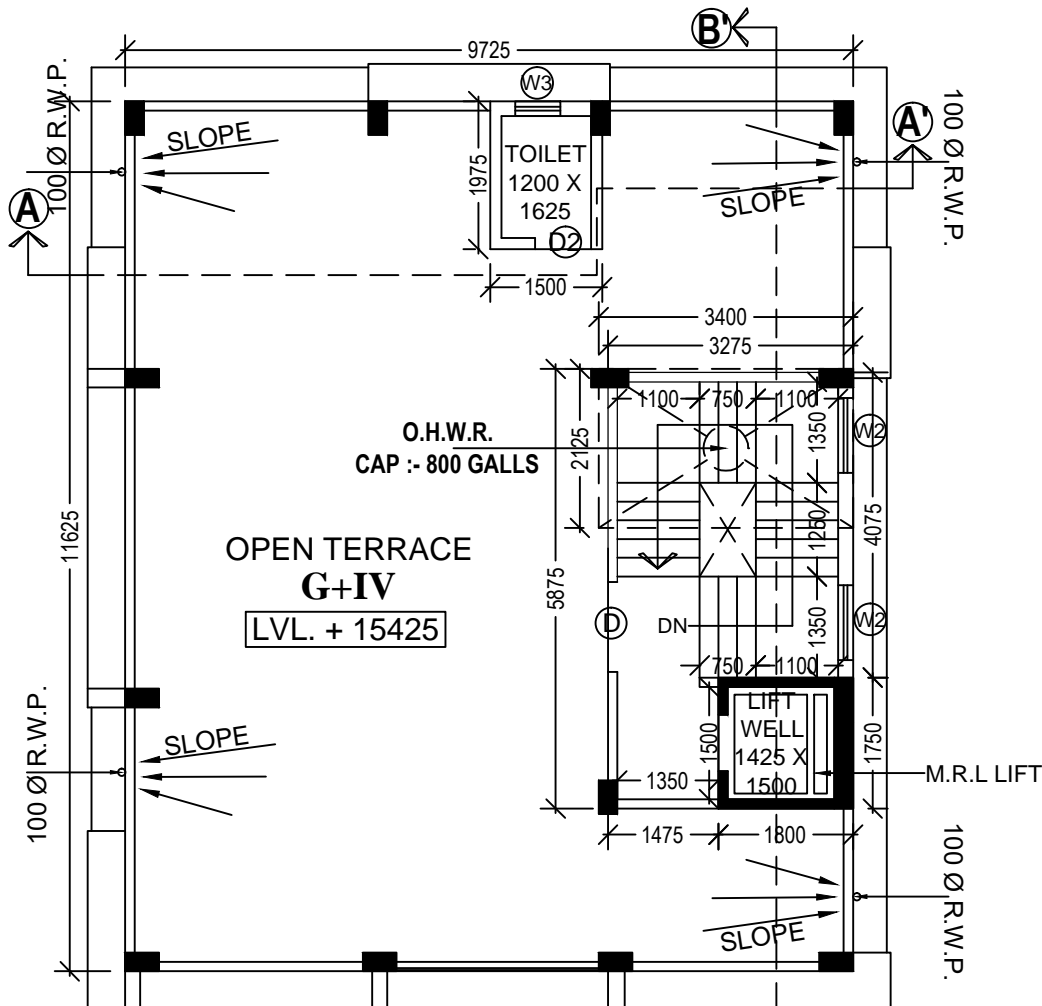
GROUND FLOOR PLAN

SCALE: 1:100



FIRST TO FOURTH FLOOR PLAN

SCALE: 1:100



ROOF PLAN

SCALE: 1:100

CERTIFICATE OF GEO - TECHNICAL 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.

KALLOL KUMAR GHOSHAL  
B.E. (CIVIL), M.I.E.  
CHARTERED ENGINEER  
G.T.E. - 14(II)

SIG. OF GEO-TECHNICAL ENGINEER

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1200	2100	W	1800	1200
D1	900	2100	W1	1200	1200
D2	750	2100	W2	1000	1200
DW	2400	2100	W3	600	600

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.  
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH  
1:4 CEMENT MORTAR JOINTS.  
STEEL Z- SECTION WINDOWS.  
CAST-IN-SITU MARBLE FLOORING.  
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.  
WATER PROOFING TREATMENT.  
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

<b>1. ASSESSE NO: 210930805531</b>		
BOOK NO : I	VOL. NO : 18	PAGE NO : 258 TO 265
BEING NO : 852	DATED : 05.02.1958	PLACE : SUB-REGISTRAR ALIPORE SADAR
<b>3. DETAIL OF REGISTERED BOUNDARY DECLARATION .</b>		
BOOK NO : I	VOL. NO : 1603-2021	PAGE NO : 366815 TO 366832
BEING NO : 160312640	DATED : 07.12.2021	PLACE : D.S.R. - III SOUTH 24-PARGANAS
<b>4. DETAIL OF REGISTERED STRIP OF LAND .</b>		
BOOK NO : I	VOL. NO : 1603-2021	PAGE NO : 366796 TO 366814
BEING NO : 160312632	DATED : 07.12.2021	PLACE : D.S.R. - III SOUTH 24-PARGANAS
<b>5. DETAIL OF REGISTERED POWER OF ATTORNEY .</b>		
BOOK NO : I	VOL. NO : 1603-2021	PAGE NO : 320831 TO 320860
BEING NO : 160311890	DATED : 24.11.2021	PLACE : D.S.R. - III SOUTH 24-PARGANAS
<b>6. a) AREA OF LAND (Physical)</b>		<b>: 4K-00CH-41.608SFT = 271.424 SQM</b>
<b>b) NO OF STOREY</b>		<b>: G+IV</b>
<b>7. a) NO. OF TENAMENTS</b>		<b>: 4 NOS.</b>
<b>8. SIZE OF TENAMENTS</b>		<b>: a) 100.0 - 200 Sqm ..... 04 NOS</b>

PART-B:

1. AREA OF LAND AS PER TITLE DEED	= 4K-00CH-42SFT = 271.460 SQM
2. AS PER BOUNDARY DECLARATION	= 4K-00CH-41.608SFT = 271.424 SQM
3. DEDUCTION FOR STRIP OF LAND	= 34.177 SQM
4. NET LAND AREA	= 237.247 SQM
5. (i) PERMISSIBLE GROUND COVERAGE	= 57.619 % = 156.392 SQM
(ii) PROPOSED GROUND COVERAGE	= 41.648 % = 113.044 SQM
6. PROPOSED HEIGHT	= 15.425 MT.
7. PROPOSED AREA	

	GROSS FLOOR AREA BUSINESS RESIDENTIAL	STAIR DUCT	LIFT WELL	FLOOR AREA	STAIR-STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	13.151	99.893		113.044 SQM	10.715 SQM	2.025 SQM	100.304 SQM
1ST FLOOR	113.044 SQM	0.938 SQM	2.138 SQM	109.968 SQM	10.715 SQM	2.025 SQM	97.228 SQM
2ND FLOOR	113.044 SQM	0.938 SQM	2.138 SQM	109.968 SQM	10.715 SQM	2.025 SQM	97.228 SQM
3RD FLOOR	113.044 SQM	0.938 SQM	2.138 SQM	109.968 SQM	10.715 SQM	2.025 SQM	97.228 SQM
4TH FLOOR	113.044 SQM	0.938 SQM	2.138 SQM	109.968 SQM	10.715 SQM	2.025 SQM	97.228 SQM
TOTAL	565.22 SQM	3.752 SQM	8.552 SQM	552.916 SQM	53.575 SQM	10.125 SQM	489.216 SQM

8. TENEMENTS & CAR PARKING CALCULATION :-

MARKED TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
95.483 SQ.M	22.033 SQ.M	117.516 SQ.M	4	4 NOS

<b>1 (B) BUSINESS:</b>	
(i) OFFICE BUILT-UP AREA = 13.151 SQM.	
(ii) OFFICE CARPET AREA = 10.565 SQM. - REQUIRED CAR PARKING = NIL	
<b>(C) PARKING:</b>	
(i) TOTAL REQUIRED CAR PARKING :- 4 NOS	
(ii) TOTAL PROVIDED CAR PARKING :- 4 NOS	
(iii) PERMISSIBLE AREA FOR PARKING = 100.0 SQ.M.	
(iv) PROVIDED AREA OF PARKING = 69.702 SQ.M.	
<b>9. F.A.R.:</b>	
(i) PERMISSIBLE F.A.R = 1.75	
(ii) PROPOSED F.A.R = (489.216 - 69.702) / 271.424 = 1.546<1.75	
<b>10. MISC AREA:</b>	
(i) STAIR HEAD ROOM AREA :- 15.927 SQ.M.	
(ii) LIFT MACHINE ROOM AREA ( M.R.L.) :- 3.15 SQ.M.	
(iii) TERRACE AREA :- 113.044 SQ.M.	
(iv) RELAXATION OF AUTHORITY, IF ANY :- NA	
(v) OVER HEAD TANK AREA :- 7.225 SQ.M.	
(vi) AREA OF W.C. AT ROOF = 2.962 SQ.M.	
(vii) AREA OF CUP-BOARD = 11.004 SQ.M.	
(viii) AREA OF TREE COVER = 4.00 SQ.M.	
(ix) TOTAL AREA ONLY FOR FEES = 585.959 SQM	

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY M/S TECHNO SOIL, KALLOL KUMAR GHOSHAL, GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700 150. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

GOURAB CHOWDHURY  
E.S.E/II/632  
SIG. OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.

SUJIT MAJUMDAR  
L.B.S/II/1202  
SIG. OF L.B.S.

DECLARATION OF OWNER

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S/E.S.E BEFORE STARTING OF BUILDING FOUNDATION.  
THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

SRI MOHAN KUMAR ROY  
PROPRIETOR OF  
M/S BIDYARTHI BUILDERS  
CONSTITUTED ATTORNEY OF  
(1) SATYADEV BARMAN  
(2) SUCHISMITA TANEJA

SIGNATURE OF OWNER

B.P. NO : 2022100041 DATED :- 02-JUN-2022  
VALID FOR 5 YEARS FROM DATE OF SANCTION.

SIG. OF ASSISTANT ENGINEER(C)/Bldg/Br-X/KMC

SIG. OF EXECUTIVE ENGINEER(C)/Bldg/Br-X/KMC

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN,  
FRONT ELEVATION, SECTION THROUGH A-A', B-B'  
PROJECT.  
PROPOSED G+IV STORIED (HT.-15.425MT.) RESIDENTIAL  
BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009  
VIDE NOTIFICATION NO - 80/MA/O/C-4/3R-7/2017, DATED :- 31/01/2018,  
AT PREMISES NO - 617, LAKE GARDENS, WARD NO.- 93,  
BOROUGH NO.- X, P.S.- LAKE, KOLKATA - 700 045.

JOB NO.	DRG. NO.	DATE	DEALT
2/2	ARCH/CORP-A DWG	10.05.2022	AYAN



SCALE -1:100