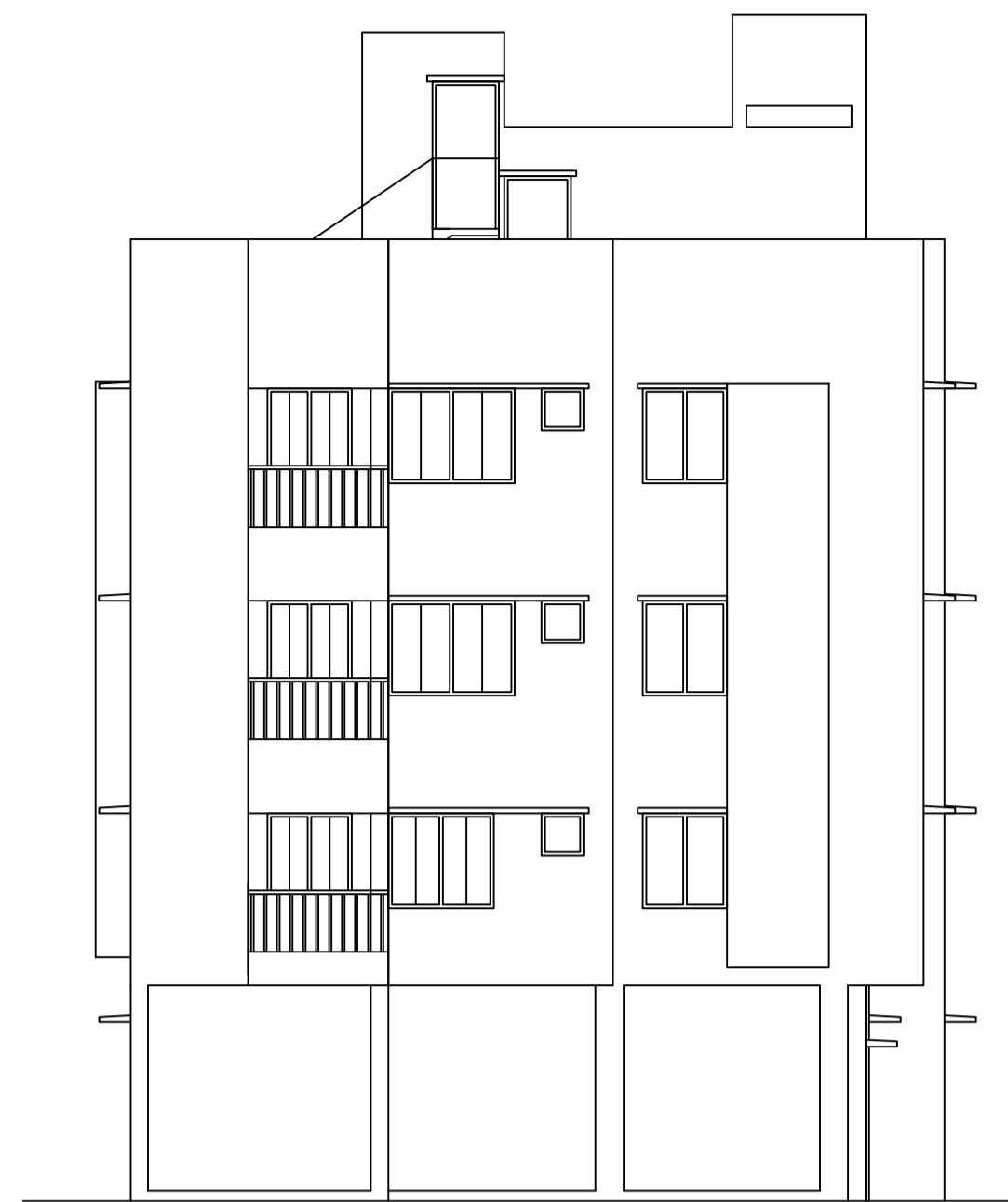
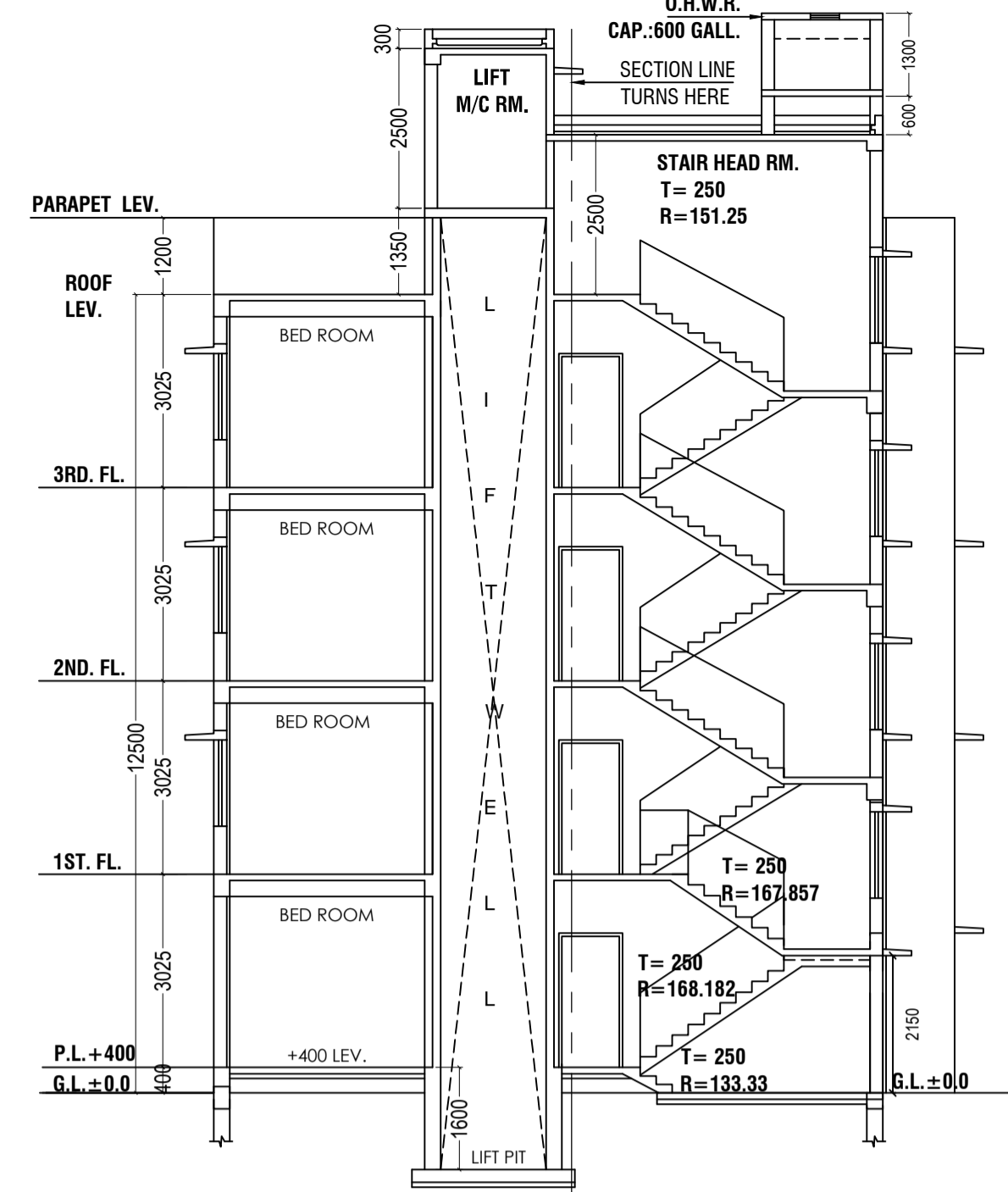


FRONT ELEVATION
SCALE - 1:100



LEFT SIDE ELEVATION
SCALE - 1:100



SECTION YY
SCALE - 1:100

PREMISES NO. - 1103 A, MAHATMA GANDHI ROAD, WARD NO. - 122.
ASSEESSE NO. 41 - 122 - 07 - 1515 - 6
NAME OF THE OWNER(S) - Mahay Kumar Ghosh
AREA OF LAND - 283.774 SQ.M.
NAME OF LBS / ARCHITECT - KUSH KUNDU
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAJ - 33.00 Mts.
Co - ordinate in WGS 84 and site elevation (AMSL)
Reference points marked in the site plan of the proposal
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.
Utpal Seal
Proprietor Of S.S.CON
Constituted Attorney Of
Malay Kumar Ghosh
NAME OF THE APPLICANT
KUSH KUNDU
L.B.S. NO - 1/1412
NAME OF THE L. B. S.

STATEMENT OF THE PLAN PROPOSAL

1. Assessee NO. - 41 - 122 - 07 - 1515 - 6
2. Details of Registered Deed :-
Book No.- 1, Volume No. - 77,
Pages :- 311 TO 318, Being No - 4593,
Date - 10 / 02 / 1987, At S. R., Alipore
3. Details of Registered Power of Attorney :-
Book No.- 1, Volume No. - 1602 / 1364,
Pages :- 416753 TO 416768, Being No - 160211364,
Date - 06 / 09 / 2022, At D. S. R. - II, South 24 pgs.
4. Details of Reg. Deed of Boundary Declaration :-
Book No.- 1, Volume No.- 1630 / 2022,
Page No. - 183241 TO 183251, Being No. - 163005142,
Date - 03 / 11 / 2022, At D. S. R. - V, South 24 pgs.
5. Details of Reg. Non - Eviction of Tenant :-
Book No.- 1, Volume No.- 1630 / 2022,
Page No. - 183231 TO 183240, Being No. - 163005141,
Date - 03 / 11 / 2022, At D. S. R. - V, South 24 pgs.

AREA STATEMENT :

PRINCIPLE USE GROUP :- RESIDENTIAL

(I) AREA OF LAND - (AS PER DEED) = 283.774 SQ.M.
(II) AREA OF LAND - (AS PER BLR) = 283.774 SQ.M.
(III) AREA OF LAND - (AS PER BOUN. DECL.) = 287.487 SQ.M.
2. (i) PERMISSIBLE GROUND COVERAGE = 57.208% = 163.341 SQ.M.
(ii) PROPOSED GROUND COVERAGE = 54.525% = 154.728 SQ.M.
3. (A) HEIGHT = 12.50 M. 4. (B) ROAD WIDTH = 4.346 M.

5. PROPOSED AREA CALCULATION :-

AT FLOOR	COVERED AREA	CUTOUT AREA	STAIR WELL	LIFT WELL	GROSS FLOOR AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	154.776	---	---	---	154.776	13.365	2.396	130.015
1ST.	154.728	---	2.021	152.707	13.365	2.396	136.946	
2ND.	154.728	---	2.021	152.707	13.365	2.396	136.946	
3RD.	154.728	---	2.021	152.707	13.365	2.396	136.946	
TOTAL	609.960	---	6.063	603.897	53.46	9.584	540.853	

6. CAR PARKING CALCULATION :-

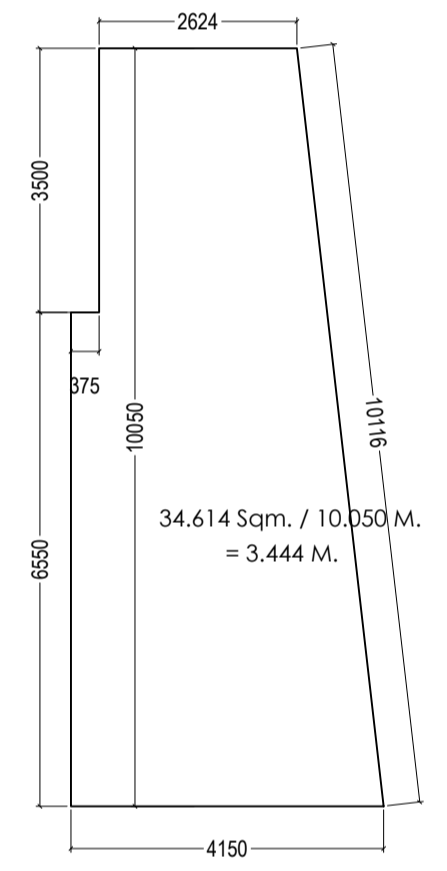
(A) RESIDENTIAL :-

MARKED	TENEMENT SIZE (SQ.M.)	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	NUMBER OF FLAT IN BETWEEN
FLAT A	28.78	4.203	32.982	1NO.	BELOW 50 sq.m.
FLAT B	44.557	6.508	51.065	4NOS.	50 TO 75 sq.m.
FLAT C	43.75	6.390	50.140	3NOS.	50 TO 75 sq.m.
FLAT D	47.66	6.961	54.621	3NOS.	50 TO 75 sq.m.

7A. TOTAL REQUIRED CAR PARKING :- 2 NOS.
7B. TOTAL PROVIDED CAR PARKING :- 2 NOS.
8. PROVIDED AREA OF PARKING :- 52.37 SQ.M.
9. PERMISSIBLE F.A.R = 1.73
10. PROPOSED F.A.R = 1.73
11. TOTAL C.B. AREA = 6.525 SQ.M.
12. TERRACE AREA :- 154.728 SQ.M.
13. TOTAL COMMON AREA :- 70.287 SQ.M.
14. STAIR HEAD ROOM AREA :- 15.995 SQ.M.
15. OVER HEAD TANK AREA :- 5.89 SQ.M.
16. LIFT MACHINE ROOM AREA :- 6.278 SQ.M.
17. LIFT MACHINE ROOM STAIR AREA :- 2.565 SQ.M.

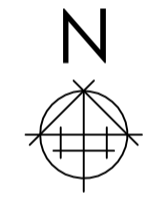
NOTES AND SPECIFICATION

- Thk. of all outer walls are 200 mm with 1:6 cement sand mortar.
- Thk. of all inner walls are 75 & 125 mm. with 1:4 cement
- Width of the chajja 450 mm.
- 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm thk. to ceiling.
- Depth of septic tank and S.U.G.W.R should not exceed more than depth of col. foundation.
- Grade of concrete M-20, Grade of steel Fe-500.

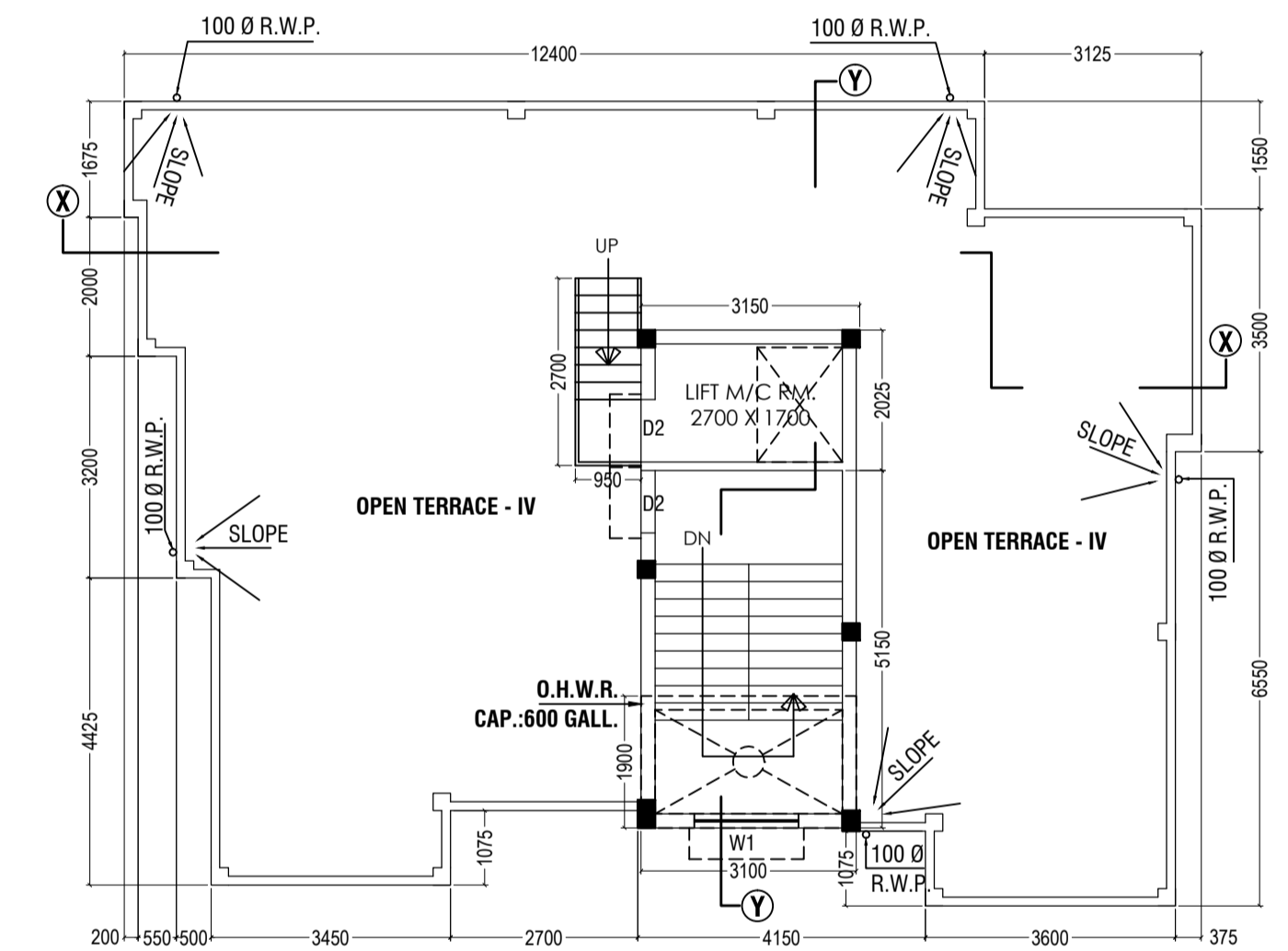


DOOR WINDOW SCHEDULE

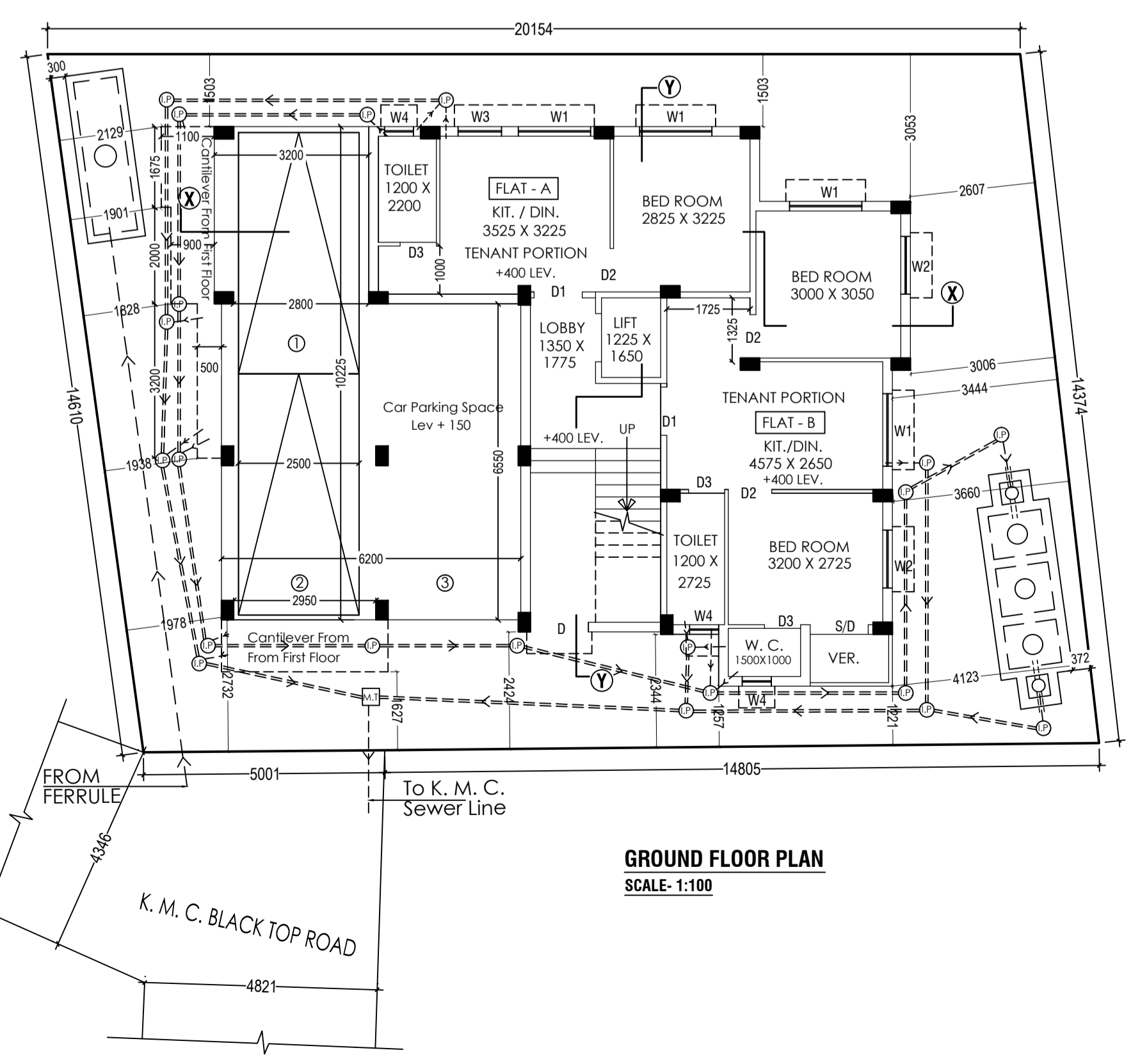
ITEM	MARKED	WIDTH	HEIGHT
DOOR	D	1200	2100
DOOR	D-1	1000	2100
DOOR	D-2	900	2100
DOOR	D-3	750	2100
S/D	S/D	1200	2100
ITEM	MARKED	WIDTH	HEIGHT
WINDOW	W-1	1500	1350
WINDOW	W-2	1200	1350
WINDOW	W-3	900	1200
WINDOW	W-4	600	600



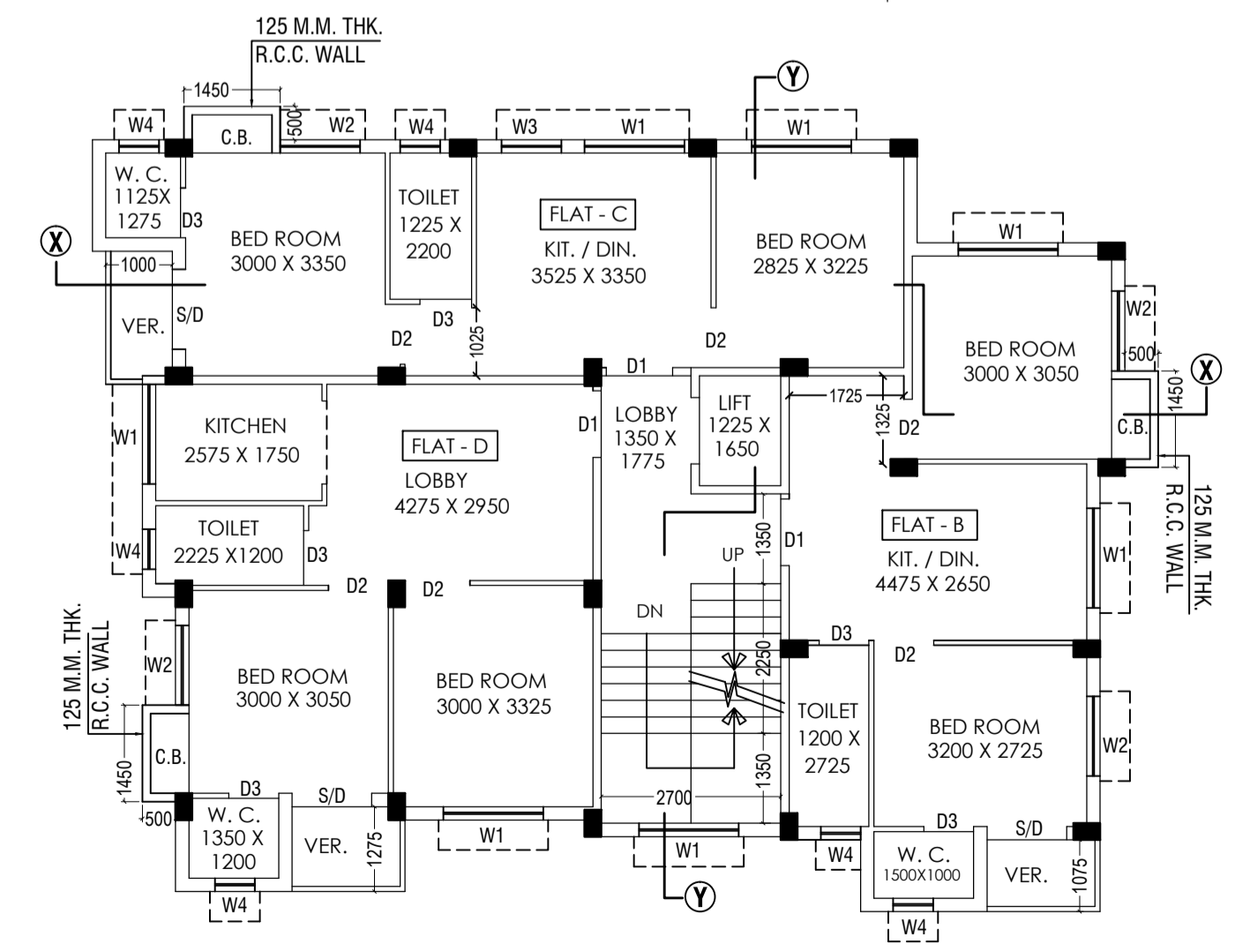
SECTION XX
SCALE - 1:100



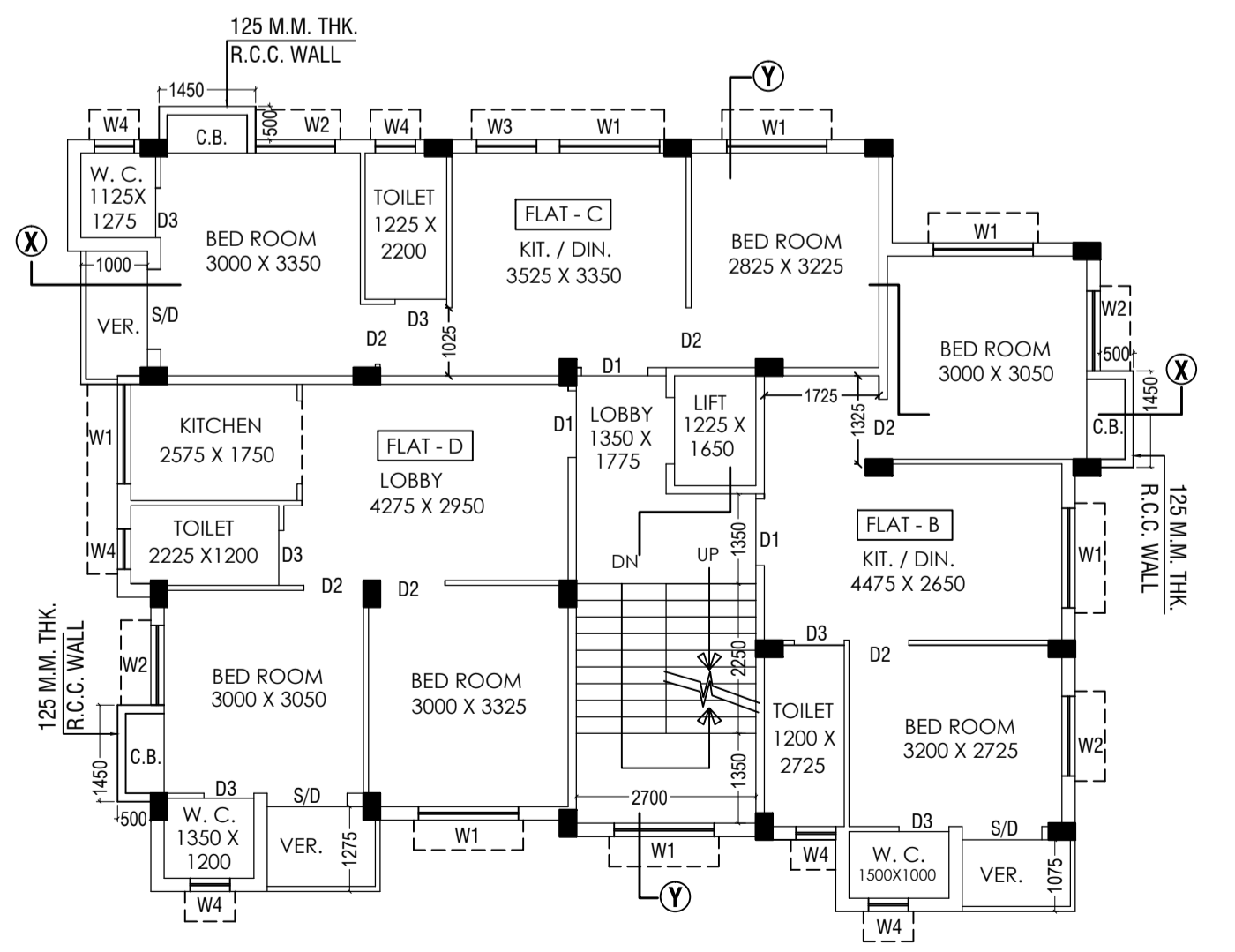
ROOF PLAN
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



1ST. FL. PLAN
SCALE - 1:100



2ND. & 3RD. FL. PLAN
SCALE - 1:100

I do certify with full responsibility that the building plan has been drawn as per provision of K.M.C building rules 2009, as amended from time to time and the site condition including width of the abutting black top road [4346] conforming with the site and it is a buildable site not a tank or filled up tank. It is bounded by boundary wall. The existing structure should be demolished before construction which is occupied by the owner & tenants.
KUSH KUNDU
L.B.S. NO - 1/1412
NAME OF THE L. B. S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect.
Soil Testing Report Has Been Done By M/S, GEOSTAR OF 50, CHIT KALKAPUR, Kolkata - 700099, duly signed by GEO- TECH ENGINEER (G. T. No - 1/50) BHASKAR JYOTI ROY
The Recommendations Of Soil Report Has Been Considered During Structural Calculation.
SUBRA DAS
E.S.E. NO - 8/58
NAME OF THE E. S. E.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is to carry the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo - Technical point of view.
BHASKAR JYOTI ROY
G. T. NO - 1/50
NAME OF THE G. T. E.

I do hereby undertake with full responsibility that-
1) I shall engage L.B.S & E.S.E during Construction.
2) I shall follow the instruction of L.B.S & E.S.E during
3) K. M. C. authority will not be responsible for Structural
4) If any submitted documents are found to be fake, the K. M. C. authority will revoke the sanction plan.
5) The construction of water reservoir and septic tank will be under the guidance of L. B. S./ E. S. E.
6) During site inspection I was physically present & identified the plot on which plan proposal submitted.
Utpal Seal
Proprietor Of S.S.CON
Constituted Attorney Of
Malay Kumar Ghosh
NAME OF THE APPLICANT

PROJECT
PROPOSED G +III STORIED RESIDENTIAL BUILDING AT PREMISES NO. 1103 A, MAHATMA GANDHI ROAD, WARD- 122, BOROUGH - XIII, P.S. - HARIDVEPUR, KOLKATA - 700082, U/S 393 A OF K. M. C. ACT 1980 UNDER BUILDING RULES 2009.

FOR OFFICE USE
B. P. NO :- 2023130008 DATE :- 17.04.2023
VALID UPTO :- 16.04.2028