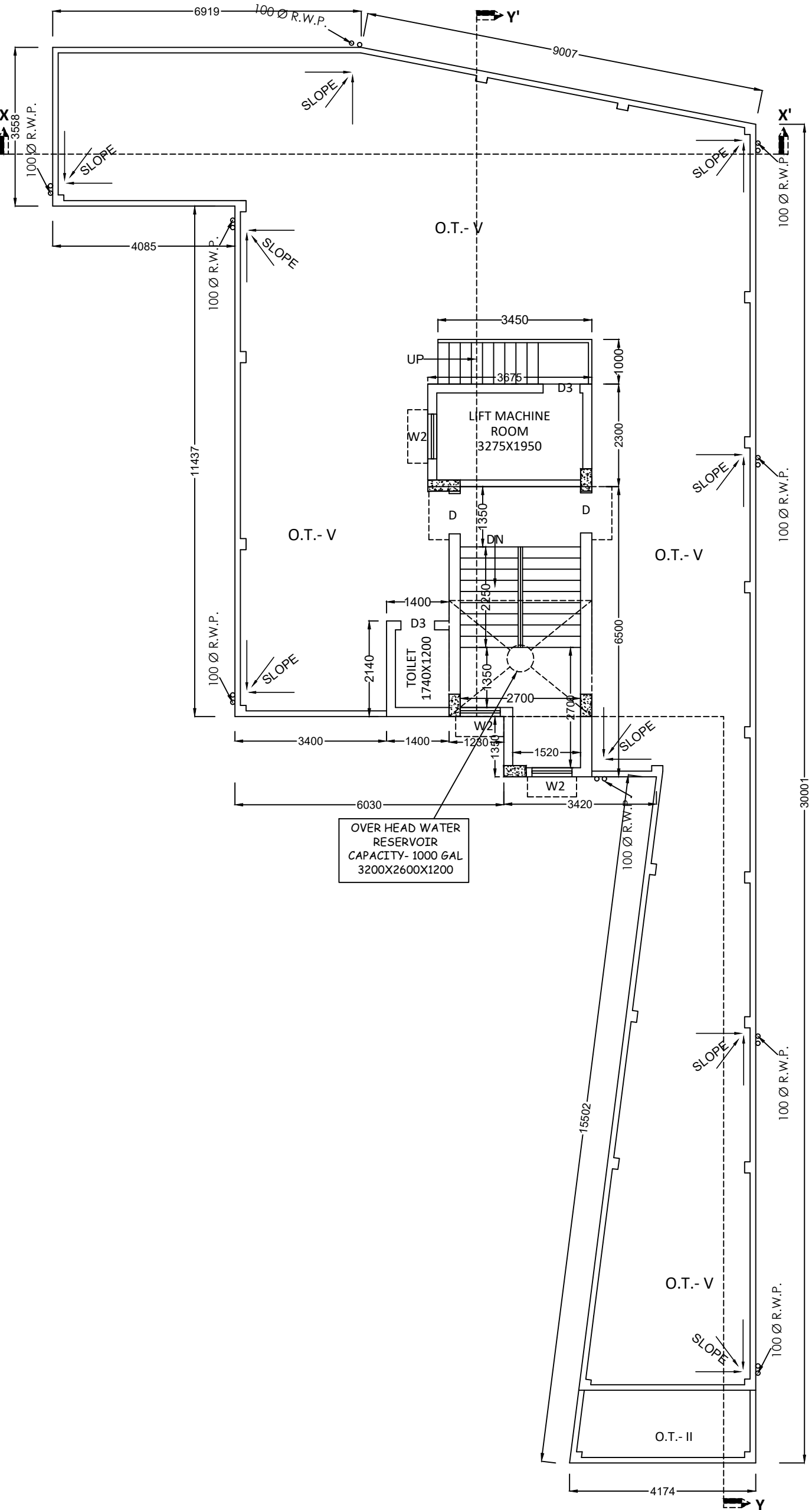
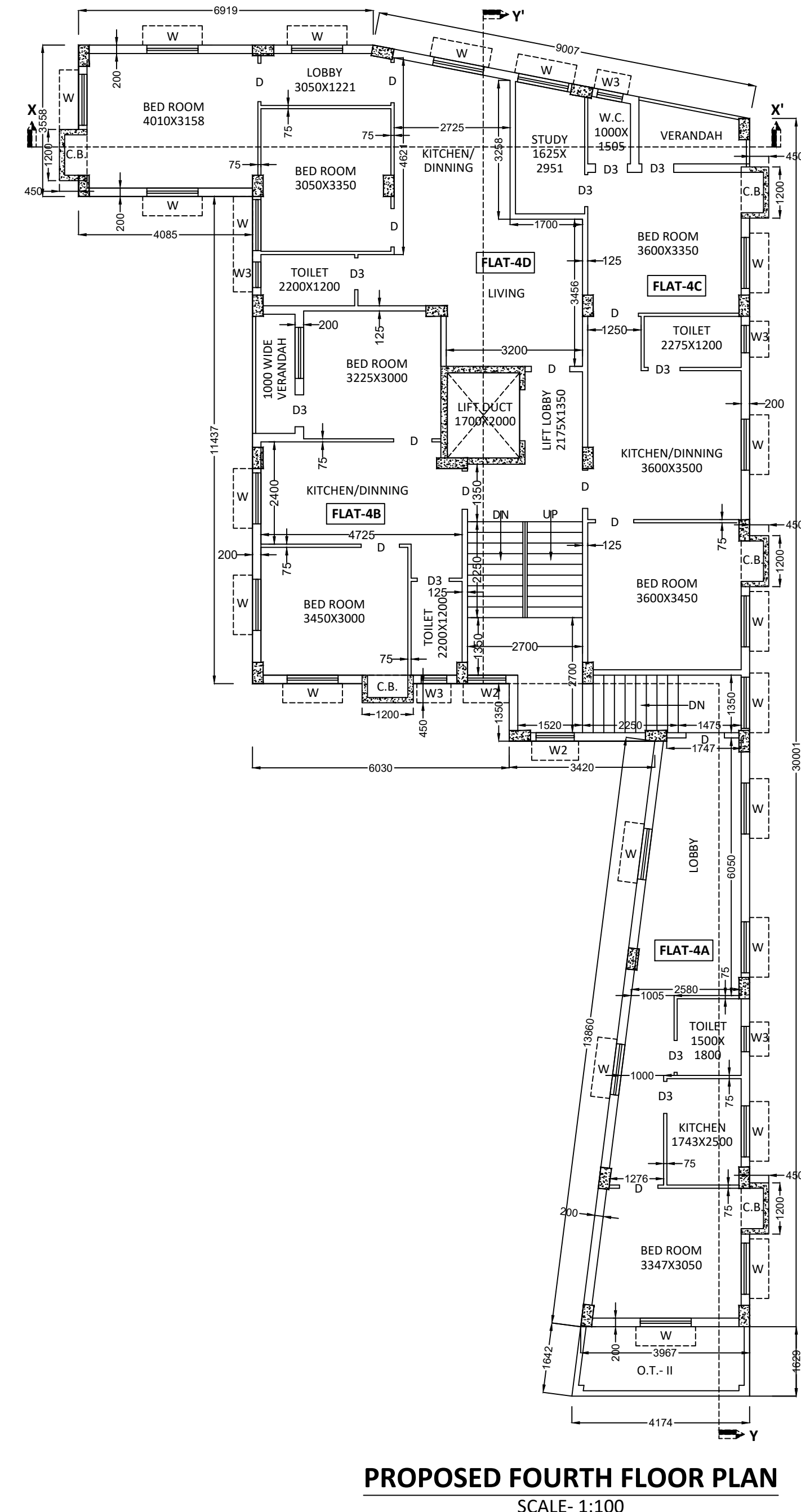
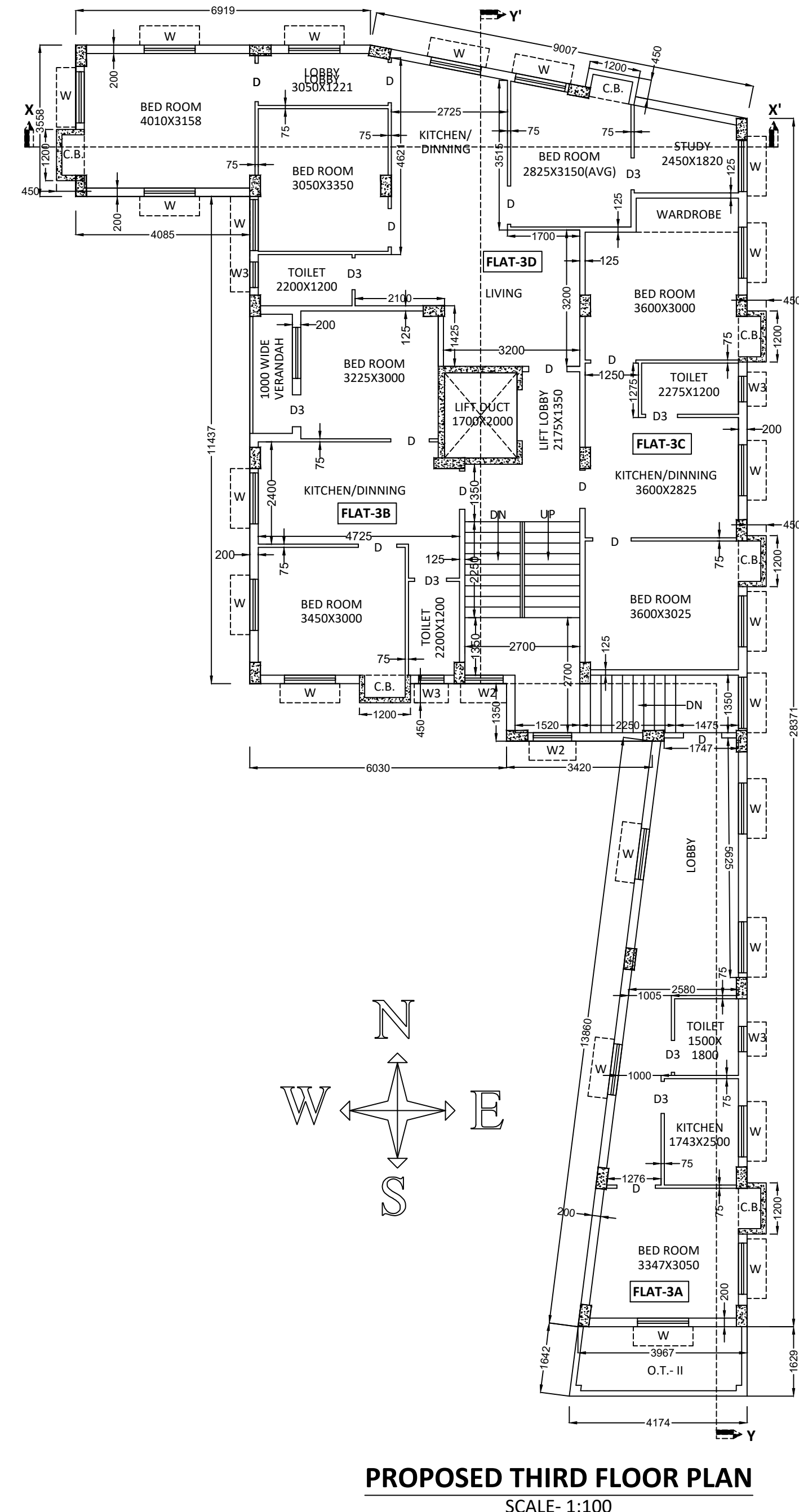
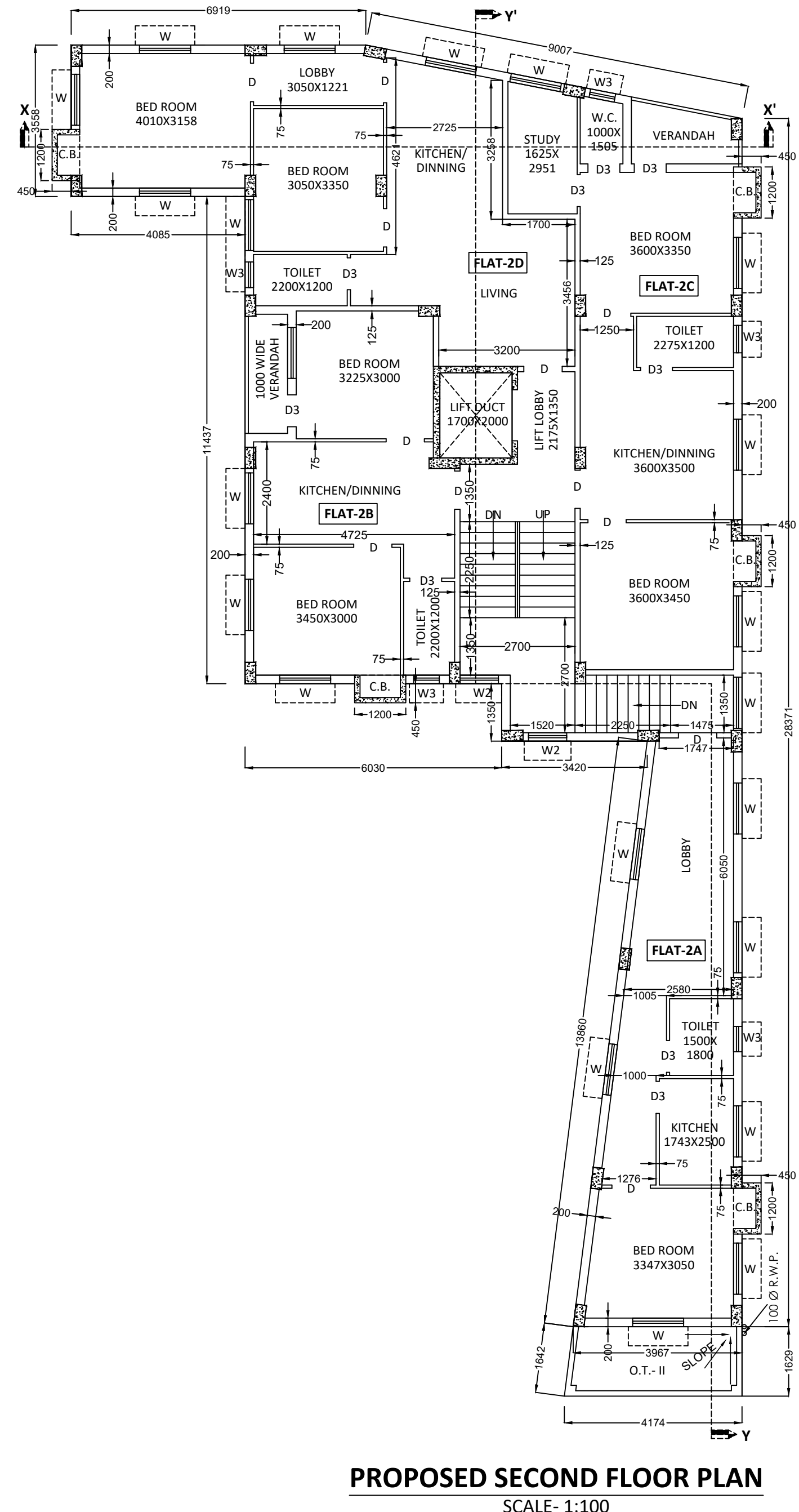
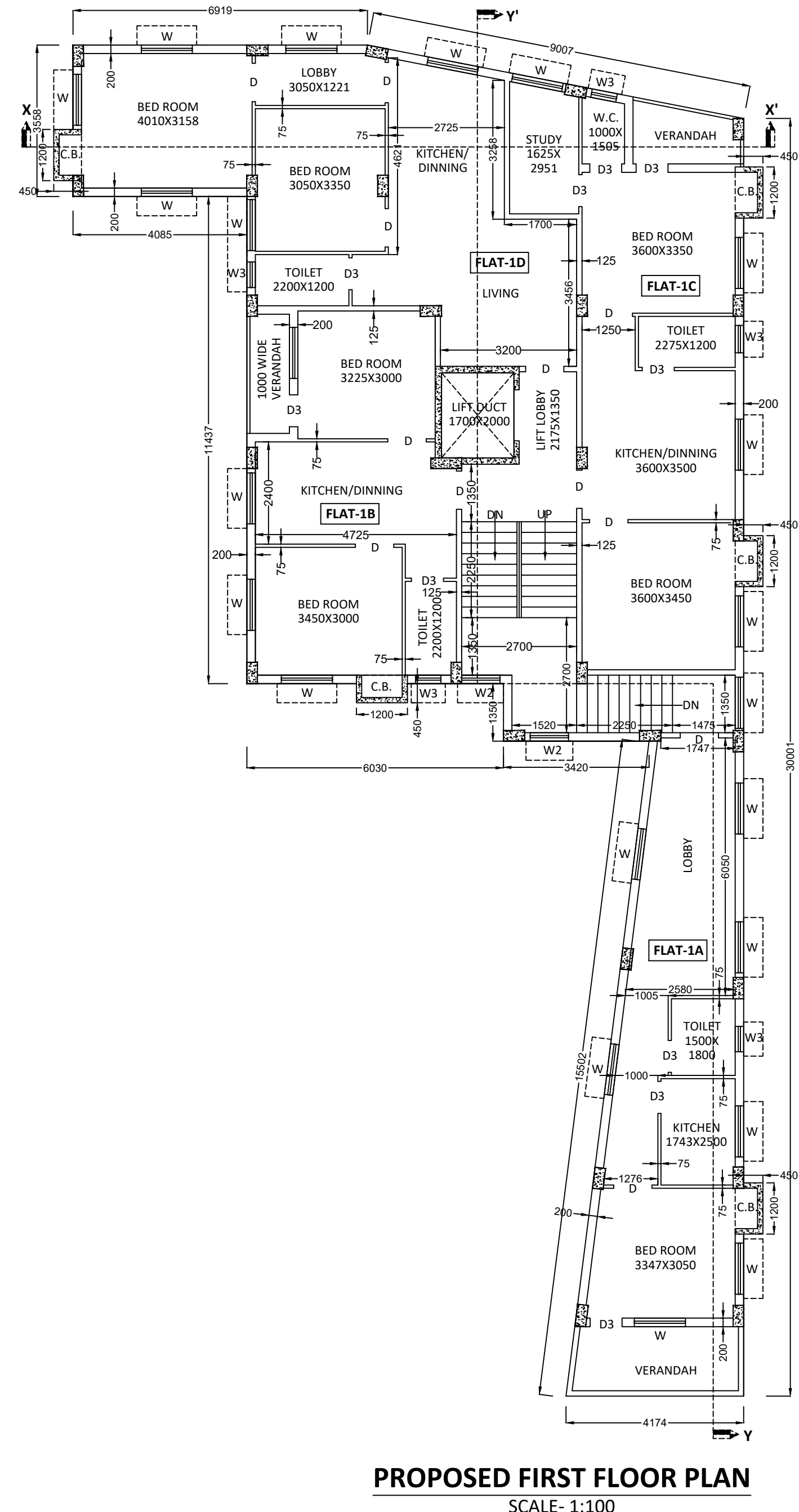
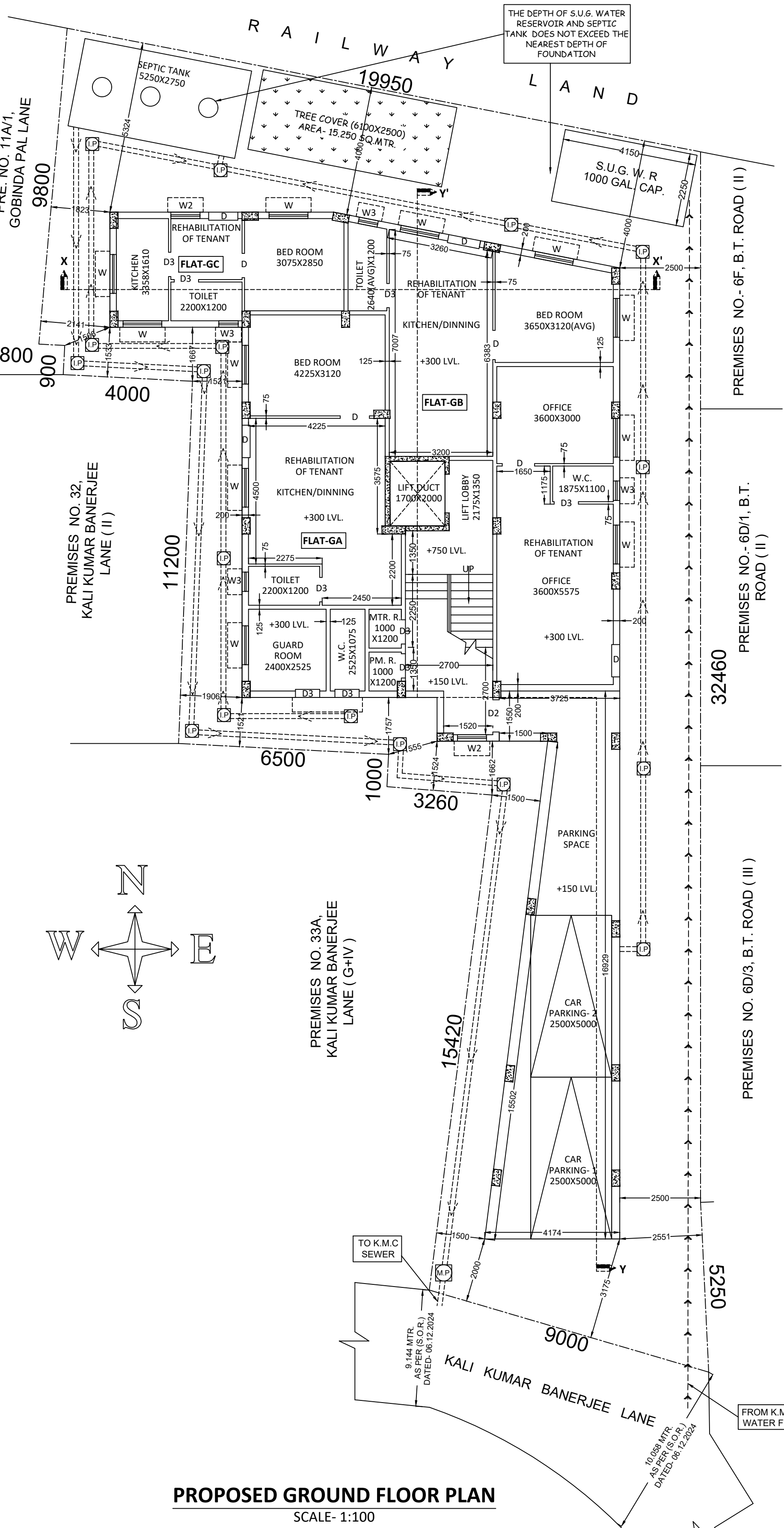
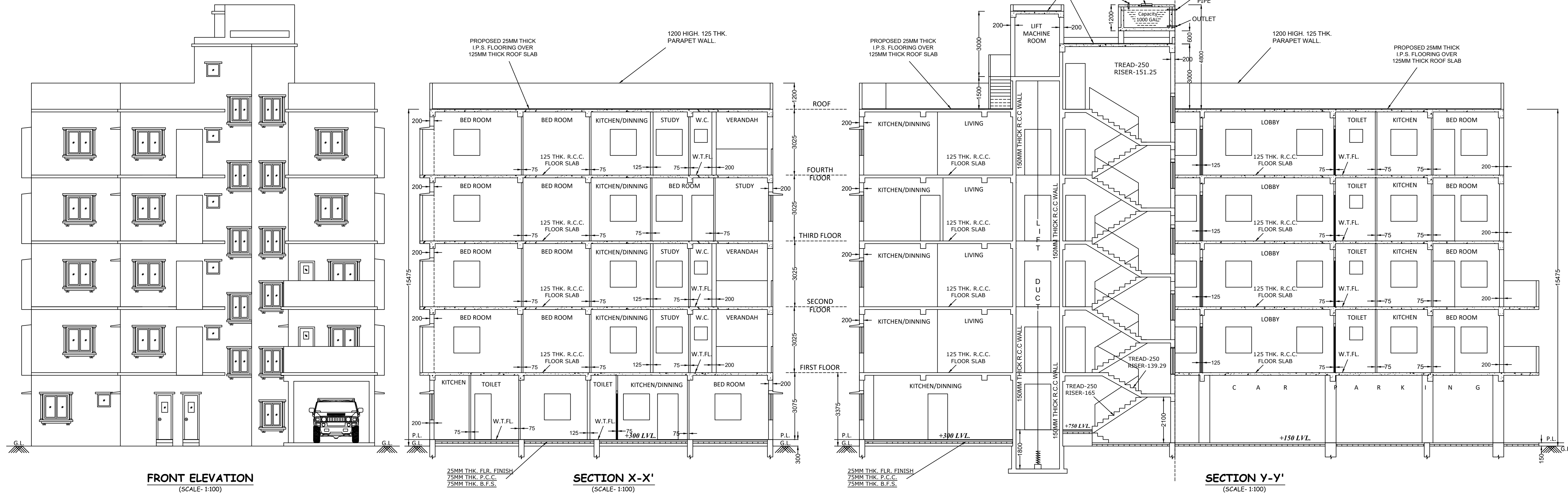




SPECIFICATIONS OF STRUCTURAL ENGINEER :-

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 BASIS OF SOIL INVESTIGATION REPORT BY CIVIL TECH SOIL TESTING MR. RUPAK KUMAR BANERJEE, ENLISTMENT NO-GT/113, (K.M.C.) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF STRUCTURAL ENGINEER
SATYABRATA CHAKRABARTI, E.S.E. NO.-II/7650

SPECIFICATIONS OF LICENSE BUILDING SURVEYOR :-

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, THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE WORK AND IT IS PARTLY OCCUPIED BY THE OWNER AND PARTLY OCCUPIED BY TENANT.

NAME OF L.B.S
SIBABRATA CHAKRABORTY L.B.S. NO.-I/1120

SPECIFICATIONS 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.

NAME OF GEO TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE (GT/003)

DECLARATION OF OWNER(S):

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/ES.E BEFORE STARTING OF BUILDING FOUNDATION.

NAME OF OWNERS

1. SRI ABHISHEK SHAW, 2. SRI PRITAM DUTTA,
3. SRI RAJESH KUMAR BISWAKARMA & 4. SRI SUBAL PAUL
PARTNERS OF M/S. TRUTHA W&A C.A TO
1. SRI KRISANU BHATTACHARYA, 2. SRI INDRAJIT BANERJEE, 3. SMT DAMAYANTI BANERJEE
(GIDRCL, 4. SRI PARTHA KHAN & S. GOPA BANU)

AREA STATEMENT OF THE PLAN CASE NO. - 2024010131

PART - A :-

- ASSEESSEE NO: 110081004006
- DETAIL OF REGISTERED DEED 1:
BOOK NO: 1, VOL NO: 1666-2024, PAGE NO: 42786 TO 42809,
BENG NO: 16661666, YEAR: 2024, PLACE: A.D.S.R. SEALDAH
DETAILS OF REGISTERED DEED 2:
BOOK NO: 1, VOL NO: 1666-2024, PAGE NO: 42810 TO 42832,
BENG NO: 16661667, YEAR: 2024, PLACE: A.D.S.R. SEALDAH
DETAILS OF REGISTERED DEED 3:
BOOK NO: 1, VOL NO: 1666-2024, PAGE NO: 42738 TO 42761,
BENG NO: 16661665, YEAR: 2024, PLACE: A.D.S.R. SEALDAH
DETAILS OF POWER OF ATTORNEY:
BOOK NO: 1, VOL NO: 1666-2024, PAGE NO: 77538 TO 77556,
BENG NO: 166602421, YEAR: 2024, PLACE: A.D.S.R. SEALDAH
DETAILS OF BOUNDARY DECLARATION:
BOOK NO: 1, VOL NO: 1904-2024, PAGE NO: 223426 TO 223440,
BENG NO: 190405451, YEAR: 2025, PLACE: A.R.A - IV
DETAILS OF NON-EVICTION OF TENANT:
BOOK NO: 1, VOL NO: 1904-2024, PAGE NO: 161548 TO 161560,
BENG NO: 16606496, YEAR: 2024, PLACE: A.D.S.R. SEALDAH

- AREA OF LAND (AFTER AMALGAMATION) = 472.780 SQ.MTR.
= 7 K. 07 CH. 15 SQ.FT.
- AREA OF LAND (AS PER PHY. MEASUREMENT & BOUNDARY DECLARATION) = 488.888 SQ.MTR.
= 7 K. 07 CH. 15 SQ.FT.

B) NO OF STOREY: G+IV

- NO. OF TENEMENTS: 19 NOS.
- SIZE OF TENEMENTS: >50 SQM 11 NOS.
50 SQM TO 75 SQM 7 NOS.
75 SQM TO 100 SQM 1 NOS

PART - B :-

- AREA OF LAND (AFTER AMALGAMATION) = 472.780 SQ.MTR.
= 7 K. 07 CH. 15 SQ.FT.
- AREA OF LAND (AS PER PHY. MEASUREMENT & BOUNDARY DECLARATION) = 488.888 SQ.MTR.
= 7 K. 07 CH. 15 SQ.FT.

- PERMISSIBLE GROUND COVERAGE = 240.678 SQ.MTR. (50.907%)
- PROPOSED GROUND COVERAGE = 238.810 SQ.MTR. (50.512%)
- ROAD WIDTH = 9.144 MTR. AS PER (S.O.R.)DATED-06.12.2024 (SOUTHERN SIDE)

- PERMISSIBLE HEIGHT = 40.000 MTR.
- PROPOSED HEIGHT = 15.475 MTR.

5. PROPOSED AREA STATEMENT:-

FLOOR	TOTAL FLOOR AREA (SQ.MTR.)	DUCT OR CUTOUT (SQ.MTR.)	NET COVERED AREA (SQ.MTR.)	TOTAL EXEMPTED AREA (SQ.MTR.)	NET FLOOR AREA (SQ.MTR.)
GR. FLOOR	238.810	13.360	252.170	252.170	252.170
1ST FLOOR	238.810	3.400	242.210	242.210	242.210
2ND FLOOR	232.178	3.400	238.778	238.778	238.778
3RD FLOOR	232.178	3.400	238.778	238.778	238.778
4TH FLOOR	232.178	3.400	238.778	238.778	238.778
TOTAL	1174.154	13.600	1160.554	95.149	1065.405

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

FLAT MARKED AS	INDIVIDUAL TENEMENT AREA (SQ.MTR.)	AREA TO BE ADDED (SQ.MTR.)	ACTUAL TENEMENT AREA (SQ.MTR.)	TENEMENT SIZE	NO. OF TENEMENT	NO. OF CAR PARKING REQUIRED
GA	42.717	6.358	49.075	<50	1	
GB	40.097	5.968	46.065	<50	1	
GC	24.521	3.650	28.171	<50	1	
GA	49.645	7.390	57.035	50-75	1	
2A, 3A, 4A	43.012	6.402	49.414	<50	3	
1B, 2B, 3B, 4B	42.705	6.357	49.062	<50	4	
1C, 2C, 4C	57.869	8.614	66.483	50-75	3	
1D, 2D, 4D	59.930	8.920	68.850	50-75	3	
NC	43.013	6.402	49.415	<50	1	
ND	74.787	11.132	85.919	75-100	1	

6. (B) MERCANTILE RETAIL AREA - (COMMERCIAL)

FLOOR	DESCRIPTION	COVERED AREA	CARPET AREA	NO. OF CAR PARKING REQUIRED
GROUND FLOOR	OFFICE	39.408 SQ.MTR.	34.785 SQ.MTR.	NIL

7. F.A.R CALCULATION:-

A. PROPOSED F.A.R = $\frac{(1050 \times 225 - 50 \times 000)}{472.780} = 2.117$

B. PERMISSIBLE F.A.R = 2.25

PART - C

- NO. OF CAR PARKING REQUIRED:- 2 NOS.
- NO. OF PROPOSED CAR PARKING:- 2 NOS
- TOTAL AREA OF PRO. CAR PARKING= 54.976 SQ.MTR.
- REQUIRED TREE COVER AREA= 13.878 SQ.MTR.
- PROPOSED TREE COVER AREA= 15.250 SQ.M.
- HEIGHT OF STAIR HEAD ROOM= 3.000 MTR.
- AREA OF STAIR HEAD ROOM= 18.141 SQ.MTR.
- HEIGHT OF THE SUPPORT OF O.H.W.R.= 0.6 MTR.
- AREA OF THE O.H.W.R.= 8.520 SQ.MTR.
- HEIGHT OF THE PARAPET WALL= 1.20 MTR.
- THICKNESS OF THE PARAPET WALL= 0.125 MTR.
- TOTAL NO. OF CUPBOARD= 21 NOS.
- TOTAL AREA OF CUPBOARD = 1200X450X21= 11340 SQ.MTR.
- HEIGHT OF LIFT MACHINE ROOM= 3.000 MTR.
- AREA OF THE LIFT MACHINE ROOM= 8.453 SQ.MTR.
- AREA OF THE STAIR OF LIFT MACHINE ROOM= 3.450 SQ.MTR.
- CAPACITY OF O.H.W.R.= 1000 GAL.
- CAPACITY OF S.U.G.W.R.= 1000 GAL.
- AREA OF ROOF TOILET= 2.996 SQ.MTR.
- OTHER AREA ONLY FOR FEES = 155.209 SQ.MTR. (EXEMPTED AREA=C.B.+S.H.R.+O.H.W.R.+L.M.R. +L.M.R. STAIR/TOILET AT ROOF)

B.P. NUMBER : 2025010013 DATED : 13/05/2025

VALID TILL : 12/05/2030

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

PROPOSED PLAN OF G + IV (FIVE) STORIED RESIDENTIAL BUILDING AT PRE. NO.- 34, KALI KUMAR BANERJEE LANE, WARD NO.-006, BOROUGH NO.- I, P.S - CHITPUR, KOLKATA - 700-002, FOR SANCTION U/S 393A OF K.M.C. ACT 1980, COMPLYING K.M.C. BUILDING RULE 2009.

GROUND FLOOR PLAN, FIRST, SECOND, THIRD & FOURTH FLOOR PLAN, ROOF PLAN, SECTION-XX', YY', & FRONT ELEVATION.

S .CHAKRABORTY & ASSOCIATES
21 A, BALARAM GHOSH STREET, KOLKATA-700 004.
PHONE : 98307-36094, 8910901128.

DRAWING BY SAJJIDUL HOQUE LASKAR SCALE = 1:100, ALL DIMENSIONS ARE IN MM.