

SCALE - 1:600

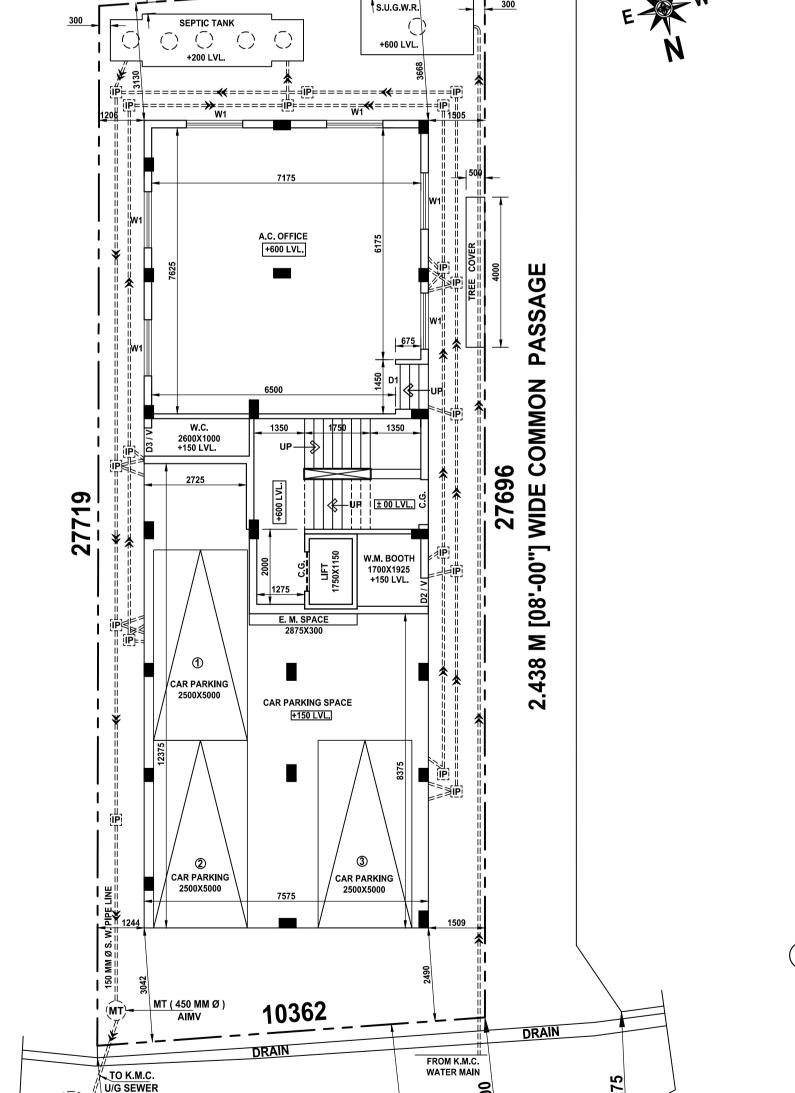
PROPOSED SITE PRE.NO.- 502, **PANCHANANTALA** PLOT. NO.-D-30, BLACK TOP ROAD BRAHMAPUR BRAHMAPUR SOUTH END BRAHMAPUR SOUTH END SOUTH END SOUTH END **BLACK TOP ROAD** ⊕ K.M.C. ROAD © SHED SOUTH END PREM. NO.- C/54, PLOT NO.- C55, PANCHANANTALA BRAHMAPUR SOUTH END

> SITE PLAN **SCALE - 1:600**

PREMISSIBLE HEIGHT IN REFERANCE TO CCZM ISSUED BY AAI = 43 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS



K. M. C. ROAD

GROUND FLOOR PLAN SCALE - 1:100

SPECIFICATION:-

5. GRADE OF CONCRETE - M20

6. GRADE OF STEEL - Fe500.

TO K.M.C. EXISTING

MANHOLE OF 600 MM DIA

& INVERT DEPTH 3.500 M

. ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.

. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE

NOTE:

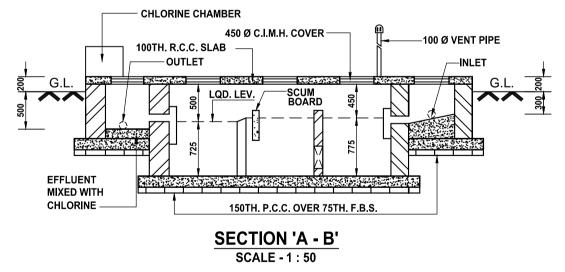
4. ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1.5:1) (UNLESS OTHERWISE MENTIONED).

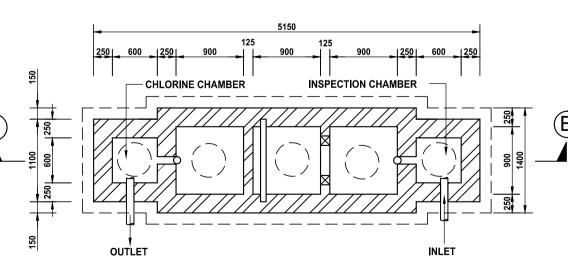
2. ALL 200 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (6:1) SAND, CEMENT MORTAR. 3. ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.

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

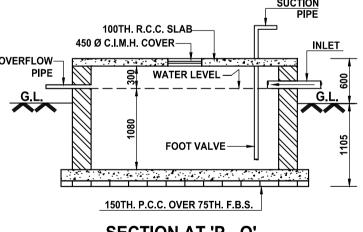
MARKED IN THE SITE **ELEVATION** LATITUDE LONGITUDE PLAN OF THE PROPOSAL (AMSL) 1, 2, 3 & 4 5.0 M. THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW NAME OF OWNER / APPLICANT SMT. MITA DAS (PROPRIETRESS OF M / S NAME OF L.B.S. SAYANTIKA ENTERPRISE), AS CONSTITUTED MANASH M.G. MAJUMDAR, LBS / I / 1078 POWER OF ATTORNEY FOR SRI SUJOY SADHUKHAN

CO-ORDINATE IN WGS84

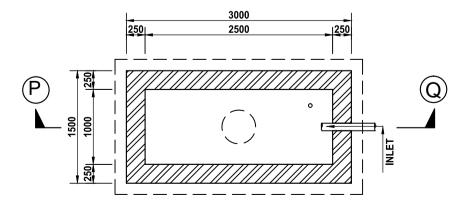




DETAILS OF SEPTIC TANK (USERS - 30) SCALE - 1:50



SECTION AT 'P - Q' SCALE - 1:50



PLAN DETAILS OF S. U. G. W. RESERVOIR CAPACITY - 600 GALL. / 2700 LTS. SCALE - 1:50

Drawn by	Checked by	Approved by - date	Filename	Date		Scales	
Bikash Halder	M.M.G.M.	M.M.G.M 20/01/23	S / P / 393A / 08 / 27 / 22-23	19/01/202		1:100 ,50,600,4000	
Space- S A House of Civil & Architectural Consultancy			GROUND FLOOR, SITE & LOCATION PLAN, SEPTIC TANK & WATER RESERVOIR DETAILS				
E-30A , RAMGARH , KOLKATA-700 0047.		PREM. NO. 502, PANCHANAN	Revision	Sheet			
(M) - 9830429400, 9088015153			0	1/2			

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A . 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 SAYANTIKA ENTERPRISE), AS CONSTITUTED POWER OF ATTORNEY FOR SRI SUJOY SADHUKHAN

4. DETAILS OF REGD. DEEDS

DEED - 2 BOOK NO. 23 VOLUME NO PAGE NO. 2905 to 2916 4940 to 4954 BEING NO. 04582 05676 16 / 07 / 2013 02 / 06 / 2010 DATE

BOOK NO. - I PAGE NO. - 13815 to 13832 BEING NO. - 1605 03423 DATE - 15 / 02 / 2022

REGD. AT - A.D.S.R. - ALIPORE, WEST BENGAL

REGD. AT - D.S.R. - III, SOUTH 24 PGS.

5. DETAILS OF REGD. POWER OF ATTORNEY

. DETAILS OF BOUNDARY DECLARATION **VOLUME NO.- 1603 - 2022** PAGE NO. - 629844 to 629855 BEING NO. - 1603 19822 DATE - 21 / 12 / 2022

7. DETAILS OF B. L. & L. R. O. CONVERSION

A.D.S.R. - ALIPORE.

WEST BENGAL

MEMO NO. 17/7132 / CON CERTIFICATE / BLLRO / ATM / KASBA / 17, DATED - 28.11.2017 MEMO NO. 17/7134 / CON CERTIFICATE / BLLRO / ATM / KASBA / 17, DATED - 28.11.2017

A.D.S.R. - ALIPORE,

WEST BENGAL

/ 285.563 SQM [MORE / LESS]

1. AREA OF LAND :-

a) AS PER TITLE DEED = 04 K. - 05 CH.- 00 SFT / 288.461 SQM [MORE / LESS] b) AS PER BOUNDARY DECLARATION = 04 K. - 04 CH.- 13.80 SFT

2. PERMISSIBLE GROUND COVERAGE :-57.148 % OF L.A. = 163.193 SQM 3. PROPOSED GROUND COVERAGE :-

57.098 % OF L.A. = 163.051 SQM

4. AREA STATEMENT:

RESIDENTIAL STAIR WELL LIFT WELL GROSS FLOOR STAIR + STAIR LIFT LOBBY NET COVER CUP BOARD LOFT (SQM) AREA (SQM) LOBBY (SQM) (SQM) AREA (SQM) (SQM) GR. FL. | R - 103.013 147.811 B - 60.038 163.051 0.438 2.013 160.600 12.690 2.700 145.210 2.650 163.051 0.438 2.013 12.690 2.700 145.210 2.650 152.408 0.438 149.957 12.690 2.700 134.567 2.650 2.279 641.561 | 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 ACTUAL (SQM)	COMMON AREA (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT		= 7.950 SQM			
Α	52.635	9.852	62.487	01	LOFT AREA	= 10.895 SQM			
В	42.992	8.047	51.039	01	STAIR HEAD R	= 16.733 SQM = 6.919 SQM			
С	48.458	9.070	57.528	01	AREA OF LIFT				
D	52.635	9.852	62.487	01					
E	45.614	8.538	54.152	01	ADDITIONAL AREA FOR FEES = 46.072 SQM				
F	45.836	8.580	54.416	01	TOTAL COMMON AREA = 78.918 SQM				
G	48.647	9.106	57.753	01	CAR PARKING CALCULATION				
Н	42.178	7.895	50.073	01		NO.	AREA (SQ. M)		
I	42.615	7.977	50.592	01	REQUIRED	03	75.000		
CARPET AREA OF THE A. C. OFFICE = 53.731 SQM					PROVIDED	03	73.647		

6. PERMISSIBLE F.A.R. = 1.75

7. PERMISSIBLE TOTAL FLOOR AREA = 499.735 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA 8. PROPOSED F. A. R. = (572.798 - 73.647) / 285.563 = 1.748 < 1.75 | 12. AREA OF LIFT MACHINE ROOM STAIR = 3.575 SQM 9. AREA OF STAIR HEAD ROOM = 16.733 SQM 13. AREA OF TREE COVER = 2.000 SQM 10. AREA OF O. H. W. TANK = 5.693 SQM 14. TOTAL AREA FOR FEES = 680.280 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES) 11. AREA OF LIFT MACHINE ROOM = 6.919 SQM

DECLARATION OF OWNER / APPLICANT :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

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) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY 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 THIS 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 SAYANTIKA ENTERPRISE), AS CONSTITUTED POWER OF ATTORNEY FOR SRI SUJOY SADHUKHAN

CERTIFICATE OF L.B.S.:

I CERTIFIED 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 & 2.600 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 IT IS SAFE & STABLE IN ALL RESPECTS.

SOIL TESTING REPORT HAS BEEN DONE BY SRI SAMIRAN MUKHERJEE OF GLOBE TECH OF KUSUMBA SAHA PARA, NARENDRAPUR, KOLKATA-700 103. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANASH M.G. MAJUMDER, E.S.E. / II / 586

CERTIFICATE OF GEO-TECHNICAL ENGINEER:

UNDERSIGNED 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 RESPECT FROM GEO -TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER SAMIRAN MUKHERJEE, G.T. / I / 40

PROPOSED PLAN FOR G + III (THREE) STORIED RESIDENTIAL BUILDING (U/S 393A OF K.M.C. ACT 1980 & K.MC. 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

DIGITAL SIGNATURE OF A.E. (B)