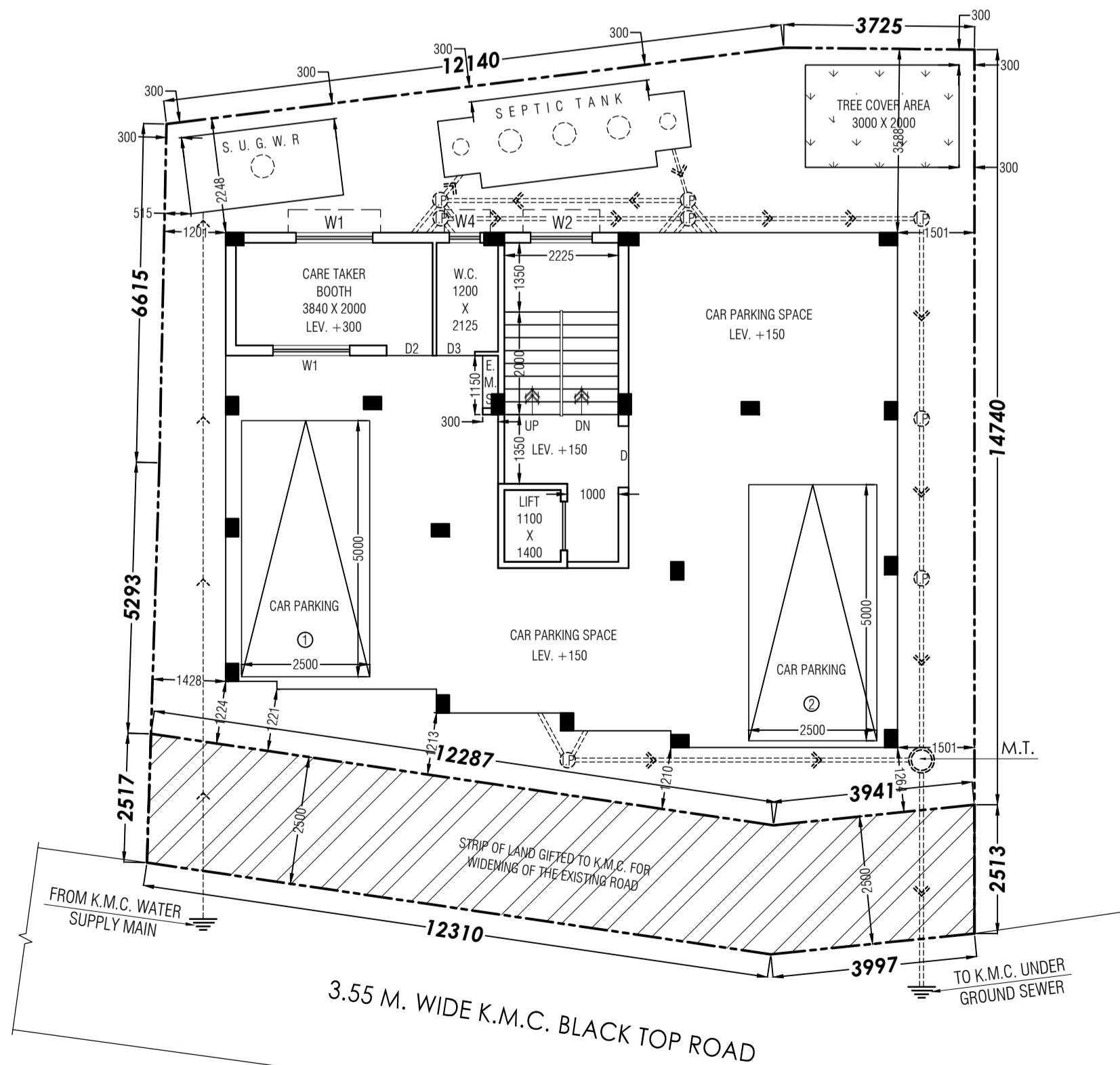
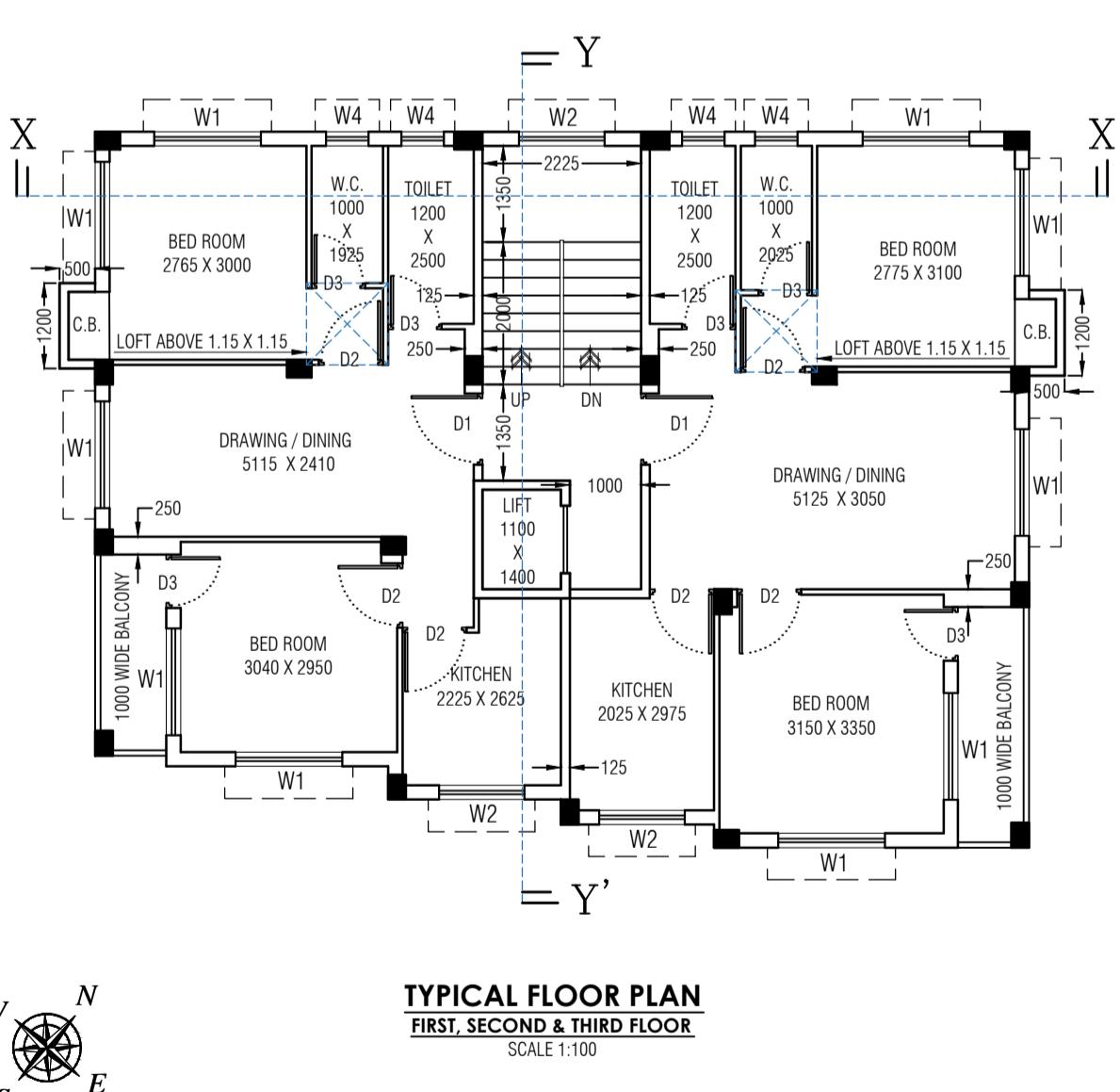


NOTES / SPECIFICATIONS

- ALL DIMENSIONS ARE IN MM. OTHERWISE SPECIFIED
- DEPTH OF FOUNDATION OF SEPTIC TANK & S.U.G.V. RESV. WILL NOT EXCEED DEPTH OF BUILDING FOUNDATION
- 200 THK. OUTSIDE BRICK WORK WITH C.M.(1:6) 125 & 75 THK. INSIDE BRICK WORK WITH C.M.(1:4)
- R.C.C. WORK WITH STONE CHIPS, SAND, CEMENT (3:1.5:1)
- GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-415
- PLASTERING WITH C.M.(1:6) FOR BRICK WORK & (1:4) FOR CEILING
- P. C. C. WITH BRICK KHOA, SAND, CEMENT (6:3:1)
- I.P.S. OF 35TH 1:2:4



PERMISSIBLE HEIGHT IN REFERENCE TO CC2M ISSUED BY AAI
33m (V20)
CO-ORDINATE IN WGS84

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL	CO-ORDINATE	SITE ELEVATION	
	LATITUDE	LONGITUDE	(AMSL)
(A)	22° 29' 13" NORTH	88° 24' 53" EAST	8.07 Mtr.
(B)	22° 29' 14" NORTH	88° 24' 54" EAST	8.07 Mtr.

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

GROUND FLOOR PLAN
SCALE 1:100

PROPOSED PLAN OF G + III STORIED (12.350 M. BUILDING HEIGHT) RESIDENTIAL BUILDING U/S - 393 A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 3841, NAYABAD IN WARD NO.- 109, BOROUGH - XII, P.S.- PANCHASAYAR, R.S. DAG NO.- 153, R.S. KHATIAN NO.- 89, MOUZA - NAYABAD, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700099.

1. ASSESSEE NO.: 31 - 109 - 08 - 9695 - 0
2. NAME OF THE OWNER :
SMT. GITASREE DHAR

7. DETAILS OF REGISTERED DEED :-
BOOK NO.-I, VOLUME NO.- 66, PAGES - 206 TO 213, BEING NO.- 3865, REGISTERED AT D.S.R. ALIPORE, 24 PARGANAS (S), DATED - 20/03/1985.

3. NAME OF THE APPLICANT :-
SRI DIPAK GHOSH PROPRIETOR OF RAJ CONSTRUCTION
CONSTITUTE ATTORNEY OF SMT. GITASREE DHAR.

8. DETAILS OF REGISTERED POWER OF ATTORNEY :-
BOOK NO.-I, VOLUME NO.- 1602-2022, PAGES - 556944 TO 556965, BEING NO.- 160215132, YEAR - 2022, REGD. AT D.S.R. - II, 24, P.G.S. (S), DATED - 29/11/2022.

4. K.M.C. MUTATION :-
0 / 109 / 08 - OCT - 21 / 39385, DATED - 08 / 10 / 2021.

5. DETAILS OF B.L. & L.R.O. MUTATION :-
MEMO NO: 18 / MUL / 4647 / BLR / ATM / Kasba/19, DATED - 30/09/2019, CLASSIFICATION AS PER R.O.R.: SHALI

6. DETAILS OF B.L. & L.R.O. CONVERSION :-
MEMO NO: 17 / 765 / Con Certificate / BLR / S24-Pgs / KOL / 2021
DATED - 03 / 08 / 2021, (SHALI TO BASTU)

10. DETAILS OF REGISTERED STRIP OF LAND :-
BOOK NO.-I, VOLUME NO.- 1603-2023, PAGES - 308734 TO 308743, BEING NO.- 160311081, YEAR - 2023, REGD. AT D.S.R. - III, 24, P.G.S. (S), DATED - 28/07/2023.

AREA STATEMENT

1. LAND AREA : 272.017 SQ.M. (04KH. - 01CH. - 03SF.) AS PER DEED & 261.587 SQ.M. (03KH. - 14CH. - 26SF.) AS PER B.D.
2. STRIP OF LAND AREA = 40.669 SQ.M.
3. NET LAND AREA = 220.918 SQ.M.
4. PERMISSIBLE GROUND COVERAGE = 151.582 SQ.M. (57.947 %)
5. PROPOSED GROUND COVERAGE = 124.632 SQ.M. (47.645 %)

6. ROAD WIDTH = 3.55 M.
7. PER. BLDG. HT. AFTER 2.5M STRIP = 12.50 M.
8. PROPOSED BUILDING HEIGHT = 12.350 M.
9. PERMISSIBLE F.A.R. = 1.75
10. PROPOSED F.A.R. = 1.609

11. FLOOR AREA CALCULATION :-

PROPOSED AREA	COVERED AREA (Including Stair) (SQ.M.)	TOTAL EXEMPTED AREA			EFFECTIVE AREA FOR F.A.R (SQ.M.)	C.B. AREA (SQ.M.)	LOFT AREA (SQ.M.)
		STAIR AREA (SQ.M.)	LIFT WELL AREA (SQ.M.)	LIFT LOBBY (SQ.M.)			
GROUND FLOOR	124.632	10.458	---	1.525	112.649	---	---
FIRST FLOOR	124.632	10.458	1.540	1.525	111.109	1.20	2.644
SECOND FLOOR	124.632	10.458	1.540	1.525	111.109	1.20	2.644
THIRD FLOOR	124.632	10.458	1.540	1.525	111.109	1.20	2.644
TOTAL	498.528	41.832	4.620	6.100	445.976	3.60	7.932

6. TENEMENT AREA CALCULATION :-

NET TENEMENT SIZE (SQ.M.)	PROPOSANT COMMON AREA (SQ.M.)	ACTUAL TENEMENT SIZE (SQ.M.)	NO OF TENEMENT	REQUIRED PARKING	PROVIDED PARKING	PROVIDED AREA (SQ.M.)
52.390	10.774	63.164	3 NOS.	1 NO.	2 NOS.	94.828
57.947	11.917	69.864	3 NOS.			

10. STAIR COVERED AREA = 12.863 SQ.M.
11. ROOF TANK AREA = 4.069 SQ.M.
12. LIFT MACHINE ROOM AREA = 7.744 SQ.M.

◦ 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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE ABUTTING ROAD FRONT IS 3.55 M. WIDE K.M.C. BLACK TOP ROAD SOUTHERN SIDE OF THE PREMISES. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. C/L OF E.M. BYE PASS.

ER. Siboprosad Sarkar,
B.C.E., M.C.E. (structure), M.E. (Geo.Tech), M.I.G.S.,
M.I.C.I., M.I.R.C., M.I.E.O.M.A.S.C.E. (S.U.G.),
L.B.S. No: 785/1,
Kolkata Municipal Corporation
Ph. no: 9830086605

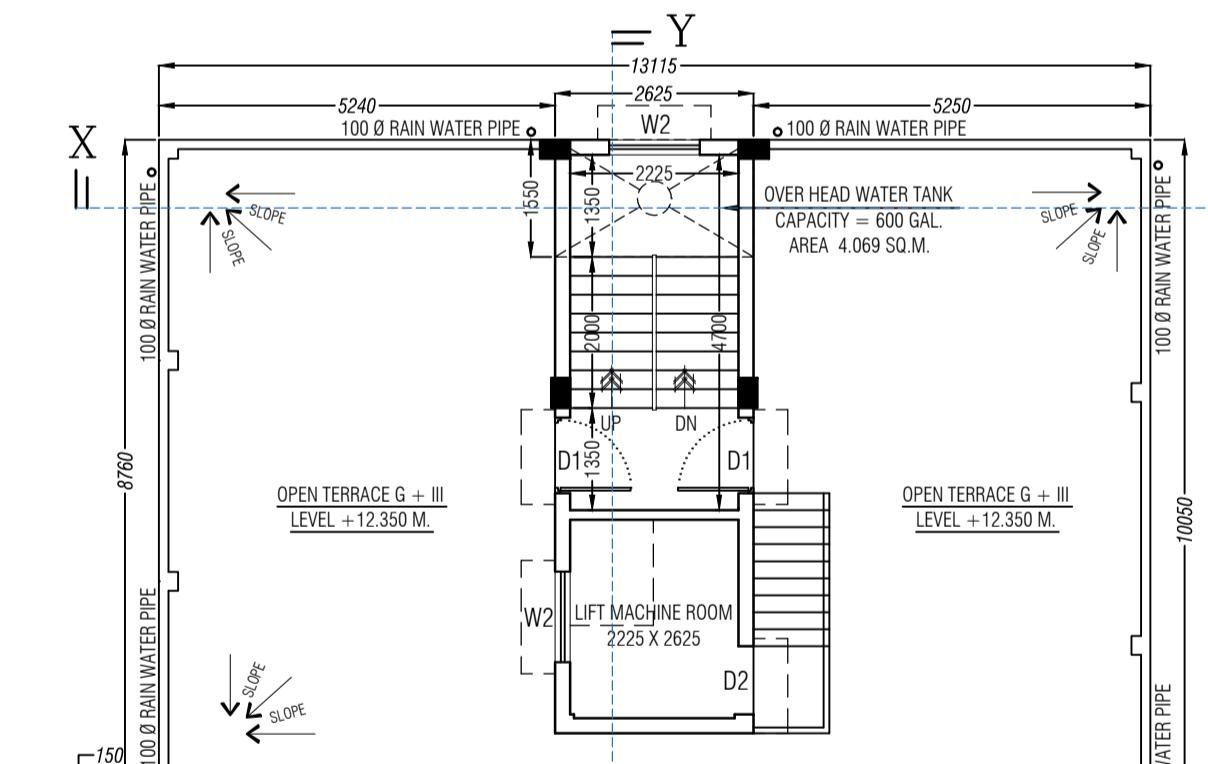
NAME OF THE L.B.S.

DOOR SCHEDULE

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

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT
W1	1500	1200
W2	1500	1200
W3	1000	1200
W4	1500	1200



SPACE FOR OFFICE USE

B.P. NO. :2023120365

VALID UPTO: 30.10.2028

SANCTION DATE : 31.10.2023

◦ DECLARATION OF APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING. K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER TANK AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PLOT IS A VACANT LAND. DURING THE DEPARTMENTAL SITE INSPECTION I WAS PHYSICALLY PRESENT AND IDENTIFIED AND CONFIRMED THE SAID PLOT.

SRI. DIPAK GHOSH PROPRIETOR OF
RAJ CONSTRUCTION C. A. OF
SMT. GITASREE DHAR

NAME OF THE APPLICANT

TITLE :- ARCHITECTURAL DRAWING

SCALE - 1:100

SHEET NO. 2/2

