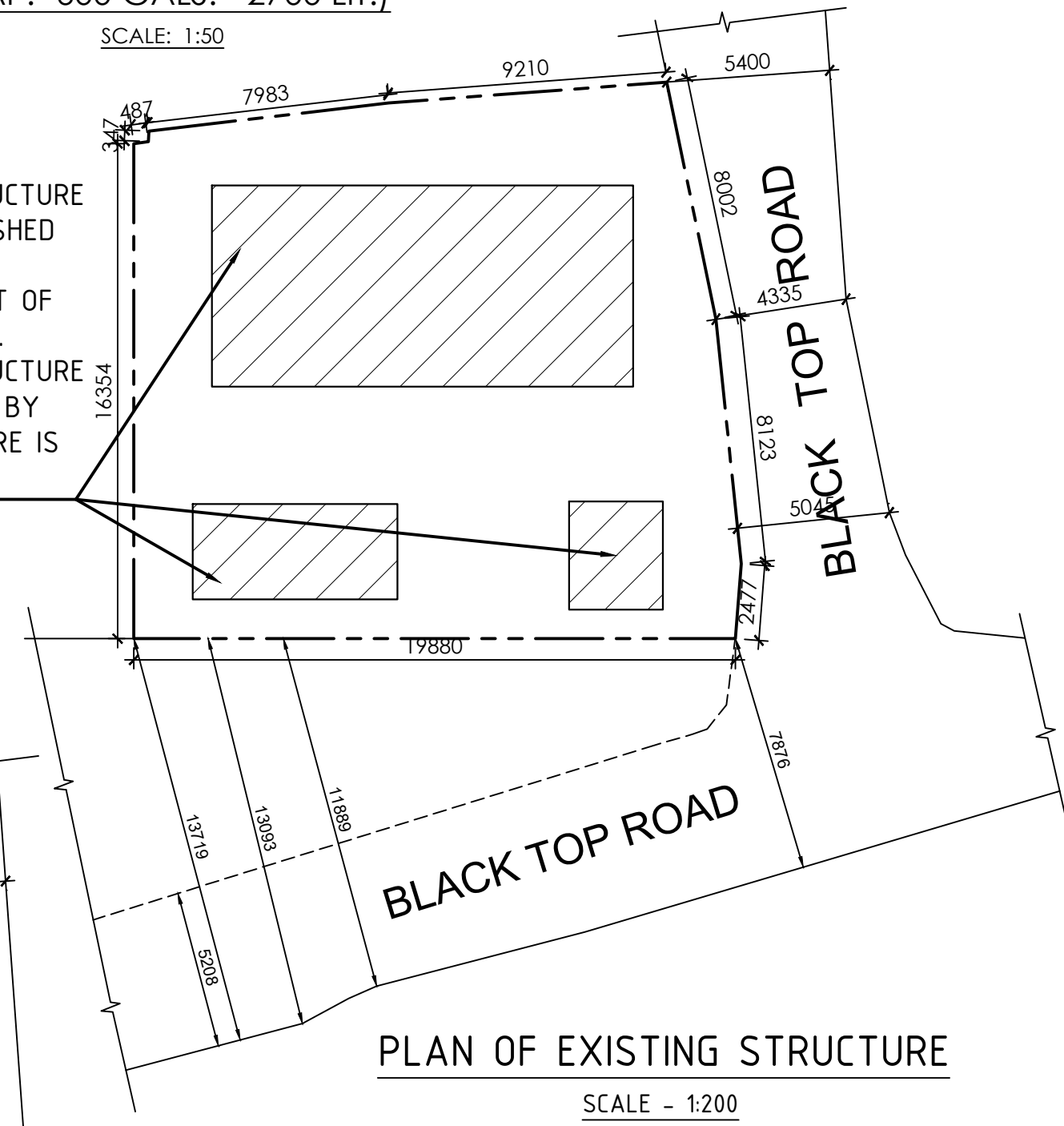


DETAILS OF S.U.G.W. RESERVOIR
[CAP.- 600 GALS.= 2700 LIT.]

SCALE: 1:50

EXISTING STRUCTURE
TO BE DEMOLISHED
BEFORE
COMMENCEMENT OF
CONSTRUCTION.
EXISTING STRUCTURE
ARE OCCUPIED BY
OWNER & THERE IS
NO TENANT.



PLAN OF EXISTING STRUCTURE

SCALE - 1:200

CERTIFICATE FROM L.B.S. :-

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 7.876 M. WEST SIDE (BLACK TOP ROAD) & 4.335 M. SOUTH SIDE (BLACK TOP ROAD) OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E.

NAME OF L.B.S.
ANIK MAJUMDAR
L.B.S. - 1579 (II)

OWNER'S DECLARATION. :-

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

NAME OF OWNERS

SRI TAPAS CHATTERJEE, SRI SAMBHU NATH DAS,
SRI GOUTOM BOSE, SRI PROSENJIT KARMAKAR
PARTNER'S OF 'TARAMA CONSTRUCTION'
AS CONSTITUTE ATTORNEY OF
MR. SANTOSH KUMAR DE, MRS. RITA DEY, MRS.
PROJIKTI DEY ALIAS PROJUKTE DE, MRS. MOULI
DEY, MR. MONOJIT DEY, MRS. SUVRA
CHAKRABORTY, MRS. ALOKA GHOSH

CERTIFICATE FROM GEO-TECH 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.

NAME OF G.T.E.
JAYANTA MAJUMDAR
G.T.E. / I / 13

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF E.S.E.

AMAL KUMAR CHAKRABORTY
E.S.E. - 429 (II)

BUILDING PERMIT NO :- 2022110408

SANCTION DATE :- 02/01/2023

VALID UPTO :- 01/01/2028

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

PART - A.

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.	31-111-01-0072-7
2. DETAILS OF DEED	BOOK = I, VOLUME = II, BEING = 1329, PAGE - 9 TO 12, YEAR = 1990, A.D.R. - SOUTH 24 Pgs(S). DATE. = 04/09/1990.
3. DETAILS OF GENERAL POWER OF ATTORNEY	BOOK = I, VOLUME = 1603-2022, PAGE - 331111 TO 331151, BEING = 160309283, YEAR = 2022, D.S.R. - III SOUTH 24 PARAGANAS, DATE. = 21/06/2022.
4. DETAILS OF BOUNDARY DECLARATION	BOOK - I, VOLUME - 1603-2022, PAGE - 511137 TO 511153, BEING = 160315979, YEAR = 2022, D.S.R. - III SOUTH 24 PARAGANA, DATE. = 11/10/2022.
5. DETAILS OF SPLAYED CORNER	BOOK - I, VOLUME - 1603-2022, PAGE - 511154 TO 511173, BEING = 160315977, YEAR = 2022, D.S.R. - III SOUTH 24 PARAGANAS, DATE. = 11/10/2022.

6. (A). AREA OF THE PLOT OF LAND (B). NO OF STORIED	267.559 SQ.M. G+IV
7. NO OF TENAMENTS	EIGHT (08) Nos.

PART - B.

1. AREA OF LAND:-
(i) AS PER DEED/ASSESSMENT RECORD = 267.559 SQ.M.
(ii) AS PER BOUNDARY DECLARATION = 339.137 SQ.M.
(iii) AS PER CORNER SPLAY AREA = 2.872 SQ.M.
(iv) NET LAND AREA = 336.265
2. EFFECTIVE LAND AREA = 336.265 SQ.M.
3. ROAD WIDTH = 7.876 M.(min.)WEST SIDE & 4.335 M.(min.)SOUTH SIDE (BLACK TOP ROAD)
4. USER GROUP = RESIDENTIAL.
5. (i) PERMISSIBLE GROUND COVERAGE = (57.748 %) = 154.510 SQ.M.
(ii) PROPOSED GROUND COVERAGE = (41.412 %) = 140.443 SQ.M.
6. PROPOSED HEIGHT = 15.500 M.
7. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m ²	LESS LIFT WELL IN m ²	LESS STAIR WELL IN m ²	ACTUAL FLOOR AREA IN m ²	LESS STAIR EXEMPTED IN m ²	LESS LIFT EXEMPTED IN m ²	NET FLOOR AREA IN m ²
GROUND	132.854	—	—	132.854	13.365	2.194	117.295
FIRST	140.443	1.837	—	138.606	13.365	2.194	123.047
SECOND	140.443	1.837	—	138.606	13.365	2.194	123.047
THIRD	140.443	1.837	—	138.606	13.365	2.194	123.047
FOURTH	140.443	1.837	—	138.606	13.365	2.194	123.047
TOTAL	694.626	7.348	—	687.278	66.825	10.970	609.483

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	NO OF TENEMENT	NO OF CAR REQUIRE
A	71.084	1.178	83.737	3	3
B	51.067	1.178	60.157	3	
C	71.084	1.178	83.737	1	
D	51.067	1.178	60.157	1	

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN m ²	267.559
2. TOTAL REQUIRED CAR PARKING	3
3. TOTAL COVERED CAR PARKING PROVIDED	3
4. TOTAL OPEN CAR PARKING PROVIDED	NIL
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²	75.00
6. ACTUAL CAR PARKING AREA PROVIDED IN m ²	80.087
7. CAR PARKING AREA EXEMPTED IN m ²	75
8. PERMISSIBLE F.A.R	2.00
9. PROPOSED F.A.R	1.998
10. STAIR HEAD ROOM AREA IN m ²	16.585
11. O.H.W.R. AREA IN m ²	5.580
12. LIFT MACHINE ROOM AREA IN m ²	5.192
13. LIFT MACHINE ROOM STAIR AREA IN m ²	4.494
14. CUP BOARD AREA IN m ²	14.500
15. SHOP COVERED AREA IN m ²	31.607
16. SHOP CARPET AREA IN m ²	28.362
17. TREE COVER AREA IN m ²	13.280

SPECIFICATIONS :-

1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
2. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
3. 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
4. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
5. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
6. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
7. 450 mm PROJECTED CHAJJAH.
8. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
9. ALL MARBLE FLOORING TO BE USED. 15-20mm THICK MARBLE FLOORING.
10. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
11. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

NOTES :-

1. ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

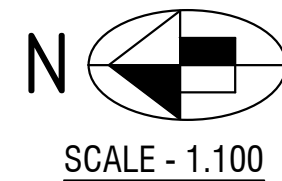
TITLE :-

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, EXISTING STRUCTURE PLAN, SEPTIC TANK PLAN WITH DETAIL SECTIONAL ELEVATION AND UNDER GROUND RESERVOIR PLAN WITH DETAIL SECTIONAL ELEVATION.

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009, ALONG WITH OFFICE CIRCULAR NO. - 02 OF 2020-2021, DATED - 13/06/2020 AT PREMISES NO. - 72, ATABAGAN, WARD NO. - 111, BOROUGH NO. - XI, MOUZA - KAMDAHARI, L.O.P. NO. - 1631, C.S. PLOT NO. - 1064(P), J.L.NO. - 49, P.S. - BANSDRONI, P.O. - GARIA, KOLKATA - 700084, UNDER THE KOLKATA MUNICIPAL CORPORATION.

SHEET NO. - 1 OF 2

DRAWN BY - SUBHAM NASKAR



BUILDING PLANNER

ANIK & ASSOCIATES
USHAPALLY, GARIA, KOLKATA-700084

