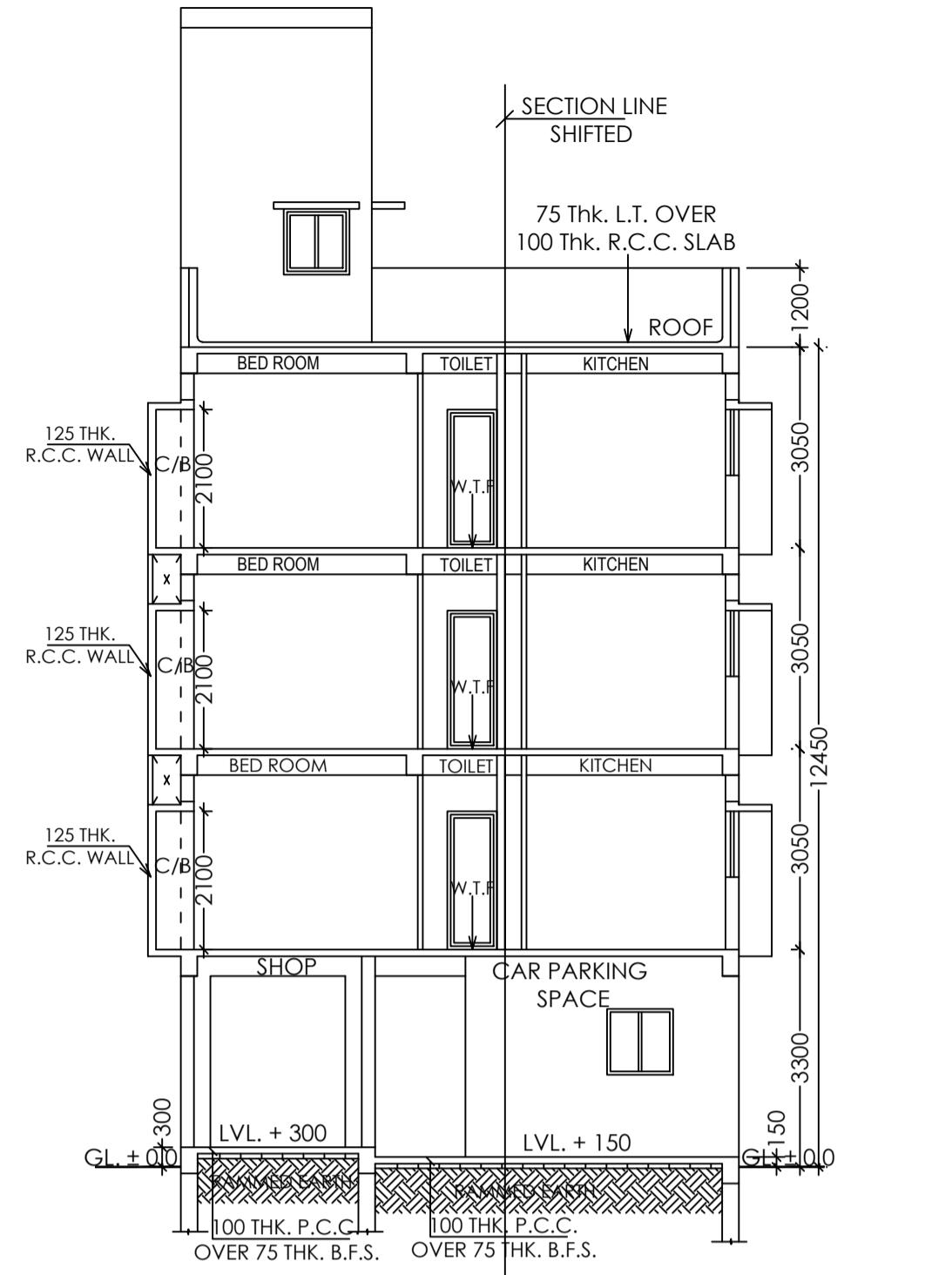


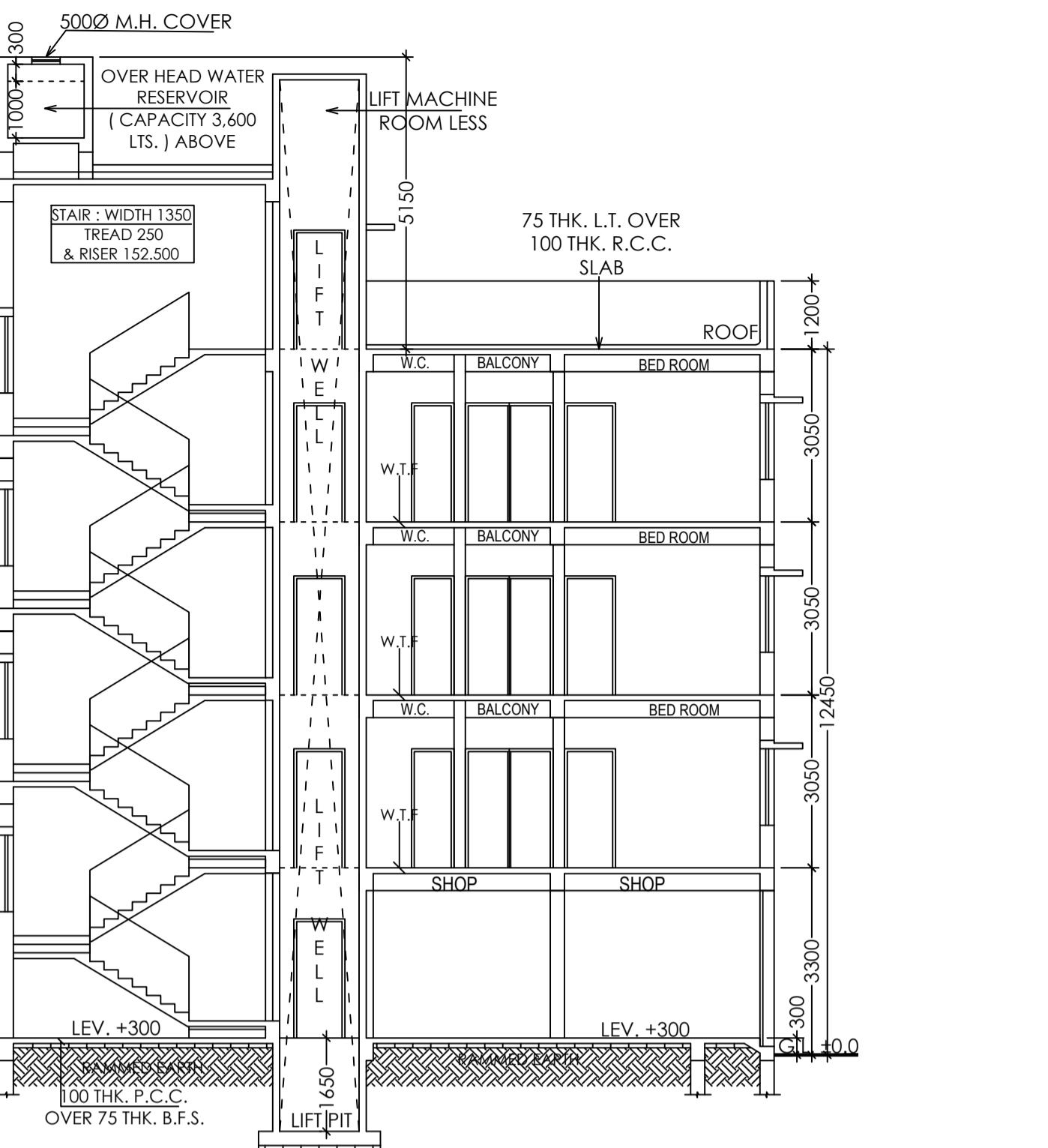
FRONT ELEVATION

SCALE - 1 : 100



SECTION THROUGH X - X'.

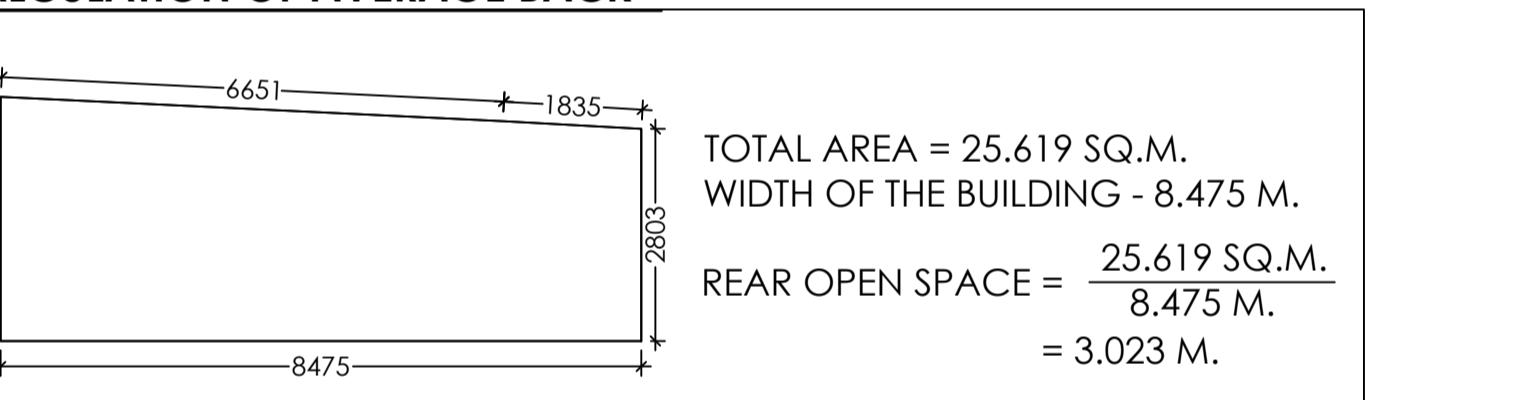
SCALE - 1 : 100



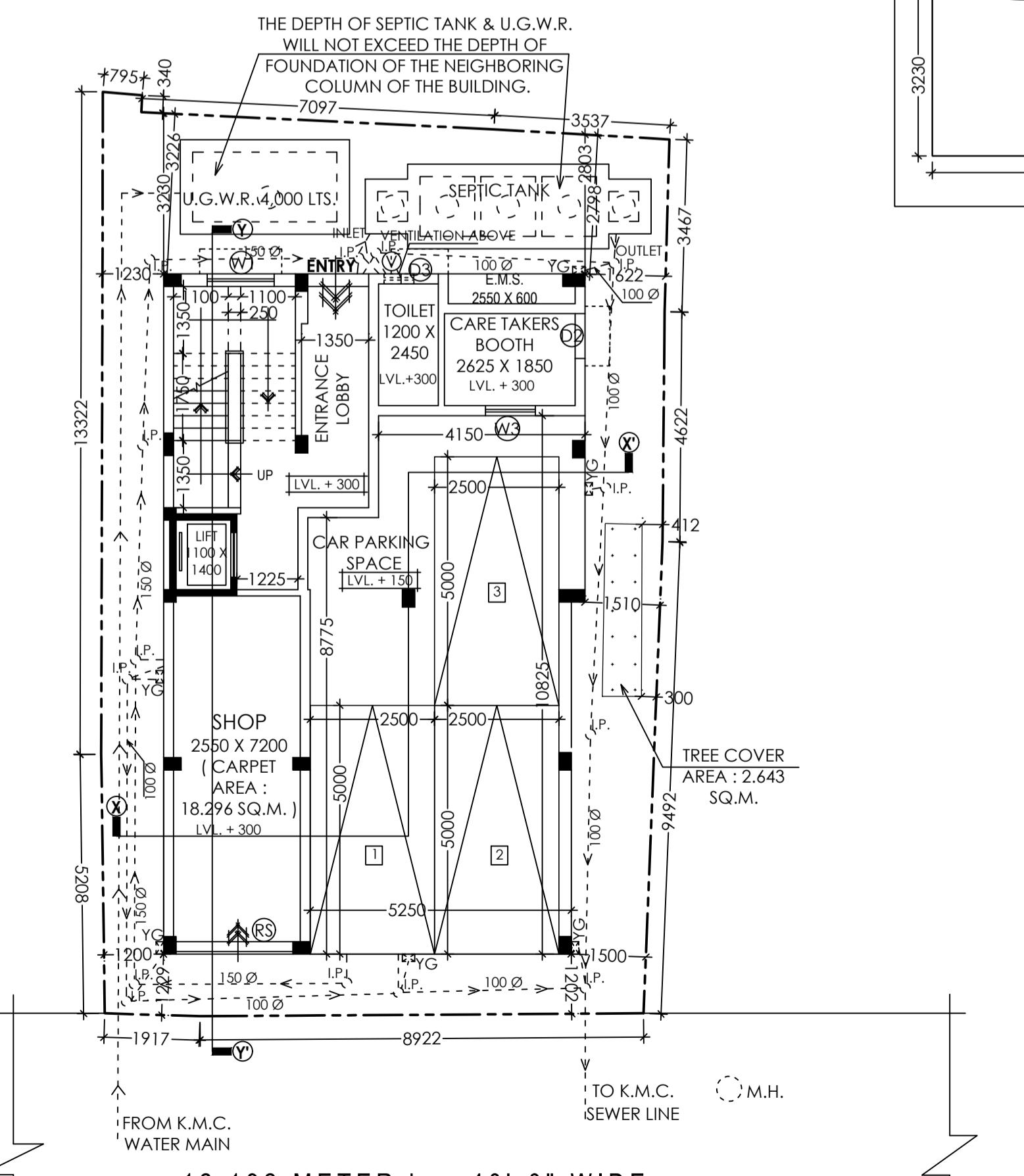
SECTION THROUGH Y - Y'.

SCALE - 1 : 100

CALCULATION OF AVERAGE BACK -

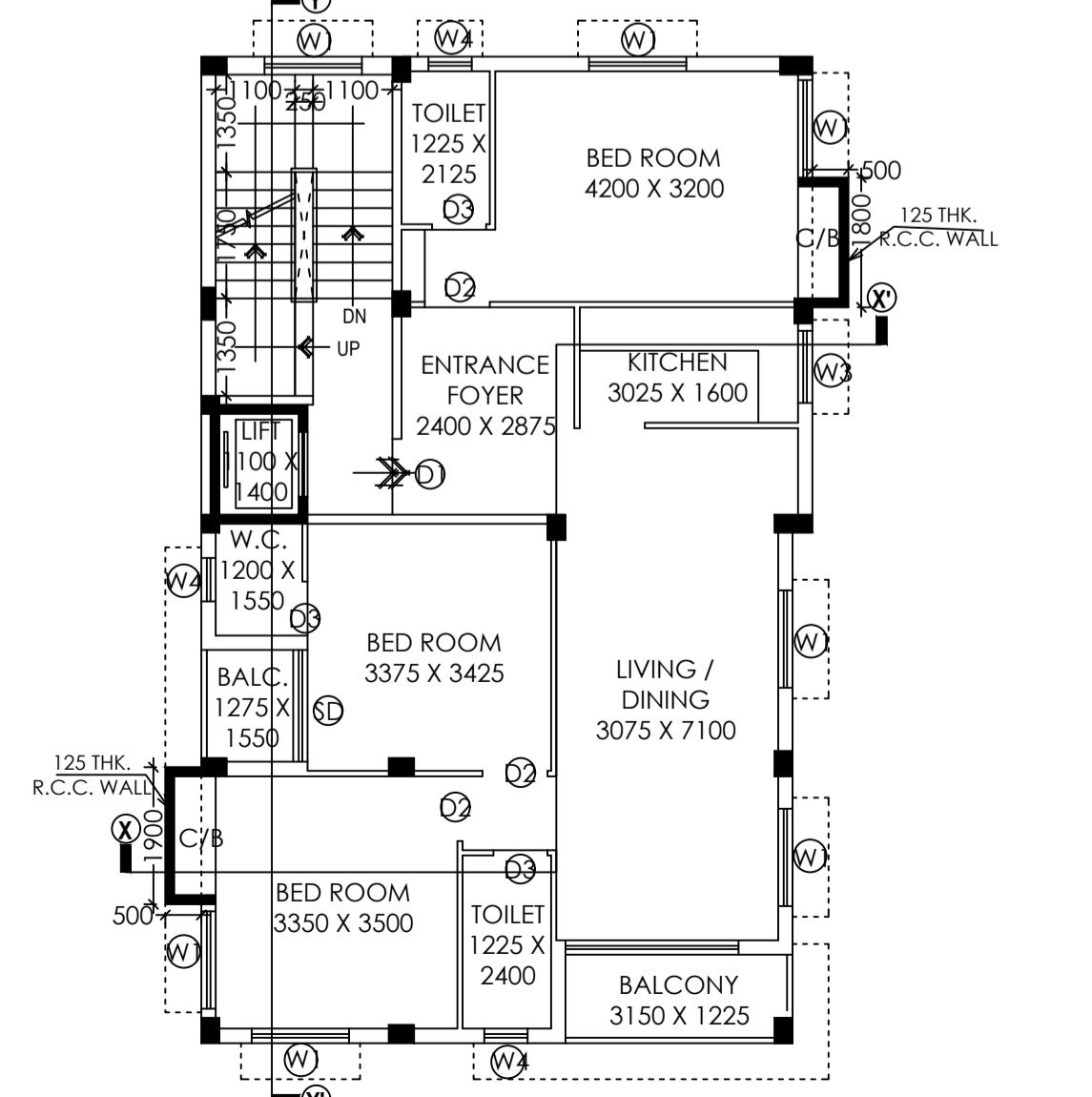


TOTAL AREA = 25.619 SQ.M.
WIDTH OF THE BUILDING - 8.475 M.
REAR OPEN SPACE = $\frac{25.619 \text{ SQ.M.}}{8.475 \text{ M.}} = 3.023 \text{ M.}$



PROPOSED GROUND FLOOR PLAN

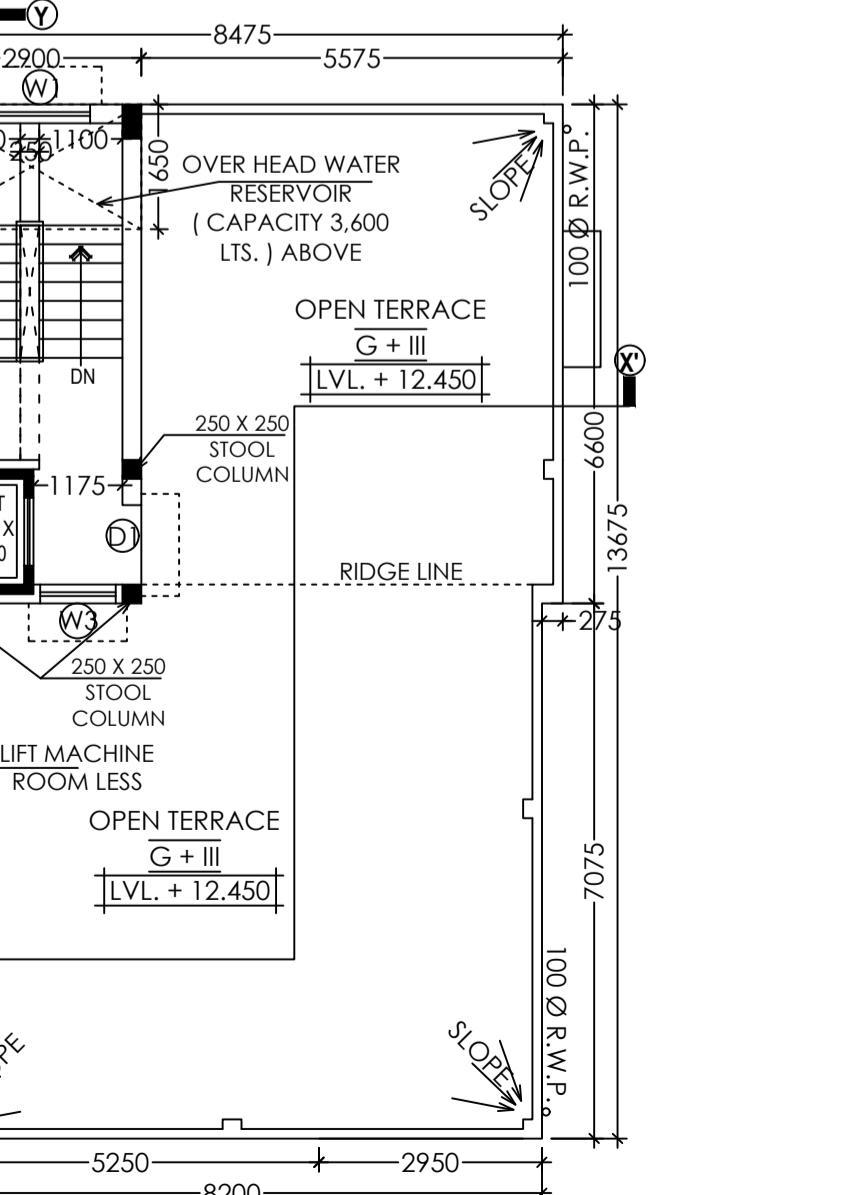
SCALE : 1:100



PROPOSED TYPICAL (1ST, 2ND, & 3RD)

FLOOR PLAN

SCALE : 1:100



PROPOSED ROOF PLAN

SCALE : 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSOR NO : 31 - 109 - 08 - 4791 - 4

2. NAME OF OWNER : SRI SOURAV ROY, sole Proprietor of "M/S. ROYAL REALTY"

APPLICANT : SRI AVINASH SINGH, sole Proprietor of "M/S. TRIDENT REALTY"

Constitute Attorney of SRI SOURAV ROY, sole Proprietor of "M/S. ROYAL REALTY"

3. DETAILS OF REGD. DEED:-

BOOK NO. 1604-2024, VOLUME NO. 237936 - 237956, PAGES 113.950, BEING NO. 160408122, DATED 22.07.2024, OFFICE D.S.R-IV SOUTH 24-PARGANAS

4. DETAILS OF POWER OF ATTORNEY:-

BOOK NO. 1604-2024, VOLUME NO. 237870 - 237885, PAGES 113.950, BEING NO. 160408124, DATED 22.07.2024, OFFICE D.S.R-IV SOUTH 24-PARGANAS

5. DETAILS OF BOUNDARY DECLARATION:-

BOOK NO. 1630-2024, VOLUME NO. 90544 - 90554, PAGES 113.950, BEING NO. 163003299, DATED 16.08.2024, OFFICE D.S.R-V SOUTH 24-PARGANAS

ABSTRACT AREA STATEMENT:

AREA OF THE LAND : 03 KH - 00 CH - 00 SQ.FT. i.e. 200.669 SQ.M. i.e. 2160 SQ.FT. [AS PER DEED]

AREA OF THE LAND : 03 KH - 00 CH - 00 SQ.FT. i.e. 200.669 SQ.M. i.e. 2160 SQ.FT. [AS PER PHYSICAL MEASUREMENT]

ROAD WIDTH : 12.192 METER WIDE K.M.C. BLACK TOP ROAD

PERMISSIBLE F.A.R. : 2.25

PERMISSIBLE TOTAL BUILT UP AREA : 451.505 SQ.M.

PROPOSED TOTAL BUILT UP AREA : 449.866 SQ.M.

PERMISSIBLE BUILDING HEIGHT : 15.500 METER

PROPOSED GROUND COVERAGE : 59.978 % i.e. 120.357 SQ.M.

PROPOSED BUILDING HEIGHT : 12.450 METER [G + THREE STORIED]

REQUIRED CAR PARKING : 03 NOS.

PROVIDED CAR PARKING : 03 NOS.

PROVIDED AREA FOR PARKING AT GROUND FLOOR : 55.126 SQ.M.

PROPOSED F.A.R. : (400.838 - 55.126) / 200.669 = 1.723 < 2.25

GROUND FLOOR SHOP BUILT UP AREA : 21.599 SQ.M.

STAIR COVERED AREA : 13.630 SQ.M.

LIFT MACHINE ROOM LESS AREA : 5.510 SQ.M.

O.H.W. TANK AREA : 4.785 SQ.M.

CUPBOARD AREA : 5.550 SQ.M.

ADDITIONAL AREA FOR FEES : (LIFT MACHINE ROOM LESS AREA + STAIR HEAD ROOM + CUP BOARD) : (5.510 + 13.630 + 5.550) = 24.690 SQ.M.

TOTAL AREA FOR FEES : 449.866 + 24.690 = 474.556 SQ.M.

PROPOSED COMMON AREA : 81.775 SQ.M.

PROPOSED EXEMPTED AREA : 49.028 SQ.M.

PERMISSIBLE TREE COVER AREA : 2.381 SQ.M. i.e. 1.187 %

PROPOSED TREE COVER AREA : 2.643 SQ.M. i.e. 1.317 %

K.M.C. MUTATION CASE NO. O / 109 / 25 - JUL - 24 / 55561, APPROVED DATE : 25 / 07 / 2024

CUP BOARD & LOFT AREA:-

FLOOR MARK	LOFT	CUP BOARD
FIRST FLOOR	---	1.850 SQ.M.
SECOND FLOOR	---	1.850 SQ.M.
THIRD FLOOR	---	1.850 SQ.M.
TOTAL	---	5.550 SQ.M.

SPECIFICATION OF CONSTRUCTION:-

1-200 THK, 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6

2. 125 & 75 THK, 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4

3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M - 15)

4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.

5. CEMENT SAND PLASTER 18 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4.

6. D.P.C. SHALL BE 50MM THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE

7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP

8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION

9. + 200 LVL' TO THE FINISHED GROUND FLOOR LVL.

10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 152.500 EACH

11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.

12. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

MATERIALS:-

STEEL MUST CONFIRMED WITH IS 1786

GRADE OF CONCRETE:- M 20 (C : S : ST : 1 : 1 : 2) & GRADE OF STEEL :- Fe500

CEMENT - ORDINARY PORTLAND. &, SAND - MEDIUM COARSE

STONE CHIPS - 20 MM. DOWN GRADED

OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH	---	2100	1050 X 2100
D2	SOLID FLUSH	---	2100	900 X 2100
D3	SOLID FLUSH	---	2100	750 X 2100
R.S.	METAL SHUTTER	---	BOTM. OF THE BEAM	2300 X BOTM. OF THE BEAM
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1200	2100	1000 X 900
W4	GLAZED	1350	2100	600 X 750

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL HEIGHT - 33.0 M):-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION
	LATITUDE	LONGITUDE	
1.	22.479387	88.407808	5.0
2.	22.479473	88.407923	5.0

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 KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF OWNER / APPLICANTS

SRI AVINASH SINGH,

sole Proprietor of "M/S. TRIDENT REALTY"

Constitute Attorney of SRI SOURAV ROY, sole Proprietor of "M/S. ROYAL REALTY"

NAME OF ARCHITECT

Mr. MILIA GHOSH

Registered Architect

Reg. No. CA / 2016 / 75359.

1. PROPOSED AREA:		Total Exempted Area	
Floor Mkd.	Floor area	Lift Well	Stair Well
Ground floor	113.950	---	113.950
1st floor	113.950	1.540	111.972
2nd floor	113.950	1.540	111.972
3rd floor	113.950	1.540	111.972
Total	455.800	4.620	41.860
		7.168	400.838
2. PARKING CALCULATION:			
Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Ared (SQ.M.)
FLAT- A	97.123	27.258	124.381
TOTAL REQUIRED PARKING			
03 NOS. 03 NOS.			
GROUND FLOOR SHOP CARPET AREA: 18.296 SQ.M.			
OWNERS DECLARATION :-			
1/ WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT			
1/ WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION			
1/ WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & E.S.E DURING CONSTRUCTION OF THE			
BUILDING (AS PER B. S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF			
THE BUILDING & ADJOINING.			
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE			
SANCTION PLAN.			
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE			
DEPARTMENTAL JOINT INSPECTION THE PLOT			