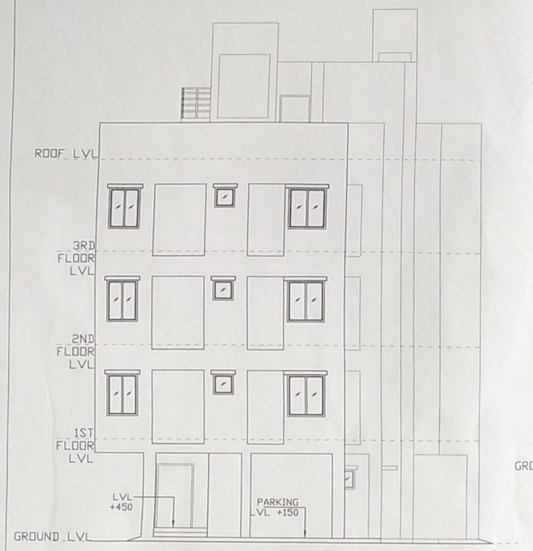

FRONT ELEVATION

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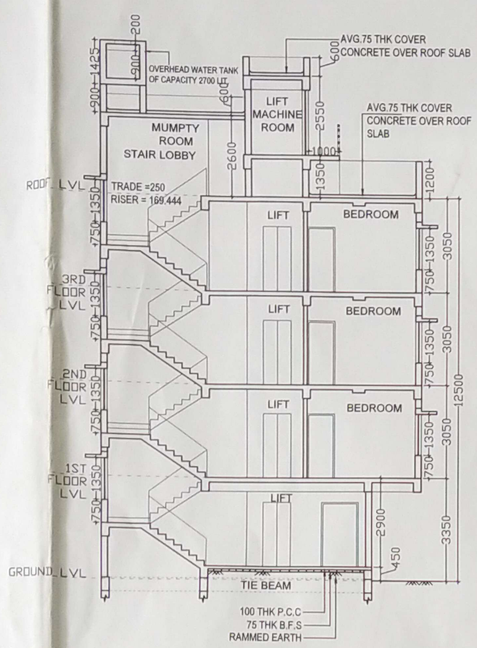


SECTION THROUGH AA

SCALE= 1:100

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

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22.477903 N	88.402914 E	4.4 MT.

CALCULATION AS PER OFFICE CIRCULAR NO. 13 OF 2022-23 DTD. 07 / 12 / 2022:-

HEIGHT OF THE BUILDING = 12.5 METER (PERMISSIBLE TOP LEVEL AS PER CCZM) - 4.40 METER (SITE ELEVATION FROM AMSL) - 18 METER (HEIGHT UPTO TOP OF THE ROOF STRUCTURE WHICH INCLUDE SHR, LMR, ANTENNA ETC) = 33 METER

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 MTCH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PAR LAW. THE SITE DOES NOT FALL WITHIN RED ZONE OF CCZM/AAB.

M/S N.S. CONSTRUCTION PARTNERS- SMT. SUCHISMITA MUKHERJEE , SRI NILOY PROKASH GANGOLI & SRI GOUTAM DEY AS CONSTITUTED ATTOTNEY OF SRI. SUSANTA MALLICK, SRI. NILOY PROKASH GANGOLI & SMT. SUCHISMITA MUKHERJEE.

NAME OF APPLICANT

AR. DEBRANJAN CHANDA
RGN. NO:CA/2003/31582

NAME OF L.B.A.

SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
DOOR MKD.	WIDTH	HEIGHT	WIND. MKD.	WIDTH	HEIGHT
D0	1200	2100	W1	1800	1350
D1	1100	2100	W2	1500	1350
D2	1000	2100	W3	1200	1350
D3	900	2100	W4	1000	1350
D4	750	2100	W5	650	650

SPECIFICATIONS

1. SPECIFICATION OF MATERIAL & WORKMAN SHIP FOLLOWS N.B.C. 2016
2. GRADE OF STEEL Fe500 & GRADE OF CONCRETE M20.
3. 200TH. & 125TH. 75TH. BRICK WORK WILL BE MADE OF 1st CLASS BRICK IN MORTER 1:5 & 1:4 RESPECTIVELY.
4. 25TH. D.P.C. (1:2:4) WITH WATER PROOFING COMPOUND.
5. PLAIN CEMENT CONCRETE (1:3:6).
6. PLASTERING WITH CEMENT SAND MORTER (1:5) FOR BRICK WORKS.
7. PLASTERING WITH CEMENT SAND MORTER (1:4) FOR R.C.C. WORKS.
8. AVG.75 MM THICK SCREED CONCRETE FOR ROOF TREATMENT.
9. LIFT WALL ARE 150TH. R.C.C. WALL.
10. WALL FLOORS ARE TILE/MARBLE FLOORING.

STATEMENT OF PLANCASE NO.:-

PART-A:

1.a) ASSESSEE NO. 31-109-08-6821-8.

1.b) NAME OF THE OWNER :
SRI. SUSANTA MALLICK SRI. NILOY PROKASH GANGOLI SMT. SUCHISMITA MUKHERJEE

1.c) NAME OF CONSTITUTED POWER OF ATTORNEY :-
M/S N.S. CONSTRUCTION PARTNERS- SMT. SUCHISMITA MUKHERJEE , SRI. NILOY PROKASH GANGOLI,& SRI. GOUTAM DEY.

1.d) BLLRO MUTATION :- CLASSIFICATION-"SHALI"- 1630025/COPY NO-14043,14034&14038
DATE:- 22/11/2024

1.e) BLLRO CONVERSION :- "SHALI" TO "BASTU"- MEMO NO.-17/3635/BL&LRO/KOL/ DT. 27/12/2023 VIDE CASE NO.- CN/2023 /1630 /3519.

1.f) K.M.C. MUTATION :- 0/109/11-JAN-24/52116 DI. 11.01.2024

2.a) DETAIL OF REGISTERED DEED.
BOOK NO : 1 VOL. NO : 1603-2023 PAGE NO : 537400 TO 537420 DATED : 18/12/2023
BEING NO : 160319566 PLACE : D.S.R.-III SOUTH 24- PARAGNAS

2.b) DETAIL OF REGISTERED DEVELOPMENT POWER OF ATTORNEY.
BOOK NO : 1 VOL. NO : 1604-2024 PAGE NO : 356241 TO 356264 DATED : 02/12/2024
BEING NO : 160412445 FOR THE YEAR 2024 PLACE : D.S.R.-IV SOUTH 24- PARAGNAS

3. a) AREA OF LAND : 322.220 SQ.M. (04K - 13CH - 3.376 SQ.FT.)
b) NO OF STOREY : G+III
4. a) NO. OF TENEMENTS : 6 NOS.
5. SIZE OF TENEMENTS : a) BELOW 50 SQ.M ..... NIL.
: b) 50 SQ.M TO 75 Sqm..... NIL.
: c) 75 SQ.M TO 100 Sqm..... 6 NOS.
: d) ABOVE 100 Sqm ..... NIL.

PART-B:

1. AREA OF LAND:- AS PER TITLE DEED(04K - 13CH - 3.376 SQ.FT.)= 322.220 SQ.M.
AS PER SITE (04K - 13CH - 3.376 SQ.FT.) = 322.220 SQ.M.
2. NET LAND AREA= 322.220 SQM.
3. (i) PERMISSIBLE GROUND COVERAGE (55.926 %)= 180.205 SQ.M.
(ii) PROPOSED GROUND COVERAGE (55.425 %) = 178.590 SQ.M.
4. PROPOSED HEIGHT= 12.5 M.

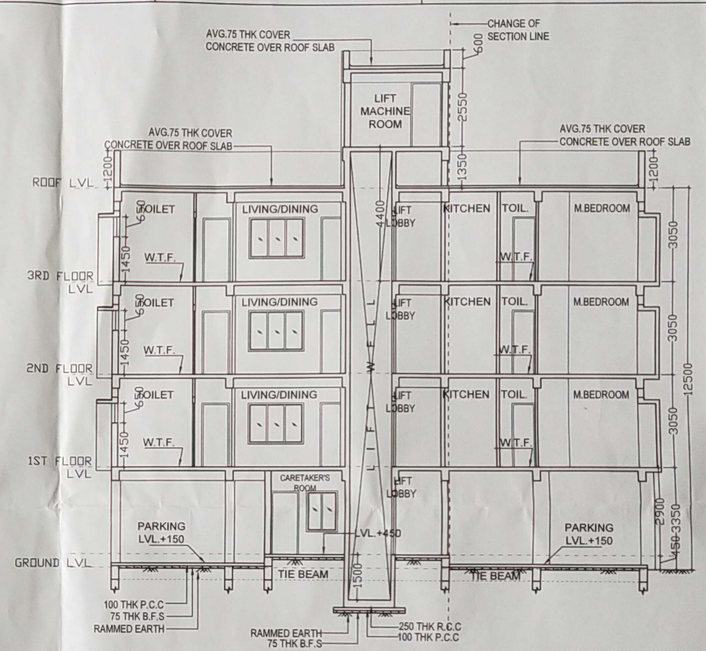
5A. PROPOSED AREA (AREA STATEMENT):-

FLOOR	TOTAL COVERED AREA (SQM)	CUTOUT		NET COVERED AREA (SQM)	TOTAL EXEMPTED AREA		NET FLOOR AREA (SQM)
		STAIR DUCT	LIFT WELL		STAIR	LIFT LOBBY	
GR. FLOOR	150.430 SQ.M.	NIL.	NIL.	150.430 SQ.M.	12.690 SQ.M.	2.876 SQ.M.	134.864 SQ.M.
1ST FLOOR	178.590 SQ.M.	0.438 SQ.M.	2.228 SQ.M.	175.924 SQ.M.	12.690 SQ.M.	2.692 SQ.M.	160.542 SQ.M.
2ND FLOOR	178.590 SQ.M.	0.438 SQ.M.	2.228 SQ.M.	175.924 SQ.M.	12.690 SQ.M.	2.692 SQ.M.	160.542 SQ.M.
3RD FLOOR	178.590 SQ.M.	0.438 SQ.M.	2.228 SQ.M.	175.924 SQ.M.	12.690 SQ.M.	2.692 SQ.M.	160.542 SQ.M.
TOTAL	686.200 SQ.M.	1.314 SQ.M.	6.684 SQ.M.	678.202 SQ.M.	50.760 SQ.M.	10.952 SQ.M.	616.490 SQ.M.

5B. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	78.415 SQ.M	15.536 SQ.M	93.951 SQ.M	3	3 NO.
B	79.837 SQ.M	16.818 SQ.M	95.655 SQ.M	3	

6A. TOTAL REQUIRED CAR PARKING = 3 NOS.
6B. TOTAL PROPOSED COVERED CAR PARKING = 5 NOS.
7. PERMISSIBLE AREA FOR PARKING = 3X25=75 SQ.M.
8. PROPOSED AREA OF PARKING = 106.720 SQ.M .
9. PERMISSIBLE F.A.R = 1.75
10. PROPOSED F.A.R= (616.490-75) /322.220 = 1.681<1.75
11. STAIR HEAD ROOM AREA = 15.951 SQ.M.
12. LIFT MACHINE ROOM AREA = 6.638 SQ.M.
13. TERRACE AREA = 178.590 SQ.M.
14. OVER HEAD TANK AREA = 4.690 SQ.M.
15. AREA OF CUP-BOARD = 10.761 SQ.M.
16. LIFT MACHINE ROOM STAIR AREA = 3.248 SQ.M.
17. PROPOSED TREE COVER AREA = 3.00 SQ.M.
18. ADDITIONAL AREA FOR FEES = 36.598 SQ.M.



SECTION THROUGH BB

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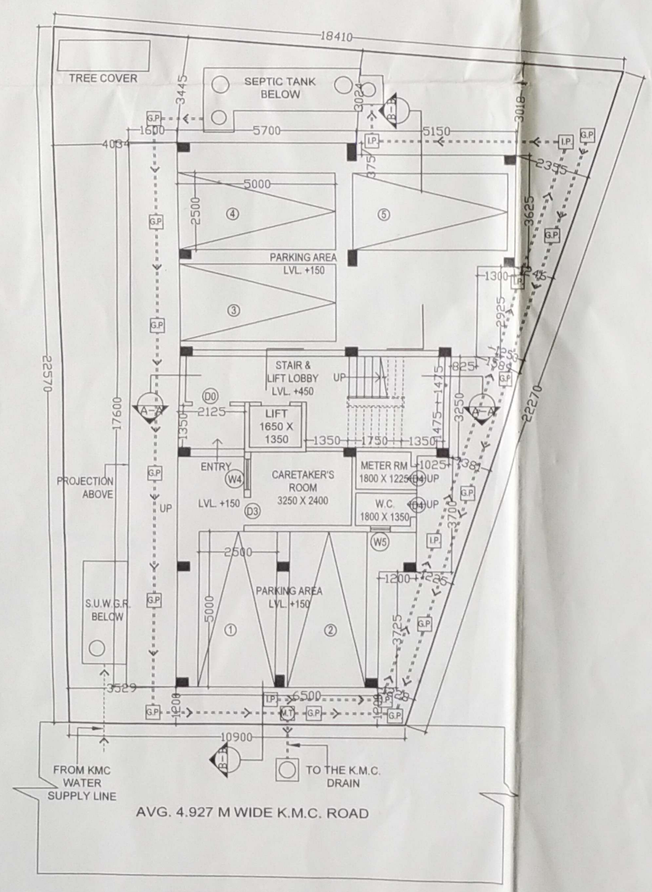
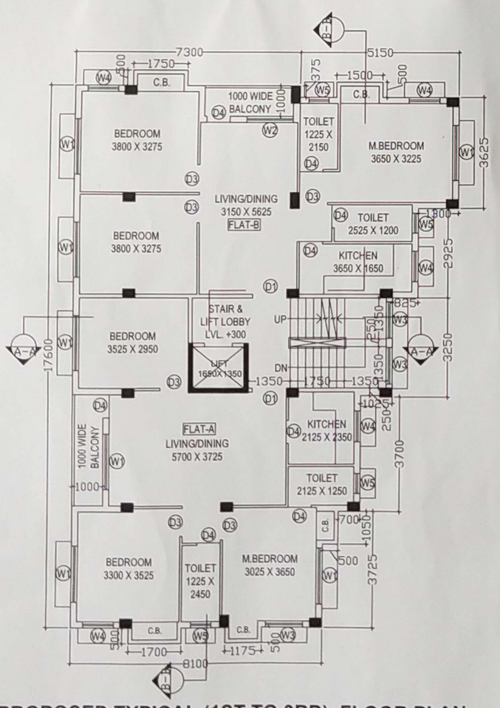


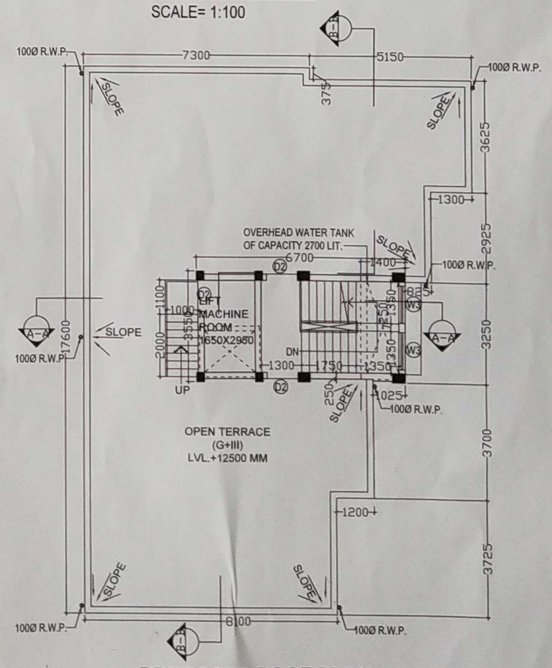
GROUND FLOOR PLAN

SCALE= 1:100



PROPOSED TYPICAL (1ST TO 3RD) FLOOR PLAN

SCALE= 1:100



PROPOSED ROOF PLAN

SCALE= 1:100

CERTIFICATE OF GEOTECHNICAL ENGINEER

THE UNDERSIGNED HAS INSPECTED THE SITE AND CERTIFIED OUT SOIL INVESTIGATION THERE ON. IT IS CERTIFIED THAT 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 THE GEOTECHNICAL POINT OF VIEW.

BHASKAR JYOTI ROY
LICENSE NO:G.T.-II/4
NAME OF GEOTECHNICAL ENGINEER

CERTIFICATE 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 RECOMMENDATION OF SOIL INVESTIGATION REPORT AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

ANIRUDDHA MUKHERJEE
LICENSE NO:E.S.E.-II/389(K.M.C.)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

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 4.927M WIDE ABUTTING BLACK TOP ROAD CONFORMS WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT. THE PLOT IS BEOND 500M FROM C/L OF THE E.M. BYPASS.

AR. DEBRANJAN CHANDA
RGN. NO:CA/2003/31582
NAME OF ARCHITECT.

DECLARATION OF APPLICANT.

I/WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / ESE BEFORE STARTING OF BUILDING FOUNDATION.THE PLOT HAVE BEEN IDENTIFIED BY ME/US AT THE TIME OF JOINT INSPECTION.

M/S N.S. CONSTRUCTION PARTNERS- SMT. SUCHISMITA MUKHERJEE , SRI NILOY PROKASH GANGOLI & SRI GOUTAM DEY AS CONSTITUTED ATTOTNEY OF SRI. SUSANTA MALLICK, SRI. NILOY PROKASH GANGOLI & SMT. SUCHISMITA MUKHERJEE.
NAME OF APPLICANT

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN , SITE PLAN, KEY PLAN, SECTION-AA & BB, FRONT ELEVATION

PROJECT.

PROPOSED G+3 STORIED (HEIGHT 12.5M) RESIDENTIAL BUILDING AT PREMISES NO. 3413, NAYABAD, KOLKATA - 700 094, UNDER K.M.C. WARD NO. 109, BOROUGH NO. XII, MOUZA - NAYABAD, J.L. NO. 25, R.S. DAG NO. 104 (P), R.S. KHATIAN NOS. - 117,119 & 121, P.S.- PANCHASAYAR. U/S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009

N

SCALE
1:100, 1:600, 1:4000.

B.P.NO.- 2025120090 DATED- 03-JUN-25
VALID UPTO- 02-JUN-30

KAJAL ROY Digitally signed by KAJAL ROY Date: 2025.06.03 13:24:34 +05'30'
DIGITAL SIGN. OF ASSISTANT ENGINEER

KALYAN GAINE Digitally signed by KALYAN GAINE Date: 2025.06.03 13:24:59 +05'30'
DIGITAL SIGN. OF EXECUTIVE ENGINEER