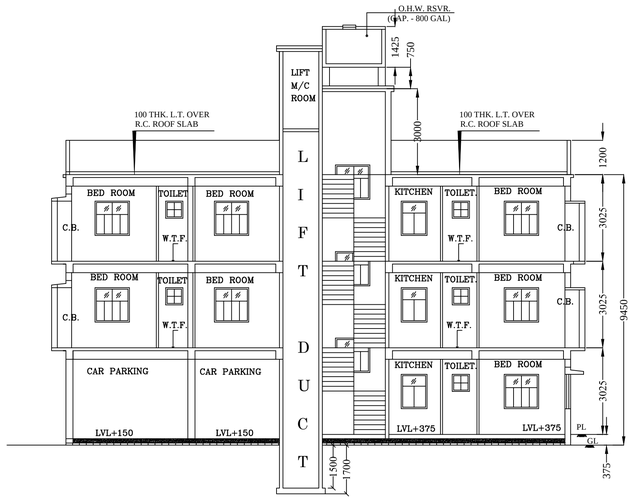
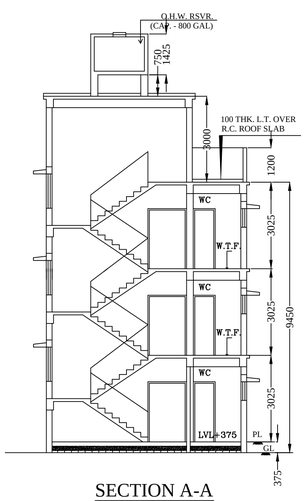
FRONT ELEVATION



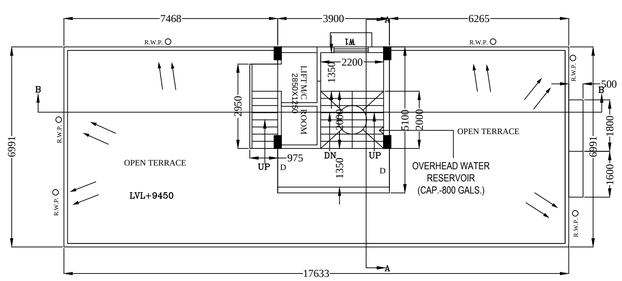
SECTION B-B

SCALE - 1:100



SECTION A-A

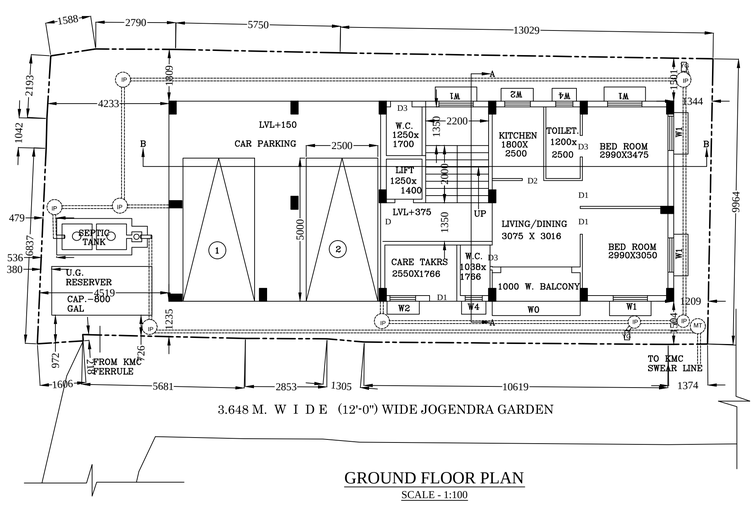
SCALE - 1:100



ROOF PLAN

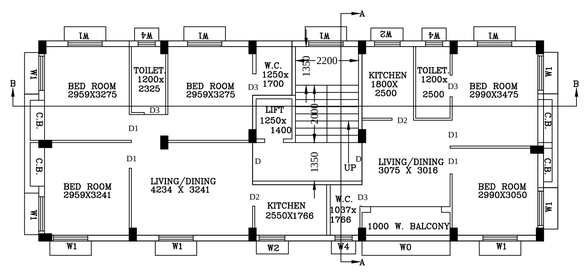
SCALE - 1:100

N



GROUND FLOOR PLAN

SCALE - 1:100



1ST & 2ND FLOOR PLAN

SCALE - 1:100

STATEMENT OF PLAN PROPOSAL:

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (HxB)	REMARKS
D1	1200mm X 2100mm (H)	FLUSH	W	1500mm X 1200mm (H)	ALUMINIUM FULLY GLAZED
D2	1000mm X 2100mm (H)	FLUSH	W1	1000mm X 900mm (H)	-DO-
D3	900mm X 2100mm (H)	FLUSH	W2	600mm X 750mm (H)	-DO-
D4	750mm X 2100mm (H)	FLUSH			

OWNER'S DECLARATION. :-

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. THE SITE IS VACANT LAND DEMARCATED BY BOUNDARY WALL.
7. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

2.NAME OF THE RECORDED OWNER:- NITYA BRATA MAZUMDER PADMA MAJUMDER BANIBRATA MAZUMDER ALIAS PULAK MAZUMDER SUBHA MAZUMDER SMT. SUTAPA MONDAL & PRADIP GOENKA

POWER OF ATTORNEY NIKHIL GOENKA

NAME OF OWNER (S)/ APPLICANT

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BIBEK BIKASH MULLICK
E.S.E. NO. I/75
NAME OF E.S.E.

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING 3.648M. 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 LAND IS DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF SEMI U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
THE PLOT IS BEYOND 500 M. FROM M/L OF E.M. BYPASS

MANAS KUMAR MONDAL
L.B.S. NO. I/1137
NAME OF L.B.S.

SPECIFICATIONS :-

1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
2. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
3. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
4. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
5. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
6. 450 mm PROJECTED CHAJJAH.
7. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
8. ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
9. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
10. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

REFERENCE POINT OF MARKET IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION (AMSL)
	Latitude	Longitude	
A	225157	883898	13.07M
B	225157	883898	13.07M

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.

MANAS KUMAR MONDAL
L.B.S. NO. I/1137
NAME OF L.B.S.

NIKHIL GOENKA C.A OF NITYA BRATA MAZUMDER , PADMA MAJUMDER BANIBRATA MAZUMDER ALIAS PULAK MAZUMDER , SUBHA MAZUMDER SMT. SUTAPA MONDAL & PRADIP GOENKA
NAME OF OWNER (S)/ APPLICANT

NOTES :-

1. ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3. DEPTH OF FOUNDATION OF S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF S.U.G.W.R.

BUILDING PERMIT NO :- 2023120449
SANCTION DATE:- 11.01.2024
VALID UPTO:- 10.01.2029

KAJAL ROY
Digitally signed by KAJAL ROY
Date: 2024.01.11 14:21:51 +05'30'

DIGITAL NAME OF ASSISTANT ENGINEER(K.M.C.)

PART - A STATEMENT OF PLAN PROPOSAL

1. ASSESSEE NO:- 311070504149

2.NAME OF THE RECORDED OWNER:- NITYA BRATA MAZUMDER PADMA MAZUMDER BANIBRATA MAZUMDER ALIAS PULAK MAZUMDER SMT. SUTAPA MONDAL & PRADIP GOENKA
POWER OF ATTORNEY NIKHIL GOENKA

SL.	DETAILS DEED	BK NO.	VOL.NO.	PAGES	BEING NO.	REGD. AT	DATE
3.	REGD. DEED	I	96	243 TO 248	2872 FOR 6231	ALIPUR SUB,REGISTRY.	1962
4.	REGD. DEED	I	9	2732 TO 2747	04096	A.R.A-I KOLKATA	2009
5.	BOUNDARY DECLARATION	I	1604-2022	151392TO 151402	160404393	D.S.R.-IV 24 PGS(s)	29.04.2022
6.	POWER OF ATTORNEY	I V	1603-2019	4519-4543	160300232	D.S.R.-III 24 PGS(s)	13.06.2019

PART - B

7.(A).AREA OF THE PLOT OF LAND: = 233.631 Sq.m.
(B). NO OF STORIED INCLUDING BASEMENT IF ANY: = III STORIED

8. NO OF TENAMENTS SIX (05) Nos.

DETAILS BLRO

MEMO NO -17 / 2470 / BL & LRO / KOL / DATE -18.09.23 L.R Dag no -2527 L.R Khatian no -3492 — SMT. SUTAPA MONDAL
MEMO NO -17 / 2471 / BL & LRO / KOL / DATE -18.09.23 L.R Dag no -2527 L.R Khatian no -3497 — PADMA MAZUMDER
MEMO NO -17 / 2472 / BL & LRO / KOL / DATE -18.09.23 L.R Dag no -2527 L.R Khatian no -3496 — PRADIP GOENKA
MEMO NO -17 / 2473 / BL & LRO / KOL / DATE -18.09.23 L.R Dag no -2527 L.R Khatian no -3495 — NITYA BRATA MAZUMDER
MEMO NO -17 / 2469 / BL & LRO / KOL / DATE -18.09.23 L.R Dag no -2527 L.R Khatian no -3494 — BANIBRATA MAZUMDER ALIAS PULAK MAZUMDER
MEMO NO -17 / 2512 / BL & LRO / KOL / DATE -20.09.23 L.R Dag no -2527 L.R Khatian no -3493 — SUBHRA MAZUMDER

PART - B.

1. AREA OF LAND:- AS PER TITLE DEED = 233.649 Sq.m. (3K - 7CH.- 40 SQFT)
AS PER BOUNDARY DECLARATION = 233.631 Sq.m. (3K - 7CH.- 39.80 SQFT)
2. EFFECTIVE LAND AREA = 233.631 Sq.m.
3. ABUTTING ROAD WIDTH = 3.648 m.
4. USER GROUP = RESIDENTIAL(100%).
5. (i) PERMISSIBLE GROUND COVERAGE (58.890 %) = 137.585 Sq.m.
(ii) PROPOSED GROUND COVERAGE (52.766 %) = 123.280 Sq.m.
7. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL IN m²	STAIR WELL IN m²	EFFECTIVE FLOOR AREA in m²	EXEMPTED AREA		NET FLOOR AREA IN m²
					STAIRCASE AREA in m²	LIFT LOBBY AREA in m²	
GROUND	123.280	-	-	123.280	10.34	2.025	110.915
1ST	123.280	1.75		121.53	10.34	2.025	109.165
2ND	123.280	1.75	-	121.53	10.34	2.025	109.165
TOTAL	369.84	3.5	-	366.340	31.02	6.075	329.245

TENEMENT & CAR PARKING CALCULATION

	TENEMENT SIZE in m²	ADDITIONAL COMMON AREA	ACTUAL TENEMENT AREA INCLUDING COMMON AREA IN m²	No. of Tenement	No. of Car Parkings Required
GROUND FLOOR.	46.636	9.691	56.327	SINGLE	1 Nos
1ST FLOOR.	46.636	9.691	56.327	SINGLE	
	60.036	12.475	72.511	SINGLE	
2ND FLOOR.	46.636	9.691	56.327	SINGLE	
	60.036	12.475	72.511	SINGLE	

TOTAL COMMON AREA = 54.025 Sq.M.

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN m²	233.631 SQM
2. TOTAL REQUIRED CAR PARKING	1 NOS
3. TOTAL COVERED CAR PARKING PROVIDED	2 NOS
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	25.000 SQM
5. ACTUAL CAR PARKING AREA PROVIDED IN m²	52.212
6. CAR PARKING AREA EXEMPTED IN m²	25.00
7. PERMISSIBLE F.A.R	1.75
8. PROPOSED F.A.R {329.245 -25 / 233.631 }	1.302
9. STAIR HEAD ROOM AREA IN m²	12.878 SQM
10. OVER HEAD RESERVOIR AREA IN m²	4.4 SQM
11. LIFT MACHINE ROOM AREA IN m²	4.881 SQM
12. L.M.R. STAIR	2.876 SQM
14. TOTAL AREA OF LOFT IN m²	-
15. TOTAL CUPBOARD AREA IN m²	6.862 SQM
16. TERRACE AREA IN m²	123.280 SQM
17. GREEN SPACE IN m²	1.853 SQM
18. FLOOR AREA FOR FEES IN m²	46.833 SQM

CONTENT :-

PROPOSED III STORIED RESIDENTIAL BUILDING PLAN 9.450 M. U/S 393A OF K.M.C. ACT 1980 COMPLYING BUILDING RULE 2009, AT PREMISES NO.- 414 JOGENDRA GARDEN ROAD WARDNO.-107, BR.-XII , P.O. - E.K.T.P P.S - KASBA KOLKATA- 7000107UNDER THE KOLKATA MUNICIPAL CORPORATION.
Mouza- Kasba .

L.R Dag no -2527 L.R Khatian no -3492 3497 3496 3495 3494 3493

SHEET 2 OF 1