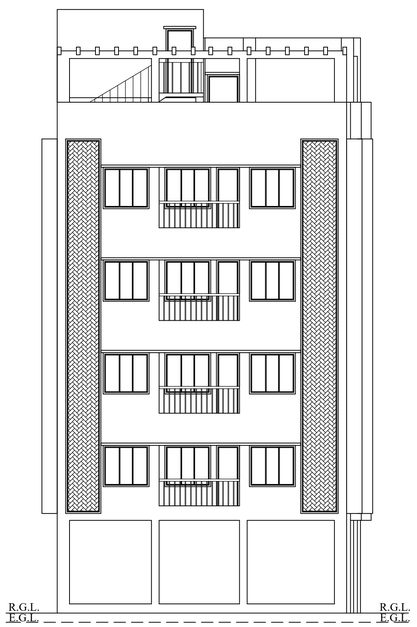
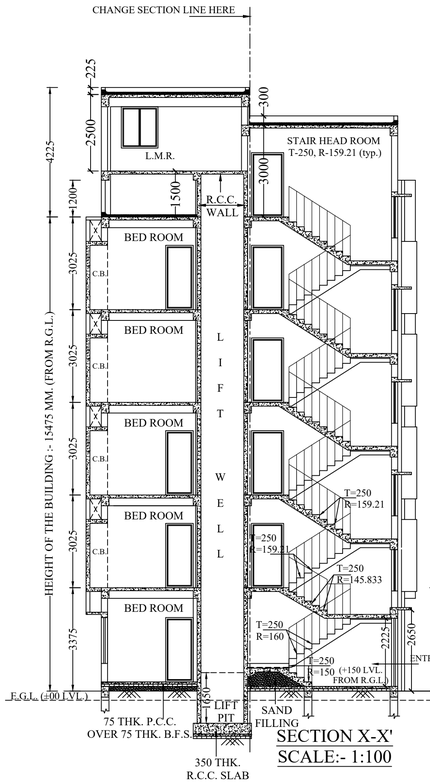
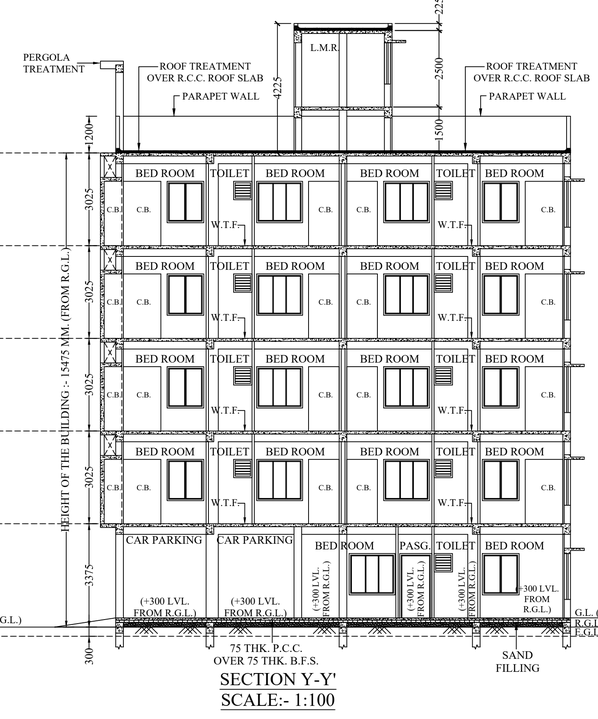


PROPOSED FRONT ELEVATION
SCALE:- 1:100



SECTION X-X'
SCALE:- 1:100



SECTION Y-Y'
SCALE:- 1:100

PART-A :
i. ASSESSEE NO:- 11-004-11-0259-7.
2. a) DETAILS OF DEED OF CONVEYANCE:-
BOOK - I, VOL. - 1904-2022, BEING NO. - 190406266, PAGES FROM 447802 TO 447825, REGISTERED BEFORE A.R.A.-IV, KOLKATA, YEAR -2022.
b) DETAIL OF REGISTERED BOUNDARY DECLARATION:-
BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190300844, PAGES FROM 36294 TO 36304, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
c) DETAIL OF REGISTERED COMMON PASSAGE:-
BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190300843, PAGES FROM 36284 TO 36293, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
d) DETAIL OF REGISTERED DECLARATION FOR NON-EVICTION OF TENANT:-
BOOK NO. - I, VOL. NO.- 1904-2023, BEING NO. - 190403442, PAGES FROM 175525 TO 175536, A.R.A. -IV, KOLKATA, YEAR 2023.
3. a) AREA OF LAND:- 281.622 SQ.M. OR 04K.- 03CH.- 16SFT. (M/L) (AS PER DEED & AS PER PHYSICAL MEASUREMENT)
b) NO OF STOREY:- FIVE (G+IV).
4. NO. OF TENEMENTS : 09 NOS.
5. SIZE OF TENEMENTS : A) 50 SQ.M. TO 75 SQ.M. - 08 nos. ; B) 75 SQ.M. TO 100 SQ.M. - 01 nos.

PART-B :
3. AREA OF LAND:- 281.622 SQ.M. OR 04K.- 03CH.- 16SFT. (M/L) (AS PER DEED & AS PER PHYSICAL MEASUREMENT)
2. i) PERMISSIBLE GROUND COVERAGE (57.279% OF 281.622 SQ.M.) = 161.310 SQ.M.
ii) PROPOSED GROUND COVERAGE (51.034% OF 281.622 SQ.M.) = 143.722 SQ.M.
3. PROPOSED HEIGHT OF THE BUILDING = 15.475 MTR. (FROM R.G.L.)

4. PROPOSED AREA :-

FLOORS	COVERED AREA (in SQ.M.)	CUT OUT (in SQ.M.)		COVERED FLOOR AREA (in SQ.M.)	EXEMPTED AREA (in SQ.M.)		FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
		LIFT WELL	STAIR VOID		STAIR & STAIR LOBBY	LIFT LOBBY	
GRND FLR.	143.722	-----	-----	143.722	12.690	2.059	128.973
1ST FLR.	143.722	1.715	-----	142.007	12.690	2.059	127.258
2ND FLR.	143.722	1.715	-----	142.007	12.690	2.059	127.258
3RD FLR.	143.722	1.715	-----	142.007	12.690	2.059	127.258
4TH FLR.	143.722	1.715	-----	142.007	12.690	2.059	127.258
TOTAL	718.610	6.860	-----	711.750	63.450	10.295	638.005

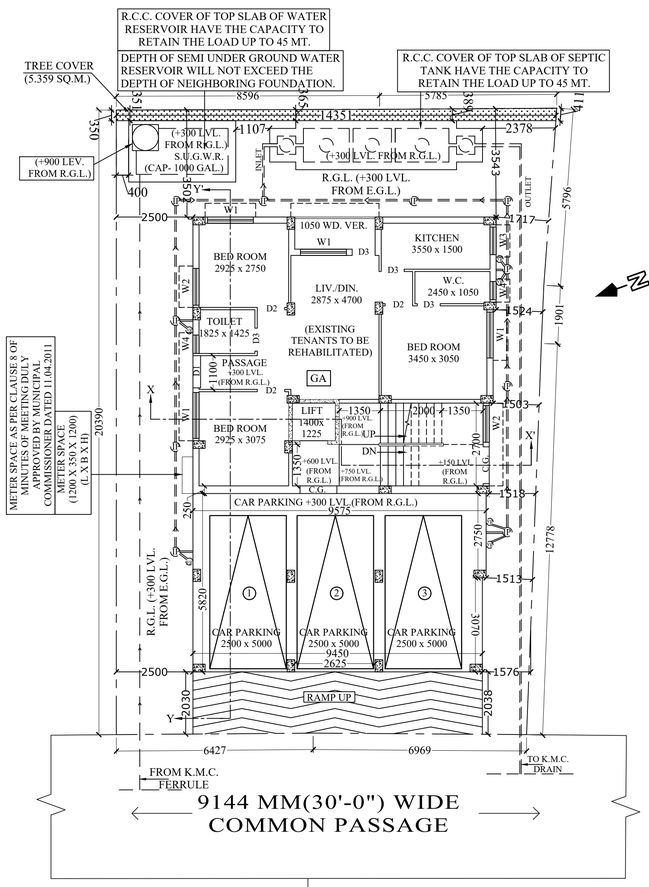
5. TENEMENTS & CAR PARKING CALCULATION :-

USE GROUP	MKD.	TENEMENT SIZE (SQ.M.)	PROPORTIONAL COMMON AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
RESIDENTIAL	A (1ST-4TH FLR.)	64.217	9.101	73.318	04 (50-75 SQ.M.)	02
	B (1ST-4TH FLR.)	62.157	8.809	70.966	04 (50-75 SQ.M.)	
	G (GRND. FLR.)	69.425	9.839	79.264	01 (75-100 SQ.M.)	

6A. TOTAL REQUIRED CAR PARKING = 02 NOS.
6B. TOTAL PROPOSED CAR PARKING = 03 NOS.
7A. REQUIRED AREA FOR PARKING = 50.000 SQ.M.
7B. PROPOSED AREA OF PARKING = 55.343 SQ.M.(COVERED)
7C. EXEMPTED AREA FOR PARKING = 50.000 SQ.M.
8. PERMISSIBLE F.A.R = 2.25
9. PROPOSED F.A.R. = 2.088 [(638.005 - 50.000) / 281.622]
10. STAIR HEAD ROOM AREA = 15.810 SQ.M.
11. AREA OF L.M.R. = 14.802 SQ.M.
12. TERRACE AREA = 143.722 SQ.M.
13. RELAXATION OF AUTHORITY, IF ANY = N.A.
14. OVER HEAD TANK AREA (FOR DRINKING) = 06.270 SQ.M.
15. STAIR AREA OF L.M.R. = 03.816 SQ.M.
16. GROUND FLOOR SERVICE AREA = NIL
17. TOTAL AREA OF CUP-BOARD = 21.356 SQ.M.
18. AREA OF W.C. AT ROOF = 02.820 SQ.M.
19. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 03.363 SQ.M.
20. AREA OF PERMISSIBLE TREE COVER = 05.010 SQ.M. (1.779% OF 281.622 SQ.M.)
21. AREA OF PROPOSED TREE COVER = 05.359 SQ.M. (1.903% OF 281.622 SQ.M.)
22. OTHER AREA ONLY FOR FEES =135.712 SQ.M. [73.745 (Exemp.) + 21.356 (Cup-board) + 3.363 (Pergola) + 2.820 (W.C.) + 15.810 (S.H.R.) + 14.802 (L.M.R.) + 3.816 (Stair OF L.M.R.)]

SPECIFICATIONS :-

1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
2. FIGURED DIMENSIONS SHOULD BE FOLLOWED.
3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. (LATEST).
4. ALL EXTERNAL WALLS ARE 200 MM. TH. & ALL INTERNAL WALLS ARE 125TH. & 75MM. TH. AS MENTIONED.
5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.
6. ALL REINFORCEMENT SHALL BE AT LEAST Fe -500 CONFORMING TO I.S CODE.
7. CLEAR COVER FOR TO MAIN-REINFORCEMENT a) FOUNDATION - 50 MM. , b) COLUMN - 40 MM. , c) BEAM - 25 MM. , d) SLAB - 20 MM.
8. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
9. ALL FLOORS SPECIALLY BELOW TOILET, W.C.,KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
10. P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.
11. E.G.L. = EXISTING GROUND LEVEL & R.G.L. = RAISED GROUND LEVEL.



PROPOSED GROUND FLOOR PLAN
SCALE :- 1:100
NOTE:- R.G.L. (+300 LVL. FROM E.G.L.) & E.G.L. (±00 LVL.)

SCHEDULE OF DOOR & WINDOW
(for proposed plan only)

DOORS			WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D1	1050	2100	W1	1500	1350
D2	900	2100	W2	1200	1350
D3	750	2100	W3	900	1200
C.G.	1200	600	W4	600	600

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

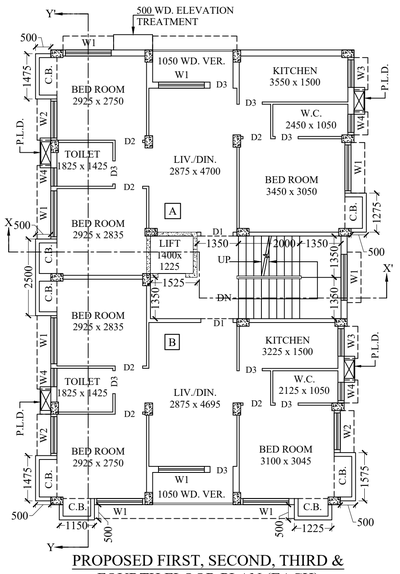
PREMISES NO. - 6A, RANEE BRANCH ROAD, KOLKATA - 700 002,P.S.- CHITPORE, UNDER KMC, WARD NO. 004, BR - I.
ASSESSEE NO. -11-004-11-0259-7
NAME OF OWNER(S)/APPLICANT(S): JAY JAGANNATH CONSTRUCTION REPRESENTED BY ITS PARTNERS NAMELY 1)SRI SUBIR BHOWAL, 2) SRI BIVAS SAHA, 3) SRI INDRAJIT PODDAR, 4) SRI JYOTIRMAY SAHA PODDAR.
AREA OF LAND: 281.622 SQ.M. OR 04K.- 03CH.- 16SFT. (M/L) (AS PER DEED & AS PER PHYSICAL MEASUREMENT)
NAME OF L.B.S.: SUBHASISH DEY (LBS/I/1365)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M.
PROPOSED HEIGHT OF BUILDING FROM AMSL:- (R.G.L.(0.300M)+HT. OF BLDG. (15.475M)+ HT.TOP ROOF STRUCTURE : 4.225 M.) AMSL : 6.110 M, TOTAL: 26.110 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)	NOTE: AAI NOC ID -KOLK/EAST/B/050323/755898 DT. 08/05/2023
	LATITUDE	LONGITUDE		
"A"	22°36'58.28" N	88°22'59.56" E	6.11 Meter	
"B"	22°36'58.70" N	88°22'59.70" E		
"C"	22°36'58.08" N	88°23'00.22" E		
"D"	22°36'58.47" N	88°23'00.40" E		

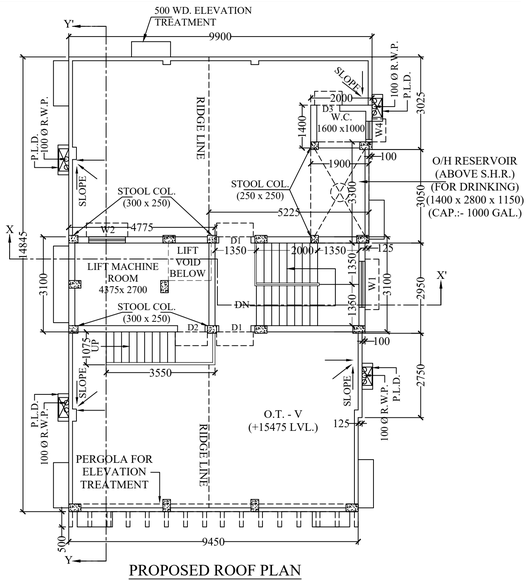
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

1)Sri Subir Bhowal, 2) Sri Bivas Saha,
3) Sri Indrajit Poddar, 4) Sri Jyotirmay Saha Poddar representative and partners of JAY JAGANNATH CONSTRUCTION
NAME OF OWNERS/APPLICANTS

SUBHASISH DEY (LBS/I/1365)
NAME OF L.B.S.



PROPOSED FIRST, SECOND, THIRD & FOURTH FLOOR PLAN (EACH)
SCALE :- 1:100



PROPOSED ROOF PLAN
SCALE :- 1:100

CERTIFICATE OF STRUCTURAL ENGINEER :-

STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION TO BE SAFE AND STABLE IN ALL RESPECT.

PRADIP KUMAR DHAR
MIE (Civil) [India]
E.S.E. No. 502/II of
Kolkata Municipal Corporation
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S. :-

CERTIFIED THAT THE BUILDING PLAN ITSELF WITH FULL RESPONSIBILITY 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 BUILD ABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS PARTLY OCCUPIED BY THE OWNER AND TENANTS.

SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class I, No.1365
SIGNATURE OF L.B.S.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT THE SOIL INVESTIGATION AS THERE EXISTS AN OLD BUILDING COVERING THE TOTAL PLOT OF LAND. SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED FIVE (G+IV) STORIED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
BCE, M.E., MIGS, M.I.E., CHARTERED ENGINEER
ENLISTED GEO-TECHNICAL ENGINEER (K.M.C)
G.T.I/ 03 (K.M.C.) LM-4279, M-153878-5
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER:-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE 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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. WILL BE TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

1)Sri Subir Bhowal, 2) Sri Bivas Saha,
3) Sri Indrajit Poddar, 4) Sri Jyotirmay Saha Poddar representative and partners of
JAY JAGANNATH CONSTRUCTION
MOB.- 7980492537
e-mail id.- nexus.cable@yahoo.com
SIGNATURE OF OWNER / APPLICANT

CONTENT:- EXISTING GROUND FLOOR PLAN, PROPOSED GROUND FLOOR PLAN,PROPOSED FIRST,SECOND,THIRD & FOURTH FLOOR PLAN, PROPOSED ROOF PLAN, PROPOSED ELEVATION & SECTIONS, D/W SCHEDULE.

PROJECT:- PROPOSED PLAN OF FIVE (G+IV) STORIED RESIDENTIAL BUILDING OF (HT.- 15.475 M.) FOR SANCTION U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 6A, RANEE BRANCH ROAD, KOLKATA - 700 002, P.S.- CHITPORE, UNDER KMC WARD NO. 004, BR - I.

SCALE -1:100
(UNLESS OTHERWISE MENTIONED)

PIONEER ENGINEERING & ASSOCIATES
35A, DR. NARAYAN ROY SARANI, KOLKOTA - 700 006.
MOB. - 98831 92148.

PLAN CASE NO. :- 2023010027 BUILDING PERMIT NO. :- 2023010036 SANCTION DATE :- 17/07/2023 VALID UP TO :- 16/07/2028

SUBRATA BISWAS Digitally signed by SUBRATA BISWAS Date: 2023.08.05 15:20:13 +05'30'
DIGITAL SIGNATURE OF A.E.(C)/Bldg./BR.-I/KMC

SOMNATH BHADURY Digitally signed by SOMNATH BHADURY Date: 2023.08.05 15:20:52 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/Bldg./BR.-I/KMC