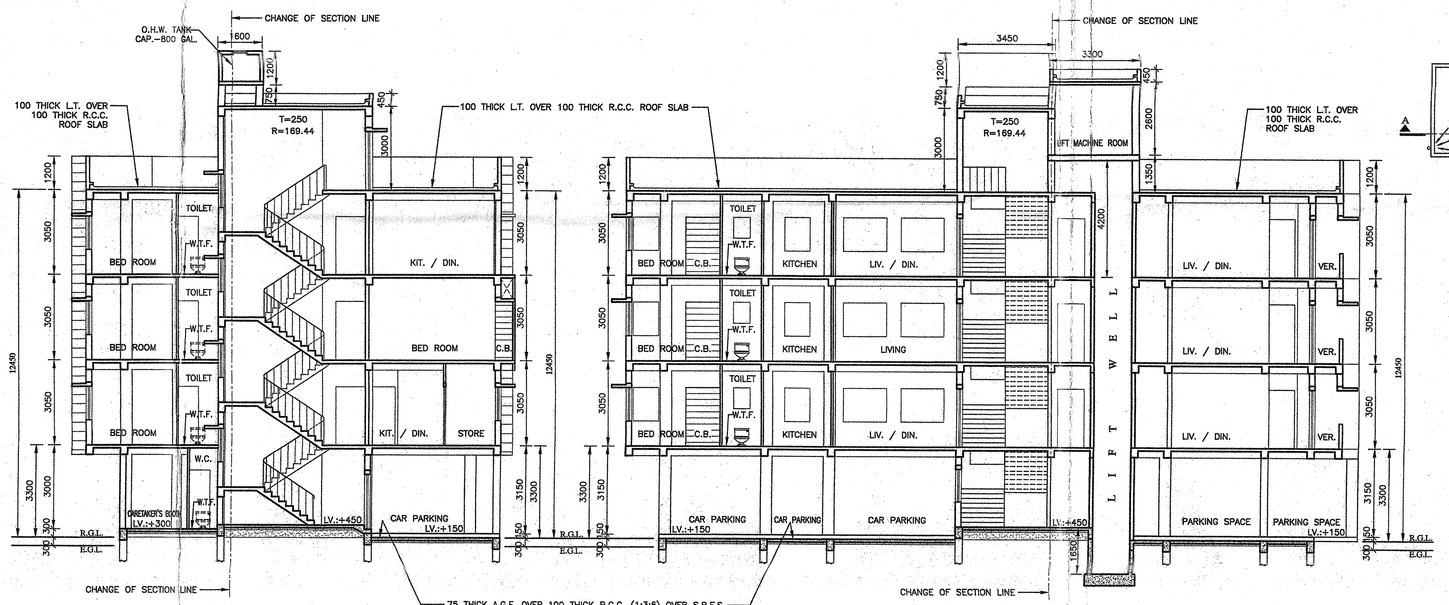
FRONT SIDE ELEVATION

SCALE – 1:100

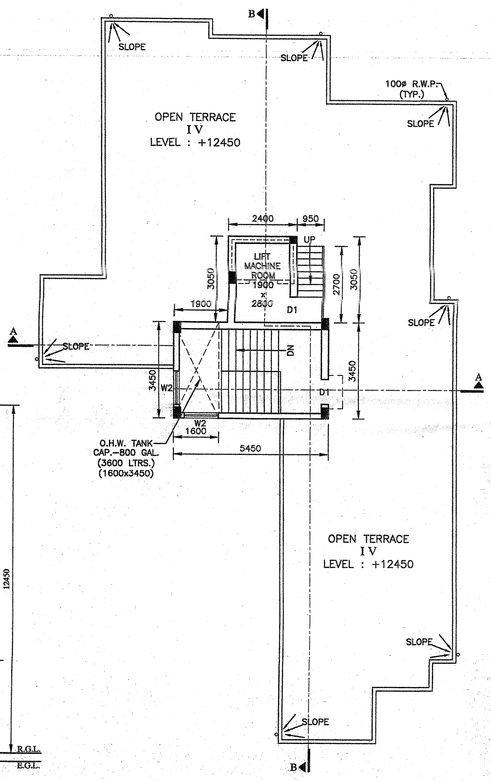


SECTION - 'A - A'

SCALE–1:100

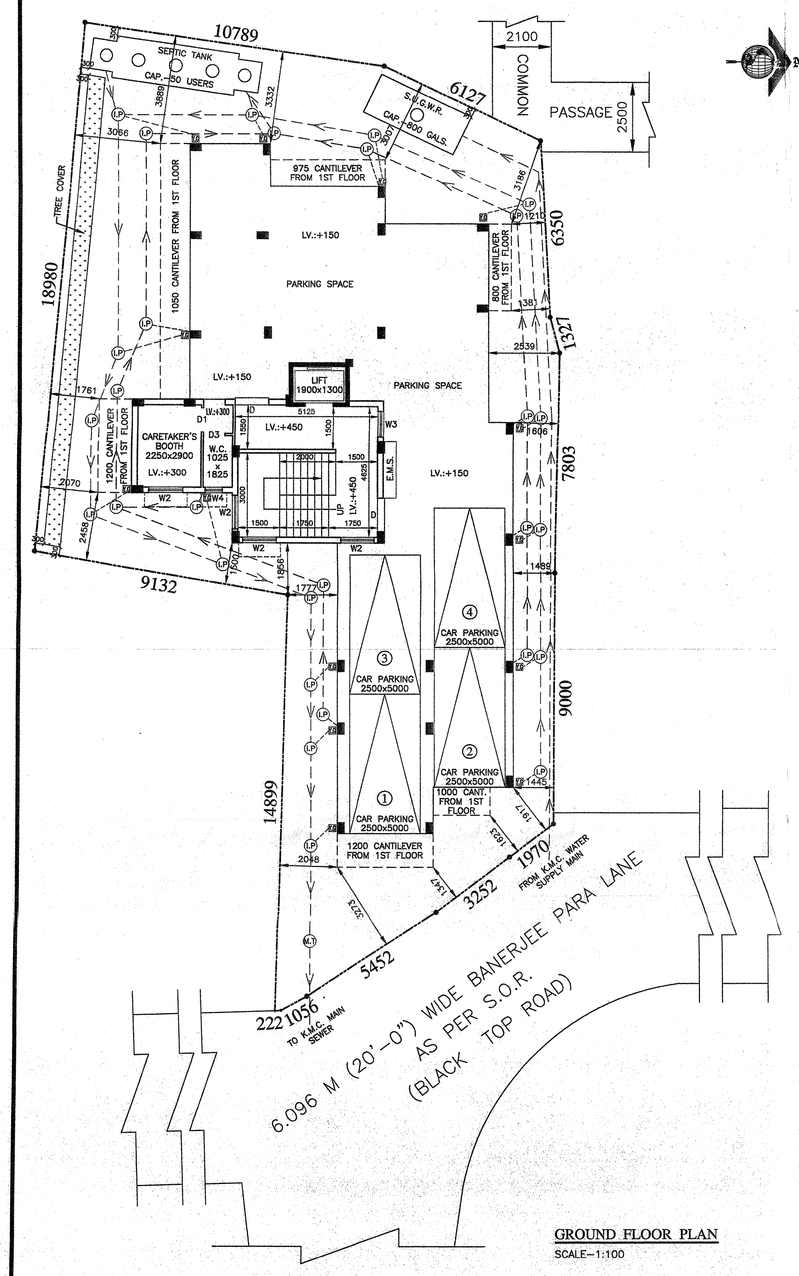
SECTION - 'B - B'

SCALE–1:100



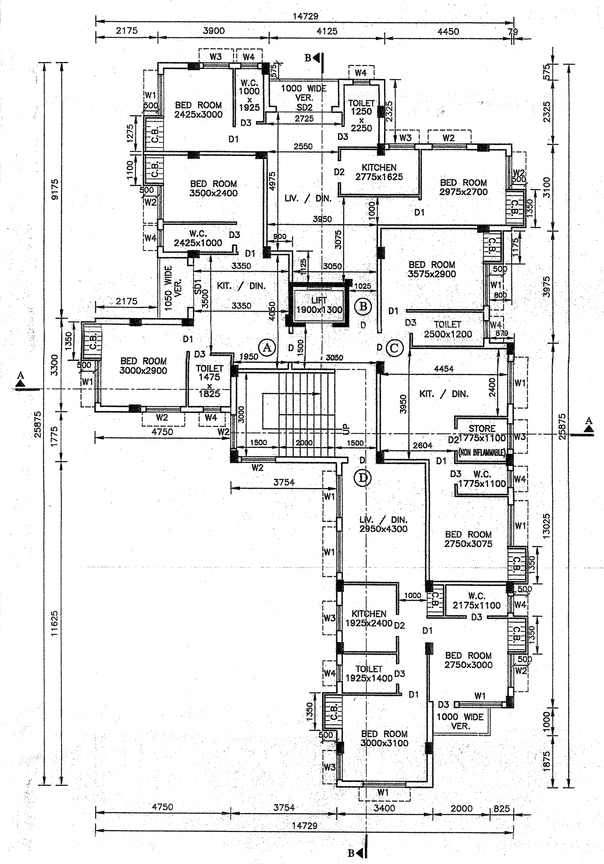
ROOF PLAN

SCALE–1:100



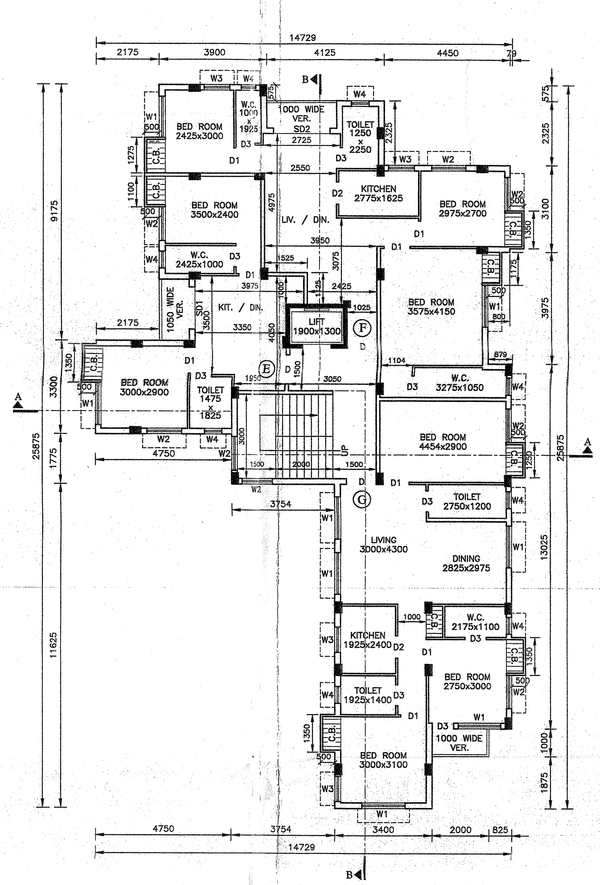
GROUND FLOOR PLAN

SCALE–1:100



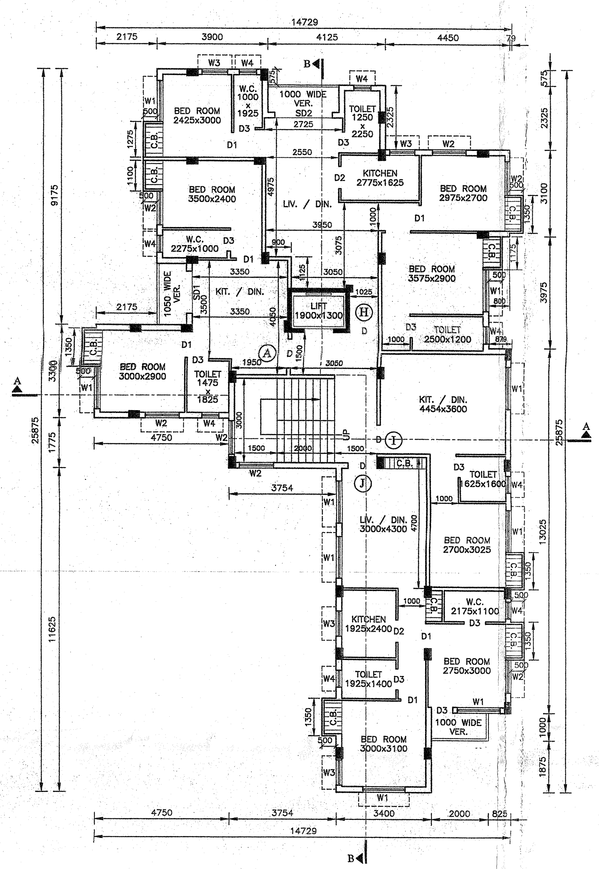
1ST FLOOR PLAN

SCALE–1:100



2ND FLOOR PLAN

SCALE–1:100



3RD FLOOR PLAN

SCALE–1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 21-091-02-0293-5
02. NAME OF OWNERS : CHILLELIL PRABHAKARAN, SMT. KEYA DAS, SRI NIMAI DAS, SMT. SHIBANI BANERJEE, SRI RAMANUJ BANERJEE, SMT. SUKLA GUPTA, SMT. JHULAN SUKUL (NEE GUPTA)
03. NAME OF APPLICANT : SMT. NANDINI DUTTA & SRI BIPLAB DEY PARTNER'S OF M/S PARIJAT AND C.A. OF CHILLELIL PRABHAKARAN, SMT. KEYA DAS, SRI NIMAI DAS, SMT. SHIBANI BANERJEE, SRI RAMANUJ BANERJEE, SMT. SUKLA GUPTA, SMT. JHULAN SUKUL (NEE GUPTA)
04. DETAILS OF REGISTERED DEED :
BOOK No. : I VOL. No.:1606–2021 PAGE No. : 24671–24723
BEING No.:160600586 DATE : 05.02.2021 PLACE : A.D.S.R., SEALDAH
05. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : I VOL. No.:1603–2022 PAGE No.: 382617–382661
BEING No.:160310684 DATE:14.07.2022 PLACE:D.S.R. III, 24 PGS.(S)
06. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No.:1606–2021 PAGE No.: 130959–130976
BEING No.:160603187 DATE : 08.09.2021 PLACE : A.D.S.R., SEALDAH .
07. No. OF STOREY = G+III
08. No. OF TENEMENTS = 11 Nos.
09. SIZE OF TENEMENTS : BELOW 50 SQM=1 No., 50–75 SQM=7 Nos. & 75–100 SQM = 3 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1025	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	800	2100	W3	900	1200
D3	750	2100	W4	600	750
SD1	1500	2100			
SD2	2000	2100			

SPECIFICATIONS

1. ALL GRADE OF CONCRETE – M20.
2. ALL GRADE OF STEEL – Fe 415
3. ALL OUTER WALL – 200mm THK. 1:6 MORTER.
4. ALL INTERNAL WALL–75mm THK WITH 1:4 MORTER EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER – 12mm THK WITH 1:4 MORTER.
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
7. ALL OTHER MATERIALS USED AS PER IS CODE :
   a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY.
   b) ALL DIMENSIONS ARE IN MM.
8. DEPTH OF S.U.G.W.R. AND SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION.

PART-B:

01. AREA OF LAND : AS PER TITLE DEED & ASSESSMENT RECORD (06 K–09 CH–07 SFT) = 439.613 SQM
02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) = (06 K – 09 CH – 5.52 SFT) = 439.476 SQM
03. AREA OF SPLAY CORNER = NA
04. AREA OF STRIP = NA
05. NET LAND AREA = 439.476 SQM
06. (I) PERMISSIBLE GROUND COVERAGE (52.02%) = 228.604 SQM
    (II) PROPOSED GROUND COVERAGE (51.994%) = 228.500 SQM
07. PROPOSED HEIGHT = 12.450 M
08. DEPTH OF BUILDING = 25.875 M
09. FRONTAGE OF PLOT = (0.222+1.056+5.452+3.252+1.970) = 11.952 M
10. (I) PERMISSIBLE TREE COVER AREA = 9.673 SQM (2.20%)
    (II) PROPOSED TREE COVER AREA = 10.108 SQM (2.30%)
11. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT		NET COVERED AREA (SQM)	EXEMPTED AREA		NET FLOOR AREA (SQM)
		STAIR WELL (SQM)	LIFT WELL (SQM)		STAIR & STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	
GROUND FLOOR	202.325	–	0.000	202.325	12.353	3.000	186.972
1ST FLOOR	228.500	–	2.470	226.030	12.690	3.000	210.340
2ND FLOOR	228.500	–	2.470	226.030	12.690	3.000	210.340
3RD FLOOR	228.500	–	2.470	226.030	12.690	3.000	210.340
TOTAL	887.825	-	7.410	880.415	50.423	12.000	817.992

12. TENEMENTS & CAR PARKING CALCULATION :
(A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (SQM)
A	44.437	7.716	52.153	2	2
B	57.555	9.994	67.549	1	
C	49.119	8.529	57.648	1	
D	53.661	9.318	62.979	1	
E	45.179	7.845	53.024	1	
F	78.543	13.639	92.182	1	
G	81.049	14.074	95.123	1	
H	74.151	12.876	87.027	1	
I	31.586	5.485	37.071	1	
J	54.597	9.481	64.076	1	

13. TOTAL REQUIRED CAR PARKING = 2 Nos.
14. TOTAL PROVIDED CAR PARKING = 4 Nos.
15. PERMISSIBLE AREA FOR PARKING = 50.000 SQM
16. PROVIDED AREA OF PARKING = 159.431 SQM
17. PERMISSIBLE F.A.R = 1.75
18. PROPOSED F.A.R = (817.992 – 50.000) / 439.476 = 1.748 < 1.75
19. OVER HEAD TANK AREA = 5.520 SQM
20. STAIR HEAD ROOM AREA = 18.803 SQM
21. LIFT MACHINE ROOM AREA = 7.320 SQM
22. LIFT MACHINE ROOM STAIR AREA = 2.565 SQM
23. TERRACE AREA = 228.500 SQM
24. AREA OF CUPBOARD = [(0.550+0.587+0.638) SQM x 3 Nos. + (0.625 SQMx1 No.) + (0.675 SQMx14 Nos.)] =15.400 SQM
25. ADDITIONAL AREA FOR FEES = (18.803+7.320+2.565+15.400) = 44.088 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
SOIL TESTING HAS BEEN DONE BY DR. S. K. CHAKRABORTY ('J. B. ASSOCIATES', 1418, NAYABAD, PANCHASAYER, KOLKATA–700094) RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SWADESH KUMAR MANDAL
E.S.E. - CLASS - I / 399

NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO–TECHNICAL POINT OF VIEW.

DR. S. K. CHAKRABORTY
G.T.E. - CLASS - I / 16

NAME OF GEO-TECH. ENGINEER

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 AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND WHICH HAS BEEN MEASURED AND VERIFIED BY ME.

- THE PLOT IS WITH EXISTING STRUCTURE AND BOUNDED BY BOUNDARY WALL. THE EXISTING STRUCTURE OCCUPIED BY OWNERS.
- IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
- THE CONSTRUCTION OF U.G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION.

SWADESH KUMAR MANDAL
L.B.S. - CLASS - I / 1245

NAME OF L.B.S.

DECLARATION OF OWNERS

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION
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 AND 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 AND SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION.

SMT. NANDINI DUTTA & SRI BIPLAB DEY
PARTNER'S OF M/S PARIJAT AND
CONSTITUTED ATTORNEY OF
CHILLELIL PRABHAKARAN, SMT. KEYA DAS,
SRI NIMAI DAS, SMT. SHIBANI BANERJEE,
SRI RAMANUJ BANERJEE, SMT. SUKLA GUPTA,
SMT. JHULAN SUKUL (NEE GUPTA)

NAME OF OWNERS

GROUND, 1ST, 2ND & 3RD FLOOR PLANS, ROOF PLAN, PLAN & SECTION OF S.U.G. WATER RESERVOIR & SEPTIC TANK, SITE PLAN, KEY PLAN, EXISTING PLAN, SECTION–AA & BB, FRONT SIDE ELEVATION.

PROJECT :
PROPOSED G + III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.45 M (U/S - 393 A OF K.M.C. ACT, 1980 AND K.M.C. BUILDING RULE 2009) AT **PREMISES No. - 30 / 1, BANERJEE PARA LANE, WARD No. - 91, BOROUGH - X, KOLKATA - 700031, P. S. - KASBA,** UNDER THE KOLKATA MUNICIPAL CORPORATION.

PLAN CASE No. - 2022100050

BUILDING PERMIT No. - 2022100101 DATED - 16-AUG-2022

VALID FOR 5 YEARS FROM DATE OF SANCTION.

DIBAKAR CHOWDHURY (Digitally signed by DIBAKAR CHOWDHURY Date: 2022.08.16 14:38:23 +05'30')	TUSHAR JATI (Digitally signed by TUSHAR JATI Date: 2022.08.16 14:35:01 +05'30')
SIGNATURE OF A.E.(C)/Bldg/Br-X	SIGNATURE OF E.E.(C)/Bldg/Br-X