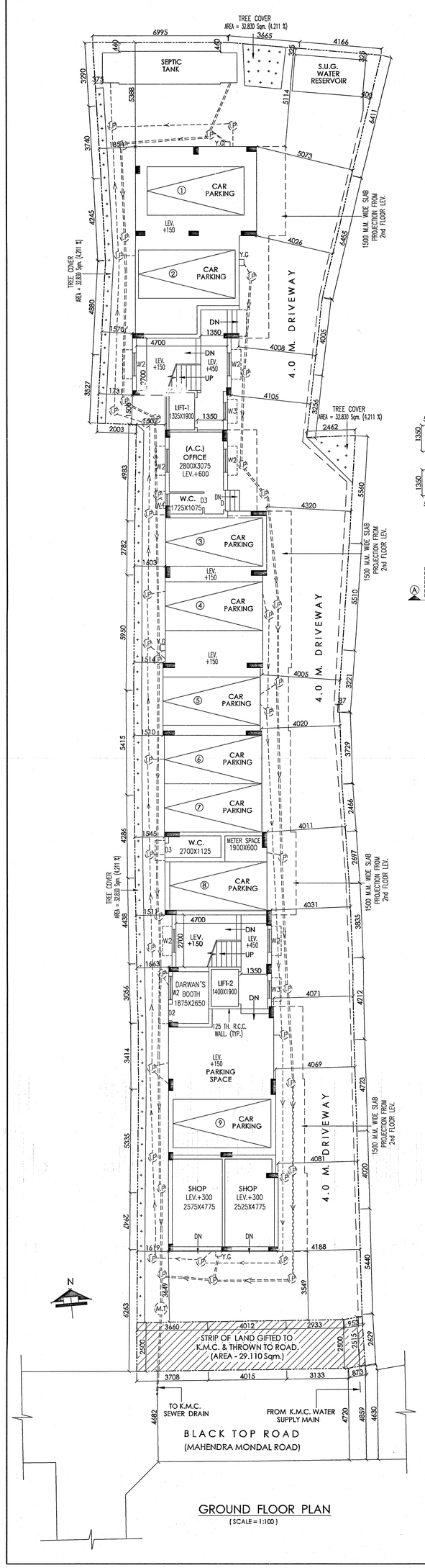
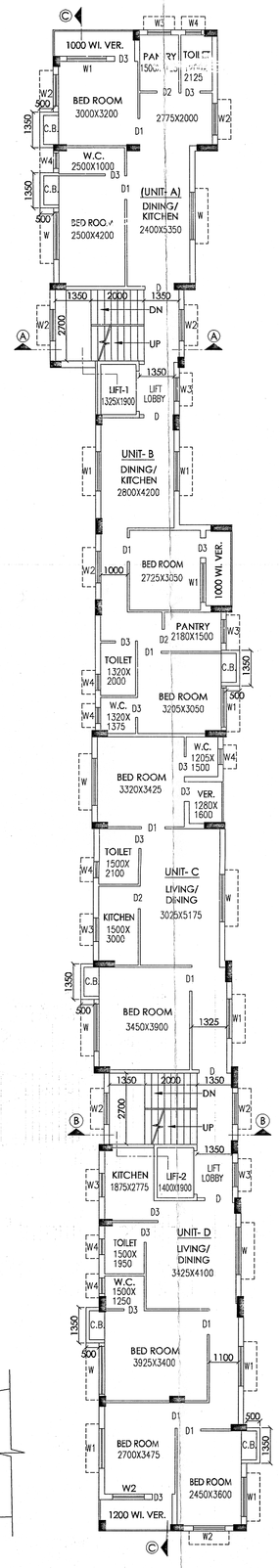


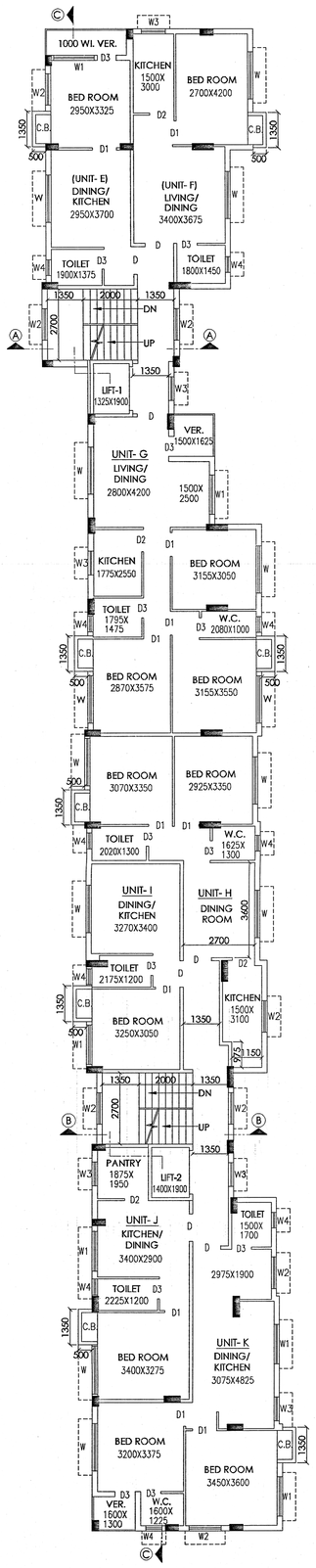
GROUND FLOOR PLAN
(SCALE = 1:100)

SCHEDULE OF WINDOW			
MKD.	SIZE.	LINTEL HEIGHT	REMARKS.
W	1800 X 1200	2125	MILD STEEL CASEMENT WINDOW WITH EXTENDED NON FRICTION HOPES TYPE HINGES & 5mm. SHEET GLASS GLAZING TOGETHER WITH INTEGRATED GRILL MADE OF 10mm X10mm. M.S. SQUARE BAR OR 5mm.X 18mm. M.S. FLAT WITH FITTINGS & FIXTURES AS DIRECTED.
W1	1500 X 1200	2125	
W2	1200 X 1200	2125	
W3	900 X 1050	2125	
W4	600 X 600	2125	

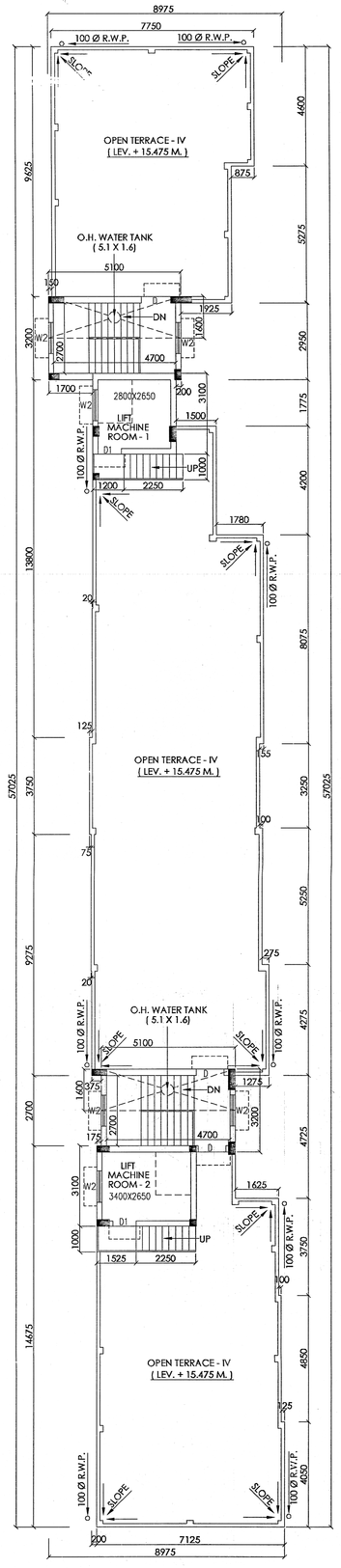
SCHEDULE OF DOOR			
MKD.	SIZE.	LINTEL HEIGHT.	REMARKS.
D	1050X2125	2125	40mm. Th. FACTORY MADE HOT PRESED PHENOL FORMALDEHYDE BONDED SOLID COMMERCIAL FLUSH DOOR SHUTTERS FITTED IN 65 X100 SAL WOOD DOOR FRAMES WITH NECESSARY FITTINGS AND
D1	900X2125	2125	
D2	850X2125	2125	
D3	750X2125	2125	



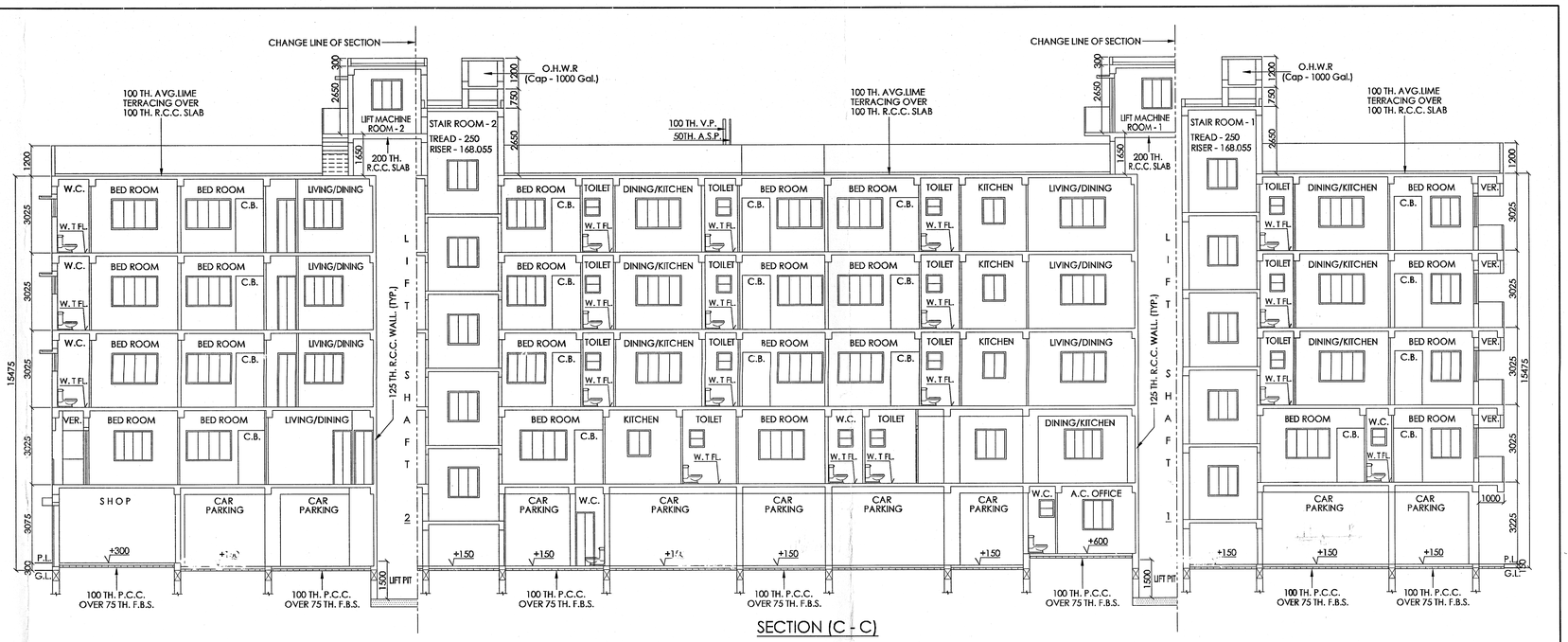
FIRST FLOOR PLAN
(SCALE = 1:100)



2nd, 3rd & 4th FLOOR PLAN
(SCALE = 1:100)



ROOF PLAN
(SCALE = 1:100)



SECTION (C - C)

SPECIFICATION

1. R.C.C. CONCRETE M-20 GRADE WITH 19mm DOWN STONECHIPS UNLESS OTHERWISE MENTIONED.
2. GRADE OF REINFORCEMENTS Fe - 500
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125TH (AVG) LIME TERRACING (2:2:7) ON ROOF EXI- - TO SLOPE
6. ALL DIMENSION ARE IN mm. UNLESS OTHERWISE MENTIONED.
7. 35TH D.P.C. WITH CEMENT CONCRETE(1:1.5:-3) WITH 6mm DOWN STONECHIPS WITH WATER PROOFING COMPOUND
8. 19TH CEMENT PLASTER (1:6)TO EXTERNAL WALLS.
9. 12TH CEMENT PLASTER (1:6)TO INTERNAL WALLS.
10. 12TH CEMENT PLASTER (1:4)TO BEAM CEILING ETC.
11. MARBLE FINISH IN ALL FLOORS.
12. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
13. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
14. 500mm CHAJJA PROJECTION.
15. DEPTH OF SEPTIC TANK AND S.U.G. WATER RESERVOIR DOES NOT EXEED THE DEPTH OF BUILDING FOUNDATION
16. 125 TH. R.C.C. WALL (TYP.) CUP BOARD & HEIGHT UP TO LINTEL LEV.

TITLE :- ARCHITECTURAL DRAWING FOR K.M.C. APPROVAL

PROPOSED G+FOUR (G+IV) STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 & K.M.C. BUILDING RULES 2009, AT PREMISES NO.- 36, MAHENDRA MONDAL ROAD, WARD- 106, BOROUGH-XII, KOLKATA -78, P.S.- GARFA, R.S. DAG NO.-2227 & 2228, R.S. KHATIAN NO.-752 & 753, J.L. NO.-19, MOUZA-GARFA.

CO-ORDINATE IN W.G.S. 84 AND SITE ELEVATION (A.M.S.L)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL.	CO-ORDINATE IN W.G.S. 84		SITE ELEVATION (A.M.S.L)
	LATITUDE	LONGITUDE	
"A, B, C, D"	22°29'25"N	88°23'10"E	3.20 M.

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.

MR. BIBHAS CHANDRA NASKAR
PROPRIETOR OF M/S. A.M.B. CONSTRUCTION & C.A. of 1. SRI PRAN KRISHNA ROY, 2. SMT. PUSPA KAYAL NEE ROY, 3. MISS. ANJALI ROY, 4. SMT. JHARNA DHAR NEE ROY, 5. SMT. APARNA GHOSH NEE ROY, 6. SRI ARUP ROY & 7. MISS. MITA ROY
NAME OF APPLICANT

MONI BHUSAN CHAKRAVARTI
(L.B.S.- I / 538)
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY MR. KALLOL KUMAR GHOSHAL. OF TECHNO SOIL OF F-25, C.I.T. MARKET, JADAVPUR, KOLKATA - 700 032. AND THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MONI BHUSAN CHAKRAVARTI (E.S.E - II / 97)
NAME OF THE STRUCTURAL ENGINEER

CERTIFICATE OF L.B.S.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE BOUNDARY OF THE SITE IS BOUNDED BY BOUNDARY WALLS ON ALL SIDES AND THAT THE DIMENSIONS OF THE BOUNDARY CONFORMS WITH THAT SHOWN IN THE DRAWING. ROAD WIDTH 4.682 M. (MIN.) WIDE BLACK TOP ROAD WESTERN SIDE. THE SITE PLAN AND KEY PLAN CONFORM WITH THE DRAWING. SIGNATURE OF APPLICANT IS AUTHENTICATED BY ME. THE PLOT IS BEYOND 500 M. FROM C/L OF THE E. M. BYE PASS.

MONI BHUSAN CHAKRAVARTI (L.B.S.- I / 538)
NAME OF THE L.B.S.

CERTIFICATE OF OWNER.

I HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING, K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. ALL FLOORS ARE (MARBLE FINISHED). THE PLOT HAS BEEN IDENTIFIED BY ME DURING DEPARTMENTALLY INSPECTION.

MR. BIBHAS CHANDRA NASKAR PROPRIETOR OF M/S. A.M.B. CONSTRUCTION & C.A. of 1. SRI PRAN KRISHNA ROY, 2. SMT. PUSPA KAYAL NEE ROY, 3. MISS. ANJALI ROY, 4. SMT. JHARNA DHAR NEE ROY, 5. SMT. APARNA GHOSH NEE ROY, 6. SRI ARUP ROY & 7. MISS. MITA ROY
NAME OF APPLICANTS

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.

MR. KALLOL KUMAR GHOSHAL (GEO-TECH NO.- II/14)
NAME OF THE GEO-TECHNICAL ENGINEER.

AREA STATEMENT OF THE PLAN PROPOSAL

PART - A.

a. ASSESSEE NO. - 31 - 106 - 11 - 00136 - 6

b. NAME OF THE OWNER :- 1. SRIPRAN KRISHNA ROY, 2. SMT. PUSPA KAYAL NEE ROY, 3. MISS. ANJALI ROY, 4. SMT. JHARNA DHAR NEE ROY, 5. SMT. APARNA GHOSH NEE ROY, 6. SRI ARUP ROY & 7. MISS. MITA ROY.

c. NAME OF THE C.A. :- MR. BIBHAS CHANDRA NASKAR PROPRIETOR OF M/S. A.M.B. CONSTRUCTION

d. DETAILS OF REGISTERED DEED - BOOK NO. - I. VOLUME - 124, PAGES 80 TO 83. BEING NO.- 6442, DATE - 04.11.1968. S.R. ALIPORE SOUTH 24 PARGANAS.

e. DETAILS OF POWER OF ATTORNEY - BOOK NO. - I. VOLUME - 1603-2015. PAGES - 113607 TO 113657. BEING NO.- 160207792. DATE - 20/11/2015. D.S.R.-III. SOUTH 24 PARGANAS.

f. DETAILS OF BOUNDARY DECLARATION - BOOK NO. - I. VOLUME - 1603-2022. PAGES - 356089 TO 356107. BEING NO.- 160310251. DATE - 07/07/2022. D.S.R.-III. SOUTH 24 PARGANAS.

g. DETAILS OF STRIP OF LAND - BOOK NO. - I. VOLUME - 1603-2022. PAGES - 374915 TO 374933. BEING NO.- 160312030. DATE - 11/07/2022. D.S.R.-III. SOUTH 24 PARGANAS.

PART - B.

1. LAND OF AREA :

AS PER TITLE DEED = 11 K.- 13 CH.- 00 SFT. = 790.133 Sqm.

AS PER ASSESSMENT BOOK =
11 K.- 10 CH.- 25 SFT. = 779.914 Sqm.

AS PER U.L.C. = 11 K.- 13 CH.- 00 SFT. = 790.133 Sqm.

AS PER BOUNDARY DECLARATION =
11 K.- 10 CH.- 22.239 SFT. = 779.658 Sqm.

AREA OF STRIP OF LAND - 29.110 Sqm.

2. PERMISSIBLE GROUND COVERAGE :-
= 389.829 Sqm. (50 %)

3. PROPOSED GROUND COVERAGE :-
= 362.019 Sqm. (46.433 %)

5. PROPOSED AREA :

FLOOR	TOTAL AREA (SQM.)	LIFT WELL L1 + L2 (SQM.)	LIFT LOBBY L1 + L2 (SQM.)	STAIR WAY S1 + S2 (SQM.)	NET FLOOR AREA (SQM)
GR. FLOOR	292.240	0.000	5.468	25.559	261.213
1st. FLOOR	291.568	5.178	5.299	25.559	255.532
2nd. FLOOR	362.019	5.178	5.299	25.559	325.983
3rd. FLOOR	362.019	5.178	5.299	25.559	325.983
4th. FLOOR	362.019	5.178	5.299	25.559	325.983
TOTAL	1669.865	20.712	26.664	127.795	1494.694

6. PARKING CALCULATION.

A)

TENEMENT SIZE				
UNIT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA	TENEMENT NUMBER	REQUIRED PARKING
UNIT - A	57.141 Sqm.	11.314 Sqm.	68.455 Sqm.	ONE	6 NOS.
UNIT - B	54.200 Sqm.	10.732 Sqm.	64.932 Sqm.	ONE	
UNIT - C	65.336 Sqm.	12.937 Sqm.	78.273 Sqm.	ONE	
UNIT - D	74.161 Sqm.	14.684 Sqm.	88.845 Sqm.	ONE	
UNIT - E	32.073 Sqm.	6.350 Sqm.	38.423 Sqm.	THREE	
UNIT - F	37.720 Sqm.	7.469 Sqm.	45.189 Sqm.	THREE	
UNIT - G	71.788 Sqm.	14.214 Sqm.	86.002 Sqm.	THREE	
UNIT - H	49.914 Sqm.	9.883 Sqm.	59.797 Sqm.	THREE	
UNIT - I	28.401 Sqm.	5.623 Sqm.	34.024 Sqm.	THREE	
UNIT - J	32.818 Sqm.	6.498 Sqm.	39.314 Sqm.	THREE	
UNIT - K	57.821 Sqm.	11.449 Sqm.	69.270 Sqm.	THREE	
UNIT MKD.	COVERED AREA		CARPET AREA		
SHOP	27.869 Sqm.		24.231 Sqm.		N.A.
OFFICE	15.032 Sqm.		12.045 Sqm.		
TOTAL REQUIRED PARKING =					6 NOS.

B) Nos. OF PARKING MANDATORY = SIX
C) PERMISSIBLE AREA FOR PARKING
B) Nos. OF PARKING PROVIDED = NINE
C) PERMISSIBLE AREA FOR PARKING
i) GROUND FLOOR = 150 Sqm.
i) BASEMENT = N.A.
D) ACTUAL AREA OF PARKING PROVIDED
i) GROUND FLOOR = 190.235 Sqm.
ii) BASEMENT = N.A.

7) PERMISSIBLE F.A.R - 1.75
8) PROPOSED F.A.R - 1.725
9) ADDITIONAL AREA FOR FEES - 81.815 Sqm.
10) TREE COVER AREA -
a. PERMISSIBLE = 32.145 Sqm. (4.123 %)
b. PROPOSED = 32.830 Sqm. (4.211 %)

11.) STATEMENT OF OTHER AREA FOR FEES.

FLOOR	CUPBOARD
GR. FLOOR	N.A.
1st. FLOOR.	4.050 Sqm.
2nd FLOOR.	5.400 Sqm.
3rd FLOOR.	5.400 Sqm.
4th FLOOR.	5.400 Sqm.
TOTAL.	20.250 Sqm.

12) STAIR COVER AREA = 32.640 Sqm.
13) LIFT MACHINE ROOM AREA = 21.700 Sqm.
14) LIFT STAIR = 7.225 Sqm.
15) O. H. WATER TANK = 16.320 Sqm.

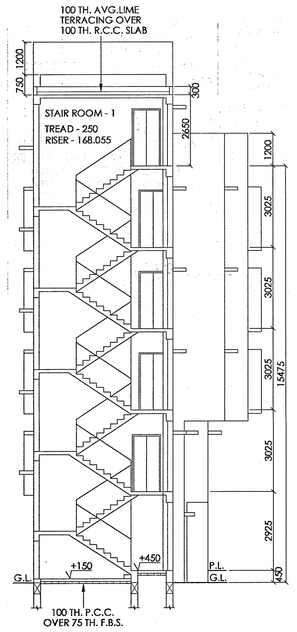
SHEET 2 OF 2

B.P NO.- 2023120461
SANCTION DATE -18.01.2024
VALID UPTO- 17.01.2029

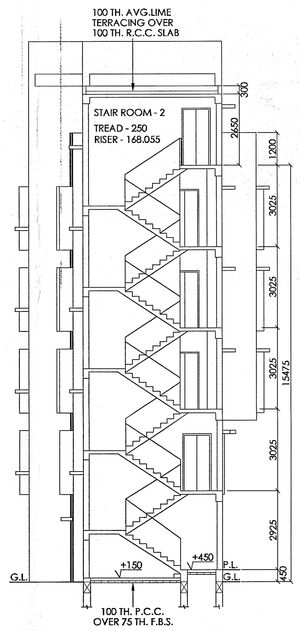
SUBRATA NAG
Digitally signed by SUBRATA NAG
Date: 2024.01.18 17:02:33 +05'30'
DIGITAL SIGNATURE OF A.E.

SHIBA PRASAD JANA
Digitally signed by SHIBA PRASAD JANA
Date: 2024.01.18 17:00:07 +05'30'
DIGITAL SIGNATURE OF E.E.

FRONT SIDE ELEVATION



SECTION (A - A)



SECTION (B - B)