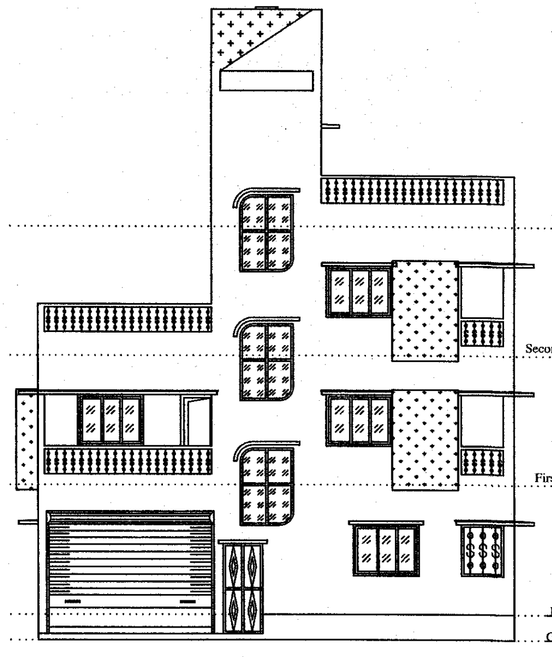
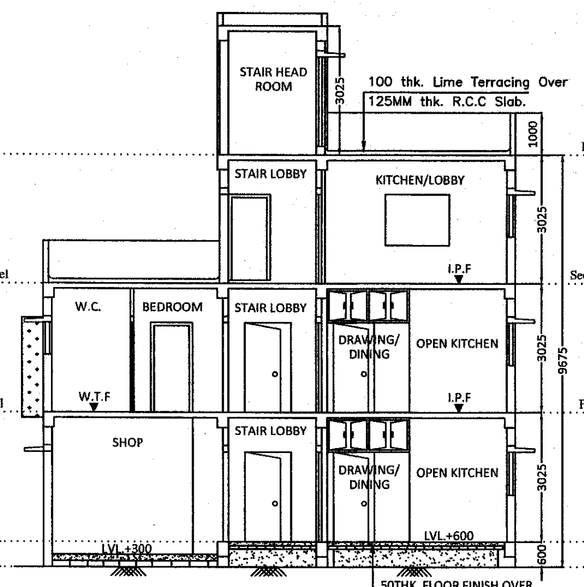
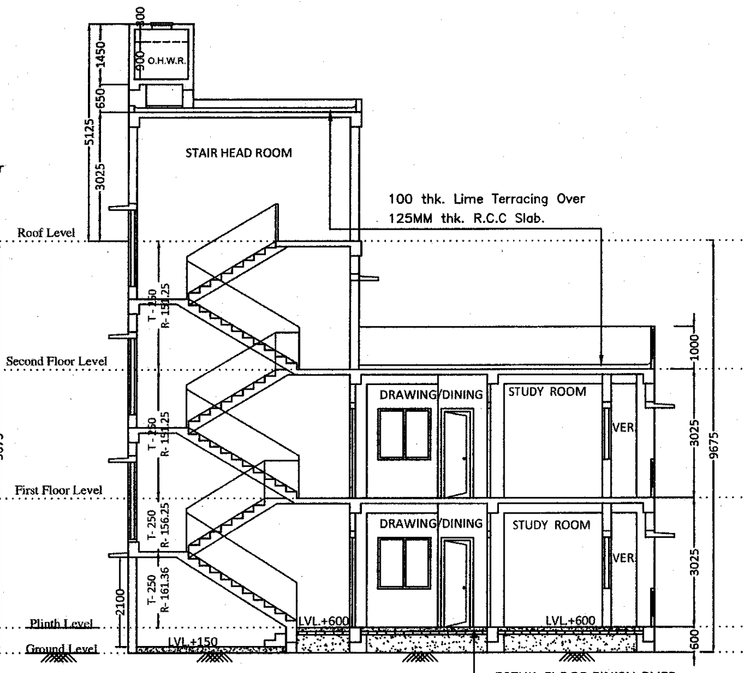


ELEVATION
SCALE - 1:100



SECTION : AA'
SCALE - 1:100



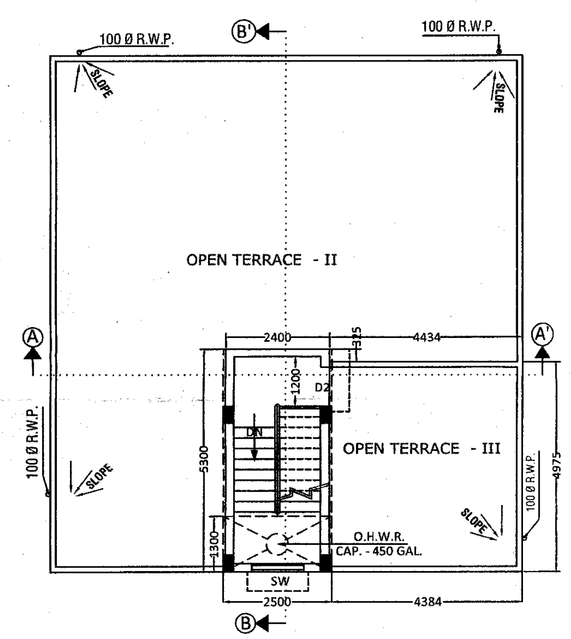
SECTION : BB'
SCALE - 1:100

NOTES :-

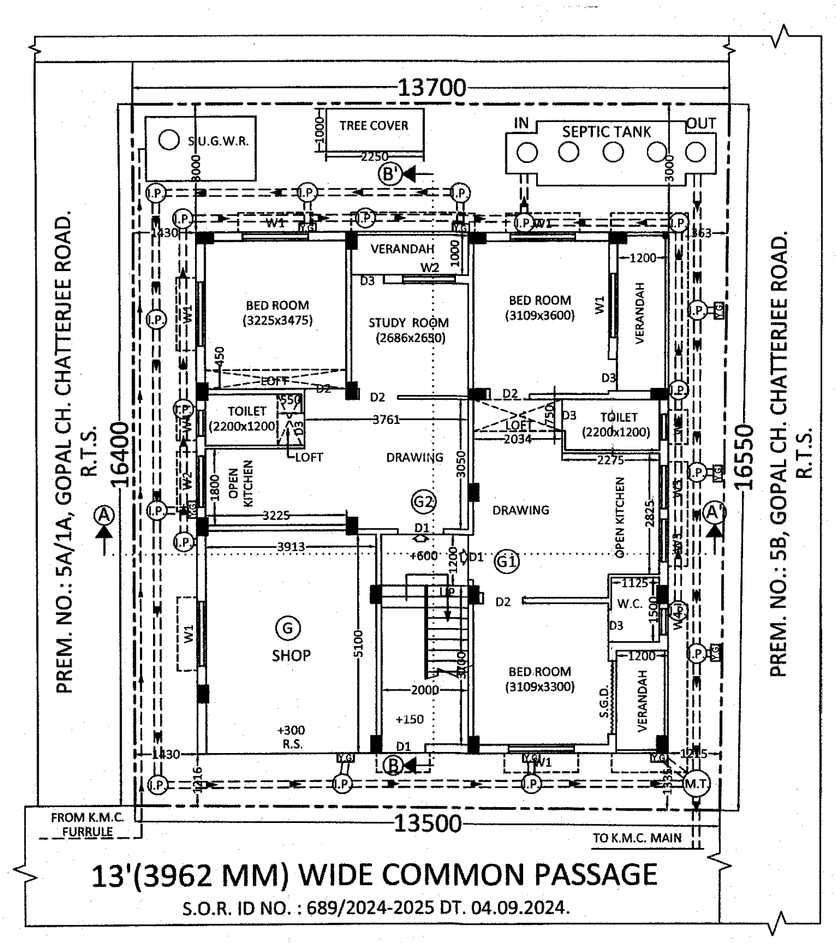
* R.C.C. FRAME STRUCTURE WITH CONC. GRADE M20.
* 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
* STEEL Z- SECTION WINDOWS.
* CAST-IN-SITU MOSAIC FLOORING.
* 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
* WATER PROOFING TREATMENT.
* P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SCHEDULE OF DOORS & WINDOWS :-

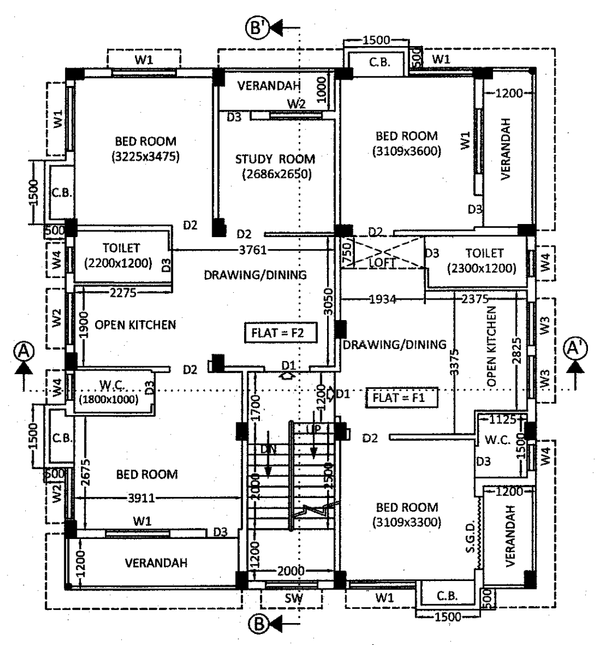
TYPE	LINTEL	SIZE	TYPE	LINTEL	SIZE
D1	2100	1000X2100	W1	2100	1500X1200
D2	2100	900X2100	W2	2100	1200X1200
D3	2100	750X2100	W3	2100	1000X1000
			W4	2100	600X750
			SW	2100	1200X1800



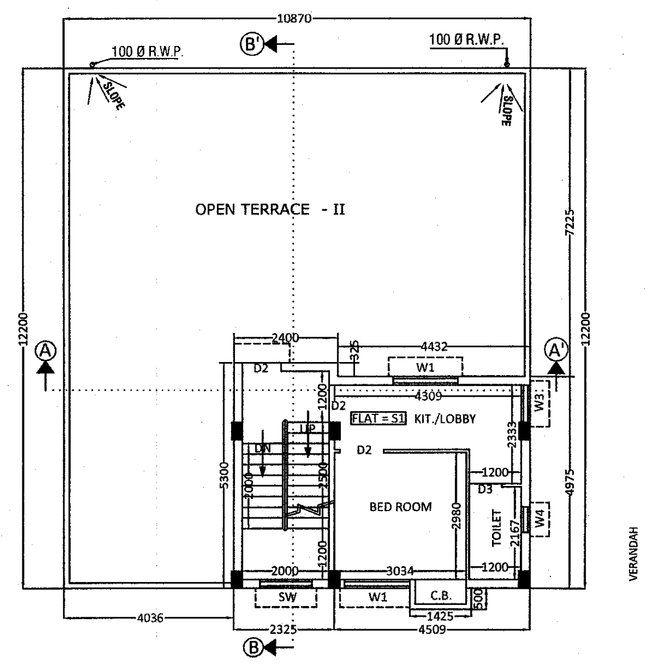
PROPOSED ROOF PLAN
SCALE = 1:100



PROPOSED GROUND FLOOR PLAN
SCALE = 1:100



PROPOSED FIRST FLOOR PLAN
SCALE = 1:100



PROPOSED SECOND FLOOR PLAN
SCALE = 1:100

PLAN CASE NO. :- 2024010122

PROJECT :-

PROPOSED PLAN OF A TWO & PARTLY THREE STORIED RESIDENTIAL BUILDING AT THE PREMISES NO.: ***5A/1B***, GOPAL CHANDRA CHATTERJEE ROAD. KOLKATA - 700002. WARD NO.: 001. BR. - I. P.S.: COSSIPORE. U/S. 393A OF THE K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 UNDER THE KOLKATA MUNICIPAL CORPORATION.

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUVENDU DAS. E.S.E. NO.: II/495
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF L.B.S.:

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

(SUVENDU DAS L.B.S. NO. 1131/I)
NAME OF THE L.B.S.

AREA STATEMENT :

PART - A

1. ASSESSE NO.: 110010501623

A. DETAILS OF REGISTERED CONVEYANCE DEED :
BOOK NO.: I VOL. NO.: 19 PAGE NO.-111 - 120
BEING NO.- 836 YEAR: 1996 PLACE: A.D.S.R., COSSIPORE, DUMDUM.
B. DETAILS OF REGISTERED CONVEYANCE DEED :
BOOK NO.: I VOL. NO.: 1506-2017 PAGE NO.- 180230-180253
BEING NO.- 150606174 YEAR: 2017 PLACE: A.D.S.R., COSSIPORE, DUMDUM.
C. DETAILS OF REGISTERED GIFT DEED :
BOOK NO.: I VOL. NO.: 1506-2017 PAGE NO.- 180254 TO 180271
BEING NO.- 150606176 YEAR: 2017 PLACE: A.D.S.R., COSSIPORE, DUMDUM.
D. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK NO.: I VOL. NO.: 1506-2024 PAGE NO.- 90890 TO 90906
BEING NO.- 150602908 YEAR: 2024 PLACE: A.D.S.R., COSSIPORE , DUMDUM.
E. DETAILS OF BOUNDARY DECLARATION :
BOOK NO.I VOL. NO.: 1904-2024 PAGE NO.- 613701 TO 613711
BEING NO.- 190411377 YEAR: 2024 PLACE: A.R.A. - IV , KOLKATA.

2. (A) AREA OF LAND(AS PER DOCUMENT) = 3K-05CH. 35 SQ. FT. = 224.823 SQ. M.
(B) AREA OF LAND (AS PER PHYSICAL MEASUREMENT) = 224.051 SQ. M.
(C) NUMBER OF STOREY = III
3. NO. OF TENEMENTS = 05 NOS.
4. SIZE OF TENEMENTS I) 75 - 100 SQ. M. ..... 1 NO.
I) 50 - 75 SQ. M. ..... 2 NOS.
II) < 50 SQ. M. ..... 2 NOS.

PART - B

1. AREA OF LAND
i) AS PER TITLE DEED = 224.823 SQ. M.
ii) AS PER BOUNDARY DECLARATION = 224.051 SQ. M.
2. PERMISSIBLE GROUND COVERAGE (59.198%) = 132.634 SQ. M.
3. PROPOSED GROUND COVERAGE (59.189%) = 132.614 SQ. M.
4. PROPOSED HEIGHT OF THE BUILDING = 9.675 M.

5. PROPOSED AREA (AREA STATEMENT):-

FLOOR	COVERED AREA (Sq. M.)	STAIR AREA (Sq.M.)	TOTAL EXEMPTED AREA (Sq. M.)	NET FLOOR AREA (Sq. M.)
Gr. FLOOR	132.614	9.800	9.800	122.814
1st FLOOR	132.614	9.800	9.800	122.814
2nd FLOOR	34.770	9.800	9.800	24.970
TOTAL	299.998	29.400	29.400	270.598

6. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

MARKED	TENEMENT SIZE (SQ. M.)	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
G1, F1	56.086	7.408 SQ. M.	63.494 SQ. M.	2	NIL
G2	44.094	5.824 SQ. M.	49.918 SQ. M.	1	
F2	66.328	8.761 SQ. M.	75.089 SQ. M.	1	
S1	24.558	3.044 SQ. M.	26.089 SQ. M.	1	

(B) MERCANTILE RETAIL:

MKD.	COVERED AREA	CARPET AREA	NO. OF MERCANTILE	REQUIRED NO. OF CAR PARKING
G	21.915 Sq. M.	20.146 Sq. M.	NIL	NIL

7. TOTAL PERMISSIBLE NO. OF CAR PARKING = NIL
8. TOTAL PROPOSED NO. OF CAR PARKING = NIL
9. PERMISSIBLE AREA FOR CAR PARKING (MAX.) = NIL
10. PROPOSED AREA OF CAR PARKING = NIL
11. PERMISSIBLE F.A.R. = 1.75
12. PROPOSED F.A.R. = 1.208
13. STAIR HEAD ROOM AREA = 12.720 SQ. M.
14. OVER HEAD TANK AREA = 3.250 SQ. M.
15. TERRACE AREA (97.844+34.770) = 132.614 SQ. M.
16. TOTAL COMMON AREA = 32.444 SQ. M.
17. TOTAL CUPBOARD AREA = 3.713 SQ. M.
18. TOTAL LOFT AREA = 5.086 SQ. M.
19. REQUIRED AREA OF TREE COVER = 1.680 SQ. M.
20. PROPOSED AREA OF TREE COVER = 2.250 SQ. M.
21. OTHER AREA ONLY FOR FEES = 50.919 SQ. M.
22. TOTAL BUILT - UP AREA (299.998+12.72+3.713+5.086) = 321.517 SQ. M.

B.P. NO. - 2024010090

SANCTIONED DATE - 16/01/2025
VALID UP TO - 15/01/2030

DECLARATION OF C.A./ OWNER:

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SRI DHRUB KUMAR MANJHI, Proprietor Of "ANSHIKA CONSTRUCTION" as C.A. of SRI. PRADYUMAN KUMAR JAIN, SRI SAROJ GUPTA & SRI RATAN KUMAR GUPTA
NAME OF THE C.A./APPLICANT

NOT APPLICABLE

DIGITAL SIGNATURE OF E.E.(C) / BLDG. / BR.- I

N

SD

S.P. CONSULTANT

SUVENDU DAS. [B.Tech.(CIVIL), B.Sc., M.I.G.S., I.C.W.A.(I).]
LICENSED BUILDING SURVEYOR OF THE K.M.C. & H.M.
EMPANELLED STRUCTURAL ENGINEER OF THE K.M.C.
MOBILE NO. - 98301 32 440

SUBRATA BISWAS
Digitally signed by SUBRATA BISWAS
Date: 2025.01.16 13:49:54 +05'30'

DIGITAL SIGNATURE OF A.E.(C) / BLDG. / BR.- I