



FRONT ELEVATION

Permissible Height in reference to CCZM issued by AAI :- 33 M.
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)
	Latitude	Longitude	
A- Front Side (Marked in site Plan)	22° 29' 14"	88° 24' 36"	5.00 M
B- Back Side (Marked in site Plan)	22° 29' 14"	88° 24' 36"	5.00 M

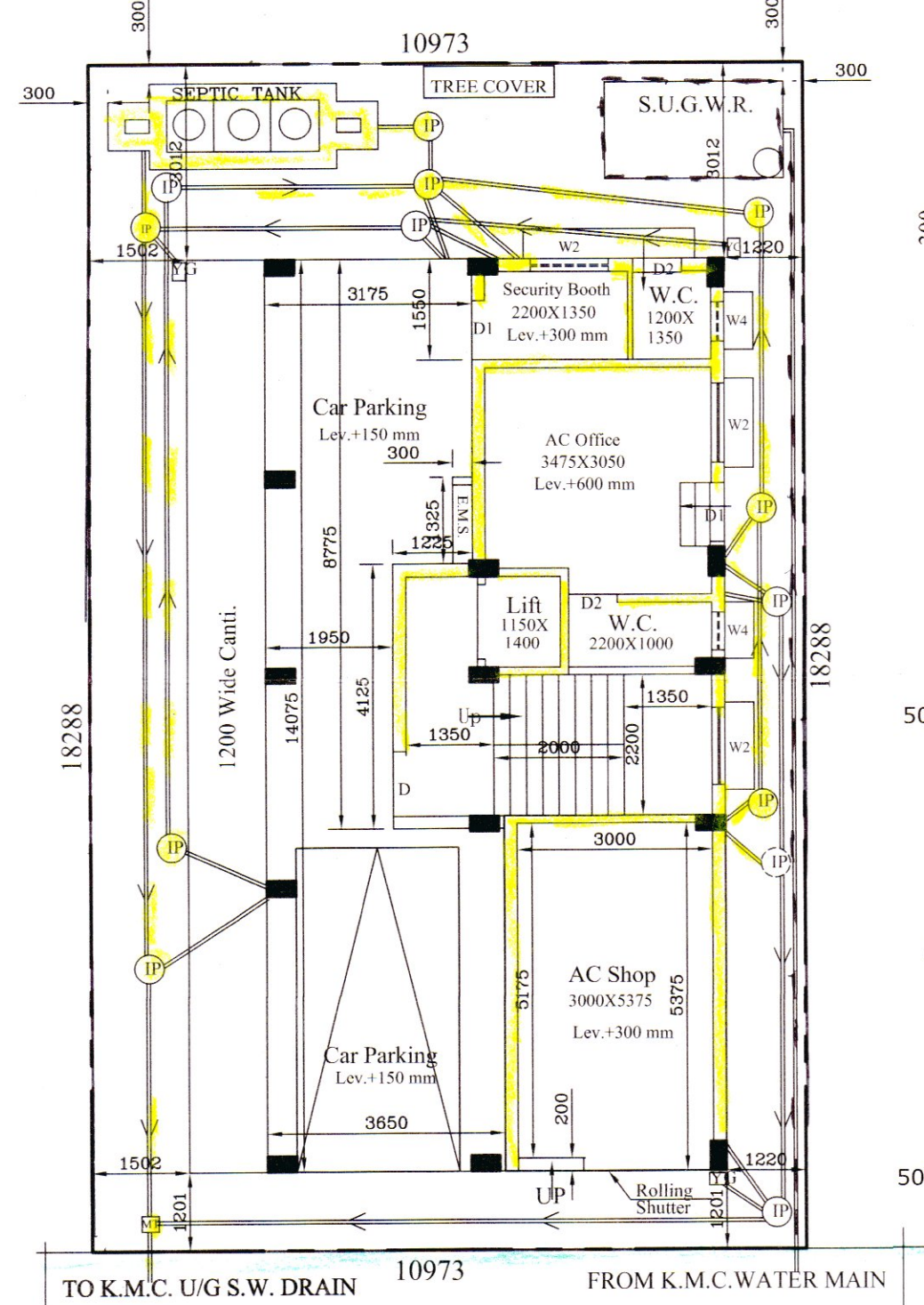
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN IT SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI ATANU CHATTERJEE AND SRI PARIMAL SARKAR, PROPRIETOR OF ARYAN DEVELOPERS
C.A. SMT. SIKHA RANI CHANDRA
NAME OF APPLICANTS

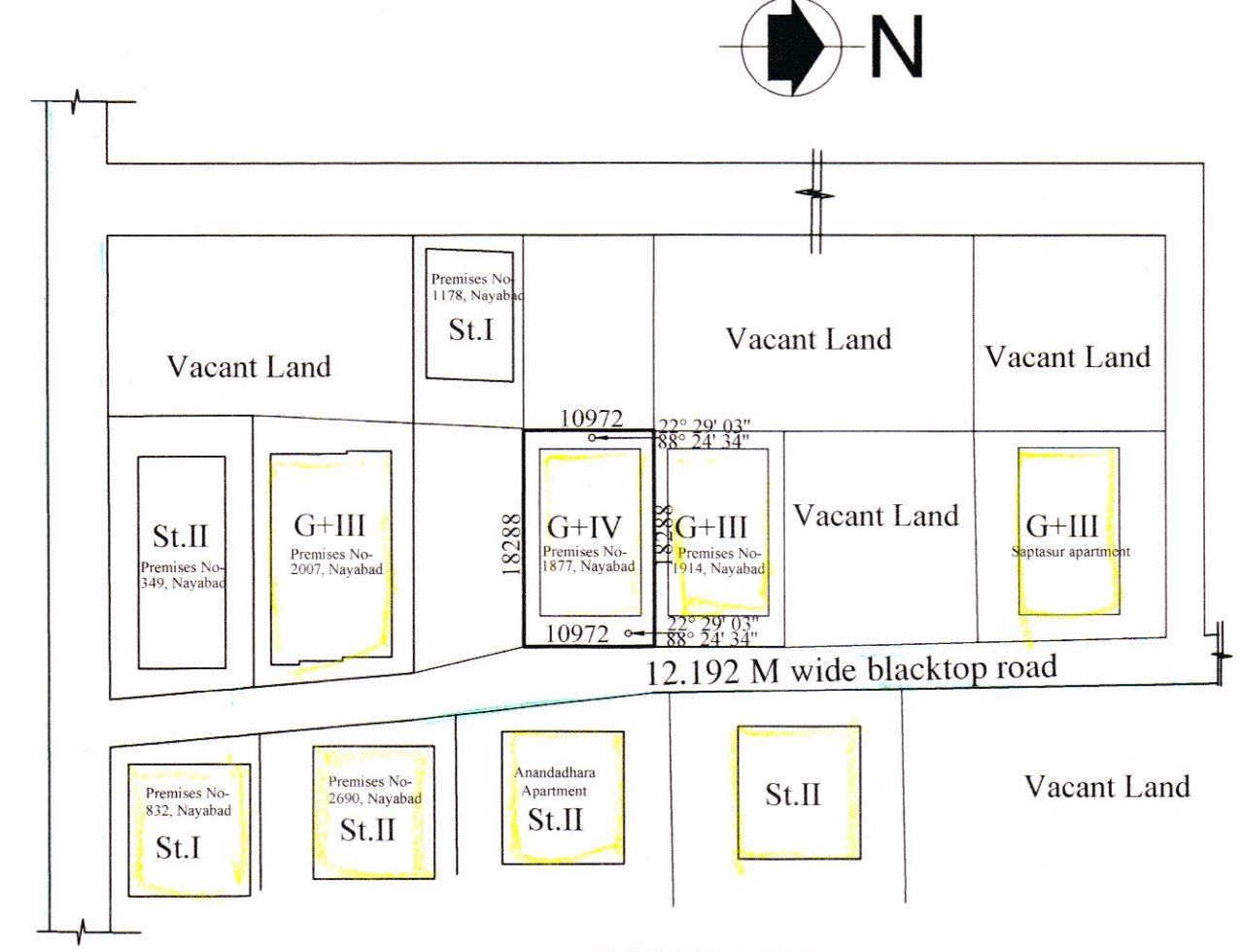
SRI BIJOY SARKAR
L.B.S No. - I/1515
NAME OF LBS

NOTES

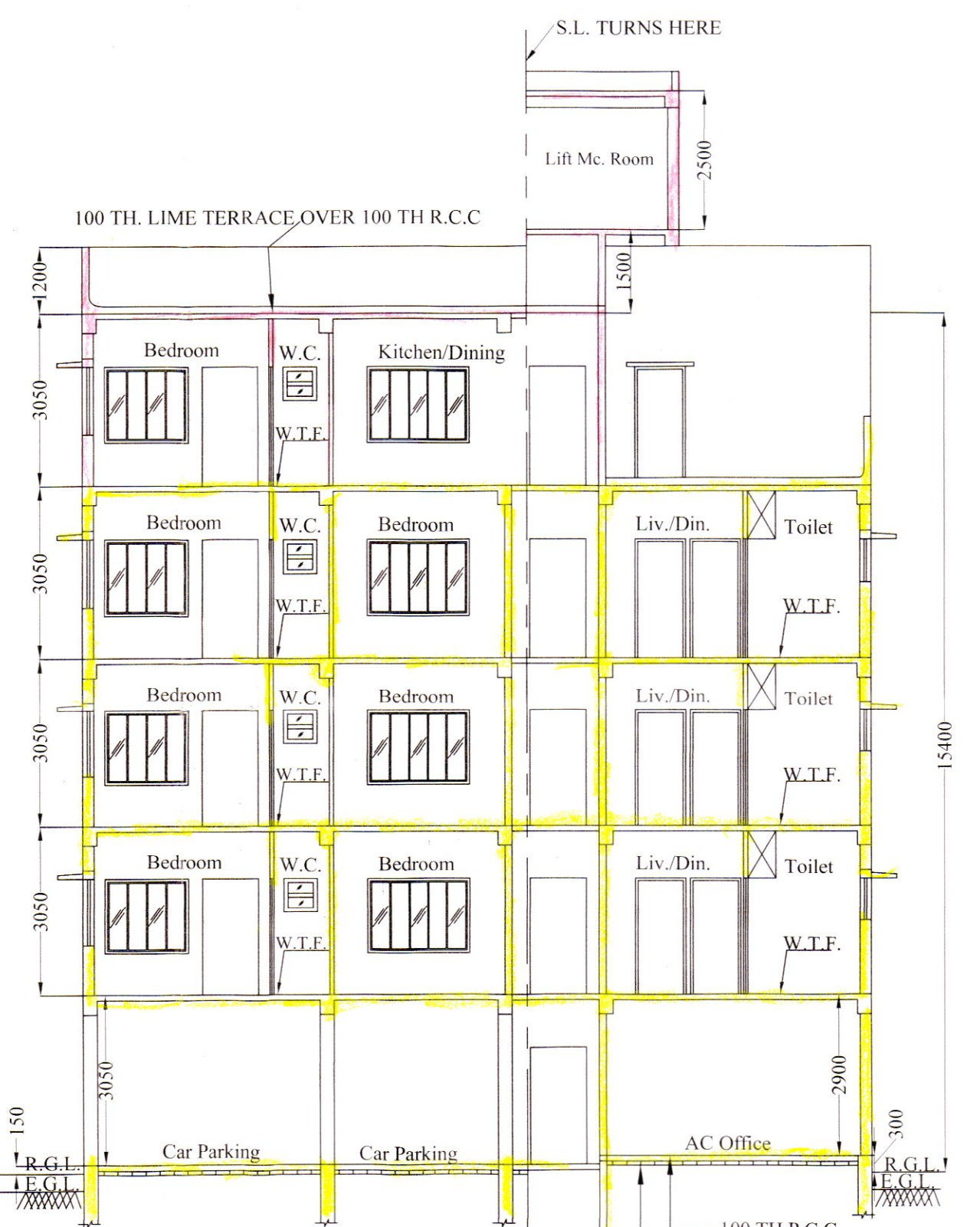
- (a) ALL DIMENSIONS ARE IN MM.
- (b) ALL EXTERNAL WALLS ARE 200 TH OTHERWISE SPECIFIED
- (c) ALL INTERNAL WALLS ARE 125 & 75 TH.
- (d) GRADE OF STEEL - Fe500
- (e) GRADE OF CONCRETE : M20
- (f) OTHER SPECIFICATIONS HAS BEEN FOLLOWED AS PER N.B.C.



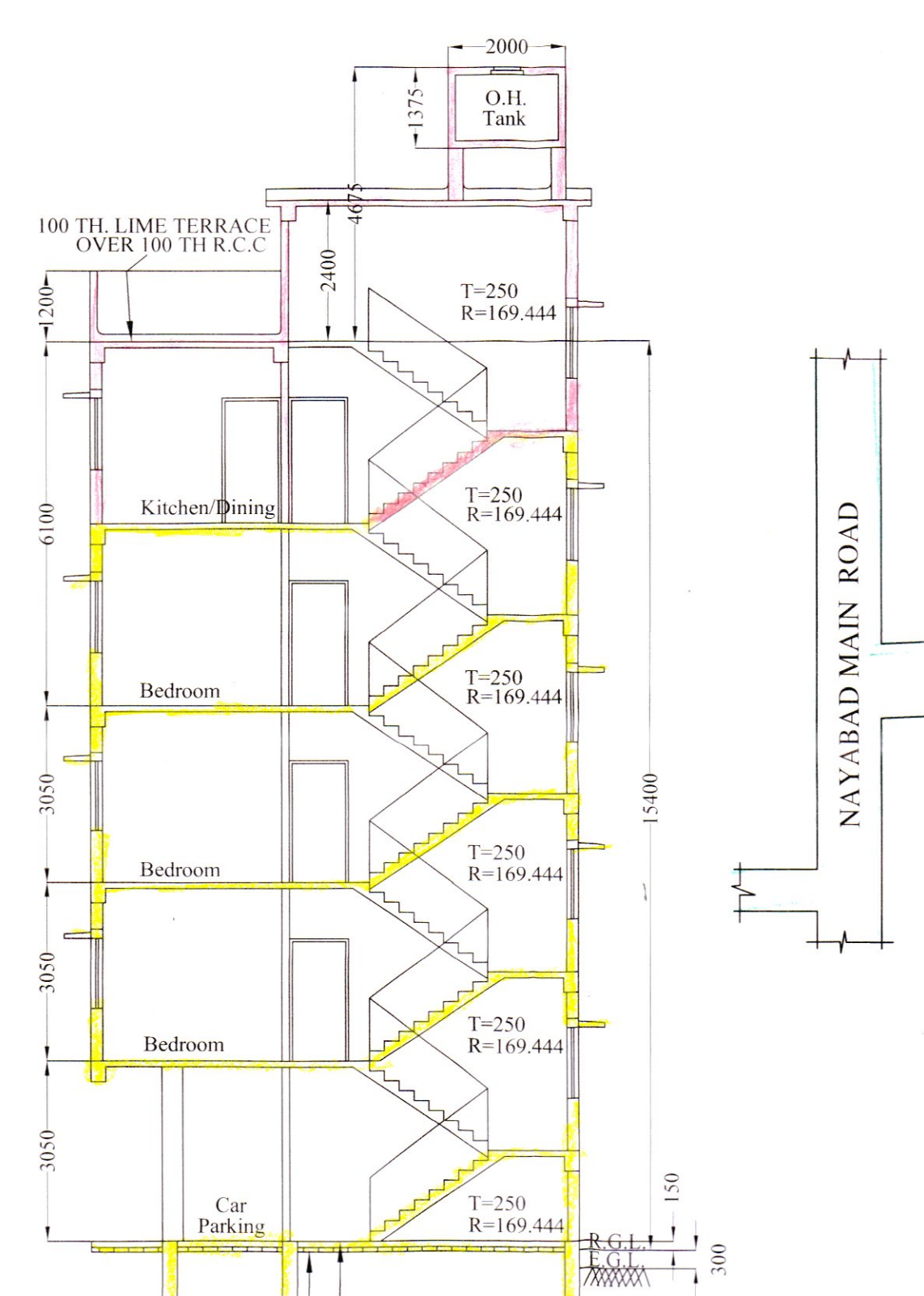
GROUND FLOOR PLAN SCALE-1:100



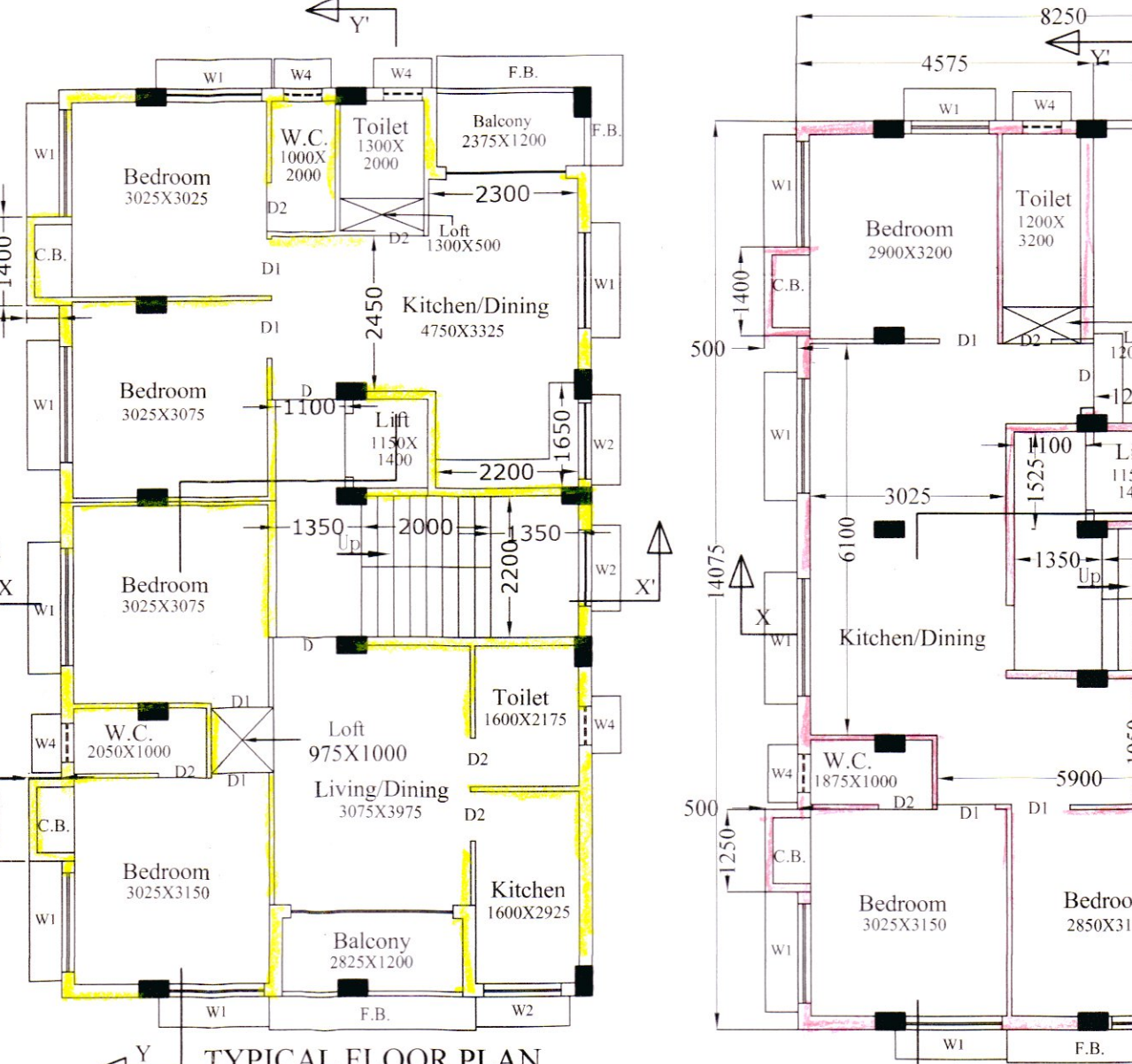
SITE PLAN SCALE -1:600



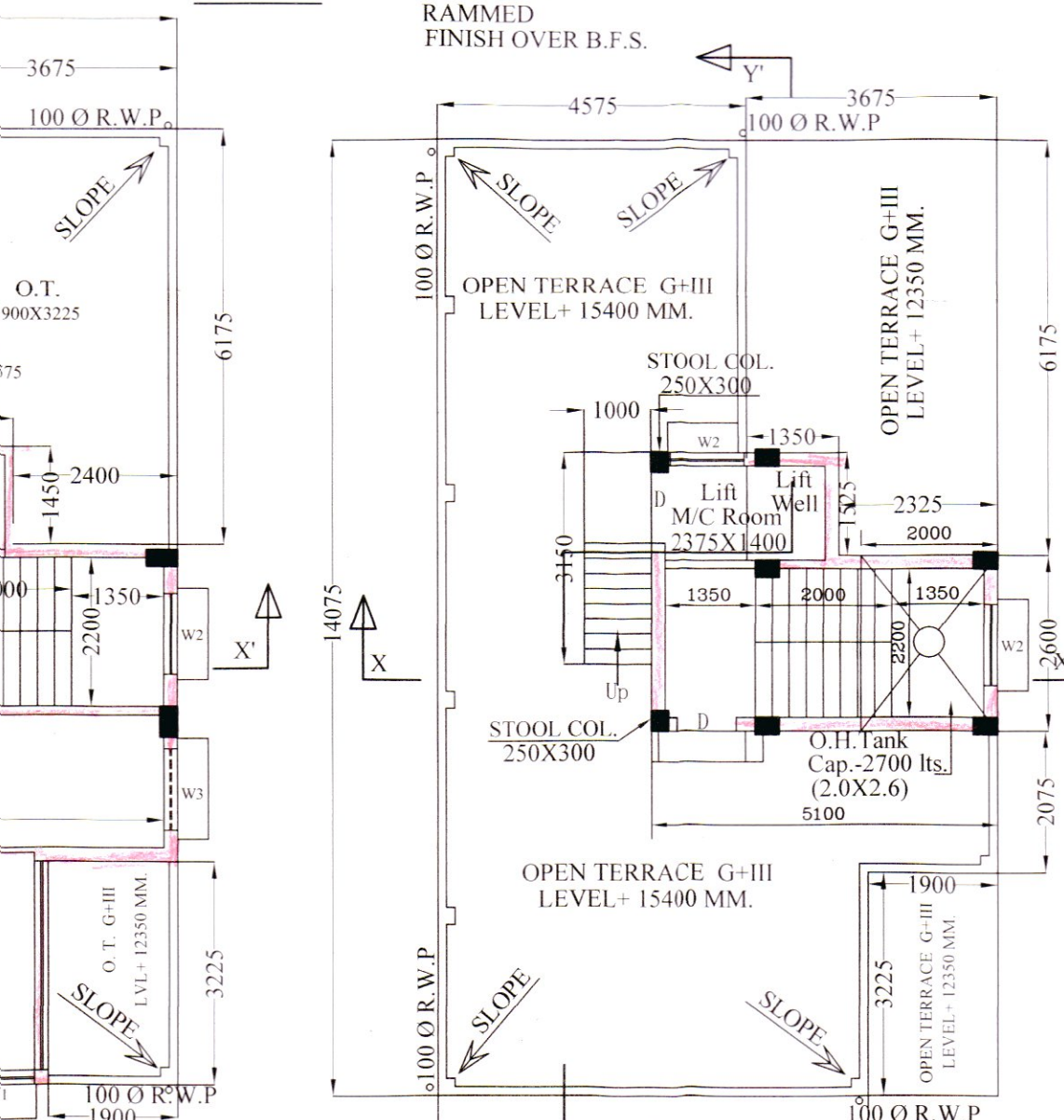
SECTION AT YY SCALE -1:100



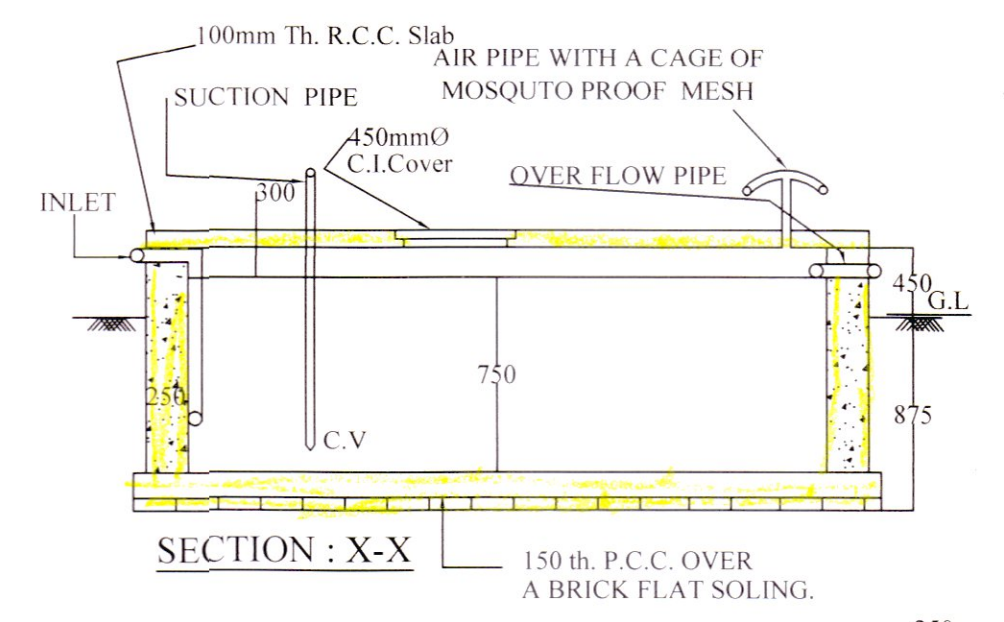
SECTION AT XX SCALE -1:100



TYPICAL FLOOR PLAN (1ST, 2ND, 3RD) SCALE-1:100



PROPOSED 4TH FLOOR PLAN SCALE-1:100



DETAILS OF S.U.G.W. RESERVOIR CAP-800 Gallons

SCHEDULE OF DOORS & WINDOWS

MKD	HEIGHT	WIDTH
D	2100	1000
D1	2100	900
D2	2100	750
W1	1200	2000
W2	1200	1500
W3	1200	1050
W4	600	750
W5	1200	750

SCALE
1:50
1:100
1:600
1:4000

Part- A
1.a) ASSESSEE NO.- 31-109-08-1877-0.
2. NAME OF THE OWNER :- SMT. SIKHA RANI CHANDRA
3. NAME OF APPLICANTS :- SRI ATANU CHATTERJEE AND SRI PARIMAL SARKAR, PROPRIETOR OF ARYAN DEVELOPERS C.A. SMT. SIKHA RANI CHANDRA.
3.a) DETAILS OF REGISTERED DEED-
I) Book- 1, Vol.-1630-2018, Page- 112016 to 112036, Being no- 163003149, in the year 2018, D.S.R.-V SOUTH 24 PGS, Dated - 17/12/2018.
3.b) DETAILS OF REGISTERED P.O.A.-
I) Book- 1, Vol.-1630-2023, Page- 72689 to 72708, Being no- 163002506, in the year 2023, D.S.R.-V, SOUTH 24 PARGANAS, Dated- 21/08/2023.
3.c) DETAILS OF K.M.C. Mutation Certificate- CASE NO- 0/109/20-DEC-21/40130, Dated- 20-12-2021.
3.d) Declaration Before 1st Class Judicial Magistrate Vide No- 18915, Dated 29-05-2023 Regarding NOC of Jadavpur University co-operative Society Ltd.

Part- B
1. Area of Land-
As Per Title Deed = 200.668 Sqm. (3K-00Ch-00 SR.)
& Physical Measurement = 200.668 Sqm.
2. Permissible Ground Coverage = 120.356 Sqm (59.978 %)
3. Proposed Ground Coverage = 116.119 Sqm (57.866 %)
4. Permissible F.A.R = 2.25
5. Proposed F.A.R = 470.203-25 / 200.668 = 2.219

6. Area :-

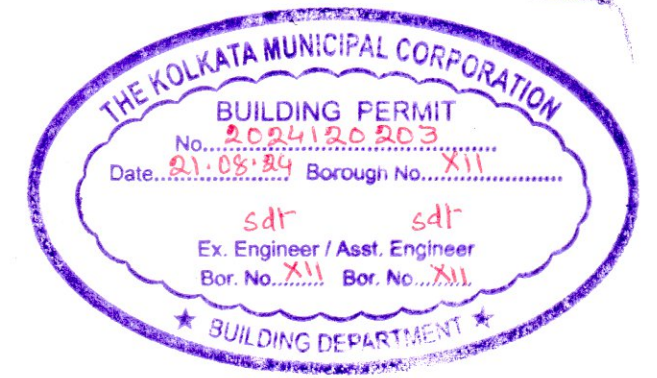
Gr. Floor	Existing	Proposed	Total(Gross)	Lift Well	Lift Lobby	Stair Area	Net Area
Gr. Floor	99.229		99.229				87.211
1st Floor	116.119		116.119	1.610	1.678	10.340	102.491
2nd Floor	116.119		116.119	1.610	1.678	10.340	102.491
3rd Floor	116.119		116.119	1.610	1.678	10.340	102.491
4th Floor		89.147	89.147	1.610	1.678	10.340	75.519
Total	447.586	89.147	536.733	6.440	8.390	51.700	470.203

7. Parking Calculation :-

Tenement Size	No. of Tenement	Req. no. of Car Parking
62.810 Sqm.	3	
58.800 Sqm.	3	
88.370 Sqm.	1	1

- Carpet Area of Shop = 15.925 Sq.m
- Carpet Area of Office = 13.491 Sq.m
- A) Nos. of Parking Required = 1 No.
- B) Nos. of Parking Provided = 1 No.
- C) Permissible Parking Area = 25 Sqm.
- D) Actual Area of Parking Provided = 41.755 Sqm.
- 8. Stair Covered area = 13.052 Sqm.
- 9. Roof Tank Area = 5.200 Sqm
- 10. Lift M/C Room Area = 4.440 Sqm
- 11. Lift M/C Room Stair Area = 3.150 Sqm
- 12. Depth of The Building = 14.075 m
- 13. Gross Office Area = 16.638 Sqm
- 14. Gross Shop Area = 18.700 Sqm
- 15. Other Area for Fees = 68.540 Sqm
- 16. Additional Area for Fees = 31.507 Sqm
- 17. Tree Cover Area = 1.00 Sqm
- 18. Loft and C.B. area:-

Floor	Loft	C.B.
Gr. floor	NIL	NIL
1st floor	1.625	1.325
2nd floor	1.625	1.325
3rd floor	1.625	1.325
4th floor	0.690	1.325
Total	5.565	5.300



L.B.S./L.B.A. DECLARATION :

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 CONDITION INCLUDING THE ABUTTING 12.192 M WIDE BLACKTOP ROAD ON THE EASTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS BEYOND 500 M FROM THE C.L. OF E.M. BY-PASS.

* THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Barbar
BIJOY SARKAR
L.B.S. No. - 1515 (I)
K.M.C.

Signature of LBS
SRI BIJOY SARKAR
L.B.S No. - I/1515

E.S.E. DECLARATION :

THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY "TECHNO SOIL" OF F-25, C.I.T. MARKET, JADAVPUR, KOLKATA - 700 032

K.K. Kallol Kumar Ghoshal
KALLOL KUMAR GHOSHAL
BE (Civil) MIE
Chartered Engineer
Membership No. 106522
Regd. No. 87783 RM
KMC Empanelment No. ESE/11/261

Sri Kallol Kumar Ghoshal
E.S.E.-1261
Signature of Structural Engineer

GEO-TECHNICAL ENGINEER'S DECLARATION:

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

K.K. Kallol Kumar Ghoshal
Kallol Kumar Ghoshal, E. (P) MIE
Geo Technical Engineer
KMC Empanelment No. G.T./11/49

Signature of Geo-Technical Engineer
Sri Kallol Kumar Ghoshal
GTE NO -G.T/11/4(K.M.C)

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 INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.
- 3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR STABILITY OF THE BUILDING 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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- * THE PLOT OF LAND IS IDENTIFIED BY ME/US DURING DEPARTMENTAL INSPECTION.

Aryan Developers
Aryan Developers
Parimal Sankar
Partner
As Authorized Legal Advisors of
SIKHARIANI CHANDRA

SRI ATANU CHATTERJEE AND SRI PARIMAL SARKAR, PROPRIETOR OF ARYAN DEVELOPERS
C.A. SMT. SIKHA RANI CHANDRA.
SIGNATURE OF APPLICANTS

ALL DIMENSIONS ARE IN MILLIMETRE.

PROPOSED ADDITIONAL 4TH FLOOR PLAN OF HEIGHT 15.50 M OVER SANCTIONED G+III STORIED RESIDENTIAL BUILDING U/S 394 OF KMC ACT. 1980 & AS PER KMC B/R 2009 READ WITH CIRCULAR NO-04 OF 2019-20 DATED 05-08-2019 AT PREMISES NO-1877, NAYABAD, WARD NO- 109 BOROUGH - XII, KOLKATA - 700 099. AT R.S. DAG NO-132, R.S. KHATIAN NO-101, MOUZA - NAYABAD, J.L.NO-25, P.S.- PURBA JADAVPUR. VIDE B.P. NO- 2023120386, DATED 24.11.2023.

SARKAR & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS

OFFICE :- 1145, NAYABAD
Kolkata - 700 099. P.H.-9433098046, 7980919639



CERTIFIED COPY

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

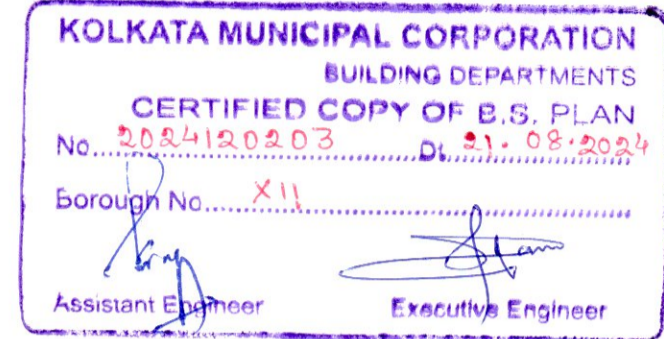
No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction
P.C. = 262412.0111

THE SANCTION IS VALID UP TO 26-03-2029



Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India



Plan for Water Supply arrangement including SEMI L. G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

RESIDENTIAL BUILDING

All Building Materials to necessary & construction should conform to standards specified in the National Building Code of India.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

DEVIATION WOULD MEAN DEMOLITION

