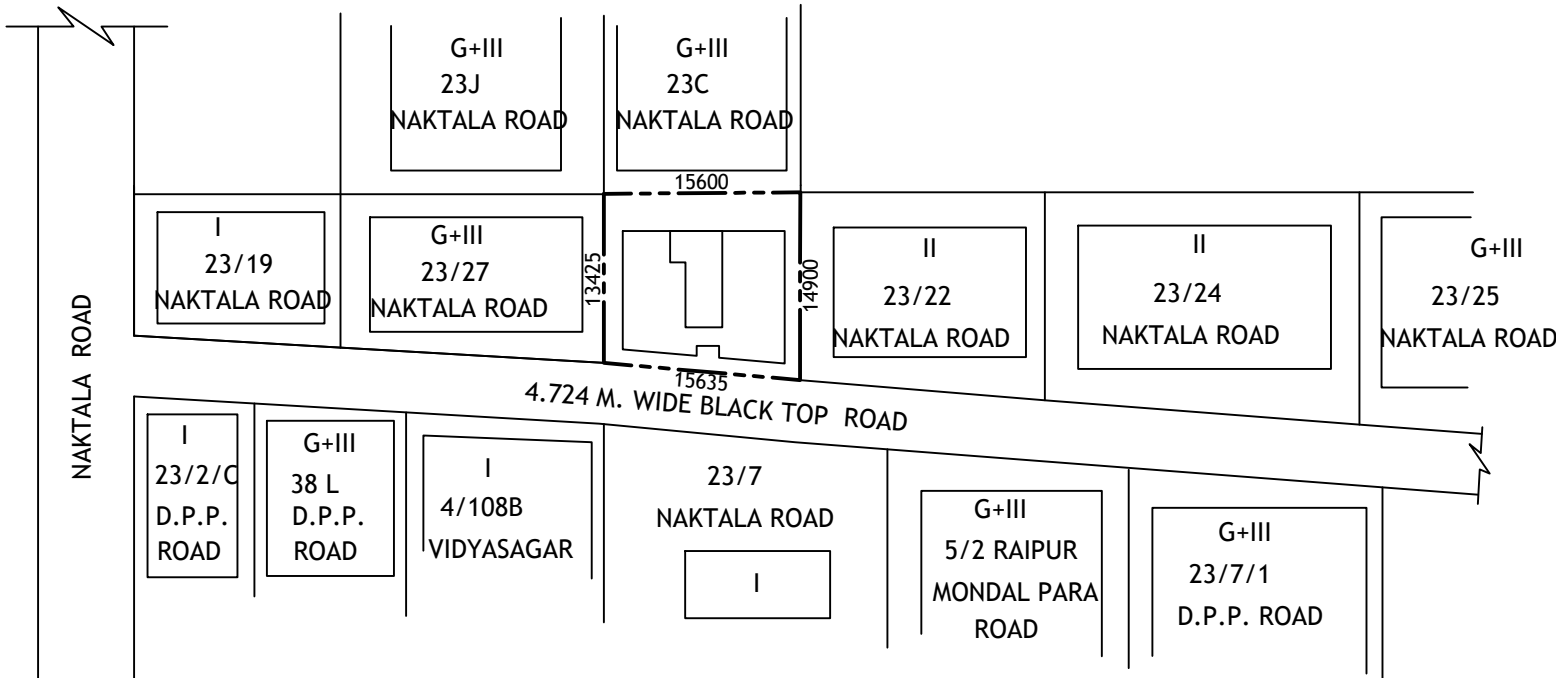
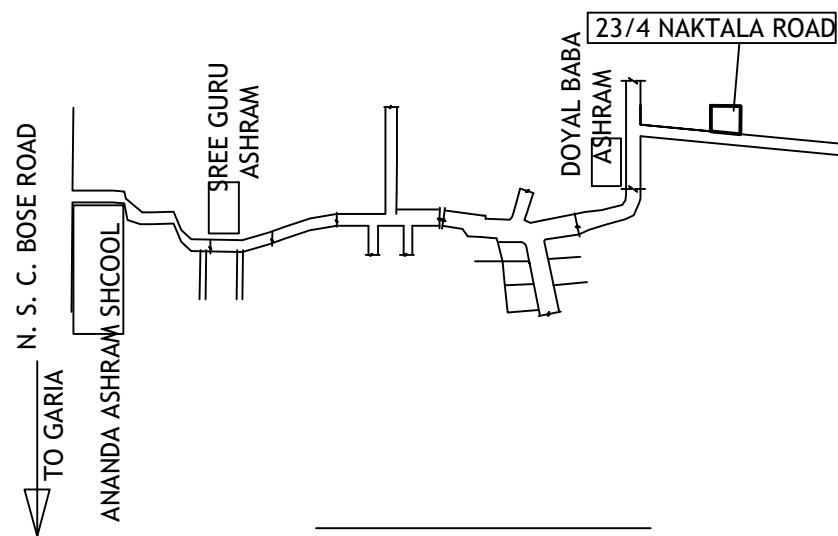




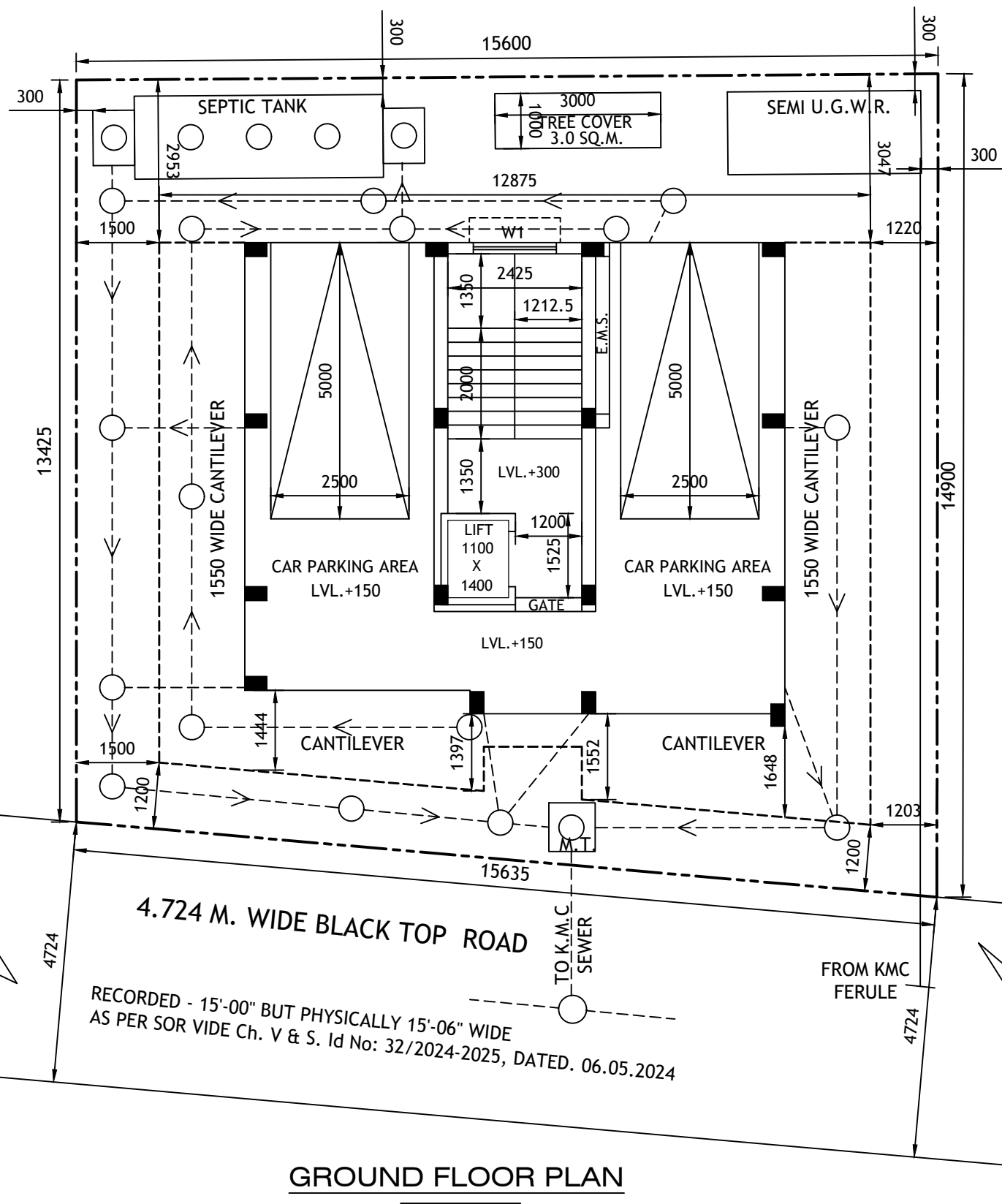
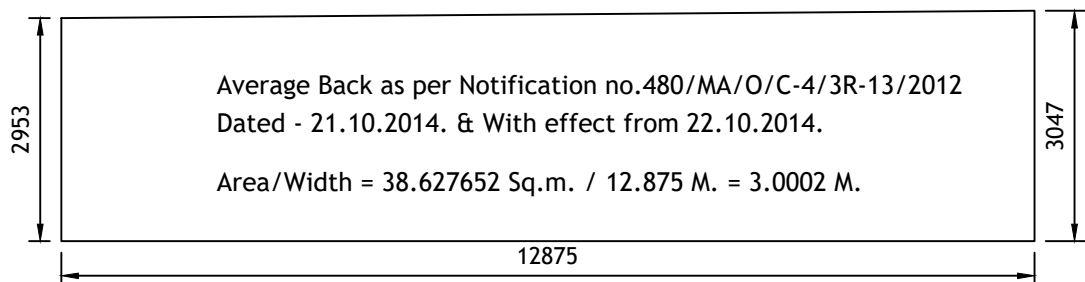
SITE PLAN
SCALE=1:600



LOCATION PLAN
SCALE=1:4000

NOTE :-

- * THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION.
- * PRECAUTIONARY MEASUR WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE, CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.



GROUND FLOOR PLAN
SCALE = 1:100

PART-A 1. Assessee No.- 21-100-06-0117-6

2. Details of Regd. Title deed

Book No :I
Vol No :1601-2024
Page No :10071 TO 10104
Being No :160100216
Dated :22-02-2024
Regd. At-OFFICE OF THE D. S. R.-I
SOUTH 24 PARGANAS

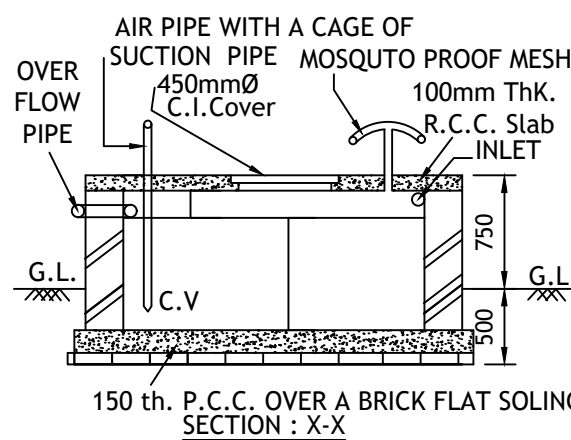
2. Details of Regd. Boundary Declaration

Book No :I
Vol No :1604-2024
Page No :104295 TO 104309
Being No :160403574
Dated :01-04-2024
Regd. At-OFFICE OF THE D. S. R.-VI
SOUTH 24 PARGANAS

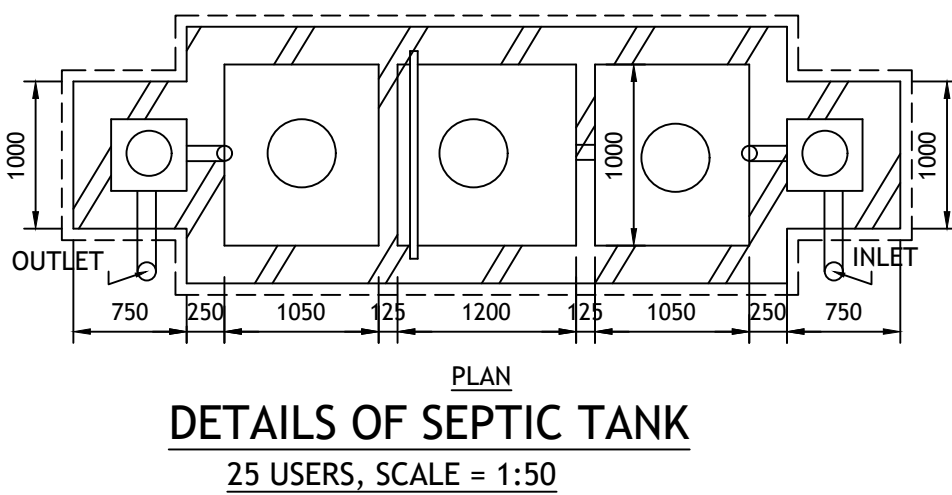
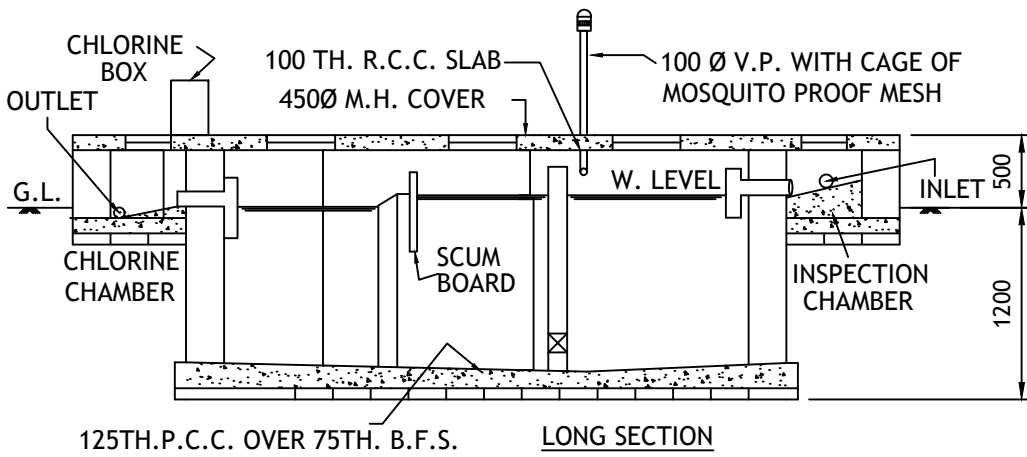
DOOR & WINDOWS					
DOORS			WINDOWS		
MKD.	WIDTH	HIGHT	MKD.	WIDTH	HIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	900	1200
D3	1200	2100	W4	600	600
			W5	750	900

NOTES & SPECIFICATIONS:-

- Unless otherwise specified all dimensions are in M.M.
- 75 th. 1st. class B.F.S. in foundation and floor.
- 200 th. outer wall with (1:6) mortar and 75/125 th. partition wall with (1:4) mortar.
- Roof and lime terracing will be with their proper water proofing compound.
- All ceiling and R.C.C. plaster 12th. with (1:4) mortar and all wall plaster 12 thick with (1:6) mortar.
- All steel grade is Fe 415.
- All concrete grade is M20.
- All shorts of precautionary measures should be taken during construction.
- All building materials will be as per I.S code and N.B.C. recommendation.



DETAILS OF S.U.G.W. RESERVOIR, CAP= 2700 LTR.
SCALE=1:50



DETAILS OF SEPTIC TANK
25 USERS, SCALE = 1:50

CERTIFICATE

Premises No.- 23/4 Naktala Road

Assessee No.- 21-100-06-0117-6

Name of the Owner(s)/Applicant (s): (1) Sri. Amit Roy, (2) Smt. Purnima Roy & (3) Miss. Purba Roy Partner of, "M/S ROY CONSTRUCTION COMPANY"

Area of the Land : 216.927 Sq.m.

Name of the L. B. S. : Partha Acharjee No. LBS/1/339

Permissible Height in reference to CCZM issued by AAI:33M.

Co-ordinate in WGS 84 and site Elevation (AMSL):

Reference point marked in the Site plan proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)M
	Latitude	Longitude	
A, B	22°28' 34" N	88°22' 9.58" 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 KMC and other appropriate authority reserve the right to take appropriate action against me as per Law.

(1) Sri. Amit Roy, (2) Smt. Purnima Roy & (3) Miss. Purba Roy Partha Acharjee (339/1)

Name of Applicants Name of L. B. S

PART-B

8. Area of land

- a)As per title deeds & Documents = 03 K-03 CH - 40 SFT. =216.927 SQM.
b)As per Physical Measurements = 220.767 Sqm.

9. Permissible ground coverage = 128.932 SQM. = (59.436 %)

10. Proposed ground coverage = 126.819 SQM. = (58.46 %)

11. Proposed Area

	Total floor Area	(CUT OUT) Lift well	Total Exempted Area		Net Floor Area
			Stair & Stair Lobby	Lift Lobby	
Ground floor	81.656 Sqm.	1.54 Sqm.	11.398 Sqm.	1.83 sqm.	68.428 sqm.
First floor	126.819 Sqm.	1.54 Sqm.	11.398 Sqm.	1.83 sqm.	112.051 sqm.
Second floor	126.819 Sqm.	1.54 Sqm.	11.398 Sqm.	1.83 sqm.	112.051 sqm.
Third floor	126.819 Sqm.	1.54 Sqm.	11.398 Sqm.	1.83 sqm.	112.051 sqm.
Total	462.113 Sqm.	4.62 Sqm.	45.590 sqm.	7.32 sqm.	404.583 Sqm.

12.) Parking Calculation:-

A)	M K D	Net Tenement Area	Proportionate Common	Actual tenement size	No. of Tenement	Required Parking
	A	55.000 Sqm.	10.298	65.298 sqm.	3 No.	1 No.
	B	56.238 Sqm.	10.530	66.768 sqm.	3 No.	
Total Required Parking= 1 No.						

- b) Nos. of Parking Provided = 2 No.
c) Actual Area of Parking Provide = 61.294 Sqm.

13.) F.A.R

- a) Permissible F.A.R. = 1.75
b) Proposed F.A.R. = (404.583 ÷ 25.0) /216.927 = 1.75

14.) Others area

- a) Stair Head room Area = 14.698 Sqm.
b) Lift Machine Room Area = 8.044 Sqm.
c) Lift Machine Room Stair Area = 2.975 Sqm.
d) Common area at ground floor =20.362 Sqm.
i) Overhead water reservoir area= 5.85 Sqm.
e) Area of the C.B. =7.50 Sqm.
f) Area of the Loft = 6.336 Sqm.
g) Building height= 12.470 M.
h) Total Common area = 62.484 Sqm.
j) Area of the Roof W.C. = 3.0 Sqm.

k) Total Area for Fees =(404.583+45.59+7.32+14.698+8.044+2.975+7.50+6.336+3.0) = 500.046 Sq.m.

B.P. NO. : 2024100055

DATE : 07/06/2024

VALID UP TO: 06/06/2029

ASSISTANT ENGINEER(C)/Bldg/Br-X/KMC

GEO-TECHNICAL DECLARATION

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 KR. GHOSHAL, G.T./1/49.)
NAME OF G.T.E.

DECLARATION OF E.S.E.

The structural design and 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 a safe and stable in all respect. The recommendation of soil test report prepared by "MAS" of 4, Garfa Main Road, Kolkata - 700 075. & signed by Kallol Kr Ghoshal G.T./1/49.

RAMPRASAD MUKHERJEE "ESE/II/471" (K.M.C.)
NAME OF E.S.E.

DECLARATION OF L.B.S.

Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting road at south & east side are confirms with the plan, which has been measured and verified by me.

It is a build able site and not a tank of filled up tank. The land with existing structure is demarcated by boundary wall. The construction of semi under ground water reservoir & septic tank will be completed before starting of building foundation work. The abutting road is 4.724 M. (15'-06") wide Black top road on the Eastern Side.

PARTHA ACHARJEE "LBS/1/339" (K.M.C.)
NAME OF 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 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 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 semi underground water reservoir and septic tank will be undertaken under the guidance of E.S.E./L.B.S. before starting the building foundation work, The plot was identified by us during departmental inspection, Existing structure noted in assessment book already demolished and now the plot is vacant, there was no tenant it is fully occupied by the owners.

SRI AMIT ROY, SMT. PURNIMA ROY & MISS. PURBNA ROY
PARTNERS OF "M/S. ROY CONSTRUCTION COMPANY"

NAME OF APPLICANTS

PROPOSED G+3 STORIED RESIDENTIAL BUILDING
PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER
BUILDING RULES 2009, WITH CIRCULAR NO 2
OF 2020-2021, DATED - 13.06.2020,AT THE
PREMISES NO.- 23/4 NAKTALA ROAD, WARD
NO.- 100, BOROUGH NO. -X, KOLKATA - 700
047, P.S.- NETAJI NAGAR.

RESIDENTIAL USE.