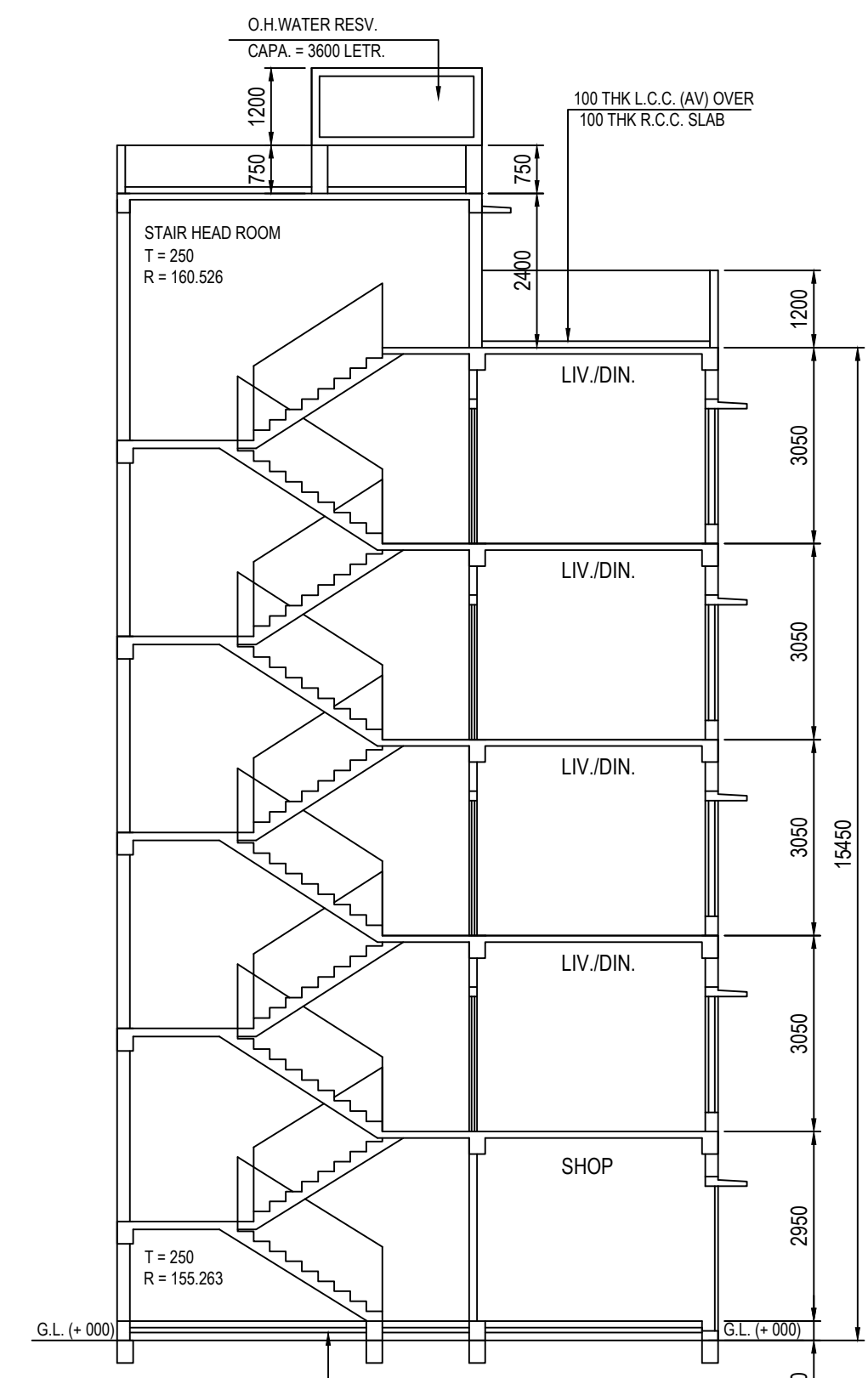
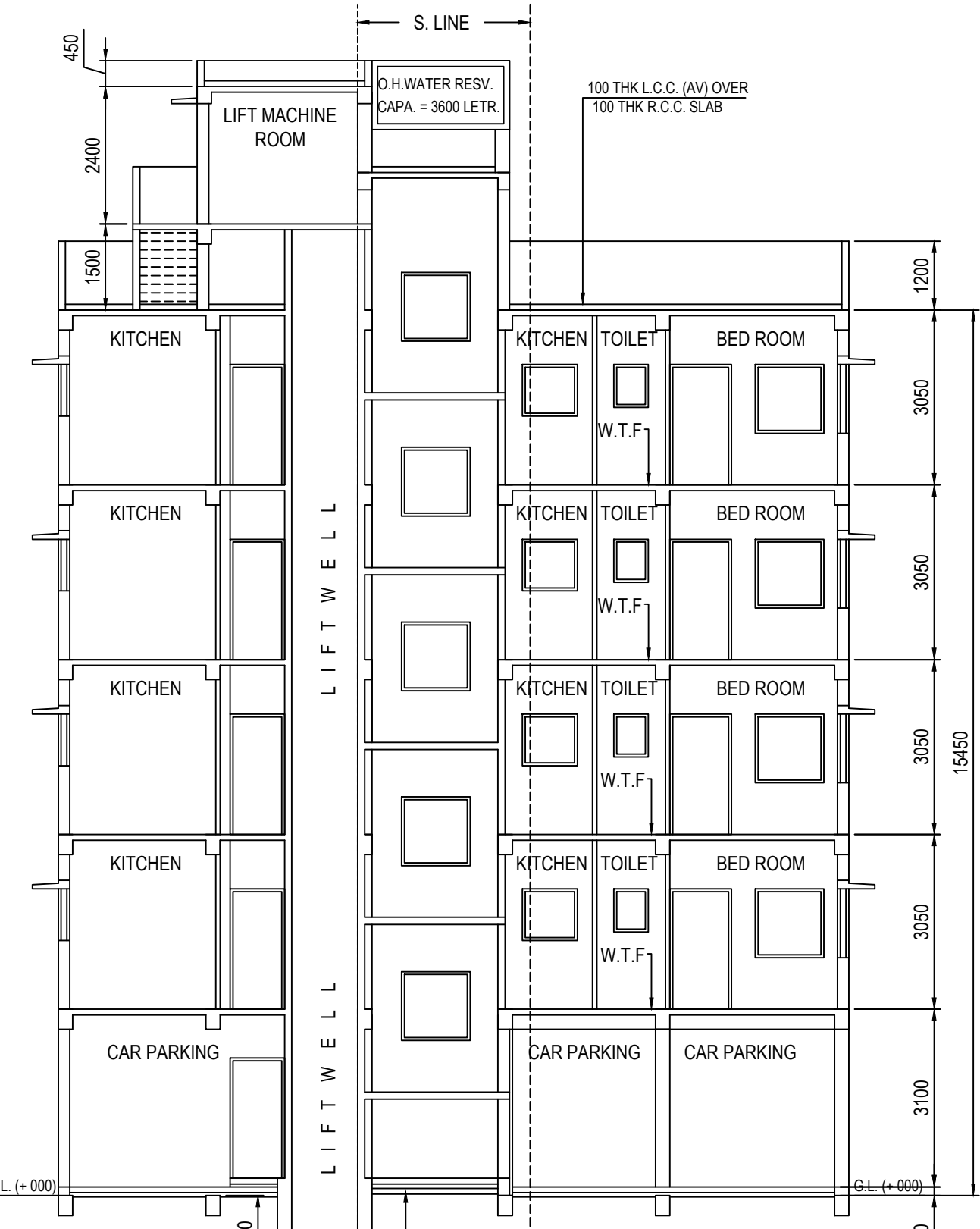


NORTHERN SIDE ELEVATION
SCALE:-1:100

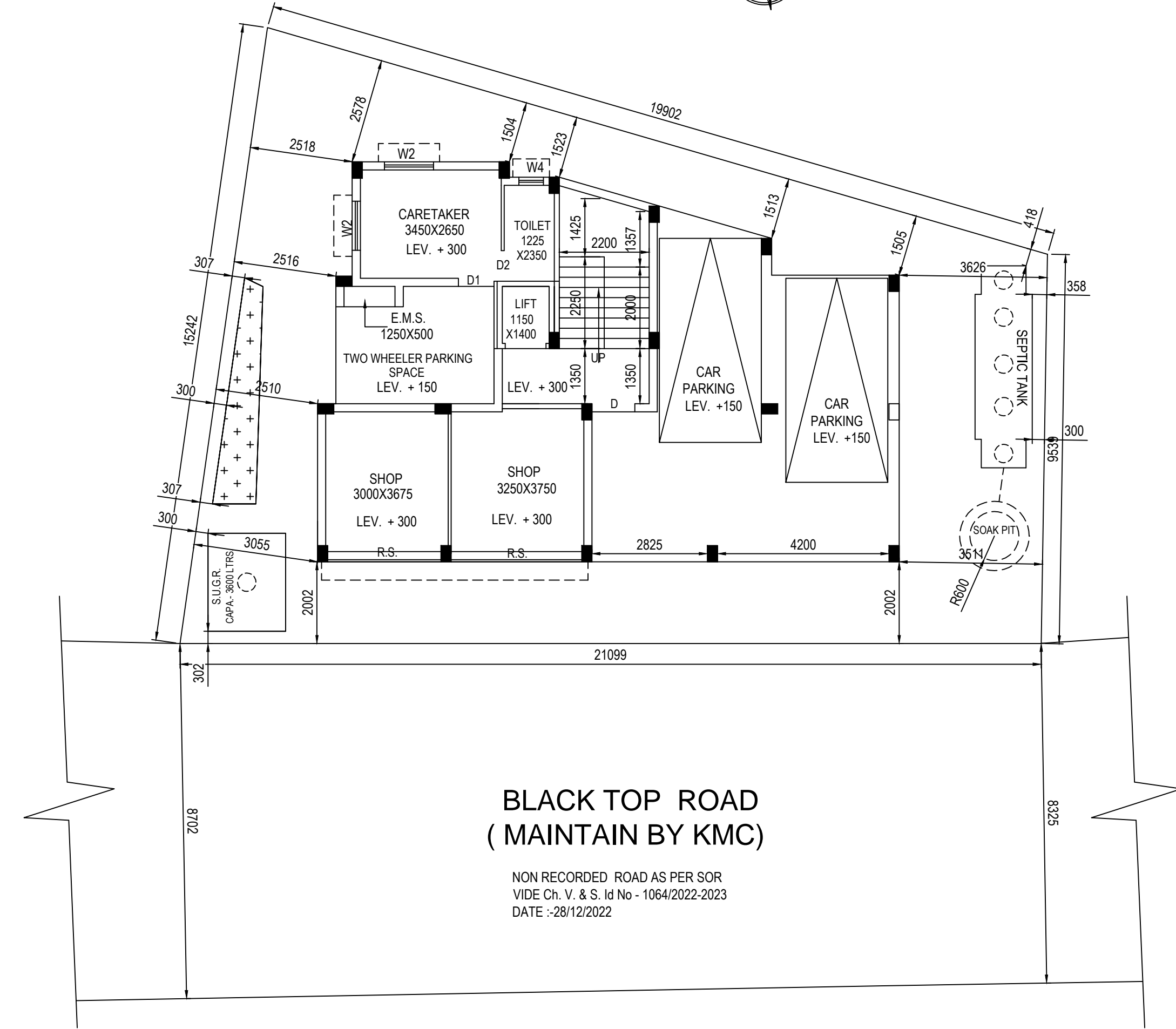
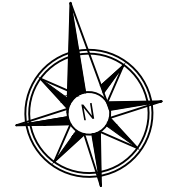


SECTION - AA
SCALE:-1:100



SECTION - BB
SCALE:-1:100

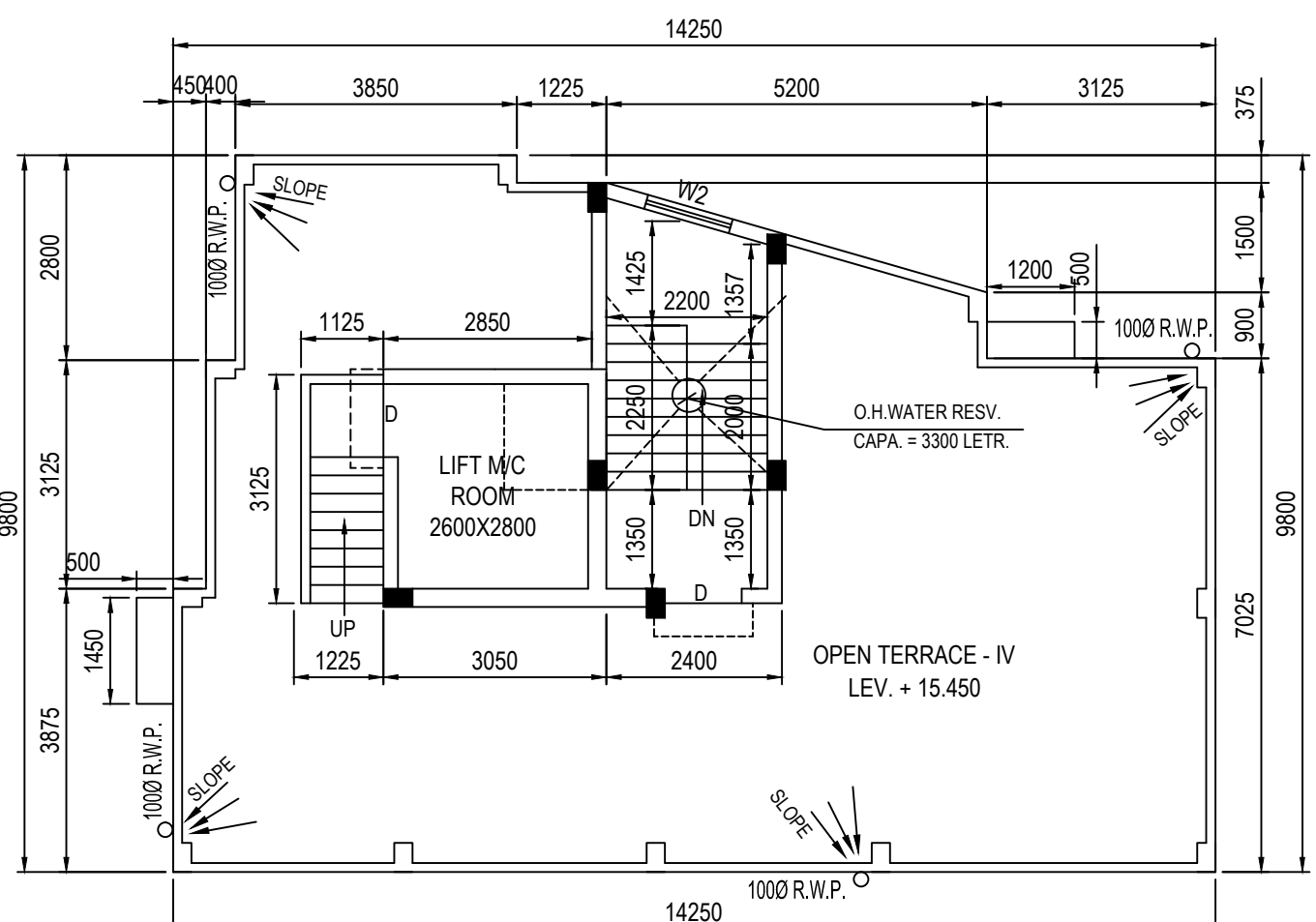
NOTE : DEPTH OF THE S. TANK AND S.U.G.W.R DOES NOT EXCEED THE DEPTH OF THE MAIN BUILDING FOUNDATION



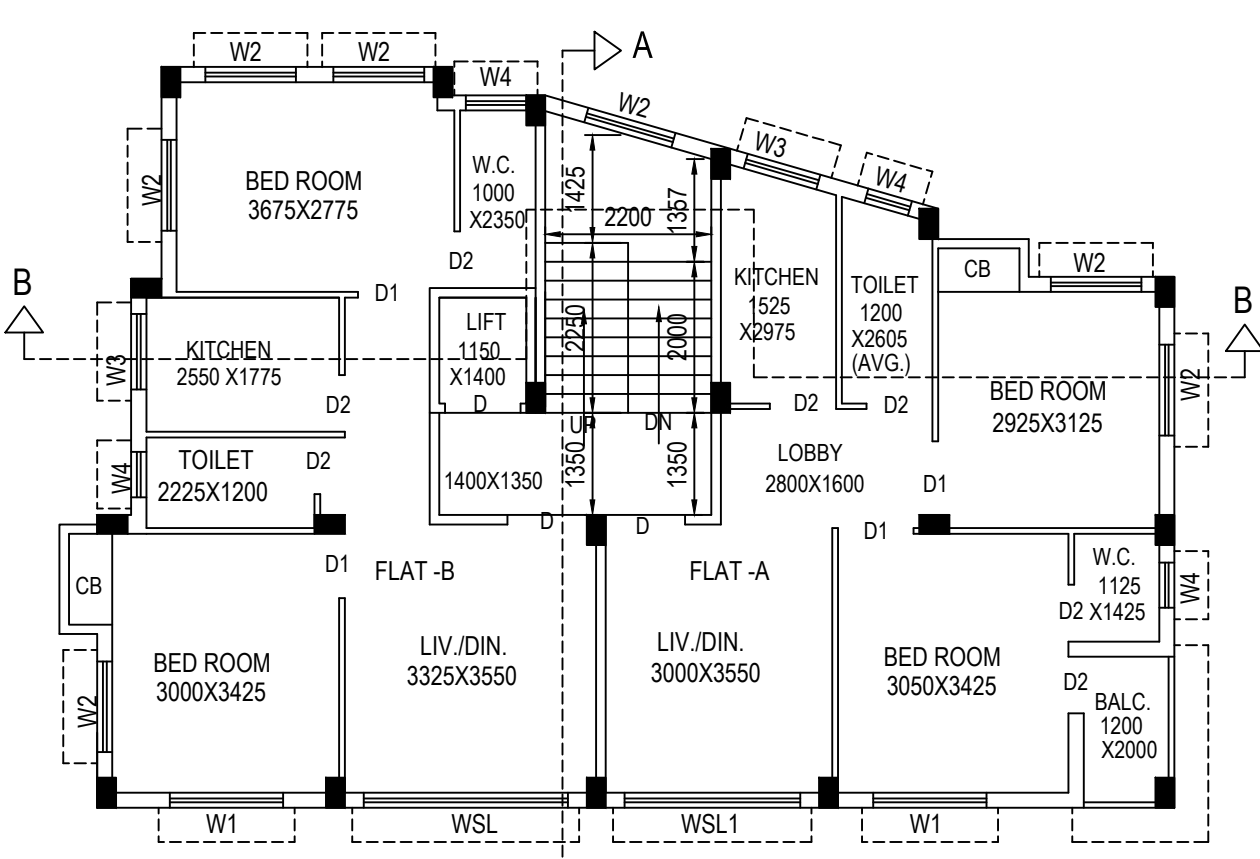
BLACK TOP ROAD
(MAINTAIN BY KMC)

NON RECORDED ROAD AS PER SOR
VIDE Ch. V. & S. Id No - 1064/2022-2023
DATE :-28/12/2022

GROUND FLOOR PLAN
SCALE:-1:100



ROOF PLAN
SCALE:-1:100



TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)
SCALE:-1:100

NOTES :-
ALL DIMENSIONS ARE IN M.M.
ALL MAIN WALL 200THICK, PARTITION WALL 75 THK, OTHERWISE MENTIONED
DEPTH OF SEPTIC-TANK, S.U.G.R. DO NOT GO BEYOND THE END OF THE BLDG.
ALL SORTS OF PRECAUTIONARY MEASUREMENTS WILL BE TAKEN DURING CONSTRUCTION OF WORK
P.C.C:- 1:4:3, R.C.C:-1:2:4, M-20 GRADE OF CONCRETE, FE-415GRADE STEEL.
SPECIFICATION :-
D.P.C. BELOW WALL 1:2:4
WALL WITH 1ST CLASS BRICK 1:4&1:6
PLASTER WITH SAND CEMENT PLASTER 1:4&1:6
DOOR, WINDOW WOODEN /STEEL
FLOOR MARBLE FINISH
SANITARY, PLUMBING WORKS WITH C.I., G.I.PIPES 1ST CLASS FITTINGS.

SCHEDULE FOR DOOR WINDOWS			
M.K.D.	SIZE	M.K.D	SIZE
D1	1000X2100	W1	1500X1200
D2	900X2100	W2	1200X1200
D3	750X2100	W3	1000X900
		W4	600X750
		WSL	2700X1800
		WSL1	2325X1800

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

BHASKAR ROY
ESE / I / 143
NAME OF STRUCTURAL ENGINEER

DECLARATION 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.

SOIL INVESTIGATION WORK EXECUTED BY -
TECHNO SOIL
GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150
Email ID - technosoil21@gmail.com

RUPAK KUMAR BANERJEE
B.C.E., M.E., MIGS
G.T.E. (K.M.C.)/I/3
NAME OF GEO-TECHNICAL ENGINEER (K.M.C.)

SHEET NO - 1 OF 2

DECLARATION OF OWNER/ APPLICANT

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :
I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
I/WE 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 STRUCTURAL STABILITY OF THE BUILDING & 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 WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME.
THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY ME/US.
PLOT IS VACANT
THERE IS NO LEGAL CASE PENDING AT THE ABOVE MENTIONED PREMISES.

I B CONSTRUCTION (PARTNERSHIP FIRM)
REPRESENTED BY PARTNERS: SRI SUBHENDU INDU & SRI ARUP KUMAR BOSE C.A OF SMT. SANTI BOSU, SRI KAUSHIK DHAR & SMT. LIPIKA ROY

NAME OF OWNER/ APPLICANT

DECLARATION OF L.B.S.

CERTIFIED 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 & THAT THE SITE CONDITION HAS BEEN MEASURED AND K.M.C. BLACK TOP ROAD WIDTH MIN. & 327 M. (SOUTHERN SIDE) VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G.WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SANTU SASHMAL
LBS / I / 1558

NAME OF THE L.B.S.

MAIN CHARACTERISTICS OF PLAN PROPOSAL

1. ASSESSEE NO - 21-097-11-0017-5	DETAILS OF POWER OF ATTORNEY -
2. NAME OF THE OWNER : SMT. SANTI BOSU, SRI KAUSHIK DHAR & SMT. LIPIKA ROY	BOOK NO - I, VOL. NO - 1603-2022, BEING NO - 160312337, YEAR- 2022
2A NAME OF THE C.A. :- I B CONSTRUCTION (PARTNERSHIP FIRM) REPRESENTED BY PARTNS. SRI SUBHENDU INDU & SRI ARUP KUMAR BOSE C.A OF SMT. SANTI BOSU, SRI KAUSHIK DHAR & SMT. LIPIKA ROY	PAGES NO. - 454393 TO 454423, DATED - 26/08/2022
	DISTRICT SUB - REGD. OF THE D.S.R-III, SOUTH 24- PARGANAS, WB
DETAILS OF REGISTERED DEED :-	
BOOK NO - I, VOL. NO - 19, BEING NO - 1401, YEAR- 1999	
PAGES NO. - 201 TO 204, DATED - 25/07/1999	
S.R. ALIPORE	
DETAILS OF REGISTERED BOUNDARY DECLARATION :-	
BOOK NO - I, VOL. NO - 1603-2022	
BEING NO - 160317244, YEAR- 2022	
PAGES NO. - 578405 TO 578419, DATED - 24/11/2022	
DISTRICT SUB - REGD. OF THE D.S.R-III, SOUTH 24- PARGANAS, WB	

PART-B

1. AREA OF LAND:-	3.i) PERMISSIBLE GROUND COVERAGE - 146.223 SQ.M. (58.309%)
a) AS PER PHYSICAL = 250.772 Sqm. (03KH. - 11CH. - 44.4 SFT)	ii) PROPOSED GROUND COVERAGE - 120.881 SQ.M. (48.204%)
b) AS PER TITLE DEED = 253.437 Sqm. (03KH. - 12CH. - 28 SFT)	4. i) PERMISSIBLE HEIGHT :- 20 M.
c) AS PER BOUNDARY DECLARATION = 250.772 Sqm.	ii) PROPOSED HEIGHT :- 15.450 M.

5. PROPOSED AREA :-

	GROSS COVERED AREA (SQ.M.)	CUTOUT		TOTAL EXEMPTED AREA		NET FLOOR AREA (SQ.M.)	GROSS AREA (SQ.M.)
		LIFT WELL & STAIR WELL (SQ.M.)	STAIR & STAIR LOOBY (SQ.M.)	LIFT LOOBY (SQ.M.)	LIFT LOOBY (SQ.M.)		
GROUND FLOOR	120.881		11.054	1.890		107.937	120.881
1ST. FLOOR	120.881	1.610	11.054	1.890		106.327	119.271
2ND. FLOOR	120.881	1.610	11.054	1.890		106.327	119.271
3RD. FLOOR	120.881	1.610	11.054	1.890		106.327	119.271
4TH. FLOOR	120.881	1.610	11.054	1.890		106.327	119.271
TOTAL	604.405	6.440	55.270	9.450		533.245	597.965

6.A) TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENTS SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
* A *	52.692 SQ.M	11.137 SQ.M	63.829 SQ.M	04	02
* B *	52.692 SQ.M	11.129 SQ.M	63.781 SQ.M	04	

TOTAL TENEMENTS = 08 NOS. TOTAL REQUIRED CAR PARKING = 02

7. A) TOTAL SHOP CARPET AREA AT GROUND FLOOR = 23.852 SQ.M.
B) TOTAL SHOP BUILT UP AREA AT GROUND FLOOR = 26.058 SQ.M.
8. A) TOTAL NOS. OF REQD. CAR PARKING = 02
B) TOTAL NOS. OF CAR PARKING PROVIDED AT GROUND FLOOR = 02
9. COVERED CAR PARKING AREA AT GROUND FLOOR = 61.469 SQ.M.
10. PERMISSIBLE F.A.R. = 2.0
11. PROPOSED F.A.R. = (533.245 - 50) / 250.772 = 1.927 < 2.0
12. STATEMENT OF OTHER AREAS FOR FEES:-

FLOOR	LOFT (SQ.M.)	CUPBOARD (SQ.M.)	LEDGE/TEND (SQ.M.)
TOTAL	NIL	5.30	NIL

13. STAIR HEAD ROOM AREA :- 13.519 SQ.M.
14. LIFT MACHINE ROOM AREA :- 9.912 SQ.M.
15. LIFT MACHINE ROOM STAIR AREA :- 3.516 SQ.M.
16. ROOF AREA :- 120.881 SQ.M.
17. RELAXATION OF AUTHORITY, IF ANY :-
18. ROOF SERVICE AREA :- NIL
19. ROOF TANK AREA :- 6.493 SQ.M.
20. TOTAL COMMON AREA :- 89.063 SQ.M.
21. TOTAL OTHER AREA FOR FEES = 32.247 SQ.M.
22. TOTAL REQUIRED TREE COVER AREA = 3.749 SQ.M.
23. TREE COVER AREA PROVIDED AT GROUND FLOOR = 4.174 SQ.M.
24. TOTAL AREA FOR FEES = 630.213 SQ.M.

GROUND FLOOR PLAN, 1ST TO 4TH FLOOR PLAN, ROOF PLAN,
NORTHERN SIDE ELEVATION, SECTION AA, SECTION BB

PROJECT:

PLAN OF A PROPOSED G + IV(FOUR) FIVE STORIED (HT.-15.45 MT.)
RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 COMPLYING
WITH BUILDING RULE -2009, AT PREMISES NO.- 11A, NARENDRA
NATH GHOSH LANE, WARD NO- 097, BR. - X,
P. S.- REGENT PARK, KOLKATA - 700040.

BUILDING PERMIT. NO. : 2022100252

DATE : 14-MAR-2023

VALID UP TO : 5 years from date of sanction.

DIBAKAR CHOWDHURY
Digitally signed by DIBAKAR CHOWDHURY
Date: 2023.03.14 13:19:14 +05'30'

ASSISTANT ENGINEER (CIVIL)
BLDG. DEPT. BOROUGH - X

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2023.03.14 13:33:43 +05'30'

EXECUTIVE ENGINEER (CIVIL)
BLDG. DEPT. BOROUGH - X