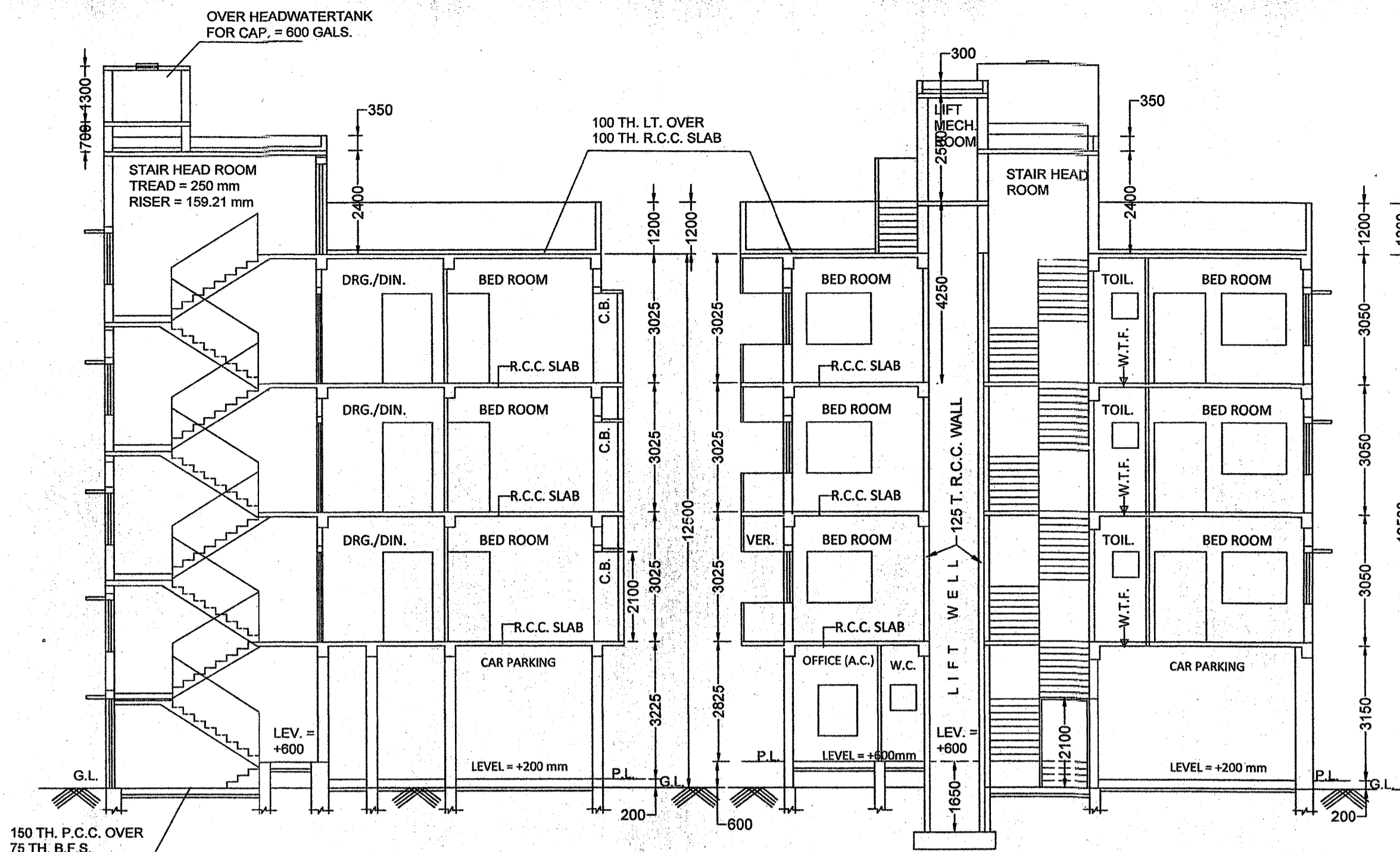


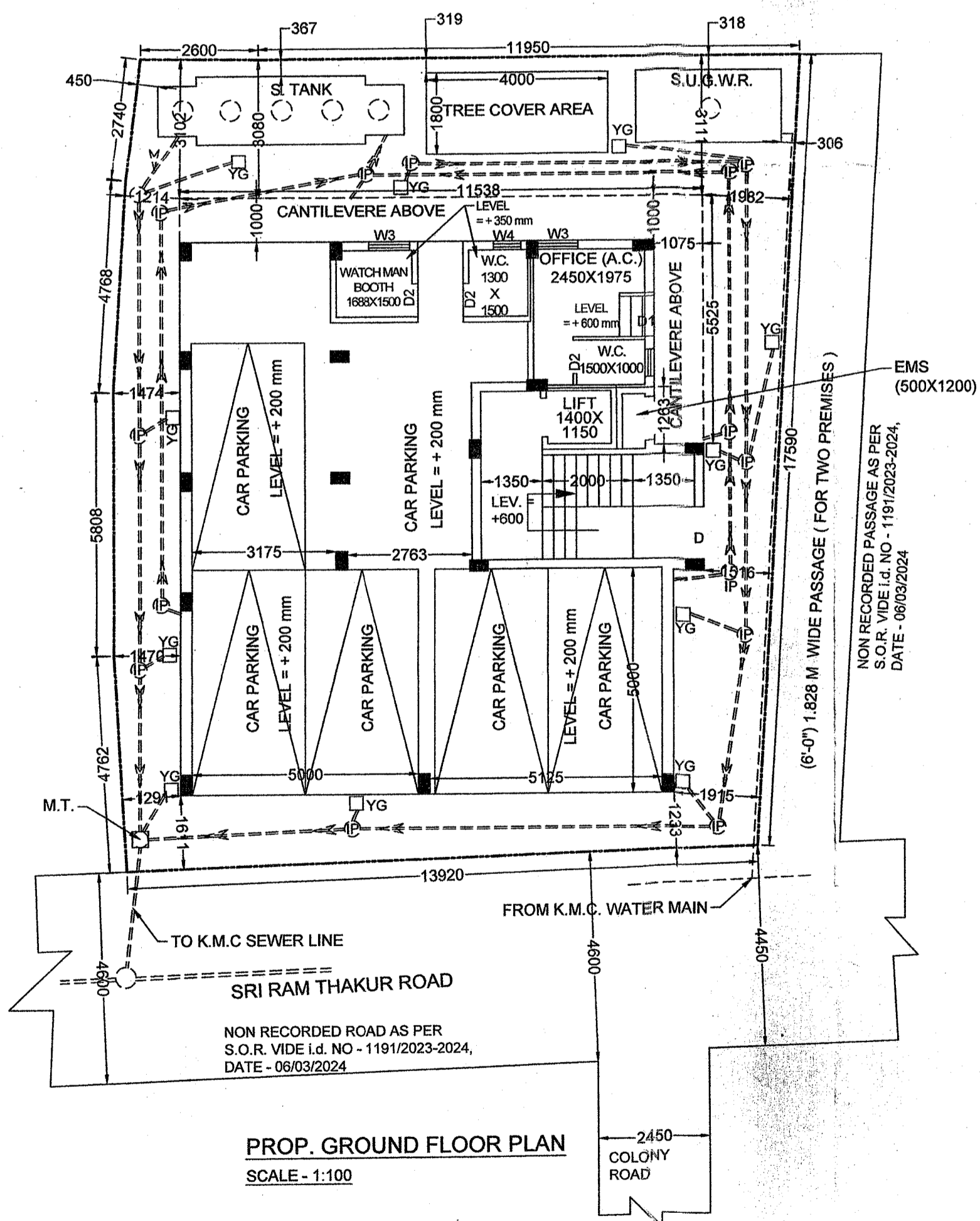
**FRONT ELEVATION**  
SCALE - 1:100



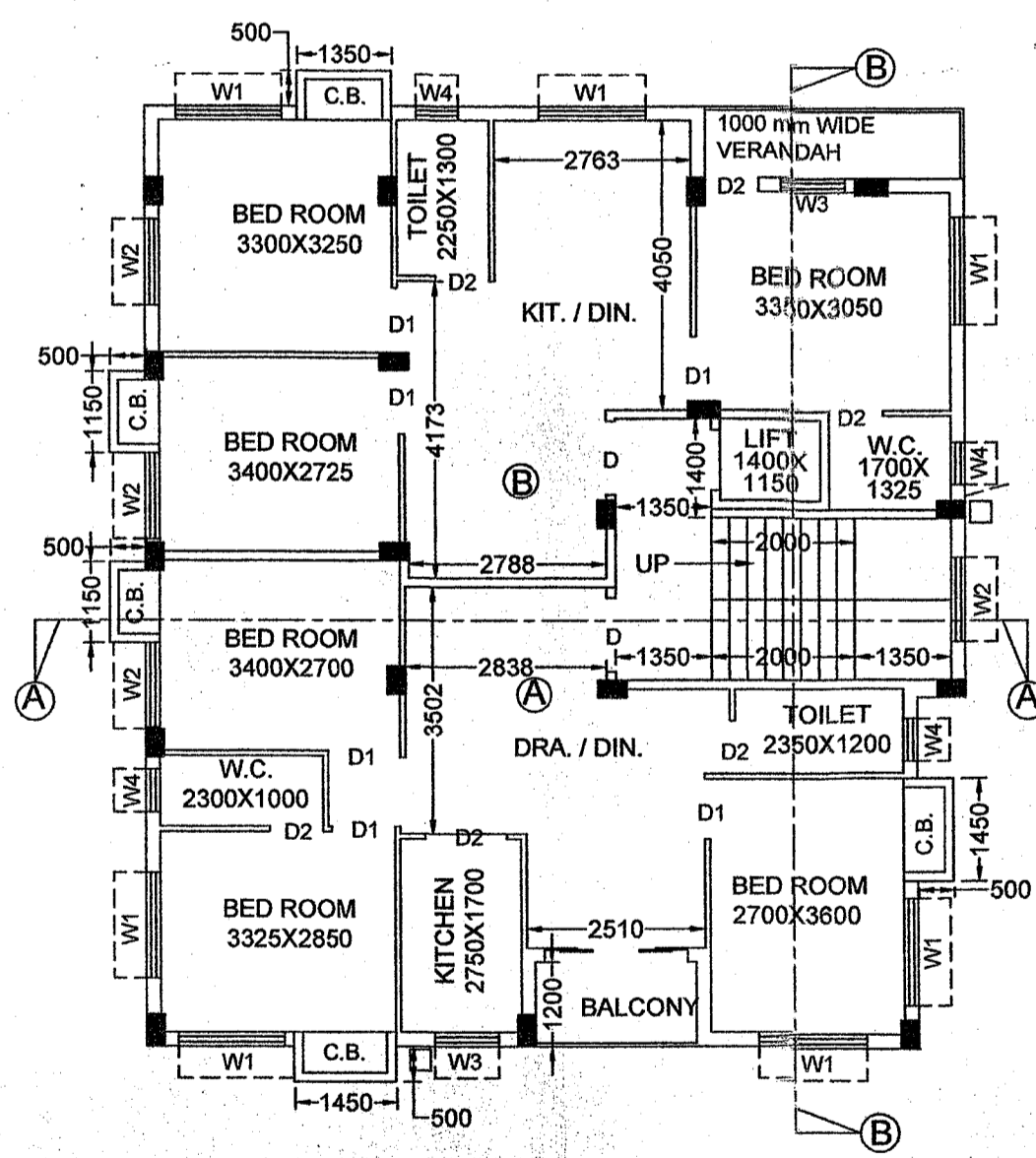
**SECTION ON A A**  
SCALE - 1:100

**SECTION ON B B**  
SCALE - 1:100

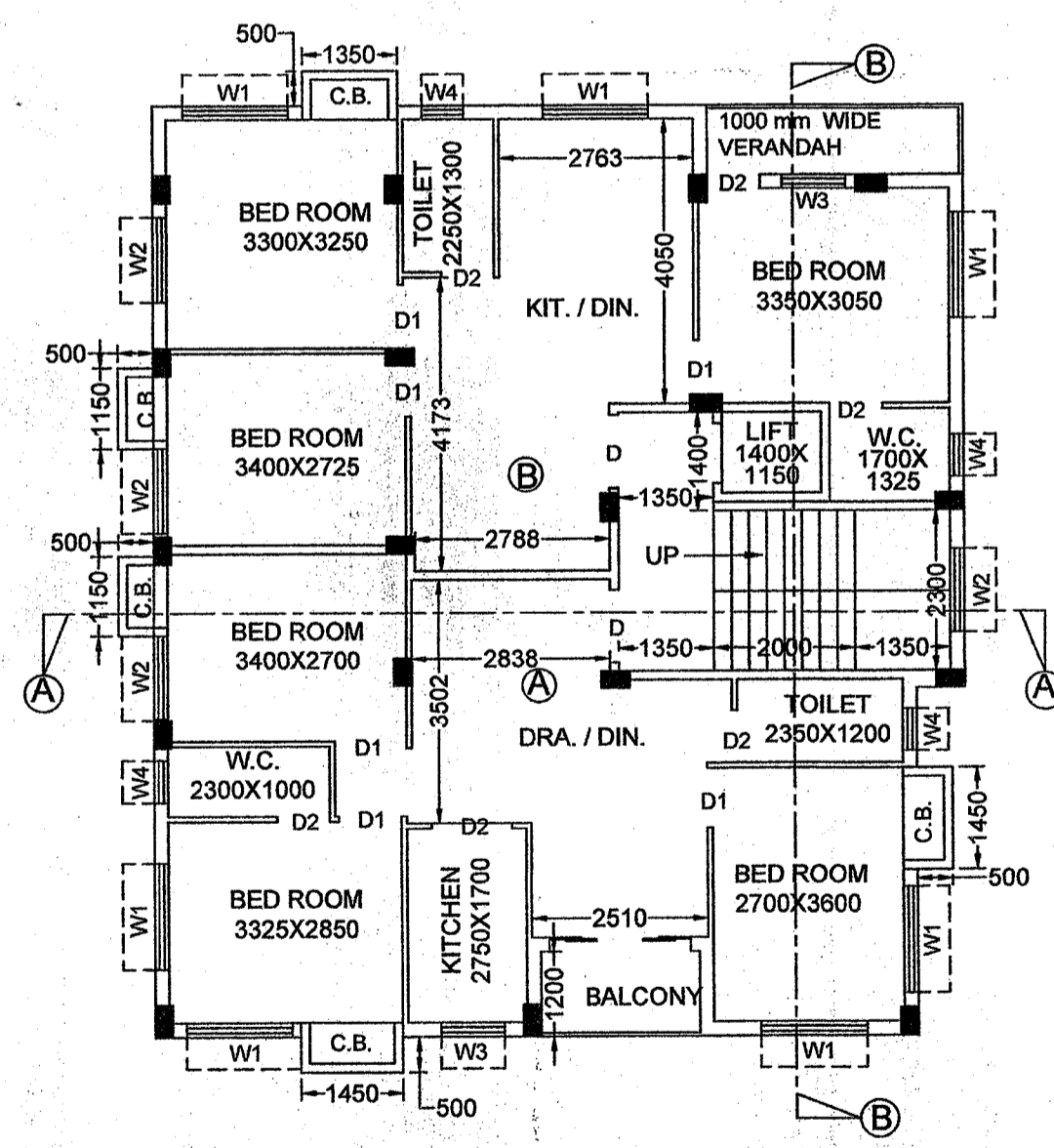
EXISTING THREE STORED BUILDING WILL BE DEMOLISHED BEFORE THE STARTING OF CONSTRUCTION THE BUILDING IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT.



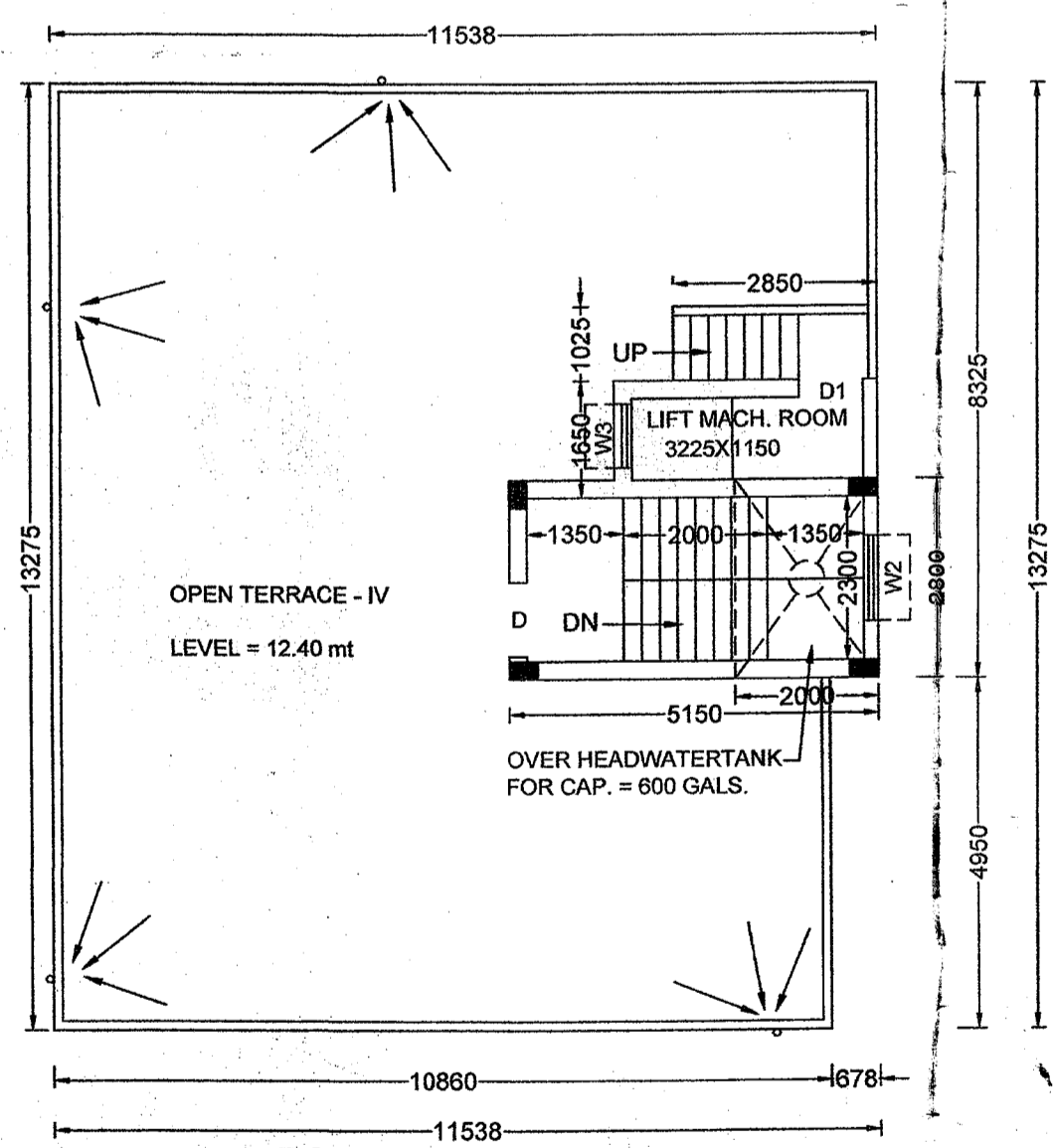
**PROP. GROUND FLOOR PLAN**  
SCALE - 1:100



**PROP. 1ST FLOOR PLAN**  
SCALE - 1:100



**PROP. (TYP.) 2ND AND 3RD FLOOR PLAN**  
SCALE - 1:100



**ROOF PLAN**  
SCALE - 1:100

**MAIN CHARACTERISTICS OF THE PROPOSAL**

- PART - A**
- ASSEESSE NO - 210960306806
  - NAME OF THE RECORDED OWNER - SRI SHYAMA PRASAD MUKHERJEE
  - NAME OF THE APPLICANT - SRI SUBHAS DUTTA PROPRIETOR OF M/S S.D. CONSTRUCTION AND CONSTITUTED ATTORNEY OF SRI SHYAMA PRASAD MUKHERJEE
  - DETAILED OF REGISTERED R.R. DEED - BOOK NO - I, VOLUME NO - IV, PAGE NO - 85 TO 88, BEING NO - 397, FOR THE YEAR - 1997 REG. AT - A. D.R. - ALIPORE 24 PARGANAS (S), DATE - 22/10/1997
  - DETAILED OF REGISTERED DEED OF GIFT - BOOK NO - I, VOLUME NO - 14, PAGE FROM 1670 TO 1684 BEING NO - 02696 FOR THE YEAR - 2011, REG. AT - D.S.R.I - SOUTH 24 PARGANAS, DATE - 14/09/2011
  - DETAILED OF REGISTERED BOUNDARY DECLARATION - BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM 53687 TO 53696 BEING NO - 160319385 FOR THE YEAR - 2023, REG. AT - D.S.R.III - SOUTH 24 PARGANAS, DATE - 15/12/2023
  - DETAILED OF REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT - BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM - 533723 TO 533738 BEING NO - 160319387, FOR THE YEAR - 2023, REG. AT - D.S.R.III - SOUTH 24 PARGANAS, DATE - 14/12/2023.
  - DETAILS OF K.M.C. MUTATION - P/096/29-NOV-23/4408 DATE - 30/11/2023

- PART - B**
- AREA OF PLOT OF LAND - (03K-13CH - 375A) = 258.454 Sqm (AS PER DEED, ASSESSMENT BOOK COPY & BOUNDARY DECLARATION)
  - PERMISSIBLE GROUND COVERAGE - 150.032 Sqm (58.052%)
  - PROPOSED GROUND COVERAGE - 149.811 Sqm (57.96%)

**4) PROPOSED AREA -**

FLOOR	TOTAL FLOOR AREA (Sqm)	LIFT WELL AREA (Sqm)	ACTUAL FLOOR AREA (Sqm)	TOTAL EXMP. AREA STAIR+ STAIR LOBBY	LIFT+ LIFT LOBBY	NET FLOOR AREA
GROUND	133.355	---	133.355	10.810 Sqm	1.890 Sqm	120.655 Sqm
FIRST	148.811	1.610	148.201	10.810 Sqm	1.890 Sqm	135.501 Sqm
SECOND	148.811	1.610	148.201	10.810 Sqm	1.890 Sqm	135.501 Sqm
THIRD	148.811	1.610	148.201	10.810 Sqm	1.890 Sqm	135.501 Sqm
TOTAL	582.788	4.83	577.958	43.240 Sqm	7.560 Sqm	527.158 Sqm

**5) TENEMENT AND PARKING CALCULATION**

TENE MKD.	TENEMENT AREA	COMMON AREA	ACTUAL TENE AREA INCLUDING COMMON AREA	TENE NOS.	REQUIRED PARKING	PROPOSED PARKING
A	66.793 Sqm	11.862 Sqm	78.655 Sqm	3	3 NOS	5 NOS
B	66.743 Sqm	11.853 Sqm	78.596 Sqm	3	3 NOS	5 NOS

OFFICE AREA AT GROUND FLOOR = 9.078 Sqm  
CARPET AREA OF OFFICE = 7.473 Sqm

- NOS. OF PARKING PROVIDED: COVERED - TWO & OPEN - NIL
- PERMISSIBLE AREA FOR PARKING: a) GROUND FLOOR = 25 Sqm
- ACTUAL AREA OF PARKING PROVIDED = 67.131 Sqm
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = (527.158 - 75) / 258.454 = 1.749 < 1.75
- STATEMENT OF OTHER AREAS -

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	NIL	3.275 Sqm	NIL
SECOND FLOOR	NIL	3.275 Sqm	NIL
THIRD FLOOR	NIL	3.275 Sqm	NIL
TOTAL	NIL	9.825 Sqm	NIL

- COMMON AREA
- AT GROUND FLOOR = 27.146 Sqm
- AT OTHER FLOOR = (16.276 + 1.610) = 14.666 Sqm X 3 = 43.998 Sqm
- STAIR HEAD ROOM AREA = 14.420 Sqm
- LIFT MACHINE ROOM AREA = 6.084 Sqm
- LIFT MACHIN ROOM STAIR AREA = 2.921 Sqm
- ROOF TOILET AREA (IF ANY) = NIL
- AREA OF OVER HEAD WATER TANK = 6.600 Sqm
- ADDITIONAL AREA FOR FEES = (14.420 + 6.084 + 2.921 + 9.825) Sqm = 33.230 Sqm
- TOTAL AREA FOR FEES = (577.958 + 33.230) = 611.188 Sqm
- AREA OF OPEN TERRACE = 149.811 Sqm
- HEIGHT OF THE BUILDING = 12.50m
- TREE COVERED AREA = 7.200 Sqm

**PROPOSED G+THREE STORED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO - 74/10/94A, SRI RAM THAKUR ROAD FORMERLY J.C. ROAD IN WARD NO - 096, BOROUGH - X, KOLKATA - 700032, P.S. - JADAVPUR**

**NOTE -**  
ALL DIMENSION ARE IN MILLIMETRE  
SCALE - 1:100, 1:200, 1:600, 1:4000

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI - 33M.  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL).

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
A	22 29 13 N	88 21 54 E	10.0 M
B	22 29 13 N	88 21 53 E	10.0 M
C	22 29 13 N	88 21 53 E	10.0 M
D	22 29 13 N	88 21 53 E	10.0 M

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AAI = 33 M.  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) = 10.0 M.

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

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

SRI SUBHAS DUTTA PROPRIETOR OF M/S S.D. CONSTRUCTION AS CONSTITUTED ATTORNEY OF SRI SHYAMA PRASAD MUKHERJEE  
NAME OF THE OWNERS

BUILDING PERMIT NO - 202410067  
VALID UPTO - 30/06/2029

DATE - 01/07/2024

**SPECIFICATION**

- 175mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:3:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
- 425mm D.P.C. WILL BE WITH (1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:3) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- ALL R.C.C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE - M20
- GRADE OF STEEL - Fe415

**CERTIFICATE OF L. B. S.**

I CERTIFIED THAT 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 4.450 mt. TO 4.60 mt WIDE ROAD IN FRONT (EASTERN SIDE) AND 1.828 mt WIDE PASSAGE (FOR TWO PREMISES) ON THE SOUTHERN SIDE OF THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT DEMARCATED BY BOUNDARY WALL THERE IS AN EXISTING THREE STORED BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS SHOWN IN THE PLAN BY HATCH.

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

**CERTIFICATE 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 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 "MASS" OF-4, CANRA MAIN ROAD, KOLKATA - 700076, WHICH IS DULY SIGNED BY SRI KALLOL KUMAR GHOSHAL, G.T. NO - 49, CLASS - I OF K.M.C.

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

**DECLARATION OF GEO-TECHNICAL**

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-TECHNICAL POINT OF VIEW.

SRI KALLOL KUMAR GHOSHAL  
G.T. NO - 49, CLASS - I (K.M.C.)  
NAME OF THE GEO-TECHNICAL ENGINEER

**OWNERS DECLARATION**

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. THERE IS AN EXISTING THREE STORED BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS SHOWN IN THE PLAN BY HATCH AND THE BUILDING IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT DURING SITE INSPECTION. I WAS PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT. THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

SRI SUBHAS DUTTA PROPRIETOR OF M/S S.D. CONSTRUCTION AS CONSTITUTED ATTORNEY OF SRI SHYAMA PRASAD MUKHERJEE  
NAME OF THE OWNERS / APPLICANTS

**SCHEDULE OF DOORS AND WINDOWS**

DOORS	WINDOWS
D - 1000 X 2100	W1 - 1500 X 1450
D1 - 950 X 2100	W2 - 1200 X 1450
D2 - 750 X 2100	W3 - 900 X 1200
	W4 - 600 X 600
	W - 1800 X 1450

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

**DEBARATI CHAKRABORTY**

Digitally signed by DEBARATI CHAKRABORTY  
Date: 2024.07.01 15:24:11 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (CIVIL), BR - X OF K.M.C.