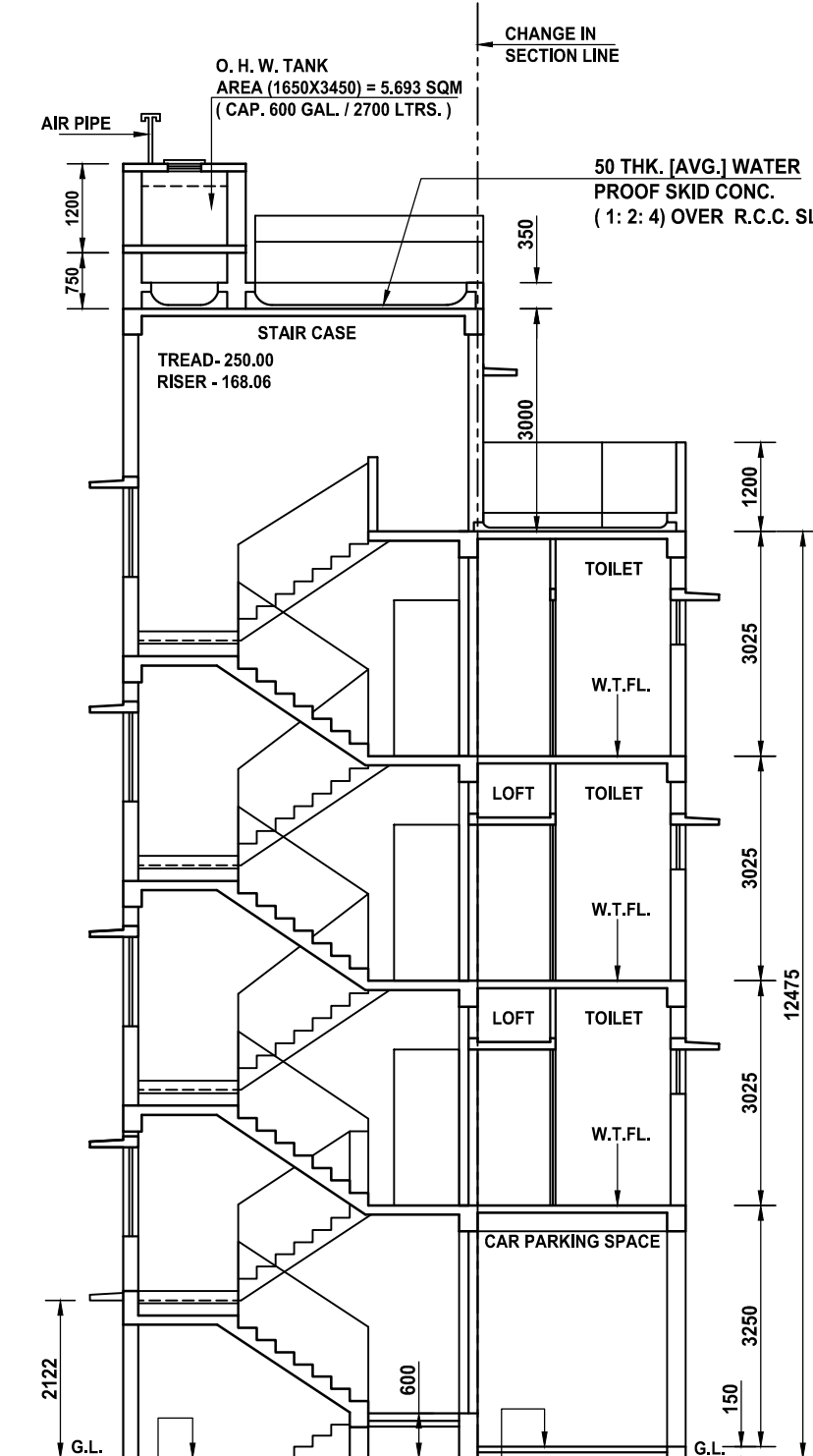


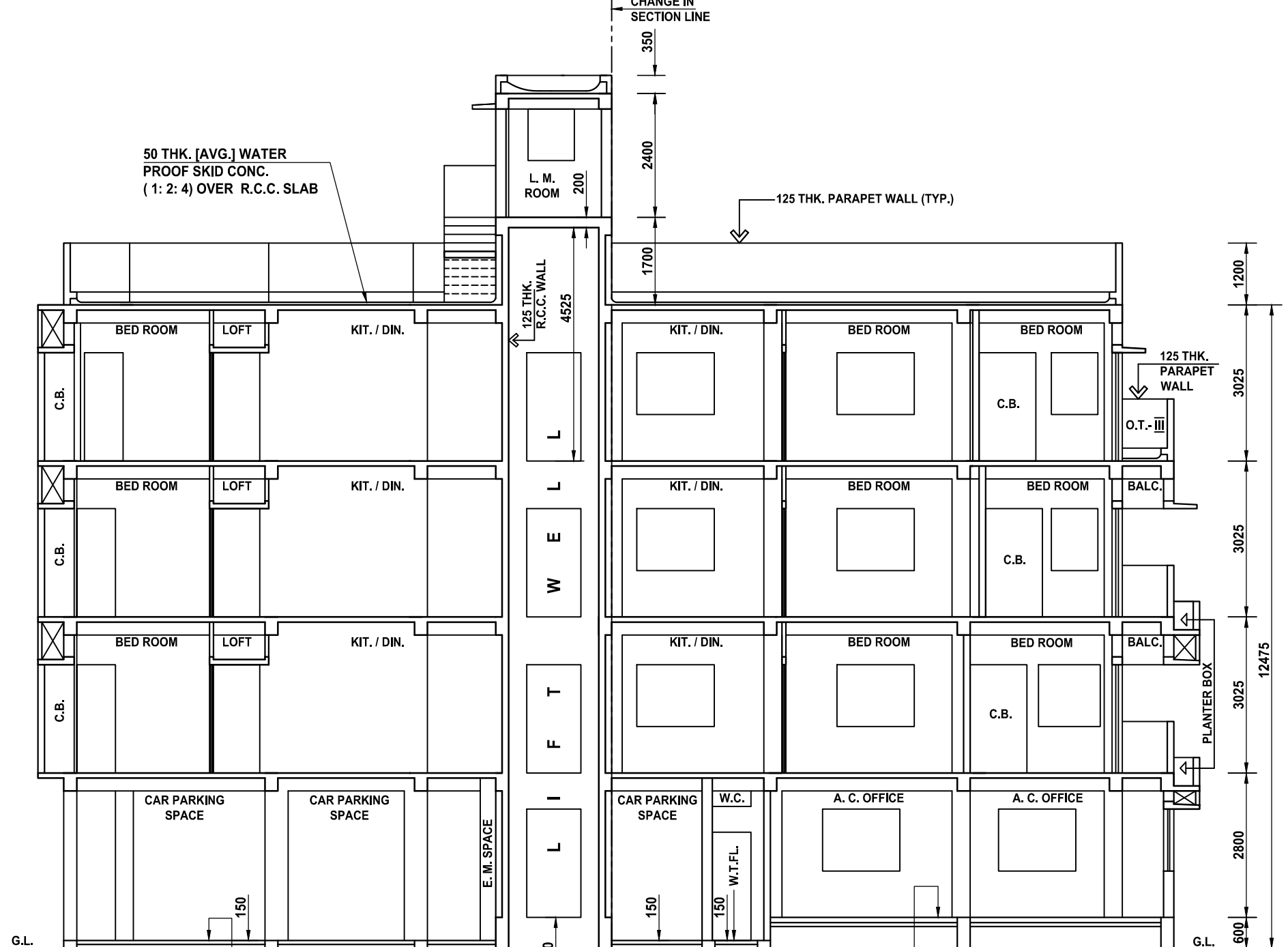


FRONT ELEVATION  
SCALE - 1:100

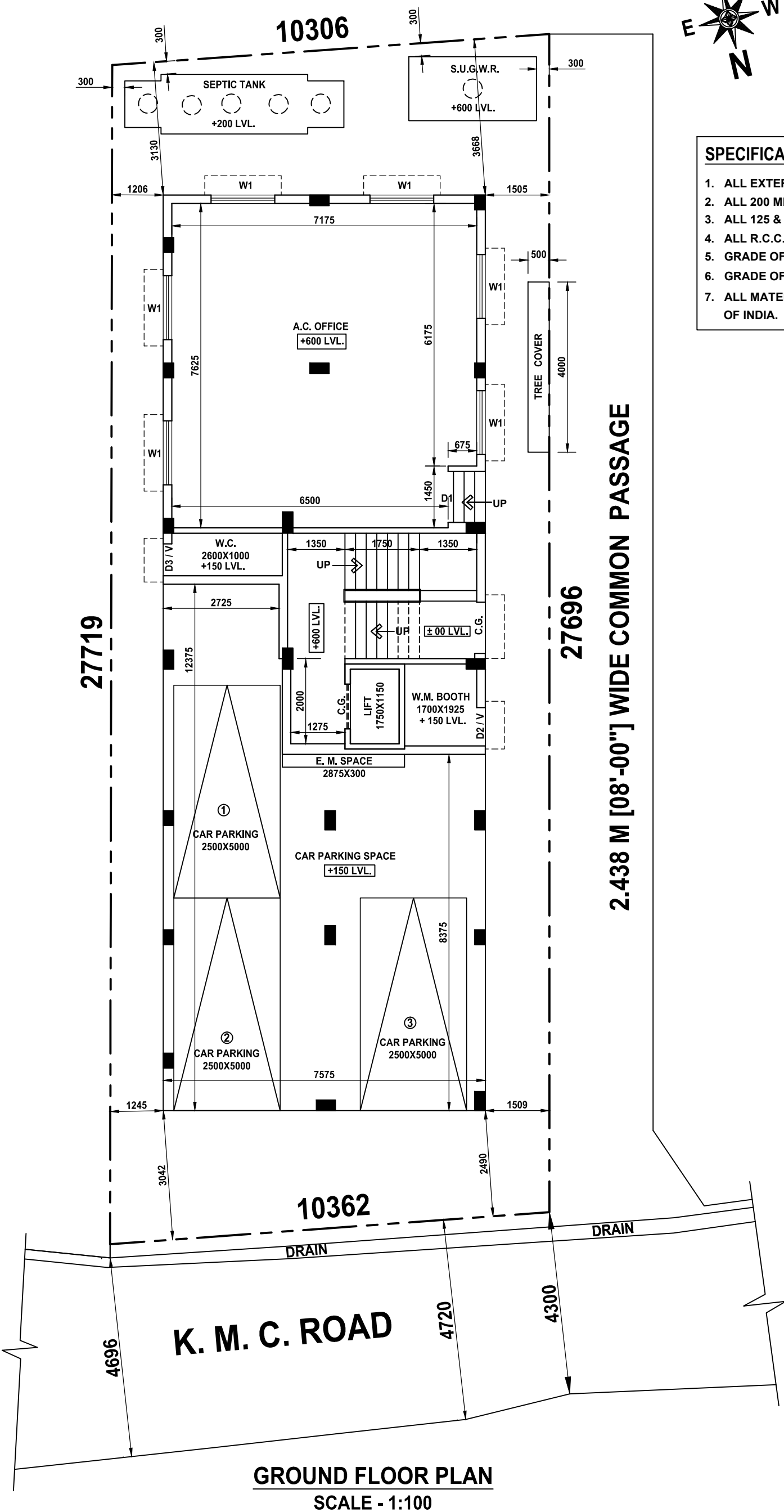
WESTERN SIDE ELEVATION  
SCALE - 1:100



SECTION AT 'X - X'  
SCALE - 1:100



SECTION AT 'Y - Y'  
SCALE - 1:100



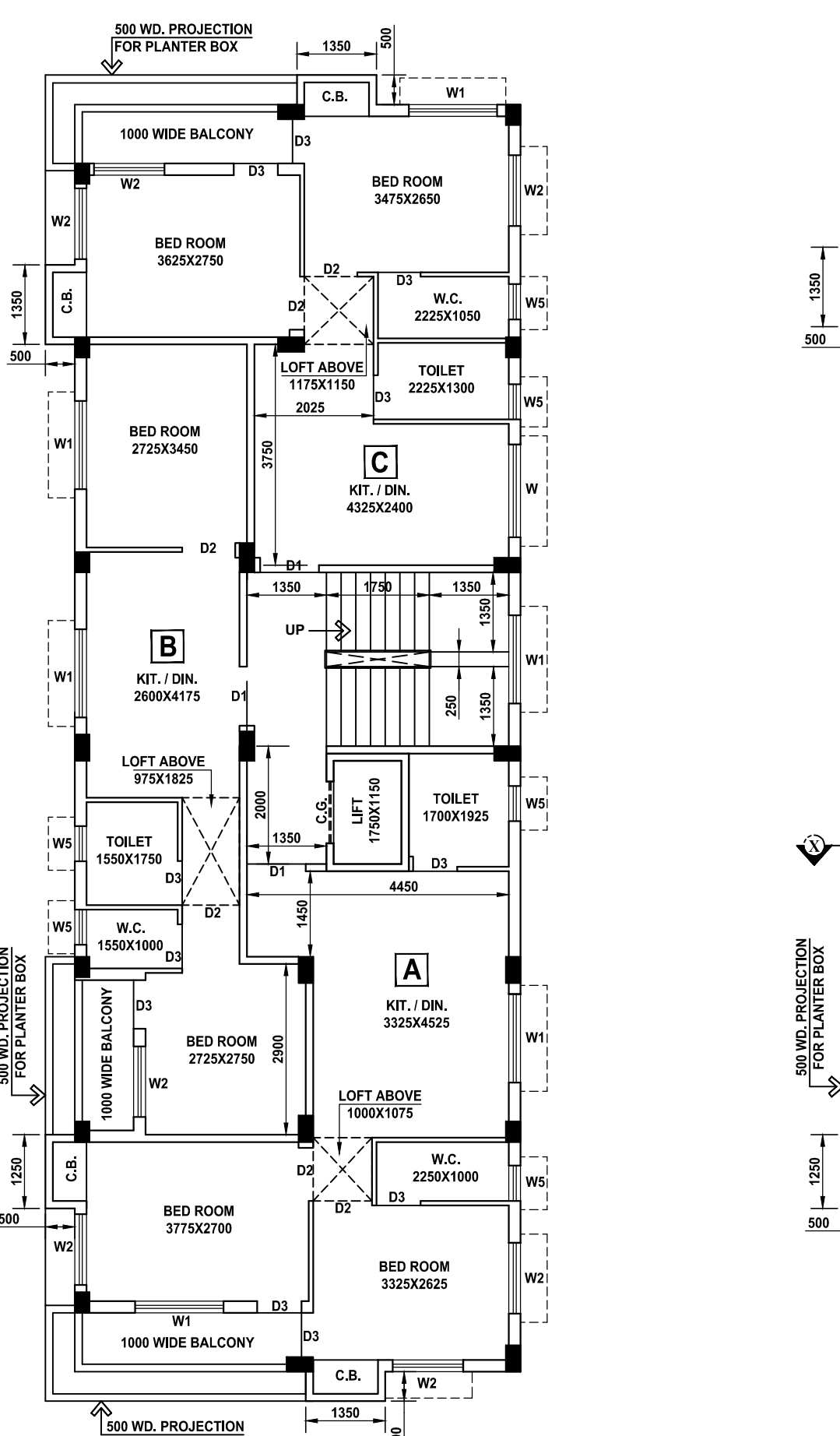
GROUND FLOOR PLAN  
SCALE - 1:100

**SPECIFICATION :-**

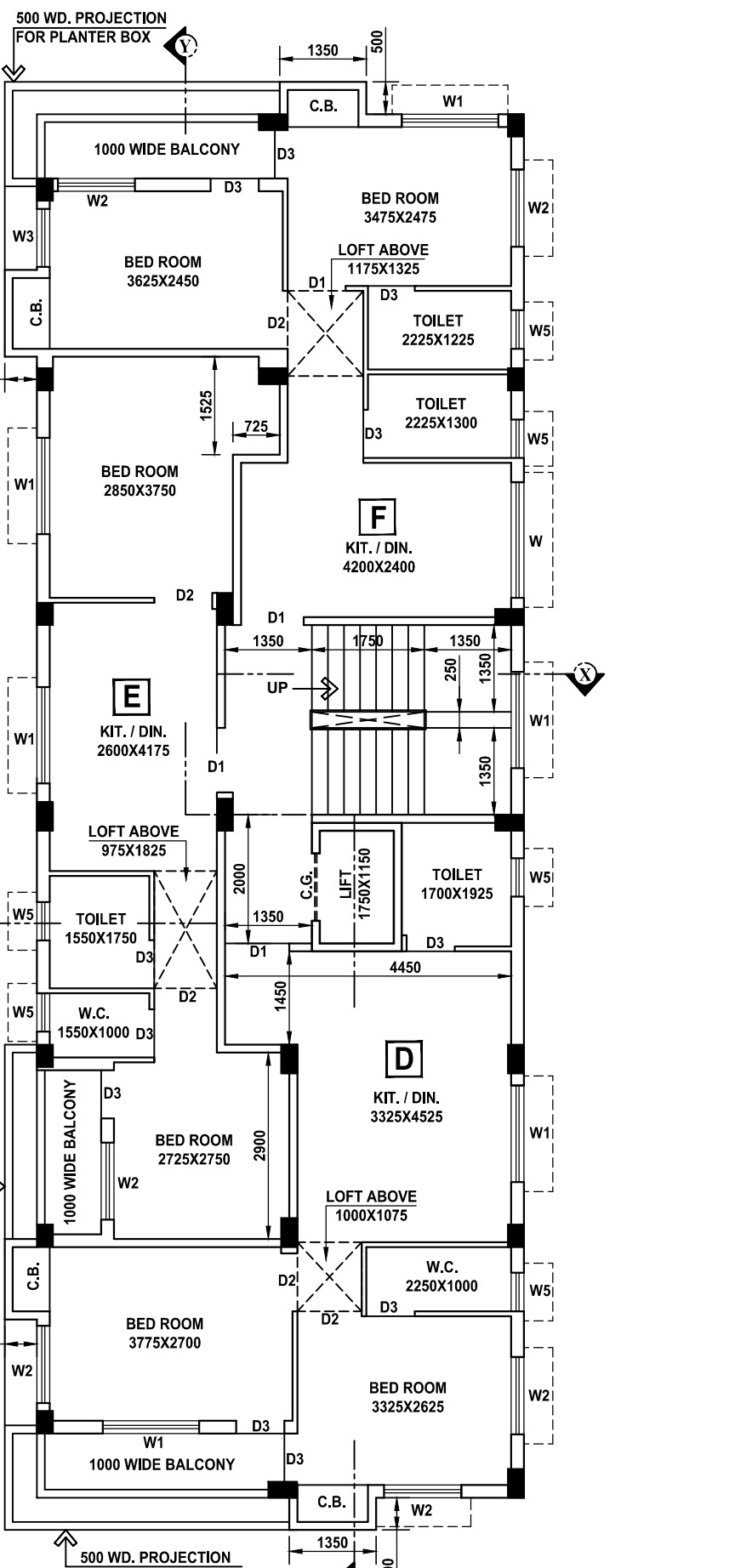
1. ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.
2. ALL 200 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (H-1) SAND, CEMENT MORTAR.
3. ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (H-1) SAND, CEMENT MORTAR.
4. ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1:6:1) (UNLESS OTHERWISE MENTIONED).
5. GRADE OF CONCRETE - M20
6. GRADE OF STEEL - F460
7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

SCHEDULE OF DOOR & WINDOWS					
MKD.	OBJECT	SIZE ( W X H )	MKD.	OBJECT	SIZE ( W X H )
D/C.G.					
D1	DOOR	1200 X 2100	W1	WINDOW	1800 X 1200
D2		1000 X 2100	W2		1500 X 1200
D3		900 X 2100	W3		1200 X 1200
		750 X 2100	W3		900 X 1200
			W4		900 X 1000
			W5	600 X 600	
			V	VENTILATION	750 X 300

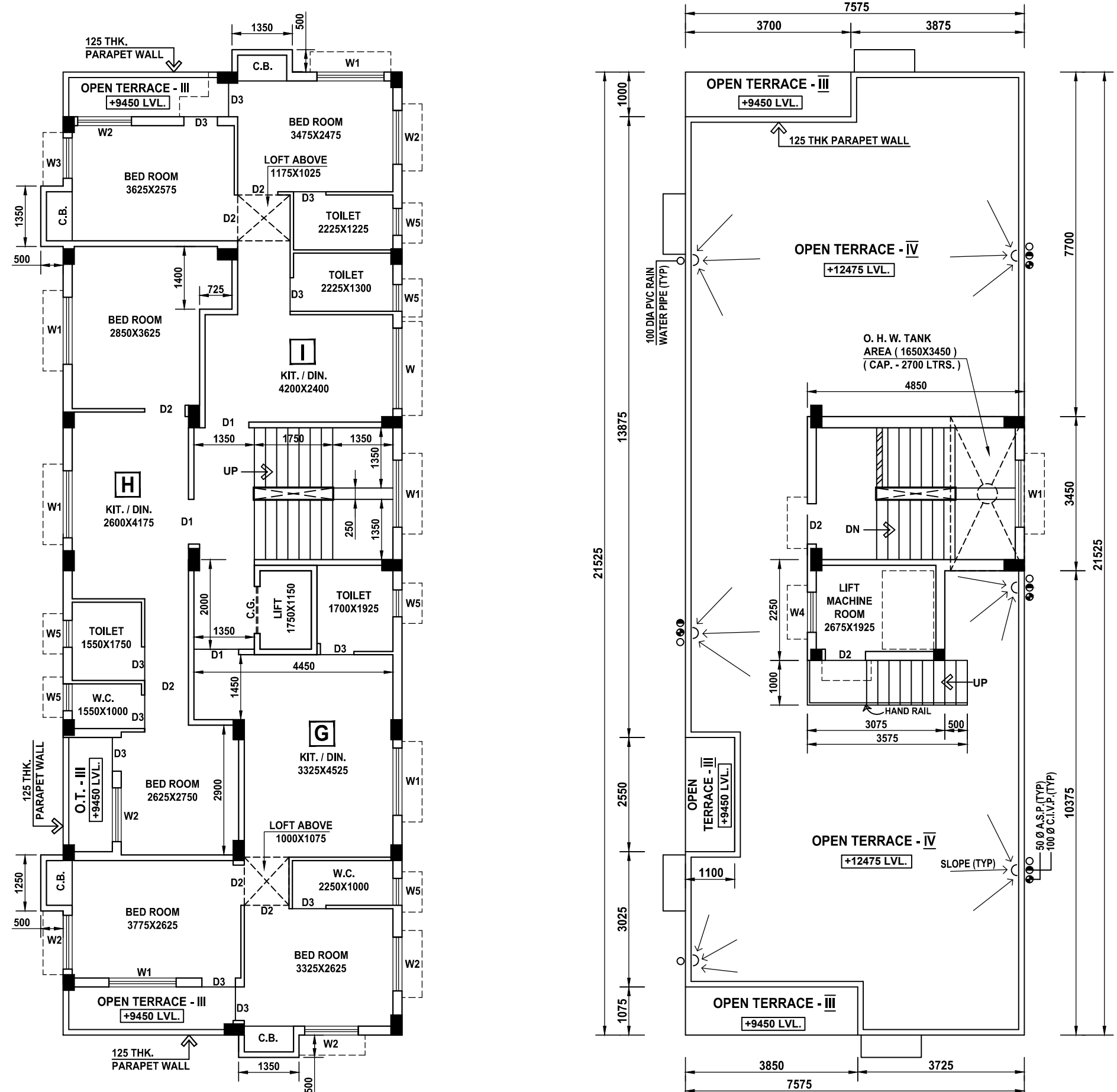
**NOTE :-**  
DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.



FIRST FLOOR PLAN  
SCALE - 1:100



SECOND FLOOR PLAN  
SCALE - 1:100



THIRD FLOOR PLAN  
SCALE - 1:100

ROOF PLAN  
SCALE - 1:100

## MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A									
1. ASSESSEE NO. :- 31 - 111 - 16 - 0779 - 9									
2. NAME OF THE OWNER - SRI SUJOY SADHUKHAN									
3. NAME OF THE APPLICANT / C.A. :- SMT. MITA DAS (PROPRIETRESS OF M/S SAYANTKA ENTERPRISE), AS CONSTITUTED POWER OF ATTORNEY FOR SRI SUJOY SADHUKHAN					5. DETAILS OF REGD. POWER OF ATTORNEY BOOK NO. - 1                      VOLUME NO. - 1605 - 2022 PAGE NO. - 13815 to 13832                      BEING NO. - 1605 03423 DATE - 15/02/2022 REGD. AT - A.D.S.R. - ALPORE, WEST BENGAL				
4. DETAILS OF REGD. DEEDS									
DEED - 1                      DEED - 2					6. DETAILS OF BOUNDARY DECLARATION BOOK NO. - 1                      VOLUME NO. - 1603 - 2022 PAGE NO. - 62844 to 62855                      BEING NO. - 1603 19822 DATE - 21/12/2022 REGD. AT - D.S.R. - III, SOUTH 24 PGS.				
BOOK NO.                      1                      1									
VOLUME NO.                      20                      23									
PAGE NO.                      2905 to 2916                      4940 to 4954									
BEING NO.                      54582                      55076									
DATE                      02/06/2010                      16/07/2013									
REGD. AT                      A.D.S.R. - ALPORE, WEST BENGAL                      A.D.S.R. - ALPORE, WEST BENGAL									
7. DETAILS OF B.L. & L.R.O. CONVERSION MEMO NO. 17/132 / CON CERTIFICATE / BL/RO / ATM / KASBA / 17, DATED - 28.11.2017 MEMO NO. 17/134 / CON CERTIFICATE / BL/RO / ATM / KASBA / 17, DATED - 28.11.2017									
PART - B									
1. AREA OF LAND :- a) AS PER TITLE DEED = 84 K. - 05 CH. - 00 SFT / 288.461 SQM (MORE / LESS)					2. PERMISSIBLE GROUND COVERAGE :- 57.148 % OF L.A. = 163.193 SQM				
b) AS PER BOUNDARY DECLARATION = 84 K. - 04 CH. - 13.80 SFT / 285.563 SQM (MORE / LESS)					3. PROPOSED GROUND COVERAGE :- 57.098 % OF L.A. = 163.051 SQM				
4. AREA STATEMENT :-									
GR. FL.	RESIDENTIAL (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
R - 103.013				163.051	12.690	2.550	147.811		
B - 60.038									
1ST. FL.	163.051	0.438	2.013	160.600	12.690	2.700	145.210	2.650	4.205
2ND. FL.	163.051	0.438	2.013	160.600	12.690	2.700	145.210	2.650	4.411
3RD. FL.	152.408	0.438	2.013	149.957	12.690	2.700	134.567	2.650	2.279
TOTAL	641.561	1.314	6.039	634.208	50.760	10.650	572.798	7.950	10.895
5. TENEMENTS CALCULATION									
(A) RESIDENTIAL:									
TENEMENT MKD.	TENEMENT AREA (SQM)	COMMON AREA (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	CUP BOARD AREA = 7.950 SQM LOFT AREA = 10.895 SQM STAIR HEAD ROOM AREA = 16.733 SQM LIFT MACHINE ROOM AREA = 6.919 SQM AREA OF LIFT M/C ROOM STAIR = 3.575 SQM ADDITIONAL AREA FOR FEES = 46.072 SQM				
A	52.635	9.852	62.487	01					
B	42.992	8.047	51.039	01					
C	48.450	9.070	57.528	01					
D	52.635	9.852	62.487	01					
E	45.614	8.538	54.152	01					
F	45.636	8.580	54.416	01					
G	48.647	9.106	57.753	01					
H	42.178	7.895	50.073	01					
I	42.615	7.977	50.592	01					
CARPET AREA OF THE A.C. OFFICE = 33.731 SQM					REQUIRED	NO.	AREA (S Q. M.)		
6. PERMISSIBLE F.A.R. = 1.75					PROVIDED	03	75.600		
7. PERMISSIBLE TOTAL FLOOR AREA = 499.735 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA					73.647				
8. PROPOSED F.A.R. = (572.798 + 73.647) / 285.563 = 1.748 < 1.75									
9. AREA OF STAIR HEAD ROOM = 16.733 SQM					12. AREA OF LIFT MACHINE ROOM STAIR = 3.575 SQM				
10. AREA OF O.H.W. TANK = 5.693 SQM					13. AREA OF TREE COVER = 2.000 SQM				
11. AREA OF LIFT MACHINE ROOM = 6.919 SQM					14. TOTAL AREA FOR FEES = 680.280 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)				
DECLARATION OF OWNER / APPLICANT :- I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT (i) I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. (ii) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). (iii) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AND ADJOINING STRUCTURE. (iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. (v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. (vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME. (vii) BOUNDARY OF THE PLOT IS DEMARCATED BY BOUNDARY WALL. (viii) THERE IS NO LEGAL CASE PENDING AGAINST THE PREMISES. (ix) THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK / RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.									
NAME OF OWNER / APPLICANT SMT. MITA DAS (PROPRIETRESS OF M/S SAYANTKA ENTERPRISE), AS CONSTITUTED POWER OF ATTORNEY FOR SRI SUJOY SADHUKHAN									
CERTIFICATE OF L.B.S. :- I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD 4.300 M. (MINIMUM) WIDE K.M.C. ROAD ON NORTHERN SIDE & 2.400 M. WIDE COMMON PASSAGE ON WESTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.									
NAME OF L.B.S. MANASH M.G. MAJUMDAR, LBS / I / 1078									
CERTIFICATE OF STRUCTURAL ENGINEER :- THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT THE SITE IS SAFE & STABLE IN ALL RESPECTS.									
SOIL TESTING REPORT HAS BEEN DONE BY SRI SAMRAN MUKHERJEE OF GLOBE TECH OF KUSUMBA SAHA PARK, NARENDRAPUR, KOLKATA-700 102. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.									
NAME OF E.S.E. MANASH M.G. MAJUMDAR, E.S.E. / I / 586									
CERTIFICATE OF GEO-TECHNICAL ENGINEER :- UNDERSTANDING HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.									
NAME OF GEO-TECHNICAL ENGINEER SAMRAN MUKHERJEE, G.T. / I / 40									
PROJECT									
PROPOSED PLAN FOR G + III (THREE) STORED RESIDENTIAL BUILDING (U / S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009) AT PREMISES NO. - 502, PANCHANANTALA, WARD NO. - 111, BOROUGH - XI, P.S. - BANSDRONI, KOLKATA - 700 096, (BUILDING HEIGHT - 12.475 M), UNDER THE KOLKATA MUNICIPAL CORPORATION									
B.P. NO. - 2023110033									
SANCTION DATE - 25.04.2023									
VALID UPTO - 24.04.2028									
DRAWN BY Bikash Halder									
CHECKED BY M.N.G.M.									
APPROVED BY - date 20/01/23									
FILENAME S/P/393A/28/27/22-33									
DATE 19/01/2023									
SCALE 1:100, 50,600,4,000									
SPACE-S E-30A, RAMGARH, KOLKATA-700 0047. (M) - 9630429400, 9608015153									
FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES									
PREM NO. 502, PANCHANANTALA									
REVISION 0									
SHEET 2/2									
ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.									
DIGITAL SIGNATURE OF A.E. (B)									