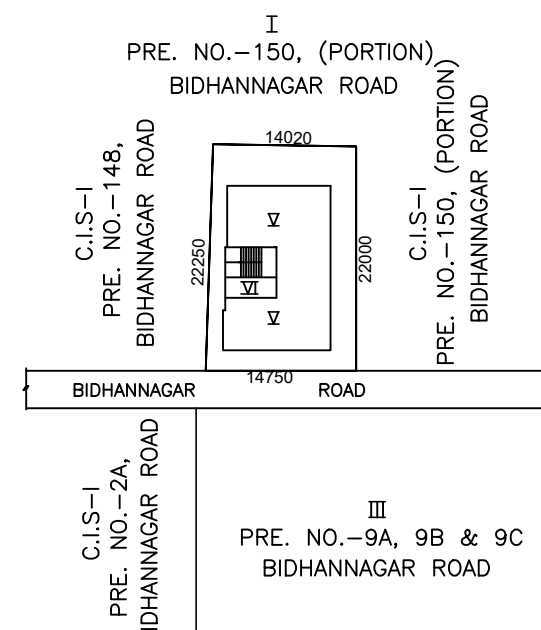
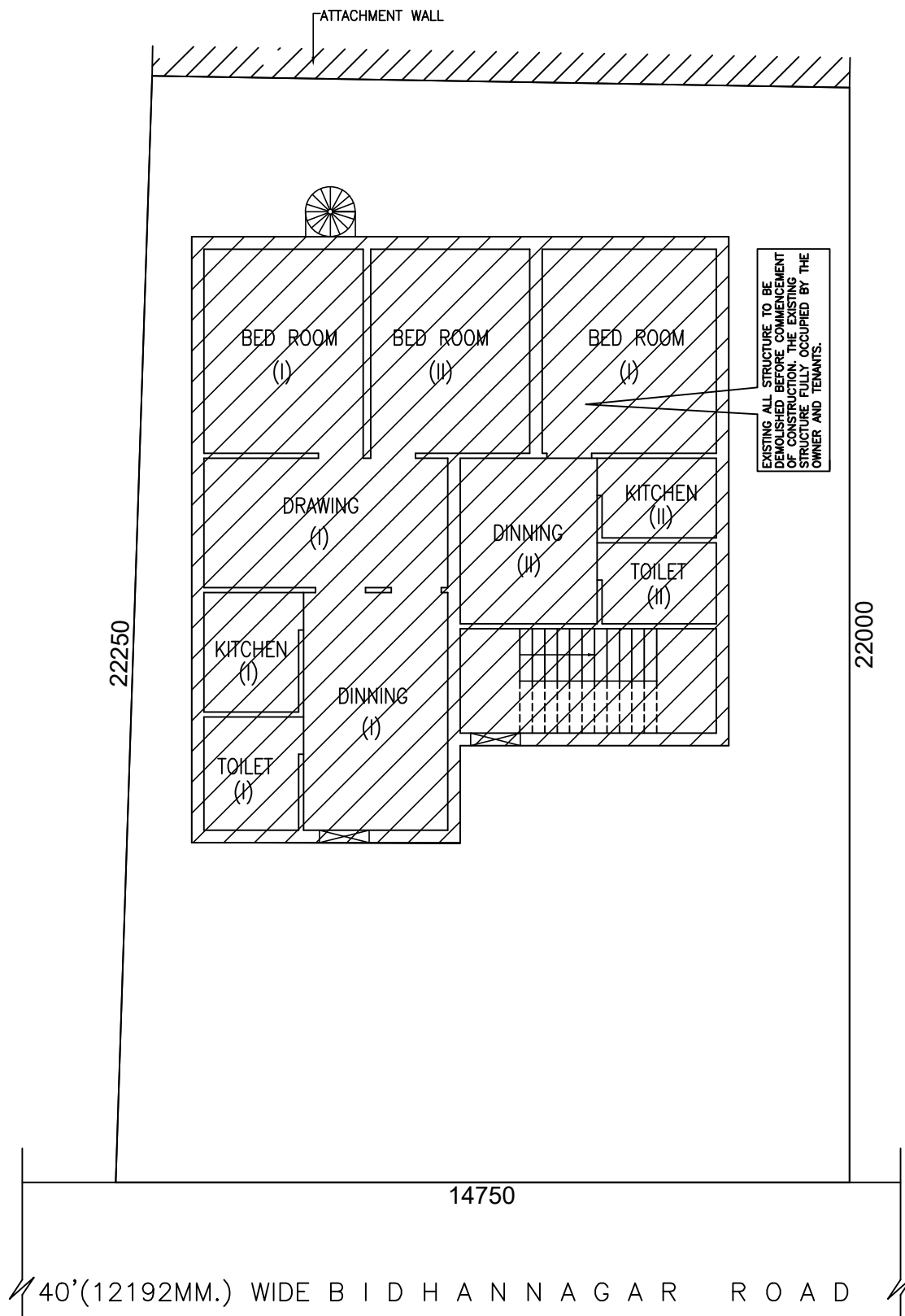
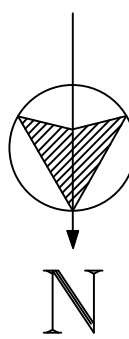


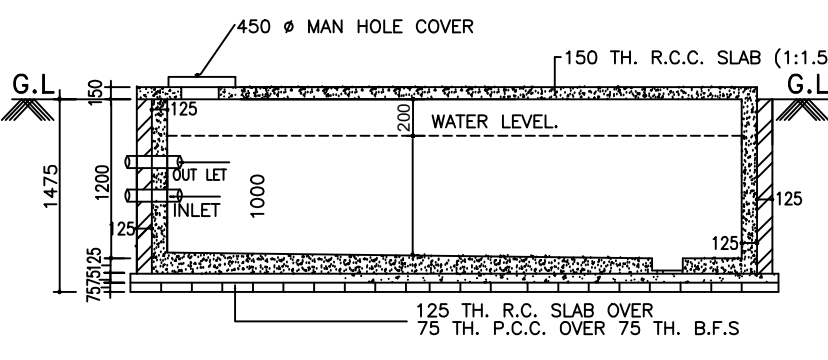
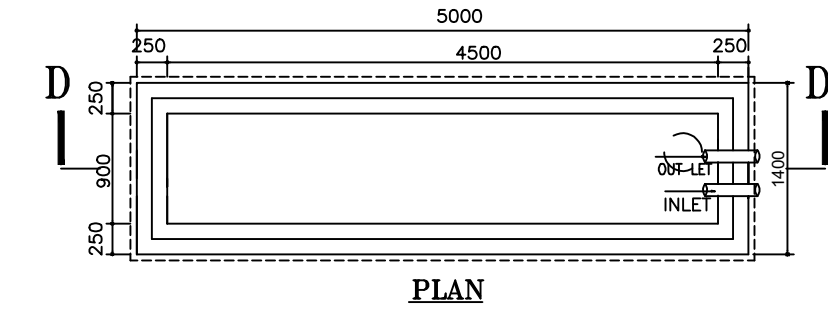
LOCATION PLAN
SCALE-1:4000



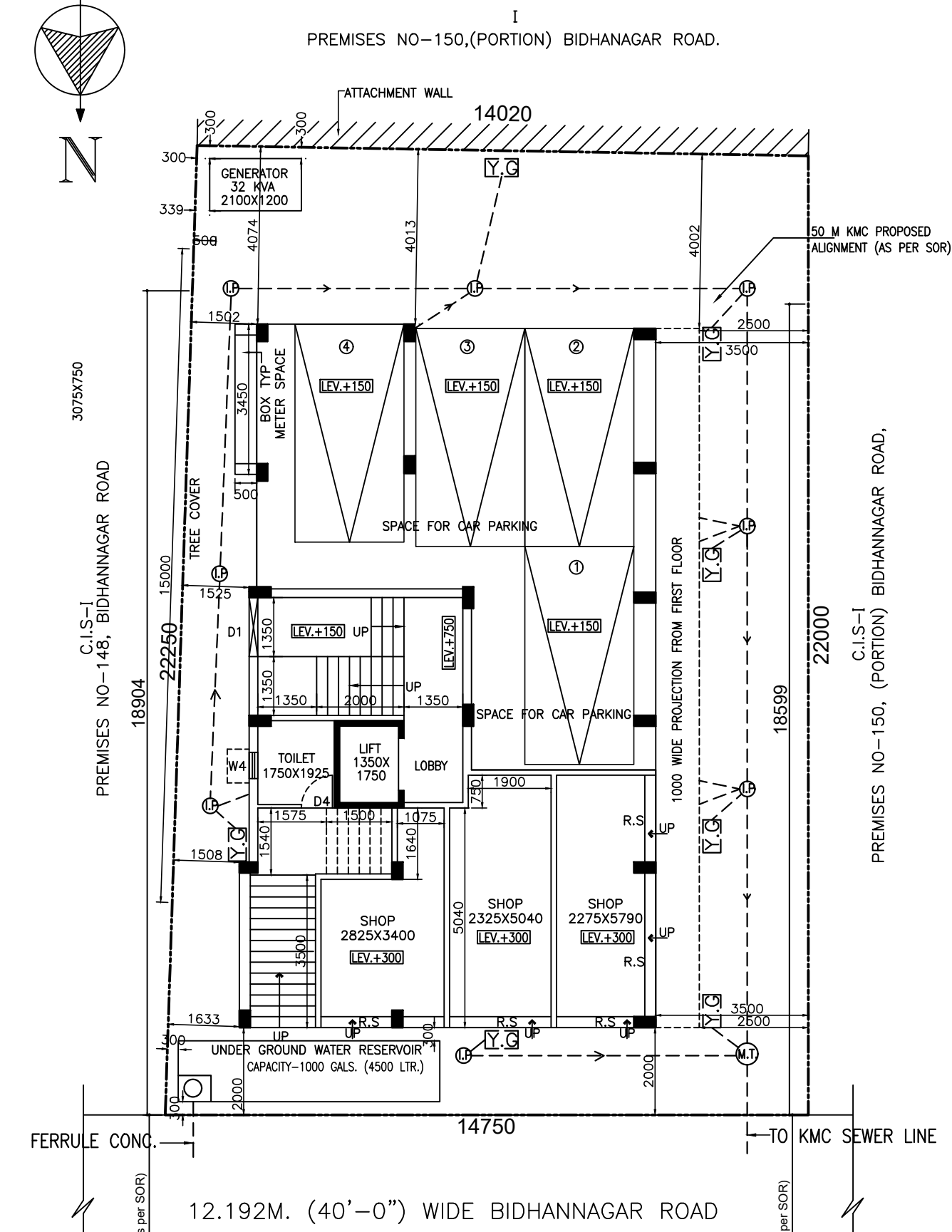
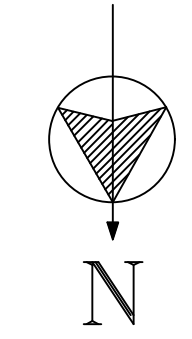
SITE PLAN
SCALE-1:600



EXISTING FLOOR PLAN
SCALE-1:600



DETAILS OF UNDER
GROUND WATER RESERVOIR
CAPACITY - 10000 LT.(2222.22 GLS.)



PROPOSED GROUND FLOOR PLAN
SCALE-1:100

DOOR & WINDOW SCHEDULE			
MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	1000	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
D5	1200	2100	DOUBLE LEAF DOOR
W1	1500	1800	FULLY GLAZED
W2	1200	1800	FULLY GLAZED
W3	1000	1800	FULLY GLAZED
W4	600	900	FULLY GLAZED
W5	1500	1800	FULLY GLAZED
W6	2000	1800	FULLY GLAZED

SPECIFICATIONS

PART-A:

1. ASSESSE NO: 11-013-03-013-70

2.a) DETAILS OF DEED :-

BOOK NO : I VOL. NO : 169 PAGE NO : 13 TO 18

BEING NO : 5839 YEAR : 1976 PLACE: D.S.R. ALIPORE, 24 P.

2.b) DETAILS OF DEED :-

BOOK NO : I VOL. NO : 182 PAGE NO : 246 TO 257

BEING NO : 4809 YEAR : 1978 PLACE: D.S.R. ALIPORE, 24 P.

2.c) DETAILS OF DEED :-

BOOK NO : I VOL. NO : 1603-2021 PAGE NO : 220466 TO 220491

BEING NO : 160307011 DATE : 16/09/2021 PLACE: D.S.R.-III, SOUTH 24 P.

2.d) DETAILS OF DEED :-

BOOK NO : I VOL. NO : 1606-2022 PAGE NO : 54285 TO 54322

BEING NO : 160601390 DATE : 24/03/2022 PLACE: A.D.S.R. SEALDAH

2.e) DETAILS OF BOUNDARY DECLARATION :-

BOOK NO : I VOL. NO : 1606-2022 PAGE NO : 94898 TO 94908

BEING NO : 160602742 DATE : 06/06/2022 PLACE: A.D.S.R. SEALDAH

2.f) DETAILS OF POWER OF ATTORNEY:-

BOOK NO : I VOL. NO : 1606-2022 PAGE NO : 85080 TO 85094

BEING NO : 160602361 DATE : 19/05/2022 PLACE: A.D.S.R. SEALDAH

2.g) DETAILS OF NON EVICTION OF TENANT:-

BOOK NO : I VOL. NO : 1606-2022 PAGE NO : 94909 TO 94918

BEING NO : 160602743 DATE : 06/06/2022 PLACE: A.D.S.R. SEALDAH

3. AREA OF LAND :-

a) AS PER TITLE DEED = 324.600 (04K-13CH-29 SQ.FT.)

b) AS PER BOUNDARY DECLARATION = 318.203 SQ.M.

4. NO OF STOREY = G+IV

5. NO. OF TENEMENTS = 07 NOS.

6. SIZE OF TENEMENTS = a) 50 SQ.M TO 75 SQ.M. = 4 NOS.
b) >75 SQ.M TO<100 SQ.M.= 3 NOS
c) ABOVE 100 SQ.M. = NIL.

PART-B:

1. AREA OF LAND:-

a) AS PER TITLE DEED = 324.600 (04K-13CH-29 SQ.FT.)

b) AS PER BOUNDARY DECLARATION = 318.203 SQ.M. (04K-12CH-05 SQ.FT.)

2.(i) PERMISSIBLE GROUND COVERAGE = 178.384 SQ.M. (56.06% OF LAND AREA)

(ii) PROPOSED GROUND COVERAGE = 165.794 SQ.M. (52.103 % OF LAND AREA)

3. PROPOSED HEIGHT OF THE BUILDING = 15.475 M.

STATEMENT OF THE PLAN : 2022030069					
	TOTAL COVERED AREA	CUTOUT	NET COVERED AREA	TOTAL EXEMPTED AREA	
				STAIR+STAIR LOBBY	LIFT LOBBY
GROUND FLOOR	149.754 SQ.M	NIL	149.754 SQ.M	12.690 SQ.M.	2.700 SQ.M.
1ST FLOOR	165.794 SQ.M	11.987 SQ.M	153.807 SQ.M	12.690 SQ.M.	2.700 SQ.M.
2ND FLOOR	165.794 SQ.M	2.363 SQ.M	163.431 SQ.M	12.690 SQ.M.	2.700 SQ.M.
3RD FLOOR	165.794 SQ.M	2.363 SQ.M	163.431 SQ.M	12.690 SQ.M.	2.700 SQ.M.
4TH FLOOR	165.794 SQ.M	2.363 SQ.M	163.431 SQ.M	12.690 SQ.M.	2.700 SQ.M.
TOTAL	812.930 SQ.M	19.076 SQ.M	793.854 SQ.M	63.450 SQ.M.	13.500 SQ.M.

6. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT	NO. OF TENEMENT	REQUIRED CAR PARKING
2A,3A,4A	84.170 SQ.M	15.267 SQ.M.	99.437 SQ.M	3	02 NOS.
1B,2B,3B,4B	62.743 SQ.M	11.381 SQ.M.	74.124 SQ.M	4	

7. (C) BUSINESS :

(i) BUSINESS COVERED AREA = 85.738 SQ.M.

(ii) BUSINESS CARPET AREA = 66.355 SQ.M.-REQUIRED CAR PARKING=01 NOS.

8. (C) MERCANTILE (RETAIL):

(i) MERCANTILE COVERED AREA = 40.736 SQ.M.

(ii) MERCANTILE CARPET AREA = 37.683 SQ.M.-REQUIRED CAR PARKING=01 NOS

9. TOTAL REQUIRED CAR PARKING = 04 NO.

10. TOTAL PROPOSED CAR PARKING = 04 NO.

11. PERMISSIBLE AREA FOR PARKING = 100.00 SQ.M.

12. PROPOSED AREA OF PARKING = 72.567 SQ.M.

13. PERMISSIBLE F.A.R. = 2.25

14. PROPOSED F.A.R. = 2.025 <2.25

15. TOTAL BUILT-UP AREA = 842.689 SQ.M

16. STAIR HEAD ROOM AREA = 18.480 SQ.M

17. LIFT MACHINE ROOM AREA = 8.269 SQ.M

18. LIFT MACHINE ROOM STAIR AREA = 3.275 SQ.M

19. OVER HEAD TANK AREA = 8.875 SQ.M.

20. TERRACE AREA = 165.794 SQ.M

21. RELAXATION OF AUTHORITY, IF ANY = N.A.

22. AREA OF CUP BOARD = 20.811 SQ.M.

23. REQUIRED TREE COVER AREA = 6.316 SQ.M. (1.985 % OF LAND)

24. PROPOSED TREE COVER AREA = 7.500 SQ.M. (2.357 % OF LAND)

SPECIFICATIONS

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M:20 AND STEEL 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/ALUMINIUM WINDOW.

4. ALL FLOORS ARE MARBLE FLOORING.

5. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.

6. WATER PROOFING TREATMENT.

7. P.O.P. FUNNING ON INTERNAL WALLS & CEILING.

SIGNATURE OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL ON THE BASIS OF THE SOIL INVESTIGATION RESULTS, 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.

SHYAM SUNDAR KUNDU (GEO-TECH-19/II)

SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY SHYAM SUNDAR KUNDU (GEO-TECH-19/II) SKM GEOSURVEY & M.M. GHOSH ROAD, KOLKATA-700774. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SRI SOUMENDRANATH ROY (E.S.E. NO.-203/II)

SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

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 EXISTING STRUCTURE, THE SAID PREMISES IS FULLY OCCUPIED BY THE OWNERS AND TENANTS.

KAMALESH SEAL (LBS/1/1020)

SIGNATURE OF L.B.S.

DECLARATION OF OWNER /APPLICANT

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

M/S. KAMALESHWAR CONSTRUCTION PROPRIETOR : KAMALESH SEAL C.A OF SRI SUBIR DAS,SAMIR DAS, SIGNATURE OF OWNERS/APPLICANTS

SANCTION NO. : 2023030002


DATE : 17/04/2023 **VALID UPTO- 16/04/2028**

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-III/K.M.C. OR E.E.(C)/BLDG./BR.-III/K.M.C.

PROJECT.

PLAN OF PROPOSED GROUND+FOUR STORIED RESIDENTIAL BUILDING AT PREMISES NO:-149, BIDHANNAGAR ROAD, KOLKATA-700067. IN WARD NO:-13, BOROUGH-III, P.S:-MANICKTALA COMPLYING K.M.C. BUILDING RULE-2009, UNDER SECTION 393A OF K.M.C. ACT. 1980. WITHIN THE KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DRAWN BY :
KMC/BNR/22-23		17/08/2022	NANDA KUMAR GHOSH

 SHEET NO.-01	CONSULTANT:-  K. SEAL & ASSOCIATES ARCHITECTS, ENGINEERS, CONSULTANTS 22A, RAJA NABA KRISHNA STREET, KOLKATA-700 005, PH.-2554-2558
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