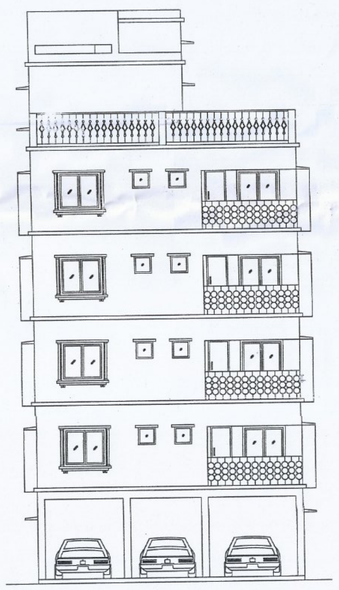
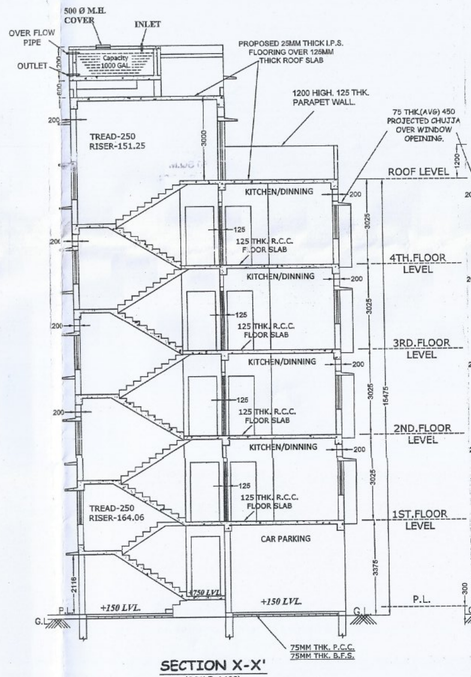
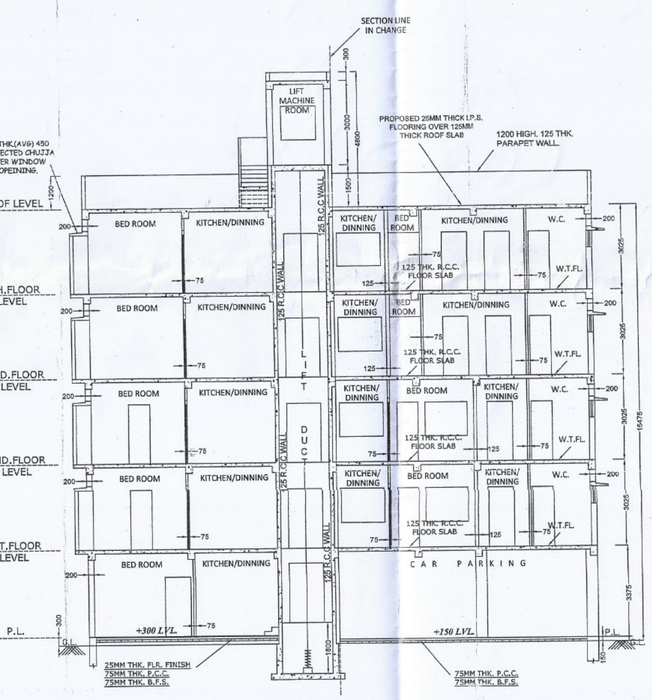


FRONT ELEVATION
(SCALE- 1:100)

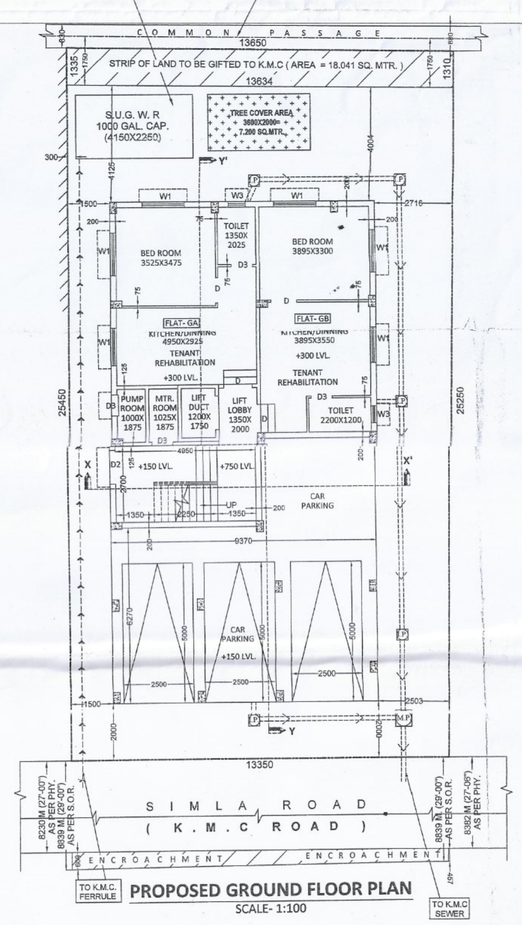


SECTION X-X'
(SCALE- 1:100)



SECTION Y-Y'
(SCALE- 1:100)

THE DEPTH OF S.U.G. WATER RESERVOIR DOES NOT EXCEED THE NEAREST DEPTH OF FOUNDATION

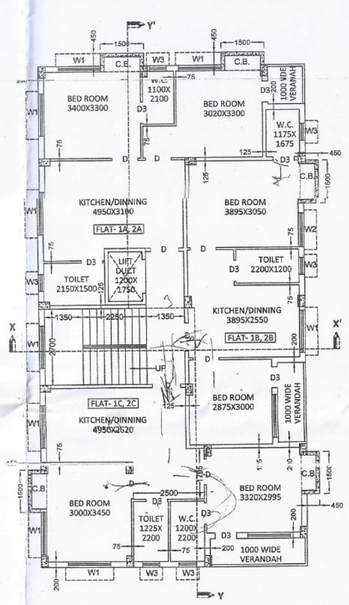


PROPOSED GROUND FLOOR PLAN
SCALE- 1:100

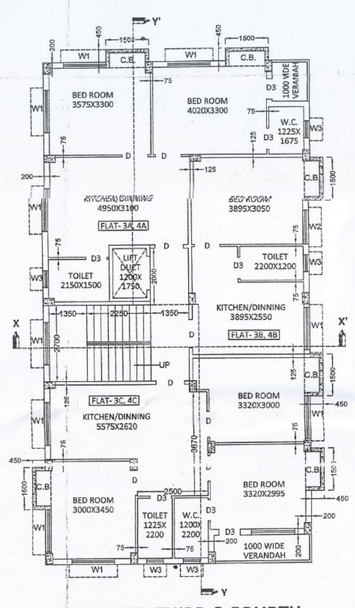
SCHEDULE OF DOORS & WINDOWS			
DOOR		WINDOW	
MKD.	SIZE	MKD.	SIZE
D	900X 2100	W	1500X 1200
D1	1000 X 2100	W1	1200 X 1200
D2	1200 X 2100	W2	900X 1200
D3	750 X 2100	V	600X 600

NOTES / SPECIFICATIONS

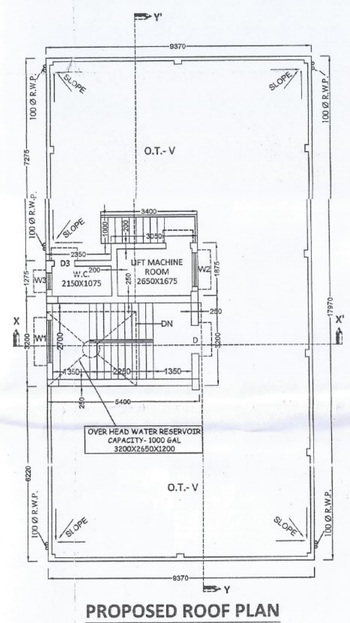
1. ALL DIMENSIONS ARE GIVEN IN MM. UNLESS OTHERWISE MENTIONED.
2. GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-500
3. R.C.C. WORK WITH CEMENT, SAND & STONE CHIPS (1:1½:3)
4. COVER AT FOUNDATION- 75MM, COLUMN- 40MM, BEAMS- 25MM, SLAB- 20MM.
5. 200 THK. OUT SIDE BK.WORK WITH C.M. (1:5)
6. ALL INSIDE WALLS ARE 75 MM & 125MM THICK UNLESS OTHERWISE MENTIONED.
7. LIME TERRACING WITH BK.KHOA,SURKI,LIME (7:2:2)
8. ALL MATERIALS TO BE USED ARE AS PER PROVISIONS OF N.B.C.(I)
9. FLOORS OF KITCHEN, TOILET & W.C. WILL BE WATER TIGHT.



PROPOSED FIRST & SECOND FLOOR PLAN
SCALE- 1:100



PROPOSED THIRD & FOURTH FLOOR PLAN
SCALE- 1:100



PROPOSED ROOF PLAN
SCALE- 1:100

7. F.A.R CALCULATION:-

A. PROPOSED F.A.R.= $\frac{(753.175-71.213)}{342.209}$ = 1.993

B. PERMISSIBLE F.A.R. = 2.00

PART- C

1. NO. OF CAR PARKING REQUIRED.- 3 NOS.
2. NO. OF PROPOSED CAR PARKING:- 3 NOS
3. TOTAL AREA OF PRO. CAR PARKING= 71.213 SQ.MTR.
4. REQUIRED TREE COVER AREA= 7.131 SQ.MTR.
5. PROPOSED TREE COVER AREA= 7.200 SQ.M.
6. HEIGHT OF STAIR HEAD ROOM= 3.000 MTR.
7. AREA OF STAIR HEAD ROOM= 17.28? SQ.MTR.
8. HEIGHT OF THE SUPPORT OF O.H.W.R.= 0.6 MTR.
9. AREA OF THE O.H.W.R.= 8.480 SQ.MTR.
10. HEIGHT OF THE PARAPET WALL= 1.20 MTR.
11. THICKNESS OF THE PARAPET WALL= 0.125 MTR.
12. TOTAL NO. OF CUPBOARD= 22 NOS.
13. TOTAL AREA OF CUPBOARD = 1.500X0.450X22= 14.850 SQ.MTR.
14. HEIGHT OF LIFT MACHINE ROOM= 3.000 MTR.
15. AREA OF THE LIFT MACHINE ROOM= 5.719 SQ.MTR.
16. AREA OF THE STAIR OF LIFT M/C ROOM= 3.400 SQ.MTR.
17. CAPACITY OF O.H.W.R.= 1000 GAL.
18. CAPACITY OF S.U.G.W.R.= 1000 GAL.
19. AREA OF ROOF TOILET= 2.996 SQ.MTR.
20. OTHER AREA ONLY FOR FEES = 66.825 (STAIR) + 13.500 (LIFT LOBBY) + +3.400 (LMR STAIR) + 2.996 (ROOF TOILET) + 14.850 (C.B.) = 107.5/1 SQ.MTR.
21. AREA OF TERRACE = 168.380 SQ.M.

SPECIFICATIONS : -

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 CIVIL TECH SOIL TESTING MR. RUPAK KUMAR BANERJEE, ENLISTMENT NO- GT / 1 / 3 , (K.M.C) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

Satyabrata Chakraborti
Satyabrata Chakraborti, AMIE (I)
Empanelled Structural Engineer
in Kol. Mpl. Corporation
E.S.E. II/860

NAME OF STRUCTURAL ENGG.
SATYABRATA CHAKRABARTI , E.S.E. NO.- II / 650

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 BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE WORK AND IT IS PARTLY OCCUPIED BY THE OWNER AND PARTLY OCCUPIED BY TENANT.

Sibabrata Chakraborty
Sibabrata Chakraborty
REGD. CIVIL ENGINEERS IN
KOLKATA MPL. CORPORATION
NO- I / 1120

NAME OF L.B.S.
SIBABRATA CHAKRABORTY L.B.S. NO.- I / 1120

NOTE :- ALL DIMENSIONS ARE IN MM
SCALE = 1:100 (OTHER WISE MENTIONED)

B.P. NUMBER : 2024020033 **DATED : 09/12/2024**

VALID TILL : 08/12/2029

PRITAM DAS
Digitally signed by PRITAM DAS
Date: 2024.12.09 14:55:59 +05'30'

DIGITAL SIGNATURE OF
A.E(C)/Bldg/(Br.- II)

SOMNATH BHADURY
Digitally signed by SOMNATH BHADURY
Date: 2024.12.09 14:57:07 +05'30'

DIGITAL SIGNATURE OF
E.E(C)/Bldg/(Br.- II)

AREA STATEMENT OF THE PLAN CASE NO - 2024020055

PART - A :

1. ASSESSE NO: 110151900616

2.a) DETAIL OF REGISTERED DEED:
BOOK NO : I, VOL. NO : 3, PAGE NO : 270 TO 279,
BEING NO : 132/1983, YEAR : 1983, PLACE : ALIPORE SUB REGISTRY OFFICE
b) DETAILS OF BOUNDARY DECLARATION:
BOOK NO : I, VOL. NO : 1606-2020 PAGE NO : 8647 TO 8659,
BEING NO : 160600220, YEAR : 2020, PLACE : A.D.S.R. SEALDAH
c) DETAILS OF POWER OF ATTORNEY:
BOOK NO : IV, VOL. NO : 7 PAGE NO : 4269 TO 4287,
BEING NO : 04504, YEAR : 2013, PLACE : A.R.A.- III, KOLKATA
d) DETAILS OF STRIP OF LAND:
BOOK NO : I, VOL. NO : 1606-2024 PAGE NO : 69382 TO 69395,
BEING NO : 160602337, YEAR : 2024, PLACE : A.D.S.R. SEALDAH
e) DETAILS OF NON-EVICTION OF TENANT:
BOOK NO : I, VOL. NO : 1606-2024 PAGE NO : 69373 TO 69381,
BEING NO : 160602336, YEAR : 2024, PLACE : A.D.S.R. SEALDAH

3.a) AREA OF LAND :-
05K.- 13CH.- 02 SQ.FT. OR, 388.982 SQ.M. (AS PER DEED)
05K.- 01CH.- 38.537 SQ.FT. OR, 342.209 SQ.M. (AS PER BOUNDARY DECLARATION)
b) NO OF STOREY : G+IV

4. NO. OF TENEMENTS : 14 NO.
5. SIZE OF TENEMENTS : >50 Sqm ..... 6 NOS.
: 50 Sqm TO 75 Sqm..... 8 NOS.

PART - B :

1. a) AREA OF LAND :-
05K.- 13CH.- 02 SQ.FT. OR, 388.982 SQ.M. (AS PER DEED)
05K.- 01CH.- 38.537 SQ.FT. OR, 342.209 SQ.M. (AS PER BOUNDARY DECLARATION)
b) AREA OF STRIP OF LAND = 18.041 SQ.MTR.
c) NET LAND AREA= 324.168 SQ.MTR.

2. (i) PERMISSIBLE GROUND COVERAGE = 189.105 SQ.MTR. (55.26%)
(ii) PROPOSED GROUND COVERAGE = 168.380 SQ.MTR. (49.20 %)

3. a) ROAD WIDTH = 8839 M. (29'-00") AS PER S.O.R., 8230 M (27'-00")AS PER PHY. (WESTERN SIDE)

4. a) PERMISSIBLE HEIGHT = 20.000 MTR.
b) PROPOSED HEIGHT = 15.475 MTR.

5. **AREA STATEMENT:-**
i. EXISTING :-
EXISTING GROUND LOOR PLAN= 342.209 SQ.MTR.

ii. **PROPOSED:-**

FLOOR	TOTAL FLOOR AREA (SQ.MTR.)	DUCT OR CUTOUT (SQ.MTR.)		NET COVERED AREA (SQ.MTR.)	TOTAL EXEMPTED AREA (SQ.MTR.)		NET FLOOR AREA (SQ.MTR.)
		LIFT DUCT	STAIR DUCT		STAIR	LIFT LOBBY	
GR. FLOOR	168.380	——	——	168.380	13.365	2.700	152.315
1ST FLOOR	168.380	2.100	——	166.280	13.365	2.700	150.215
2ND FLOOR	168.380	2.100	——	166.280	13.365	2.700	150.215
3RD FLOOR	168.380	2.100	——	166.280	13.365	2.700	150.215
4TH FLOOR	168.380	2.100	——	166.280	13.365	2.700	150.215
TOTAL	**841.900**	**13.600**	——	**833.500**	**66.825**	**13.500**	**753.175**

6. (A) TENEMENTS & CAR PARKING CALCULATION :- (RESIDENTIAL)

FLAT MARKED AS	INDIVIDUAL TENEMENT AREA (SQ.MTR.)	AREA TO BE ADDED (SQ.MTR.)	ACTUAL TENEMENT AREA (SQ.MTR.)	TENEMENT SIZE 50-75,	NO. OF TENE-MENT	NO. OF CAR PARKING REQUIRED
GA	35.445	5.014	40.459	< 50	1	3 NOS.
GB	35.867	5.074	40.941	< 50	1	
1A,2A	52.421	7.416	59.837	50 - 75	2	
3A, 4A	55.206	7.810	63.016	50 - 75	2	
1B, 2B	32.439	4.589	37.028	< 50	2	
1C, 2C	64.264	9.091	73.355	50 - 75	2	
3B, 4B	42.492	6.011	48.503	< 50	2	
3C, 4C	51.425	7.275	58.700	50 - 75	2	

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.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.C.E.,M.E.,MIGS.,M.I.E.,
G.T./I/3 (K.M.C.), BM/GEO-TECH-M002
01/01/JF SONC: T22/H-19, GTER-HDCOM/R01/H

NAME OF GEO TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE (GT/I/03)

DECLARATION OF OWNER(S)-

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & ESE 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 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 LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

Satyabrata Chowdhury
SRI SATYABRATA CHOWDHURY
As constituted attorney of
1) SMT. NUPUR GHOSH
2) SRI SUBHANKAR GHOSH
3) SMT. TUMPA GHOSH
4) SRI SHYAMAL GHOSH
5) SRI BITU GHOSH
6) SMT. CHAMPA GHOSH

NAME OF OWNERS
SRI SATYABRATA CHOWDHURY
AS CONSTITUTED ATTORNEY OF
(1) SMT NUPUR GHOSH, (2) SUBHANKAR GHOSH, (3) SMT TUMPA GHOSH,
(4) SHYAMAL GHOSH, (5) BITU GHOSH, (6) SMT CHAMPA GHOSH

PROPOSED PLAN OF G + IV (FOUR) STORIED RESIDENTIAL BUILDING AT PRE. NO. 36C, SIMLA ROAD, WARD NO. -015, BOROUGH NO. - II, P.S.- MANICKTALA, KOLKATA - 700 006, FOR SANCTION U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009.

S .CHAKRABORTY & ASSOCIATES
ENGINEERS
21 A, BALARAM GHOSH STREET, KOLKATA-700 004.
PHONE : 98307-36094, 8910901128.

DRAWING BY
SAJIDUL HOQUE LASKAR

SCALE = 1:100,
ALL DIMENSIONS ARE IN MM.