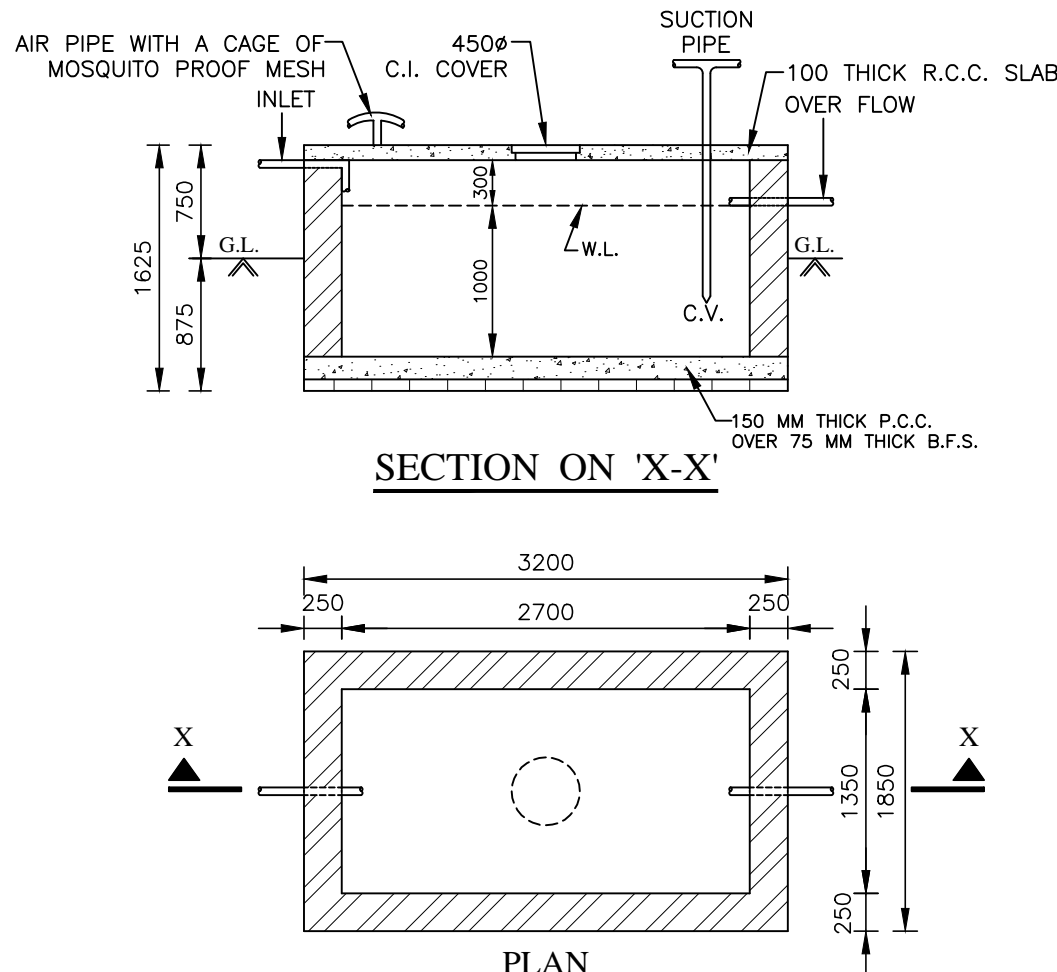
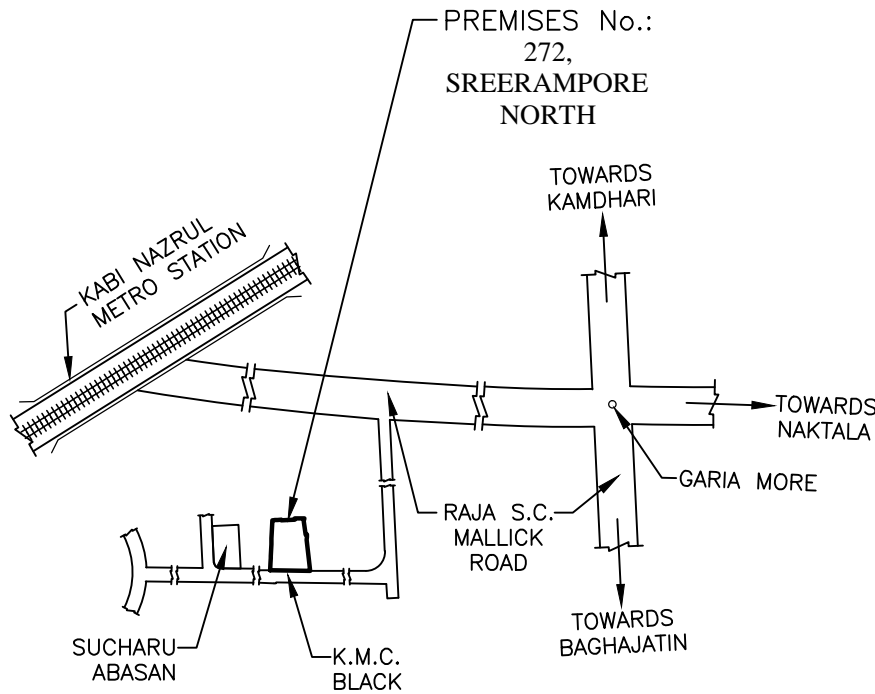


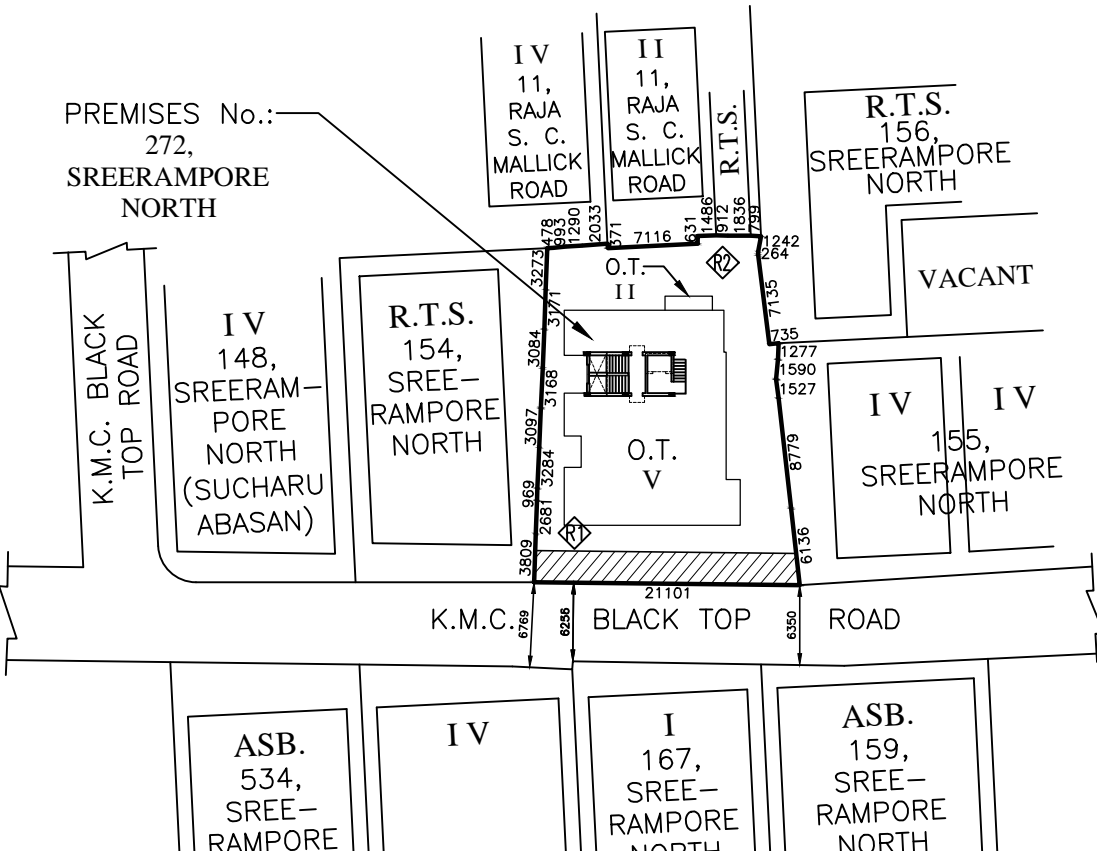
GROUND FLOOR PLAN
SCALE - 1:100



SECTION ON 'X-X'
PLAN
S.U.G.W. RESERVOIR
CAP. - 800 GALS. (3600 LTRS.)
SCALE - 1:50



KEY PLAN
SCALE - 1:4000



SITE PLAN
SCALE - 1:600

STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 31-110-13-0272-0
02. NAME OF OWNERS : SRI ANUP MONDAL, SRI SANCHIT ALIAS SANJIB MONDAL & SRI MITHUN MONDAL
03. NAME OF APPLICANT: SRI SANJIB DEY C.A. OF SRI ANUP MONDAL, SRI SANCHIT ALIAS SANJIB MONDAL & SRI MITHUN MONDAL
04. DETAILS OF REGISTERED DEED (I) :
BOOK No. : I VOL. No.: 35 PAGE No. : 1 - 9
BEING No. : 1333 DATE : 29.04.1983 PLACE:JOINT S.R., ALIPORE
05. DETAILS OF REGISTERED DEED (II) :
BOOK No. : I VOL. No.: 35 PAGE No. : 10 - 18
BEING No. : 1334 DATE : 29.04.1983 PLACE:JOINT S.R., ALIPORE
06. DETAILS OF REGISTERED DEED (III) :
BOOK No. : I VOL. No.: 35 PAGE No. : 19 - 27
BEING No. : 1335 DATE : 29.04.1983 PLACE:JOINT S.R., ALIPORE
07. DETAILS OF REGISTERED DEED (IV) :
BOOK No. : I VOL. No.: 35 PAGE No. : 28 - 36
BEING No. : 1336 DATE : 29.04.1983 PLACE:JOINT S.R., ALIPORE
08. DETAILS OF REGISTERED DEED (V) :
BOOK No. : I VOL. No.: 32 PAGE No. : 122 - 131
BEING No. : 1396 DATE : 04.05.1983 PLACE:JOINT S.R., ALIPORE
09. DETAILS OF REGISTERED DEED (VI) :
BOOK No. : I VOL. No.:1601-2017 PAGE No. : 95087-95111
BEING No.:160102986 DATE : 12.10.2017 PLACE:D.S.R. I, 24 PGS.(S)
10. DETAILS OF REGISTERED DEED (VII) :
BOOK No. : I VOL. No.:1605-2017 PAGE No.:152630-152646
BEING No.:160505657 DATE : 05.09.2017 PLACE:A.D.S.R., ALIPORE
11. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : IV VOL. No.:1605-2022 PAGE No. : 4427 - 4439
BEING No.:160500286 DATE : 20.12.2022 PLACE:A.D.S.R., ALIPORE
12. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No.:1601-2023 PAGE No. : 33158-33172
BEING No.:160100940 DATE : 02.05.2023 PLACE:D.S.R. I, 24 PGS.(S)
13. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :
BOOK No. : I VOL. No.:1603-2023 PAGE No.:174439-174451
BEING No.:160306124 DATE : 10.05.2023 PLACE:D.S.R. III, 24 PGS.(S)
14. DETAILS OF BLRO CONVERSION (L.R. DAG No.-489, L.R. KHATIAN No.-956, J.L. No.-28, MOUZA -BAISHNABGHATA) :
(a) MEMO No. :17/581/CON CERTIFICATE/BLRO/S24-PGS./KOL/2022
DATED : 22.02.2022
NAME : SANCHIT ALIAS SANJIB MONDAL
AREA : 4.63 DECIMAL
CLASSIFICATION : BAGAN TO BASTU
CASE No. : PC/236/KOL/2021
(b) MEMO No. :17/582/CON CERTIFICATE/BLRO/S24-PGS./KOL/2022
DATED : 22.02.2022
NAME : ANUP MONDAL
AREA : 4.63 DECIMAL
CLASSIFICATION : BAGAN TO BASTU
CASE No. : PC/235/KOL/2021
(c) MEMO No. :17/583/CON CERTIFICATE/BLRO/S24-PGS./KOL/2022
DATED : 22.02.2022
NAME : MITHUN MONDAL
AREA : 4.63 DECIMAL
CLASSIFICATION : BAGAN TO BASTU
CASE No. : PC/234/KOL/2021
15. DETAILS OF N.O.C. FROM ULC :
MEMO No. :4114/ULC/ALIPORE/2022 DATED-28.09.2022
LAND AREA : (07 K - 10 CH - 35 SFT) = 513.280 SQM
16. No. OF STOREY = V
17. No. OF TENEMENTS = 13 Nos.
18. SIZE OF TENEMENTS : BELOW 50 = 1 No., 50-75 SQM = 6 Nos. AND 75-100 SQM = 6 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1250	2100	W	2200	1200
D1	1050	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	800	2100	W3	900	1200
D4	750	2100	W4	600	750
SD1	1325	2100			
SD2	1435	2100			

DECLARATION OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISIONS OF THE K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME, THAT THE SITE CONDITIONS, INCLUDING THE ADJOINING ROADS CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS ALSO A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE SITE IS VACANT. THE LAND IS DEMARKED BY BOUNDARY WALL 6.235 M WIDE K.M.C. ROAD IN FRONT OF THE PLOT. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SARBANI MAJUMDAR
A.C. Reg. No. - C.A./92/15458

NAME OF ARCHITECT

DECLARATION OF OWNERS / APPLICANTS

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE 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 AND ADJOINING STRUCTURES. 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 COMPLETED UNDER THE GUIDANCE OF L.B.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

SRI SANJIB DEY
CONSTITUTED ATTORNEY OF
SRI ANUP MONDAL, SRI SANCHIT ALIAS SANJIB MONDAL & SRI MITHUN MONDAL

NAME OF OWNERS / APPLICANTS

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
R1	22°27'54" NORTH	88°22'44" EAST	7.000 M
R2	22°27'54" NORTH	88°22'44" EAST	7.000 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.

SRI SANJIB DEY
CONSTITUTED ATTORNEY OF
SRI ANUP MONDAL, SRI SANCHIT ALIAS SANJIB MONDAL & SRI MITHUN MONDAL

NAME OF OWNER(S) / APPLICANT(S)

SARBANI MAJUMDAR
A.C. Reg. No. - C.A./92/15458

NAME OF ARCHITECT

PART-B:

01. AREA OF LAND :
AS PER TITLE DEED (08 K - 07 CH - 00 SFT) = 564.381 SQM
02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT)
= (07 K-10 CH-27.95 SFT) = 512.630 SQM
03. AREA OF SPLAY CORNER = NA
04. AREA OF STRIP = 52.285 SQM
05. NET LAND AREA = 460.345 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 256.315 SQM
(ii) PROPOSED GROUND COVERAGE (42.59%) = 218.316 SQM
07. PROPOSED HEIGHT = 15.400 M
08. DEPTH OF BUILDING = 17.075 M
09. FRONTAGE OF PLOT = 21.101 M
10. No. OF TREE = 10 Nos. & TREE COVER AREA= 17.261 SQM (3.37%)

11. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	187.795	0.000	0.000	187.795	12.689	2.999	172.107
1ST FLOOR	211.179	0.438	2.470	208.271	12.689	2.997	192.585
2ND FLOOR	214.163	0.438	2.470	211.255	12.689	2.997	195.569
3RD FLOOR	214.163	0.438	2.470	211.255	12.689	2.997	195.569
4TH FLOOR	214.163	0.438	2.470	211.255	12.689	2.997	195.569
TOTAL	1041.463	1.752	9.880	1029.831	63.445	14.987	951.399

12. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (No.)
A	46.289	7.202	53.491	1	
B	41.689	6.486	48.175	1	
C	47.187	7.342	54.529	1	
D	48.950	7.772	56.722	1	4
E	45.035	7.007	52.042	3	
F	77.630	12.079	89.709	3	
G	68.923	10.724	79.647	3	

(B) MERCANTILE RETAIL :

- (i) SHOP BUILT-UP AREA = 52.946 SQM
(ii) SHOP CARPET AREA=(9.933+10.649+13.158+12.824)=46.564 SQM
(REQUIRED CAR PARKING = 1 No.)
13. TOTAL REQUIRED CAR PARKING = (4 + 1) = 5 Nos.
14. TOTAL PROVIDED CAR PARKING = 6 Nos.
15. PERMISSIBLE AREA FOR PARKING = 125.000 SQM
16. PROVIDED AREA OF PARKING = (32.341 + 66.436) = 98.777 SQM
17. PERMISSIBLE F.A.R = 1.75
18. PROPOSED F.A.R = (951.399 - 98.777) / 512.630 = 1.663 < 1.75
19. OVER HEAD TANK AREA = 5.600 SQM
20. STAIR HEAD ROOM AREA = 16.275 SQM
21. LIFT MACHINE ROOM AREA = 7.875 SQM
22. LIFT MACHINE ROOM STAIR AREA = 2.657 SQM
23. TERRACE AREA = (4.153 + 214.163) = 218.316 SQM
24. AREA OF CUPBOARD = (0.650 SQMx7 Nos.) + (0.788 SQMx8 Nos.) + (0.725 SQMx3 Nos.) = 3.029 SQM
25. ADDITIONAL AREA FOR FEES = (16.275+7.875+2.657+13.029) = 39.836 SQM

SPECIFICATIONS

- ALL GRADE OF CONCRETE - M25.
- ALL GRADE OF STEEL - Fe 500.
- ALL OUTER WALL - 200 MM THICK 1:6 MORTAR.
- ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
- ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.
- BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
- ALL OTHER MATERIALS USED AS PER IS CODE.
a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY.
b) ALL DIMENSIONS ARE IN MM.
- DEPTH OF S.U.G.W.R. AND SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. STRUCTURAL DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY "MAS", 4,GARFA MAIN ROAD, KOLKATA-700075, RECOMMENDED & SIGNED BY GEO-TECH. ENGINEER MR. KALLOL KUMAR GHOSHAL (G.T./149).

DIPANKAR BHOWMIK
E.S.E.- CLASS - I/187

NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
G.T.- CLASS - I/49

NAME OF GEO-TECH. ENGINEER

GROUND FLOOR PLAN, PLAN & SECTION OF S.U.G. WATER RESERVOIR & SEPTIC TANK, SITE PLAN, KEY PLAN.

PROJECT :

PROPOSED G + 1V STORIED RESIDENTIAL
BUILDING OF HEIGHT 15.4 M (U/S - 393 A OF K.M.C.
ACT, 1980 AND K.M.C. BUILDING RULE 2009) AT
PREMISES No. - 272, SREE-RAMPORE NORTH,
WARD No. - 110, BOROUGH - XI, KOLKATA - 700084,
P.S. - PATULI.

L.R. DAG (PLOT) No. - 489, L.R. KHATIAN No. - 956,
J.L. No. - 28, MOUZA - BAISHNABGHATA.

PLAN CASE NO. - 2023110169

BUILDING PERMIT No. - 2023110317

SANCTION DATED - 29.12.2023

VALID UPTO - 28.12.2028

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.