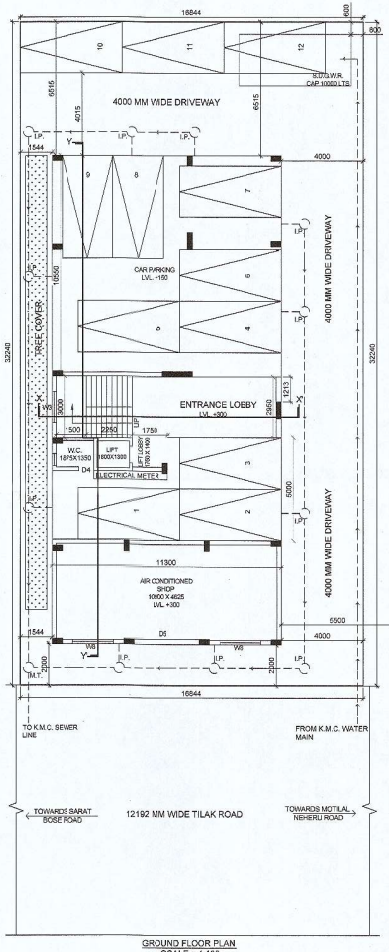
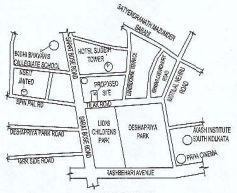
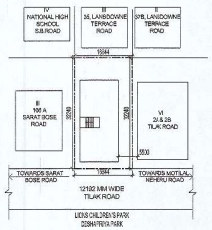


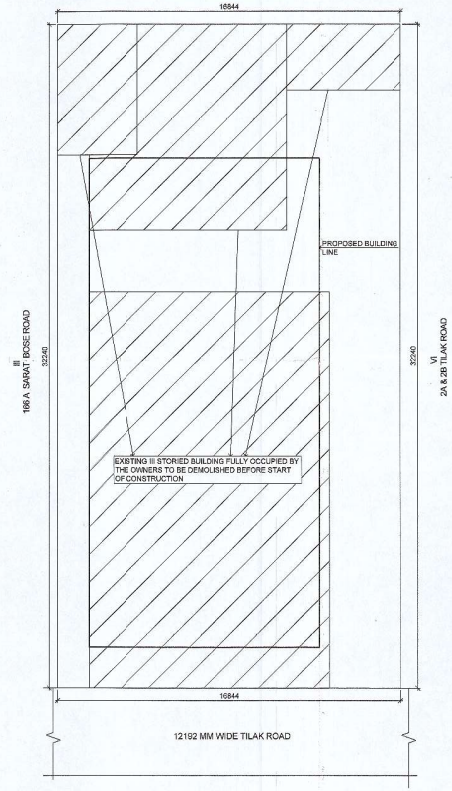
GROUND FLOOR PLAN
SCALE = 1:100



LOCATION PLAN
SCALE : 1 : 4000



SITE PLAN
SCALE : 1:600



EXISTING SITE PLAN
SCALE = 1:100

NOTE :
1. ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
2. ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
4. ALL DIMENSION ARE IN MM.
5. ALL THE EXTERNAL WALLS ARE 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM. THICK UNLESS SPECIFIED.
6. DEPTH OF U.G. & SEPT U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.

STATEMENT OF THE PLAN PROPOSAL

PART A :
1. ASSESSEE NO. - 110592400016
2A. DETALS OF REGISTERED DEED :
i) BOOK NO. - I , II) VOLUME NO. - 16 , III) PAGE 32 TO 40
IV) BRING NO - 3532 , V) DATE - 20/08/1972
REGC. AT - A.R.A. - II KOLKATA (W.B.)
2B. DEED OF GIFT :
I) BK1N NO. - I , II) VOLUME NO. - 1904-2022, III) PAGE 52587 TO 52624
IV)BRING NO. - 190417301 , V) DATE - 13/01/2022
REGC. AT - A.R.A. - IV KOLKATA (W.B)
2C. BOUNDARY DECLARATION :
I)BOOK NO. - I , II) VOLUME NO. - 1903-2022, III) PAGE 71297 TO 71316
IV)BRING NO. - 190302385 , V) DATE - 21/02/2022
REGC. AT - D.S.R. - III SOUTH 24 PARGANAS (W.B.)
2D. POWER OF ATTORNEY :
I)BOOK NO. - I , II) VOLUME NO. - 1903-2022, III) PAGE 36786 TO 36813
IV)BRING NO. - 190300904 , V) DATE - 27/01/2022
REGC. AT - D.S.R. - III SOUTH 24-PARGANAS (W.B.)
3. AREA OF THE PLOT OF LAND :-
AS PER DOCUMENT = 636.51 SQM. (8KH. 00 CH. 15 SFT.) (AS PER DEED)
4. NO. OF TENEMENTS = 10

DECLARATION OF OWNERS :
WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT:
1. WE SHALL ENGAGE ARCHITECT & E.& E. DURING CONSTRUCTION AND FOLLOW THEIR INSTRUCTION AND NOT DEVIATE FROM SANCTION PLAN WITHOUT PRIOR INTIMATION.
2. K.M.C. AUTHORITIES WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
3. IF THE SUBMITTED DOCUMENTS ARE FOUND FAKE THE K.M.C. AUTHORITY MIGHT REVOKE THE SANCTION PLAN .
4. D.G. SET & TRANSFORMER SHALL BE INSTALLED AFTER TAKING NECESSARY PERMISSION

SIGNATURE OF OWNER
CHIRADEEP BHATTACHARYA (PROPRIETOR OF SYNERGY CONSULTANTS)
(CA OF GOUR CHATTERJEE & ABHIJIT BHATTACHARJEE)

PART B :
1. AREA OF LAND = 543.090 SQM. (AS PER BOUNDARY DECLARATION)
2. WIDTH OF ROAD = 12.192 M.
3. PERMISSIBLE F.A.R. = 2.25
4. PROPOSED F.A.R. = 1.599
5. (i) PERMISSIBLE GROUND COVERAGE (50 % OF L.A.) = 269.250 SQM.
(ii) PROPOSED GROUND COVERAGE (49.999 % OF L.A.) = 269.039 SQM.
6. PROPOSED HEIGHT = 15.425 SQM.
7.A PROPOSED AREA :-

FLOOR	COVERED AREA (RESIDENTIAL)	CUT OUT + LIFT WELL (SHAFT)	AREA	GROSS FLOOR AREA	EXEMPTED AREA STAIR-CABIN	LIFT LOBBY	NET FLOOR AREA
GROUND	269.093 SQM.	0 SQM.	269.093 SQM.	15.75 SQM.	2213 SQM.	240.093 SQM.	
	269.093 SQM.	2.080 SQM.	269.013 SQM.	15.75 SQM.	2213 SQM.	248.050 SQM.	
	269.093 SQM.	2.080 SQM.	269.013 SQM.	15.75 SQM.	2213 SQM.	248.050 SQM.	
	269.093 SQM.	2.080 SQM.	269.013 SQM.	15.75 SQM.	2213 SQM.	248.050 SQM.	
	269.093 SQM.	2.080 SQM.	269.013 SQM.	15.75 SQM.	2213 SQM.	248.050 SQM.	
TOTAL	1345.463 SQM.	8.320 SQM.	1332.145 SQM.	78.75 SQM.	11.065SQM.	1242.093 SQM.	

8. TENEMENTS & CAR PARKING CALCULATION : -
(A) RESIDENTIAL :

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT A	118.022 SQM.	14.000 SQM.	132.072 SQM.	3	3 NOS.
FLAT B	129.007 SQM.	15.358 SQM.	144.365 SQM.	2	2 NOS.
FLAT C	114.512 SQM.	13.632 SQM.	128.144 SQM.	1	1 NOS.
FLAT D	68.198 SQM.	7.163 SQM.	87.302 SQM.	1	0 NOS.
FLAT E	72.348 SQM.	8.613 SQM.	80.961 SQM.	2	1 NOS.
FLAT F	56.009 SQM.	6.745 SQM.	63.404 SQM.	1	0 NOS.

8.(B) SHOWROOM (MERCHANTILE) CARPET AREA = 50.007 SQM.
CAR PARKING REQUIRED = 1 NOS.
9A. TOTAL REQUIRED CAR PARKING = 8 NOS.
B. TOTAL PROPOSED CAR PARKING : COVERED = 6 NOS.
C. TOTAL PROPOSED CAR PARKING : OPEN = 3 NOS.
10. PERMISSIBLE AREA FOR PARKING = 200.00 SQM.
11. PROPOSED AREA OF PARKING = 169.616 SQM.
12. PERMISSIBLE FAR = 2.25
13. PROPOSED F.A.R = (1242.093 - 169.616) / 636.51 = 1.599 < 2.25
14. STAIR HEAD ROOM AREA = 18.495 SQM.
15. LIFT MACHINE ROOM AREA = 5.80 SQM.
16. TERRACE AREA = 268.093 SQM.
17. RELAXATION OF AUTHORITY, IF ANY : - NOT APPLICABLE
18. OVER HEAD TANK AREA = 8.625 SQM.
19. TREE COVER REQUIRED : 3.33 %
20. TREE COVER PROPOSED: 23.07 SQM (4.417%)
21. TOTAL EXEMPTION AREA (STAIR+ LIFT LANDING) = 90.050 SQM.
22. TOTAL AREA OF CUPBOARD = 26.652 SQM.(2.01%)

CERTIFICATE OF ARCHITECT :
SUPRATIM CHOUDHURY CA/0002/28856 ,CERTIFIED ON THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK, THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REG. DEED.

SIGNATURE OF ARCHITECT
SUPRATIM CHOUDHURY
CA/0002/28856

CERTIFICATE OF STRUCTURAL ENGINEER :
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC & WIND LOAD AND AS PER THE SOIL INVESTIGATION REPORT SUBMITTED HEREWITH AND THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER
SUVRA NARAYAN GIL
E.S.E. - I/05

CERTIFICATE OF GEO-TECHNICAL ENGINEER :
THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM THE GEO-TECHNICAL POINT OF VIEW.

SIGNATURE OF GEO TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
GT/0(M.C.)

PROJECT :
PROPOSED G+IV STORIED (HEIGHT: 15.425M) RESIDENTIAL BUILDING PLAN U/S 393(A) AT PRE. NO. - 1, TILAK ROAD, WARD NO.- 85, BOROUGH - VIII, KOLKATA - 700029,P.S. - RABINDRA SAROBAR, P.O. - SARAT BOSE ROAD .

NORTH

ARCHITECTS:
NEXUS
5/8 PARNASREE PALLY, KOLKATA-700060
MOB: 9830264869, TEL/FAX : 033-24077711
EMAIL: nexus_arch @ yahoo.com WEB/SITE:NEXUS-ARCH.IN

SCALE	DATE	REV. DATE	DRAWN BY	CHECKED BY	SHEET NO.
1:50,1:75, 1:100,1:500	27-07-2022		A.R.	S.C.	1

OFFICE USE :
PLAN CASE NO : 2022080016
BUILDING PERMIT NO : 2022080115 DATED : 01-12-2022
VALID UPTO : 30-11-2027

BISWAJIT DATTA — Digitally signed by BISWAJIT DATTA Date: 2022.12.01 14:28:00 +05'30'
SIGNATURE OF A.E.(C), BK - VIII
BUILDING DEPARTMENT / K.M.C.

ABHIJIT KUMAR DAS — Digitally signed by ABHIJIT KUMAR DAS Date: 2022.12.01 15:31:28 +05'30'
SIGNATURE OF EE (C), BK - VIII
BUILDING DEPARTMENT / K.M.C.

SYNERGY CONSULTANTS
Proprietor