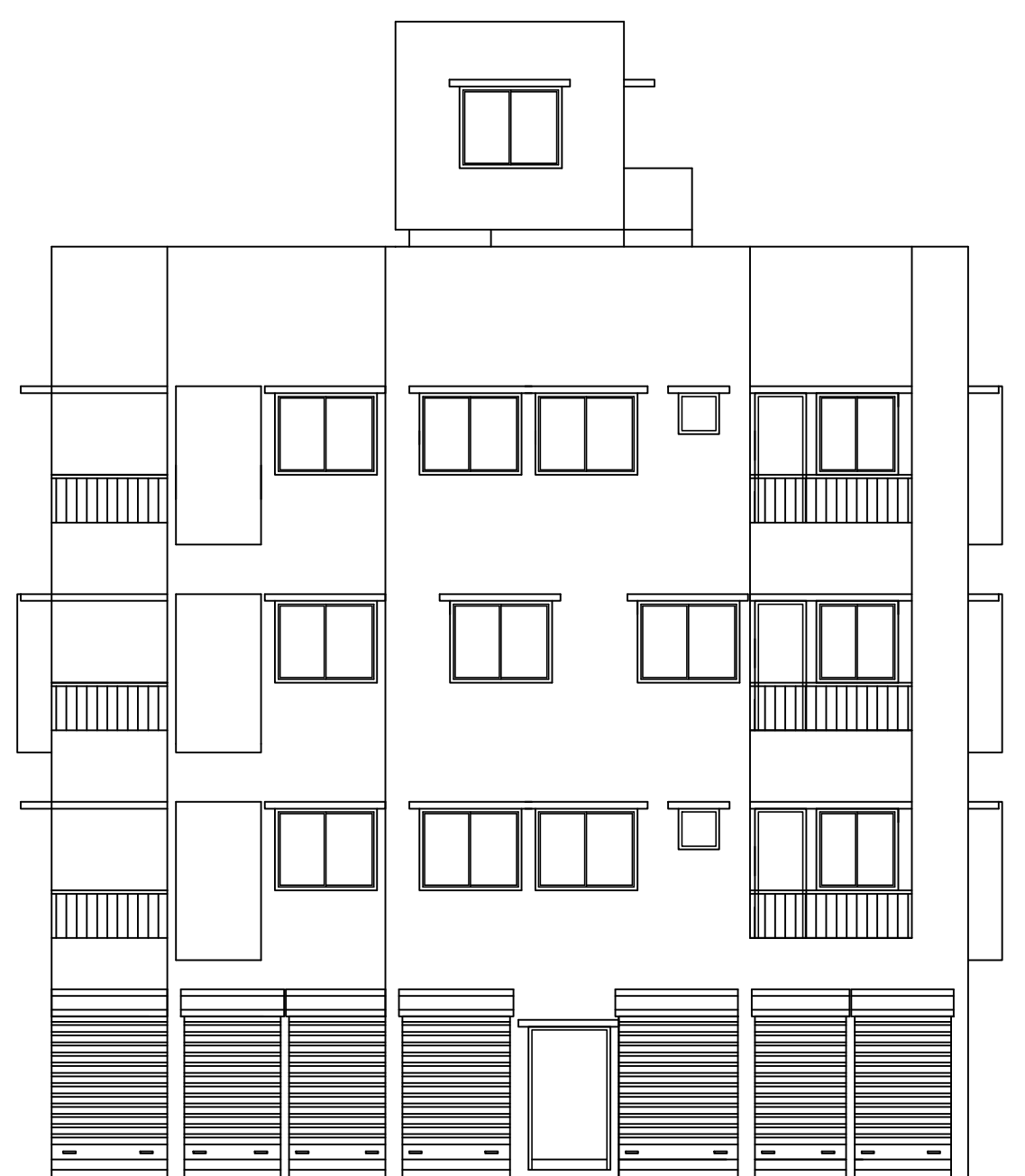
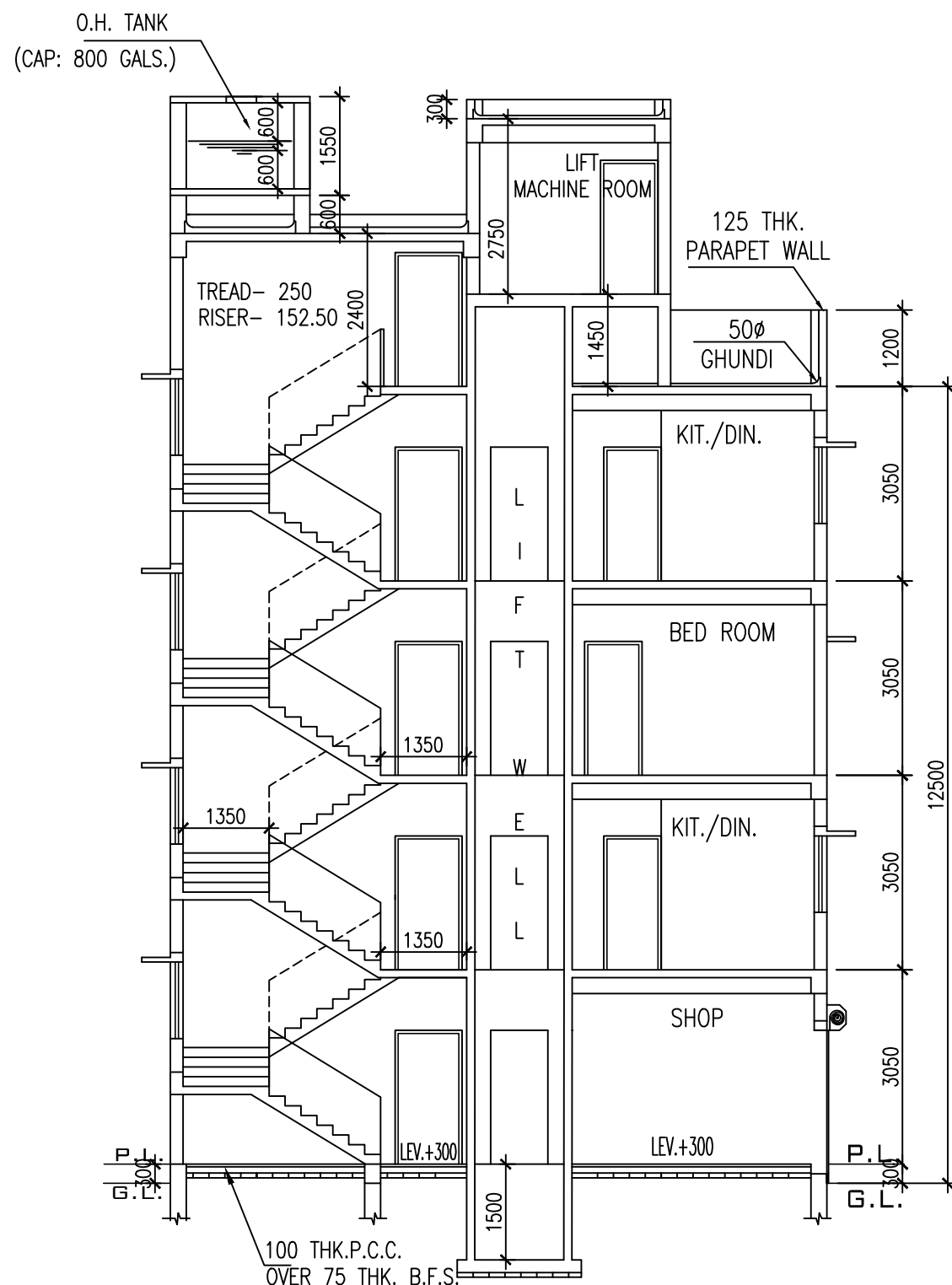




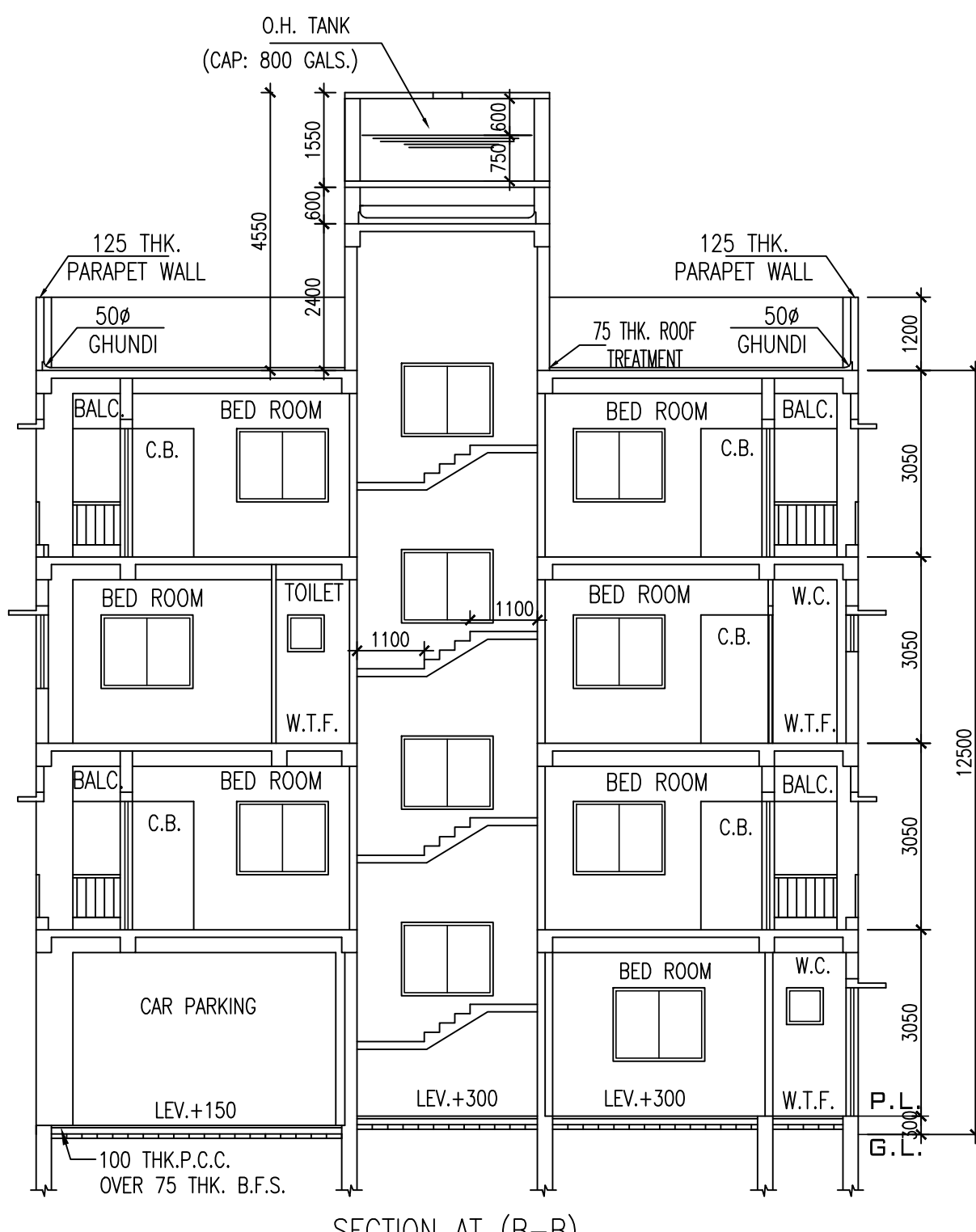
FRONT SIDE ELEVATION



EAST SIDE ELEVATION



SECTION AT (A-A)



SECTION AT (B-B)

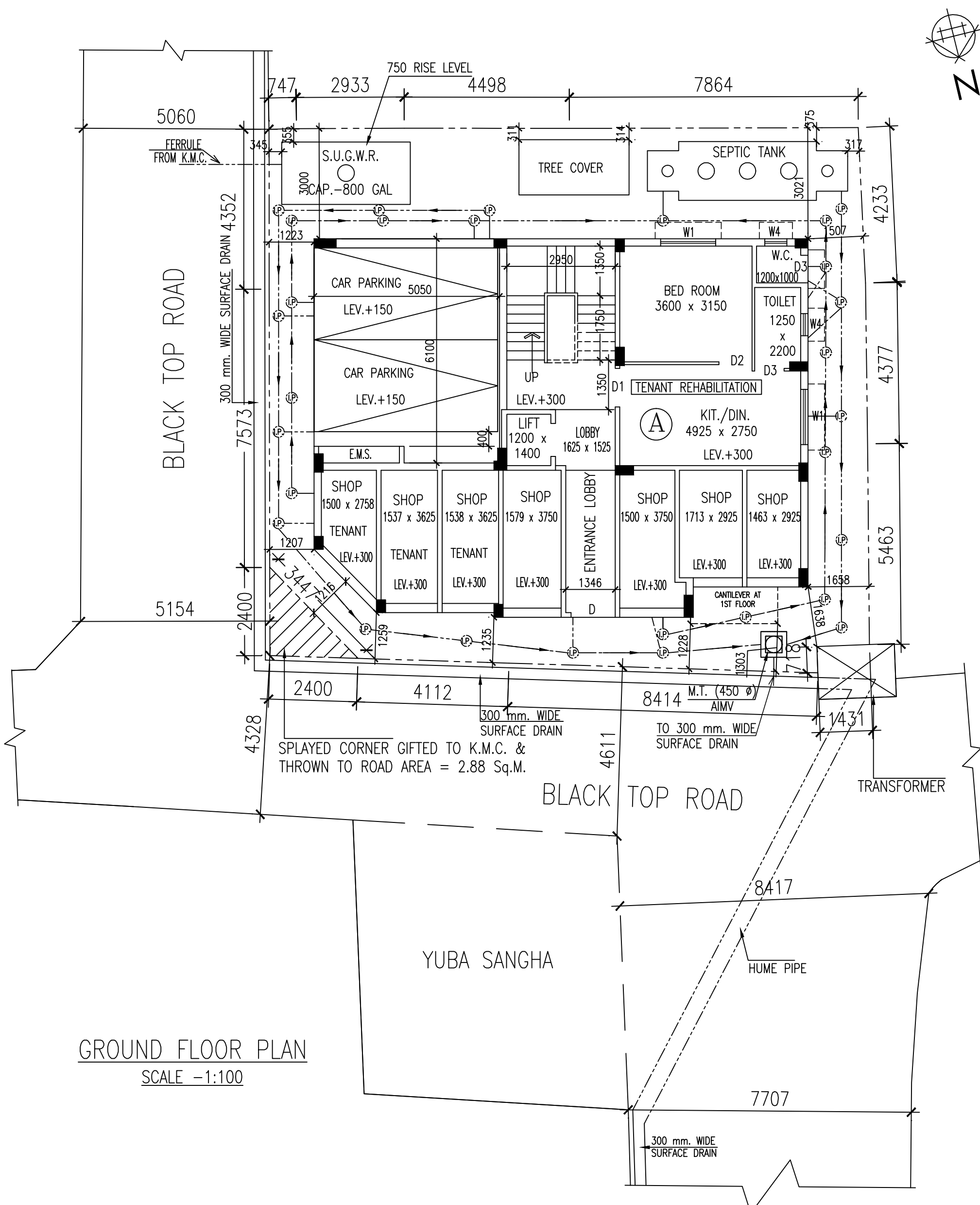
DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D	1200mm X 2100mm (H)	W1	1500mm X 1200mm (H)
D1	1050mm X 2100mm (H)	W2	1200mm X 1200mm (H)
D2	900mm X 2100mm (H)	W3	900mm X 1200mm (H)
D3	750mm X 2100mm (H)	W4	600mm X 600mm (H)

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° 27' 52" N	88° 20' 54" E	7 m.

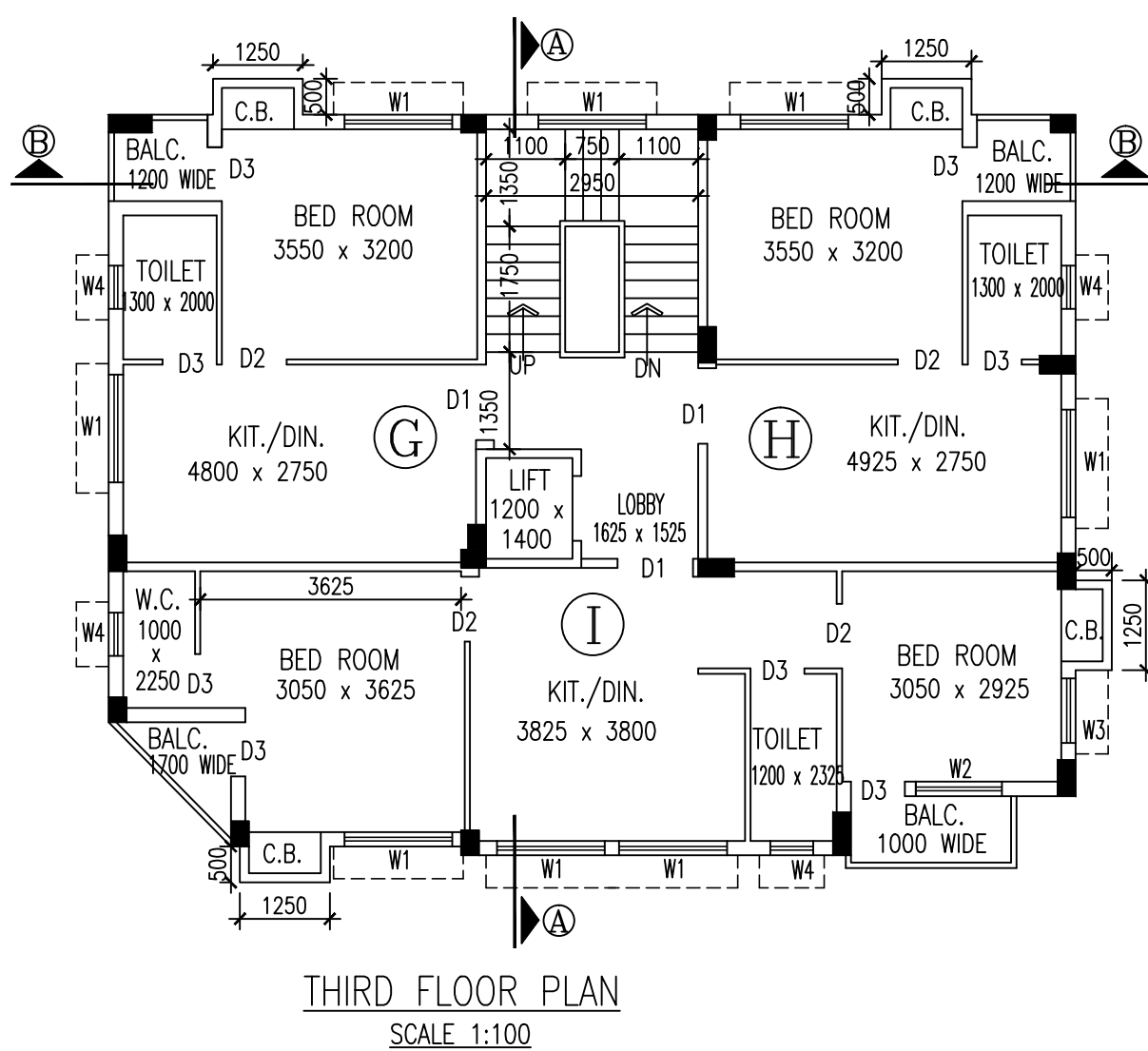
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

PRADIP SAHA & TAPASI SAHA PARTNERS OF M/S. SAHA ENTERPRISE AND CONSTITUTED POWER OF ATTORNEY OF
1. SUDIP DEY 2. BIPLAB DEY
3. ASHIM DEY 4. SUKLA BISNU
5. ANJANA DEY 6. SUBHAM DEY.

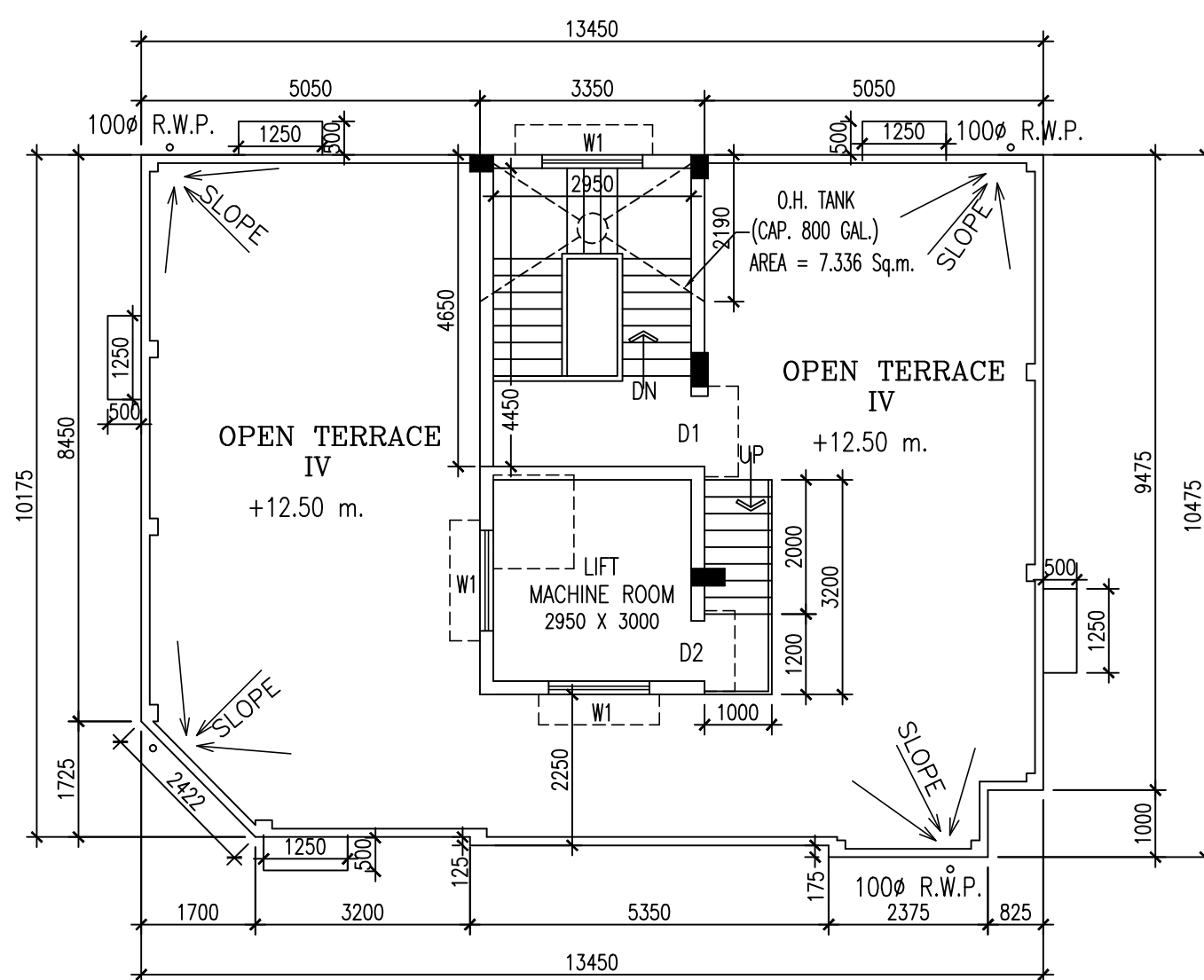
NAME OF L.B.S.
MANIHUSAN CHAKRAVARTI
L.B.S. - 538 (I)



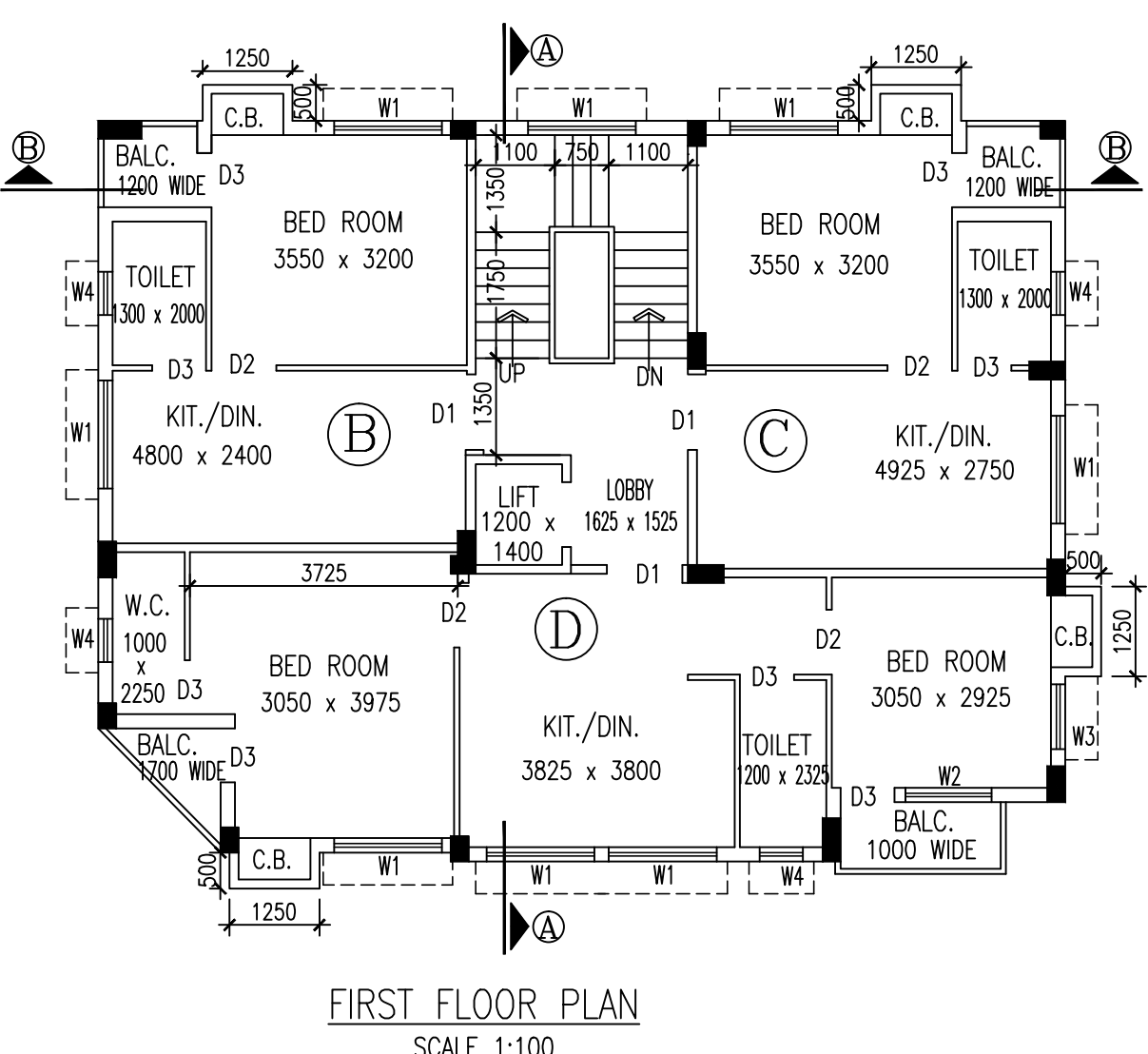
GROUND FLOOR PLAN
SCALE -1:100



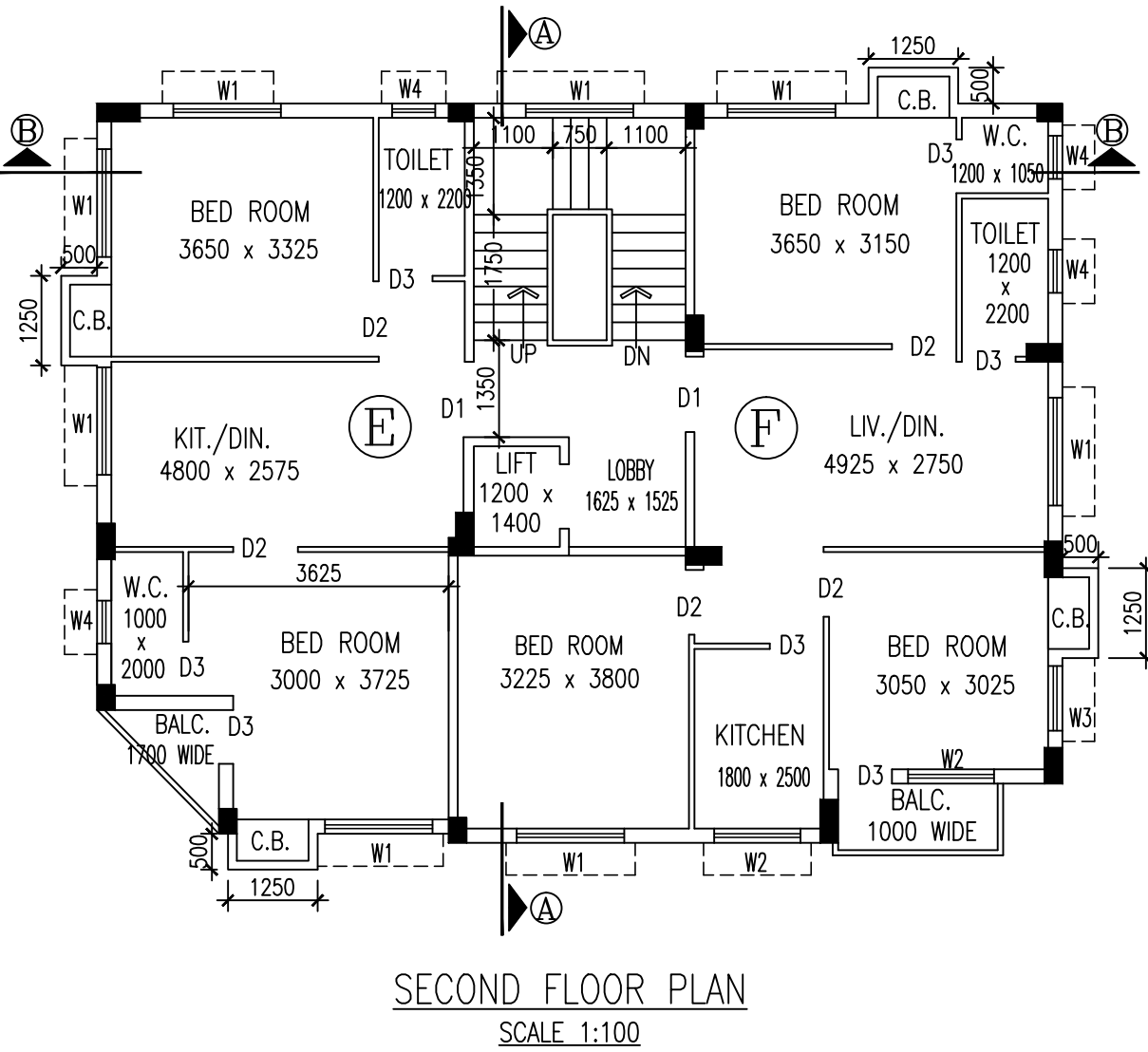
THIRD FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100

NOTES & SPECIFICATIONS :-

1. ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.
4. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
5. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
6. 75 THICK SCAFFOLD CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
7. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
8. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
9. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
10. 450 mm PROJECTED CHALUHAH.
11. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
12. ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
13. P.O.P. PUNING ON INTERNAL WALLS & CEILING.
14. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

CERTIFICATE FROM GEO-TECH 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.

BHASKARJYOTI ROY
LICENSE NO.-04/II

NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC 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 DUE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH. 51/II, PRINCE COLAM HOSSAIN SHAH ROAD, KOLKATA - 700032 AND SIGNED BY Mr. BHASKARJYOTI ROY, GEO-TECH ENGINEER.

NAME OF E.S.E.
MANIHUSAN CHAKRAVARTI
E.S.E. - 97 (II)

CERTIFICATE FROM L.B.S.:-

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 7.707 m.(Min.) & 4.328 m.(Min.) BLACK TOP ROAD ON THE NORTH SIDE AND 5.060 m.(Min.) BLACK TOP ROAD ON THE EAST SIDE OF THE PREMISES, CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE LAND WAS WITH AN EXISTING STRUCTURE WHICH HAS ALREADY BEEN DEMOLISHED THAT WAS PARTLY OCCUPIED BY OWNER AND PARTLY OCCUPIED BY TENANT. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E.

NAME OF L.B.S.
MANIHUSAN CHAKRAVARTI
L.B.S. - 538 (I)

OWNER'S DECLARATION :-

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING. (AS PER PLAN)
2. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
3. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
4. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
5. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

PRADIP SAHA & TAPASI SAHA PARTNERS OF M/S. SAHA ENTERPRISE AND CONSTITUTED POWER OF ATTORNEY OF
1. SUDIP DEY 2. BIPLAB DEY
3. ASHIM DEY 4. SUKLA BISNU
5. ANJANA DEY 6. SUBHAM DEY.

NAME OF APPLICANTS

B. P. NO.-2023110046

SANCTION DATE :-02.05.2023

VALID UPTO :- 01.05.2028

DIGITAL SIGNATURE OF THE A.E.

STATEMENT OF THE PLAN PROPOSAL

PART - A.

1. ASSESSEE NO.	31-113-18-0061-0.
2. DETAILS OF DEED	A) BOOK = I, VOLUME = 158, BEING = 9426, PAGE - 147 TO 149, YR = 1960, SUB- REGISTRAR = ALIPUR DT. 19.12.1960. B) BOOK = I, VOLUME = 1602-2020, BEING = 160205703, PAGE - 217499 TO 217527, YR = 2020, D.S.R. = II SOUTH 24-PARGANAS DT. 14.10.2020. C) BOOK = I, VOLUME = 1602-2020, BEING = 160205687, PAGE - 217476 TO 217498, YR = 2020, D.S.R. = II SOUTH 24-PARGANAS DT. 14.10.2020.
3. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOLUME = 1602-2020, BEING = 160205724, PAGE - 220537 TO 220608, YR = 2020, D.S.R. = II SOUTH 24-PARGANAS DT. 16.10.2020.
4. DETAILS OF REGISTERED BOUNDARY	BOOK = I, VOLUME = 1603-2022, BEING = 160317643, PAGE - 570245 TO 570268, YR = 2022, D.S.R. = III SOUTH 24-PARGANAS DT. 18.11.2022.
5. DETAILS OF SPLAYED CORNER	BOOK = I, VOLUME = 1603-2022, BEING = 160317644, PAGE - 570229 TO 570244, YR = 2022, D.S.R. = III SOUTH 24-PARGANAS DT. 18.11.2022.
6. DETAILS OF NON-EVICTION OF TENANT	BOOK = I, VOLUME = 1603-2023, BEING = 160301562, PAGE - 54293 TO 54305, YR = 2023, D.S.R. = III SOUTH 24-PARGANAS DT. 03.02.2023.
7. (A). AREA OF THE PLOT OF LAND (B). NO OF STORED INCLUDING BASEMENT IF ANY	3 K-8 Ch-12 Sq.Ft. = 235.229 Sq.m. G + THREE
8. NO OF TENAMENTS	SIX (06) Nos.
9. BL & LRO CONVERSION	MEMO NO.- 17/623/Con Certificate/ BLRO/S24-Pgs./KOL/2021,Dated- 25.06.2021. MEMO NO.- 17/624/Con Certificate/ BLRO/S24-Pgs./KOL/2021,Dated- 25.06.2021. MEMO NO.- 17/625/Con Certificate/ BLRO/S24-Pgs./KOL/2021,Dated- 25.06.2021. MEMO NO.- 17/626/Con Certificate/ BLRO/S24-Pgs./KOL/2021,Dated- 25.06.2021. MEMO NO.- 17/627/Con Certificate/ BLRO/S24-Pgs./KOL/2021,Dated- 25.06.2021. MEMO NO.- 17/628/Con Certificate/ BLRO/S24-Pgs./KOL/2021,Dated- 25.06.2021.

PART - B.

1. AREA OF LAND:-
AS PER TITLE DEED = 235.229 Sq.m. (3 Ka. - 8 Ch. - 12 Sq.ft.)
2. AS PER BOUNDARY DEC. =236.250 Sq.m. (3 Ka. - 8 Ch. - 22.995 Sq.ft.)
3. AS PER BL & LRO RECORD AREA OF LAND = 233.097 Sq.m.
4. AREA OF SPLAY CORNER =2.88 Sq.m.
5. NET AREA= (236.250 -2.88) Sq.m.= 233.37 Sq.m.
6. ROAD WIDTH = 5.060 m.(Min.)on East side, 4.328 m.(Min.) on North side, 7.707 m. on North side.
7. USE GROUP = RESIDENTIAL
8. (i) PERMISSIBLE GROUND COVERAGE (58.896 %) = 137.284 Sq.m.
(ii) PROPOSED GROUND COVERAGE (58.426 %) = 136.191 Sq.m.
9. PERMISSIBLE HEIGHT = 12.50 m., PROPOSED HEIGHT = 12.50 m.
10. PERMISSIBLE F.A.R. = 2.0, PROPOSED F.A.R. =1.916
11. TOTAL COVERED AREA
a) PERMISSIBLE = 466.194 Sq.m.+ EXEMPTED AREA + CAR PARKING AREA
b) PROPOSED
i) 533.475 Sq.m. (INCLUDING EXEMPTED AREA)
ii) 476.303 Sq.m. (EXCLUDING EXEMPTED AREA)
iii) 57.172 Sq.m. (EXEMPTED AREA)
12. SHOP AREA
i) (COVERED AREA)= 45.65 Sq.m.
ii) (CARPET AREA) = 36.32 Sq.m.
13. PERMISSIBLE TREE COVER AREA = 3.33 Sq.m. (1.429 %).
14. TREE COVER AREA PROVIDED = 4.50 Sq.m. (1.913 %).

FLOOR	TOTAL COVERED AREA IN m ²	LESS STAIR AREA IN m ²	LESS LIFT AREA IN m ²	ACTUAL FLOOR AREA IN m ²	EXEMPTED STAIR AREA IN m ²	EXEMPTED LIFT AREA IN m ²	NET FLOOR AREA IN m ²
GROUND	133.878	-	-	133.878	11.815	2.478	119.585
FIRST	136.191	1.312	1.68	133.199	11.815	2.478	118.906
SECOND	136.191	1.312	1.68	133.199	11.815	2.478	118.906
THIRD	136.191	1.312	1.68	133.199	11.815	2.478	118.906
TOTAL	542.451	3.936	5.04	533.475	47.26	9.912	476.303

TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCL. PROP. AREA IN m ²	No of Tenement	No of Car Required
A	30.738	1.19096	36.61	1	
B	31.171	1.19096	37.12	1	
C	33.009	1.19096	39.31	1	
D	53.793	1.19096	64.07	1	
E	50.846	1.19096	60.56	1	1
F	67.128	1.19096	79.95	1	
G	33.013	1.19096	39.32	1	
H	33.019	1.19096	39.32	1	
I	51.951	1.19096	61.87	1	

CALCULATION OF F.A.R		
1. EFFECTIVE LAND AREA m ²		233.097
2. TOTAL REQUIRED CAR PARKING (COVERED)		2
3. TOTAL CAR PARKING PROVIDED (COVERED)		2
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²		50.00
5. TOTAL COVERED CAR PARKING AREA PROVIDED m ²		29.70
6. CAR PARKING AREA EXEMPTED IN m ²		29.70
7. PERMISSIBLE F.A.R		2.00
8. PROPOSED F.A.R		1.916

OTHER AREAS		
1. STAIR HEAD ROOM AREA IN m ²		16.04
2. OVER HEAD RESERVOIR AREA IN m ²		7.33
3. TOTAL C.B. AREA IN m ²		7.50
4. LIFT MACHINE ROOM AREA IN m ²		11.39
5. LIFT MACHINE ROOM STAIR AREA IN m ²		3.20

PROPOSED G+THREE STORIED
RESIDENTIAL BUILDING PLAN U/S
393A OF K.M.C. ACT 1980 UNDR BLDG.
RULE-2009, COMPLYING OFFICE
CIRCULAR 02 OF 2020-2021,
DATED - 13/06/2020.
AT PREMISES NO.-61, NIRANJAN PALLY
'C' BLOCK, WARD-113, BOROUGH-XI,
P.S.-BANSDRONI EARLIER REGENT
PARK, KOLKATA-700070.