

FRONT ELEVATION

**Part- A**  
 1.a) ASSESSEE NO.- 31-109-08-1258-4.  
 2. NAME OF THE OWNER/ APPLICANT - SRI. NARESH CHOPRA (HUF) REPRESENTED BY ITS "KARTA" MR. NARESH CHOPRA  
 3.a) DETAILS OF REGISTERED DEED-  
 I). Book- 1, Vol.-1604-2023, Page- 40168 to 40195, Being no- 160401272, for the year- 2023, D.S.R.- IV, SOUTH 24 PGS DATE-08/02/2023.  
 3.c) DETAILS OF K.M.C. Mutation Certificate- CASE NO- 0/109/16-FEB-23/47577, DATE- 20-02-2023.

6. Proposed Area :-	Total floor Area	Stair Well	Lift Well	Stair Area	Lift Lobby	Net Area
Gr. Floor	116.138 Sq.m.			10.465	1.792	103.881
1st Floor	116.138 Sq.m.	0.438	1.610	10.465	1.792	101.833
2nd Floor	116.138 Sq.m.	0.438	1.610	10.465	1.792	101.833
3rd Floor	116.138 Sq.m.	0.438	1.610	10.465	1.792	101.833
Total	464.552 Sq.m.	1.314	4.830	41.860	7.168	409.380

**L.B.S./L.B.A. DECLARATION :**  
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PERPROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 12.100 M WIDE BLACKTOP ROAD ON THE WESTERN 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.I. 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.  
 Name of LBS  
 SRI BIJOY SARKAR  
 L.B.S No.- 1/ 1515

**Part- B**  
 1. Area of Land-  
 As Per Title Deed = 200.669 Sqm. (3K-00Ch-00 Sft.)  
 & Physical Measurement = 200.669 Sqm.  
 2. Permissible Ground Coverage: = 120.357 Sqm (59.978 %)  
 3. Proposed Ground Coverage: = 116.138 Sqm (57.875 %)  
 4. Permissible F.A.R = 2.25  
 5. Proposed F.A.R = 409.380-25.00 / 200.669 = 1.915

7. Parking Calculation :-

Tenement Size	No. of Tenement	Req. no. of Car Parking
59.944	3	1
59.758	3	
Net Shop Area	= 32.063 Sq.m	NIL

A) Nos. of Parking Required = 1 No.  
 B) Nos. of Parking Provided = 2 No.  
 C) Permissible Parking Area = 25.00 Sqm.  
 D) Actual Area of Parking Provided = 40.481 Sqm.  
 8. Stair Covered area = 13.253 Sqm.  
 9. Roof Tank Area = 5.700 Sqm  
 10. Lift M/C Room Area = 7.766 Sqm  
 11. Lift M/C Room Stair Area = 2.875 Sqm  
 12. Depth of The Building = 12.225 m  
 13. Gross Office Area = 22.050 Sq.m  
 14. Net Office Area = 18.384 Sq.m  
 15. Gross Shop Area = 36.770 Sq.m  
 16. Net Shop Area = 32.063 Sq.m  
 17. Additional Area For Fees = 36.194 Sq.m  
 18. Tree Cover Area = 1.00 Sq.m  
 19. Loft and C.B. area:-

Floor	Loft	C.B.
Gr. floor	NIL	NIL
1st floor	1.350	2.750
2nd floor	1.350	2.750
3rd floor	1.350	2.750
Total	4.050	8.250

**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 "GLOBE TECH" OF KUSUMBA SAHA PARA, NARENDRAPUR, KOLKATA- 103.  
 Sri Kallol Kumar Ghoshal  
 E.S.E-1/261  
 Name 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.  
 Name of Geo- Technical Engineer  
 Sri Samiran Mukherjee  
 GTE NO-G.T/1 / 40 (K.M.C)

**OWNER'S DECLARATION :**  
 I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT  
 1) I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.  
 2) I 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 DURING DEPARTMENTAL INSPECTION.  
 SRI NARESH CHOPRA (HUF)  
 NAME OF APPLICANT

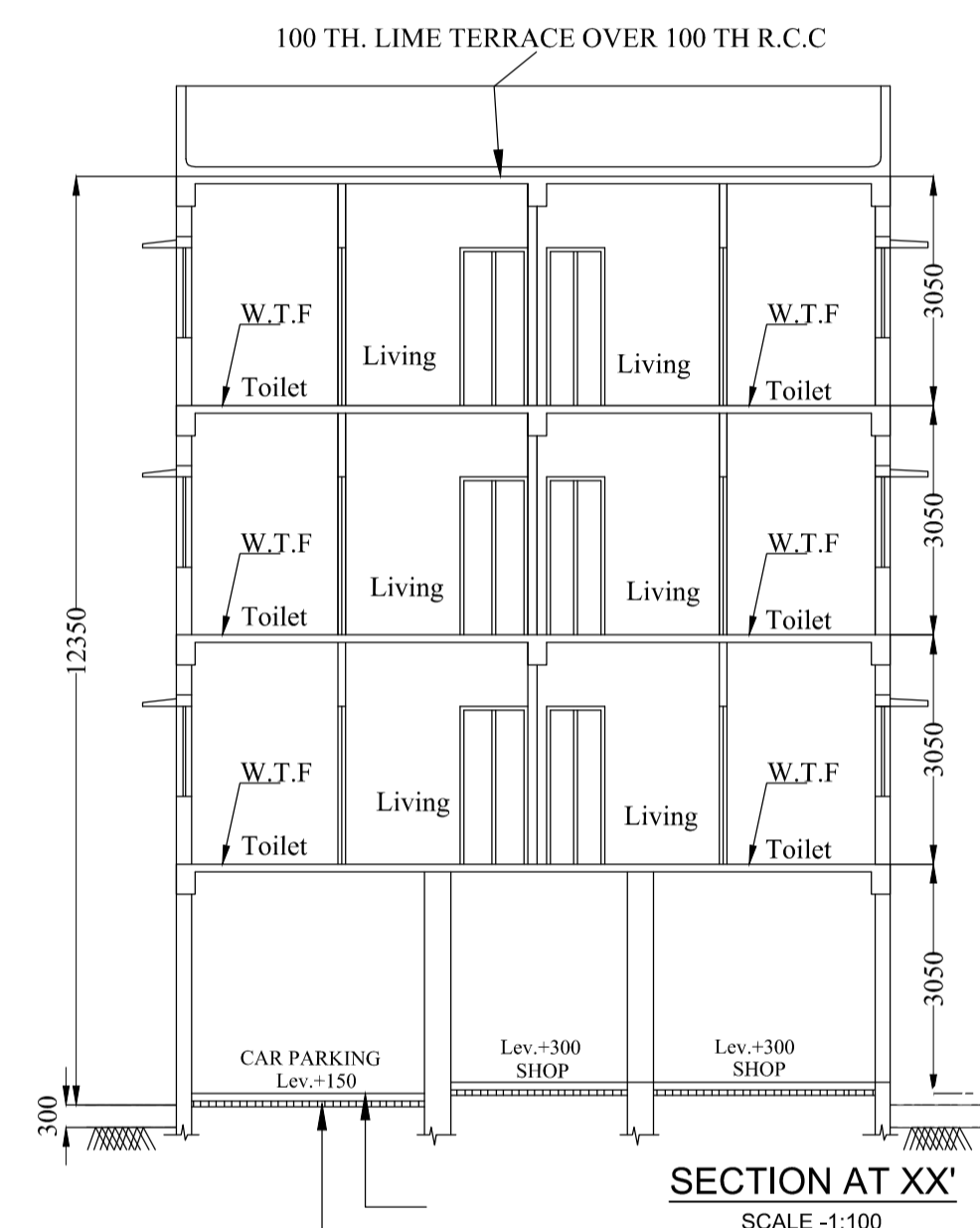
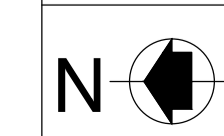
ALL DIMENSIONS ARE IN MILLIMETRE.  
**PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.350 M. U/S-393 A OF K.M.C ACT 1980 & AS PER BUILDING RULE 2009 READ WITH CIRCULAR NO 07 OF 2019-2020, DATED 01.11.2019. VIDE RESOLUTION OF MIC MEETING NO - M.O.A 90.11, DATED 23-10-2019. AT PREMISES NO -1258, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 094. AT R.S. DAG NO- 83, R.S. KHATIAN NO-101, MOUZA- NAYABAD, J.L.NO-25, P.S.- PANCHASAYAR .**

NAME OF PLUMBER  
 SRI PINAKI CHAKRABORTY  
 P.L. NO- 1267, DATED- 02-07-2022.

BUILDING PERMIT NO :- 2023120174  
 DATE :- 05-JUL-23  
 VALID UP TO :- 04-JUL-28

DIGITAL SIGNATURE OF A.E.  
 NOT APPLICABLE  
 DIGITAL SIGNATURE OF E.E.

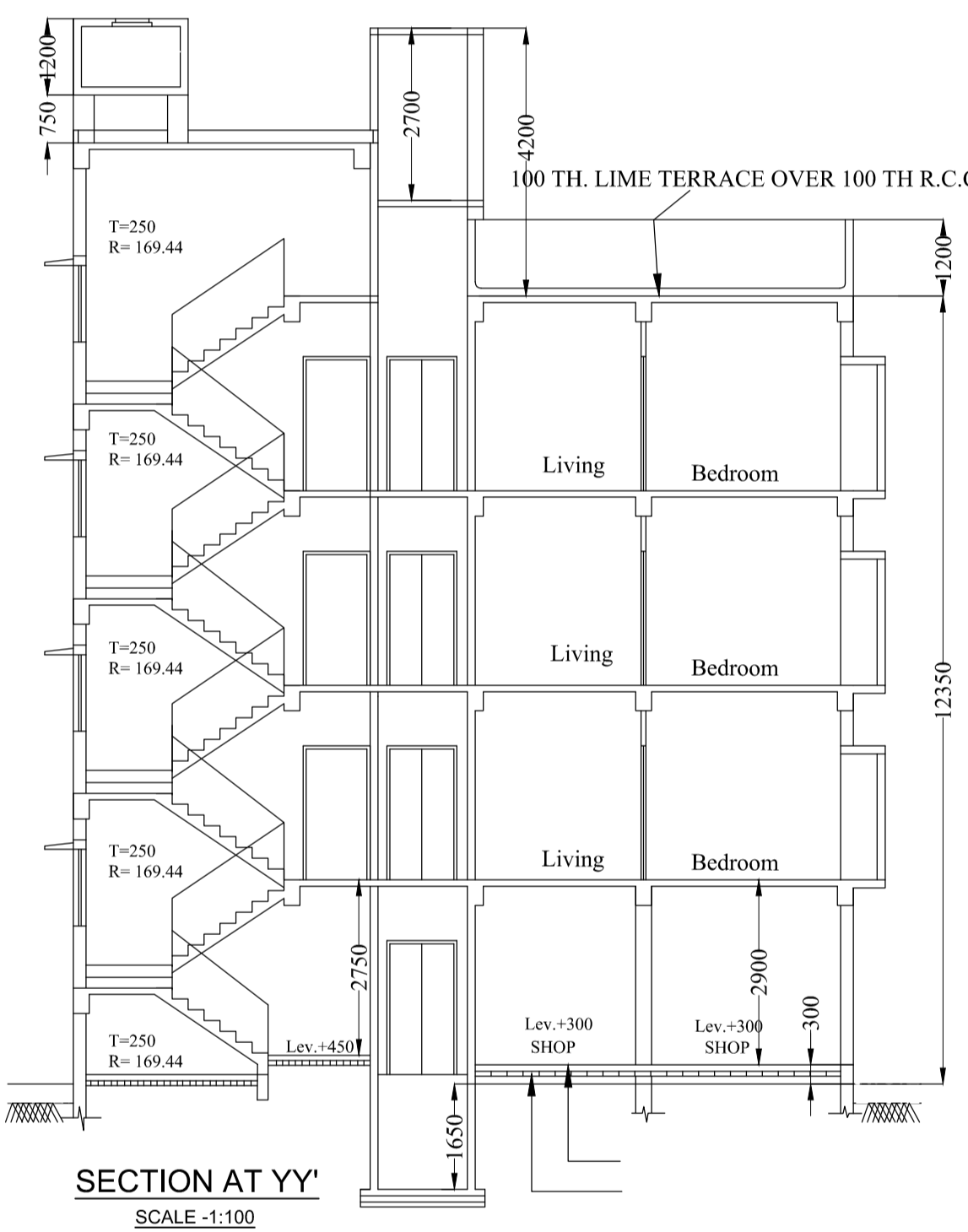
SCALE  
 1:50  
 1:100  
 1:600  
 1:4000



SECTION AT XX'  
 SCALE -1:100

**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



SECTION AT YY'  
 SCALE -1:100

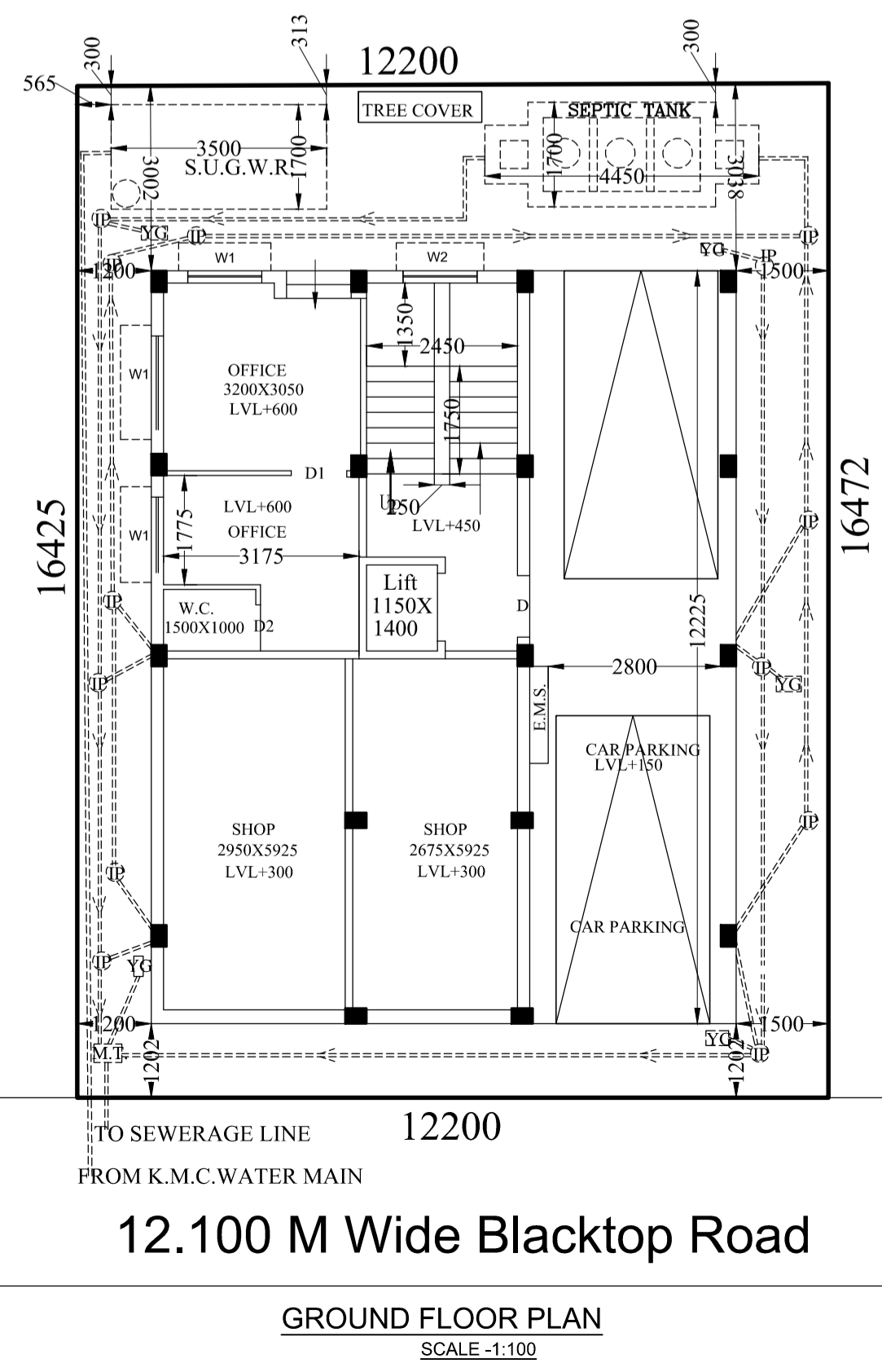
**NOTES**

- (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.

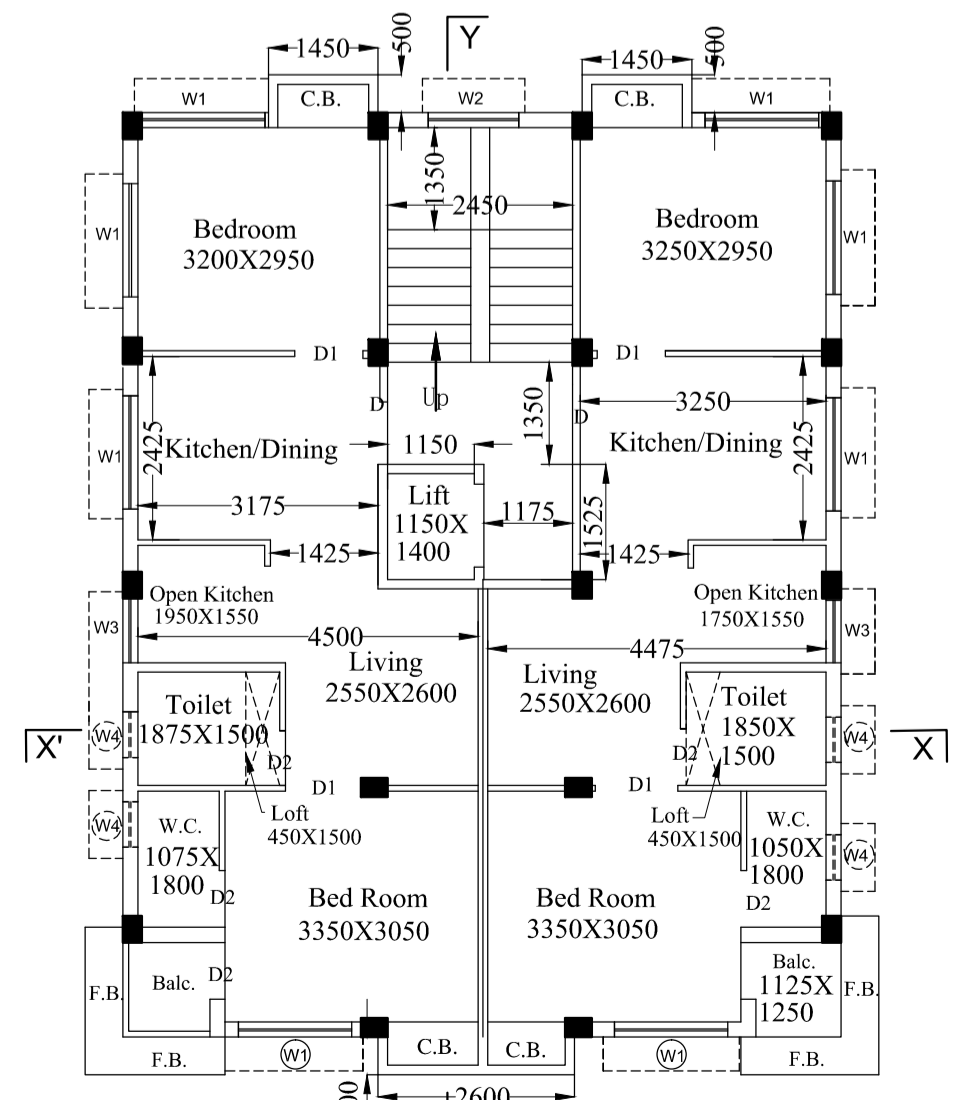
Permissible Height in reference to CCZM issued by AAI = 33 M.  
 Co-ordinate in WGS 84 and Site Elevation (AMSL):-

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° 28' 54"	88° 24' 30"	5.00 M
B- Back Side (Marked in site Plan)	22° 28' 54"	88° 24' 30"	5.00 M

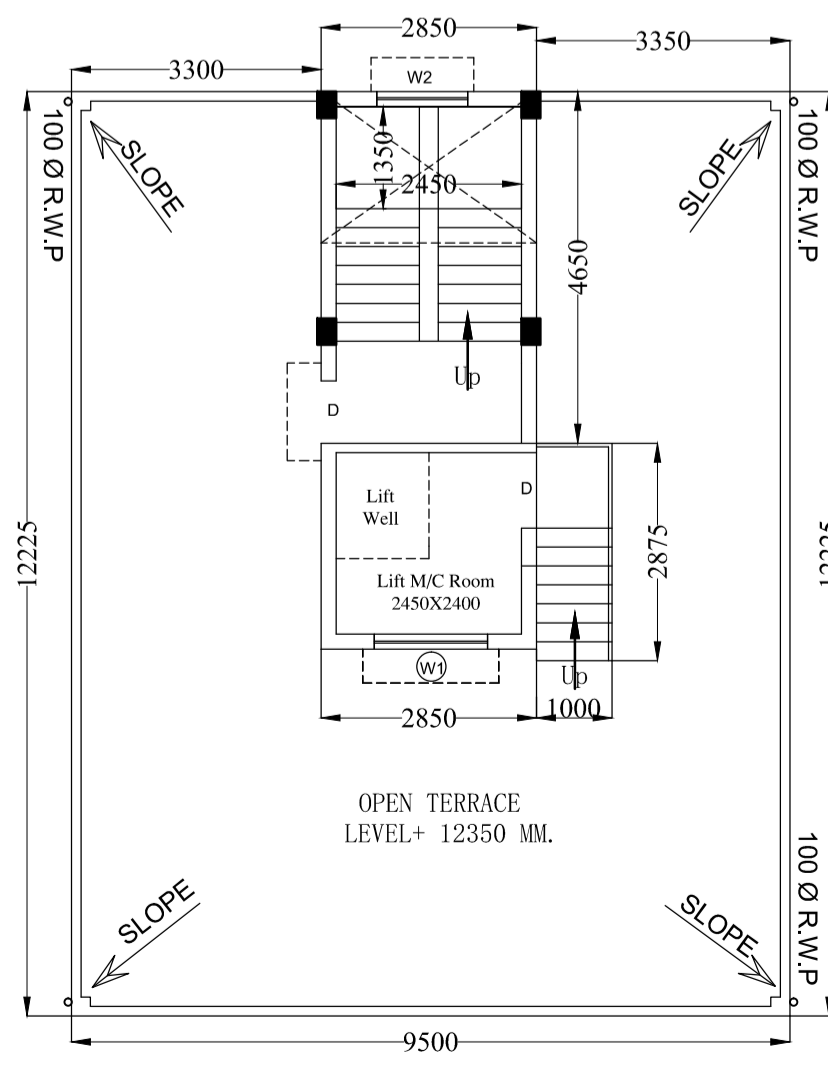
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.



GROUND FLOOR PLAN  
 SCALE -1:100



TYP. FLOOR PLAN (1ST, 2ND & 3RD)  
 SCALE -1:100



ROOF PLAN

TO SEWERAGE LINE 12200  
 FROM K.M.C. WATER MAIN  
**12.100 M Wide Blacktop Road**