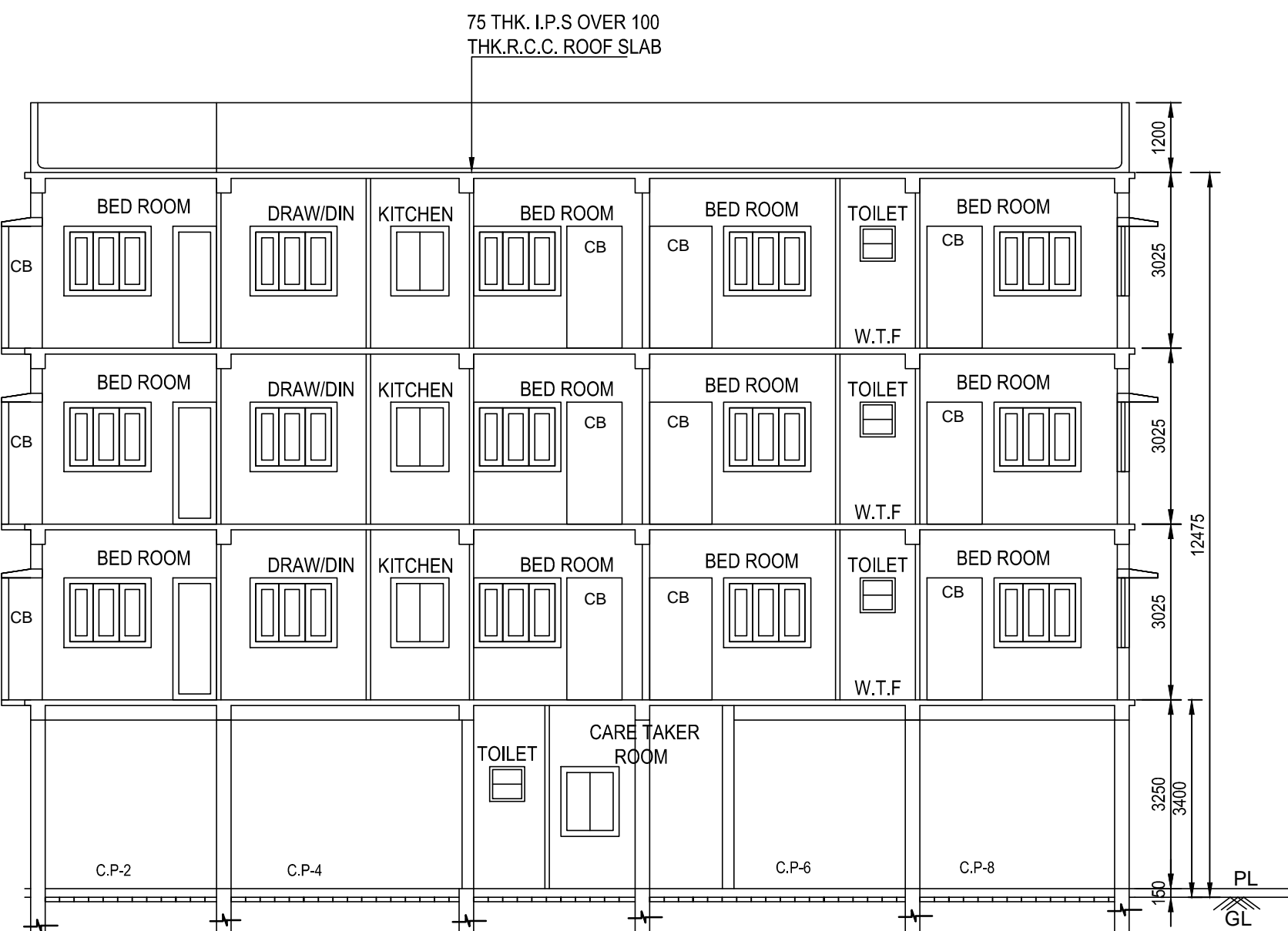


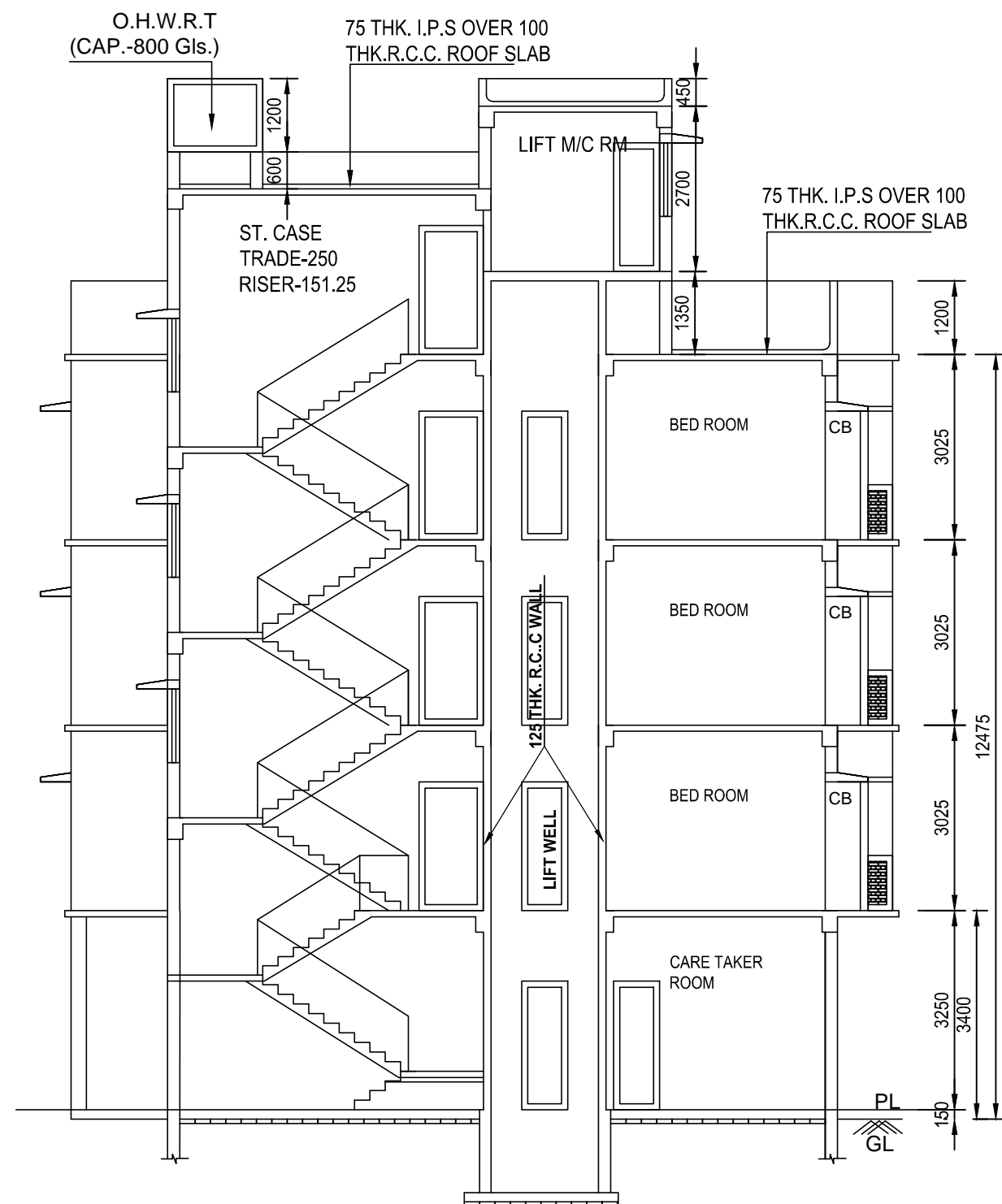
FRONT SIDE ELEVATION



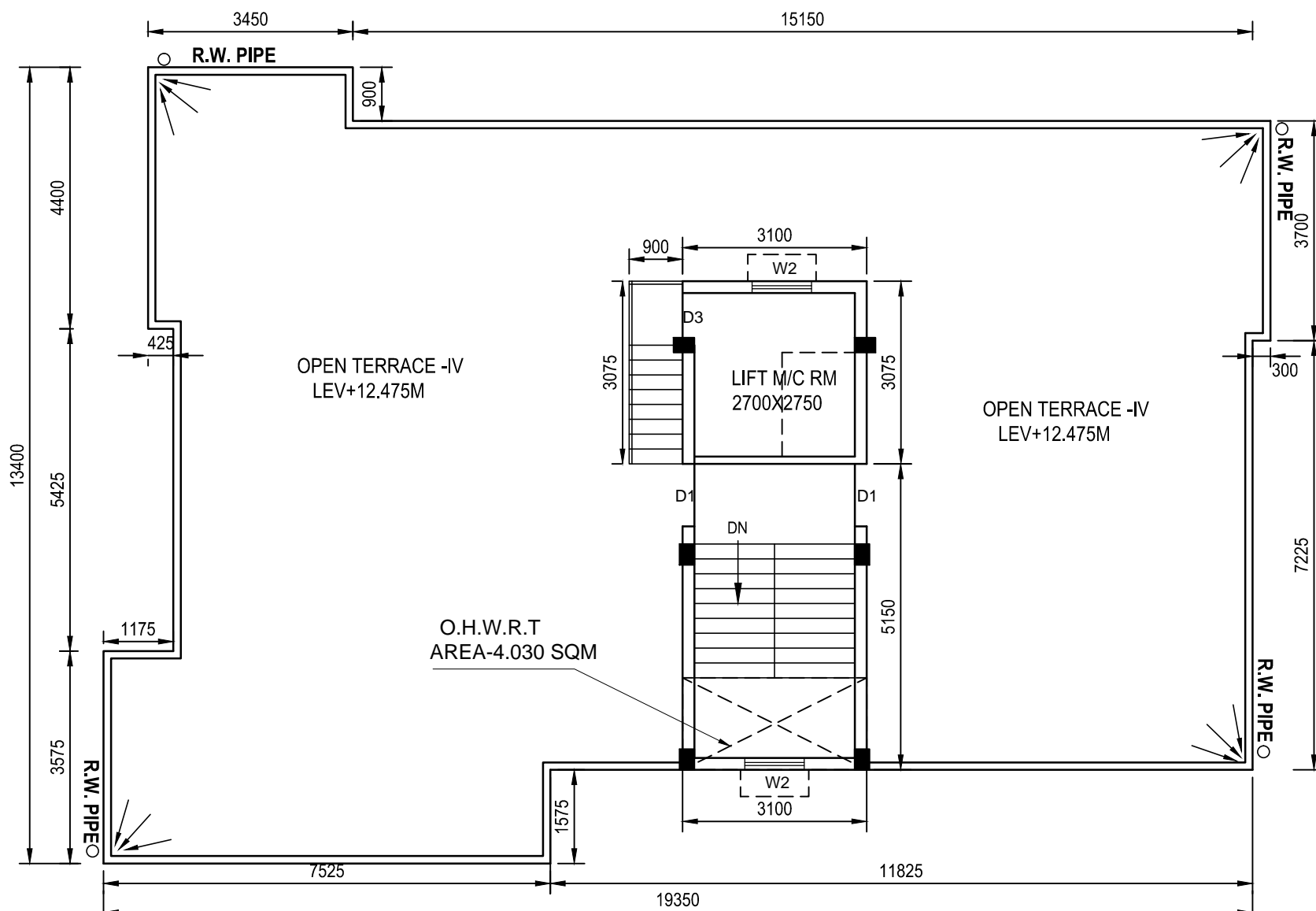
SOUTH SIDE ELEVATION



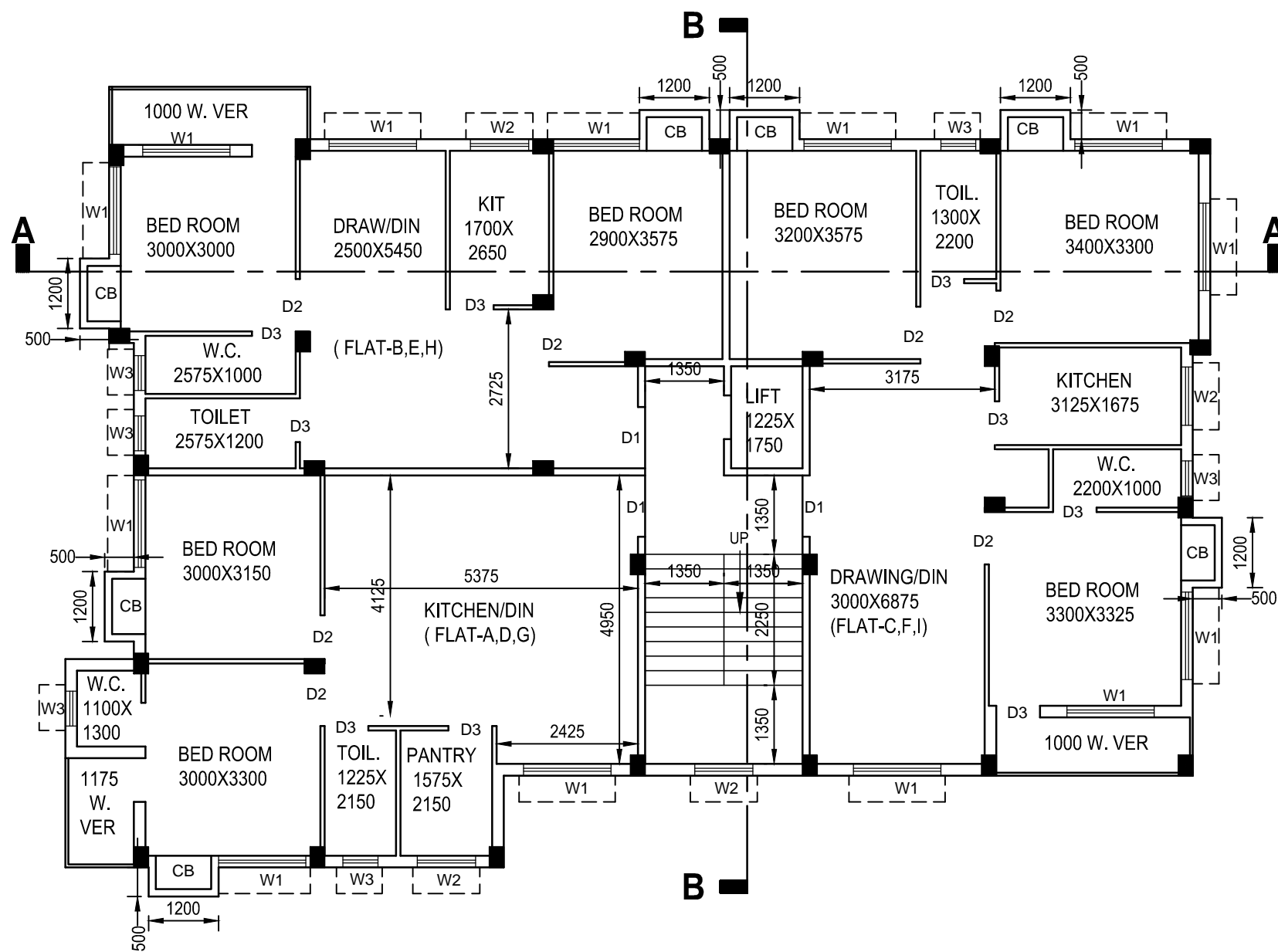
SECTION AT - AA
SCALE:1:100



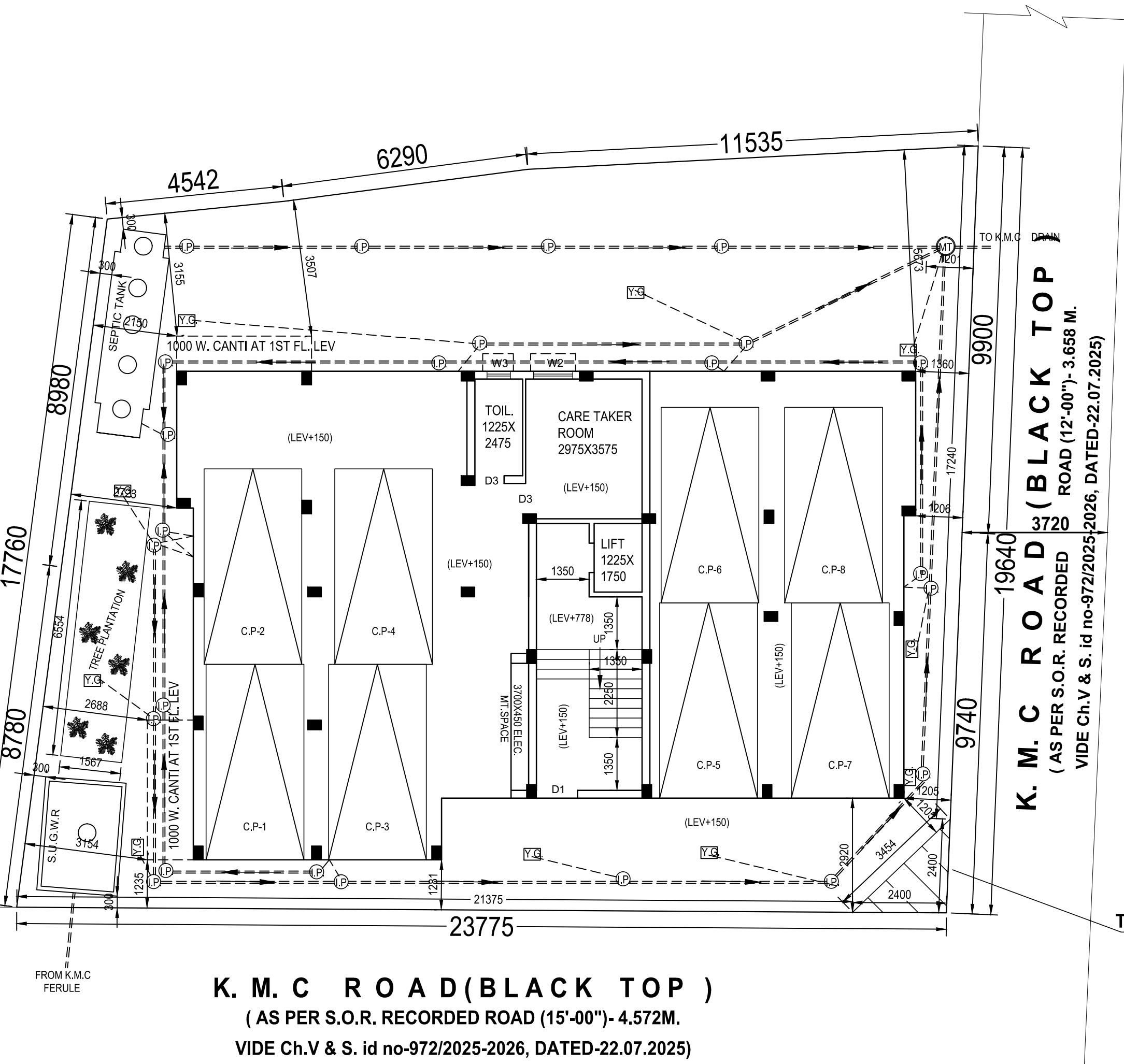
SECTION AT - BB
SCALE:1:100



ROOF PLAN
SCALE:1:100



TYPICAL FLOOR PLAN
(1ST, 2ND & 3RD)
SCALE:1:100



GROUND FLOOR PLAN
SCALE:1:100

SPECIFICATIONS:

- STRUCTURE:** RCC FRAME STRUCTURE ON RCC BORED PILES IN M25 GRADE REINFORCED CEMENT CONCRETE.
- WALLS:** 250/200mm THICK EXTERNAL BRICK WALL IN 1:6 & 1:4 CEMENT MORTAR, 125mm THICK BRICK PARTITION WALL IN 1:4 & 75 THK. WALL IN (1:3) CEMENT MORTAR.
- PLASTER:** 20mm THICK EXTERNAL PLASTER IN 1:6 CEMENT MORTAR, 15mm THICK INSIDE WALL PLASTER IN 1:4 CEMENT MORTAR AND 9mm THICK CEILING PLASTER IN 1:4 CEMENT MORTAR.
- FLOORING:** VITRIFIED TILES IN FLOOR, 'KOTA' STONE SLAB IN STAIRCASE, NON-SKID CERAMIC TILES IN TOILETS.
- ROOFING:** 35mm THICK CEMENT CONC. MIXED WITH WATER PROOFING COMPOUND TO ROOF OVER RCC SLAB.
- PAINTING:** EPOXY BASED WEATHER PROOF PAINT OVER EPOXY BASED PRIMER TO EXTERNAL PLASTER SURFACE, ACRYLIC EMULSION PAINT TO INTERNAL PLASTER SURFACE, SYNTHETIC ENAMEL PAINT TO WOOD AND METAL SURFACE.
- WINDOWS:** ALUMINIUM GLAZED WINDOWS WITH ANODIZED ALUMINIUM FRAME AND SHUTTERS, 4mm THICK GLASS HARDWARE FITTINGS ETC.
- DOORS:** GLAZED ALUMINIUM DOOR TO MAIN ENTRY LOBBY, BEST VENEERED FLUSH DOOR AND DESIGNER LAMINATED PLY SHUTTERS WITH HARD WOOD FRAME TO ROOMS, SOLID CORE PVC DOOR SHUTTERS WITH PVC FRAME TO TOILET DOORS ETC.

DECLARATION OF L.B.S.:

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP 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 ABUTTING ROAD AS PER S.O.R. RECORDED ROAD (15'-00")-4.572M. ON WEST SIDE & (12'-00")-3.60 M. ON SOUTH SIDE VIDE Ch.V & S. id no-972/2025-2026, DATED-22.07.2025) CONFIRM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BOTTLED & BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.: 4A/4, BAINSHABGHATA BYE LANE, IN WARD NO.-100, BUROUGH NO.-X, COMPLYING K.M.C. BUILDING RULE 2009 UNDER SECTION 393A OF K.M.C. ACT-1960.

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL
PART-A

- ASSESSER NO.: 21-100-01-0178-7
- NAME OF THE OWNER - SUKLA CHANDA PROPRIETOR OF M/S CHANDA CONSTRUCTION SELF & C.A OF GAYATRI MITRA

3.(i) DETAILS OF REGISTERED DEED-

BOOK	VOL.	PAGES	BEING	DATE	OFFICE
I	1604-2022	121698-121718	160403515	04/04/2022	D.S.R.-IV 24 PGS(S)

3.(ii) DETAILS OF REGISTERED DEED-

BOOK	VOL.	PAGES	BEING	DATE	OFFICE
I	1630-2022	193366-193381	163005510	09/04/2022	D.S.R.-V 24 PGS(S)

3.(iii) DETAILS OF REGISTERED DEED-

BOOK	VOL.	PAGES	BEING	DATE	OFFICE
I	1604-2025	23241-23260	160400578	28/01/2025	D.S.R.-IV 24 PGS(S)

4. DETAILS OF BOUNDARY DECLARATION:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1605-2025	23028-23041	160500532	22/04/2025	A.E.S.R. ALIPORE WB

5. DETAILS OF SPLAYED CORNER DECLARATION:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1604-2025	23108-23120	160400587	28/01/2025	D.S.R.-IV 24 PGS(S)

6. DETAILS OF POWER OF ATTORNEY:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1604-2024	158760-158775	160405034	16.05.2024	D.S.R.-IV, 24PG(S),W.B.

PART - B

- AREA OF LAND:-
 - As per Boundary Declaration = 430.928 SQ.M.
 - As per deed - 98 K.O. CH-38 SFT-1 434.132 SQ.M.
 - Corner Splay Area=2.878 SQ.M.

2. ROAD WIDTH - 4.630 M.

4. PERMISSIBLE GROUND COVERAGE (53.302%)=225.386 SQ.M.

5. PROPOSED GROUND COVERAGE =150.692%>215.465 SQ.M.

STATEMENT OF AREA

FLOOR	FL. AREA	STAIR EXE. WELL	LIFT LOBBY	LIFT PIT	NET FLOOR AREA
GR. FLOOR	211.154 SQ.M	13.365 SQ.M	2.532 SQ.M	Nil	195.258 SQ.M
1ST FLOOR	218.460 SQ.M	13.365 SQ.M	2.532 SQ.M	2.144 SQ.M	200.419 SQ.M
2ND FLOOR	218.460 SQ.M	13.365 SQ.M	2.532 SQ.M	2.144 SQ.M	200.419 SQ.M
3RD FLOOR	218.460 SQ.M	13.365 SQ.M	2.532 SQ.M	2.144 SQ.M	200.419 SQ.M
TOTAL	866.534 SQ.M	53.461 SQ.M	10.126 SQ.M	6.431 SQ.M	796.516 SQ.M

6. GROSS TOTAL FLOOR AREA =866.534 SQ.M. INCLUDING STAIR & STAIR LOBBY, LIFT & LIFT LOBBY

7. ACTUAL TOTAL FLOOR AREA = 796.516 SQ.M.

8. TENEMENT SIZE:-

FLOOR	FLAT MARKED	INDIVIDUAL AREA	PROPORTIONATE SHARE OF COMMON AREA	TENEMENT AREA	PARKING CALCULATION (Multiple Tenement)
FIRST	FLAT-A	59.935	9.050	68.985	TOTAL NO. OF FLAT =08 nos (05-075 AREAS, 275-380 AREAS) CAR PARKING REQUIRED =+2 NOS
	FLAT-B	60.125	9.079	69.204	
	FLAT-C	79.432	11.994	91.426	
	FLAT-D	59.935	9.050	68.985	
SECOND	FLAT-E	60.125	9.079	69.204	
	FLAT-F	79.432	11.994	91.426	
	FLAT-G	59.935	9.050	68.985	
	FLAT-H	60.125	9.079	69.204	
THIRD	FLAT-I	79.432	11.994	91.426	
	FLAT-J	60.125	9.079	69.204	

9. CAR PARKING

9. REQUIRED =08 NOS. PROVIDED= 08 NOS.

10. CAR PARKING AREA PROVIDED= 171.092 SQ.M

10. PROPOSED F.A.R. = 796.516/50=15.93032=15.93032

11. CURB BOARD AREA=12.605 SQ.M

12. ROOF STRUCTURE AREA DETAILS:-

13. AREA OF STAIR HEAD ROOM=15.865 SQ.M

14. LIFT MC ROOM AREA=15.533 SQ.M

15. LIFT MC ROOM STAIR AREA =2.718 SQ.M

16. AREA OF ROOF TANK = 4.805 SQ.M

17. TREE COVER AREA=

REQUIRED=02.180% =4.335 SQ.M. PROVIDED= (2.383%) =10.270 SQ.M.

DECLARATION OF OWNER:

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I 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 THE STRUCTURE STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN THE GUIDANCE OF E.S.E./L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION OF THE SITE, THE PLOT IS IDENTIFIED BY ME. THERE IS NO TENENT & THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SUKLA CHANDA
PROPRIETOR OF M/S CHANDA CONSTRUCTION
SELF & C.A OF GAYATRI MITRA
NAME OF OWNER/APPLICANT

BUILDING PERMIT NUMBER - 2025100118
SANCTION DATE - 18/09/2025
VALID UP TO - 17/09/2030

ASSISTANT ENGINEER(C)/B&B-X

EXECUTIVE ENGINEER(C)/B&B-X