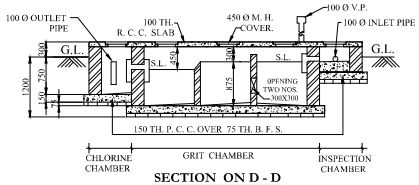
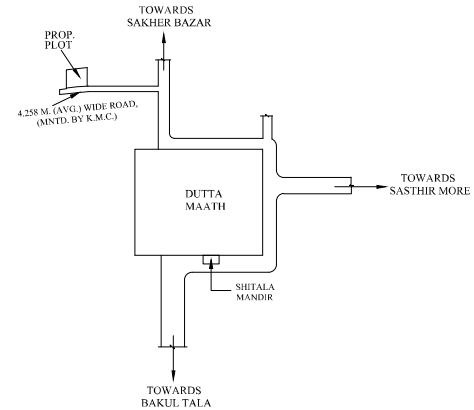
PLAN FOR PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO - 164/15, BROJOMONI DEBYA ROAD, WARD NO. - 126, BOROUGH - XVI, U/ S. 393 (A). OF K.M.C. ACT 1980. ALONG WITH THE K.M.C. BUILDING RULE 2009.

NAME OF OWNERS :- DEEPAK KOTECHA



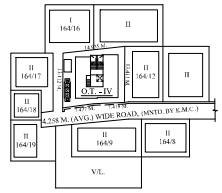
SECTION ON D - D

SCALE - 1 : 50



LOCATION PLAN

SCALE - 1 : 4000



SITE PLAN

SCALE - 1 : 600

N.O.C. ID. - BI21A/EAST/B/040125/1649565
DATE - 15.04.2025 VALID UPTO-14.04.2033
PERMISSIBLE TOP ELEVATION = 26.44 M.
SITE ELEVATION = 4.44 M.
(AMSL)

DOORS & WINDOWS SCHEDULE					
DOOR MKD.	WIDTH	HEIGHT	WIN. MKD.	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1200
D	1350	2100	W4	600	700

SPECIFICATION

- ALL EXTERNAL WALLS ARE 200 M.M. THICK.
- ALL INTERNAL WALLS ARE 125 M.M. & 75 M.M. THICK.
- CEMENT CONCRETE TO FOUNDATION, SLAB, BEAM, LINTEL, CHAJJA. 1: 1½: 3 CEMENT: SAND: STONE CHIPS. (Grade of conc - M 20 Grade of Steel Fe 500)
- CEMENT SAND MORTAR IN OUTER WALL- 1 : 6.
- CEMENT SAND MORTAR IN 75TH. & 125TH. PARTITION WALL - 1 : 4 WITH WIRE NETTING.
- CEMENT SAND MORTAR IN CEILING PLASTER - 1 : 4.
- P.C.C. IN GROUND FLOOR. 1 : 3 : 6.
- THE DEPTH OF FOUNDATION OF S. TANK & UNDER GROUND WATER TANK SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
- OTHER SPECIFICATION SHOULD FOLLOW N. B. C. LATEST REVISION
- ALL DIMENSIONS ARE IN M.M. OTHERWISE MENTIONED.

1. AREA OF LAND - 194.166 SQM. (02 K- 14 CH - 20 SFT) (As per Deed)
1.a. ACTUAL LAND AREA - 194.090 SQM. (02 K - 14CH - 19.185 SFT) (As per Physical measurement)
2. SIZE OF TENEMENTS :- > 50 SQM. TO < 75 SQM. = 7 NOS.
3. NO. OF TENEMENTS :- 7 NOS.
4. NO. OF STORIED :- G+III
5. STAIR HEAD ROOM AREA - 13.718 SQM.
6. OVER HEAD TANK AREA - 6.343 SQM.
7. LIFT MECH. ROOM AREA WITH STAIR - 11.452 SQM.
8. TOTAL C.B AREA - 5.871 SQM.

1. GROUND COVERAGE :-
   - PERMISSIBLE - 116.454 SQM. (60 %)
   - PROPOSED - 103.699 SQM. (53.429 %)
2. TOTAL FLOOR AREA :-
   - TOTAL COV. AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 358.910 SQM.
   - AREA EXEMPTED IN THIS RULE = 49.172 SQM.
   - TOTAL AREA = 408.082 SQM.
3. F. A. R. :-
   - PERMISSIBLE - 1.75
   - PROPOSED - 1.720
4. TREE COVER :-
   - REQ. (1.020%) - 1.980 SQM.
   - PRO. (1.546%) - 3.000 SQM.

4. NO. OF CAR PARKING REQUIRED - 1 NO.
5. NO. OF CAR PARKING PROVIDED - 1 NO.
6. TOTAL CAR PARKING AREA - 41.434 SQM.
7. AREA OF FRONT GIFT - 0.492 SQM.
8. AREA OF SPLAY CORNER - NIL.
9. FRONTAGE OF THE PLOT - 14.805 M.
10. HEIGHT OF THE BUILDING - 12.500 M.
11. DEPTH OF THE BUILDING - 10.625 M.
12. ABUTTING ROAD WIDTH - 4.258 M.(AVG.)

ASSESSEE NO :- 41- 126 - 02 - 0324 - 5

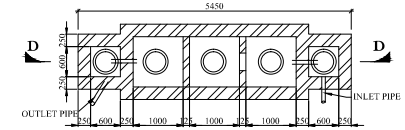
DETAILS OF REGISTERED DEED :-
A. BOOK NO :- I — B. VOLUME NO :- 1602 - 2024
C. PAGES NO. :- 575386 TO 575417 — D. BEING NO :- 160216630
E. OFFICE :- D.S.R. II SOUTH 24 (PGS) — F. YEAR :- 2024 (31/12/2024)

DETAILS OF REGD. DEED :- (FOR PURCHASE A TENEMENT)
A. BOOK NO :- I — B. VOLUME NO :- 1602 - 2024
C. PAGES NO. :- 571670 TO 571684 — D. BEING NO :- 160216671
E. OFFICE :- D.S.R. II SOUTH 24 (PGS) — F. YEAR :- 2024 (26/12/2024)

DETAILS OF REGD. DEED :- (FOR BOUNDARY DEFLAMATION)
A. BOOK NO :- I — B. VOLUME NO :- 1602 - 2025
C. PAGES NO. :- 147790 TO 147710 — D. BEING NO :- 160203563
E. OFFICE :- D.S.R. II SOUTH 24 (PGS) — F. YEAR :- 2025 (19/03/2025)

DETAILS OF REGD. DEED :- (FOR EVICTION OF TENANT)
A. BOOK NO :- I — B. VOLUME NO :- 1602 - 2025
C. PAGES NO. :- 147690 TO 147699 — D. BEING NO :- 160203562
E. OFFICE :- D.S.R. II SOUTH 24 (PGS) — F. YEAR :- 2025 (19/03/2025)

DETAILS OF REGD. DEED :- (FOR GIFT OF LAND FROM)
A. BOOK NO :- I — B. VOLUME NO :- 1602 - 2025
C. PAGES NO. :- 147669 TO 147679 — D. BEING NO :- 160203561
E. OFFICE :- D.S.R. II SOUTH 24 (PGS) — F. YEAR :- 2025 (19/03/2025)



PLAN OF SEPTIC TANK (35 USERS)

SCALE - 1 : 50

N

TENEMENT AREA CALCULATION:

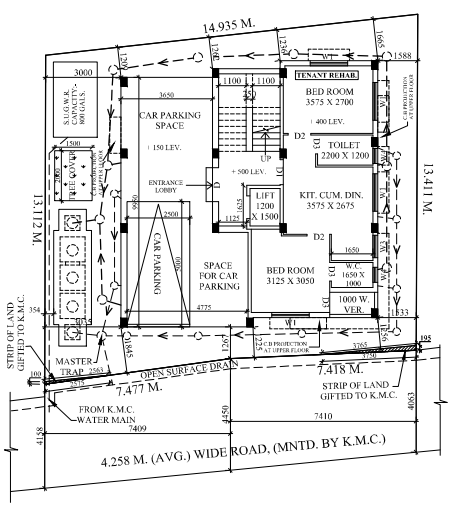
Tenement No	Individual tenament Area (sqm)	Proportionate Tenament Area	Area to be added	Actual Tenament Area (sqm)	Tenament Size <50, 50-75, 75-100	No of Car parking required	Remarks
1	44.440	0.1881	8.351	52.804	50-75	1	
2	43.830	0.1881	8.246	52.076	50-75		
3	44.219	0.1881	8.319	52.538	50-75		
4	43.830	0.1881	8.246	52.076	50-75		
5	44.219	0.1881	8.319	52.538	50-75		
6	43.830	0.1881	8.246	52.076	50-75		
7	44.219	0.1881	8.319	52.538	50-75		
TOTAL	308.580		58.057	366.647			1 IN TOTAL

FLOOR AREA CALCULATION:

Gross Covered Area		Cut out			Net	Exempted Area		Net Floor
Floor	Area	Stair Well	Lift Well	Vertical Shaft	Covered Area (Sqm)	Stair + Stair Lobby	Lift Lobby	Area (Sqm)
Ground	103.699	0.000	0.000	0.000	103.699	10.465	1.828	91.406
First	103.699	0.438	1.800	0.000	101.461	10.465	1.828	89.168
Second	103.699	0.438	1.800	0.000	101.461	10.465	1.828	89.168
Fourth	103.699	0.438	1.800	0.000	101.461	10.465	1.828	89.168
Total	414.796	1.314	5.400	0.000	408.082	41.860	7.312	358.910
						49.172		

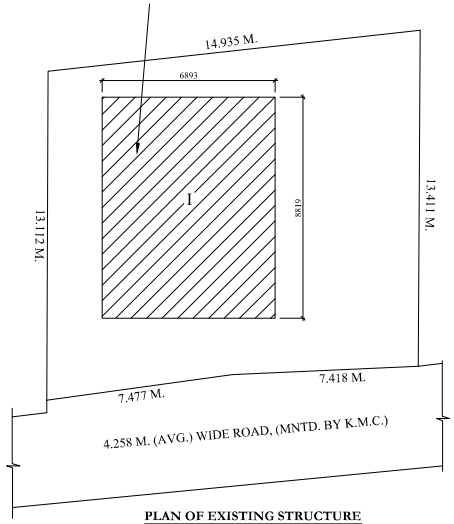
Permissible FAR =	1.750			
FAR Calculation =	1.720			
[(Net Floor Area (excluding exempted area))/Land area]				
358.910	÷	26.000	=	1.720

EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION AND THE EXISTING STRUCTURE IS OCCUPIED BY THE OWNER AND ONE TENANT.



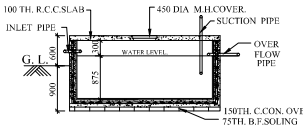
GROUND FLOOR PLAN

SCALE - 1 : 100



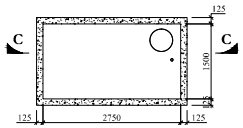
PLAN OF EXISTING STRUCTURE TO BE DEMOLISHED

SCALE - 1 : 100



SECTION ON C - C

SCALE - 1 : 50



PLAN OF SEMI UNDER GROUND WATER RESERVOIR (CAP. 800 GALLONS)

SCALE - 1 : 50

BHASKAR ROY (G.T. - II / 2)
NAME OF GEO - TECHNICAL ENGINEER

DECLARATION OF L. B. S.

I DO CERTIFY THAT THE BUILDING PLANS HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AND AS ALSO MEET FROM THE SITE AND THE SITE CONDITION. INCLUDING THE WIDTH OF THE ABUTTING K.M.C. ROAD CONFORM WITH THE PLAN AND THAT IS A FREE HOLD STIP AND NOT A TANK OR A FILLED OF LAND. THE LAND IS SOLE OF BOUNDARY WALL.

KRISHNENDU RAY (1085/1)
NAME OF L. B. S.

DECLARATION OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME (IN THE SAME AS REL INVESTIGATION REPORT MADE BY VARDHAMAN INVESTIGATION ROAD, KOL-700014 SIGNED BY BHASKAR ROY CONSIDERING THAT ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA LATEST REVISION & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

DEBABRATA GHOSH (228/II)
NAME OF STRUCTURAL ENGINEER.

DECLARATION OF OWNERS/APPLICANT

I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.N.E. DURING CONSTRUCTION OF BUILDING. FOR I/WE THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.R.P.) AND 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 W.U.G.R. RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

ASHIM KUMAR GHOSH C.A OF DEEPAK KOTECHA
NAME OF OWNERS/APPLICANTS

B.P. NO. :.- 2025160062 DATE :.- 15.05.2025
VALID UPTO :.- 14.05.2030

SK KAMAL UDDIN Digitally signed by SK KAMAL UDDIN
Date: 2025.05.15 14:13:05 +05'30'

DIGITAL SIGNATURE OF A.E.