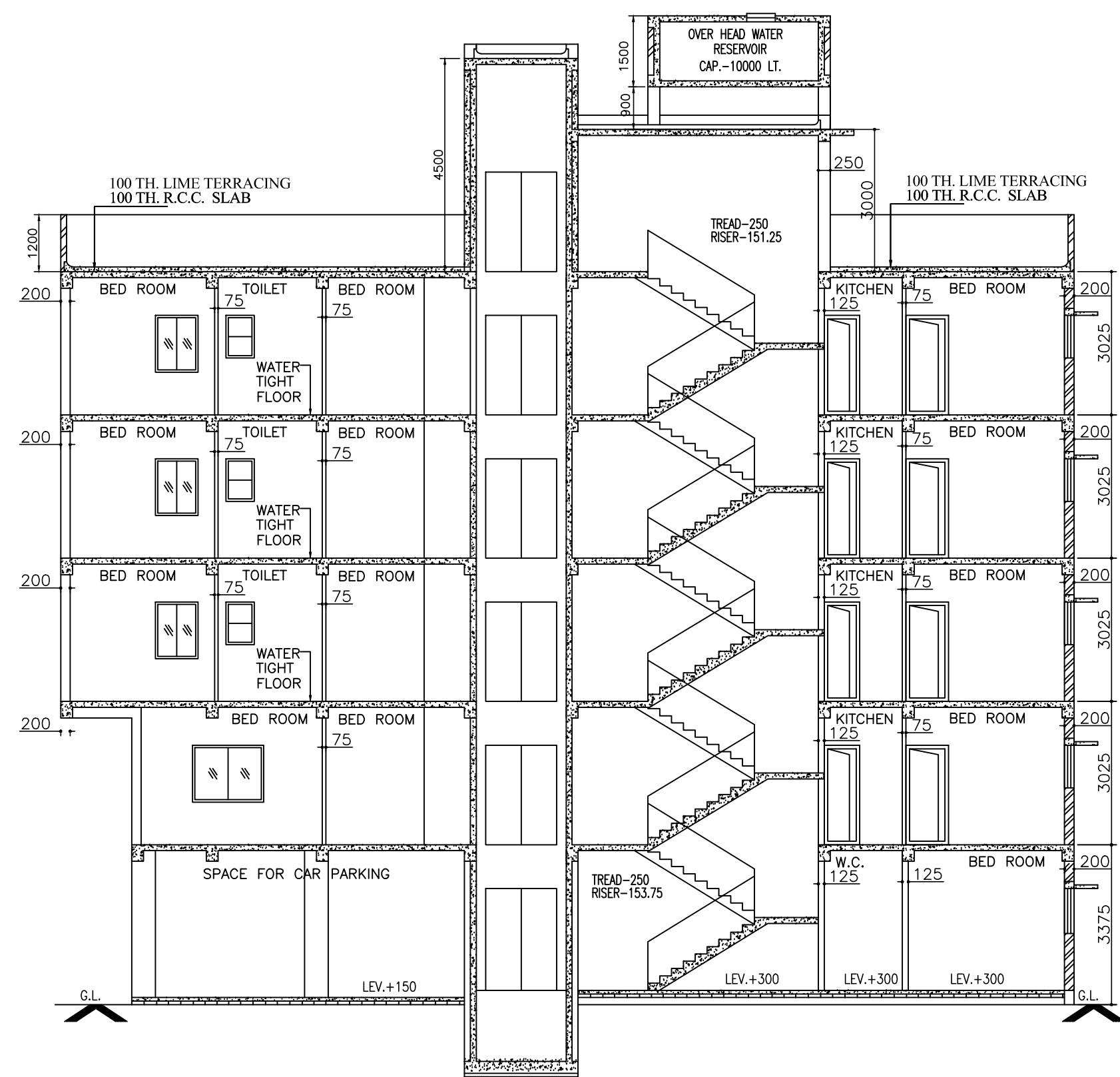
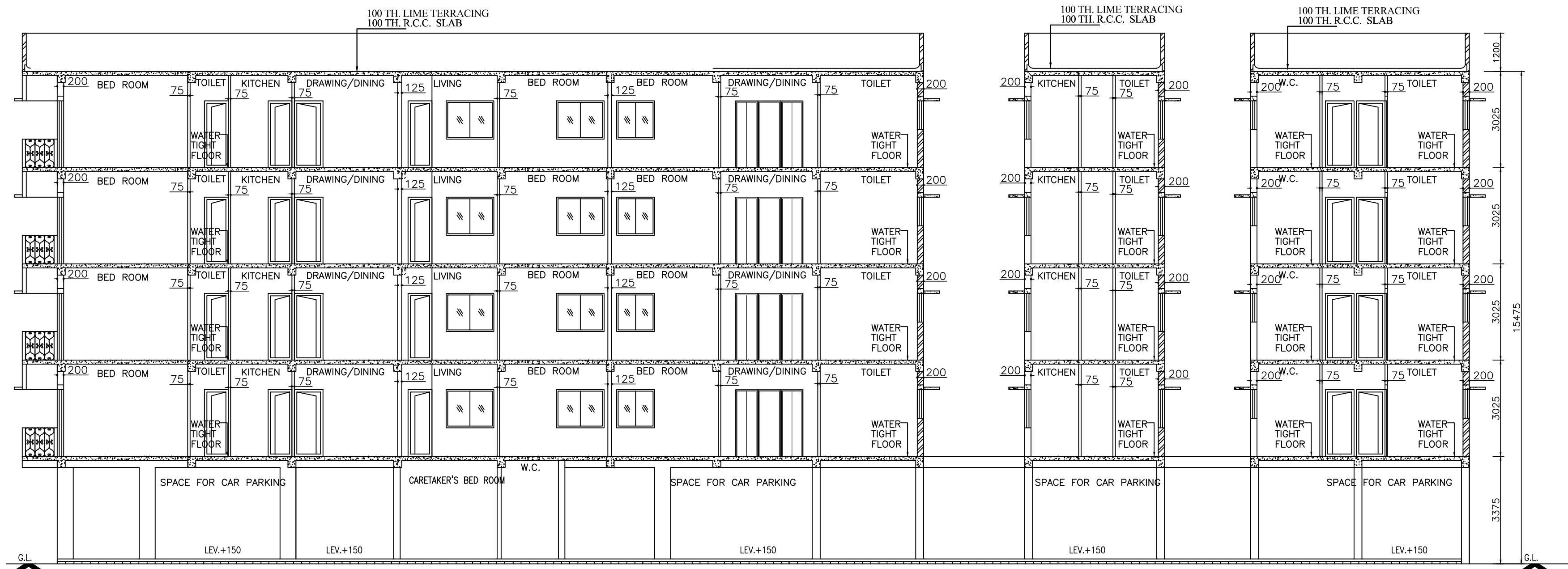




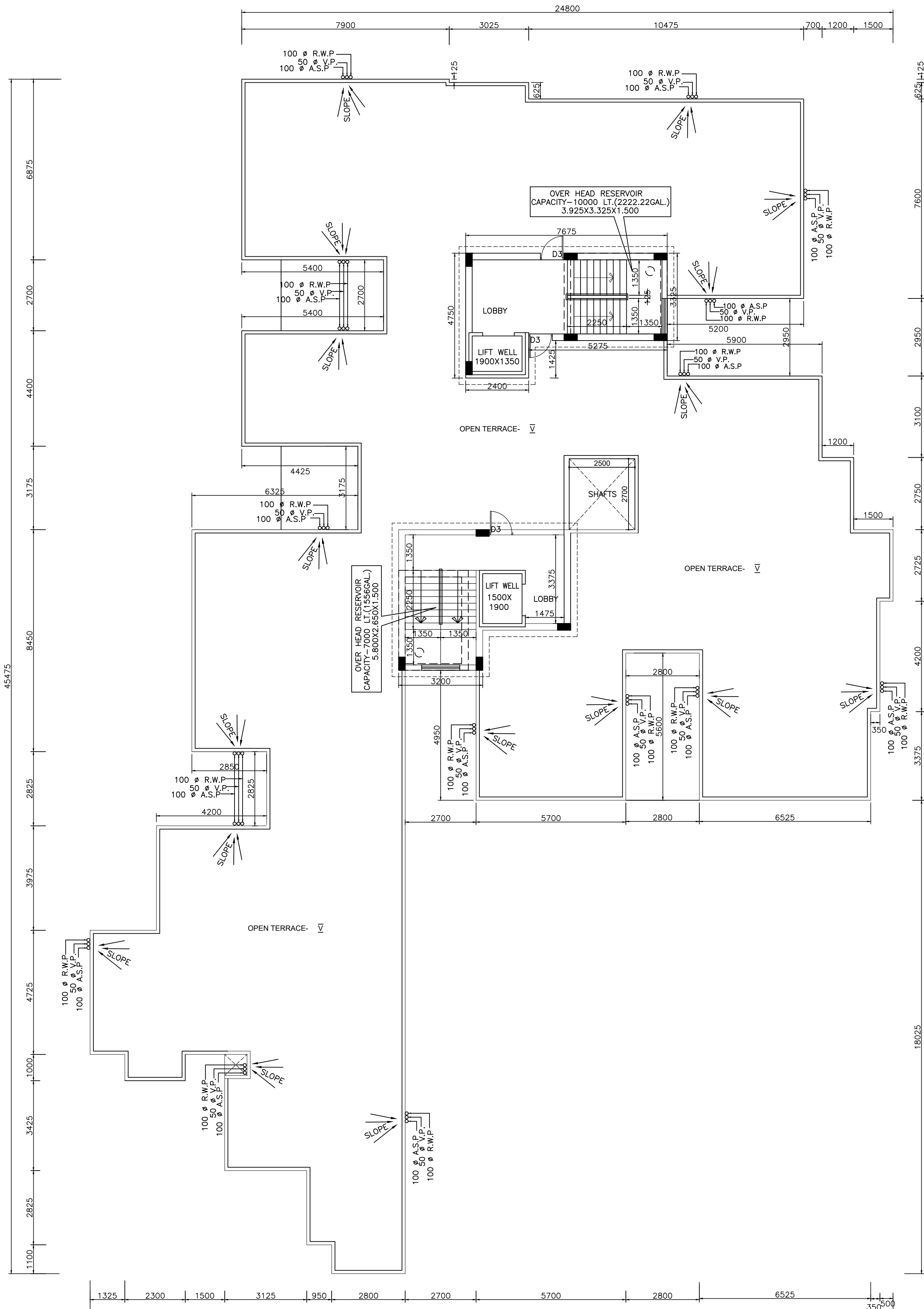
SECTION ON A-A
SCALE-1:100



SECTION ON B-B
SCALE-1:100



PROPOSED SECOND, THIRD & FOURTH FLOOR PLAN
SCALE-1:100



PROPOSED TERRACE FLOOR PLAN
SCALE-1:100

PREMISES NO.-1, JOYNARAIN TARKA PANCHANAN LANE, KOLKATA-700011, IN WARD NO:-30, BOROUGH-III

ASSEESSEE NO. :-110300600013
NAME OF OWNER(S)/APPLICANT(S) : SRI SAKTIPADA DHAR, DIRECTOR OF NST HOUSING DEVELOPMENT PVT.LTD. AND SMT.SADHANA JAIN

AREA OF LAND: 1739.038 SQ.M. = (18-05K-15CH-44 SQ.FT.)
NAME OF L.B.S.: KAMALESH SEAL (LBS/1/1020)
PERMISSIBLE HEIGHT IN REFERENCE TO G.S.M. ISSUED BY AA: 33.00 M.
PROPOSED HEIGHT OF BUILDING (AMSL+HT. OF BLDG.+ HT.TOP. ROOF STRUCTURE): 26.375 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
"A"	22° 57' 49.07"N 86° 38' 24.40" E	5.50 Meter
"B"	22° 57' 49.82"N 86° 38' 25.26" E	5.50 Meter
"C"	22° 57' 48.86"N 86° 38' 25.33" E	5.50 Meter
"D"	22° 57' 49.60"N 86° 38' 25.54" E	5.50 Meter
"E"	22° 57' 49.60"N 86° 38' 23.33" E	5.50 Meter

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

SAKTIPADA DHAR DIRECTOR OF NST HOUSING DEVELOPMENT PVT.LTD. AND SMT.SADHANA JAIN
SIGNATURE OF OWNERS/APPLICANTS

KAMALESH SEAL (L.B.S. NO.-1020/I)
SIGNATURE OF L.B.S.

SPECIFICATIONS

PART-A:

1. ASSESSEE NO: 11-030-06-000-13
3.a) DETAIL OF BOUNDARY DECLARATION:-
BOOK NO : I VOL. NO : 1606-2024 PAGE NO : 28594 TO 28605
BEING NO : 160601014 DATE : 13/03/2024 PLACE: A.D.S.R, SEALDAH
3.b) STRIP OF LAND:-
BOOK NO : I VOL. NO : 1606-2024 PAGE NO : 28594 TO 28605
BEING NO : 160601503 DATE : 22/04/2024 PLACE: A.D.S.R, SEALDAH
3.c) NON-EVICTON OF TENANT:-
BOOK NO : I VOL. NO : 1606-2024 PAGE NO : 28583 TO 28593
BEING NO : 160601013 DATE : 13/03/2024 PLACE: A.D.S.R, SEALDAH
4. AREA OF LAND :-
a) AS PER TITLE DEED = 1739.038 (18-05K-15CH-44 SQ.FT.)
b) AS PER BOUNDARY DECLARATION = 1752.261 SQ.M.
5. NO OF STOREY = G+30
6. NO. OF TENEMENTS = 36 NOS.
7. SIZE OF TENEMENTS = a) 50 SQ.M TO 75 SQ.M. = 14 NOS.
= b) >75 SQ.M TO<100 SQ.M.=22 NOS
= c) ABOVE 100 SQ.M. = NIL.

PART-B:

1. AREA OF LAND:-
a) AS PER DOCUMENT = 1739.038 SQ.M. (01B-05K-15CH-44SF7)
b) AS PER BOUNDARY DECLARATION = 1752.261 SQ.M.
2.(i) PERMISSIBLE GROUND COVERAGE = 869.519 SQ.M. (50.000% OF LAND AREA)
(ii) PROPOSED GROUND COVERAGE = 732.574 SQ.M. (42.125 % OF LAND AREA)
3. PROPOSED HEIGHT OF THE BUILDING = 15.475 M.

DOOR & WINDOW SCHEDULE

MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	1000	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
D5	1200	2100	DOUBLE LEAF DOOR
W1	1500	1800	FULLY GLAZED
W2	1200	1800	FULLY GLAZED
W3	1000	1800	FULLY GLAZED
W4	600	900	FULLY GLAZED
W5	1500	1800	FULLY GLAZED
W0	2000	1800	FULLY GLAZED

STATEMENT OF THE PLAN 2024030028

	TOT. GRND. AREA	OUTLOT	NET GRND. AREA	STAR-STAIR LOBBY	NET FLOOR AREA
GROUND FLOOR	865.884 SQ.M.	NIL	865.884 SQ.M.	27.068 SQ.M.	892.952 SQ.M.
1ST FLOOR	874.747 SQ.M.	13.126 SQ.M.	861.621 SQ.M.	27.068 SQ.M.	888.689 SQ.M.
2ND FLOOR	703.827 SQ.M.	13.126 SQ.M.	690.701 SQ.M.	27.068 SQ.M.	717.835 SQ.M.
3RD FLOOR	703.827 SQ.M.	13.126 SQ.M.	690.701 SQ.M.	27.068 SQ.M.	717.835 SQ.M.
4TH FLOOR	703.827 SQ.M.	13.126 SQ.M.	690.701 SQ.M.	27.068 SQ.M.	717.835 SQ.M.
TOTAL	3472.111 SQ.M.	52.505 SQ.M.	3419.606 SQ.M.	135.340 SQ.M.	3254.711 SQ.M.

TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1A	70.060 SQ.M.	12.664 SQ.M.	82.664 SQ.M.	1	50-75 SQ.M.
2A,3A,4A	75.989 SQ.M.	13.617 SQ.M.	89.606 SQ.M.	3	+16 NOS
1B	57.539 SQ.M.	10.287 SQ.M.	67.826 SQ.M.	1	75<100 SQ.M. +20 NOS
2B,3B,4B	61.947 SQ.M.	11.145 SQ.M.	73.092 SQ.M.	3	
1C	45.560 SQ.M.	8.196 SQ.M.	53.757 SQ.M.	1	
2C,3C,4C	60.770 SQ.M.	10.933 SQ.M.	71.703 SQ.M.	3	
10,20,30,40	52.344 SQ.M.	9.417 SQ.M.	61.761 SQ.M.	4	
1E,2E,3E,4E	69.812 SQ.M.	12.559 SQ.M.	82.371 SQ.M.	4	
1F,2F,3F,4F	60.904 SQ.M.	10.957 SQ.M.	71.861 SQ.M.	4	
1G	69.652 SQ.M.	12.551 SQ.M.	82.182 SQ.M.	1	
2G,3G,4G	76.252 SQ.M.	13.719 SQ.M.	90.186 SQ.M.	3	
1H	68.636 SQ.M.	11.988 SQ.M.	78.624 SQ.M.	1	
2H,3H,4H	76.948 SQ.M.	13.843 SQ.M.	90.791 SQ.M.	3	
1I,2I,3I,4I	72.507 SQ.M.	13.044 SQ.M.	85.551 SQ.M.	4	

TOTAL -14 NOS.

SPECIFICATIONS

PART-A:

1. ASSESSEE NO: 11-030-06-000-13
2.a) DETAIL OF DEED :-
BOOK NO : I C.D. VOL. NO : 1 PAGE NO : 2440 TO 2462
BEING NO : 00076 DATE : 15/01/2013 PLACE: A.D.S.R, SEALDAH
2.b) DETAIL OF DEED :-
BOOK NO : I C.D. VOL. NO : 5 PAGE NO : 10760 TO 10783
BEING NO : 02540 DATE : 27/08/2010 PLACE: A.D.S.R, SEALDAH
2.c) DETAIL OF DEED :-
BOOK NO : I C.D. VOL. NO : 7 PAGE NO : 5568 TO 5585
BEING NO : 03043 DATE : 19/10/2012 PLACE: A.D.S.R, SEALDAH
2.d) DETAIL OF DEED :-
BOOK NO : I C.D. VOL. NO : 8 PAGE NO : 8557 TO 8579
BEING NO : 03752 DATE : 24/12/2012 PLACE: A.D.S.R, SEALDAH
2.e) DETAIL OF DEED :-
BOOK NO : I C.D. VOL. NO : 8 PAGE NO : 8725 TO 8742
BEING NO : 03762 DATE : 24/12/2012 PLACE: A.D.S.R, SEALDAH
2.f) DETAIL OF DEED :-
BOOK NO : I C.D. VOL. NO : 9 PAGE NO : 470 TO 480
BEING NO : 03823 DATE : 02/01/2013 PLACE: A.D.S.R, SEALDAH
2.g) DETAIL OF DEED :-
BOOK NO : I C.D. VOL. NO : 9 PAGE NO : 491 TO 512
BEING NO : 03824 DATE : 02/01/2013 PLACE: A.D.S.R, SEALDAH

SPECIFICATIONS

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
3. STEEL Z-SECTION WINDOWS.
4. CAST-IN-SITU MOSAIC FLOORING.
5. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6. WATER PROOFING TREATMENT.
7. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SIGNATURE OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL ON THE BASIS OF THE SOIL INVESTIGATION RESULTS, 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. SANTOSH KR. CHAKRABORTY (GEO-TECH-16/I) SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY DR. SANTOSH KUMAR CHAKRABORTY (ACUMEN GEO CONSULTANTS) 2F, NABA ROY LANE, KOLKATA-700027. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SRI KAMALESH SEAL (E.S.E. NO.-748/I)
SIGNATURE OF STRUCTURAL ENGINEER

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 ADJOINING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE, THE SAID PREMISES IS PARTLY OCCUPIED BY THE OWNER, AND PARTLY OCCUPIED BY THE TENANTS.

KAMALESH SEAL (LBS/1/1020)
SIGNATURE OF L.B.S.

DECLARATION OF OWNER /APPLICANT

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE 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 FAILURE OF STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FOUND FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

NST HOUSING DEVELOPMENT PVT.LTD.
DIRECTOR : SAKTIPADA DHAR

SMT.SADHANA JAIN
SIGNATURE OF OWNERS/APPLICANTS

SANCTION NO. : 2024030075
DATED- 19/02/2025

VALID UPTO- 18/02/2030

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-III/K.M.C.

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-III/K.M.C.

PROJECT.

ARCHITECTURAL PLAN OF PROPOSED GROUND+FOUR STORED RESIDENTIAL BUILDING AT PREMISES NO:-1, JOYNARAIN TARKA PANCHANAN LANE, KOLKATA-700011, IN WARD NO:-30, BOROUGH-III, P.S.-NARKELDANGA COMPLYING K.M.C. BUILDING RULE-2009, UNDER SECTION 393A OF K.M.C. ACT. 1980. WITHIN THE KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DRAWN BY :
KMC/JNTL/24-25		04/12/2024	NANDA KUMAR GHOSH

CONSULTANT:-
K. SEAL & ASSOCIATES
ARCHITECTS, ENGINEERS, CONSULTANTS
22A, RAJA NABA KRISHNA STREET,
KOLKATA-700 005, PH.-2554-2558

ARCHITECTURAL SHEET