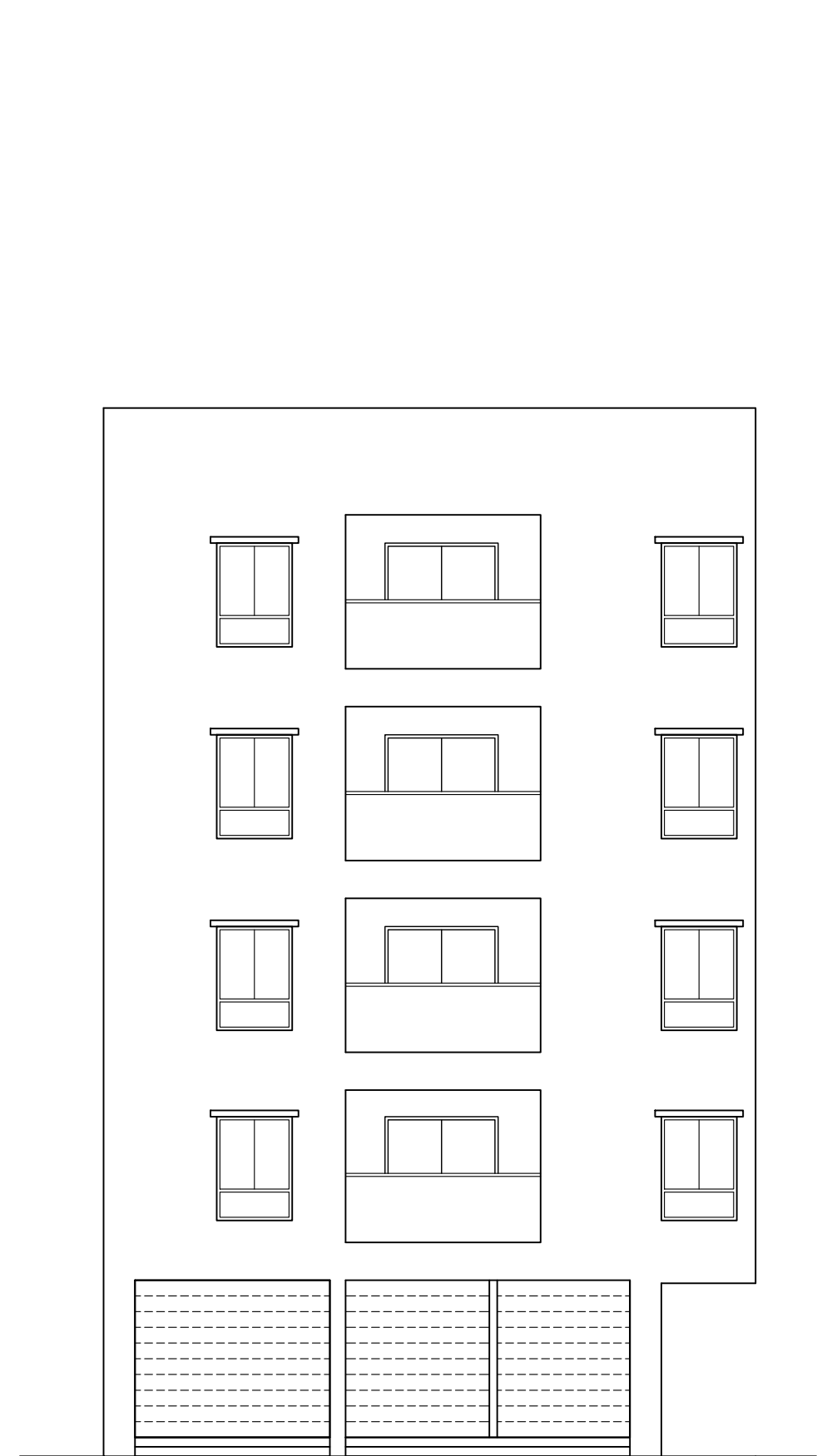
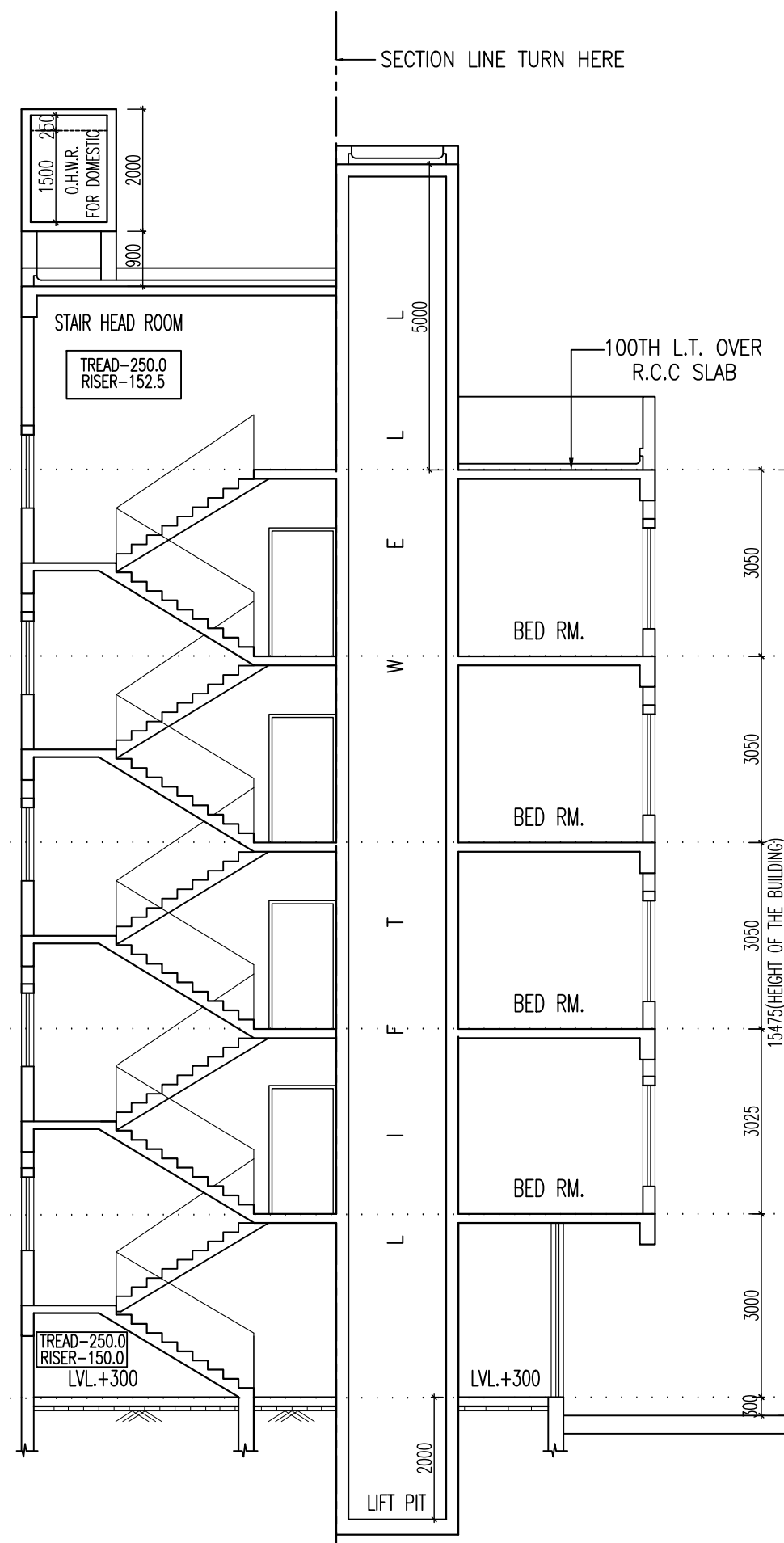
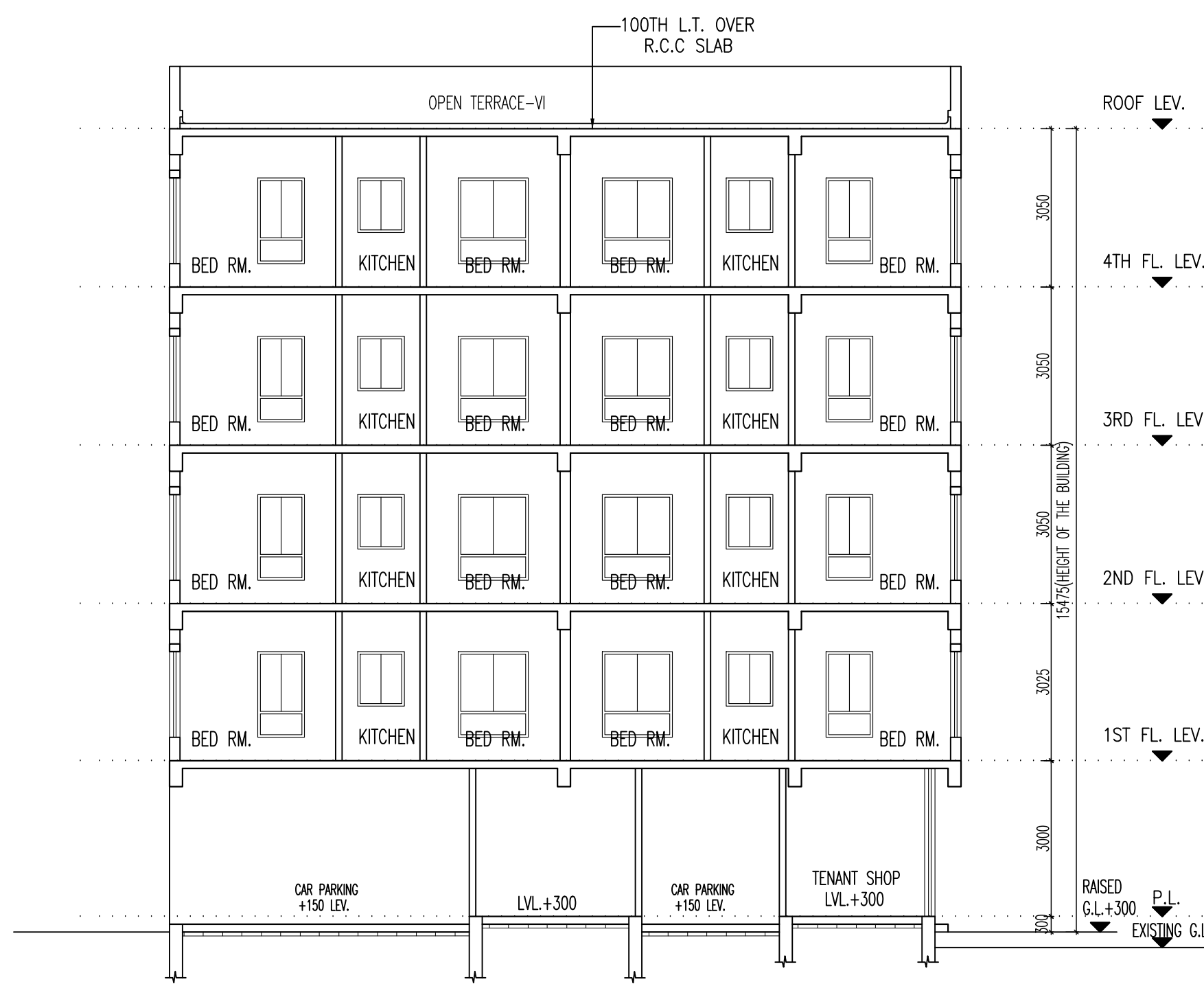




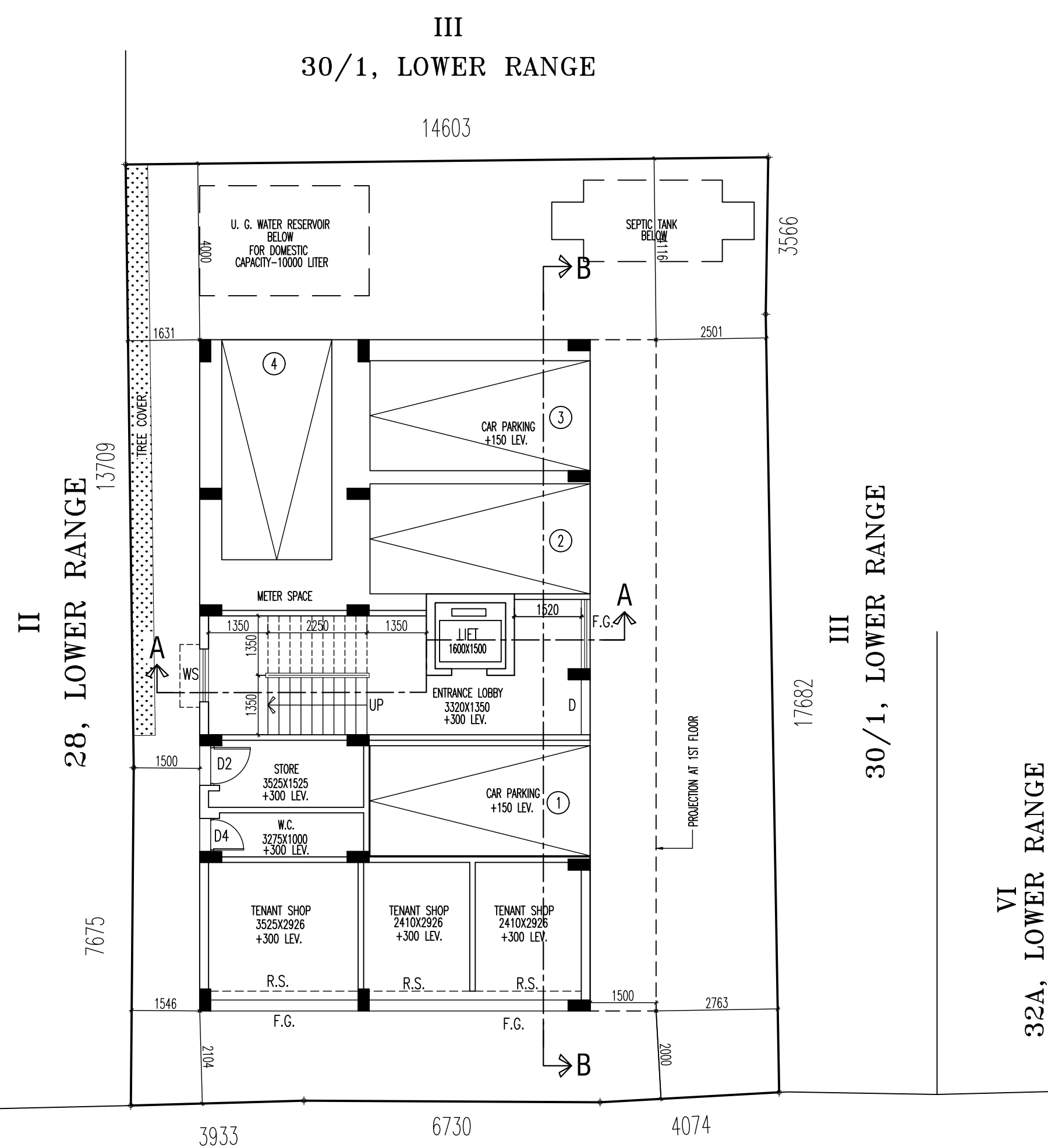
FRONT ELEVATION
SCALE- 1:100



SECTION AT - AA
SCALE- 1:100



SECTION AT - BB
SCALE- 1:100



18.288 M LOWER RANGE ROAD

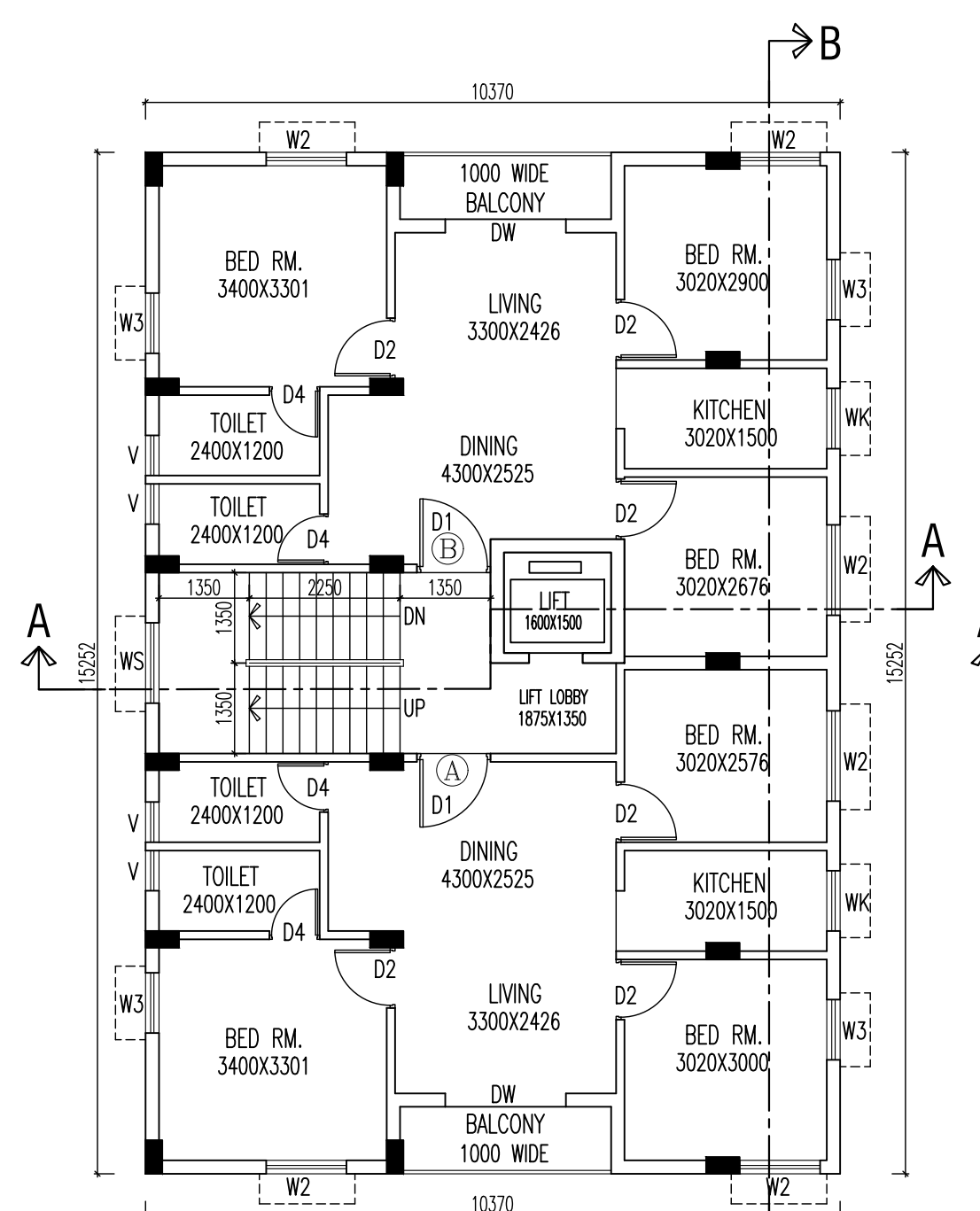
TO CIRCUS AVENUE

TO BECK BAGAN ROW

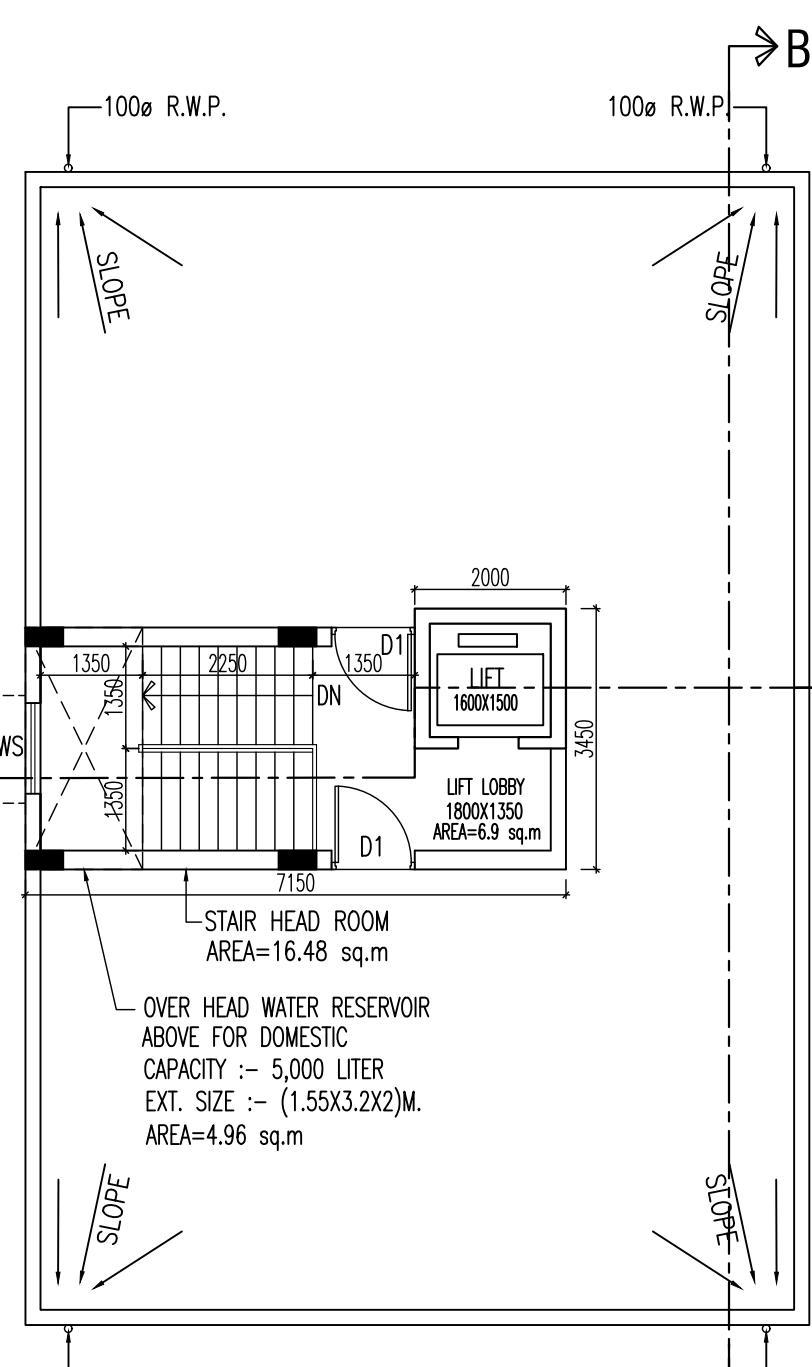
I+TIN

III+TIN
13, BECK BAGAN ROAD

GROUND FLOOR PLAN



TYPICAL (1ST TO 4TH) FLOOR PLAN



ROOF PLAN

STATEMENT OF THE PLAN PROPOSAL	
PART-A:	
1. ASSESSEE NO. - 110642401087	
2. DETAIL OF REGISTERED DEED :-	
REGISTERED IN BOOK NO.-1, VOLUME NO. - 1	
PAGE FROM - 1 TO 23.	
BENG NO. 05985	
DATE - 6/05/2005	
REGISTERED IN BOOK NO.-1, VOLUME NO. - 69	
PAGE FROM - 236 TO 240.	
BENG NO. 3203	
DATE - 31/03/1958	
3. DETAIL OF BOUNDARY DECLARATION:-	
REGISTERED IN BOOK NO.-1, VOLUME NO. - 1902-2024	
PAGE FROM - 402004 TO 402014.	
BENG NO. 190207481	
DATE - 2/07/2024	
4. DETAIL OF UNDERTAKING FOR TENANTS:-	
REGISTERED IN BOOK NO.-1, VOLUME NO. - 1902-2024	
PAGE FROM - 401984 TO 402003.	
BENG NO. 190207480	
DATE - 2/07/2024	
5. DETAIL OF POWER OF ATTORNEY:-	
REGISTERED IN BOOK NO.-1, VOLUME NO. - 1904-2022	
PAGE FROM - 530884 TO 530903.	
BENG NO. 190407270	
DATE - 11/05/2022	
6. NO. OF STOREY - 8 NOS.	
7. SIZE OF TENEMENTS : 75 TO 100 SQM. = 8 NOS.	

PART-B:					
1. AREA OF LAND (AS PER DEED)					311.037 SQM
2. a) AREA OF LAND (AS PER SITE)					311.037 SQM
3. a) PERMISSIBLE GROUND COVERAGE (53.7%)					167.027 SQM.
b) PROPOSED GROUND COVERAGE		50.849%			158.163 SQM.
4. a) PROPOSED HEIGHT (IN MM.)		15.475			
b) ROAD WIDTH (IN MM) (AS PER PHYSICAL)		ABOVE 15 M			
5. PROPOSED AREA CALCULATION :-					
FOR RESIDENTIAL :					
			EXEMPTED AREA		
AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	NET FLOOR AREA
GROUND FLOOR	135.29	0.00	135.29	13.37	2.53
1ST FLOOR	158.16	2.4	155.76	13.37	2.53
2ND FLOOR	158.16	2.4	155.76	13.37	2.53
3RD FLOOR	158.16	2.4	155.76	13.37	2.53
4TH FLOOR	158.16	2.4	155.76	13.37	2.53
TOTAL =	767.939	9.6	758.339	66.825	12.66
6. TENEMENTS & CAR PARKING CALCULATION :-					
a) RESIDENTIAL:					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	69.598	13.23	82.828	4	75<100=8 REQ. CAR=4 NOS.
B	69.219	13.158	82.377	4	REQ. CAR=4 NOS.
TOTAL NO OF FLAT					
c) MERCANTILE:					
FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING		
GROUND FLOOR	31.054	24.052			
TOTAL REQUIRED CAR PARKING :-					
7. TOTAL PROVIDED CAR PARKING :-					
8. PERMISSIBLE AREA FOR PARKING :-					
9. PROVIDED AREA OF PARKING :-					
10. PERMISSIBLE F.A.R. :-					
11. PROPOSED F.A.R. :-					
12. STAIR HEAD ROOM AREA :-					
13. LIFT M/R AREA:-					
14. OVER HEAD TANK AREA :-					
15. TERRACE AREA :-					
16. REQUIRED TREE COVER AREA :-					
17. PROVIDED TREE COVER AREA :-					
18. OTHER AREA ONLY FOR FEES = (STAIR HEAD ROOM AREA , LIFT M/R AREA) :-					
19. RELAXATION OF AUTHORITY, IF ANY :-					

SCHEDULE OF DOORS & WINDOWS					
TYPE	SILL	UNITS	SIZE	TYPE	SILL
D1	-	2100	1250X100	W1	450
D1	-	2100	1100X100	W3	450
D2	-	2100	900X100	W4	1050
D4	-	2100	1250X100	W5	450
DW	-	2100	1500X100	W6	450
DW	-	2100	1500X100	W7	450
GENERAL NOTES					
1. ALL DIMENSIONS ARE IN MM.					
2. ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.					
3. ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).					
4. EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM THK. WITH 1:4 MORTAR.					
5. ALL CONC. GRADE IS M200 (1:1.5:3).					
6. ALL WARDROBES ARE 500 MM. WIDE.					
DISCLAIMER					
THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.					
UNDERSIGNED HAS INSPECTED THE SITE FOR CARRYING OUT THE SOIL INVESTIGATION THEREIN. AT PRESENT, AS THE SITE IS MOSTLY COVERED BY THE EXISTING STRUCTURE, SOIL EXPLORATION IS NOT POSSIBLE BUT, STRUCTURAL DESIGN PROPOSAL WILL BE CARRIED OUT ON THE BASIS OF SOIL STRATUM CHARACTERISTICS, CONSIDERING THE SAFETY AND STABILITY OF THE PROPOSED BUILDING. IT IS FURTHER CERTIFIED THAT THE EXISTING SOIL WILL BE STRENGTHENED, IF REQUIRED DURING STRUCTURAL DESIGN OF THE PROPOSED BUILDING.					
NAME OF GEOTECH ENGINEER					
GOPAL CHANDRA BAG					
G.T-II/3					
1. I ENGAGED ARCHITECT AND ESE DURING CONSTRUCTION					
2. I FOLLOWED THE INSTRUCTIONS OF ARCHITECT AND ESE DURING CONSTRUCTION OF THE BUILDING.					
3. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADDING STRUCTURE.					
4. IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FALSE THE KMC AUTHORITY MAY REMOVE THE SANCTION PLAN.					
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDANCE OF ARCHITECT & ESE.					
SIGNATURE OF OWNER					
FOR ON & BEHALF OF					
PRAKASH DEVI KAYAN					
PULAK PATODIA					
P.K. REAL ESTATES					
ACTING THROUGH ITS PROPRIETOR					
PATRAZ ALAM					
CONSTITUTED ATTORNEY					
CERTIFICATE OF ARCHITECT					
THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.					
NAME OF ARCHITECT					
RANAJIT KUMAR MITRA					
C/A/2005/354988					
CERTIFICATE OF STRUCTURAL ENGINEER					
CERTIFIED THAT, THE STRUCTURAL DRAWING & DESIGN OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING/ BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT, AS PER THE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.					
NAME OF STRUCTURAL ENGINEER					
GOPAL CHANDRA BAG					
E.S.B/I/208					
TITLE					
GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION AA, SECTION BB					
PROJECT					
PROPOSED G+IV (15.475 M. HT.) STORED BUILDING AT PREMISES NO. 30, LOWER RANGE ROAD, KOLKATA-700 017, IN WARD NO.-64, BOROUGH NO. VII, P. S. - KARAYA, UNDER KOLKATA MUNICIPAL CORPORATION					
SCALE					
1:10					
BUILDING PERMIT NO:					
2024070110					
DATE: 28/10/2024					
VALID UP TO:					
27/10/2029					
DIGITAL OF SIGN OF A/E					
DIGITAL OF SIGN OF E/E					