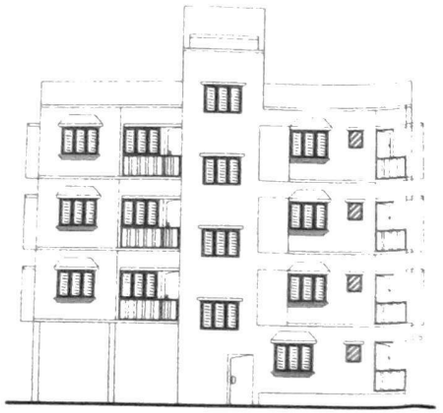
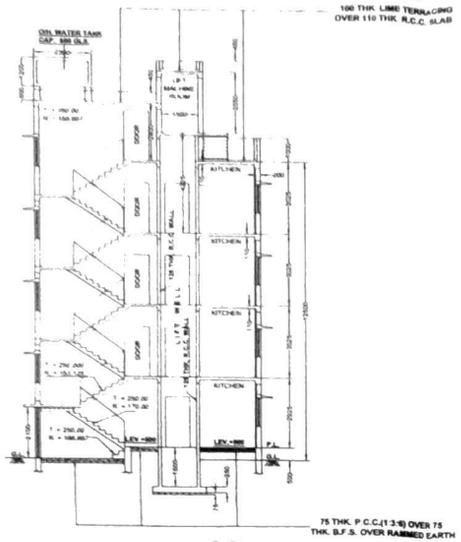


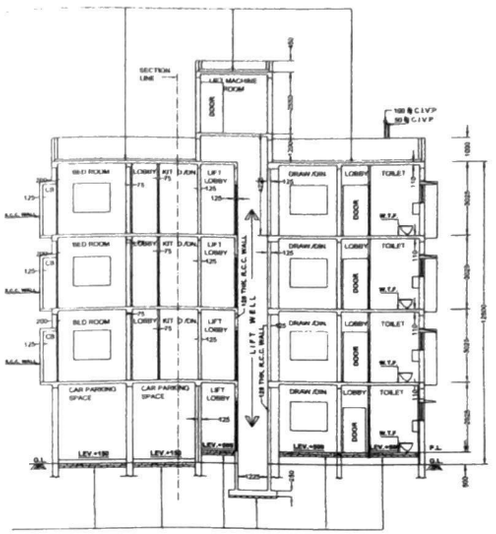
FRONT ELEVATION

(WEST SIDE)



SECTION ON -(A)(A)

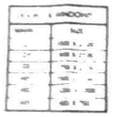
SCALE - 1:100

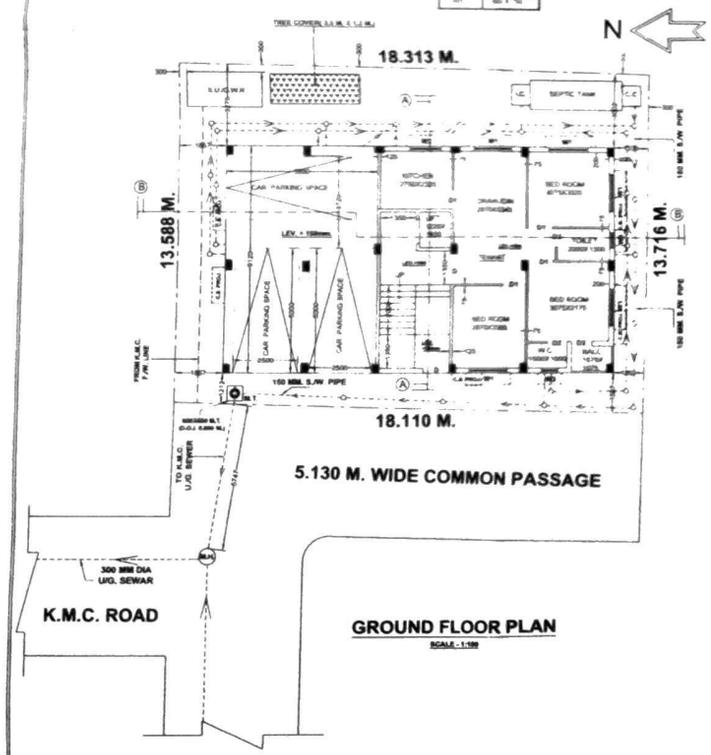


SECTION ON -(B)(B)

SCALE - 1:100

DEPTH OF SEPTIC TANK AND S.U./G.W.R. NOT EXCEED THE DEPTH OF BUILDING FOUNDATION





GROUND FLOOR PLAN

SCALE - 1:100

1). PREMISES NO.- 18/1/3, WARD NO.- 143.
2). ASSESSEE NO.- 71 - 143 - 03 - 0133 - 4.
3). NAME OF THE OWNER(S) / APPLICANT(S) - SRI PRASANTA KUMAR DHAR.
4). AREA OF LAND = 248.591 SQ.M.
5). NAME OF L.B.S. - DILIP KUMAR CHAKRABORTY
6). PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 MTS.

CO - ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

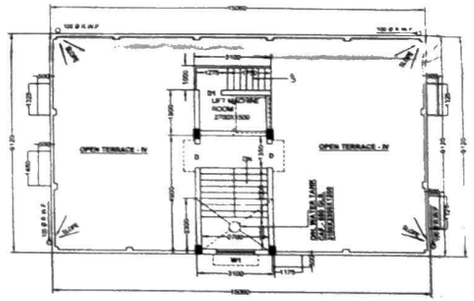
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSED	CO - ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
	22° 27' 35.00" N	88° 19' 35.00" E	4.10 MTS.

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 MEETING L.B.S. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

"BABALA CONSTRUCTION" PROPRIETOR OF SRI BANJIT PAL AS CONSTITUTED ATTORNEY OF SRI PRASANTA KUMAR DHAR

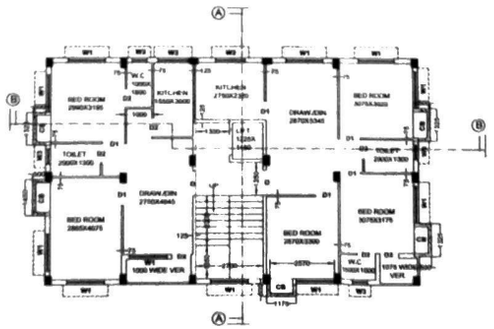
(OWNER(S) / APPLICANT(S))

DILIP KUMAR CHAKRABORTY
NAME OF L.B.S. NO. 321(2)



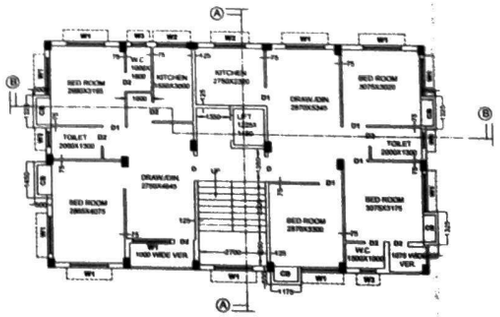
ROOF PLAN

SCALE - 1:100



1ST. FLOOR PLAN

SCALE - 1:100



TYPICAL FLOOR PLAN

2ND. & 3RD. FLOOR

SCALE - 1:100

STATEMENT OF THE PLAN PROPOSAL

1 ASSESSEE NO.- 71 143 03 0133 4
2 A) DETAILS OF REGISTERED DEED :
i) BEING NO 4994 ii) BOOK NO.- I
iii) VOL NO 116 iv) PAGE NOS.- 57 TO 69
v) DATE 20-12-2002
vi) AT D.S.R. - II, ALIPORE, SOUTH 24 PARGANAS.
2 B) DETAILS OF REGIS DEED OF CONVEYANCE :
i) BEING NO 04769 ii) BOOK NO.- I
iii) VOL NO 13 iv) PAGE NOS.- 3976 TO 3997
v) DATE 12.06.2014
vi) AT A.D.S.R. - BEHALA, SOUTH 24 PARGANAS.
2 C) DETAILS OF POWER OF ATTORNEY :
i) BEING NO.- 160702231 ii) BOOK NO.- I
iii) VOL NO. 1607-2023 iv) PAGE NOS.- 6164 TO 6180
v) DATE 17/01/2023
vi) AT A.D.S.R. - BEHALA, SOUTH 24 PARGANAS
2 D) DETAILS OF BOUNDARY DECLARATION :
i) BEING NO 160702882 ii) BOOK NO.- I
iii) VOL NO.- 1607-2023 iv) PAGE NOS.- 71983 TO 71996
v) DATE 11/04/2023
vi) AT A.D.S.R. - BEHALA, SOUTH 24 PARGANAS
2 E) DETAILS OF DEED OF COMMON PASSAGE :
i) BEING NO/ 160702886 ii) BOOK NO.- I
iii) VOL NO 1607-2023 iv) PAGE NOS.- 71921 TO 71982
v) DATE 11/04/2023
vi) AT A.D.S.R. - BEHALA, SOUTH 24 PARGANAS.
2 F) DETAILS OF NON PVCT OF TENANT :
i) BEING NO.- 160702883 ii) BOOK NO.- I
iii) VOL NO 1607-2023 iv) PAGE NOS.- 71943 TO 71955
vi) DATE 11/04/2023
vii) AT A.D.S.R. - BEHALA, SOUTH 24 PARGANAS
3.) AREA OF LAND = 03 KT. 12 CH. 09 SFT (AS PER DEED) = 250.936 SQ.M.
3.a AREA OF LAND AS PER BOUNDARY DECLARATION = 248.591 SQ.M.
4 ROAD WIDTH = 5.130 M.
5. HEIGHT OF THE BUILDING = 12.300 M.
6. NO OF STORIES = G+III

1 GROUND COVERAGE :
a) PERMISSIBLE = 145.125 SQ.M. (58.350 %)
b) CONSUMED = 137.347 SQ.M. (55.250 %)
2 F.A.S.
a) PERMISSIBLE 1.750
b) CONSUMED 1.749
3 COVERED AREA :
GR. FLOOR AREA = 137.347 SQ.M.
1ST FLOOR AREA = 135.571 SQ.M.
2ND FLOOR AREA = 135.571 SQ.M.
3RD FLOOR AREA = 135.571 SQ.M.
TOTAL FLOOR AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 434.798 SQ.M.
TOTAL AREA EXEMPTED IN THIS RULE = 59.284 SQ.M.
GROSS TOTAL COVER AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE = 544.889 SQ.M.
4 STAIR COVER AREA = 16.150 SQ.M.
5. CAR PARKING REQUIRED = 2 NOS
6. CAR PARKING PROVIDED = 3 NOS.
7. CAR PARKING AREA = 53.717 SQ.M.
8. LIFT MACHINE ROOM AREA & STAIR = 6.000 SQ.M.
9 O.H. WATER TANK AREA = 7.139 SQ.M.
10. TOTAL C.B. AREA = 9.000 SQ.M.
11 NO. OF TENAMENT 07 NOS.
12 SIZE OF TENAMENT :
50 SQM. TO 75 SQ.M. 03 NOS.
75 SQM. TO 100 SQ.M. 04 NOS.
13. TREE COVER AREA (PERMISSIBLE) = 3.381 SQM. (1.360%)
14. TREE COVER AREA (CONSUMED) = 4.2000SQM (1.700%)

L.B.S. DECLARATION

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN-OF AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING K.M.C. ROAD CONFORMS WITH THE PLAN AND THAT IT IS A BUILDABLE SITE NOT TANK OF FILLED UP TANK, THE LAND IS BOUNDED BY BOUNDARY WALLS.

DILIP KUMAR CHAKRABORTY
NAME OF L.B.S. NO - 321 (2)

STRUCTURAL DECLARATION

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE B.I.S. LATEST CODE OF BESA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
SOIL TESTING HAS BEEN DONE BY - BHASKAR ROY, OF " SOIL - TECH", AT SERIAL PRINCE GOLAM HOSSAIN SHAH ROAD, JADAVPUR, KOLKATA- 700032.
THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION

BHASKAR ROY (9143)
NAME OF STRUCTURAL ENGINEER

NOTES & SPECIFICATION

1 ALL DIMENSION ARE IN M.M. UNLESS OTHERWISE NOTED
2 ALL OUTER WALLS ARE 200TH. IN C.M.-1:6 & PARTITION WALLS ARE 125TH. & 75TH. IN C.M.-1:4
3 GRADE OF STEEL Fe-500
4. GRADE OF CONCRETE.- M20
5. ALL MATERIALS & CONSTRUCTION SHALL BE AS PER I.S. CODE & N.B.C.
6. PROPORTION OF D.P.C. - 1:2:4 WITH CICO POWDER
7 DEPTH OF SEPTIC TANK & S.U.W.R. SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION
8. PROPORTION OF LIME TERRACING 2:2:7

OWNERS DECLARATION

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND S.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND S.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND AT JOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEBB UID WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / S.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

"BABALA CONSTRUCTION" PROPRIETOR OF SRI BANJIT PAL AS CONSTITUTED ATTORNEY OF SRI PRASANTA KUMAR DHAR

NAME OF OWNER

DECLARATION OF GEO-TECHNICAL ENGINEER

I UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE 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 AND STABLE IN ALL RESPECT FROM GEO- TECHNICAL POINT OF VIEW

BHASKAR ROY
NAME OF LICENSE NO - G.T./912

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S - 393 (A) OF K.M.C. ACT 1980, COMPLYING BUILDING RULES 2009 AT PREMISES NO.- 18/1/ 3, BALAKA, WARD NO.- 143, BOROUGH NO.- XVI, P.S.- HARIDEVPUR, KOLKATA- 700104, UNDER K.M.C.

NAME OF OWNER:- 1). SRI PRASANTA KUMAR DHAR

DRAWN BY- DILIP KR. CHAKRABORTY
CIVIL ENGINEER
L.B.S.- CLASS - I (K. M. C.)

OFF - 22, BONOMALI NASKAR ROAD
CALCUTTA - 700060

N

SCALE - 1:100

B.P. NO. - 2025160131
VALID UPTO - 02.07.2030

DATE- 03.07.2025

BABLU PRAMANICK Digitally signed by BABLU PRAMANICK Date: 2025.07.03 12:52:14 +05'30'

DIGITAL SIGNATURE OF A.E.