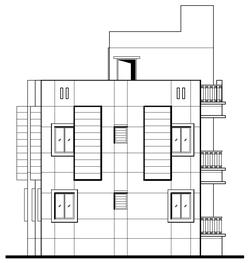
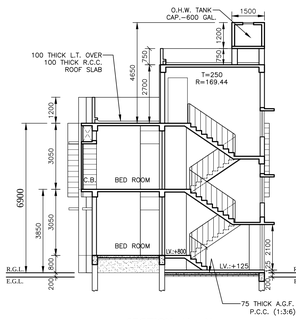


FRONT SIDE ELEVATION

SCALE – 1:100

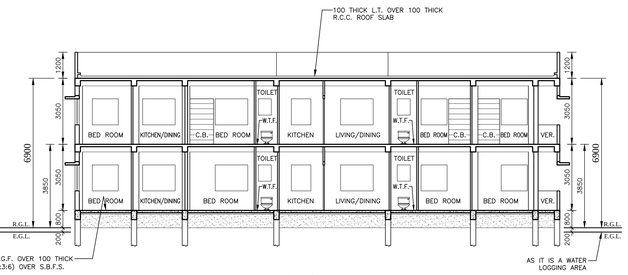
WEST SIDE ELEVATION

SCALE – 1:100



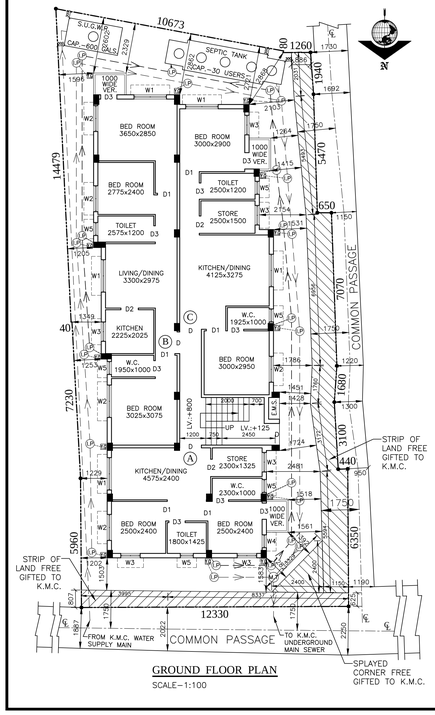
SECTION - 'A - A'

SCALE–1:100



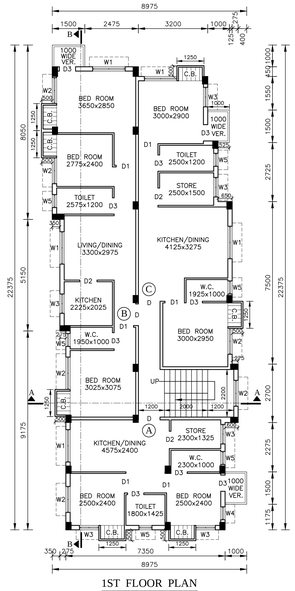
SECTION - 'B - B'

SCALE–1:100



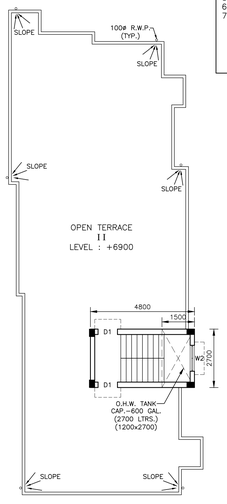
GROUND FLOOR PLAN

SCALE–1:100



1ST FLOOR PLAN

SCALE–1:100



ROOF PLAN

SCALE–1:100

STATEMENT OF THE PLAN PROPOSAL.

PART-A:

01. ASSESSEE No. : 21–067–12–0089–5
02. NAME OF OWNER : SMT. MAYA GHOSH, SMT. ELORA DEB SARKAR, SRI SWAPAN KUMAR BOSE, SRI ASHOKE KUMAR BOSE, SRI ALOKE KUMAR BOSE, SRI SHYAMAL KUMAR BOSE, SMT. CHAMELI GHOSH, SMT. TULTUL NANDI & SRI ASHUTOSH DAS
03. NAME OF APPLICANT : SRI ASHUTOSH DAS PROPRIETOR OF 'A. DAS & Co.' AND SELF & C.A. OF SMT. MAYA GHOSH & OTHERS
04. DETAILS OF REGISTERED DEED (I) :
    BOOK No. : I VOL. No. : 25 PAGE No. : 116 – 121
    BEING No. : 648 DATE : 06.03.1933 PLACE:SADAR S.R., ALIPORE
05. DETAILS OF REGISTERED DEED (II) :
    BOOK No. : I VOL. No. : 21 PAGE No. : 73 – 78
    BEING No. : 748 DATE : 14.02.1956 PLACE:S.R., ALIPORE SADAR
06. DETAILS OF REGISTERED DEED (III) :
    BOOK No. : I VOL. No.:1603–2020 PAGE No. : 41885–41905
    BEING No.:160301146 DATE : 09.07.2020 PLACE:D.S.R. III, 24 PGS.(S)
07. DETAILS OF REGISTERED DEED(IV) :
    BOOK No. : I VOL. No.:1603–2020 PAGE No. : 59822–59843
    BEING No.:160301781 DATE : 01.10.2020 PLACE:D.S.R. III, 24 PGS.(S)
08. DETAILS OF REGISTERED AMALGAMATION DEED(V) :
    BOOK No. : I VOL. No.:1603–2021 PAGE No.:207131–207175
    BEING No.:160307511 DATE : 10.09.2021 PLACE:D.S.R. III, 24 PGS.(S)
09. DETAILS OF REGISTERED DEED OF DECLARATION [RECTIFICATION] (VI) :
    BOOK No. : IV VOL. No.:1603–2022 PAGE No. : 13602–13619
    BEING No.:160300670 DATE : 16.12.2022 PLACE:D.S.R. III, 24 PGS.(S)
10. DETAILS OF REGISTERED BOUNDARY DECLARATION :
    BOOK No. : I VOL. No.:1603–2022 PAGE No.:427120–427137
    BEING No.:160312054 DATE : 05.08.2022 PLACE:D.S.R. III, 24 PGS.(S)
11. DETAILS OF REGISTERED POWER OF ATTORNEY :
    BOOK No. : I VOL. No.:1603–2021 PAGE No.:406432–406461
    BEING No.:160313509 DATE : 23.12.2021 PLACE:D.S.R. III, 24 PGS.(S)
12. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :
    BOOK No. : I VOL. No.:1603–2022 PAGE No.:427064–427084
    BEING No.:160312051 DATE : 05.08.2022 PLACE:D.S.R. III, 24 PGS.(S)
13. DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAY) :
    BOOK No. : I VOL. No.:1603–2022 PAGE No.:427085–427104
    BEING No.:160312052 DATE : 05.08.2022 PLACE:D.S.R. III, 24 PGS.(S)
14. DETAILS OF REGISTERED DECLARATION FOR COMMON PASSAGE :
    BOOK No. : I VOL. No.:1603–2022 PAGE No.:427105–427119
    BEING No.:160312053 DATE : 05.08.2022 PLACE:D.S.R. III, 24 PGS.(S)
15. No. OF STOREY = 11
16. No. OF TENEMENTS = 6 Nos.
17. SIZE OF TENEMENTS : BELOW 50 SQM=2 Nos. & 50–75 SQM=4 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	900	1200
D3	600	2100	W4	600	1200
			W5	600	750

SPECIFICATIONS

1. ALL GRADE OF CONCRETE – M20.
2. ALL GRADE OF STEEL – Fe 500.
3. ALL OUTER WALL – 200 MM THICK 1:6 MORTER.
4. ALL INTERNAL WALL–75 MM THICK WITH 1:4 MORTER EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER – 12 MM THICK 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.

PART-B:

01. AREA OF LAND :
    AS PER TITLE DEED & ASSESSMENT RECORD = (04 K–13 CH–25 SFT) = 324.229 SQM
02. AS PER PHYSICAL MEASUREMENT & BOUNDARY DECLARATION = (04 K–12 CH–11.66 SFT) = 318.809 SQM
03. AREA OF SPLAY CORNER = 2.878 SQM
04. AREA OF STRIP OF LAND = (8.772 + 25.698) = 34.470 SQM
05. NET LAND AREA = 281.461 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (56.04%) = 178.660 SQM
    (ii) PROPOSED GROUND COVERAGE (52.18%) = 166.361 SQM
07. PROPOSED HEIGHT = 6.900 M
08. DEPTH OF BUILDING = 22.375 M
09. FRONTAGE OF PLOT = 12.330 M
10. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & STAIR LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	166.361	166.361	8.440	157.921
1ST FLOOR	166.361	166.361	8.800	157.561
TOTAL	332.722	332.722	17.240	315.482

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

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT (No.)	REQUIRED CAR PARKING (No.)
A	39.661	3.403	43.064	2	1
B	61.062	5.239	66.301	2	
C	52.493	4.504	56.997	2	

12. TOTAL REQUIRED CAR PARKING = 1 No.
13. TOTAL PROVIDED CAR PARKING = NIL [AS PER RULE–77(5) OF K.M.C. BUILDING RULE 2009]
14. PERMISSIBLE F.A.R = 1.00
15. PROPOSED F.A.R = (315.482 / 318.809) = 0.990 < 1.00
16. OVER HEAD TANK AREA = 4.050 SQM
17. STAIR HEAD ROOM AREA = 12.960 SQM
18. TERRACE AREA = 166.361 SQM
19. AREA OF CUPBOARD = (0.625 SQM x 7 Nos.) = 4.375 SQM
20. ADDITIONAL AREA FOR FEES = (12.960 + 4.375) = 17.335 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.

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

NAME OF STRUCTURAL 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/COMMON PASSAGE CONFORM WITH THE PLAN AND WHICH HAS BEEN MEASURED AND VERIFIED BY ME.

- THE PLOT IS VACANT AND BOUNDED BY BOUNDARY WALL.
- 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 / APPLICANTS

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION
I 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 ME DURING DEPARTMENTAL INSPECTION.

SRI ASHUTOSH DAS
PROPRIETOR OF 'A. DAS & Co.' AND SELF & CONSTITUTED ATTORNEY OF
SMT. MAYA GHOSH, SMT. ELORA DEB SARKAR,
SRI SWAPAN KUMAR BOSE, SRI ASHOKE KUMAR BOSE,
SRI ALOKE KUMAR BOSE, SRI SHYAMAL KUMAR BOSE,
SMT. CHAMELI GHOSH & SMT. TULTUL NANDI (BOSE)

NAME OF OWNERS / APPLICANTS

GROUND & 1ST FLOOR PLANS, ROOF PLAN, SECTION–AA & BB, FRONT & WEST SIDE ELEVATIONS.

PROJECT :

PROPOSED TWO STORIED RESIDENTIAL BUILDING OF HEIGHT 6.9 M (U/S - 393 A OF C.M.C. ACT, 1980 & K.M.C. BLDG. RULE 2009) AT **PREMISES No. - 76 , KHAGENDRA NATH SEN LANE, WARD No. - 67, BOROUGH - V I I, KOLKATA - 700042, P. S. - KASBA,** UNDER THE KOLKATA MUNICIPAL CORPORATION.

PLAN CASE NO. - 2022070290

BUILDING PERMIT No. - 2023070019 DATED - 20.04.2023

VALID UPTO - 19.04.2028

KOUSHIK SWARNAKAR Digitally signed by KOUSHIK SWARNAKAR Date: 2023.04.20 15:36:10 +05'30'

DIBYENDU PAL Digitally signed by DIBYENDU PAL Date: 2023.04.20 15:34:47 +05'30'

DIGITAL SIGNATURE OF A.E. | DIGITAL SIGNATURE OF E.E.