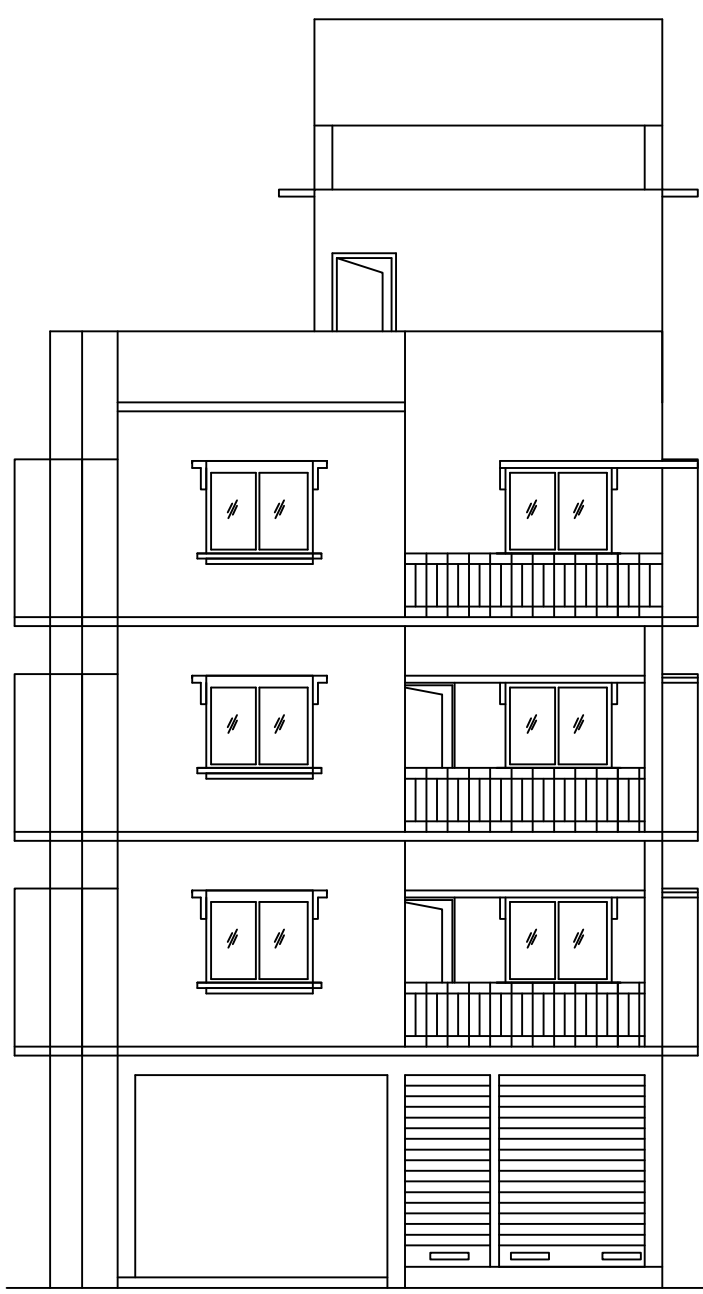
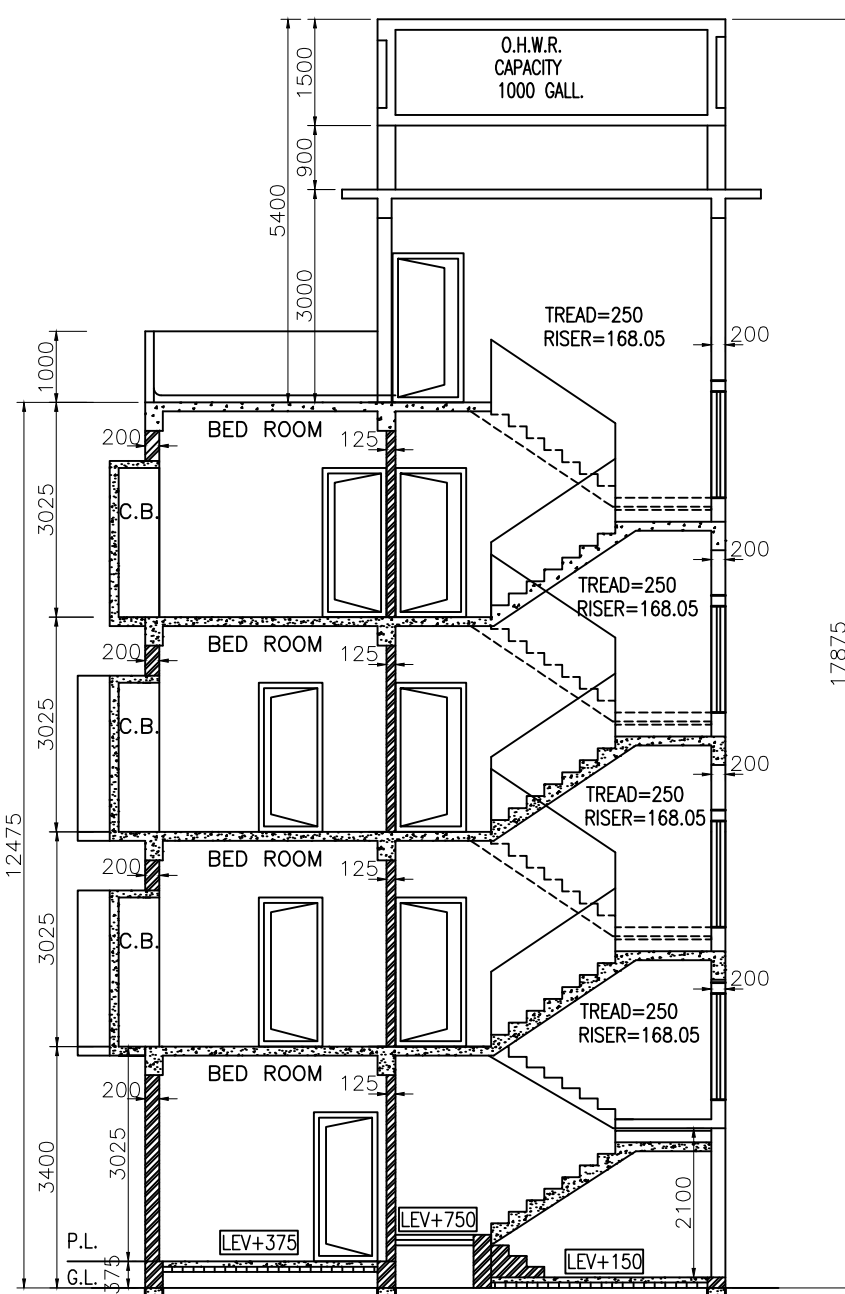




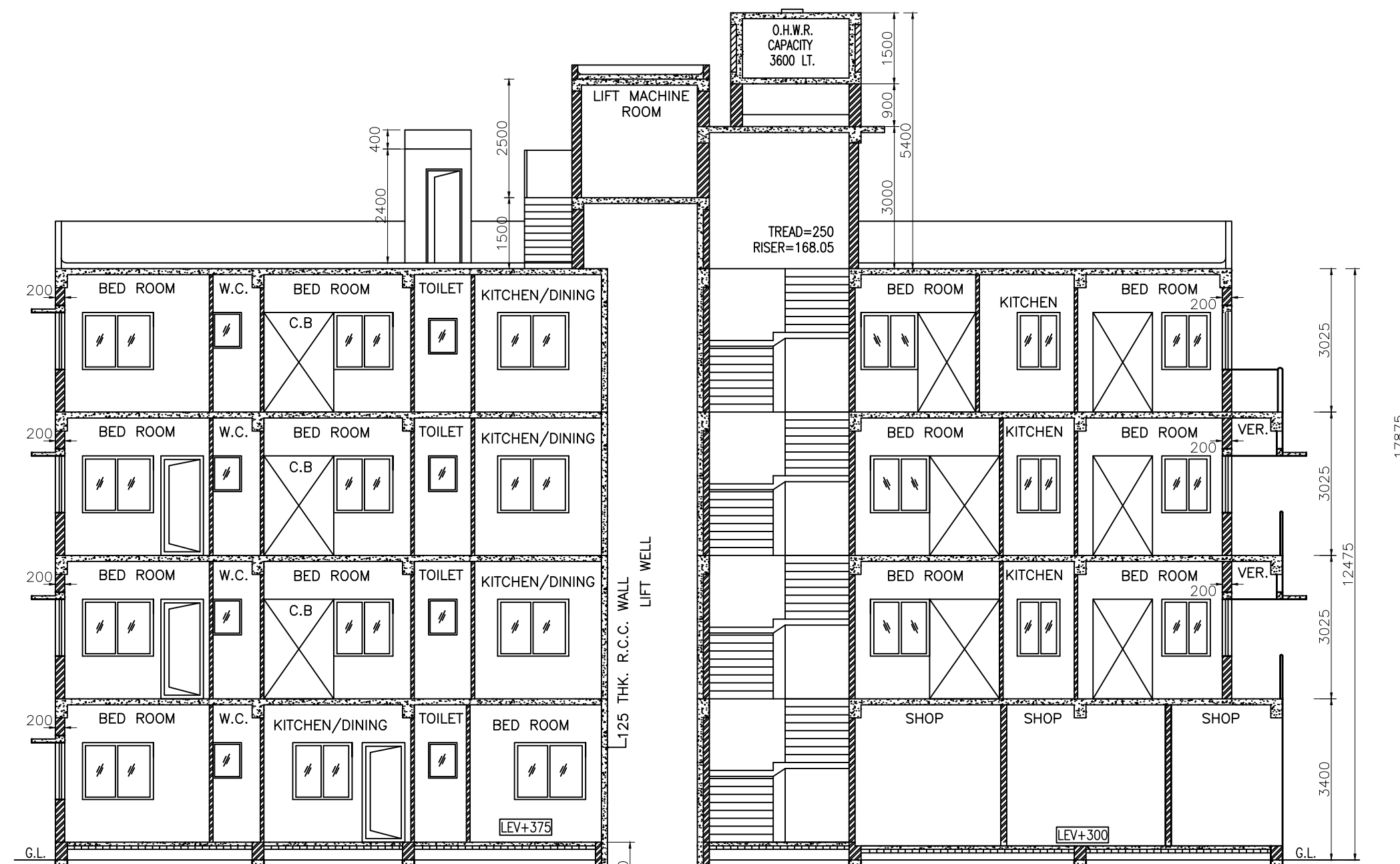
FRONT SIDE ELEVATION
SCALE-1:100



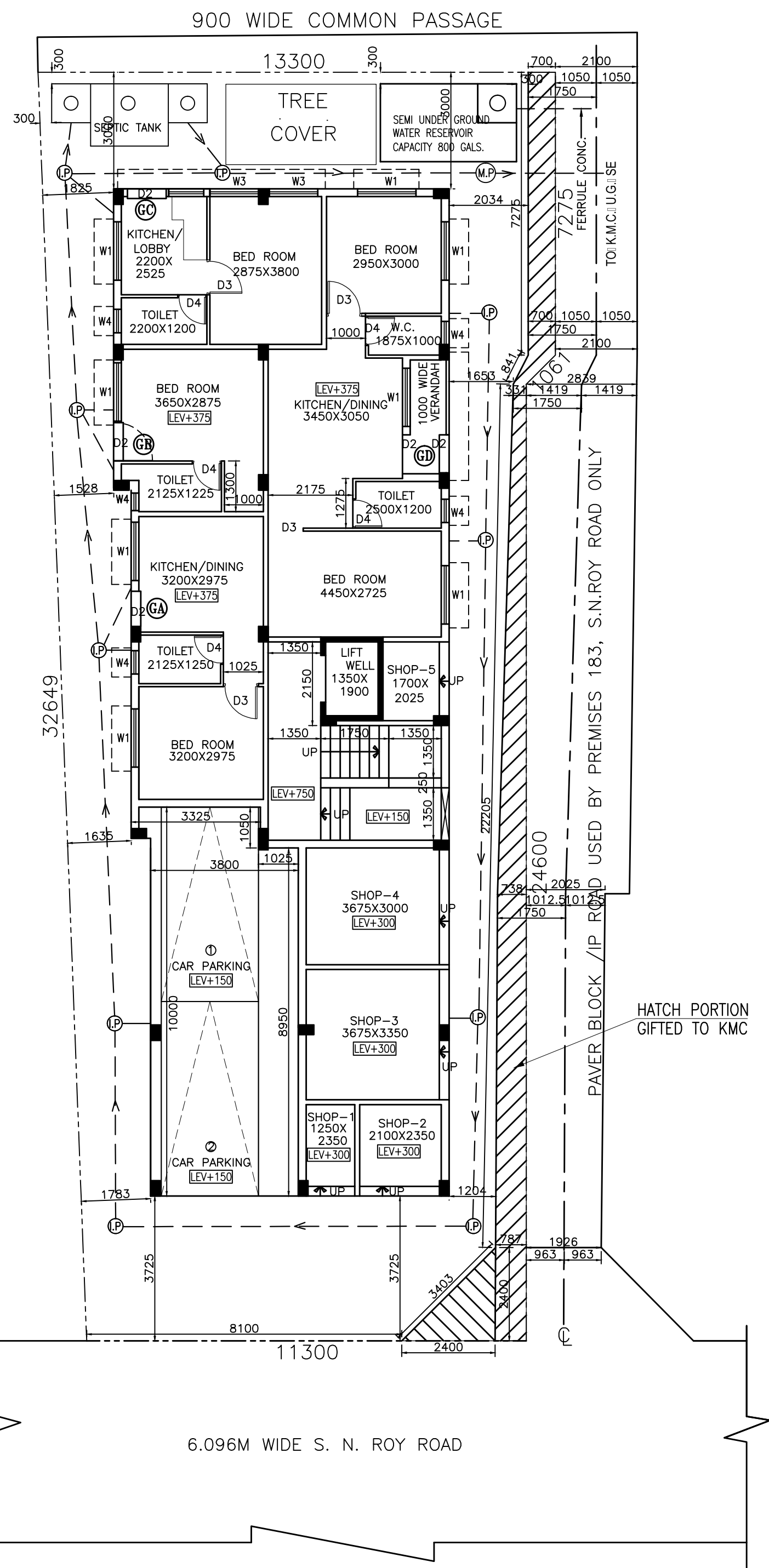
EASTERN SIDE ELEVATION
SCALE-1:100



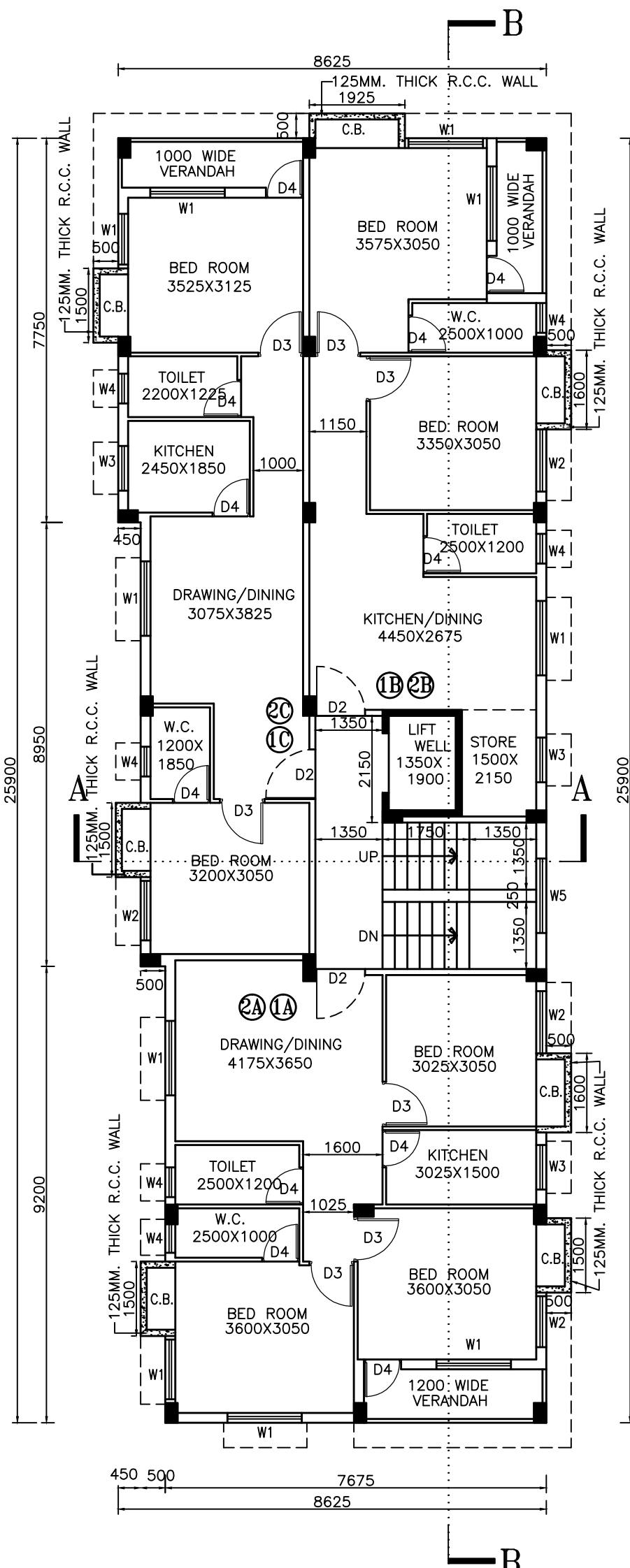
SECTION ON- A-A
SCALE-1:100



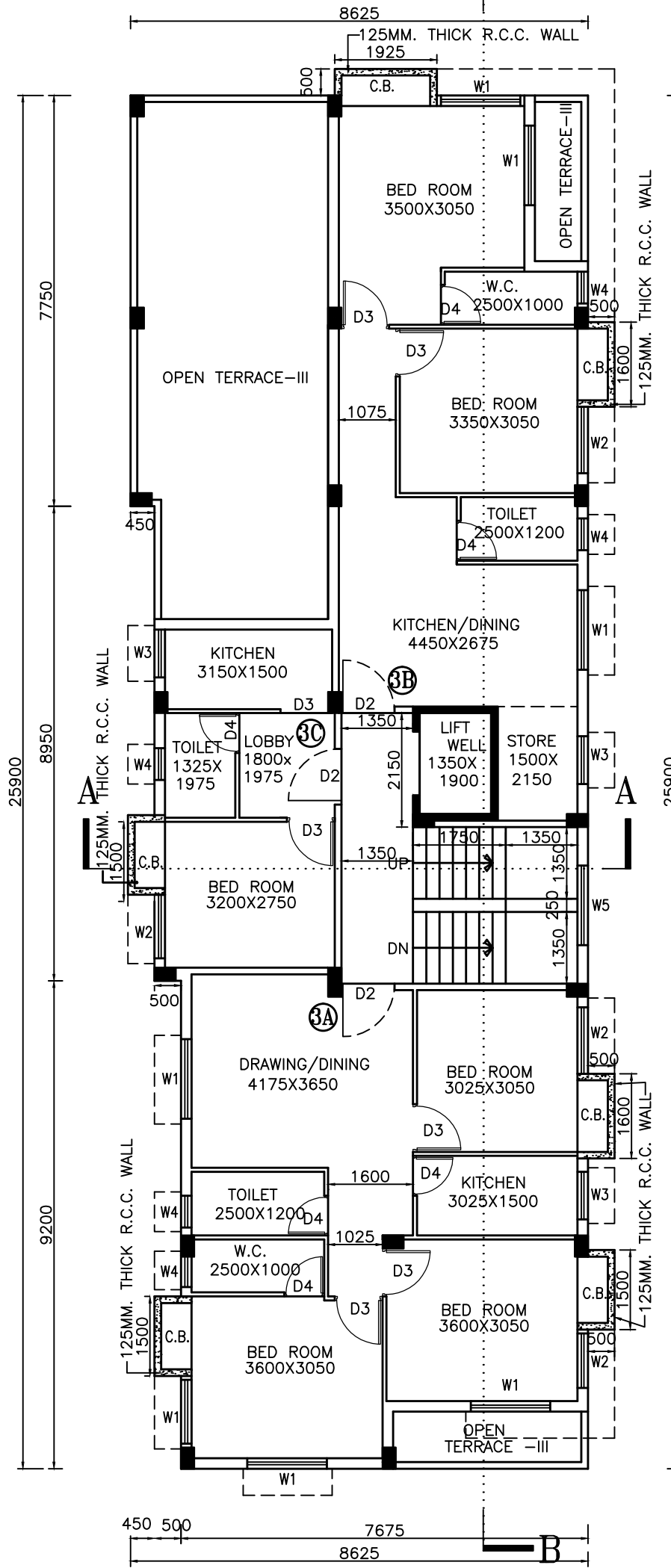
SECTION ON- B-B
SCALE-1:100



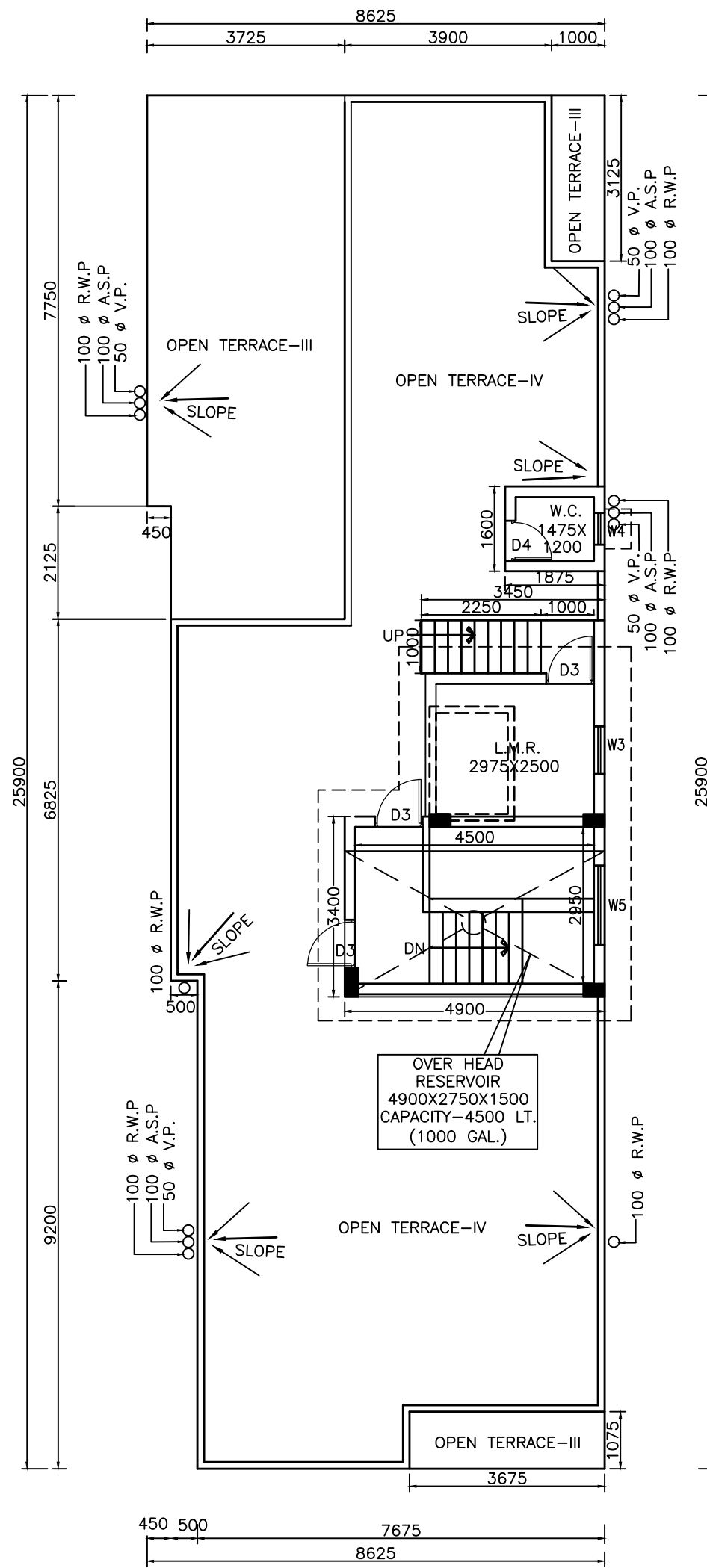
PROPOSED GROUND FLOOR PLAN
SCALE-1:100



PROPOSED FIRST & SECOND
FLOOR PLAN
SCALE-1:100



PROPOSED THIRD FLOOR PLAN
SCALE-1:100



PROPOSED TERRACE FLOOR PLAN
SCALE-1:100

DOOR & WINDOW SCHEDULE			
MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	1000	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
D5	1200	2100	DOUBLE LEAF DOOR
W1	1500	1800	FULLY GLAZED
W2	1200	1800	FULLY GLAZED
W3	1000	1800	FULLY GLAZED
W4	600	900	FULLY GLAZED
W5	1500	1800	FULLY GLAZED
W6	2000	1800	FULLY GLAZED

STATEMENT OF THE PLAN			
		TOTAL EXEMPTED AREA	
GROUND FLOOR	210.620 SQ.M	210.620 SQ.M	12.690 SQ.M
1ST FLOOR	210.620 SQ.M	210.620 SQ.M	12.690 SQ.M
2ND FLOOR	210.620 SQ.M	210.620 SQ.M	12.690 SQ.M
3RD FLOOR	167.716 SQ.M	167.716 SQ.M	12.690 SQ.M
TOTAL	799.576 SQ.M	799.576 SQ.M	50.760 SQ.M

TENEMENTS & CAR PARKING CALCULATION :-			
(A) RESIDENTIAL:			
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA
GA	26.364 SQ.M	2.926 SQ.M	29.290 SQ.M
GB	16.548 SQ.M	1.837 SQ.M	18.385 SQ.M
GC	21.888 SQ.M	2.441 SQ.M	24.329 SQ.M
GD	5.485 SQ.M	0.615 SQ.M	6.100 SQ.M
TA, 2A	70.945 SQ.M	7.875 SQ.M	78.820 SQ.M
1B, 2B	60.281 SQ.M	6.691 SQ.M	66.972 SQ.M
1C, 2C	59.603 SQ.M	6.616 SQ.M	66.219 SQ.M
3A	66.894 SQ.M	7.436 SQ.M	74.330 SQ.M
3B	57.640 SQ.M	6.398 SQ.M	64.038 SQ.M
3C	23.291 SQ.M	2.585 SQ.M	25.876 SQ.M

SPECIFICATIONS			
1.	MERCANTILE (RETAIL) :		
2.	MERCANTILE COVERED AREA	=	34.652 SQ.M
3.	TOTAL REQUIRED CAR PARKING	=	2 NOS.
4.	TOTAL PROPOSED CAR PARKING	=	2 NOS.
5.	PERMISSIBLE AREA FOR PARKING	=	50.000 SQ.M
6.	PROPOSED AREA OF PARKING	=	27.376 SQ.M
7.	PROPOSED F.A.R.	=	1.75
8.	TOTAL BUILT-UP AREA	=	839.302 SQ.M
9.	AREA OF CUP BOARD	=	15.837 SQ.M
10.	STAR HEAD ROOM AREA	=	16.660 SQ.M
11.	LIFT MACHINE ROOM	=	9.788 SQ.M
12.	LIFT MACHINE ROOM STAIR	=	3.450 SQ.M
13.	W.C. AREA AT ROOF	=	3.000 SQ.M
14.	OVER HEAD TANK AREA	=	16.320 SQ.M
15.	TERRACE AREA	=	210.620 SQ.M
16.	REQUIRED TREE COVER AREA	=	7.805 SQ.M (1.977 % OF LAND)
17.	PROPOSED TREE COVER AREA	=	8.000 SQ.M (2.026 % OF LAND)
18.	EXISTING STRUCTURE	=	66.697 SQ.M

PART-A:			
1.	ASSEESSE NO: 41-118-12-013-12		
2.a)	DETAIL OF DEED :-		
	BOOK NO : I	VOL. NO : 133	PAGE NO : 27 TO 32
	BEING NO : 6761	YEAR : 1961	PLACE: S.R. ALPUR.
2.b)	DETAIL OF DEED :-		
	BOOK NO : I	VOL. NO : 145	PAGE NO : 83 TO 88
	BEING NO : 6585	YEAR : 1963	PLACE: S.R. ALPUR.
2.c)	DETAIL OF DEED :-		
	BOOK NO : I	VOL. NO : 118	PAGE NO : 236 TO 240
	BEING NO : 6751	YEAR : 1966	PLACE: S.R. ALPUR.
2.d)	DETAIL OF DEED :-		
	BOOK NO : I	VOL. NO : 104	PAGE NO : 186 TO 189
	BEING NO : 6201	YEAR : 1967	PLACE: S.R. ALPUR.
2.e)	DETAIL OF BOUNDARY DECLARATION:-		
	BOOK NO : I	VOL. NO : 1904-2024	PAGE NO : 744896 TO 744908
	BEING NO : 190413943	DATE : 24/09/2024	PLACE: A.R.A.-IV, KOLKATA
2.f)	DETAIL OF STRIP OF LAND:-		
	BOOK NO : I	VOL. NO : 1903-2024	PAGE NO : 53369 TO 53382
	BEING NO : 190301388	DATE : 04/03/2024	PLACE: A.R.A.-III, KOLKATA
2.b)	DETAIL OF SPLAYED CORNER:-		
	BOOK NO : I	VOL. NO : 1903-2024	PAGE NO : 52915 TO 52928
	BEING NO : 190301390	DATE : 04/03/2024	PLACE: A.R.A.-III, KOLKATA
2.b)	DETAIL OF NON EVICTION OF TENANTS:-		
	BOOK NO : I	VOL. NO : 1903-2024	PAGE NO : 52905 TO 52914
	BEING NO : 190301389	DATE : 04/03/2024	PLACE: A.R.A.-III, KOLKATA
3.	AREA OF LAND :-		
a)	AS PER TITLE DEED	=	394.881 SQ.M. (05K-14CH-20.5 SQ.FT.)
b)	AS PER BOUNDARY DECLARATION	=	394.790 SQ.M. (05K-14CH-19.5 SQ.FT.)
4.	NO OF STOREY	=	G+III
5.	NO. OF TENEMENTS	=	13 NOS.
6.	SIZE OF TENEMENTS	=	a) LESSTHAN 50 SQ.M. = 05 NOS b) 50 SQ.M TO 75 SQ.M. = 06 NOS c) 75 SQ.M TO 100 SQ.M. = 02 NOS

SIGNATURE OF GEO-TECHNICAL ENGINEER :-	
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL ON THE BASIS OF THE SOIL INVESTIGATION RESULTS. 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 KR. CHAKRABORTY (GEO-TECH-16/I)	
NAME OF GEO-TECHNICAL 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.-746/I)	
NAME 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 ADJOINING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS A EXISTING STRUCTURE. THE SAID PREMISES IS PARTLY OCCUPIED BY THE OWNER & PARTLY OCCUPIED BY TENANTS.	
KAMALESH SEAL (LBS/I/1020)	
NAME OF L.B.S.	

DECLARATION OF OWNER /APPLICANT	
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION. I 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 FAILURE OF STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FOUND FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN IN THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.	
M/S NIRMAL PARTNERS--SRI SOURAV BASU & MANNA DEY AND CA. OF SRI. BASUDEB DUTTA, SRI. SUKDEV DUTTA & SMT. MADHABI PYNNE	
NAME OF OWNERS/APPLICANTS	

PROJECT.	
ARCHITECTURAL PLAN OF PROPOSED GROUND+THREE STORIED RESIDENTIAL BUILDING AT PREMISES NO--395, S.N. ROY ROAD, KOLKATA-700038, IN WARD NO-118, BOROUGH NO-XIII, P.S-NEW ALIPORE (NEW) BEHALA (OLD), COMPLYING K.M.C. BUILDING RULE-2009, UNDER SECTION 393A OF K.M.C. ACT. 1980. WITHIN THE KOLKATA MUNICIPAL CORPORATION.	
JOB NO	DRG. NO
KMC/SPS/24-	25/07/20
DATE	DRAWN BY
INDRAJIT HALDE	

CONSULTANT:-	
K. SEAL & ASSOCIATES ARCHITECTS, ENGINEERS, CONSULTANTS 22A, RAJA NABA KRISHNA STREET, KOLKATA-700 005, PH.-2554-2558	
ARCHITECTURAL SHEET	

DETAIL OF POWER OF ATTORNEY :-	
BOOK NO : I	VOL. NO : 1602-2023
BEING NO : 160215117	YEAR : 2023
DATE : 07.11.2023	
OFFICE OF THE D.S.R II-- SOUTH 24 PGS.	

PART-B:	
1. AREA OF LAND:-	
a) AS PER TITLE DEED	= 394.881 SQ.M. (05K-14CH-20.5 SQ.FT.)
b) AS PER BOUNDARY DECLARATION	= 394.790 SQ.M. (05K-14CH-19.5 SQ.FT.)
2.(i) PERMISSIBLE GROUND COVERAGE	= 211.240 SQ.M. (53.507% OF LAND AREA)
(ii) PROPOSED GROUND COVERAGE	= 210.620 SQ.M. (53.350 % OF LAND AREA)
3. PROPOSED HEIGHT OF THE BUILDING	= 12.475 M.

PREMISES NO. - 395, S.N. ROY ROAD, KOLKATA-700038, IN WARD NO-118, BOROUGH-XIII. P.S-NEW ALIPORE(NEW) BEHALA(OLD).	
ASSEESSE NO.-411181201312	
NAME OF OWNER(S)/APPLICANT(S)	M/S NIRMAL PARTNERS--SRI SOURAV BASU & MANNA DEY AND CA. OF SRI. BASUDEB DUTTA, SRI. SUKDEV DUTTA & SMT. MADHABI PYNNE

AREA OF LAND: 394.790 SQ.M. = (05K-14CH-19.5 SQ.FT.)	
NAME OF L.B.S.: KAMALESH SEAL (LBS/I/1020)	
PERMISSIBLE HEIGHT IN REFERENCE TO G.M. ISSUED BY AAL 33.00 M.	
PROPOSED HEIGHT OF BUILDING (AMSL+HT. OF BLDG.+ HT. TOP ROOF STRUCTURE) : 17.875 M.	
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)	

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL			
	LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
"A"	22° 30' 23.67"N	88° 19' 49.288"E	5.50 Meter
"B"	22° 30' 23.685"N	88° 19' 49.287"E	5.50 Meter
"C"	22° 30' 23.67"N	88° 19' 49.285"E	5.50 Meter
"D"	22° 30' 23.685"N	88° 19' 49.288"E	5.50 Meter

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.	
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M/S NIRMAL PARTNERS--SRI SOURAV BASU & MANNA DEY AND CA. OF SRI. BASUDEB DUTTA, SRI. SUKDEV DUTTA & SMT. MADHABI PYNNE	
NAME OF OWNERS/APPLICANTS	KAMALESH SEAL (L.B.S. NO.-1020/I)
	NAME OF L.B.S.

SPECIFICATIONS	
1.	R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
2.	200 M.M. THK. EXTERNAL, 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
3.	STEEL Z- SECTION WINDOWS.
4.	CAST-IN-SITU MOSAIC FLOORING.
5.	1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6.	WATER PROOFING TREATMENT.
7.	P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SANCTION NO:- 2024130240	
SANCTION DATE :-07.03.2025	VALID UPTO:- 06.03.2030

SUMAN GARAI	
Digitaly signed by SUMAN GARAI Date: 2025.03.07 12:42:17 +05:30	DEBOJIT DAS
Digitaly signed by DEBOJIT DAS Date: 2025.03.07 13:55:27 +05:30	
DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-XIII/K.M.C.	DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-XIII/K.M.C.