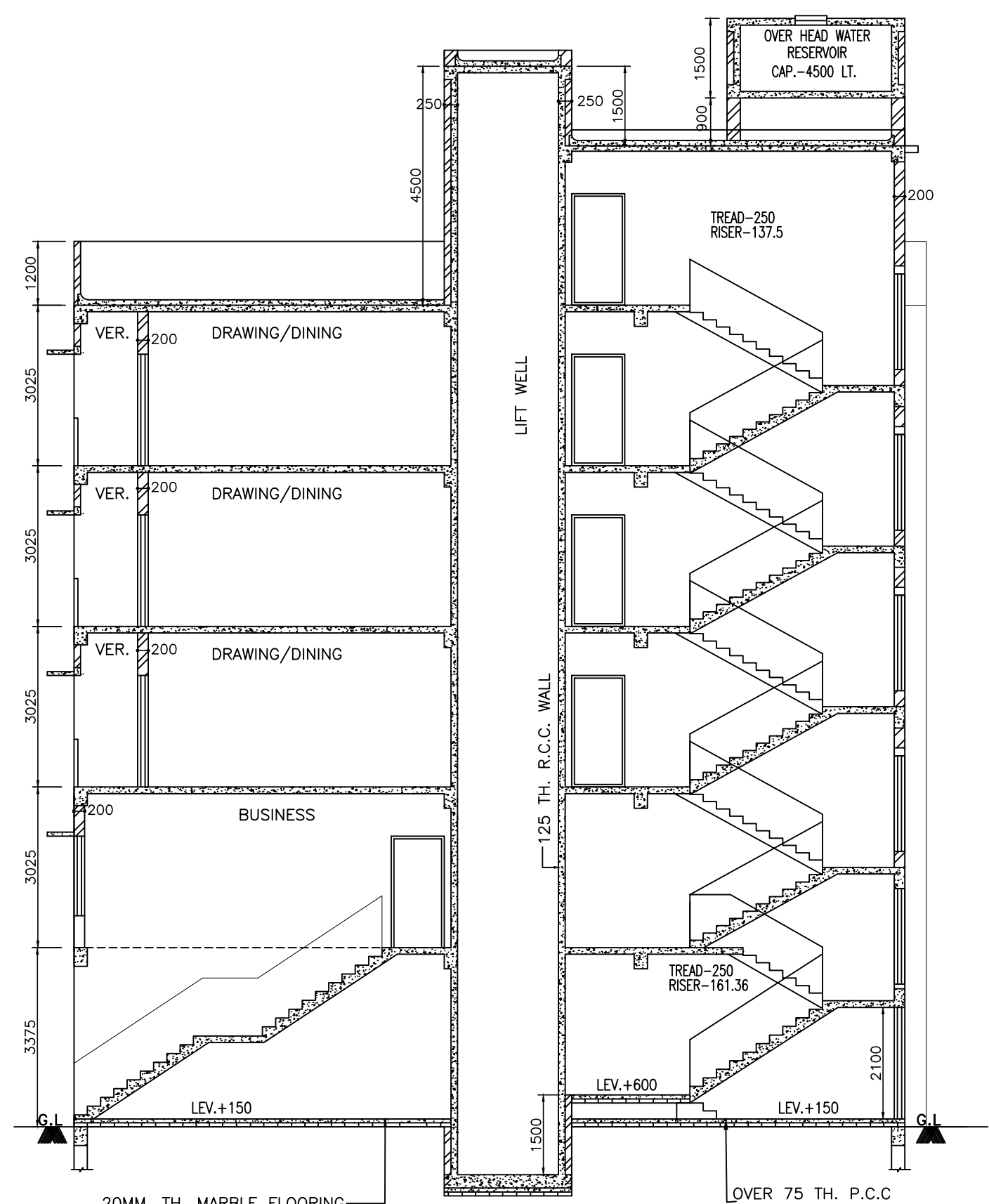


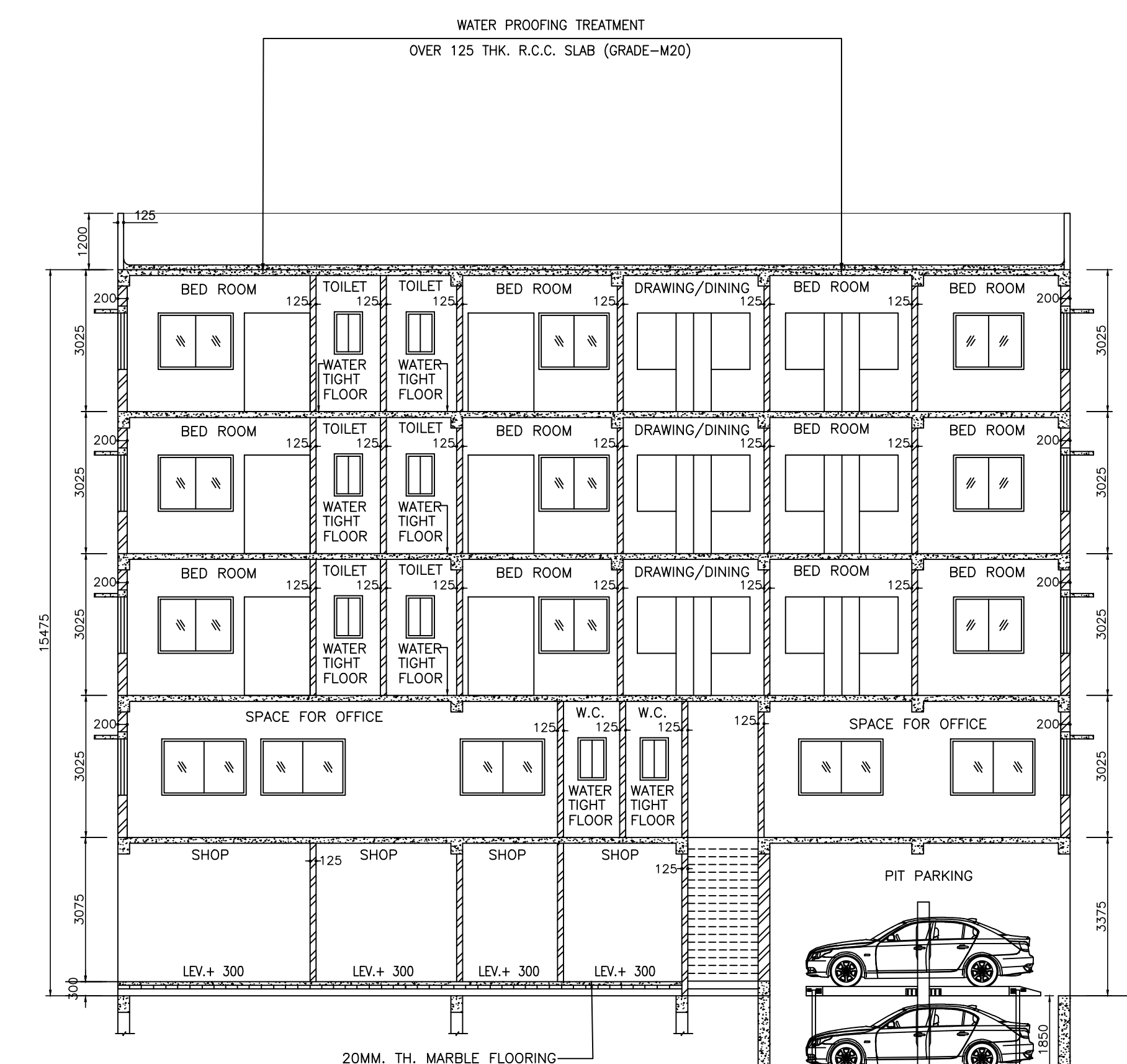


FRONT ELEVATION
SCALE-1:100

NORTHERN SIDE ELEVATION
SCALE-1:100



SECTION ON A-A
SCALE-1:100



SECTION ON- B-B
SCALE-1:100

DOOR & WINDOW SCHEDULE			
MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	1000	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
D5	1200	2100	DOUBLE LEAF DOOR
W1	1500	1800	FULLY GLAZED
W2	1200	1800	FULLY GLAZED
W3	1000	1800	FULLY GLAZED
W4	600	900	FULLY GLAZED
W5	1500	1800	FULLY GLAZED
W6	2000	1800	FULLY GLAZED

STATEMENT OF THE PLAN CASE NO. 2024020001					
	TOTAL COVERED AREA	CUTOUT	NET COVERED AREA	STAIR+STAIR LOBBY	NET FLOOR AREA
GROUND FLOOR	317.000 SQ.M	NIL	317.000 SQ.M	14.040 SQ.M	300.220 SQ.M
1ST FLOOR	317.000 SQ.M	10.800 SQ.M	306.200 SQ.M	14.040 SQ.M	289.426 SQ.M
2ND FLOOR	317.000 SQ.M	2.850 SQ.M	314.150 SQ.M	14.040 SQ.M	297.376 SQ.M
3RD FLOOR	317.000 SQ.M	2.850 SQ.M	314.150 SQ.M	14.040 SQ.M	297.376 SQ.M
4TH FLOOR	317.000 SQ.M	2.850 SQ.M	314.150 SQ.M	14.040 SQ.M	297.376 SQ.M
TOTAL	1586.000 SQ.M	19.350 SQ.M	1566.650 SQ.M	70.200 SQ.M	1461.780 SQ.M

TENEMENTS & CAR PARKING CALCULATION :-				
(A) RESIDENTIAL:				
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT	NO. OF TENEMENT
2A,3A,4A	99.712 SQ.M	13.981 SQ.M	113.693 SQ.M	3
2B,3B,4B	89.163 SQ.M	12.502 SQ.M	101.665 SQ.M	3
2C,3C,4C	104.855 SQ.M	14.702 SQ.M	119.557 SQ.M	3

(B) BUSINESS:		
BUSINESS CARPET AREA	BUSINESS COVERED AREA	REQUIRED CAR PARKING
243.299 SQ.M	298.205 SQ.M	04 NOS.

(C) MERCANTILE (R) :		
MERCANTILE (R) CARPET AREA	MERCANTILE (R) COVERED AREA	REQUIRED CAR PARKING
138.893 SQ.M	160.201 SQ.M	03 NOS.

1. TOTAL REQUIRED CAR PARKING = 16 NOS.
2. TOTAL PROPOSED CAR PARKING = 18 NOS. (6 NOS. 2 LAYER COV. + 04 NOS. OPEN)
3. PERMISSIBLE AREA FOR PARKING = 150.000 SQ.M.
4. PROPOSED AREA OF PARKING = 102.497 SQ.M.
5. PERMISSIBLE F.A.R. = 2.25
6. PROPOSED F.A.R. = 2.170 < 2.25
7. TOTAL BUILT-UP AREA = 1614.245 SQ.M.
8. STAIR HEAD ROOM AREA = 28.420 SQ.M.
9. LIFT MACHINE ROOM AREA = 4.800 SQ.M.
10. OVER HEAD TANK AREA = 16.320 SQ.M.
11. TERRACE AREA = 317.000 SQ.M.
12. RELAXATION OF AUTHORITY, IF ANY = N/A.
13. AREA OF CLIP BOARD = 12.375 SQ.M.
14. W.C. AREA AT ROOF = 3.000 SQ.M.
15. REQUIRED TREE COVER AREA = 24.876 SQ.M. (3.814 % OF LAND AREA)
16. PROPOSED TREE COVER AREA = 25.107 SQ.M. (4.422 % OF LAND AREA)

- SPECIFICATIONS**
- PART-A:**
1. ASSESSE NO: 11-010-42-018-42
 2. a) DETAIL OF DEED :-
BOOK NO : I VOL. NO : 1902-2016 PAGE NO : 144937 TO 144970
BEING NO : I VOL. NO : 190204612 DATE : 06/12/2016 PLACE: A.R.A.-III, KOLKATA
 - 2.b) DETAIL OF BOUNDARY DECLARATION:-
BOOK NO : I VOL. NO : 1903-2024 PAGE NO : 125419 TO 125429
BEING NO : 190303599 DATE : 15/05/2024 PLACE: A.R.A.-III, KOLKATA
 - 2.c) DETAIL OF SPLAYED CORNER:-
BOOK NO : I VOL. NO : 1903-2024 PAGE NO : 125407 TO 125418
BEING NO : 190303591 DATE : 15/05/2024 PLACE: A.R.A.-III, KOLKATA
 3. AREA OF LAND :-
a) AS PER TITLE DEED = 635.544 (09K-08CH-01 SQ.FT.)
b) AS PER BOUNDARY DECLARATION = 635.544 SQ.M.
 4. NO OF STOREY = 6+1
 5. NO. OF TENEMENTS = 09 NOS.
 6. SIZE OF TENEMENTS = 50 SQ.M TO 75 SQ.M. = NIL.
= >75 SQ.M TO<100 SQ.M.=03 NOS
= <100 SQ.M. = 06 NOS.

- PART-B:**
1. AREA OF LAND:-
a) AS PER TITLE DEED = 635.544 (09K-08CH-01 SQ.FT.)
b) AS PER BOUNDARY DECLARATION = 635.544 SQ.M.
 - 2.(i) PERMISSIBLE GROUND COVERAGE = 317.772 SQ.M. (50.000% OF LAND AREA)
(ii) PROPOSED GROUND COVERAGE = 317.000 SQ.M. (49.878 % OF LAND AREA)
 3. PROPOSED HEIGHT OF THE BUILDING = 15.475 M.
- SIGNATURE OF GEO-TECHNICAL ENGINEER :-**
- UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL ON THE BASIS OF THE SOIL INVESTIGATION RESULTS, 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.
- SANTOSH KR. CHAKRABORTY (GEO-TECH-16/I)
SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY DR. SANTOSH KUMAR CHAKRABORTY (ACUMEN GEO CONSULTANTS) 2/F, NABA ROY LANE, KOLKATA-700027, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SR KAMALESH SEAL (E.S.E. NO-748/I)
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF 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 THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS NO EXISTING STRUCTURE. THE SAID PREMISES IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANTS.

KAMALESH SEAL (LBS/I/1020)
SIGNATURE OF L.B.S.

DECLARATION OF OWNER /APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A & E.S.E. DURING CONSTRUCTION. I 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 FAILURE OF STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF THE SUBMITTED DOCUMENT ARE FOUND FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.D.M/R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

GAGANDEEP SALES PRIVATE LIMITED
DIRECTOR : ANIL KUMAR GUPTA
SIGNATURE OF OWNERS/APPLICANTS

THIS PLAN PROPOSAL HAS BEEN APPROVED AS PER RESOLUTION OF MDC MEETING NO. 647, VIDE ITEM NO. 252/24-25, DT. 15/01/2025.

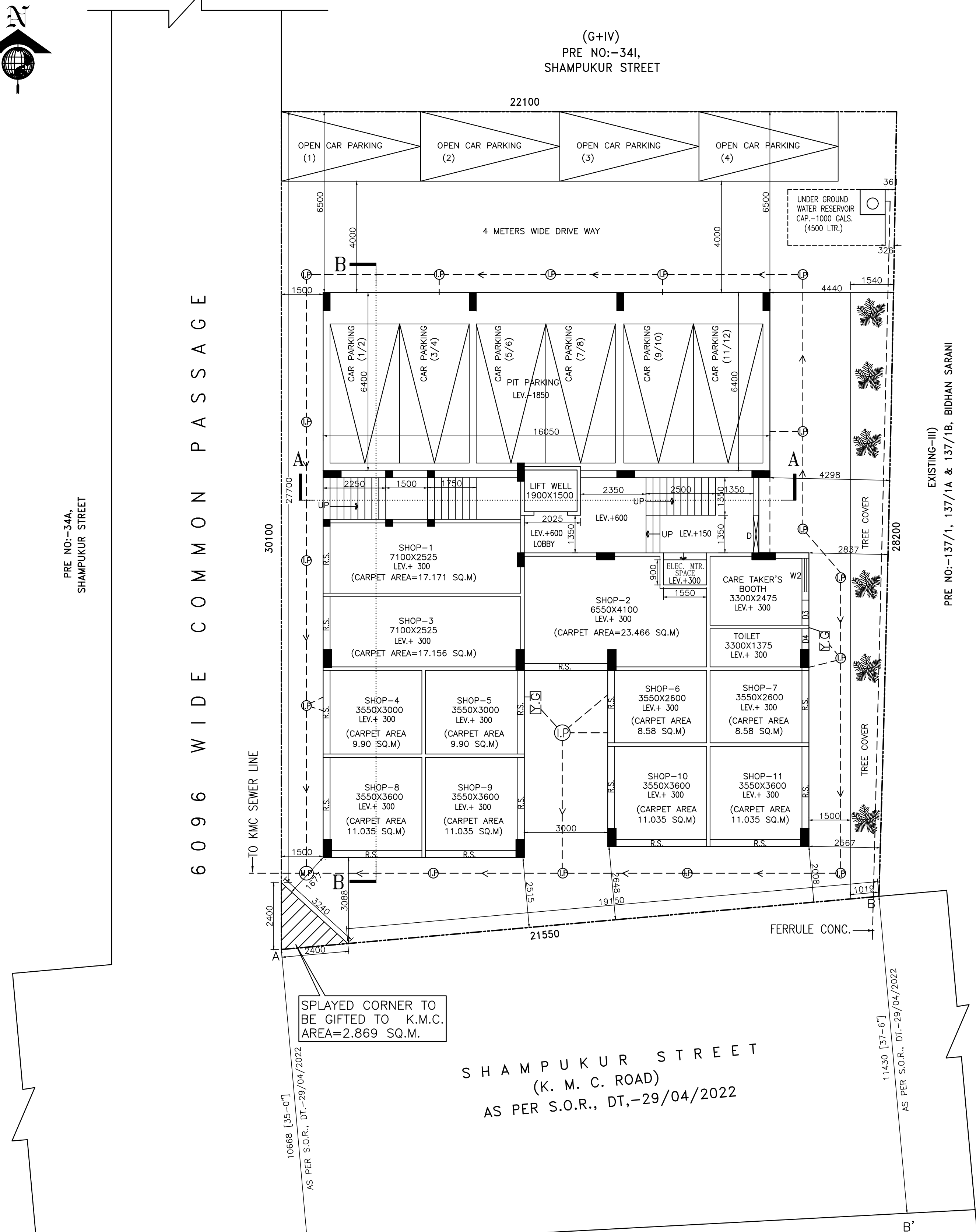
SANCTION NO. 2024020055	SANCTION DATE- 31/01/2025
	VALID UP TO- 30/01/2030

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-II/K.M.C.	DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-II/K.M.C.

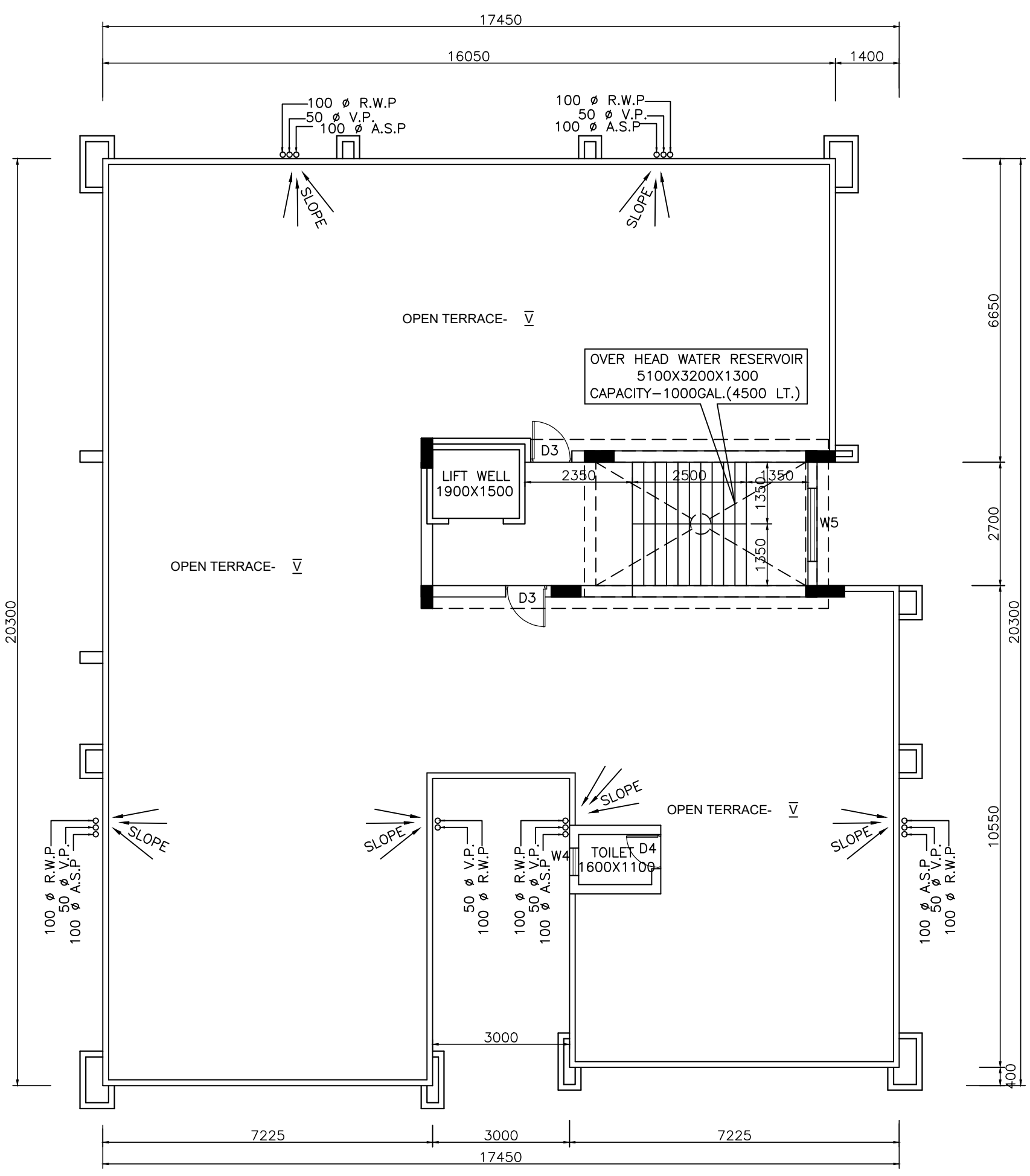
CONSULTANT:-

K. SEAL & ASSOCIATES
ARCHITECTS, ENGINEERS, CONSULTANTS
22A, RAJA NABA KRISHNA STREET,
KOLKATA-700 005, PH.-2554-2558

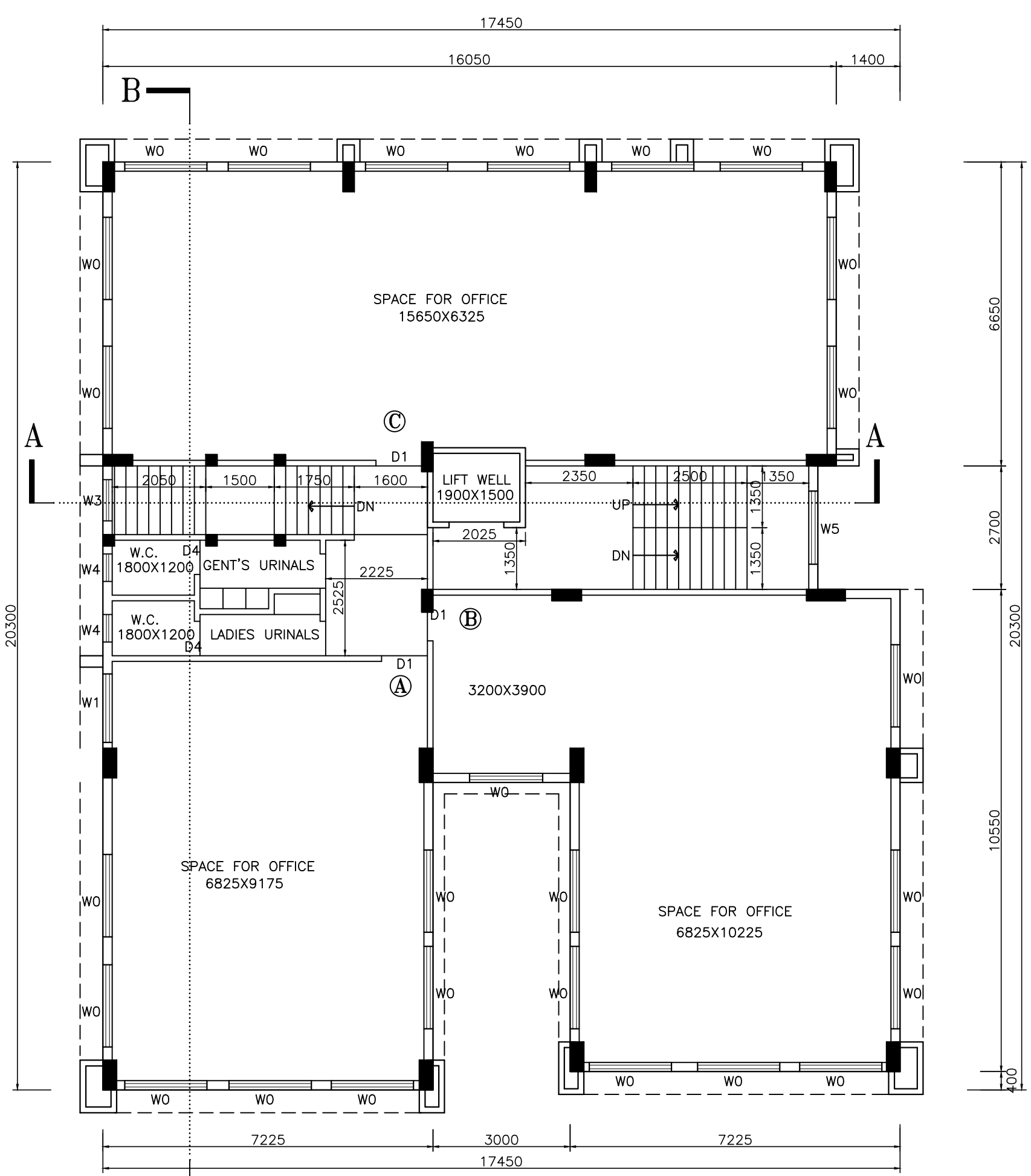
ARCHITECTURAL SHEET



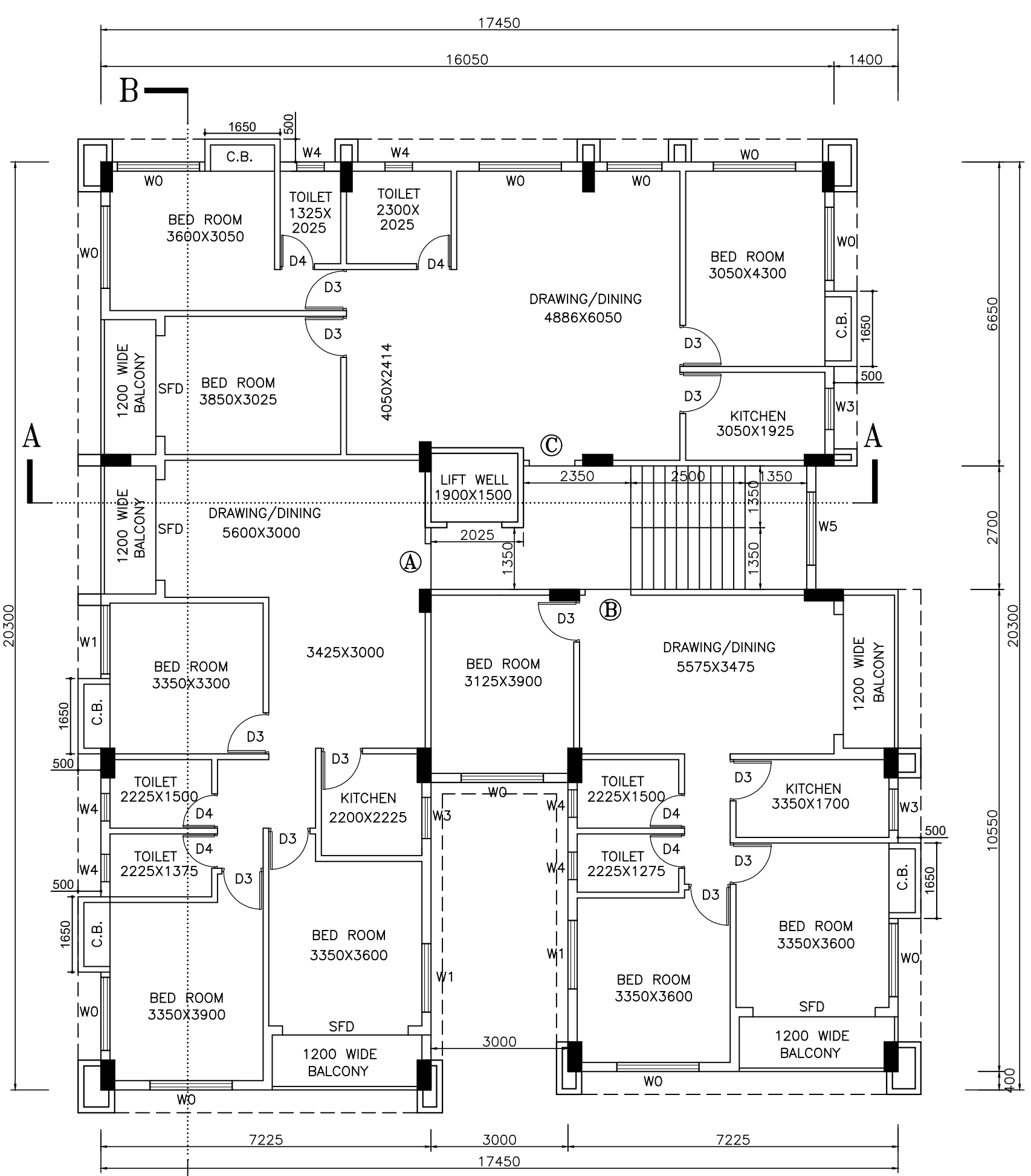
PROPOSED GROUND FLOOR PLAN
SCALE-1:100



PROPOSED TERRACE FLOOR PLAN
SCALE-1:100



PROPOSED FIRST FLOOR PLAN
SCALE-1:100



PROPOSED SECOND, THIRD & FOURTH FLOOR PLAN
SCALE-1:100