

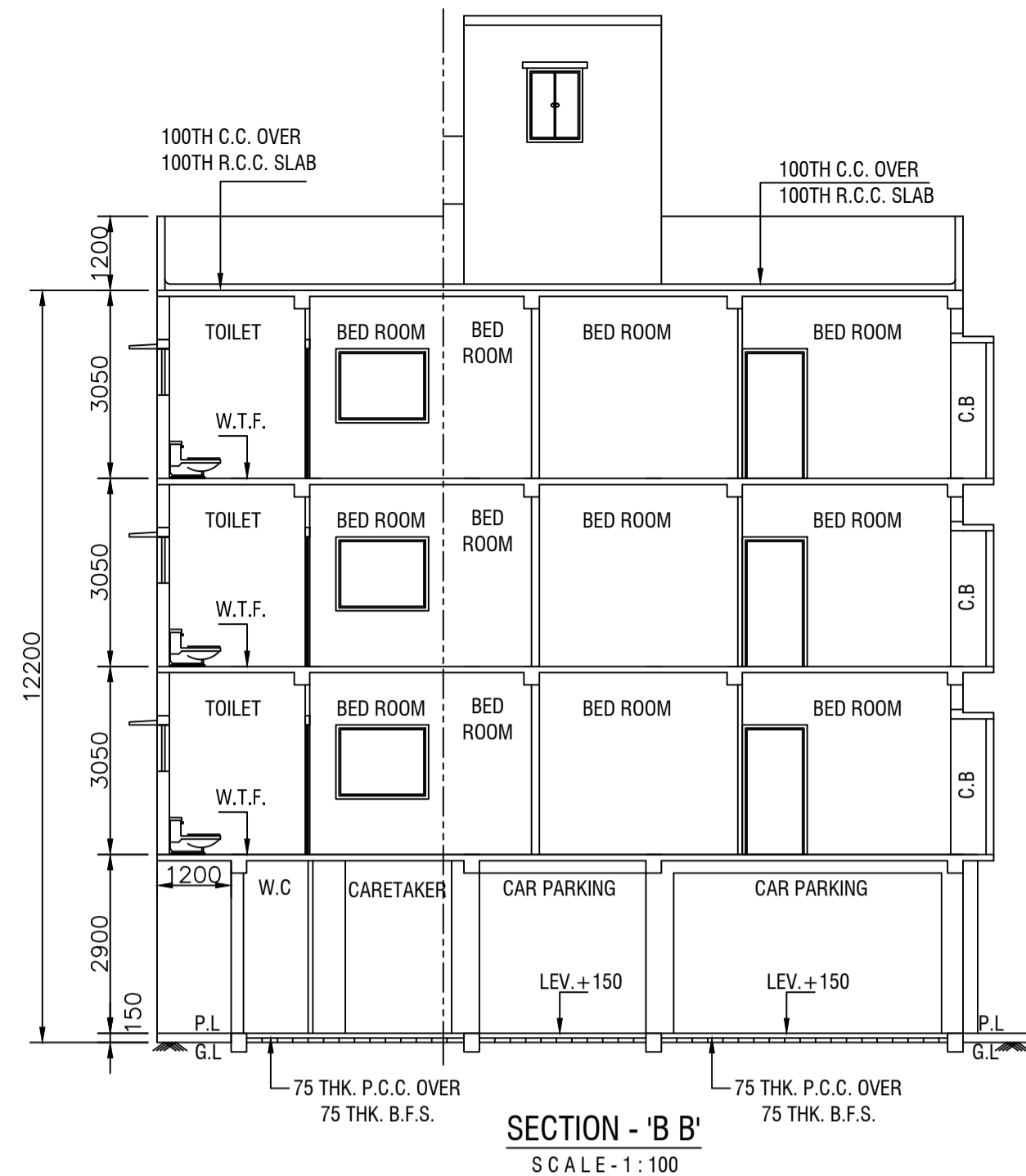


**FRONT ELEVATION**  
SCALE :- 1 : 100

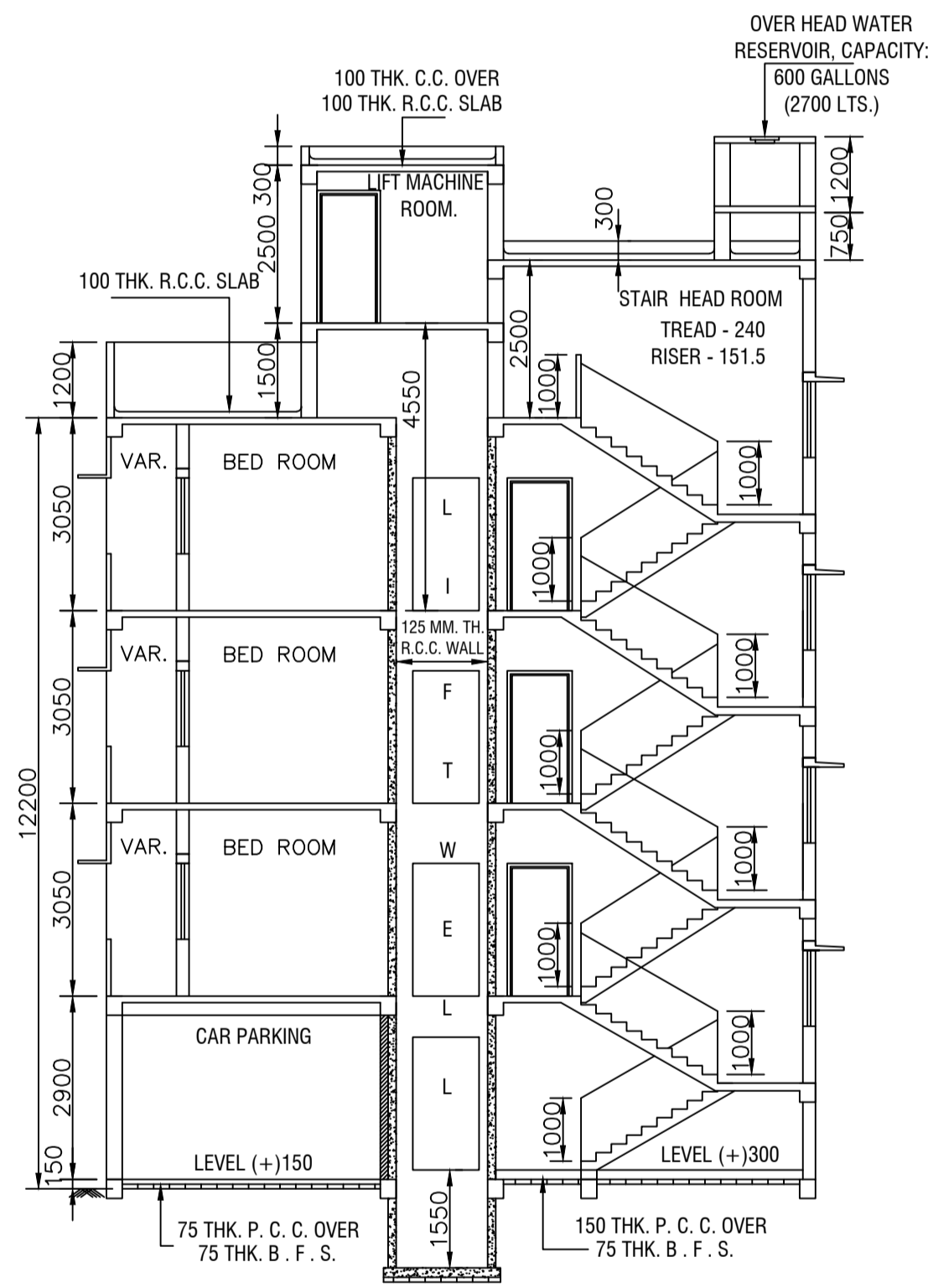
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A, B, C & D	22.490500	88.398235	6.0
	22.490400	88.398117	6.0

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

<b>NAME OF APPLICANT</b> SRI PARTHA PRATIM ROY PROPRIETOR OF M/S ASHIMA ENGINEERING C.A OF SUGATA GUHA	<b>NAME OF L. B. S.</b> SAMIR KUMAR DUTTA, L.B.S. NO. - 1303/I
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**SECTION - 'B B'**  
SCALE - 1 : 100



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

**NOTES**

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY.
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

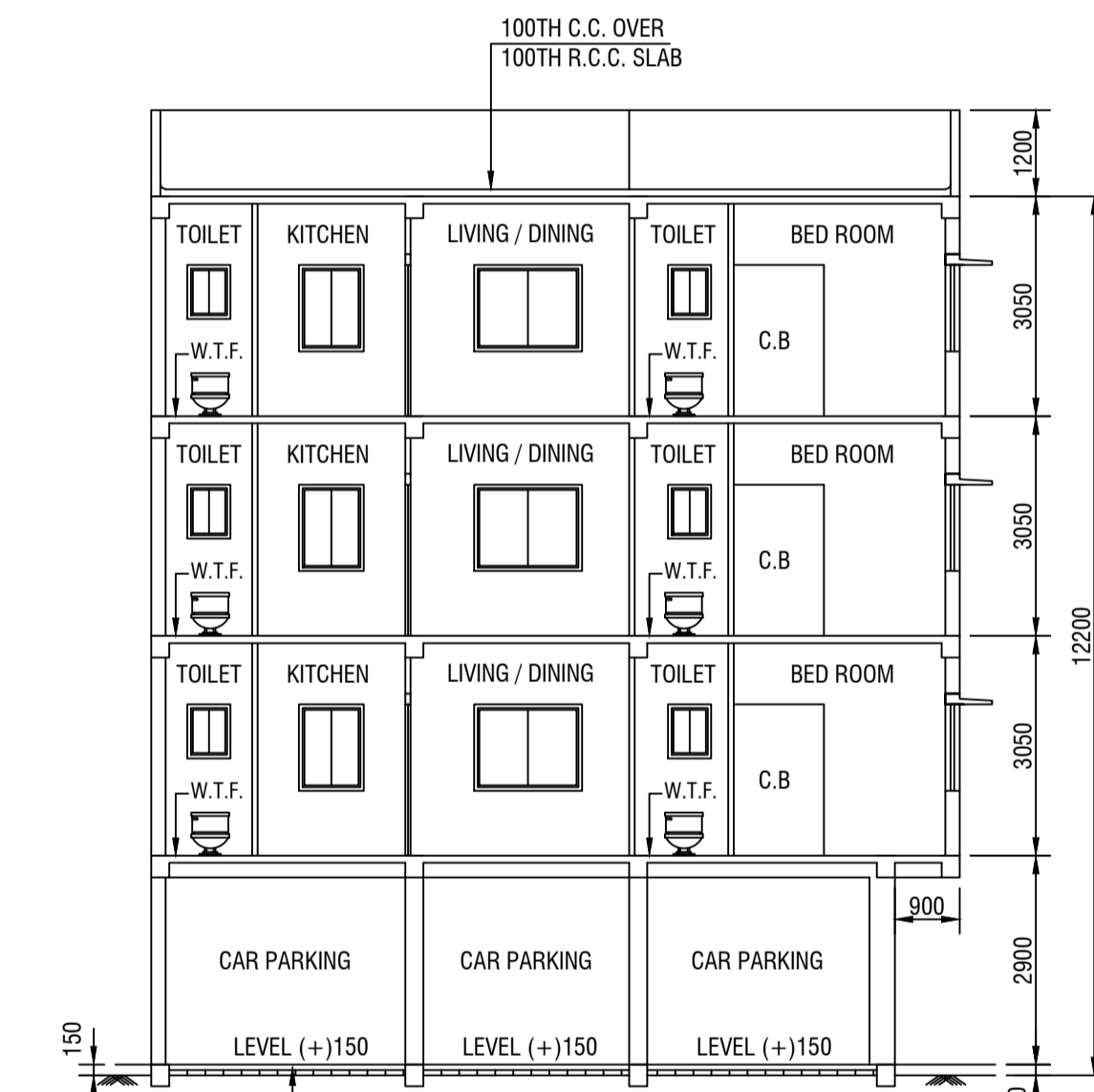
**SCHEDULE OF DOORS & WINDOWS**

TYPE	SIZE	TYPE	SIZE
D1A	1325x2100	W1	1500x1200
D1	1100x2100	W2	1200x1200
D2	1000x2100	W3	900x1200
D3	850x2100	W4	600x750

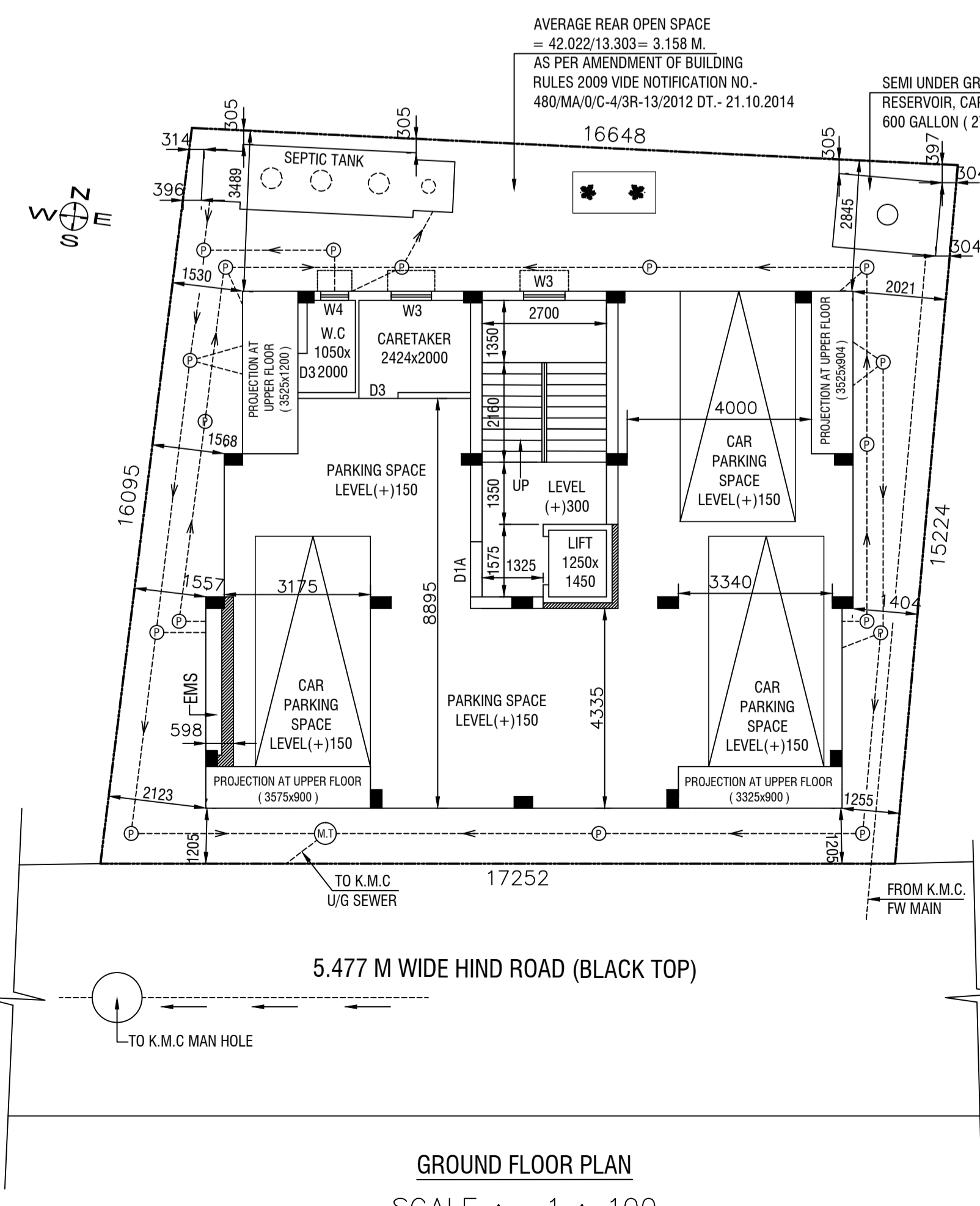
**DECLARATION OF OWNER / C.A**

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 INSTRUCTION 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 & ADJOINING STRUCTURES.  
 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 UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF BUILDING FOUNDATION WORK.  
 vi) SITE HAS BEEN IDENTIFY BY ME AT THE TIME OF DEPARTMENTAL INSPECTION AND THERE IS NO TENANT.  
 vii) THERE IS NO PENDING COURT CASE ABOVE MENTION PREMISES.

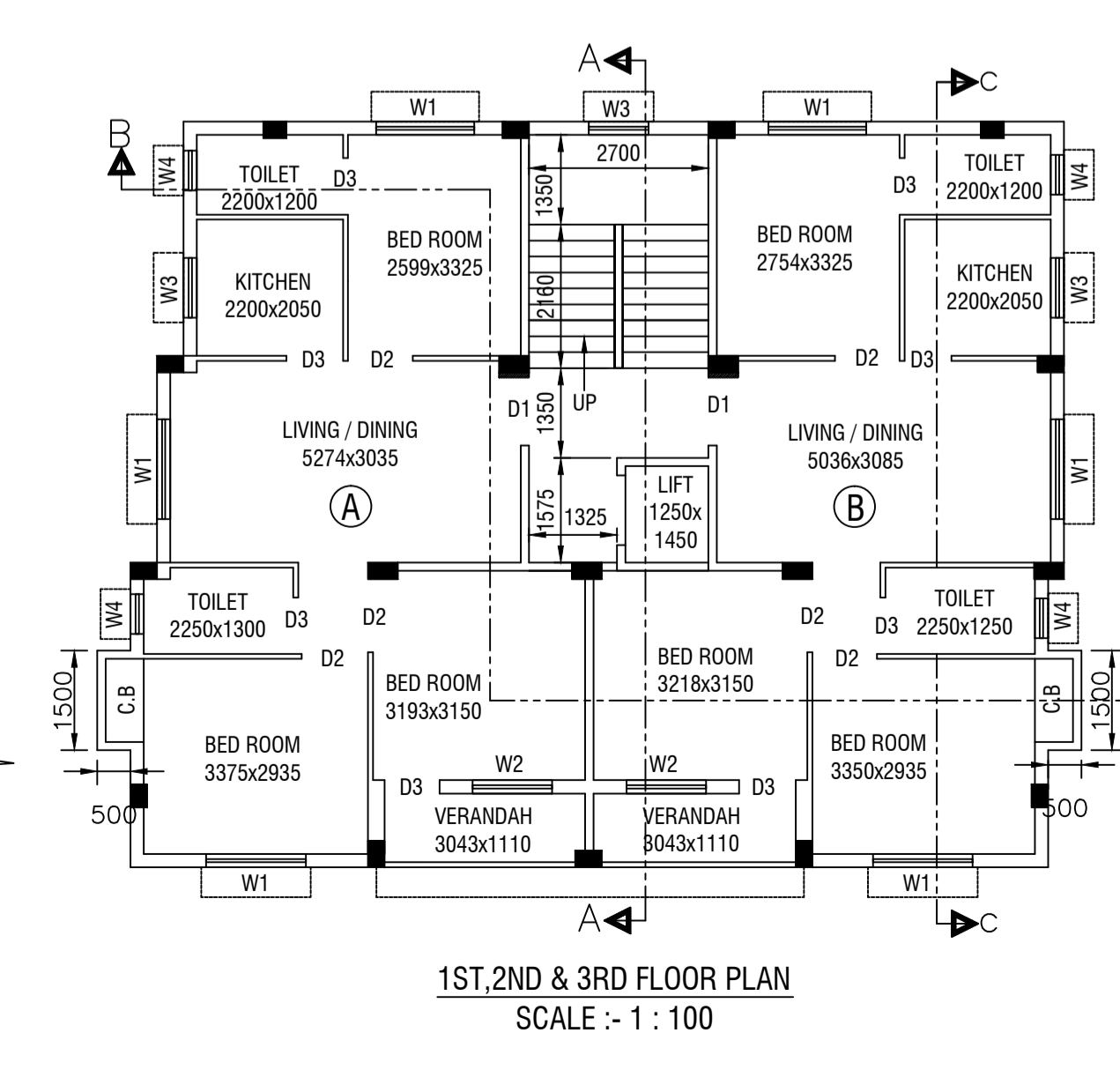
**NAME OF OWNER/C.A**  
SRI PARTHA PRATIM ROY PROPRIETOR OF  
M/S ASHIMA ENGINEERING C.A OF SUGATA GUHA



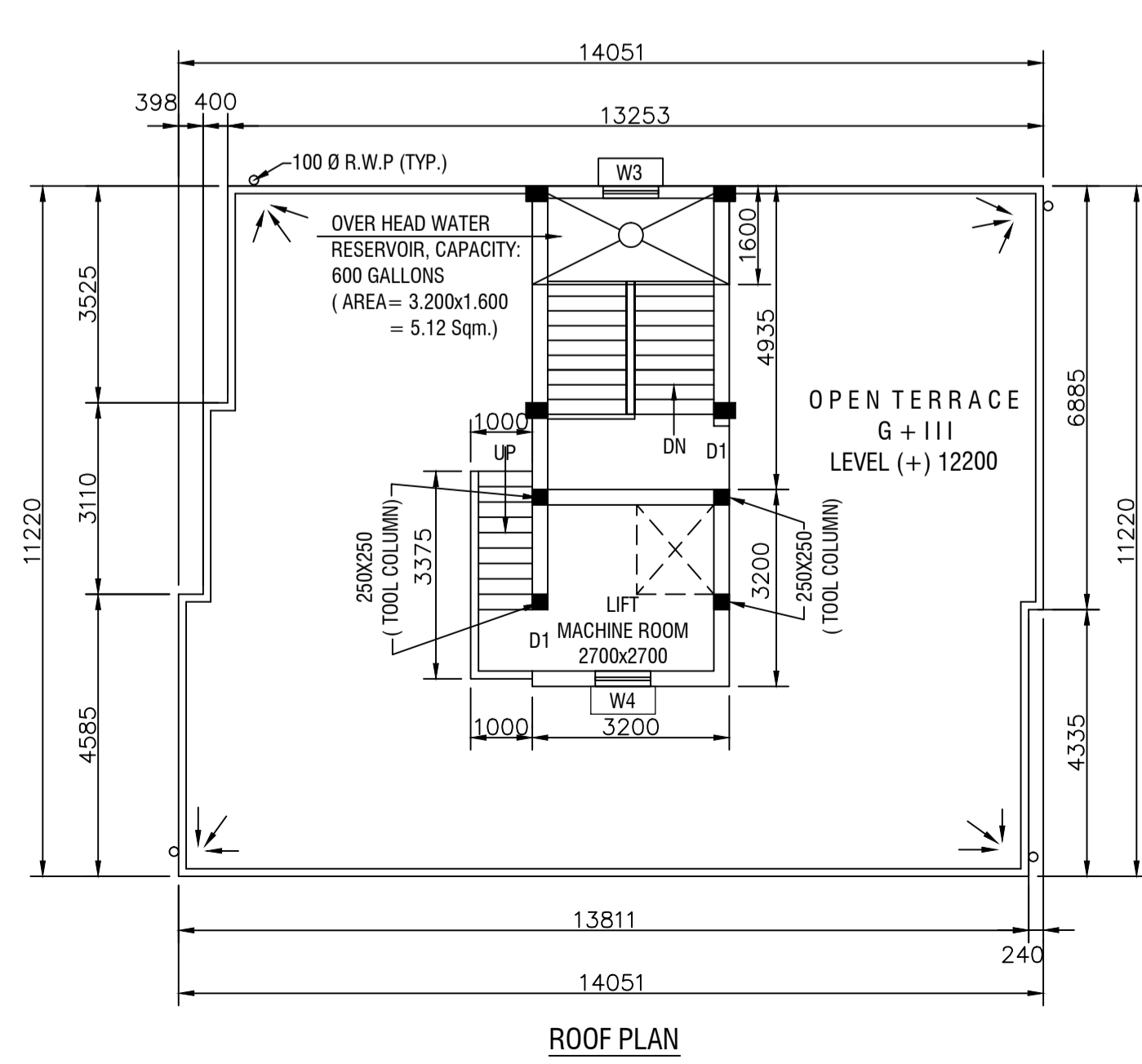
**SECTION - 'C C'**  
SCALE :- 1 : 100



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



**1ST,2ND & 3RD FLOOR PLAN**  
SCALE :- 1 : 100



**ROOF PLAN**  
SCALE :- 1 : 100

**MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')**

1. ASSESSEE NO: 311042100590	6. REGISTERED BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1604-2023, PAGES - 23445 TO 23455, BEING NO. 160400781, FOR THE YEAR 2023, DT.- 24.01.2023, D.S.R.- IV, SOUTH 24 PARGANAS (W.B)
2. NAME OF THE OWNER ( RECORDED ) : SUGATA GUHA	7. K.M.C MUTATION - CASE NO. CASE NO. O/104/01-AUG-22/44537, DT.- 01.08.2022
3. NAME OF THE APPLICANT : SRI PARTHA PRATIM ROY PROPRIETOR OF M/S ASHIMA ENGINEERING C.A OF SUGATA GUHA	7. B.L.R MUTATION - MEMO NO.-18/MUT/1541/BLR/KOL - DT. 24/08/2020, REFERENCE , M/CASE NO -1184/19
4. DETAILS OF REGISTERED DEED : BOOK NO. I, VOL. NO. 117, PAGES -52 TO 56, DEED NO. 6738, FOR THE YEAR 1955, S.R. - ALIPORE, DIST.- 24-PARGANAS	7. B.L.R CONVERSION - MEMO NO.-17/362/BLR/KOL/22 DT. 10/02/2022 VIDE CASE NO - CN/2021/1630/923
6. REGISTERED POWER OF ATTORNEY :- BOOK NO. I, VOL. NO. 1603-2023, PAGES - 25514 TO 25525, BEING NO. 160300604, FOR THE YEAR 2023, DT.- 16.01.2023, D.S.R.- III, SOUTH 24 PARGANAS (W.B)	

**PART 'B'**

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 264.864 Sqm. (03 K - 15 CH - 16 Sqft.)	2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 264.391 Sqm. ( 03 K - 15 CH - 11 Sqft.)
3. PERMISSIBLE GROUND COVERAGE :- 57.854 % i.e, 152.961 Sqm.	4. PROPOSED GROUND COVERAGE :- 152.561 Sqm. i.e, 57.703 %

5. AREA STATEMENT :-

FLOOR	RESIDENTIAL (SQM)	STAR WELL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	STAR + STAR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	138.732	-----	-----	138.732	13.122	2.087	123.523	-----	-----
1ST FL.	152.561	-----	1.813	150.748	13.122	2.087	135.539	1.500	-----
2ND FL.	152.561	-----	1.813	150.748	13.122	2.087	135.539	1.500	-----
3RD FL.	152.561	-----	1.813	150.748	13.122	2.087	135.539	1.500	-----
TOTAL	596.415	5.439	590.978	52.488	8.348	530.143	4.500	-----	-----

6. TENEMENTS CALCULATION

TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT	STAIR HEAD ROOM AREA - CUP BOARD AREA -	LIFT MACHINE ROOM - LIFT MACHINE ROOM STAIR - ADDITIONAL AREAS FOR FEES -
A	80.960	03	15.792 SQM.	10.240 SQM.
B	80.773	03	4.500 SQM.	3.375 SQM.
-----	-----	-----	-----	33.907 SQM.
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7. PERMISSIBLE F.A.R. = 1.75  
 8. PROPOSED F.A.R. = 530.143 (-) 75.00 (C.P) = 455.143 / 264.391 = 1.721 < 1.75  
 9. AREA OF STAIR HEAD ROOM = 15.792 SQM  
 10. AREA OF LIFT MACHINE ROOM = 10.240 SQM  
 11. AREA OF LIFT MACHINE ROOM STAIR = 3.375 SQM  
 12. AREA OF O.H.W.TANK = 5.120 SQM  
 13. AREA OF TREE COVER = 1.62 SQM  
 14. TOTAL AREA FOR FEES = 624.885 SQM. ( NET COVER AREA + ADDITIONAL AREA FOR FEES )

**DECLARATION OF L. B. S.**  
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD WIDTH OF THE ROAD FRONT OF THE PREMISES 5.477 M. WIDEHIND ROAD (BLACK TOP) HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILD ABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

1. PLOT IS AN EXISTING TWO STORIED BUILDING AND BOUNDED BY BOUNDARY WALL.
  2. EXISTING BUILDING OCCUPIED BY OWNER & THERE IS NO TENENT.
  3. HEIGHT OF THE BUILDING IS 12.20 M.
  4. SITE PLAN AND KEY PLAN AS PER SITE.
  5. THE WIDTH OF ROAD FRONT OF THE PREMISES IS 5.477 M. HIND ROAD (BLACK TOP) .
  6. THE WIDTH OF THE ROAD FRONT SIDE HAS BEEN MEASURED AND VERIFIED BY ME AND FOUND 5.477 M. WIDE HIND ROAD (BLACK TOP) .
- NAME OF L. B. S.**  
SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/I

**DECLARATION OF STRUCTURAL ENGINEER**  
 THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER- STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH AND SIGNED BY BHASKAR JOYTI ROY, B. C. E. , M. I. E. , M.I.G.S. CONSULTING GEOTECHNICAL ENGINEERING, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA- 700 032.

**NAME OF GEO-TECHNICAL ENGINEER**  
BHASKARJOYTI ROY, B.C.E. M. I. E., M.I.G.S.  
CHARTERED ENGINEER, EMPANELMENT NO. - G.T/150(KMC)

**NAME OF E.S.E.**  
SURANJAN DUTTA, E. S. E. NO. 220/I

SCALE :- 1 : 100

**PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING U/SEC. 393A OF K. M. C.ACT 1980 AND AS PER B/R 2009 OF BUILDING HEIGHT 12.20 M. AT PREMISES NO - 59, HIND ROAD IN WARD NO - 104 , BOROUGH NO - XI, KOLKATA - 700 075 , P.S - SURVEY PARK OF PLOT NO - 627 , KHATIAN NO - 1068 , MOUZA - SANTOSHPUR , J.L. NO. - 22.**

B.P. NO- 2023110020	SANCTION DATE - 17.04.2023
VALID UPTO - 16.04.2028	
NOT APPLICABLE DIGITAL SIGNATURE FOR A.E	
SHEET NO(2/2)	