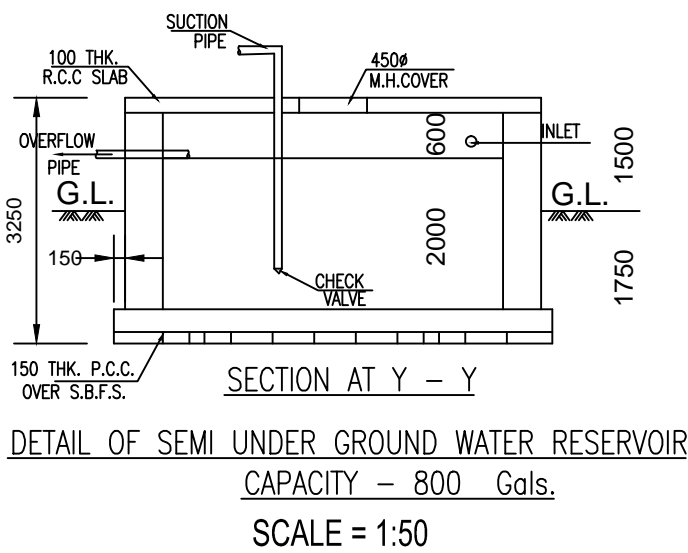
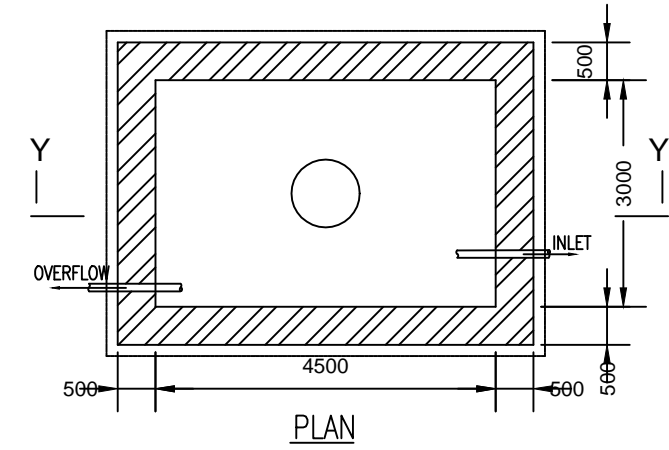
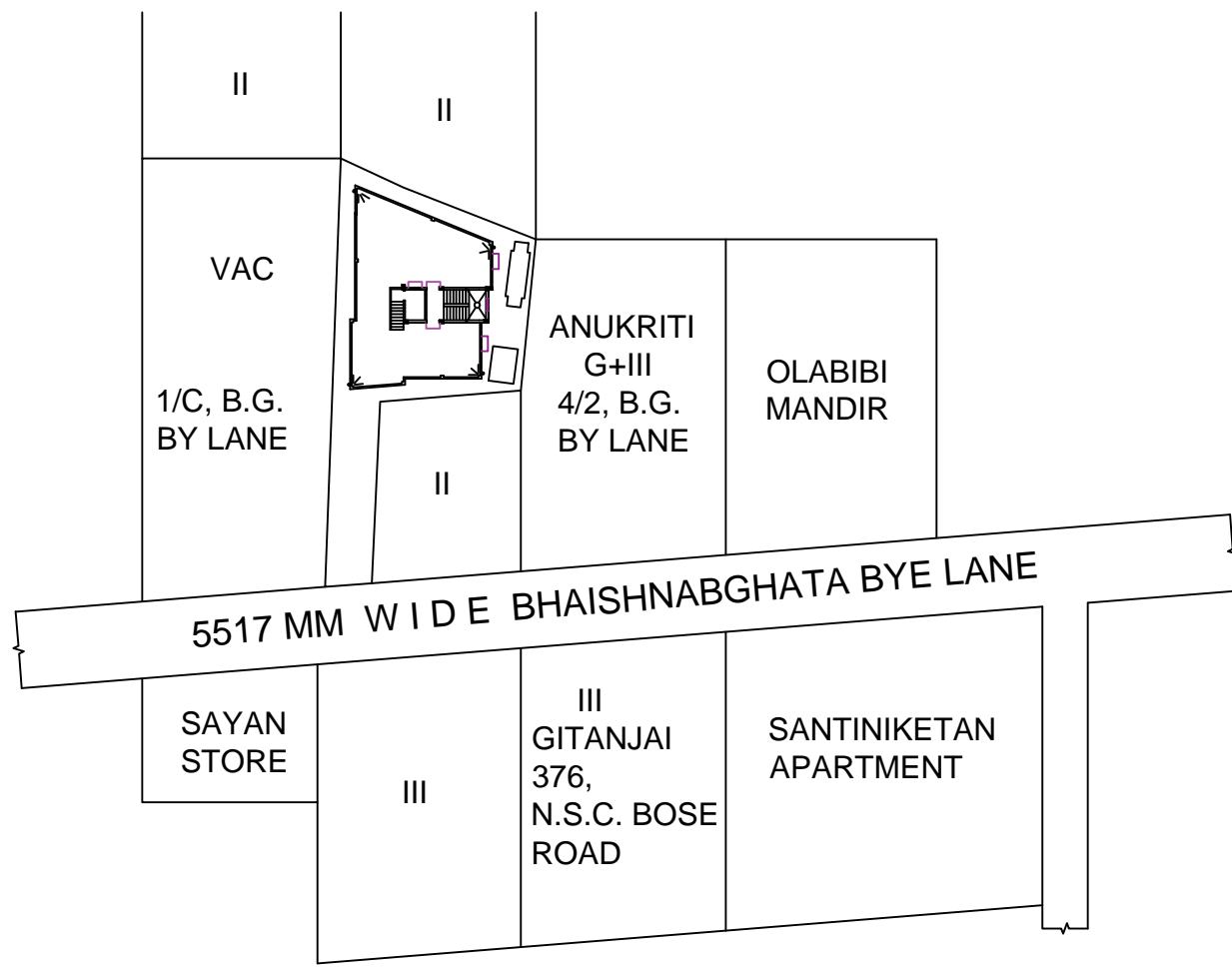


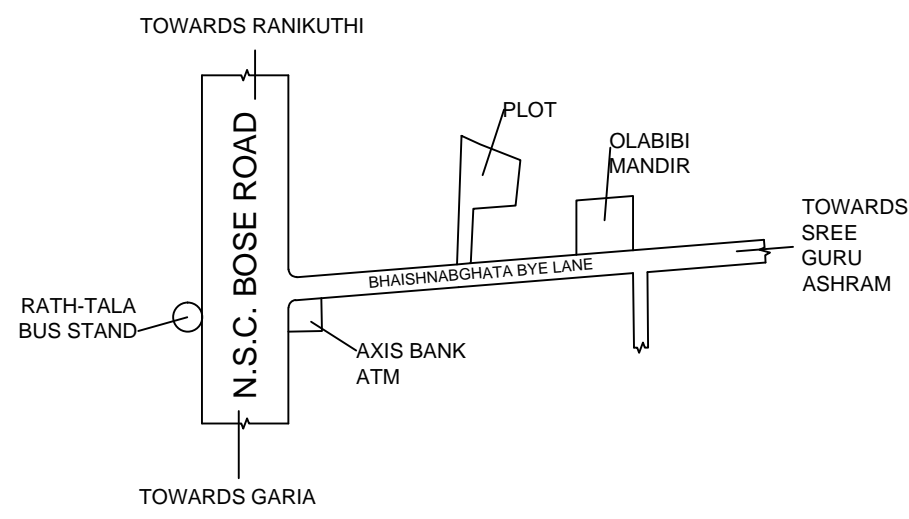
DETAIL OF SEPTIC TANK
FOR 50 USERS
SCALE = 1:50



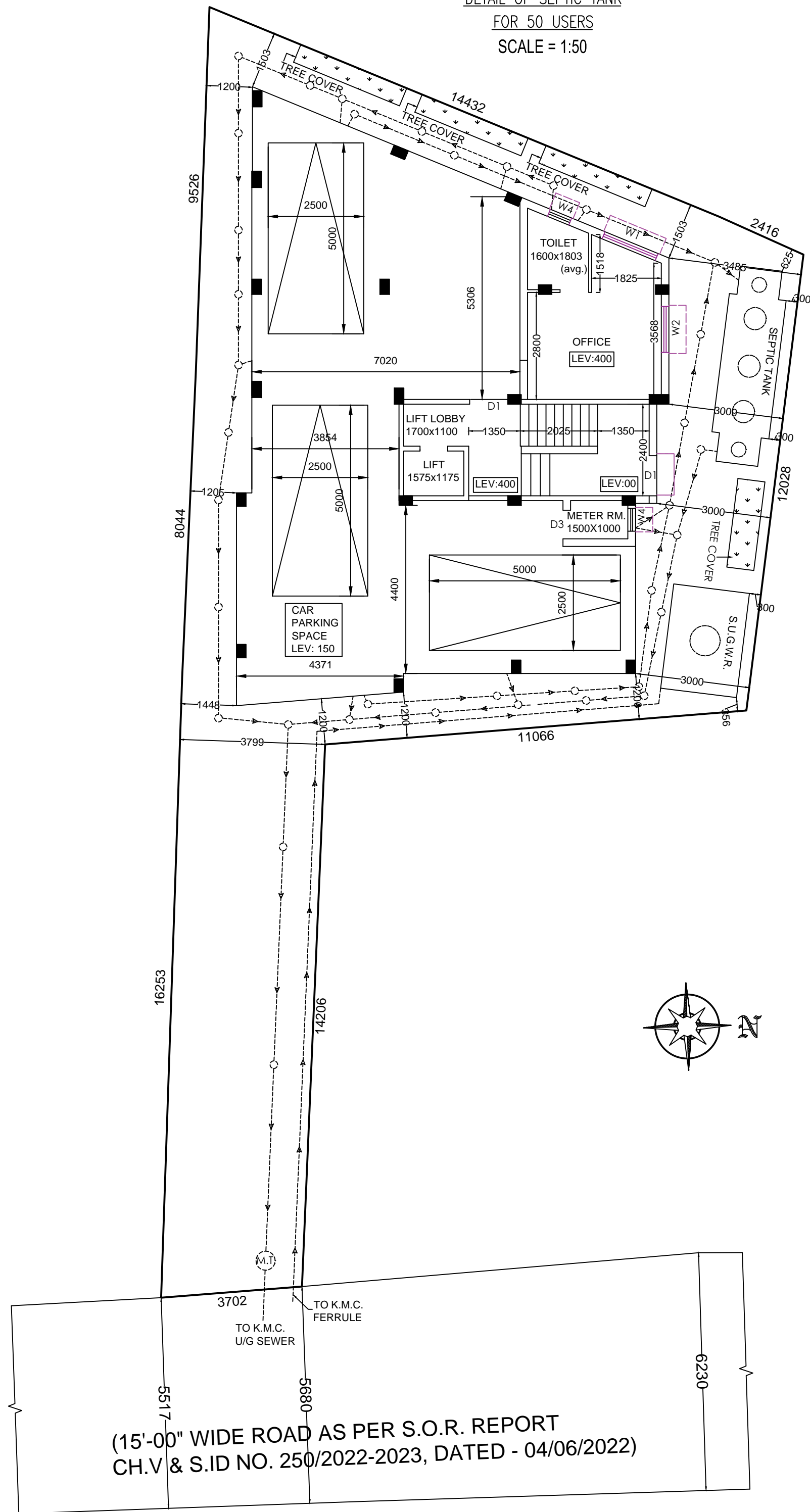
DETAIL OF SEMI UNDER GROUND WATER RESERVOIR
CAPACITY - 800 Gals.
SCALE = 1:50



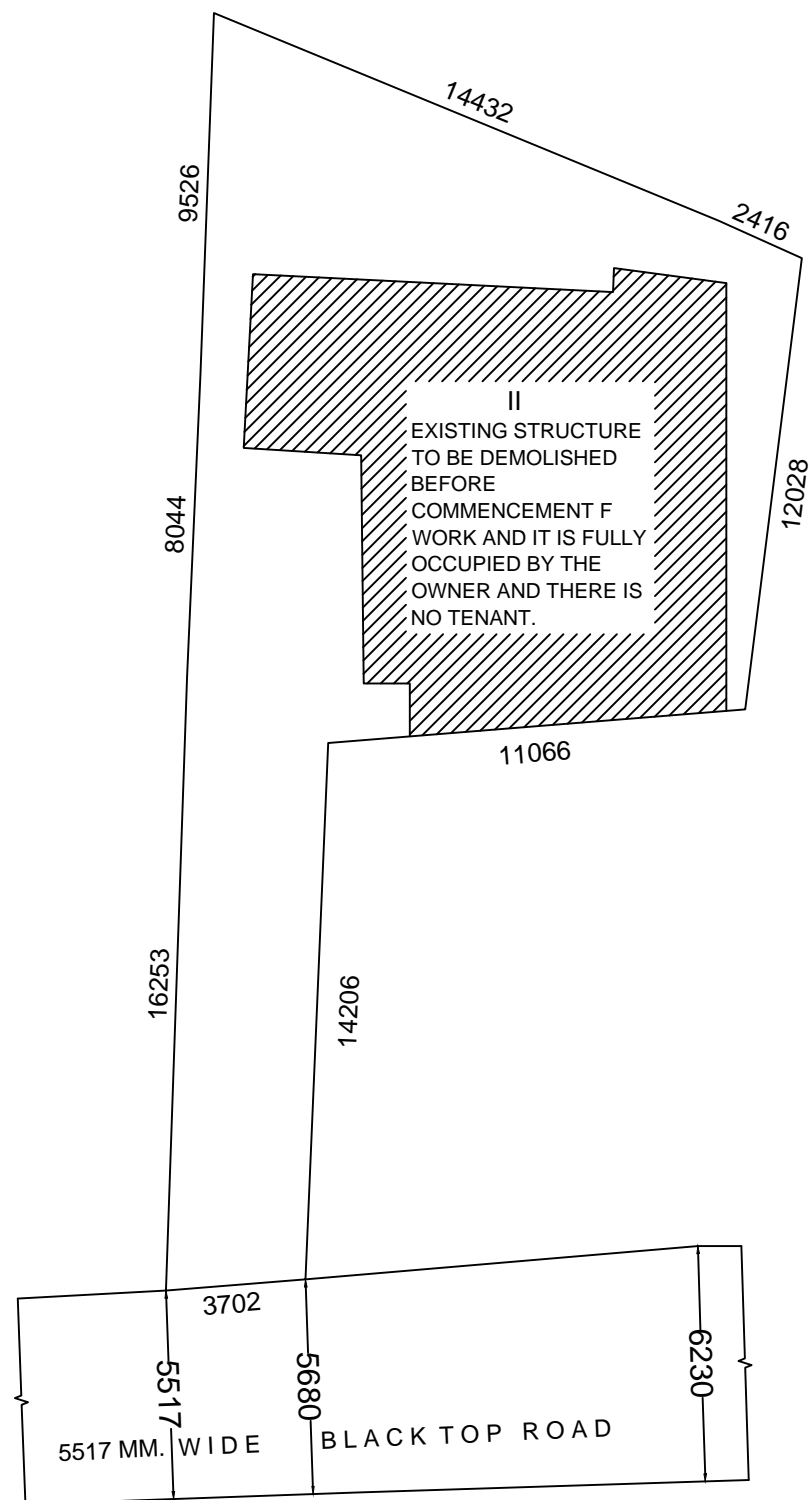
SITE PLAN
SCALE : 1:600



LOCATION PLAN
SCALE : 1:4000



GROUND FLOOR PLAN
SCALE: 1:100



EXISTING PLAN
SCALE: 1:200

PROPOSED G + III STORIED RESIDENTIAL BUILDING PLAN (U/S 393A OF K.M.C. ACT. 1980 & BUILDING RULE 2009 AT PREMISES NO. - 1/1, BAISHNABGHATA BYE LANE, WARD NO. - 100, BOROUGH NO. - X, KOLKATA - 700047, IN MOUZA - BAISHNABGHATA, J.L. NO. - 28, DAG NO. - 175 & 174, KHATIAN NO. - 214 & 296/1 UNDER KHATIAN NO. 296, TOUZI NO.- 56 & 151 P.S. - NETAJI NAGAR.

NOTES AND SPECIFICATIONS :-

- All dimensions are in mm.
- 25 thk. D.P.C. will be 1:2:4 P. C. C. with approved water proofing compound.
- Brick work with 1st. class picked and mortar (sand-cement) for 200 & 250 thk. brick work - 6:1, & for 75thk. brick work - 4:1.
- For all P.C.C. / R.C.C. work use M20 grade of concrete, with 20mm down aggregate, coarse sand & portland cement, with water-cement ratio 0.4 to 0.5.
- For all R.C.C. work use Fe415 grade of steel.
- The depth of S.Tank & SUGWR should not exceed the depth of the nearby foundation.

SCALE

1 : 100, 1 : 50, 1 : 600, 1 : 4000

DRAWN BY

PRATIK DAS

B.P. No. : 2022100133

DATE : 24-SEP-2022

valid for 5 years from date of sanction.

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-X

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. : 211000100059

2. NAME OF THE OWNER :
SRI PRANAB KUMAR CHOUDHURY &
SRI AJIT KUMAR CHOWDHURY.

3. NAME OF THE APPLICANT :

SRI DIPANKAR MITRA PROP. OF M/S
LOKENATH ENTERPRISE & C.A. OF
SRI PRANAB KUMAR CHOUDHURY &
SRI AJIT KUMAR CHOWDHURY.

4. DETAILS OF MOTHER DEED:

BOOK No. : I CD VOL. No. 66
PAGES : 13 to 21 BEING No.: 4183
DATE : 14/08/1963 REGD. AT : J.S.R ALIPORE

5. DETAILS OF REG. GIFT DEED:

BOOK No. : I CD VOL. No. 1601-2019
PAGES : 38786 to 38813 BEING No.: 160100767
DATE : 14/03/2019. REGD. AT : D.S.R -I (24 PGS(S))

6. DETAILS OF REGD. BOUNDARY DECLARATION :

BOOK No. : I VOL. No. 1605 - 2022
PAGES : 4727 to 4737 BEING No.: 160500114
DATE : 20/01/2022 REGD. AT : A.D.S.R (ALIPORE)

6. DETAILS OF REGD. POWER OF ATTORNEY :

BOOK No. : I VOL. No. 1605 - 2019
PAGES : 133015 to 133034 BEING No.: 160503826
DATE : 11/07/2019. REGD. AT : A.D.S.R (ALIPORE)

PART - B

1. AREA OF LAND

- a) As per title deed : 296.265 Sq.Mt.
b) As per boundary declaration : 296.209 Sq.Mt.
c) As per U.L.C. : - N.A. -

2. a) SPLAY PORTION OF LAND : N.A.

b) STRIP PORTION OF LAND : N.A.

3. PERMISSIBLE GR. COV.: 56.739% = 168.226 Sq.Mt.

4. PROPOSED GR. COV.: 48.396% = 143.354 Sq.Mt.

5. PROPOSED AREA :

Floor	Total floor area	Lift Duct	Stair Duct	Net Built up Area	Total Exempted Area		Net Floor Area
					Stair + Stair lobby	Lift lobby	
Ground Floor	143.354 Sq.Mt.	-		143.354 Sq.Mt.	10.940 Sq.Mt.	1.870 Sq.Mt.	130.544 Sq.Mt.
1st. floor area	143.354 Sq.Mt.	1.851 Sq.Mt.	0.40 Sq.Mt.	141.103 Sq.Mt.	10.880 Sq.Mt.	1.870 Sq.Mt.	128.353 Sq.Mt.
2nd. floor area	143.354 Sq.Mt.	1.851 Sq.Mt.	0.40 Sq.Mt.	141.103 Sq.Mt.	10.880 Sq.Mt.	1.870 Sq.Mt.	128.353 Sq.Mt.
3rd. floor area	143.354 Sq.Mt.	1.851 Sq.Mt.	0.40 Sq.Mt.	141.103 Sq.Mt.	10.880 Sq.Mt.	1.870 Sq.Mt.	128.353 Sq.Mt.
Total	573.416 Sq.Mt.	5.553 Sq.Mt.	1.20 Sq.Mt.	566.663 Sq.Mt.	43.580 Sq.Mt.	7.480 Sq.Mt.	515.603 Sq.Mt.

6. PARKING CALCULATION :

A)

Tenement Marked	Tenement Size	Actual Area of Tenement	No.	Required Parking
A	98.476 Sq.Mt.	114.134 Sq.Mt.	1 No.	1 No.
B	28.978 Sq.Mt.	33.586 Sq.Mt.	1 No.	
C,E	62.595 Sq.Mt.	72.548 Sq.Mt.	2 No.	
D	64.859 Sq.Mt.	75.172 Sq.Mt.	1 No.	0 No.
F	35.254 Sq.Mt.	40.859 Sq.Mt.	1 No.	
G	29.605 Sq.Mt.	34.312 Sq.Mt.	1 No.	
-	-	-	-	-
Total Required Parking				1 Nos.

B) No. of parking provided : Cov.: 3 Nos. Open: NIL

C) Area for Required parking:

a) Ground floor = 1 Nos. x 25 SqMt = 25.0 SqMt

b) Basement = NIL

D) Actual area of parking provided :

a) Ground floor = 105.541 SqMt

b) Basement = NIL

7) Permissible F.A.R. : 1.75

8) Proposed F.A.R. : 515.603 - 25 = 490.603 / 296.209 = 1.656 < 1.75

10) Stair cover area	13.853 Sq.Mt.
11) Area of lift machine room	5.110 Sq.Mt.
12) Area of O.H. Tank	5.04 Sq.Mt.
13) Area of lift machine stair	3.628 Sq.Mt.
14) Carpet Area Of Office	15.007 Sq.Mt.
15) Built Up Area Of Office	18.053 Sq.Mt.
16) Area Of Tree Cover	6.170 Sq.Mt.
17) Addt. Area For Fees	32.311 Sq.Mt.
18) Total Area For Fees	598.975 Sq.Mt.

9. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE/TEND
Ground floor	-	-	-
1st. floor	0.84	2.4 Sq.Mt.	-
2nd. floor	0.84	2.4 Sq.Mt.	-
3rd. floor	0.84	2.4 Sq.Mt.	-
4th. floor	-	-	-
TOTAL	2.52	7.2 Sq.Mt.	-

I DO HEREBY DECLARE WITH FULL

RESPONSIBILITY THAT :

- I shall engage L.B.S. & E.S.E. during construction.
- I shall follow the instructions of L.B.S. & 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 structures.
- If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.
- The construction of S.U.G.Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.
- The plot is identified by me during Departmental inspection.
- This is a solid land and not a filled up land.
- The plot has an existing II DH Structure & it is fully occupied by the owner & there is No Tenant.
- There is no court case pending against this premises.

**SRI DIPANKAR MITRA PROP. OF M/S
LOKENATH ENTERPRISE & C.A. OF
SRI PRANAB KUMAR CHOUDHURY &
SRI AJIT KUMAR CHOWDHURY.**

NAME OF OWNER/C.A.

STRUCTURAL CERTIFICATE :-

The structural design and drawing of both foundation and super structure of the building has been made 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. The report of soil test has been considered during structural calculation.

KALLOL KR. GHOSHAL

E.S.E. NO.- II/60

NAME OF E.S.E.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :

Undersigned has inspected the site and carried out soil investigation thereon. 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 herein is safe & stable in all respect from geo-technical point of view.

KALLOL KR. GHOSHAL

G.T.E. NO.- II/14

NAME OF GEO-TECHNICAL ENGINEER