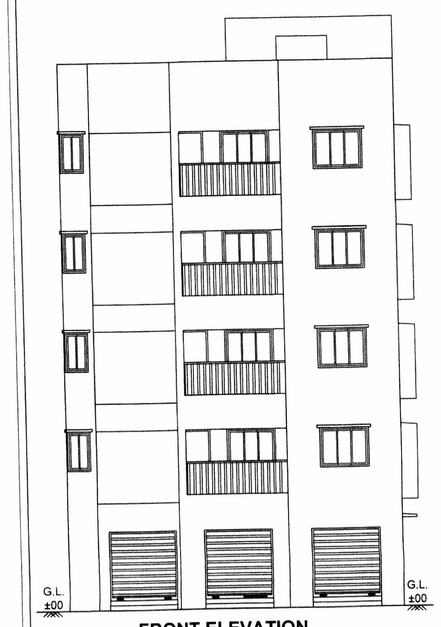
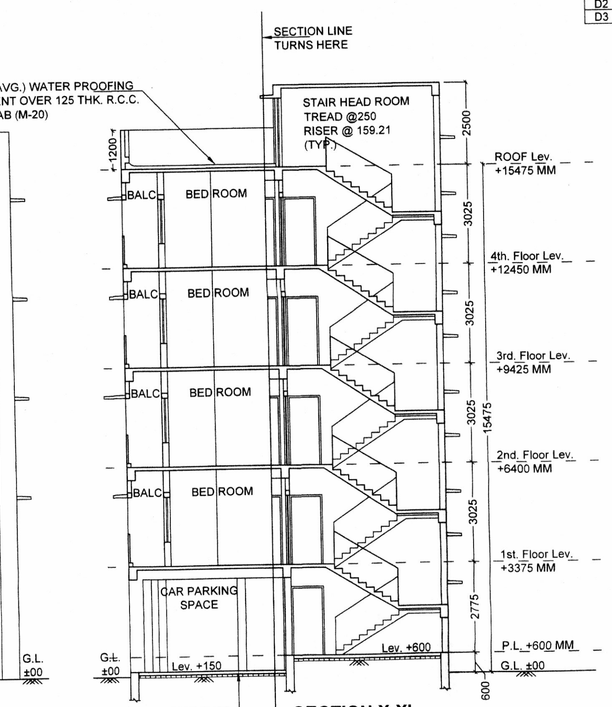


FRONT ELEVATION
SCALE :-1:100

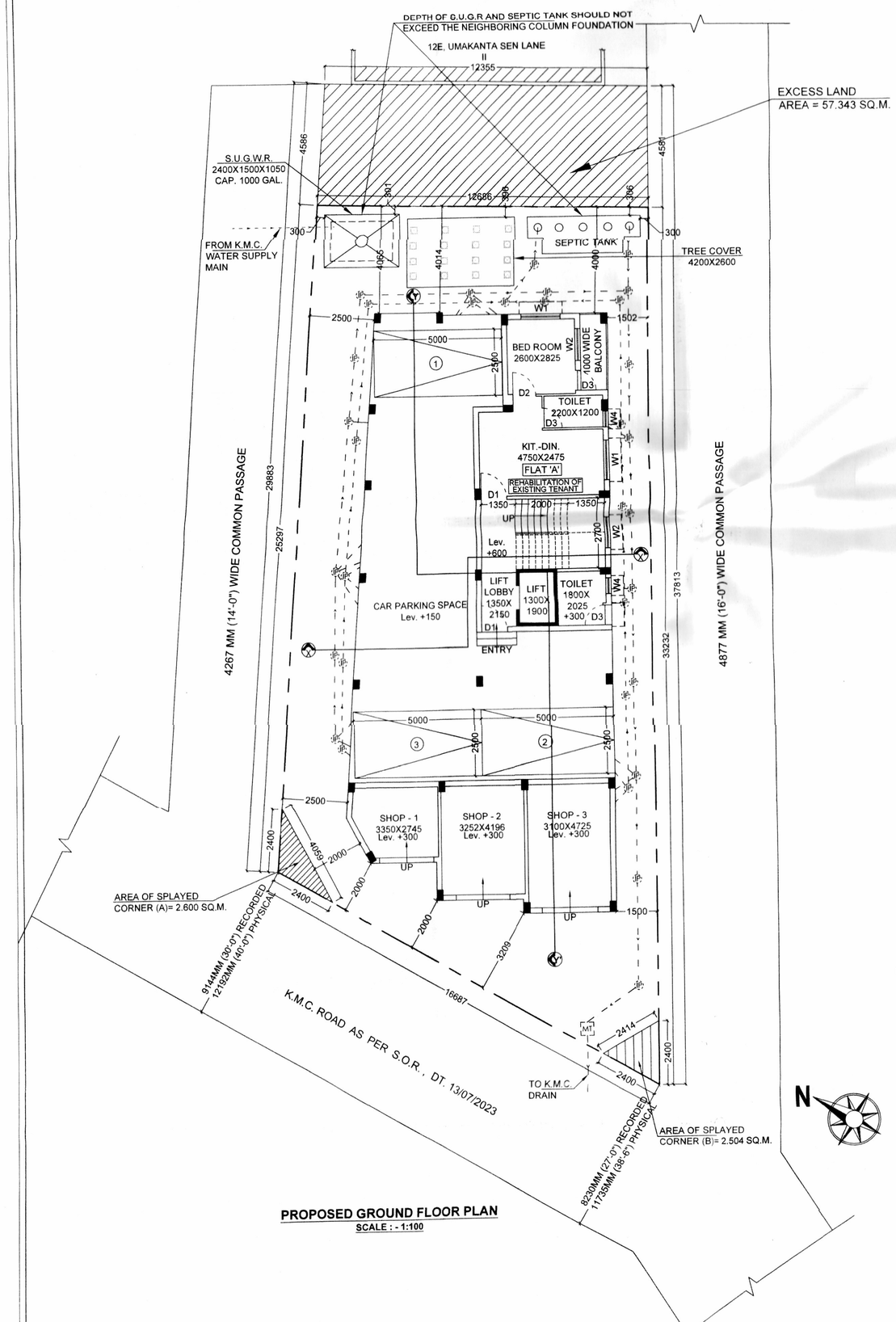
RIGHT SIDE ELEVATION
SCALE :-1:100

LEFT SIDE ELEVATION
SCALE :-1:100

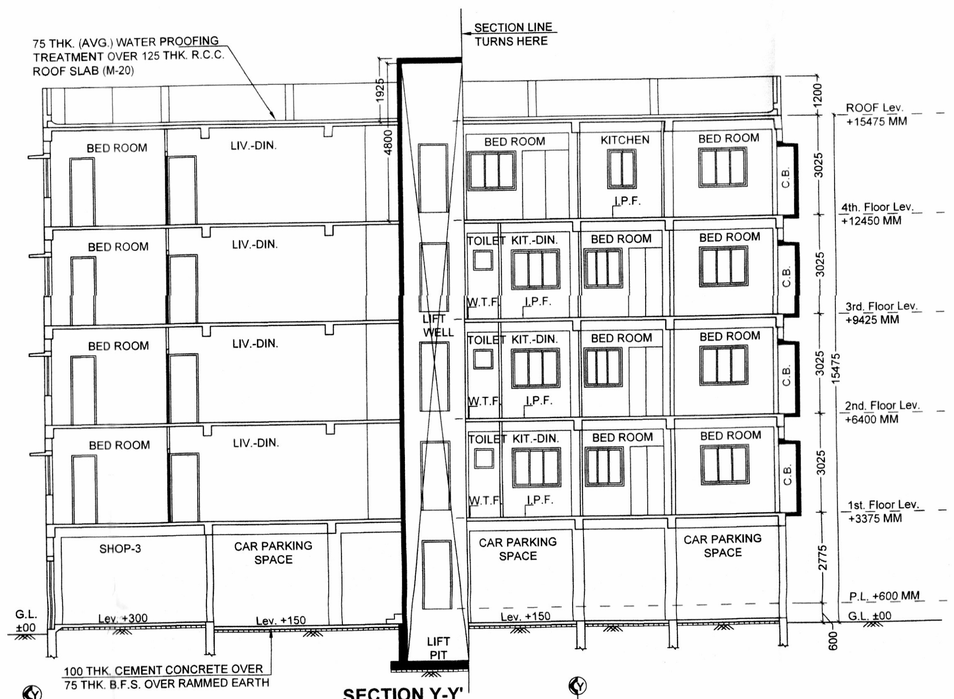


SECTION X-X'
SCALE :-1:100

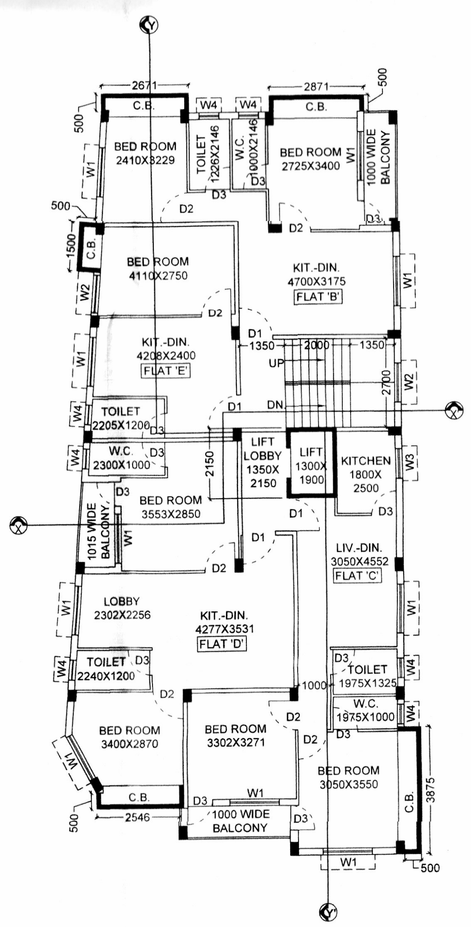
DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BXH) MM	REMARKS	TYPE	SIZE (BXH) MM	REMARKS
D1	1000X2100	FLASH	W1	1500X1200	ALUM. FULLY GLAZED
D2	900X2100		W2	1200X1200	
D3	750X2100		W3	900X1100	
			W4	600X600	
			DW1	2100X2100	



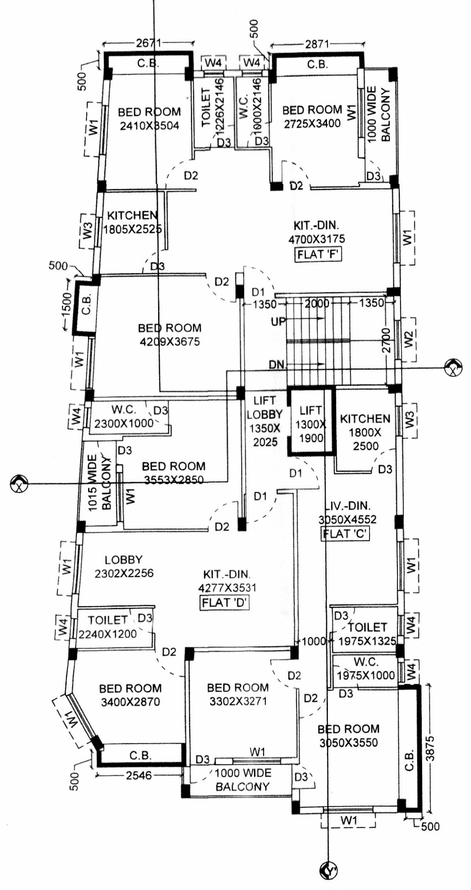
PROPOSED GROUND FLOOR PLAN
SCALE : - 1:100



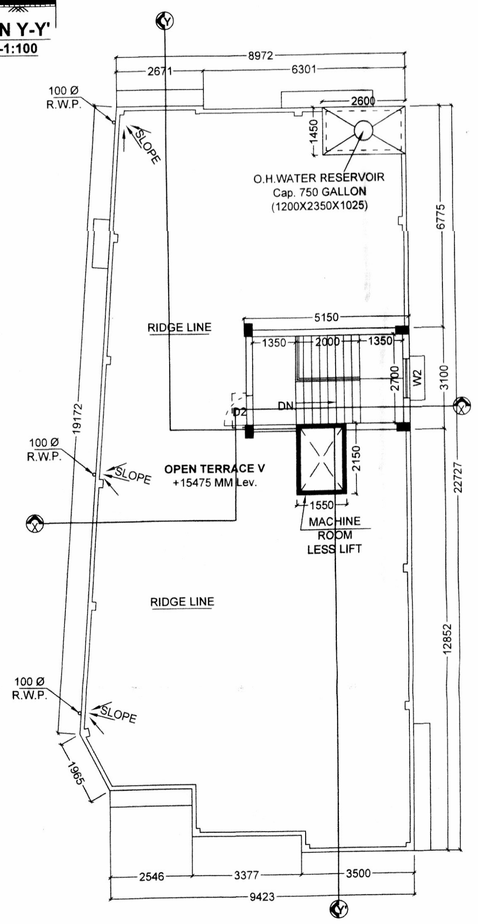
SECTION Y-Y'
SCALE :-1:100



PROPOSED TYPICAL (1st. to 3rd.) FLOOR PLAN
SCALE : - 1:100



PROPOSED 4th. FLOOR PLAN
SCALE : - 1:100



PROPOSED ROOF PLAN
SCALE : - 1:100

PREMISES NO. - PREMISES NO.-12F, UMAKANTA SEN LANE, KOLKATA : 700030. WARD NO.:004, BOROUGH:I, COMPLYING K.M.C BUILDING RULE-2009, UNDER SECTION 393A OF K.M.C. ACT-1980. P.S.-TALA, WITHIN THE KOLKATA MUNICIPAL CORPORATION.
ASSESSEE NO. -110041801426
NAME OF OWNER(S)/APPLICANT(S):SRI ASHOK KUMAR ROY proprietor of M/S ROYAL CONSTRUCTION

AREA OF LAND: 401.296 SQ.M.(M/L)
NAME OF L.B.S.:SANJOY CHOWDHURY
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 29.00 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"	22°36'51" N	88°23'10" E	5.0 MT.

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.

NAME OF APPLICANTS
SRI ASHOK KUMAR ROY
proprietor of
M/S ROYAL CONSTRUCTION

NAME OF LBS
SANJOY CHOWDHURY
LICENSE NO. - 1353/1

DECLARATION OF GEO TECHNICAL 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 GEO TECHNICAL ENGINEER
SHYAM SUNDAR KUNDU
LICENSE NO. - G.T./II/19

CERTIFICATE OF STRUCTURAL ENGINEER

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

NAME OF STRUCTURAL ENGINEER
SHYAM SUNDAR KUNDU
ESE NO. - 207/I

DRAWING NOTES:

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M25 & STEEL GRADE Fe-500
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
3. STEEL Z- SECTION WINDOWS.
4. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
5. WATER PROOFING TREATMENT.
6. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
7. ALL FLOORS ARE MARBLE FLOORING.
8. BOUNDARY IS DEMARCATED.
9. THE PLOT CONFORMS WITH DEED SITE PLAN & BUILDING PLAN.
10. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.

PROJECT:

PROPOSED PLAN OF GROUND+FOUR STORIED RESIDENTIAL BUILDING AT PREMISES NO:-**12F, UMAKANTA SEN LANE**, KOLKATA : 700030, WARD NO.:004, BOROUGH:I, COMPLYING K.M.C BUILDING RULE-2009, UNDER SECTION 393A OF K.M.C. ACT-1980. P.S.-CHITPURE, WITHIN THE KOLKATA MUNICIPAL CORPORATION.

PROPOSED GROUND FLOOR PLAN, PROPOSED TYPICAL FLOOR (1ST, 2ND, 3RD & 4TH) PLAN, ROOF PLAN, FRONT, RIGHT & LEFT SIDE ELEVATION, SECTION X-X' & Y-Y'

PROJECT			
JOB NO.	DRG. NO.	DATE	DRAWN BY :
SCA/KMC/21-22/03.2		22.05.2022	SANJOY CHOWDHURY

SCALE -1:100

CONSULTANT:–
S. CHOWDHURY & ASSOCIATES
42, PAIKPARA ROW,
KOLKATA : 700037.
MOB. NO. 9830773688
E- MAIL : sanjoy_chowdhury1111@yahoo.com

PLAN CASE NO. 2023010051
STATEMENT OF THE PLAN PROPOSAL

- **PART - A:**

ASSESSEE NO : 110041801426

1. a) DETAIL OF DEED OF CONVEYANCE:
BOOK NO. : I VOL. NO. : 1606-2022, PAGE NO. : 105123 TO 105143
BEING NO. : 160603149, Year 2022 , DATE: 29.06.2022
PLACE : A.D.S.R. SEALDAH

b) DETAIL OF DEED OF CONVEYANCE:
BOOK NO. : I VOL. NO. : 1606-2022, PAGE NO. : 244153 TO 244180
BEING NO. : 160605779, Year 2022 , DATE: 16.12.2021
PLACE : A.D.S.R. SEALDAH

c) DETAIL OF DEED OF DECLARATION:
BOOK NO. : I VOL. NO. : 1606-2022, PAGE NO. : 2166 TO 2173
BEING NO. : 160600129, Year 2022 , DATE: 31.08.2022
PLACE : A.D.S.R. SEALDAH

d) DETAIL OF BOUNDARY DECLARATION:
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 42480 TO 42489
BEING NO. : 160601477, Year 2023 , DATE: 28.04.2023
PLACE : A.D.S.R. SEALDAH

e) DETAIL OF TENANT DECLARATION:
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 42472 TO 42479
BEING NO. : 160601476, Year 2023 , DATE: 28.04.2023
PLACE : A.D.S.R. SEALDAH

f) DETAIL OF SPLAYED CORNER DECLARATION:
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 42221 TO 42230
BEING NO. : 160601475, Year 2023 , DATE: 28.04.2023
PLACE : A.D.S.R. SEALDAH

1. a) AREA OF LAND (DEED) : 6.0 K.-0.0 CH.-0.0 SQ.FT. OR 401.338 SQ.M. (M/L)
   b) AREA OF LAND (BOUNDARY) : 5.0 K.-15.0 CH.-44.550 SQ.FT. OR 401.296 SQ.M. (M/L)
   c) NOS. OF STOREY : G+IV
2. NOS. OF TENEMENTS : 16 NOS.
3. SIZE OF TENEMENTS : 4 Nos. (< 50.0 SQ.M.), 11 Nos. (50.0 - 75.0 SQ.M.) 1 Nos. (75.0-100.0 SQ.M.)

- **PART - B:**

1. a) AREA OF LAND (DEED) : 6.0 K.-0.0 CH.-0.0 SQ.FT. OR 401.338 SQ.M. (M/L)
   b) AREA OF LAND (BOUNDARY) : 5.0 K.-15.0 CH.-44.550 SQ.FT. OR 401.296 SQ.M. (M/L)
   c) ENCROACHMENT AREA : NIL
   d) FREE GIFT (STRIP OF LAND) : NIL
   e) FREE GIFT (SPLAYED CORNER 'A'): 2.6 SQ.M.
   f) FREE GIFT (SPLAYED CORNER 'B'): 2.504 SQ.M.
2. NET LAND AREA : 396.192 SQ.M.
3. ROAD WIDTH : 11.735 M. (MINIMUM WIDTH AS PER S.O.R.)
4. a) PERMISSIBLE GROUND COVERAGE (53.290%) : 213.851 SQ.M.
   b) PROPOSED GROUND COVERAGE (53.101%) : 213.094 SQ.M.
5. PROPOSED HEIGHT : 15.475 M.

6a. PROPOSED AREA (AREA STATEMENT)

FLOOR	TOTAL AREA (RES.) (SQ.M.)	CUTOUT SHAFT (LIFT WELL/ ST. DUCT) (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	TOTAL EXEMPTED AREA: STAIR + ST. LOBBY (SQ.M.)	TOTAL EXEMPTED AREA: LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR.	213.094	—	213.094	12.690	2.902	197.502
1st.	213.094	2.470	210.624	12.690	2.902	195.032
2nd.	213.094	2.470	210.624	12.690	2.902	195.032
3rd.	213.094	2.470	210.624	12.690	2.902	195.032
4th.	213.094	2.470	210.624	12.690	2.902	195.032
TOTAL	1065.470	9.880	1055.590	63.450	14.510	977.630

6.b. TENEMENT & CAR PARKING CALCULATION

MARKED	EACH TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL EACH TENEMENT AREA (SQ.M.)	NOS. OF TENEMENT	REQUIRED NOS. OF CAR PARKING
FLAT -A	31.925	3.902	35.827	1	2
FLAT -B	48.910	5.978	54.888	3	
FLAT -C	56.793	6.941	63.734	4	
FLAT -D	57.007	6.967	63.974	4	
FLAT -E	30.016	3.669	33.685	3	
FLAT -F	78.926	9.646	88.572	1	

6.b.2. SHOP & CAR PARKING CALCULATION

MARKED	CARPET AREA (SQ.M.)	BUILT-UP AREA (SQ.M.)	NOS. OF SHOP	REQD. NOS. OF CAR PARKING
SHOP - 1	8.484	43.526	1	1
SHOP - 2	13.645		1	
SHOP - 3	14.648		1	
TOTAL	36.777		3	

7a. TOTAL REQUIRED CAR PARKING : 3 Nos.
7b. TOTAL PROPOSED CAR PARKING : 3 Nos.
8. PERMISSIBLE AREA FOR PARKING : 75.0 SQ.M.
9. PROPOSED AREA FOR PARKING : 111.113 SQ.M.
10. PERMISSIBLE F.A.R. : 2.25
11. PROPOSED F.A.R. : (977.630-75.0) / 401.296 = 2.249 < 2.25
12. STAIR HEAD ROOM AREA : 15.810 SQ.M.
13. TERRACE AREA : 213.094 SQ.M.
14. OVER HEAD TANK AREA : 3.770 SQ.M.
15. L.M.R. AREA (MACHINE ROOM LESS) : 3.023 SQ.M.
16. TOTAL BUIT-UP AREA FOR FEES : 1101.439 SQ.M.
17. AREA OF CUP BOARDS : 27.016 SQ.M.
18. RELAXATION OF AUTHORITY (IF ANY) : NIL
19. DEPTH OF BUILDING : 22.727 M.
20. FRONTAGE OF THE PLOT : 16.687 M.
21. PROP. TREE COVERED AREA : 10.920 SQ.M.

DECLARATION OF LBS

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 ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE BOTH OWNER & TENANT.

NAME OF LBS
SANJOY CHOWDHURY
LICENSE NO. - 1353/1

DECLARATION OF OWNER

I, DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & ESE 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 STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

NAME OF APPLICANTS
SRI ASHOK KUMAR ROY
proprietor of
M/S ROYAL CONSTRUCTION

B.P. NO. : 2023010060
DATE : 16/08/2023 **VALID UP TO : 15/08/2028**

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

SUBRATA BISWAS — Digitally signed by SUBRATA BISWAS Date: 2023.08.16 17:37:02 +05'30'
DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.- I/K.M.C.

ARIJIT DAS — Digitally signed by ARIJIT DAS Date: 2023.08.16 17:44:50 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.- I/K.M.C.