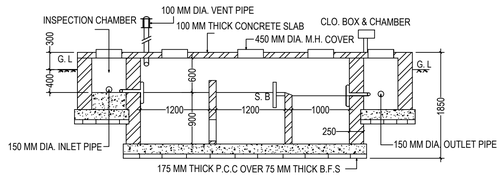
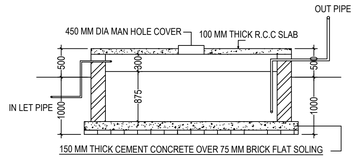
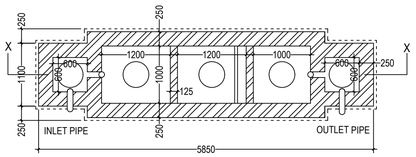


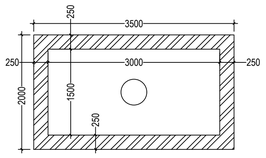
LONGITUDINAL SECTION AT X - X
SCALE - 1 : 50



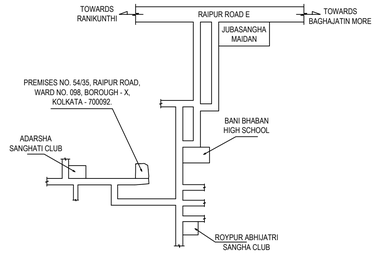
LONGITUDINAL SECTION
SCALE - 1 : 50



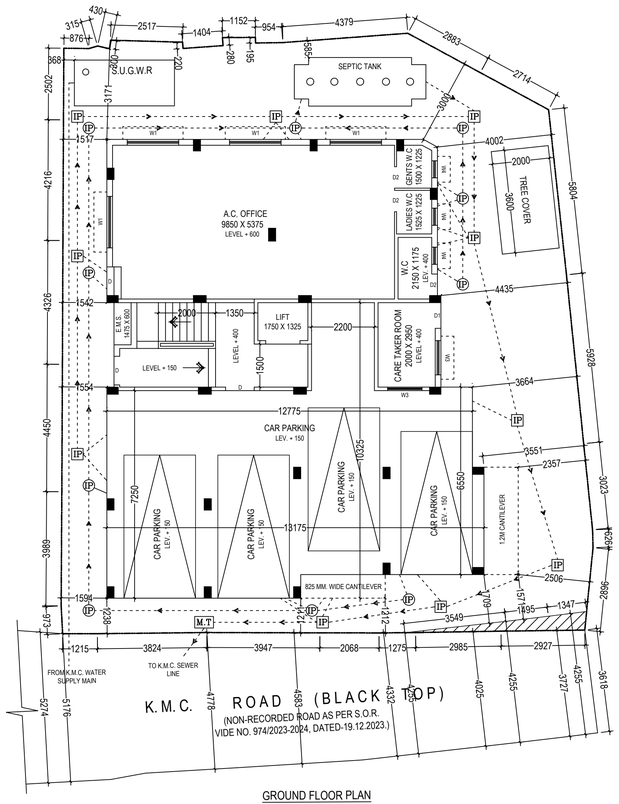
PLAN OF SEPTIC TANK OF 35 USERS
SCALE - 1 : 50



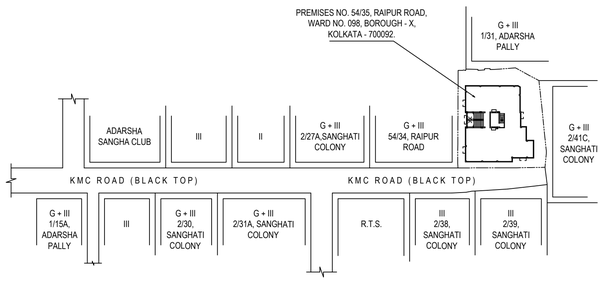
PLAN OF SEMI U. G. WATER RESERVOIR CAPACITY 4500 ltr.
SCALE - 1 : 50



KEY PLAN
(SCALE - 1 : 4000)

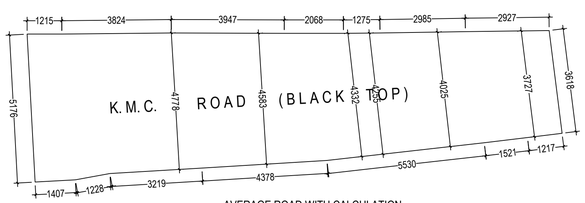


GROUND FLOOR PLAN
SCALE - 1 : 100



SITE PLAN
(SCALE - 1 : 600)

TOTAL AREA = 81.664 SQM
FRONTAGE OF PLOT = 18.241 M.
AVERAGE ROAD WIDTH = 4.477 M.



AVERAGE ROAD WITH CALCULATION
(SCALE - 1 : 100)

DETAILS OF PLAN PROPOSAL

A

1. ASSESSEE NO. 21-098-08-0989-4
2. NAME OF THE OWNER : THE GOVERNOR OF THE STATE OF WEST BENGAL (LESSOR) SMT. NITA GHOSH, SRI. ABHIJIT GHOSH (LESSEE)
3. NAME OF THE APPLICANT : SRI. SANJIB KUMAR ROUT, SRI. KAUSHIK GOSWAMI, SRI. PARTHA PRATIM DE, SMT. SUBHRA ROY PARTNERS OF M/S. SHREE JAGANNATH ESTEEM & ALSO CONSTITUTED ATTORNEY OF SMT. NITA GHOSH, SRI. ABHIJIT GHOSH
4. DETAILS OF REGISTERED DEED OF GIFT : BOOK NO. I, VOLUME NO. XXX PAGES – 297 TO 300, BEING NO. 2250 YEAR – 1984, DATED – 14.09.1984 8TH JOINT SUB-REGISTRAR, ALIPORE 24-PARGANAS
5. DETAILS OF REGISTERED POWER OF ATTORNEY: BOOK NO. IV, VOLUME NO. 1604 – 2023 PAGES – 8264 TO 8289, BEING NO. 160400443 YEAR – 2023, DATED – 09.10.2023 D.S.R. – IV, SOUTH 24-PARGANAS
6. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK NO. I, VOLUME NO. 1630 – 2023 PAGES – 96041 TO 96053, BEING NO. 163003352 YEAR – 2023, DATED – 01.11.2023 D.S.R. – V, SOUTH 24-PARGANAS
7. DETAILS OF REGISTERED STRIP OF LAND : BOOK NO. I, VOLUME NO. 1630 – 2023 PAGES – 96010 TO 96023, BEING NO. 163003353 YEAR – 2023, DATED – 01.11.2023 D.S.R. – V, SOUTH 24-PARGANAS

B

1. LAND AS PER AS PER DEED = 365.803 SQM (05K. – 7½CH. – 00SFT.)
2. LAND AS PER PHYSICAL MEASUREMENT = 362.002 SQM
3. STRIP OF LAND AREA = 1.980 SQM
4. NET LAND AREA = 360.002 SQM
5. PERMISSIBLE GROUND COVERAGE : (54.600%) = 197.653 SQM
6. PROPOSED GROUND COVERAGE : (54.593%) = 197.629 SQM
7. OVER HEAD WATER TANK AREA = 5.025 SQM
8. STAIR COVER AREA = 16.834 SQM
9. LIFT MACHINE ROOM AREA = 6.951 SQM
10. LIFT MACHINE ROOM STAIR AREA = 3.000 SQM
11. ROOF AREA = 197.629 SQM
12. C.B. AREA = 8.100 SQM
13. OFFICE CARPET AREA = 56.943 SQM
14. OFFICE COVERED AREA = 62.642 SQM
15. ADDITIONAL AREA FOR FEES = 34.885 SQM
16. TOTAL COMMON AREA = 97.002 SQM
17. NO. OF TENEMENTS : 12 NOS.
18. SIZE OF TENEMENTS :

MKD	TENAMENT AREA	COMMON AREA	ACTUAL TENAMENT AREA	NOS
A	33.274 SQ.MT.	5.599 SQ.MT.	38.873 SQ.MT.	3
B	44.622 SQ.MT.	7.509 SQ.MT.	52.131 SQ.MT.	3
C	48.349 SQ.MT.	8.136 SQ.MT.	56.485 SQ.MT.	3
D	49.136 SQ.MT.	8.269 SQ.MT.	57.405 SQ.MT.	3
TOTAL	526.143 SQ.MT.	88.539 SQ.MT.	614.682 SQ.MT.	12

19. TOTAL REQUIRED PARKING = 3 NOs. (OFFICE = 1; TENEMNET = 2)
20. TOTAL PROVIDED PARKING = 4 NOs.
21. CAR PARKING AREA PROVIDED = 96.102 SQM.
22. TOTAL GROSS FLOOR AREA FOR FEES = 808.039 SQ.MT.
23. TREE COVER AREA PROVIDED = 7.200 SQ.MT.

*** PROPOSED AREA ***

FLOOR	TOTAL GROSS FLOOR AREA	STAIR WELL	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND	190.271sqm	---	---	190.271sqm	13.365sqm	2.813sqm	174.093sqm
FIRST	197.205sqm	0.500sqm	2.319sqm	194.386qm	13.365sqm	3.000sqm	178.021sqm
SECOND	197.205sqm	0.500sqm	2.319sqm	194.386qm	13.365sqm	3.000sqm	178.021sqm
THIRD	197.205sqm	0.500sqm	2.319sqm	194.386qm	13.365sqm	3.000sqm	178.021sqm
TOTAL	781.886sqm	1.500sqm	6.957sqm	773.429sqm	53.460sqm	11.813sqm	708.156sqm

24. PERMISSIBLE F.A.R. = 1.75
25. PROPOSED F.A.R. = 708.156 – 75 (C.P.) = 632.156 / 362.002 = 1.749 < 1.75

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

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PLAN PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A,B	22°28'58"N	88°21'50"E	12M.

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

SRI. SANJIB KUMAR ROUT, SRI. KAUSHIK GOSWAMI,
SRI. PARTHA PRATIM DE, SMT. SUBHRA ROY
PARTNERS OF M/S. SHREE JAGANNATH ESTEEM
& ALSO CONSTITUTED ATTORNEY OF
SMT. NITA GHOSH, SRI. ABHIJIT GHOSH
NAME OF APPLICANT

SUKHA RANJAN ROY
L.B.S NO – 324 / I
NAME OF L.B.S.

OFFICE USE

BUILDING PERMIT NO. – 2023100262

SANCTION DATE – 21/03/2024

VALID UPTO – 20/03/2029

DIBAKAR CHOWDHURY
Digitally signed by DIBAKAR CHOWDHURY
Date: 2024.03.21 14:08:45 +05'30'

DIGITAL SIGNATURE OF A.E.

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2024.03.21 14:06:16 +05'30'

DIGITAL SIGNATURE OF E.E.

NOTES/SPECIFICATIONS

1. 75 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR
2. 100 TH. (1:3:6) CEMENT, SAND, KHOA, CONCRETE IN FOUNDATION & FLOOR.
3. FOUNDATION BRICK WORK WILL BE 1ST. CLASS BRICK WITH (1:6) CEMENT MORTAR.
4. 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR.
5. 125 TH. AND 75 TH PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR.
6. 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND.
7. 100TH./125TH. R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS.
8. 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTER.
9. ALL BUILDING MATERIALS WILL BE AS PER I:S CODE AND N.B.C. 1984.
10. 40 TH. MARBLE FLOORING.
11. GRADE OF CONC. M-20.
12. GRADE OF STEEL Fe-500.
13. ALL DIMENSIONS ARE IN M.M.
14. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
15. CURRENT DECLARATIONS OF OWNER, E.S.E AND L.B.S.

DECLARATION OF STRUCTURE ENGINEER

CERTIFIED THAT THE STRUCTURAL DESIGN AND THE DRAWING OF FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AND WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY TECHNO SOIL, REGD. OFFICE: GORKHARA, ARUNACHAL, SONARPUR, KOLKATA-700150, AND SIGNED BY RUPAK KUMAR BANERJEE, 10, KUNDU LANE, BHOWANIPORE, KOLKATA-700025.

SAKTI BRATA BHATTACHARYYA
E.S.E NO – 116 / I
NAME OF STR. ENGINEER

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 HAS BEEN MEASURED AND K.M.C. ROAD WIDTH 4.477 M. (AVERAGE) ON SOUTHERN SIDE VERIFIED BY ME. IT IS A BUILDABLE 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. OWNER SIGNATURE IDENTIFIED BY ME. THE PLOT IS BEYOND 500 M. FROM CENTRE LINE OF E.M. BYEPASS.

SUKHA RANJAN ROY
L.B.S NO – 324 / I
NAME OF L.B.S.

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
G.T.E. NO – 3, CLASS – I
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF APPLICANT

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :

1. WE WILL ENGAGE L B S & E S E DURING CONSTRUCTION.
2. WE WILL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B S PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING SUPER STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THERE IS NO COURT CASE PENDING AGAINST THE PREMISES.
6. PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.
7. ALL FLOORS WILL BE MARBLE FINISHED.

SRI. SANJIB KUMAR ROUT, SRI. KAUSHIK GOSWAMI,
SRI. PARTHA PRATIM DE, SMT. SUBHRA ROY
PARTNERS OF M/S. SHREE JAGANNATH ESTEEM
& ALSO CONSTITUTED ATTORNEY OF
SMT. NITA GHOSH, SRI. ABHIJIT GHOSH
NAME OF APPLICANT

SCHEDULE OF DOORS & WINDOWS

DOORS			WINDOWS			REMARKS
MKD.	FRAME	OPENING	MKD.	FRAME	OPENING	
D	75X100	1000X2100	W1	75X100	1800X1350	
D1	75X100	900X2100	W2	75X100	1500X1200	
D2	75X100	750X2100	W3	75X100	1200X1200	
			W5	75X100	600X600	

**** PROJECT TITLE ***

PLAN PROPOSAL OF A G+III STORIED RESIDENTIAL BUILDING AT KMC PREMISES NO. 54/35, RAIPUR ROAD, U/S 393 A OF KMC ACT 1980 & AS PER BUILDING RULE 2009, WARD NO. 098, BOROUGH - X, P.S.- JADAVPUR NOW NETAJI NAGAR, KOLKATA - 700092.

SCALE:– 1:100, 1:50, 1:200 1:600, 1:4000

DEALT BY:– SUKHA RANJAN ROY
D/13, BAGHAJATIN STATION ROAD, FIRST FLOOR, KOLKATA-700 032
MOBILE NO - 09830048169
E-Mail Id: tapas_45@yahoo.co.in

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