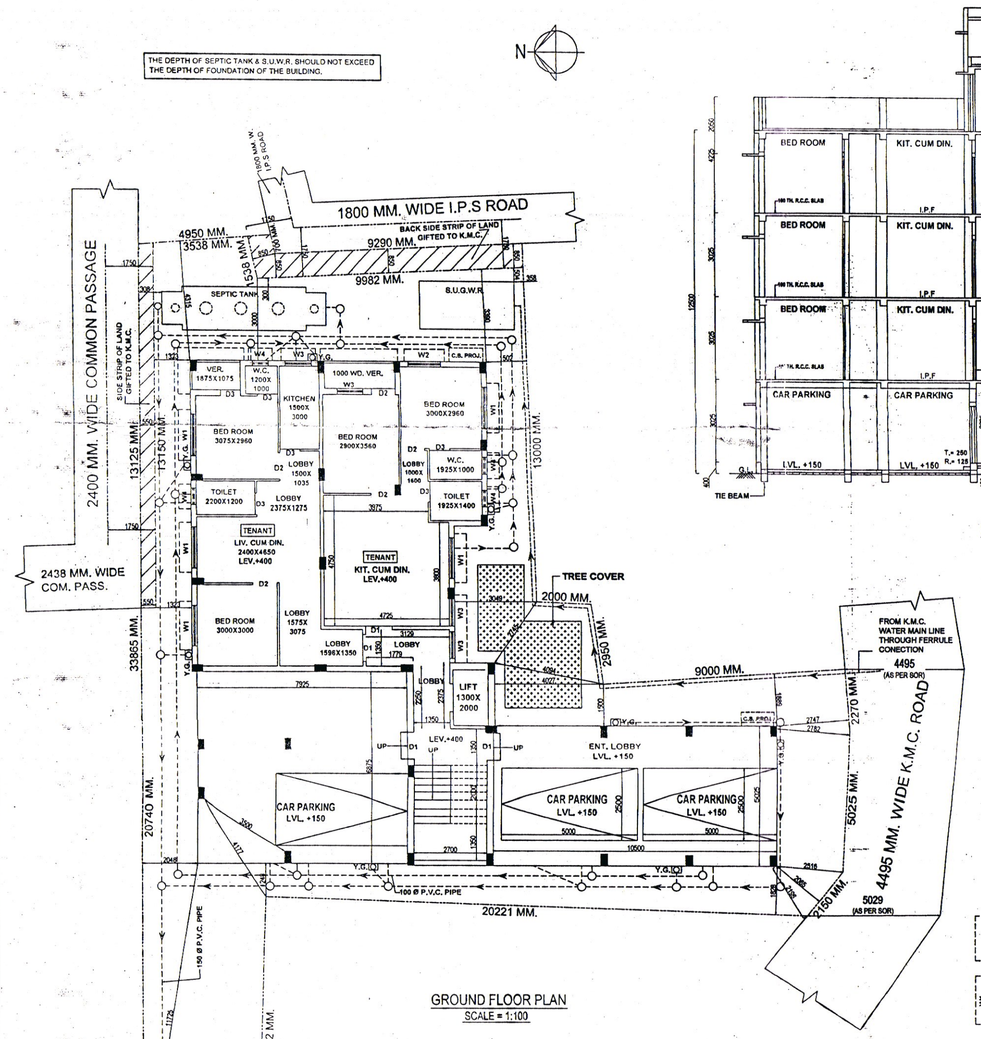
FRONT ELEVATION
SCALE =1:100

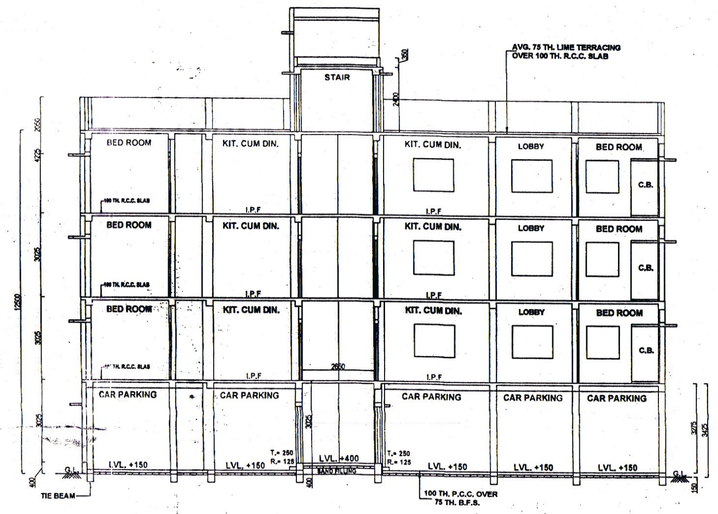
NORTH SIDE ELEVATION
SCALE =1:100

SOUTH SIDE ELEVATION
SCALE =1:100

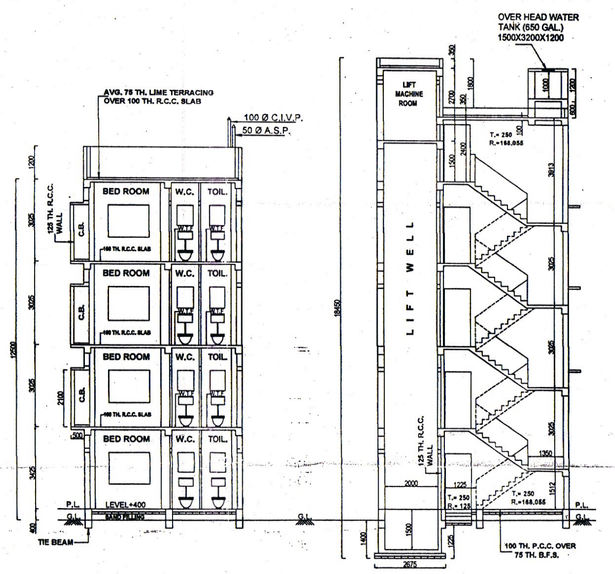
EAST SIDE ELEVATION
SCALE =1:100



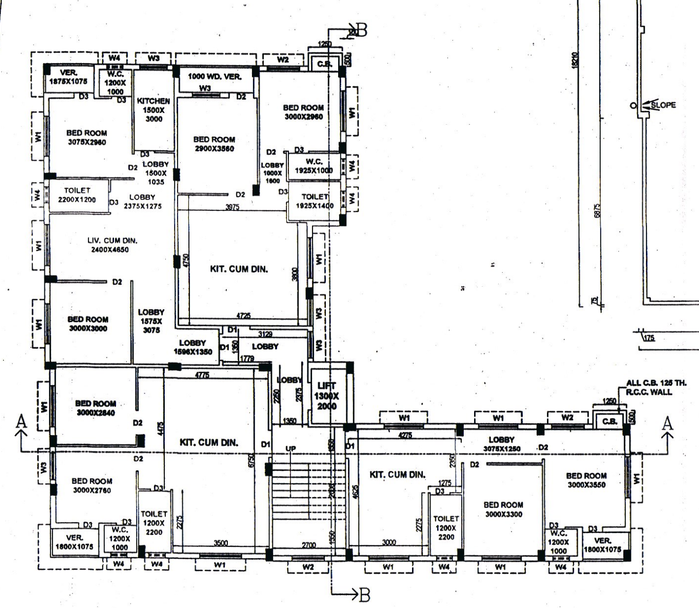
GROUND FLOOR PLAN
SCALE = 1:100



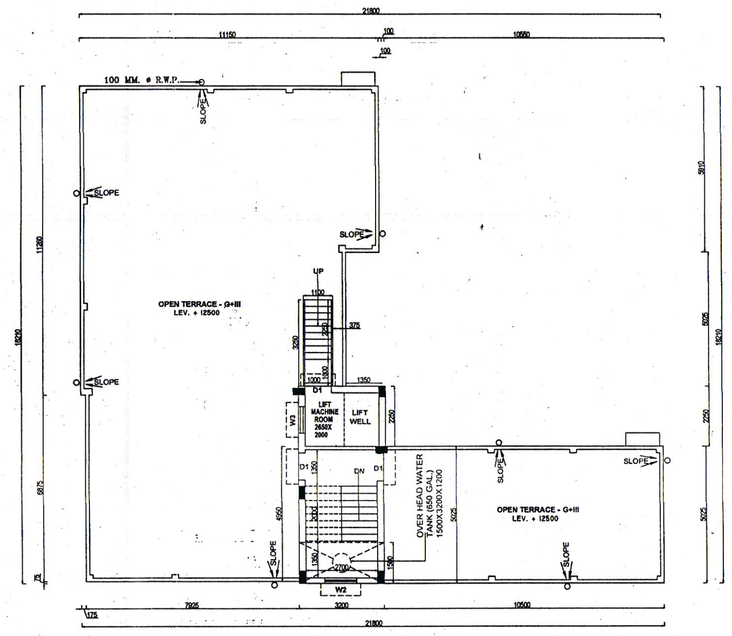
SECTION AT A-A'
SCALE = 1:100



SECTION AT B-B'
SCALE = 1:100



1ST., 2ND., & 3RD. FLOOR PLAN
SCALE:-1:100



ROOF PLAN
SCALE = 1:100

N.O.C OF A.A.I, ID. NO.- BEHA/EAST/B/121324/1414854
DATED - 16/12/2024
PERMISSIBLE TOP ELEVATION HEIGHT - 33.00 M. (AMSL)
SITE ELEVATION (AMSL) - 4.25 M.

Latitude	Longitude
22°29'20.37"N,	22°29'21.06"N,
22°29'20.19"N,	22°29'20.51"N,
22°29'20.35"N,	22°29'20.77"N,
88°18'24.25"E,	88°18'24.56"E,
88°18'24.58"E,	88°18'24.72"E,
88°18'25.21"E,	88°18'25.40"E,

PLAN FOR PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 1, BIDHU BHUSAN SENGUPTA ROAD, WARD- 128, BOROUGH -XIV, U/ S. 393 (A). OF K.M.C. ACT. 1980. ALONG WITH THE K.M.C. BUILDING RULE 2009.

NAME OF OWNER - M&S. TANUJA PURANIK @ M&S. TANUJA R. PURANIK

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

DRAWN BY- SUMAN KABIRAJ

SPECIFICATION

1. GRADE OF CONCREATE M20.
2. GRADE OF STEEL FE - 500.
3. 200 THK. BRICK WORK WALL IN C.M. 6:1.
4. 125 & 75 THK. BRICK WORK WALL IN C.M. 4:1.
5. ALL OTHER RELEVANT SPECIFICATION IS TO BE FOLLOW AS PER I.S. CODE 456 & N.B.C. (LETEST REVISION)
6. ASSUMING BEARING CAPACITY OF SOIL 7 t /SQM.

SCHEDULE OF DOOR & WINDOWS

MK.DL	WIDTH	HEIGHT	TYPE
D1	1000	2100	PANELLED
D2	900	2100	DO
D3	750	2100	DO
W1	1500	1200	GLAZED
W2	1200	1200	DO
W3	1000	1200	DO
W4	600	700	DO

STATEMENT OF THE PLAN PROPOSAL

A.
1. ASSESSEE NO - 41-128-07-0001- 4
2. DETAILS OF REGISTERED DEED.
a) DEED NO - 1784 b) VOL. NO - 30
c) BOOK NO -I d) YEAR/DATE - 11/06/1987
e) PAGES - 48 TO 51 f) J.S.R.- ALIPORE AT BEHALA
3. DETAILS OF REGISTERED BOUNDARY DECL.
a) DEED NO - 184900343 b) VOL. NO - 1602-2025
c) BOOK NO -I d) YEAR/DATE - 10/01/2025
e) PAGES - 21096 TO 21103 f) D.S.R.- II, 24 PGS. (S)
4. DETAILS OF REGISTERED SIDE STRIP DECL.
a) DEED NO - 184200342 b) VOL. NO - 1602-2025
c) BOOK NO -I d) YEAR/DATE - 10/01/2025
e) PAGES - 21104 TO 21111 f) D.S.R.- II, 24 PGS. (S)
5. DETAILS OF REGISTERED BACK STRIP DECL.
a) DEED NO - 184200341 b) VOL. NO - 1602-2025
c) BOOK NO -I d) YEAR/DATE - 10/01/2025
e) PAGES - 21153 TO 21164 f) D.S.R.- II, 24 PGS. (S)
6. DETAILS OF REGISTERED POWER OF ATTORNEY.
a) DEED NO - 184200344 b) VOL. NO - 1602-2024
c) BOOK NO -I d) YEAR/DATE - 17/12/2024
e) PAGES - 279788 TO 279773 f) A.D.S.R. - BEHALA
7. DETAILS OF REGISTERED NON - EVICTION OF TENANT.
a) DEED NO - 184200340 b) VOL. NO - 1602-2025
c) BOOK NO -I d) YEAR/DATE - 10/01/2025
e) PAGES - 21176 TO 21186 f) D.S.R. - II, 24 PGS. (S)
8. AREA OF LAND - (As Per Deed) =17 K.- 11 CK.- 00 SQ.FT.
1ES= 4 K.- 08 CK.- 00 SQ.FT.
1ES= 3 K.- 00 CK.- 00 SQ.FT.
1ES= 3 K.- 13 CK.- 15 SQ.FT.
(558.436 SQM.) 8 K.- 05 CK.- 24 SQ.FT.
8a. AREA OF LAND - (As per AR Copy) = 498.049 SQ.M. (07 K.- 07 CK.- 04 SQ.FT.)
8b. AREA OF LAND - (As per Physical Possession) = 498.049 SQ.M. (07 K.- 07 CK.- 06 SQ.FT.)
8c. AREA OF LAND - (As per B.L.&L.R.O) = 546.555 SQ.M.
10. NO OF TENAMENTS - 14 NOS.
11. NO. OF STORIED = G+III
12. SIZE OF TENAMENT - 50 TO 78 SQ.M. = 14 NOS.
13. AREA OF SIDE STRIP = 7.338 SQ.M.
14. AREA OF BACK SIDE STRIP = 8.142 SQ.M.

1. GROUND COVERAGE -
(a) PERMISSIBLE - 249.348 SQ.M. (50.065%)
(b) PROPOSED - 248.973 SQ.M. (49.990%)
2. F.A.R.
PERMISSIBLE - 1.75
CONSUMED - 1.707
3. PRO. GROUND FLOOR AREA = 248.973 SQ.M.
4. PRO. FIRST FLOOR AREA = 248.973 - 2.35 = 246.373 SQ.M.
5. PRO. SECOND FLOOR AREA = 248.973 - 2.35 = 246.373 SQ.M.
6. PRO. THIRD FLOOR AREA = 248.973 - 2.35 = 246.373 SQ.M.
7. GROSS TOTAL FLOOR AREA = 988.092 SQ.M.
(INCLUDING EXEMPTED AREA IN THIS RULE)
8. EXEMPTED AREA =
(50.76 stair +12.000 lift lobby) = 62.760 SQ.M.
9. PRO. TOTAL FLOOR AREA = 925.332 SQ.M.
(EXCLUDING EXEMPTED AREA IN THIS RULE)
10. OVER HEAD TANK AREA = 4.8 SQM.
11. STAIR HEAD ROOM AREA = 16.08 SQM.
12. LIFT WELL AREA = 2.35 SQ.M.(EACH)
13. LIFT MACHINE ROOM WITH STAIR AREA - 11.353 SQ.M.
14. TOTAL AREA OF C.B. = 3.75 SQ.M.
15. CAR PARKING REQD. = 3 NOS.
16. CAR PARKING PROVIDED = 3 NOS.
17. CAR PARKING AREA = 106.748 SQ.M.
18. FRONTAGE OF THE PLOT = 4.300 M.
19. HEIGHT OF THE BUILDING = 12.5 M.
20. DEPTH OF THE BUILDING = 18.210 M.
21. ABUTTING ROAD WIDTH = 6.934 M.
22. AREA OF TREE COVER (REQUIRED) = 12.302 SQ.M. (2.470%)
23. AREA OF TREE COVER (PROVIDED) = 13.632 SQ.M. (2.737%)

TENEMENT CALCULATION:

Tene ment No.	Unit/Flat No. / Shop No.	Proposed Use of Area	Area to be added	Actual Area to be added (Sq.m)	Tenement Area (+0.5 Sq.M. To 75 to 100	No of Car parking required	Remarks
1	12.780	3.120	8.385	13.74 TM	50-75		
2	15.712	3.120	8.711	15.42 (M)	50-75		
3	12.080	3.120	8.516	12.18 (M)	50-75		
4	15.712	3.120	8.711	15.42 (M)	50-75		
5	14.021	3.120	8.507	13.53	50-75		
6	12.474	3.120	8.510	12.00 (M)	50-75		
7	12.080	3.120	8.516	12.18 (M)	50-75		
8	15.712	3.120	8.711	15.42 (M)	50-75		
9	14.021	3.120	8.507	13.53 (M)	50-75		
10	12.474	3.120	8.510	12.00 (M)	50-75		
11	12.080	3.120	8.516	12.18 (M)	50-75		
12	15.712	3.120	8.711	15.42 (M)	50-75		
13	14.021	3.120	8.507	13.53	50-75		
14	12.474	3.120	8.510	12.00 (M)	50-75		
total	196.596			94.741	701.141		3 NO TOTAL

Total parking required (nos) = 3 NO TOTAL

FAR CALCULATION:

Gross Covered Area											
Floor	Area	Stair Head	Lift Well	Vertical Shaft	Net Covered Area (Sq.m)	Exempted Area Stair (Sq.m)	Exempted Area Lift Lobby	Net Floor Area (Sq.m)			
Ground	248.973	0.000	0.000	0.000	248.973	12.690	3.000	233.283			
First	248.973	0.000	2.800	0.000	246.373	12.690	3.000	230.683			
Second	248.973	0.000	2.800	0.000	246.373	12.690	3.000	230.683			
Third	248.973	0.000	2.800	0.000	246.373	12.690	3.000	230.683			
Total	995.892	0.000	7.800	0.000	988.092	50.760	12.000	925.332			
						62.760					
Permissible FAR =	1.750										
Add Calculation =	1.707										
(Net Floor Area (excluding exempted area)/Land area)											
925.332	/	528.348	=	1.707							

DECLARATION OF ARCHITECT

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING 6934 MM. WD. K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK, THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SWARAJIT ROY C.A/95/19638
NAME OF ARCHITECT

DECL. OF STRUC. ENGG.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS-SAFE - AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN OF PRE. NO. :- 1, BIDHU BHUSAN SENGUPTA ROAD, WARD-128, BOROUGH - XIV , HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY "VASCON" OF 87A, JADUNATH MUKHERJEE ROAD, KOLKATA- 700034 .

BHASKAR ROY
E.S.E. NO. 143 (I)
NAME OF STRUC. ENGG.

DECLARATION OF GEOTECHNICAL ENGINEER

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

BHASKAR ROY
G.T./I/I/12
NAME. OF GEOTECHNICAL ENGINEER

DECL. OF OWNER

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I, SHALL ENGAGE L.B.S. AND E.E. DURING CONSTRUCTION, I, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) , THE PLOT IS IDENTIFIED BY ME AND DEMARKETED BY BOUNDARY WALL. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK,WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S.&E.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
THE PLOT HAS BEEN IDENTIFIED BY ME IF ANY DISPUTES ARISES IN FUTURE REGARDING OWNER SHIP THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

MR. ARUN KUMAR SAHA, PROPRIETOR OF
M/S. CLASSIC CONSTRUCTION
& CONSTITUTED ATTORNEY OF
M/S. TANUJA PURANIK @ M/S. TANUJA R. PURANIK
NAME OF POWER OF ATTORNEY

B.P NO.- 2025140035 DATE - 23.05.2025
VALID UPTO - 22.05.2030

SUMAN GARAI Digitally signed by SUMAN GARAI Date: 2025.05.23 16:31:07 +05'30'
DIGITAL SIGNATURE OF A.E.

DIPAK ROY Digitally signed by DIPAK ROY Date: 2025.05.23 16:41:14 +05'30'
DIGITAL SIGNATURE OF E.E.