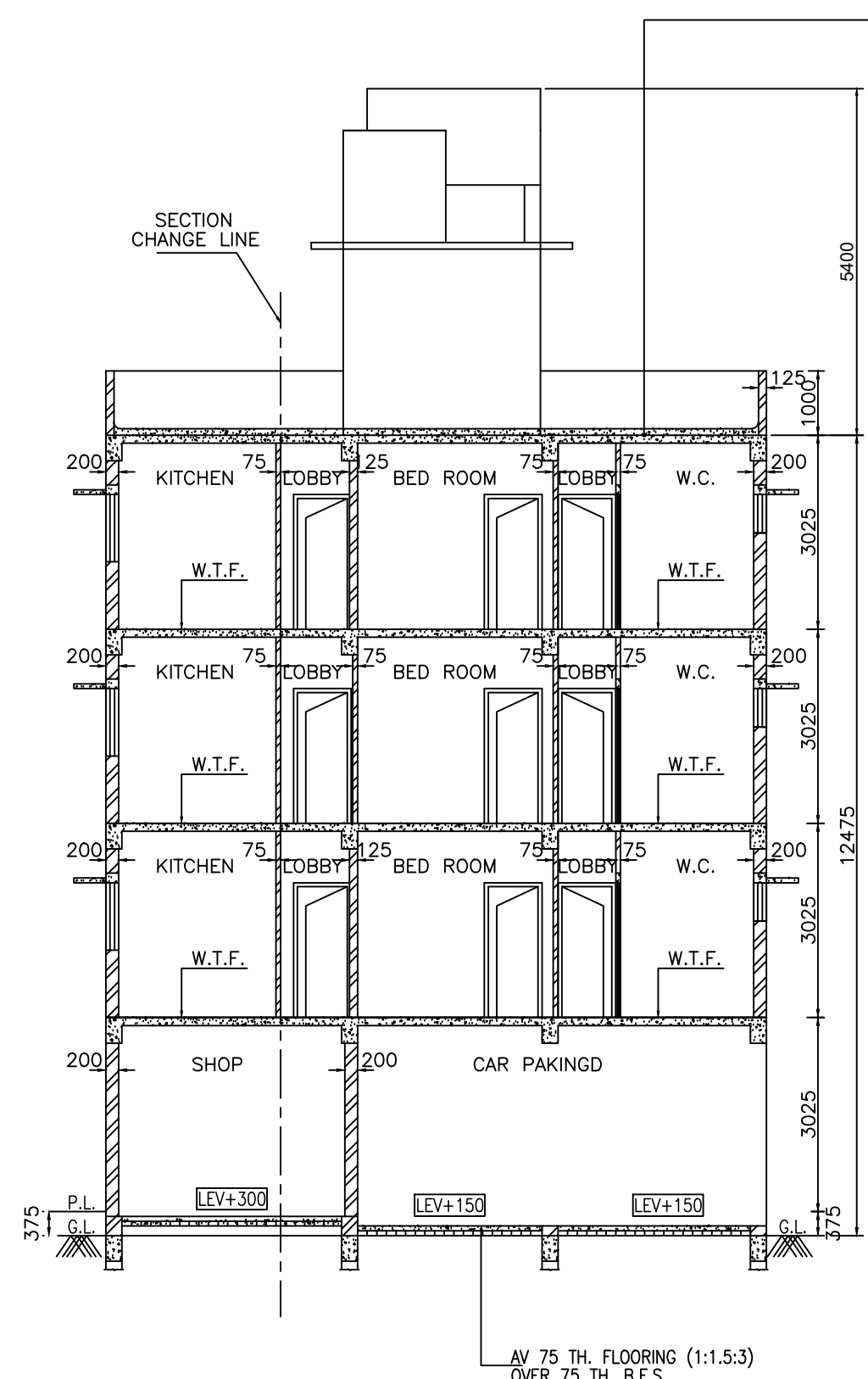
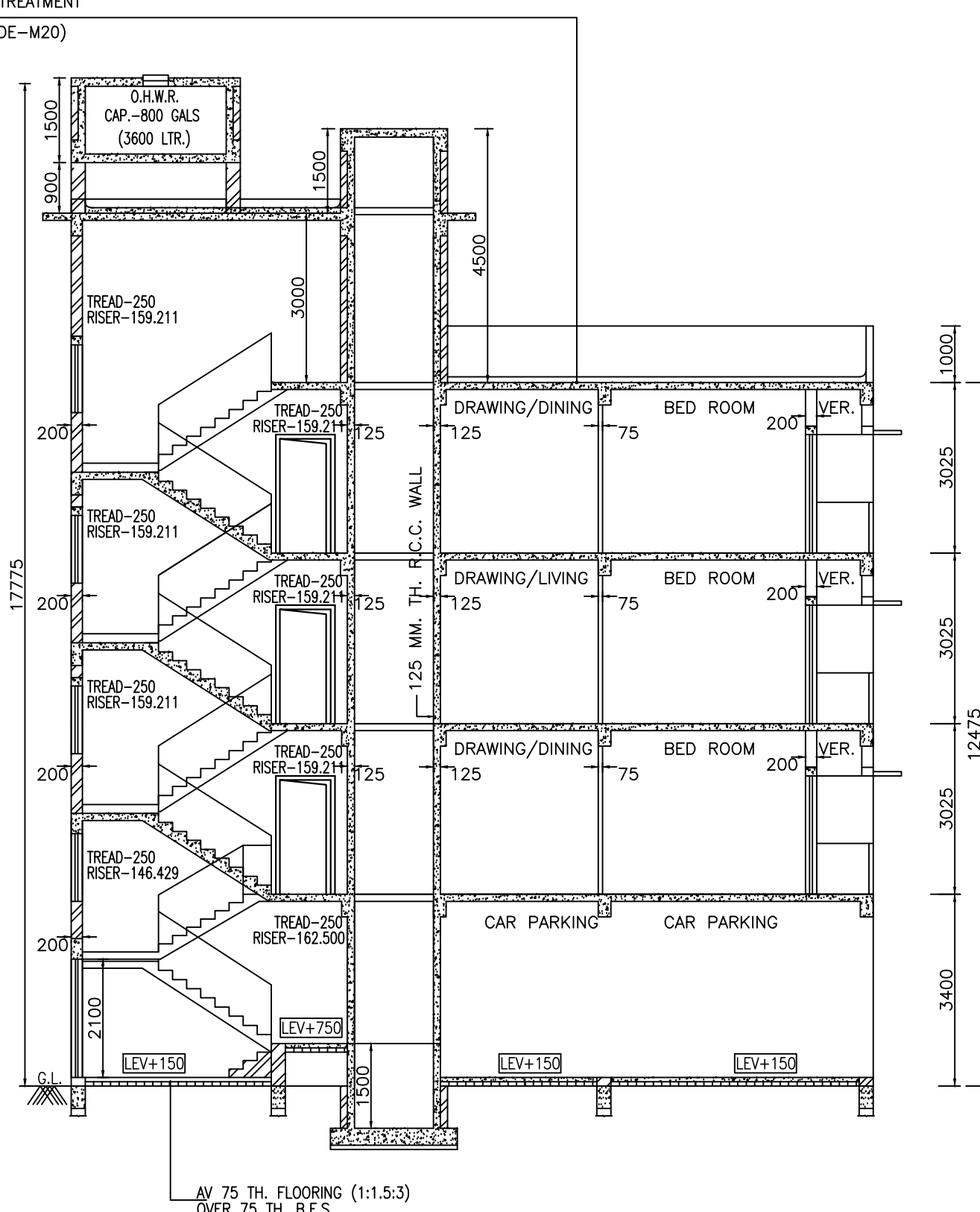


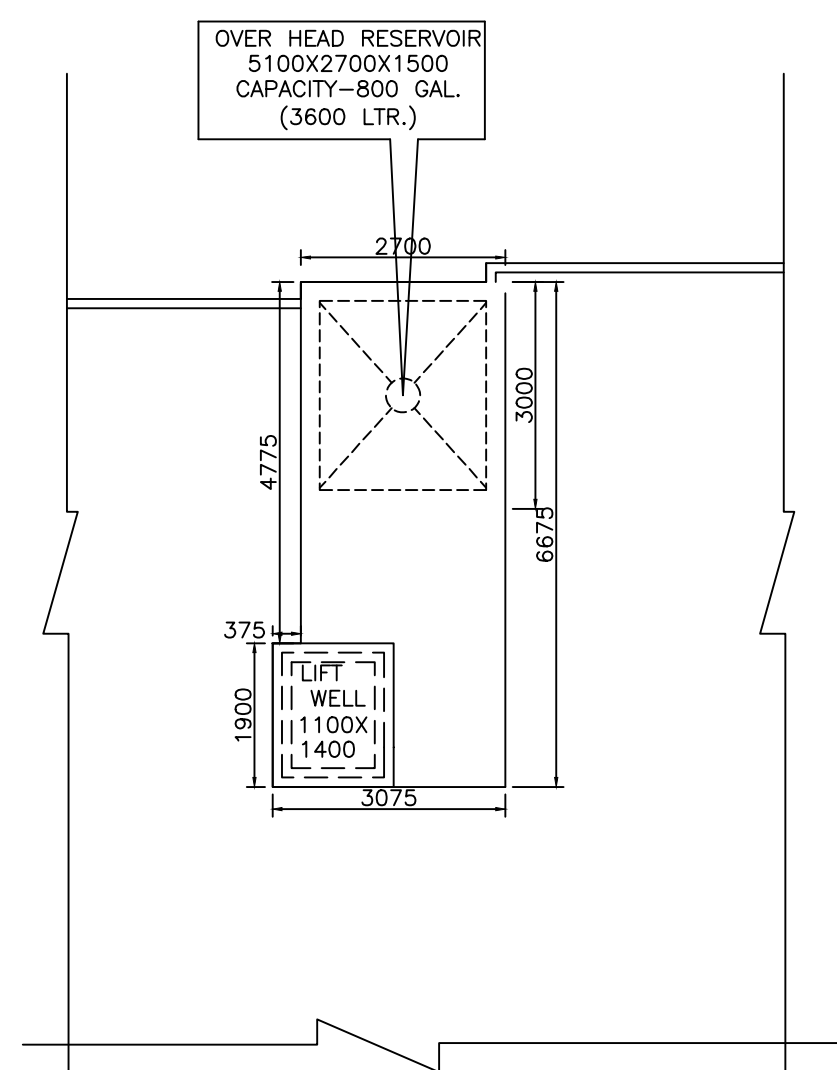
FRONT ELEVATION
SCALE-1:100



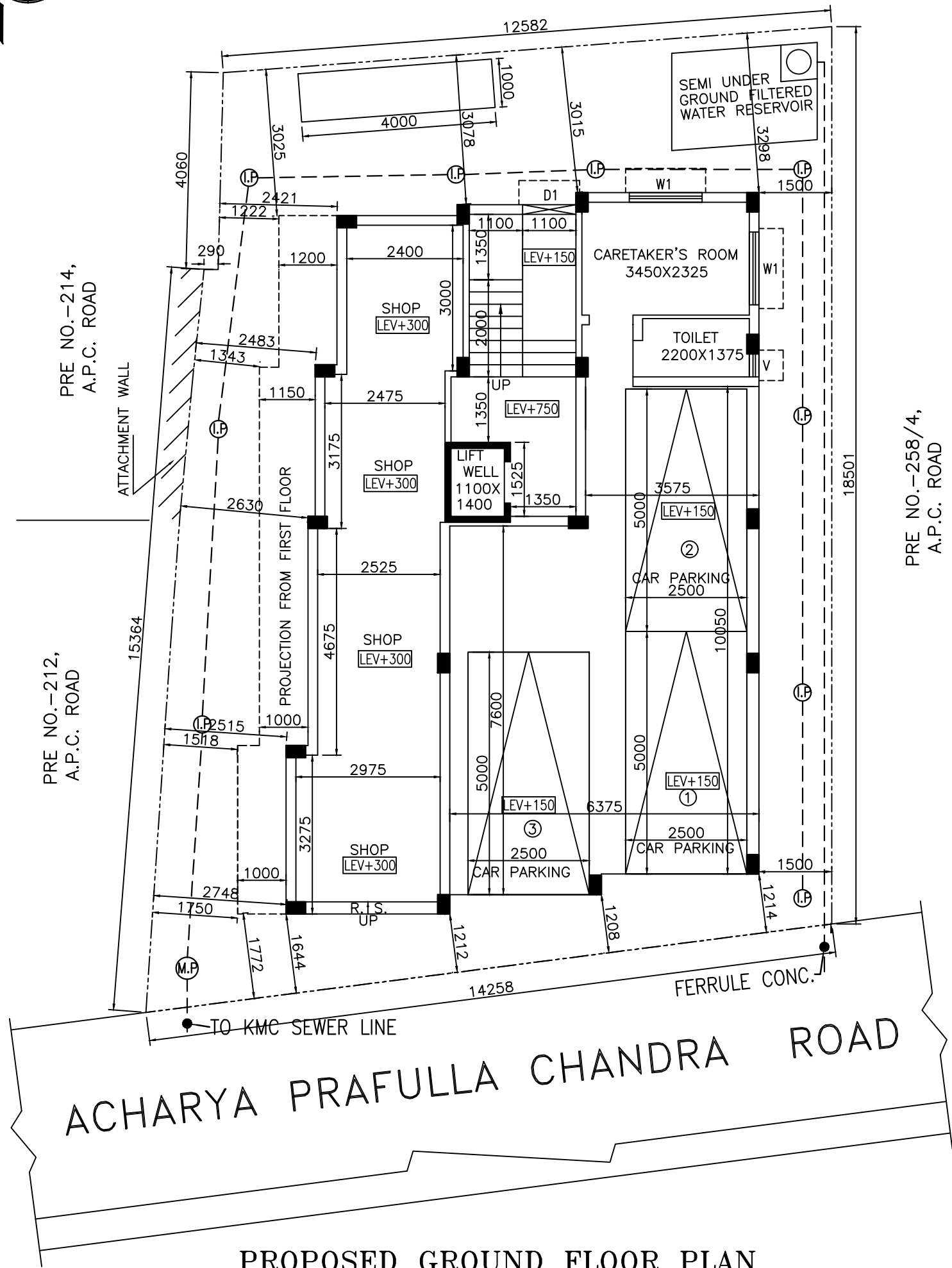
SECTION ON- A-A
SCALE-1:100



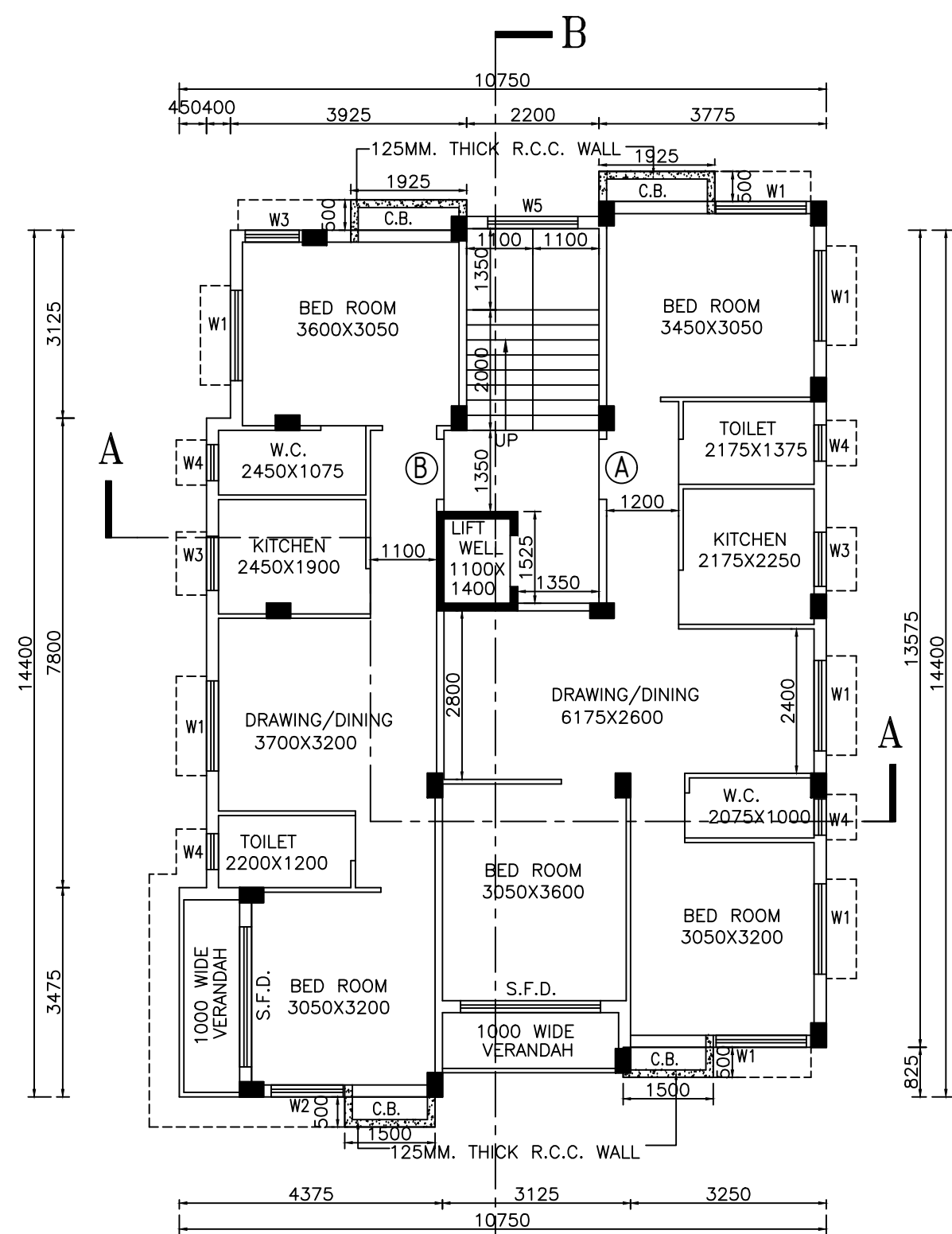
SECTION ON- B-B
SCALE-1:100



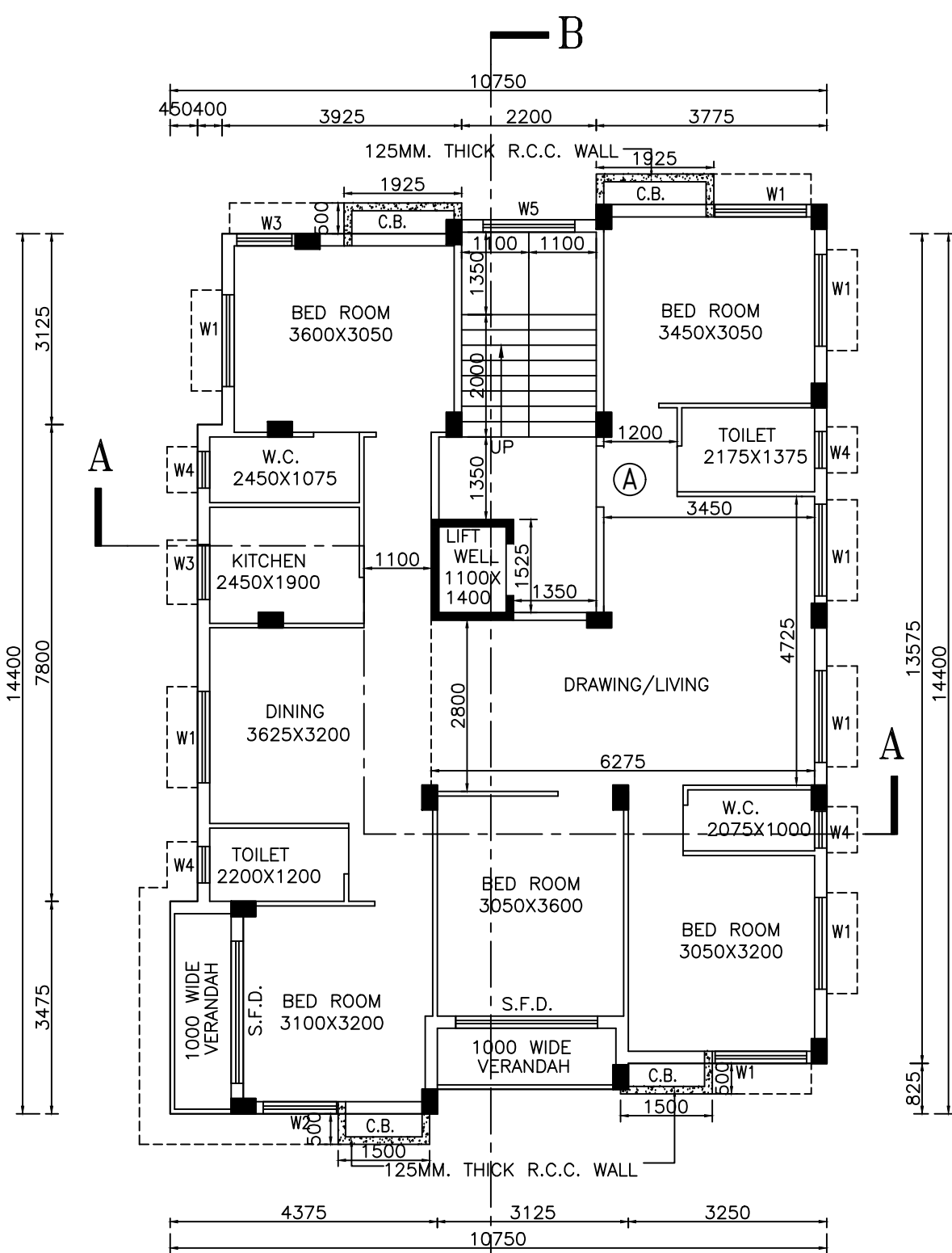
ABOVE ROOF PLAN
SCALE-1:100



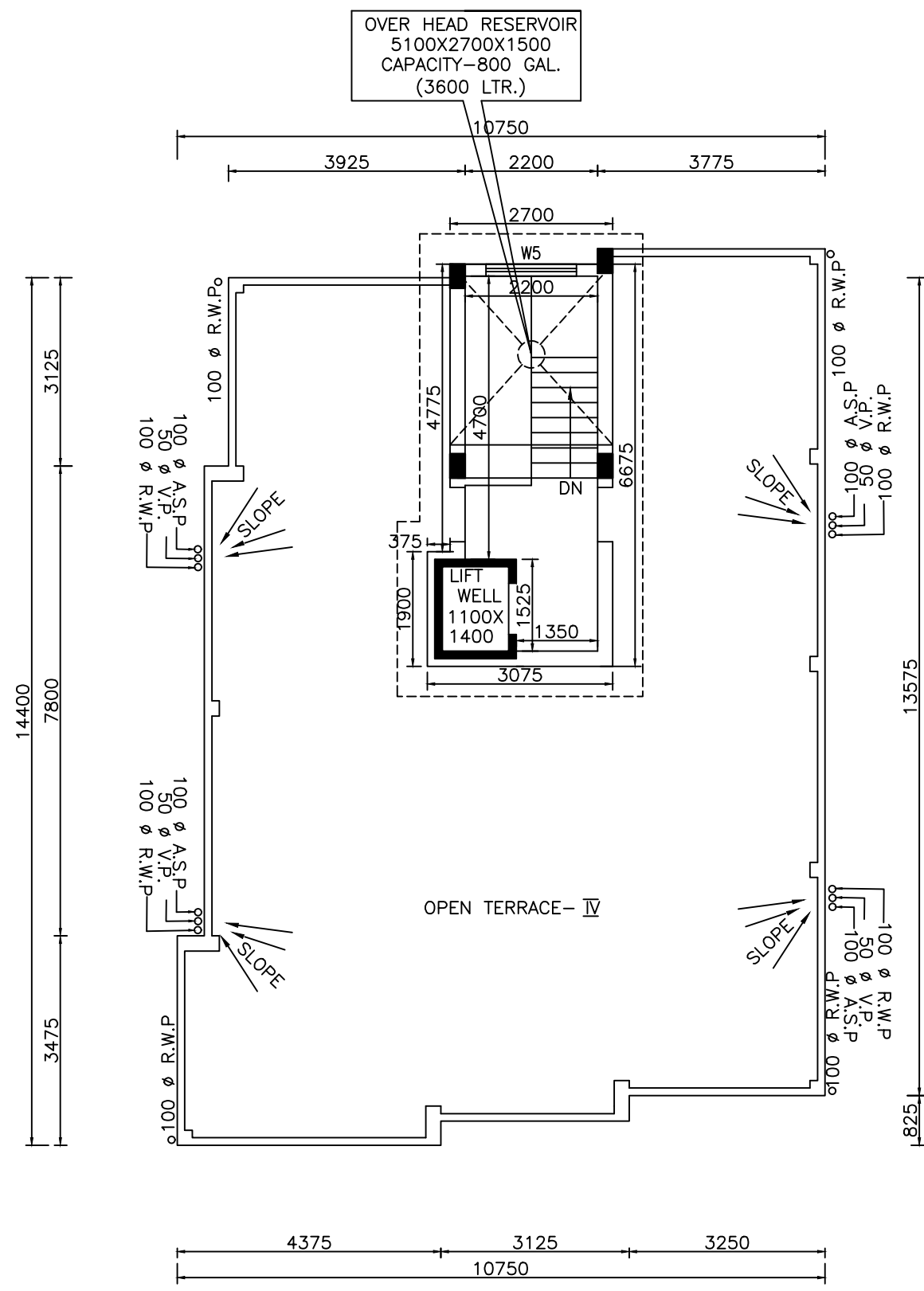
PROPOSED GROUND FLOOR PLAN
SCALE-1:100



PROPOSED FIRST & THIRD
FLOOR PLAN
SCALE-1:100



PROPOSED SECOND FLOOR PLAN
SCALE-1:100



PROPOSED TERRACE FLOOR PLAN
SCALE-1:100

BUILDING PERMIT (B.P.) NO.: 2024040016.
SANCTION DATE:- 13 JULY 2024. VALID UP TO: 12 JULY 2029.

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-IV/K.M.C.

STATEMENT OF THE PLAN PROPOSAL NO.- 2023040048.

- PART-A:**
1. ASSESSE NO: 110280100250.
- 2.a) DETAIL OF REGISTERED DEED :-
BOOK NO : I VOL. NO : 28 PAGE NO : 162 TO 164
BEING NO : 1315 YEAR : 1957 PLACE : SEALDAH.
- 2.b) DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY :-
BOOK NO : I VOL. NO : 166-2024 PAGE NO : 10351 TO 10372
BEING NO : 160600308 DATE : 29/01/2024 PLACE : A.D.S.R., SEALDAH
- 2.c) DETAIL OF BOUNDARY DECLARATION :-
BOOK NO : I VOL. NO : 1606-2024 PAGE NO : 10336 TO 10350
BEING NO : 160600307 DATE : 29/01/2024 PLACE : A.D.S.R., SEALDAH
- 2.d) DETAIL OF NON EVICTION OF TENANT :-
BOOK NO : I VOL. NO : 1606-2024 PAGE NO : 10323 TO 10335
BEING NO : 160600306 DATE : 29/01/2024 PLACE : A.D.S.R., SEALDAH
3. NO OF STOREY = G + III
4. NO. OF TENEMENTS = 05 NOS.
5. SIZE OF TENEMENTS = 50 SQ.M. <75 SQ.M. = 2 NOS.
= 75 SQ.M. <100 SQ.M. = 2 NOS.
= 100 SQ.M. = 1 NO.

- PART-B:**
1. AREA OF LAND:-
a) AS PER TITLE DEED = 275.920 SQ.M. = 04K-02CH-00 SFT.
b) AS PER BOUNDARY DECLARATION = 252.469 SQ.M. = 03K-12CH-17 SFT.
2. (i) PERMISSIBLE GROUND COVERAGE = 147.066 SQ.M. (58.251 % OF LAND AREA)
(ii) PROPOSED GROUND COVERAGE = 147.047 SQ.M. (58.244 % OF LAND AREA)
3. PROPOSED HEIGHT OF THE BUILDING = 12.475 M.

PREMISE NO.-258/3, ACHARYA PRAFULLA CHANDRA ROAD, KOLKATA-700006, IN WARD NO.-28, BOROUGH-IV, ASSESSEE NO. -110280100250.
NAME OF OWNER(S)/APPLICANT(S): M/S B.M.D. NIRMAN PARTNERS NAMEDLY SMT. MANJU BAIRAGI, SRI. MONOJ KUMAR BAIRAGI, SRI. SUBIR MUKHERJEE, SRI. SWARUP DUTTA ALL ARE C.A. OF SRI. SRI. KRISHNENDU SARKHEL.
AREA OF LAND: = 252.469 SQ.M. = 03K-12CH-17 SFT.(MORE OR LESS)
NAME OF L.B.S.: KAMALESH SEAL (LBS/1020)
PERMISSIBLE HEIGHT IN REFERENCE TO 5.7M ISSUED BY AA: 33.00 M.
PROPOSED HEIGHT OF BUILDING (AMSL+HT. OF BLDG+ HT.TOP ROOF STRUCTURE) : (5.50+12.465+5.4) = 23.365 M.
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°35'4.418" N	88°22'29.298" E
"B"	22°35'4.464" N	88°22'29.877" E
"C"	22°35'4.790" N	88°22'29.471" E
"D"	22°35'4.796" N	88°22'29.780" E

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

M/S B.M.D. NIRMAN PARTNERS NAMEDLY SMT. MANJU BAIRAGI, SRI. MONOJ KUMAR BAIRAGI, SRI. SUBIR MUKHERJEE, SRI. SWARUP DUTTA ALL ARE C.A. OF SRI. SRI. KRISHNENDU SARKHEL.
KAMALESH SEAL (L.B.S. NO.-1020/I)
NAME OF OWNERS/APPLICANTS

DOORS & WINDOWS SCHEDULE			
MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1100	2100	COLAPSIBLE
D2	1050	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
W1	1500	1200	FULLY GLAZED
W2	1200	1200	FULLY GLAZED
W3	1000	1200	FULLY GLAZED
W4	600	900	FULLY GLAZED
W5	1500	1500	FULLY GLAZED

STATEMENT OF THE PLAN

PROPOSED AREA :-					
	GR. COVERED AREA	CUTOUT	NET COVERED AREA	TOTAL EXEMPTED AREA	
GROUND FLOOR	131.542 SQ.M.	NIL	131.542 SQ.M.	STAR+STAR LOBBY	NET FLOOR AREA
1ST FLOOR	147.047 SQ.M.	1.540 SQ.M.	145.507 SQ.M.	10.340 SQ.M.	2.059 SQ.M.
2ND FLOOR	147.047 SQ.M.	1.540 SQ.M.	145.507 SQ.M.	10.340 SQ.M.	2.059 SQ.M.
3RD FLOOR	147.047 SQ.M.	1.540 SQ.M.	145.507 SQ.M.	10.340 SQ.M.	2.059 SQ.M.
TOTAL	572.723 SQ.M.	4.620 SQ.M.	568.103 SQ.M.	41.360 SQ.M.	8.236 SQ.M.

7. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:				
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT
2A	131.834 SQ.M.	24.141 SQ.M.	155.975 SQ.M.	1
1A, 3A	73.956 SQ.M.	13.543 SQ.M.	87.499 SQ.M.	2
1B, 3B	57.877 SQ.M.	10.598 SQ.M.	68.475 SQ.M.	2

7. (B) MERCANTILE :-
A) MERCANTILE (RETAIL) CARPET AREA = 36.755 SQ.M. (REQD. PARKING=1NO.)
B) MERCANTILE (RETAIL) COVERED AREA = 42.794 SQ.M.
C) TOTAL REQUIRED CAR PARKING = 3 NOS.
9. TOTAL PROPOSED CAR PARKING = 3 NOS.
10. PERMISSIBLE AREA FOR PARKING = 75.000 SQ.M.
11. PROPOSED AREA OF PARKING = 57.349 SQ.M.
12. PERMISSIBLE F.A.R. = 3.00
13. PROPOSED F.A.R. = {(518.507-57.349)/252.469} = 1.827<3.00
14. TOTAL BUILT-UP AREA = 604.445 SQ.M.
15. STAIR HEAD ROOM AREA = 18.735 SQ.M.
16. OVER HEAD TANK AREA = 8.100 SQ.M.
17. LIFT MACHINE ROOM AREA = 3.040 SQ.M.
18. LIFT MACHINE ROOM STAIR AREA = NIL
19. TERRACE AREA = 147.047 SQ.M.
20. AREA OF CLIP BOARD = 9.947 SQ.M.
21. REQUIRED TREE COVER AREA = 2.140 SQ.M. (1.250% OF LAND)
22. PROPOSED TREE COVER AREA = 4.000 SQ.M. (2.210% OF LAND)

- SPECIFICATIONS**
- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M-20 AND STEEL Fe 500+ 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
 - STEEL Z-SECTION WINDOWS/ALUMINIUM WINDOW.
 - ALL FLOORS AREA MARBLE FLOORING.
 - 1.8 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 - WATER PROOFING TREATMENT.
 - P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SIGNATURE 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.
SANTOSH KUMAR CHAKRABORTY (G.T./16)
SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED 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 CONDUCTED BY DR. SANTOSH KUMAR CHAKRABORTY (ACUMEN GEO CONSULTANTS) 2F, NABA ROY LANE, KOLKATA-700027, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SRI KAMALESH SEAL (E.S.E. NO.-748/I)
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

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 NO EXISTING STRUCTURE PARTLY OCCUPIED BY OWNER, PARTLY OCCUPIED BY TENANT.
KAMALESH SEAL (L.B.S. NO.-1020/I)
SIGNATURE OF L.B.S.

DECLARATION OF OWNER /APPLICANT

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. WE 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 SEPTIC TANK AND S.U.G.W.P. TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.
M/S B.M.D. NIRMAN PARTNERS NAMEDLY SMT. MANJU BAIRAGI, SRI. MONOJ KUMAR BAIRAGI, SRI. SUBIR MUKHERJEE, SRI. SWARUP DUTTA ALL ARE C.A. OF SRI. SRI. KRISHNENDU SARKHEL.
SIGNATURE OF OWNERS/APPLICANTS

PROJECT.
PLAN OF PROPOSED GROUND + THREE STORIED RESIDENTIAL BUILDING AT PREMISES NO:-258/3, ACHARYA PRAFULLA CHANDRA ROAD, KOLKATA-700006, IN WARD NO.-28, BOROUGH-IV, P.S-NARKELDANGA. UNDER SECTION 393A K.M.C. ACT-1980 AND KMC BUILDING RULE 2009 WITHIN THE KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	R. DATE	DRAWN BY :
KMC/BR-IV/23-24		12/03/2024		INDRAJIT HALDER

CONSULTANT:-
K. SEAL & ASSOCIATES
ARCHITECTS, ENGINEERS, CONSULTANTS
22A, RAJA NABA KRISHNA STREET,
KOLKATA-700 005, PH.-2554-2558
SCALE-1:100,1:600,1:4000