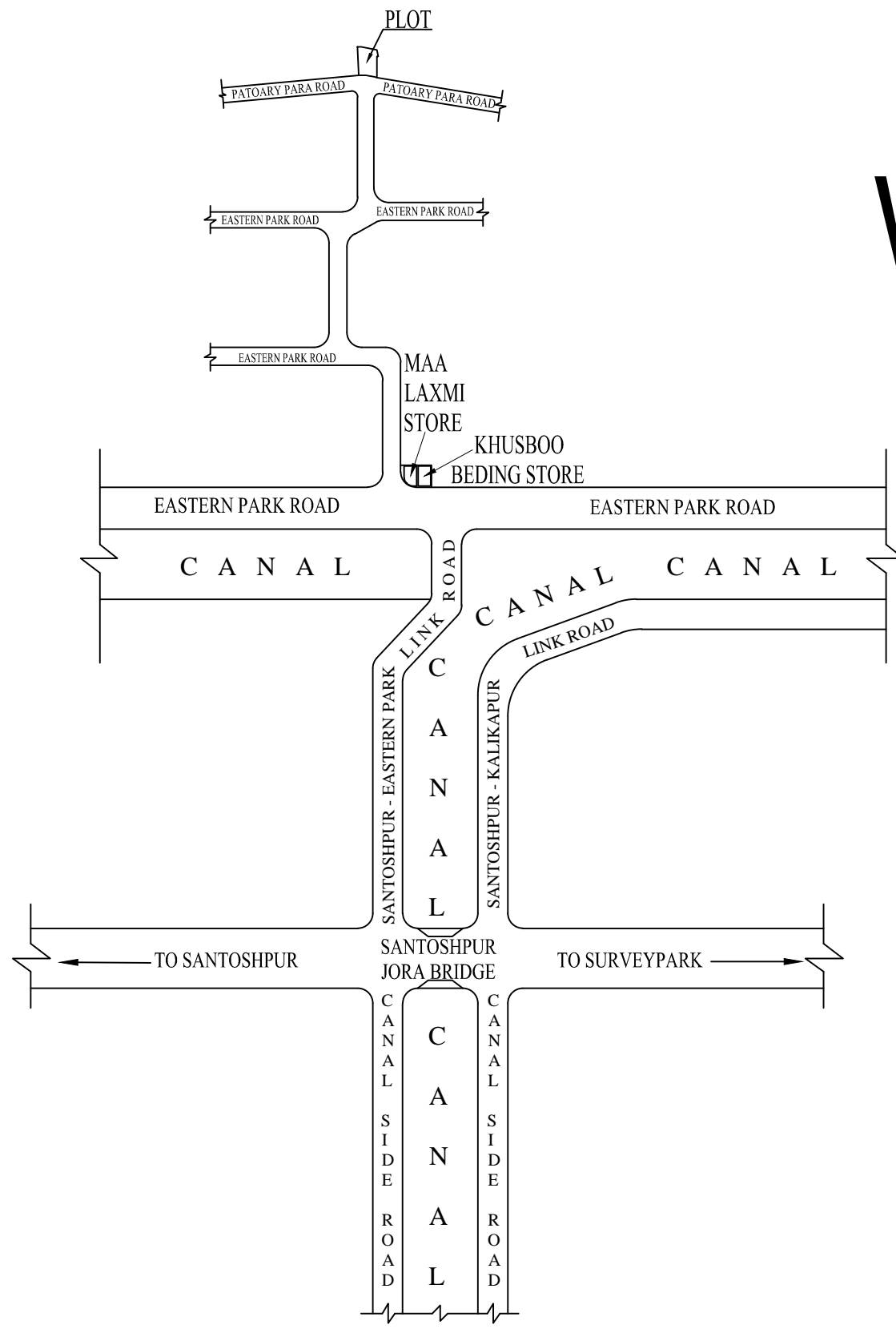


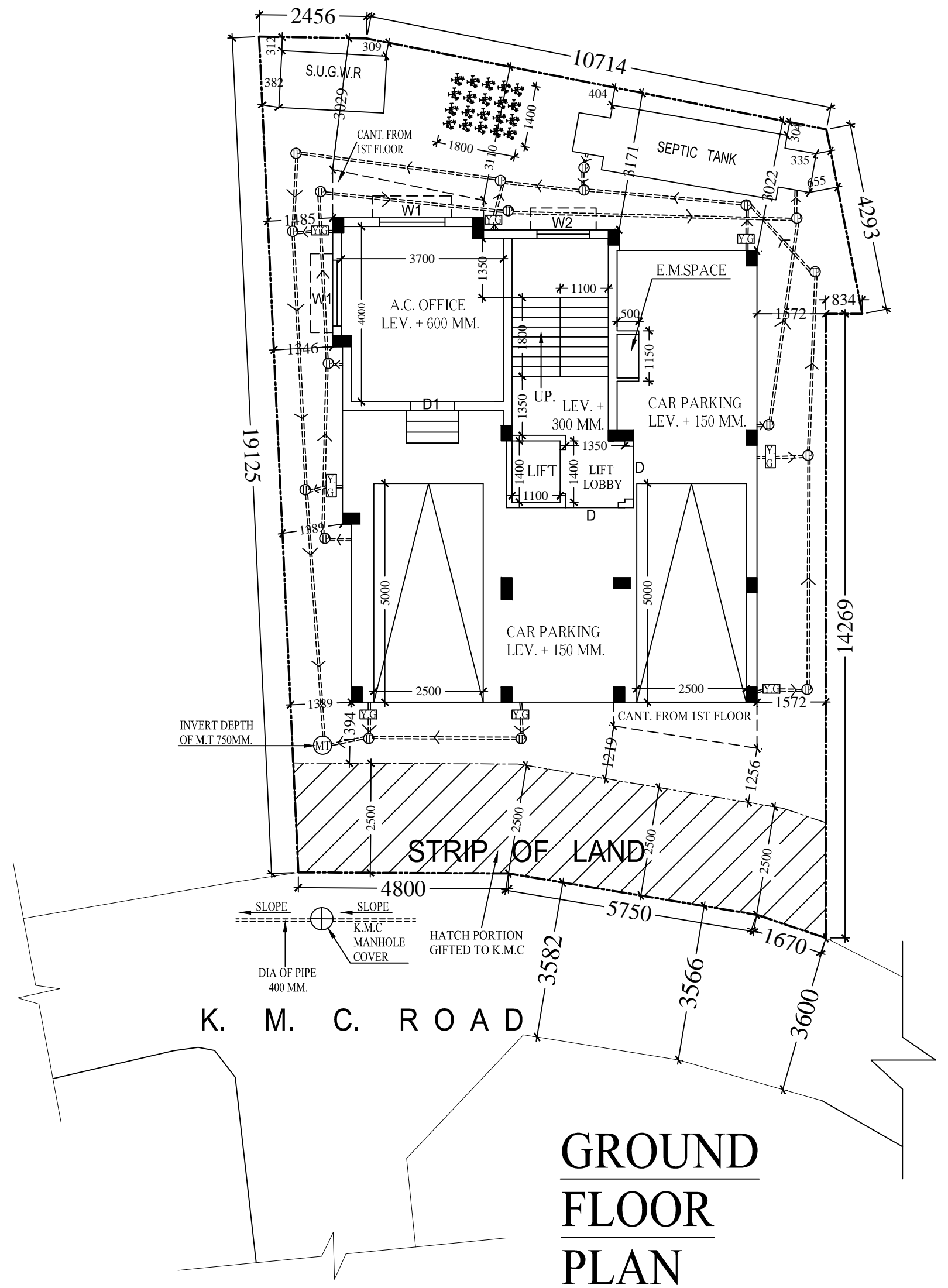
SITE PLAN
SCALE - 1: 600

DEPTH OF THE SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR HAS BEEN NOT EXCEED THE DEPTH OF BUILDING FOUNDATION & NECESSARY PRECAUTION HAD BEEN TAKEN AT THE TIME OF CONSTRUCTION.

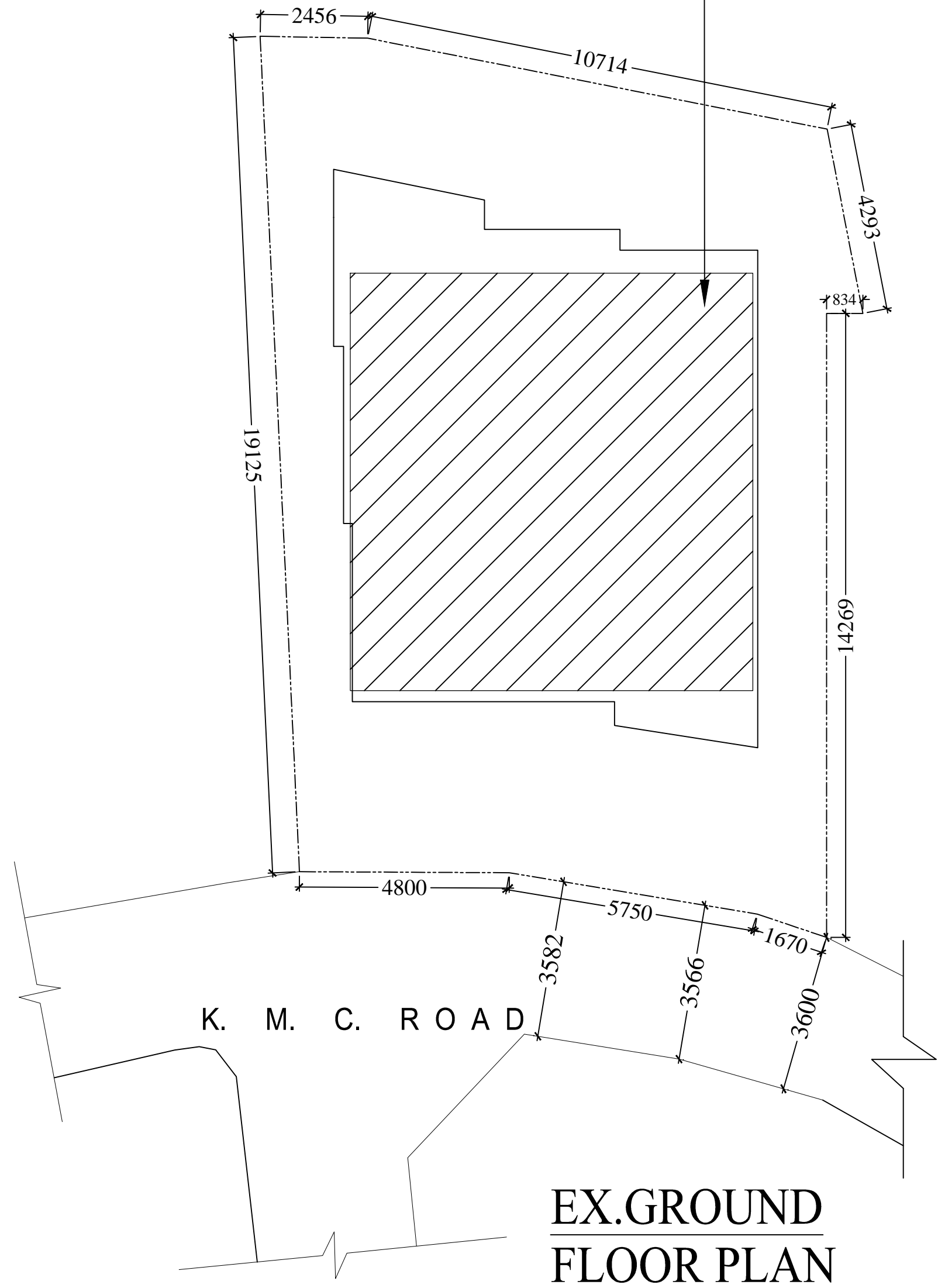


KEY PLAN
SCALE - 1: 4000

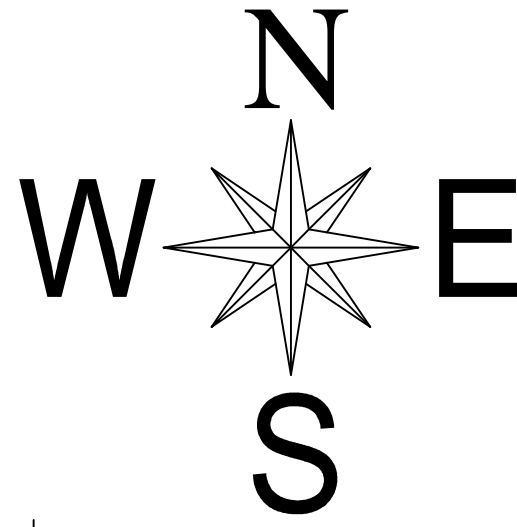
SINGLE STORIED EXISTING STRUCTURE TO BE DEMOLISHED AT THE TIME OF NEW CONSTRUCTION. THERE IS NO TENENT.



GROUND FLOOR PLAN



EX.GROUND FLOOR PLAN



MAIN CHARACTERISTICS OF THE PROPOSAL																																																											
1. DETAILS OF REGISTERED DEED ONE : BOOK NO. - I VOLUME NO. - 133 PAGE NO. - 17 TO 20 BEING NO. - 5045 DATE - 17/01/1983 REGD. AT - D.S.R. ALIPORE, SOUTH 24 - PARGANAS			PART - A 1. ASSESSEE NO. :- 31-104-32-0163-7 2. NAME OF THE OWNER / APPLICANT :- KUNTAL KUMAR DAS AS A C.A OF TUSHAR RANJAN MANDAL. 3. MUTATION CASE NO.- 07/104/26-JUN-24/55098. 4. L & L.R.O MEMO NO.- 51A(C)/2/2672 - 09/07/2024.																																																								
2. DETAILS OF REGISTERED DEED TWO : BOOK NO. - I VOLUME NO. - 186 PAGE NO. - 381 to 389 BEING NO. - 12575 DATE - 01/11/1991 REGD. AT - D.S.R. ALIPORE, SOUTH 24 - PARGANAS			PART - B 1. AREA OF LAND :- a) AS PER TITLE DEED = 03 K. - 09 CH. - 40 SQ.FT. = 242.010 SQ.M. & b) ASSESSMENT BOOK = 03 K. - 09 CH. - 40 SQ. FT.= 242.010 SQ.M. 2. LAND AREA AS PER BOUNDARY DECLARATION :- = 234.087 SQ.M./3 KH.-7 CH.-44.71 SQ.FT. 3. PERMISSIBLE GROUND COVERAGE :- 58.86 % OF L.A. = 137.784 SQ.M. 4. PROPOSED GROUND COVERAGE :- = 234.087 SQ.M./3 KH.-7 CH.-44.71 SQ.FT. 45.61 % OF L.A. = 106.767 SQ.M.																																																								
3. DETAILS OF REGISTERED POWER OF ATTORNEY : BOOK NO. - I VOLUME NO. - 1604 - 2024 PAGE NO. - 202005 to 202025 BEING NO. - 160406947 DATE - 21/06/2024 REGD. AT - D.S.R. - IV, SOUTH 24 - PARGANAS			5. AREA STATEMENT :- <table><tr><th colspan="2">RESIDENTIAL (SQ.M.)</th><th>LIFT-WELL (SQ.M.)</th><th colspan="2">EXEMPTED AREA :-</th><th>NET COVER AREA (SQ.M.)</th></tr><tr><td>GROUND FLOOR</td><td>83.133</td><td>101.568</td><td>9.900</td><td>1.890</td><td>89.778</td></tr><tr><td>RESIDENTIAL AREA :-</td><td>18.435</td><td></td><td></td><td></td><td></td></tr><tr><td>GROUND FLOOR</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>OFFICE AREA :-</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>1 ST. FLOOR</td><td>106.766</td><td>1.540</td><td>9.900</td><td>1.890</td><td>93.436</td></tr><tr><td>2 ND. FLOOR</td><td>106.766</td><td>1.540</td><td>9.900</td><td>1.890</td><td>93.436</td></tr><tr><td>3 RD. FLOOR</td><td>106.766</td><td>1.540</td><td>9.900</td><td>1.890</td><td>93.436</td></tr><tr><td>TOTAL</td><td>421.866</td><td>4.620</td><td>39.600</td><td>7.560</td><td>370.086</td></tr></table>			RESIDENTIAL (SQ.M.)		LIFT-WELL (SQ.M.)	EXEMPTED AREA :-		NET COVER AREA (SQ.M.)	GROUND FLOOR	83.133	101.568	9.900	1.890	89.778	RESIDENTIAL AREA :-	18.435					GROUND FLOOR						OFFICE AREA :-						1 ST. FLOOR	106.766	1.540	9.900	1.890	93.436	2 ND. FLOOR	106.766	1.540	9.900	1.890	93.436	3 RD. FLOOR	106.766	1.540	9.900	1.890	93.436	TOTAL	421.866	4.620	39.600	7.560	370.086
RESIDENTIAL (SQ.M.)		LIFT-WELL (SQ.M.)	EXEMPTED AREA :-		NET COVER AREA (SQ.M.)																																																						
GROUND FLOOR	83.133	101.568	9.900	1.890	89.778																																																						
RESIDENTIAL AREA :-	18.435																																																										
GROUND FLOOR																																																											
OFFICE AREA :-																																																											
1 ST. FLOOR	106.766	1.540	9.900	1.890	93.436																																																						
2 ND. FLOOR	106.766	1.540	9.900	1.890	93.436																																																						
3 RD. FLOOR	106.766	1.540	9.900	1.890	93.436																																																						
TOTAL	421.866	4.620	39.600	7.560	370.086																																																						
4. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK NO. - I VOLUME NO. - 1630 - 2024 PAGE NO. - 77071 to 77081 BEING NO. - 163002755 DATE - 25/07/2024 REGD. AT - D.S.R. - V, SOUTH 24 - PARGANAS			6. TENEMENTS CALCULATION :- <table><tr><th>TENEMENT MKD.</th><th>TENEMENT AREA ACT. (SQM)</th><th>AREA TO BE ADDED (SQM)</th><th>TOTAL TENEMENT AREA (SQM)</th><th>NO. OF TENEMENT</th><th>TOTAL ADDITIONAL AREA FOR FEES = 29.503 SQ.M.</th></tr><tr><td>A</td><td>44.315</td><td>8.759</td><td>53.074</td><td>03</td><td>REQUIRED PROVIDED AREA (SQ.M.)</td></tr><tr><td>B</td><td>48.231</td><td>9.533</td><td>57.764</td><td>03</td><td>1 NO. 2 NOS. 66.299</td></tr></table>			TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	TOTAL ADDITIONAL AREA FOR FEES = 29.503 SQ.M.	A	44.315	8.759	53.074	03	REQUIRED PROVIDED AREA (SQ.M.)	B	48.231	9.533	57.764	03	1 NO. 2 NOS. 66.299																																				
TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	TOTAL ADDITIONAL AREA FOR FEES = 29.503 SQ.M.																																																						
A	44.315	8.759	53.074	03	REQUIRED PROVIDED AREA (SQ.M.)																																																						
B	48.231	9.533	57.764	03	1 NO. 2 NOS. 66.299																																																						
5. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) : BOOK NO. - I VOLUME NO. - 1630 - 2024 PAGE NO. - 76987 to 76998 BEING NO. - 163002756 DATE - 25/07/2024 REGD. AT - D.S.R. - V, SOUTH 24 - PARGANAS			7. PERMISSIBLE F.A.R. = 1.75 8. PROPOSED F.A.R. = (370.086 - 25) / 234.087 = 1.474 < 1.75 9. AREA OF STAIR HEAD ROOM = 12.545 SQ.M. 10. HEIGHT OF THE BUILDING = 12.200 MTS. 11. PROP. TREE COVER AREA = 2.520 SQ.M. (1.08 %) 12. REQD. TREE COVER AREA = 1.05 % = 2.458 SQ.M. 13. A.C. OFFICE COVERED AREA = 18.435 SQ.M. 14. A.C. OFFICE CARPET AREA = 14.262 SQ.M. 15. NO. OF CAR PARKING = 2 NOS. 16. CAR PARKING AREA = 66.299 SQ.M. 17. AREA OF O.H.W.T. = 5.201 SQ.M. 18. COVERED AREA OF L.M.R. = 6.825 SQ.M. 19. LIFT MACHINE RM. STAIR AREA :- 3.119 SQ.M. 20. TOTAL COMMON AREA = 54.875 SQ.M. 21. C.B AREA = (0.600x9)+(0.538x3) = 7.014 SQ.M.																																																								

CERTIFICATE		
PREMISES NO - 163, PATOARY PARA ASSESSEE NO - 31-104-32-0163-7 NAME OF THE OWNER / APPLICANT - KUNTAL KUMAR DAS AS A C.A OF TUSHAR RANJAN MANDAL .		
NAME OF LBS - ARUN KUMAR NATH, (LBS / 566 / 1) AREA OF LAND - 231.402 SQ.M. PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33 MTS (V-19) 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)
"A"	22°-29'-51" N 88°-23'-29" E	5.0 MTS.
"B"	22°-29'-52" N 88°-23'-29" E	3.0 MTS.

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 WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF OWNER / APPLICANT
SRI. KUNTAL KUMAR DAS AS A C.A. OF SRI. TUSHAR RANJAN MANDAL .

NAME OF L.B.S.
ARUN KUMAR NATH, LBS / 1/ 566

NAME OF E.S.E.
ARUN KUMAR NATH, ESE / 1/ 176

NAME OF G.T.E.
ARUN KUMAR NATH, G.T./1/35

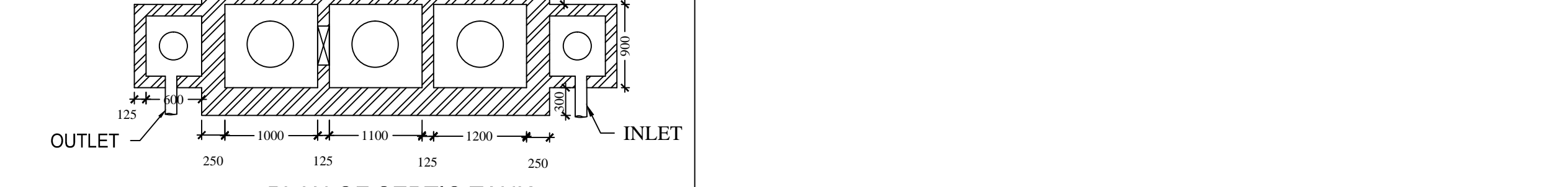
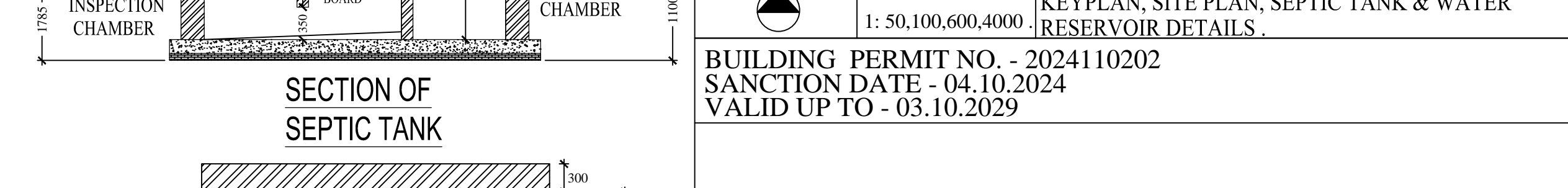
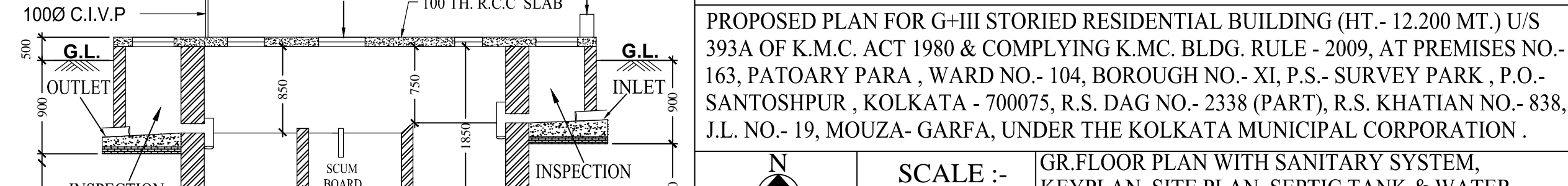
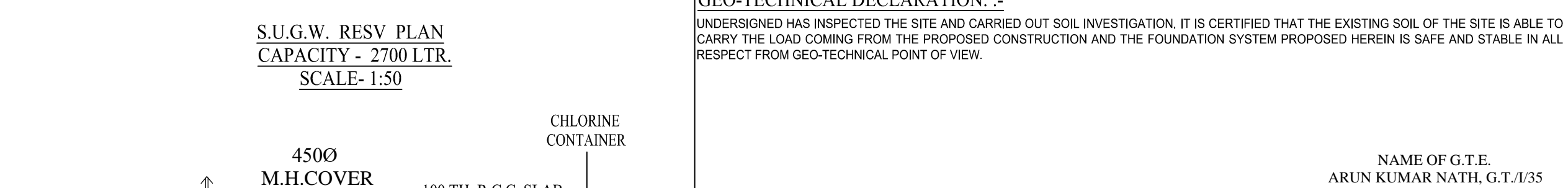
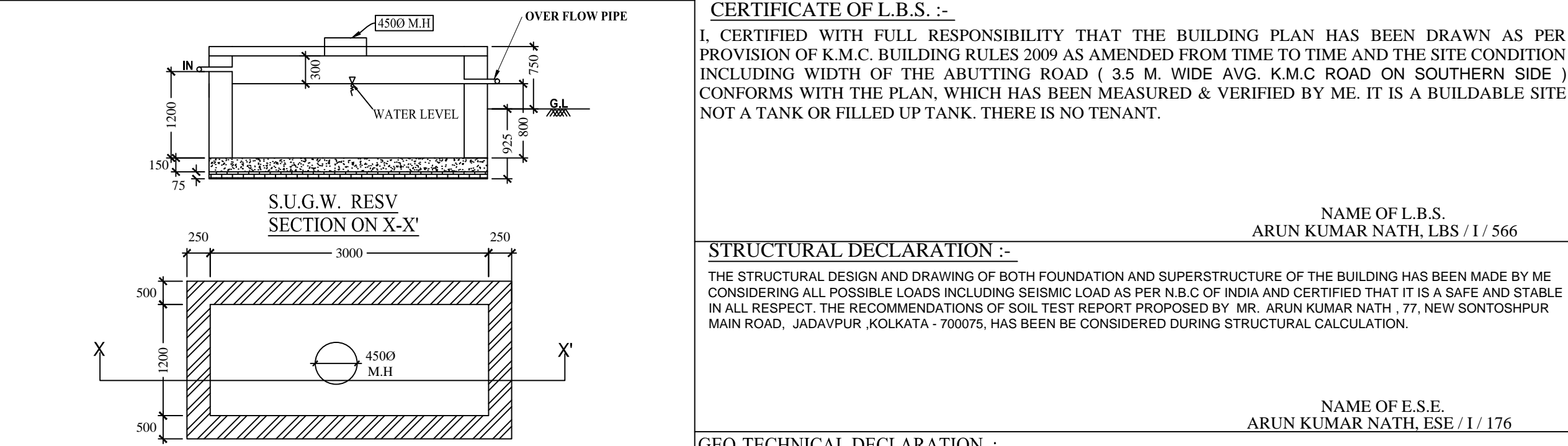
PROPOSED PLAN FOR G+III STORIED RESIDENTIAL BUILDING (HT.- 12.200 MT.) U/S 393A OF K.M.C. ACT 1980 & COMPLYING K.M.C. BLDG. RULE - 2009, AT PREMISES NO.- 163, PATOARY PARA , WARD NO.- 104, BOROUGH NO.- XI, P.S.- SURVEY PARK , P.O.- SANTOSHUPUR , KOLKATA - 700075, R.S. DAG NO.- 2338 (PART), R.S. KHATAN NO.- 838, J.L. NO.- 19, MOUZA- GARFA, UNDER THE KOLKATA MUNICIPAL CORPORATION .

SCALE :-
1: 50,100,600,4000

GR.FLOOR PLAN WITH SANITARY SYSTEM, KEYPLAN, SITE PLAN, SEPTIC TANK & WATER RESERVOIR DETAILS .

BUILDING PERMIT NO. - 2024110202
SANCTION DATE - 04.10.2024
VALID UP TO - 03.10.2029

DECLARATION OF OWNER / APPLICANT :-		
i) I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I WILL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. ii) I WILL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING . iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING ADJOINING STRUCTURE. iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME. vii) THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK / RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. viii) THERE IS NO TENANT . ix) THE PLOT IS WITHIN 500 MTS. FROM C/L OF E.M.BYE PASS.		
CERTIFICATE OF L.B.S. :-		
I, CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD (3.5 M. WIDE AVG. K.M.C ROAD ON SOUTHERN SIDE) CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS NO TENANT.		
STRUCTURAL DECLARATION :-		
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME. CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER I.B.C OF INDIA AND CERTIFIED THAT IT IS A SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATIONS OF SOIL TEST REPORT PROPOSED BY MR. ARUN KUMAR NATH , 77, NEW SONTOSHUPUR MAIN ROAD, JADAVPUR, KOLKATA - 700075, HAS BEEN BEEN CONSIDERED DURING STRUCTURAL CALCULATION.		
GEO-TECHNICAL DECLARATION :-		
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION, 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.		



PLAN OF SEPTIC TANK
SCALE - 1:50
USERS - 50 PERSONS

DIGITAL SIGNATURE OF A.E. (C)