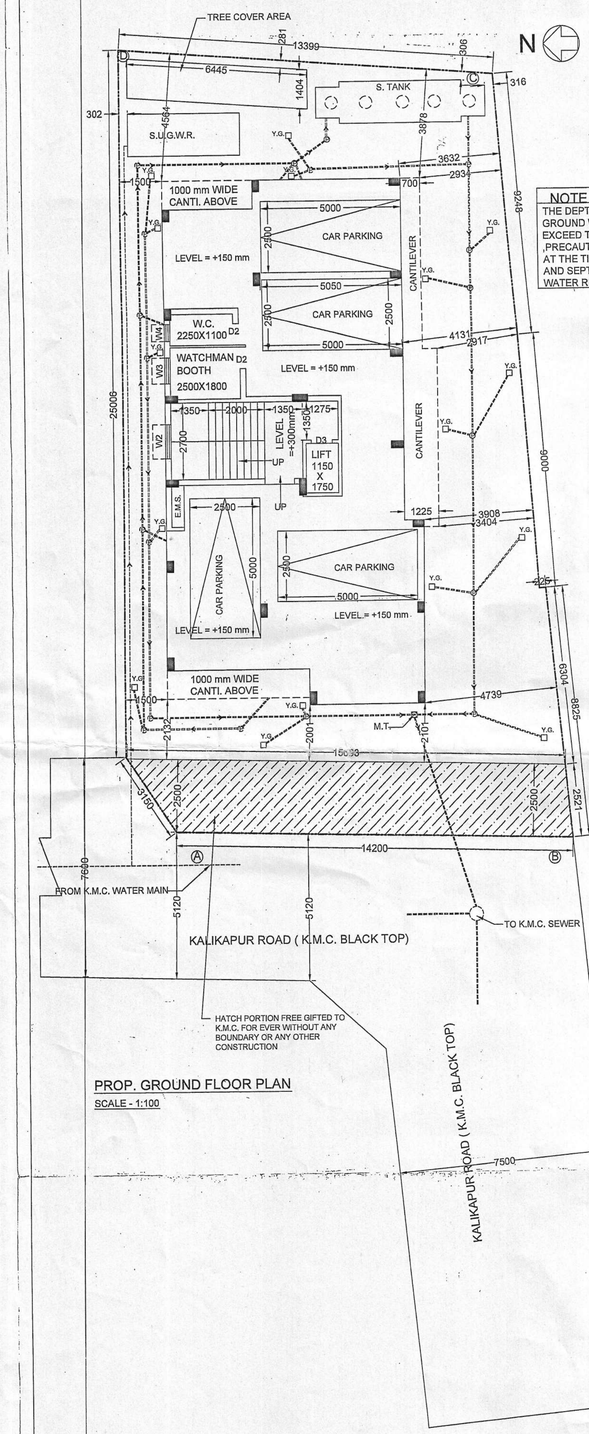
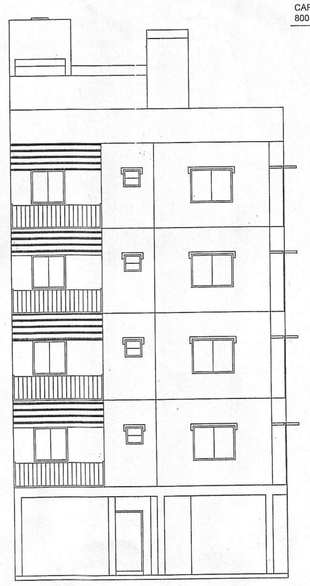
AVERAGE BACK AS PER AMENDMENT OF K.M.C BUILDING RULE 2009 AS PER NOTIFICATION OF MPL AFFAIRS VIDE NO 480/MA/O/C-4/3R13/2012,DT- 21/10/2014
TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 39.045 Sqm
AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 9.225 mt
i.e. AVERAGE REAR OPEN SPACE OF THE BUILDING = 39.045 / 9.225 = 4.233 mt

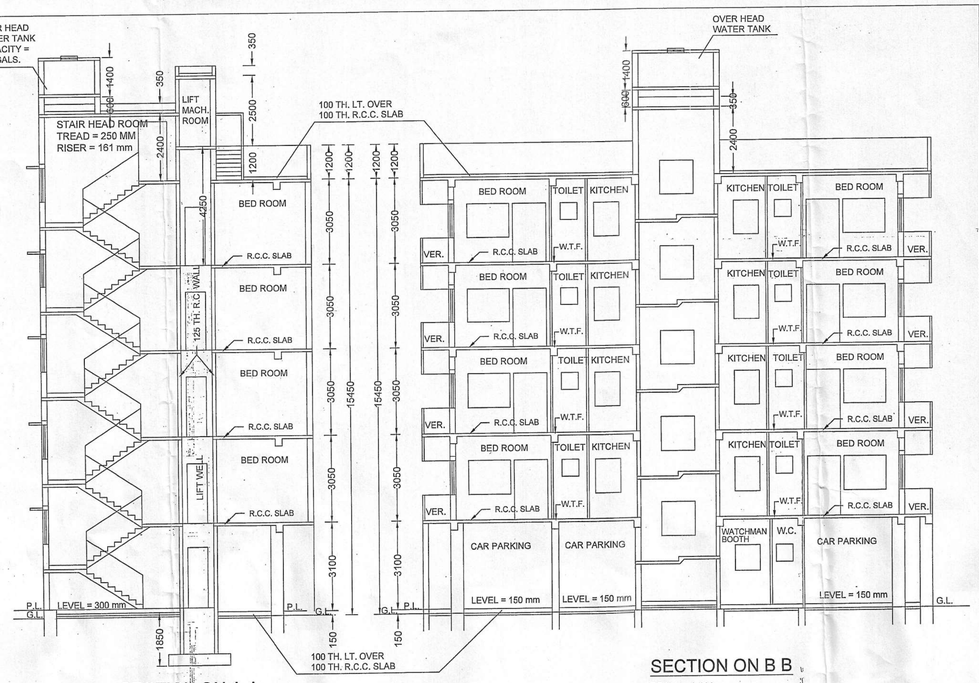


PROP. GROUND FLOOR PLAN
SCALE - 1:100

NOTE
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION ,PRECAUTIONARY MEASURE, WILL BE TAKEN AT THE TIME OF CONSTRUCTION. OF BUILDING AND SEPTIC TANK AND SEMI-UNDER GROUND WATER RESERVOIR

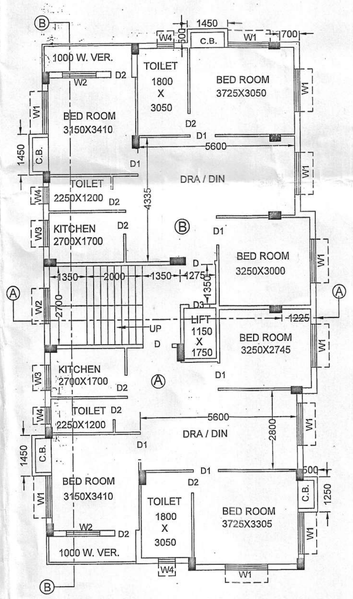


FRONT ELEVATION
SCALE - 1:100

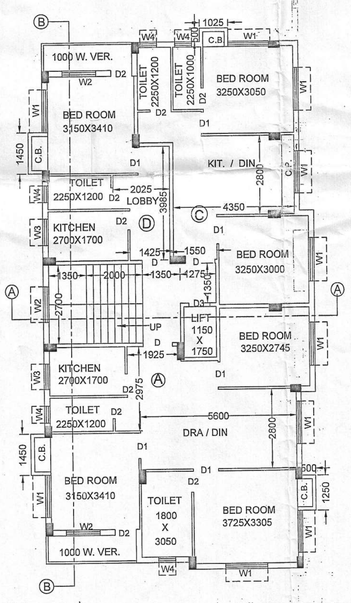


SECTION ON A A
SCALE - 1:100

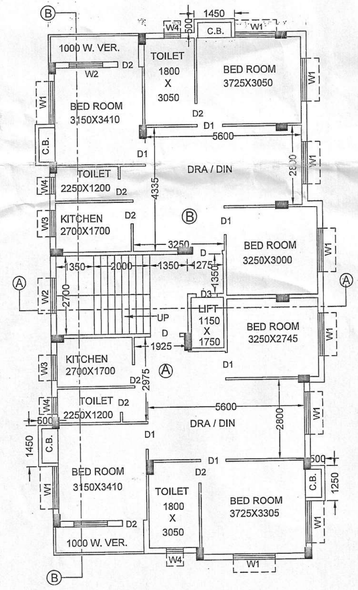
SECTION ON B B
SCALE - 1:100



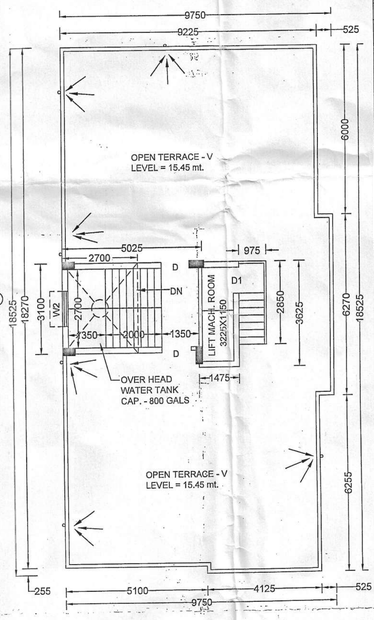
PROP. 1ST FLOOR PLAN
SCALE - 1:100



PROP. 2ND FLOOR PLAN
SCALE - 1:100



(TYP) PROP. 3RD AND 4TH FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO - 31-106-07-0624-8
2. K.M.C MUTATION - O/106/12-MAR-20/34001 DATE - 03/03/2023
3. BLLRO CONVERSION - MEMO NO - 17/179/BL&LRO/KOL DATE - 02/02/2023 (SALI TO BASTU)
2. NAME OF THE RECORDED OWNER - SRI ASIT KUMAR PATWARI
3) DETAILS OF REGISTERED DEED OF CONVEYANCE :-
   (a) BOOK NO - I , VOLUME NO - 1603-2019, PAGE FROM - 92235 TO 92260 BEING NO - 160302880 FOR THE YEAR - 2019 , REG.AT - D.S.R. - III, SOUTH 24 PARGANAS, DATE - 27/08/2019
   (b) BOOK NO - I, VOLUME NO - 1603-2017, PAGE FROM 121910 TO 121933, BEING NO - 160304385 FOR THE YEAR - 2017, REG. AT - D.S.R - III, SOUTH 24 PARGANAS, DATE - 17/10/2017
   (c) BOOK NO - I, VOLUME NO - 8, PAGE NO - 8958 TO 8974, BEING NO - 03581 FOR THE YEAR - 2015, REG. AT - D.S.R. - III, SOUTH 24 PARGANAS, DATE - 12/05/2015
4. DETAILS OF REGISTERED BOUNDARY DECLARATION - BOOK NO - I, VOLUME NO - 1604-2023, PAGE FROM - 151726 TO 151738 FOR THE YEAR 2023, BEING NO. - 160404981 REG. AT - D.S.R. IV SOUTH 24-PARGANAS, DATE - 08/05/2023
5. DETAILS OF REGISTERED UNDERTAKING STRIP OF LAND TO K.M.C :- BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM - 229065 TO 229076 BEING NO. - 160308182 FOR THE YEAR 2023, REG. AT - D.S.R. III SOUTH 24- PARGANAS, DATE - 09/06/2023
6. AFFIDAVIT FOR R.S. & L.R. KHATIAN NO -AFFIDAVIT NO - 210405 DATE - 18/05/2023

PART - B

1) (a)AREA OF PLOT OF LAND:-393.906 Sqm (05K-14CH-10Sft) (AS PER DEED , ASSESSMENT BOOK COPY AND REG. BOUNDARY DECLARATION)
2) ARE OF STRIP OF LAND = 37.366 Sqm
3) PERMISSIBLE GROUND COVERAGE = 210.881 Sqm (53.536%)
3) PROPOSED GROUND COVERAGE - 172.884 Sqm (43.890 %)

4) PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	LIFT WELL (Sqm)	ACTUAL FLOOR AREA (Sqm)	TOTAL EXMP. AREA		NET FLOOR AREA
				STAIR+ STAIR LOBBY	LIFT+ LIFT LOBBY	
GROUND	152.848	—	152.848	12.69 Sqm	1.721 Sqm	138.437 Sqm
FIRST	172.884	2.012	170.872	12.69 Sqm	1.721 Sqm	156.461 Sqm
SECOND	172.884	2.012	170.872	12.69 Sqm	1.721 Sqm	156.461 Sqm
THIRD	172.884	2.012	170.872	12.69 Sqm	1.721 Sqm	156.461 Sqm
FOURTH	172.884	2.012	170.872	12.69 Sqm	1.721 Sqm	156.461 Sqm
TOTAL	844.384	8.048	836.336	63.45 Sqm	8.605 Sqm	764.281 Sqm

5) TENEMENT AND PARKING CALCULATION

TENE MKD.	TENEMENT AREA	COMMON AREA	ACTUAL TENEMENT AREA INCLUDING COMMON AREA	TENEMENT NO.	REQ. CAR PARKING	PROPOSED CAR PARKING
A	77.040 Sqm	11.853 Sqm	88.893 Sqm	4 NOS.	3 NOS.	4 NOS.
B	77.554 Sqm	11.913 Sqm	89.467 Sqm	3 NOS.		
C	46.449 Sqm	7.135 Sqm	53.584 Sqm	1 NO.	NIL	
B	31.104 Sqm	4.778 Sqm	35.882 Sqm	1 NO.		

B) NOS. OF PARKING PROVIDED i) COVERED - 4 NOS. & OPEN - NIL
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 75 Sqm
D) ACTUAL AREA OF PARKING PROVIDED = 122.967 Sqm
6) PERMISSIBLE F.A.R. = 1.75
7) PROPOSED F.A.R. = (764.281 - 75) / 393.906 = 1.750

8) STATEMENT OF OTHER AREAS :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	NIL	2.800 Sqm	NIL
SECOND FLOOR	NIL	2.588 Sqm	NIL
THIRD FLOOR	NIL	2.800 Sqm	NIL
FOURTH FLOOR	NIL	2.800 Sqm	NIL
TOTAL	NIL	10.988 Sqm	NIL

10) COMMON AREA
i) AT GROUND FLOOR = 29.881 Sqm
ii) AT OTHER FLOOR (18.280 - 2.013) = 16.278 X 4 = 65.108 Sqm
11)STAIR HEAD ROOM AREA = 15.578 Sqm
13) LIFT MACHINE ROOM AREA = 5.347 Sqm
14) LIFT MACHINE ROOM STAIR AREA = 2.779 Sqm
15) AREA OF OVER HEAD WATER TANK = 8.370 Sqm
16) ADDITIONAL AREA FOR FEES = (15.577 + 5.347 + 2.779 + 10.988) = 34.691 Sqm
17) TOTAL AREA FOR FEES = 836.336 + 34.691 = 871.027 Sqm
18) PERMISSIBLE TREE COVER AREA = 8.578 Sqm = (2.18%)
19) PROPOSED TREE COVER AREA = 9.025 Sqm (2.29%)
20) HEIGHT OF THE BUILDING = 15.45 MT.
21) OPEN TERRACE AREA = 172.884 Sqm
22) RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND COMPLYING K.M.C. BUILDING RULE 2009 AT MOUZA - GARFA, J.L. NO. - 19, R.S. KHATIAN NO. - 787, L.R. KHATIAN NO - 2347, R.S. & L.R. DAG NO. - 2132 UNDER K.M.C. PREMISES NO - 624, KALIKAPUR ROAD IN WARD NO - 106, BOROUGH - XII, P.S. - GARFA, KOLKATA - 700099.

ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

BUILDING PERMIT NO :- 2023120274 DATE :- 20-SEP-2023
VALID UPTO :- 19-SEP-2028

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22 30 03 N	88 23 35 E	8.0 M
B	22 30 02 N	88 23 35 E	8.0 M
C	22 30 02 N	88 23 36 E	8.0 M
D	22 30 02 N	88 23 36 E	8.0 M

PERMISSIBLE HEIGHT IN REFERENCETO CCAM ISSUED BY AAI = 33 M.
CO-ORDINATER IN WGS 84 AND SITE ELEVATION (AMSL) = 8.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKR APPROPRIATE ACTION AGAINST ME AS PER LOW

SRI KINGSUK NANDI
L.B.S. NO - 1313, CLASS -I
NAME OF THE L.B.S

SRI ASIT KUMAR PATWARI
NAME OF THE OWNERS / APPLICANT

SPECIFICATION

1. 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
2. 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
5. 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
6. 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
7. ALL R.C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
8.GRADE OF CONCRETE :- M20
9.GRADE OF STEEL :-Fe-415

DECLARATION OF L. B. S.

I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 5.12 MT WIDE ROAD IN THE WESTERN SIDE (FRONT SIDE) CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND.
THE PLOT DEMARCATED BY BOUNDARY WALL AND THE PLOT IS VACANT.
THE PLOT IS BEYOND 500 M. FROM THE CENTERLINE OF E.M. BYE PAS.

SRI KINGSUK NANDI
L.B.S NO - 1313 CLASS - I (K.M.C.)
NAME OF THE L.B.S

DECLARATION OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY MAS OF 4, GARFA MAIN ROAD KOLKATA - 700075, WHICH IS DULY SIGNED BY KALLOL KUMAR GHOSHAL (G.T.E. NO - 49 CLASS - I).

SAKTI BRATA BHATTACHARYYA
E . S. E. NO - 116, CLASS - I (K.M.C)
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-THCHNICAL POINT OF VIEW.

SRI KALLOL KR. GHOSHAL
G.T.E. NO - 49, CLASS - I
NAME OF THE GEO-TECHNICAL ENGINEER

DECLARATION OF OWNERS

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE THE L.B.S., E.S.E & G.T.E. DURING CONSTRUCTION
I SHALL FOLLOW THE INSTRUCTION OF L.B.S. E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE
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 UNDERTAKEN UNDER GUIDANCE OF L.B.S. E.S.E. & G.T.E. BEFORE STARTING OF THE BUILDING FOUNDATION
DURING SITE INSPECTION, I WAS PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT
THE PLOT IS DEMARCATED BY BOUNDARY WALL AND THE PLOT IS VACANT

SRI ASIT KUMAR PATWARI
NAME OF THE OWNERS / APPLICANT

SCHEDULE OF DOORS &WINDOWS

DOORS	WINDOW
D - 1000 X 21000	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 900 X 650
D3 - 850 X 2100	W4 - 600 X 600

N

DEBASIS SOM
Digitally signed by DEBASIS SOM
Date: 2023.09.20 17:05:13 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(CIVIL), BR.- XII.

SHIBA PRASAD JANA
Digitally signed by SHIBA PRASAD JANA
Date: 2023.09.20 17:07:36 +05'30'

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(CIVIL), BR.- XII.