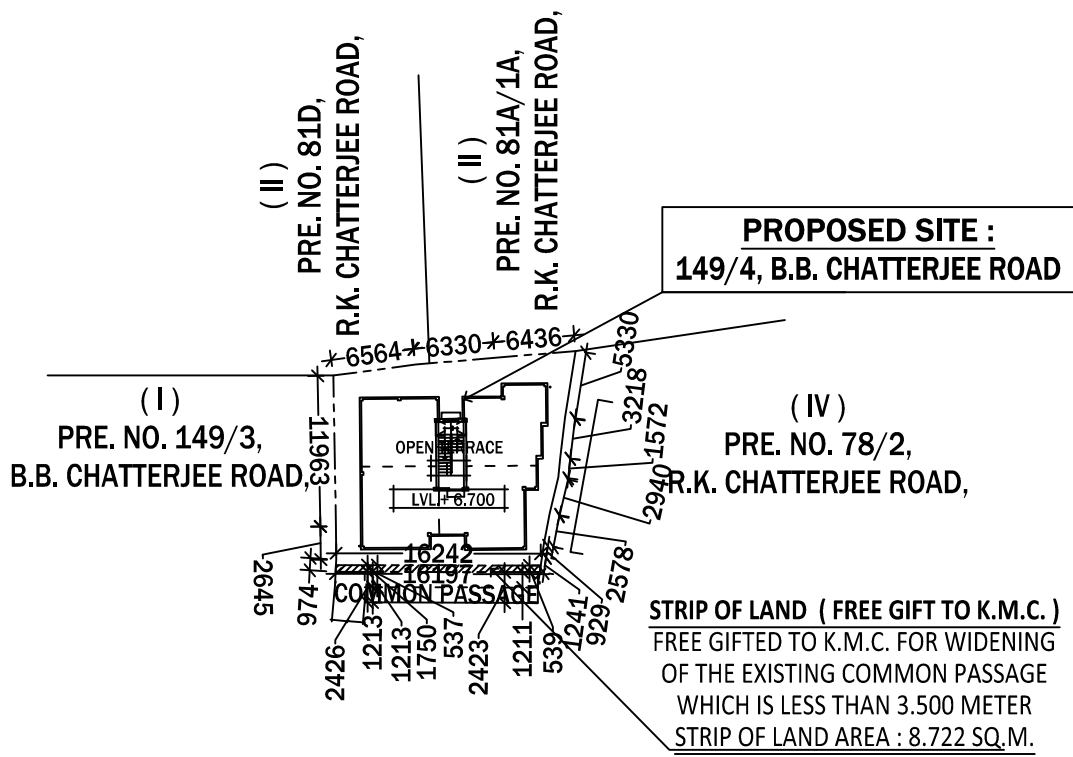
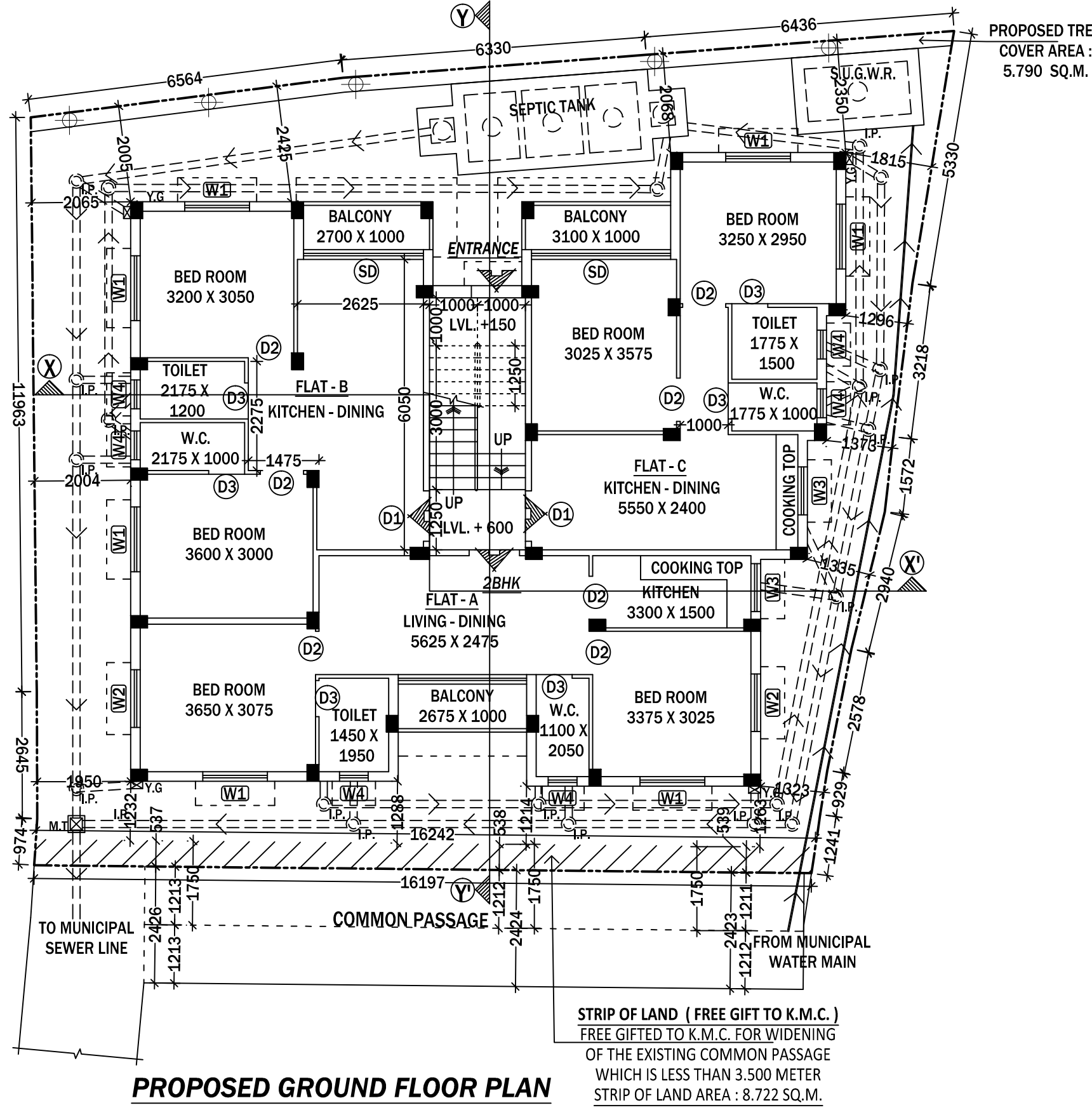


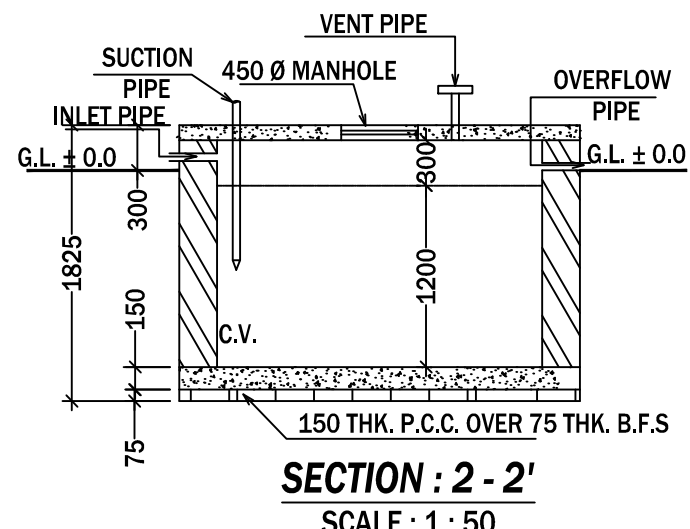
LOCATION PLAN
SCALE - 1:4000



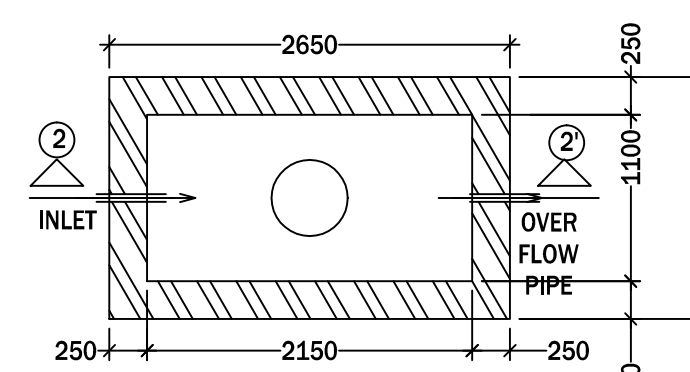
SITE PLAN
SCALE - 1:600



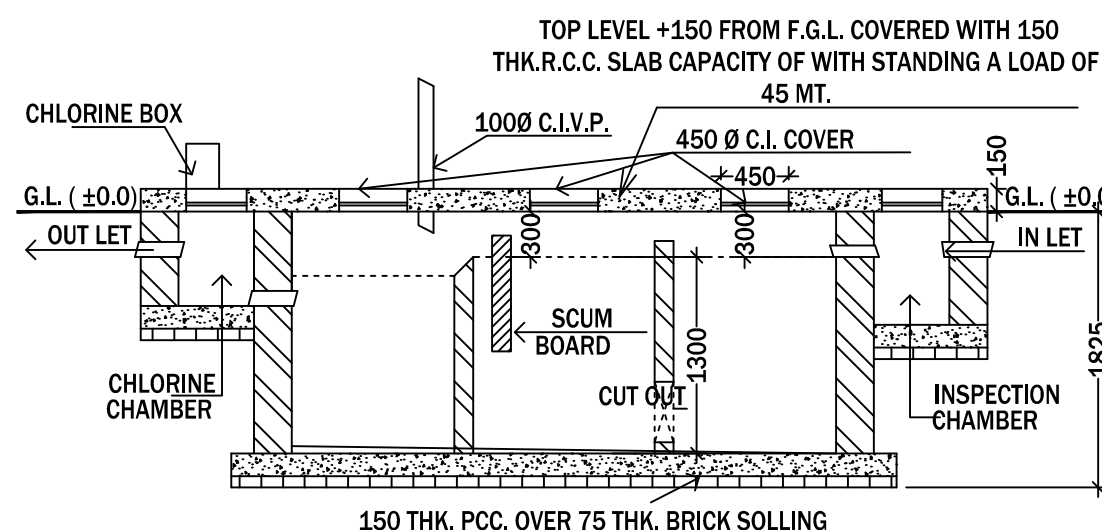
PROPOSED GROUND FLOOR PLAN
SCALE - 1:100



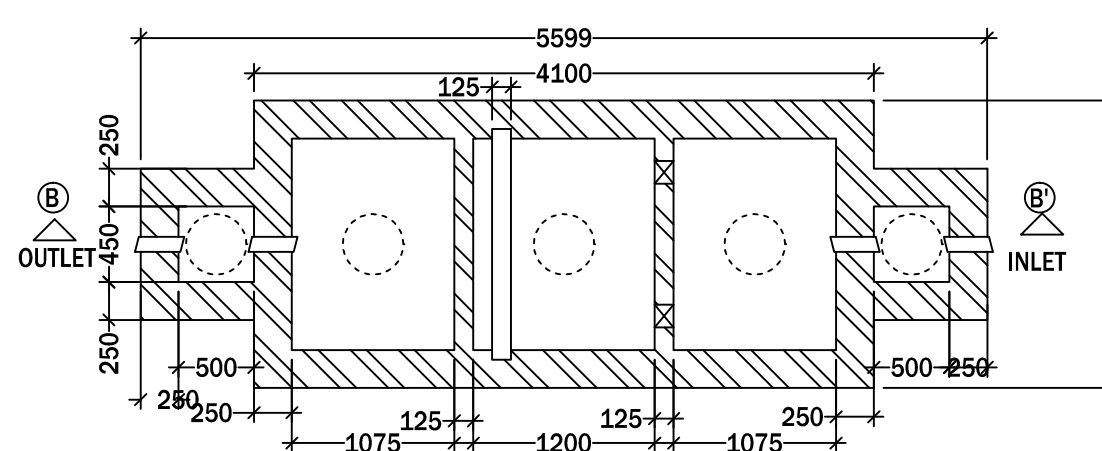
SECTION - 2 - 2'
SCALE : 1 : 50



PLAN OF SEMI UNDER GROUND WATER
RESERVOIR CAPACITY : 2,365 LTS.
SCALE : 1 : 50



SECTION : B - B'
SCALE : 1 : 50



PLAN OF SEPTIC TANK
(FOR 20 USERS)
SCALE - 1 : 50

| 1. PROPOSED AREA: | | | Total Exempted Area | | |
|-------------------|--------------------|--------------------|---------------------|-------------------------|------------------------|
| Floor Mkd. | Floor area (SQ.M.) | Gross Area (SQ.M.) | Stair Area (SQ.M.) | Lift Lobby Area (SQ.M.) | Net Floor Area (SQ.M.) |
| Ground Floor | 166.937 | 166.937 | 10.500 | --- | 156.437 |
| 1st Floor | 166.937 | 166.937 | 10.500 | --- | 156.437 |
| TOTAL | 333.874 | 333.874 | 21.000 | --- | 312.874 |

| 2. PARKING CALCULATION: | | | | | |
|-------------------------|-----------------------|--------------------------|-----------------------|-------------|------------------|
| Flat Marked | Tenement size (SQ.M.) | Share of Service (SQ.M.) | Tenement Area (SQ.M.) | Tenement No | Required Parking |
| FLAT- A | 54.874 | 3.857 | 58.731 | 02 NO. | 50< 75 |
| FLAT- B | 51.174 | 3.597 | 54.771 | 02 NO. | 50< 75 |
| FLAT- C | 49.926 | 3.509 | 53.435 | 02 NO. | 50< 75 |

| MAIN CHARACTERISTICS OF THE PROPOSAL | | | | | |
|---|--|--|--|--|--|
| PART - A | | | | | |
| 1. ASSESSEE NO : 21 - 091 - 03 - 0031 - 3. | | | | | |
| 2. Name of Recorded Owner : Mr. Biplob Kumar Majumder | | | | | |
| 3. Name of Applicant (C.A.) : M / S. A.S. Construction Represented by its Partners Mr. Joy Naskar & Mr. Sourav Chakrabarty, | | | | | |
| 4. DETAILS OF REGISTERED TITLE DEED:- | | | | | |

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|----------|------------|---------|-----------|------------|--------------------------------|
| I | 21 | 41 - 62 | 05097 | 18.08.2009 | D.S.R. - III SOUTH 24 PARGANAS |

| | | | | | |
|------------------------------------|-------------|-----------|-----------|------------|------------------------------|
| 5. REGISTERED POWER OF ATTORNEY :- | | | | | |
| IV | 1601 - 2024 | 764 - 778 | 160100043 | 18.03.2024 | D.S.R. - I SOUTH 24 PARGANAS |

| | | | | | |
|---------------------------------------|-------------|---------------|-----------|------------|------------------------------|
| 6. REGISTERED BOUNDARY DECLARATION :- | | | | | |
| I | 1630 - 2024 | 30897 - 30906 | 163001130 | 09.04.2024 | D.S.R. - V SOUTH 24 PARGANAS |

| | | | | | |
|---|-------------|---------------|-----------|------------|------------------------------|
| 7. DETAILS OF REGISTERED STRIP OF LAND :- | | | | | |
| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
| I | 1630 - 2024 | 30886 - 30896 | 163001132 | 09.04.2024 | D.S.R. - V SOUTH 24 PARGANAS |

| | | | | | |
|---|-------------|---------------|-----------|------------|------------------------------|
| 8. DETAILS OF REGISTERED COMMON PASSAGE DECLARATION:- | | | | | |
| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
| I | 1630 - 2024 | 30907 - 30914 | 163001131 | 09.04.2024 | D.S.R. - V SOUTH 24 PARGANAS |

| | | | | | |
|---|--|--|--|--|--|
| 9. MUTATION CERTIFICATE CASE NO. 0 / 091 / 16 - OCT - 09 / 4946, DATED : 16/10/2009 | | | | | |
|---|--|--|--|--|--|

| DOOR & WINDOW SCHEDULE :- | | | | |
|---------------------------|-------------|------------------------|------------------------|------------|
| MARKED | TYPE | SILL HEIGHT FROM FLOOR | LINTEL HEIGHT FROM FL. | SIZE |
| D1 | SOLID FLUSH | --- | 2100 | 1050X2100 |
| D2 | SOLID FLUSH | --- | 2100 | 900X2100 |
| D3 | SOLID FLUSH | --- | 2100 | 750X2100 |
| SD | GLAZED | --- | 2100 | AS PER DWG |
| W1 | GLAZED | 750 | 2100 | 1350X1350 |
| W2 | GLAZED | 750 | 2100 | 1200X1350 |
| W3 | GLAZED | 1100 | 2100 | 1000X1000 |
| W4 | GLAZED | 1350 | 2100 | 600X750 |

| CUPBOARD & LOFT AREA:- | | |
|------------------------|------|----------|
| Floor Mkd. | Loft | Cupboard |
| Ground floor | --- | NA |
| 1st. floor | --- | 4.820 |
| Total | --- | 4.820 |

| Co - Ordinate in WGS 84 and Site Elevation AMSL. | | | |
|---|--------------|--------------|-------------------------|
| Reference Point Marked in The Site Plan of The Proposal | Latitude | Longitude | Site Elevation (AMSL) |
| A | 22°51'02.1"N | 88°23'48.5"E | 6 Meter |

| SPECIFICATION OF CONSTRUCTION :- | |
|---|--|
| 1. 200THK. 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 OUTSIDE & 12 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. MARBLE FLOOR FINISH AT TOP | |
| 8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION | |
| 9. + 300 LVL TO THE FINISHED GROUND FLOOR LVL. | |
| 10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 EACH | |
| 11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM. | |
| MATERIALS :- | |
| STEEL MUST CONFIRMED WITH IS 1786 | |
| GRADE OF CONCRETE : M 20 (C : S : ST. : 1 : 1 : 2) & GRADE OF STEEL : Fe 550 | |
| CEMENT : ORDINARY PORTLAND & SAND : MEDIUM COARSE | |
| STONE CHIPS : 20 MM. DOWN GRADED | |
| OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE | |

| NOTE: | |
|---|--|
| 1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THE BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR. | |
| 2. THE DEPTH OF S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING COLUMNS OF THE BUILDING. | |

| ABSTRACT AREA STATEMENT :- | |
|---|--|
| 1. AREA OF THE LAND : 04 K. - 07 CH. - 36 SQ.FT. i.e. 300.167 SQ.M. i.e. 3231 SQ.FT. [AS PER DEED & ASSESSMENT BOOK COPY] | |
| 2. AREA OF THE LAND : 04 K. - 06 CH. - 23 SQ.FT. i.e. 294.753 SQ.M. i.e. 3173 SQ.FT. [AS PER PHYSICAL MEASUREMENT] | |
| 3. ROAD WIDTH : 2.423 METER WIDE COMMON PASSAGE | |
| 4. PERMISSIBLE F.A.R. : 1.250 | |
| 5. PERMISSIBLE TOTAL BUILT UP AREA : 368.441 SQ.M. | |
| 6. PERMISSIBLE BUILDING HEIGHT : 7.000 METER. | |
| 7. PERMISSIBLE GROUND COVERAGE : 56.848 % i.e. 167.561 SQ.M. | |
| 8. PROPOSED GROUND COVERAGE : 56.636 % i.e. 166.937 SQ.M. | |
| 9. PROPOSED BUILDING HEIGHT : 6.700 METER [II STORED] | |
| 10. PROPOSED GROUND FLOOR BUILT UP AREA : 166.937 SQ.M. | |
| 11. PROPOSED FIRST FLOOR BUILT UP AREA : 166.937 SQ.M. | |
| 12. PROPOSED TOTAL FLOOR BUILT UP AREA : 166.937 + 166.937 = 333.874 SQ.M. | |
| 13. PROPOSED TOTAL EXEMPTED AREA : 10.500 X 2 = 21.000 SQ.M. | |
| 14. REQUIRED CAR PARKING : 01 NO. | |
| 15. PROPOSED CAR PARKING : NIL. | |
| 16. PROPOSED F.A.R. : 333.874 - 21.000 / 294.753 = 1.061 < 1.250 | |
| 17. PROPOSED STAIR HEAD ROOM AREA : 13.680 SQ.M. | |
| 18. PROPOSED OVER HEAD TANK AREA : 3.240 SQ.M. | |
| 19. PROPOSED TREE COVER AREA : 5.790 SQ.M. | |
| 20. PROPOSED CUP BOARD & LOFT AREA : 4.820 SQ.M. | |
| 21. ADDITIONAL AREA FOR FEES : 13.680 + 4.820 + 18.500 SQ.M. | |
| 22. TOTAL AREA FOR FEES : 333.874 + 18.500 = 352.374 SQ.M. | |

| DECLARATION OF APPLICANT :- | |
|--|--|
| I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. E.S.E & G.T.E DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. E.S.E & G.T.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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME. | |
| EXISTING STRUCTURE TO BE DEMOLISHED. THERE ARE NO TENANT . THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES . | |
| MR. JOY NASKAR & MR. SOURAV CHAKRABARTY, PARTNERS OF M/S. A.S. CONSTRUCTION, CONSTITUTE ATTORNEY MR. BIPLAB KUMAR MAJUMDER NAME OF THE OWNER'S / APPLICANT | |

| CERTIFICATE OF ARCHITECT :- | |
|--|--|
| I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. LAND WITH EXISTING STRUCTURE IS DEMARCATED WITH BOUNDARY WALL. | |
| NAME OF ARCHITECT MR. AMARJIT KUMAR SAH C.A./2021/131994 | |

| CERTIFICATE OF STRUCTURAL ENGINEER:- | |
|--|--|
| THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. | |
| NAME OF STRUCTURAL ENGINEER MR. ARNAB DEB E.S.E. NO. I / 283 | |

| PROJECT : | |
|--|--|
| PROPOSED TWO STORIED [6.700 METER HEIGHT] RESIDENTIAL BUILDING AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009 AT PREMISES NO. 149/4, BANKU BEHARI CHATTERJEE ROAD, WARD NO. 091, P.S. KASBA, MOUZA - KASBA, C.S. PLOT NO. 843 & 845, KHATIAN NO. 1209, J.L. NO. 13, KOLKATA 700 042 UNDER BOROUGH X [K.M.C.]. | |

| | | |
|------------------------------------|--------------------|--|
| TITLE : ARCHITECTURE DRAWING | DETAIL : S.MAHATMA | |
| SCALE : 1:100, 1:50, 1:600, 1:4000 | DATE : 17.05.2022 | |

| ARCHITECTURAL CONSULTANT:- | |
|--|--|
| DESIGNIKA ARCHITECTS • PLANNERS • INTERIOR • Registered Office : 20C, LAKE ROAD, GROUND FLOOR, KOLKATA - 700 029, (Beside Charu Chandra College) E-mail: designikaarchitects@gmail.com Phone - +91 - 94206 12431, +91 - 77979 13788. | |

| | |
|--|--|
| THIS DRAWING IS A PROPERTY OF " DESIGNIKA " CONSULTANCY SERVICES & NOT TO BE COPIED OR HANDED OVER TO ANYONE WITHOUT PRIOR PERMISSION OF THE AUTHORITY . | |
|--|--|

| | |
|----------------------------------|----------------------|
| BUILDING PERMIT NO :- 2024100162 | DATED :- 04-OCT-2024 |
|----------------------------------|----------------------|

| | |
|---------------------|-----------------------------|
| VALID:- 04-OCT-2029 | SPACE FOR DIGITAL SIGNATURE |
|---------------------|-----------------------------|