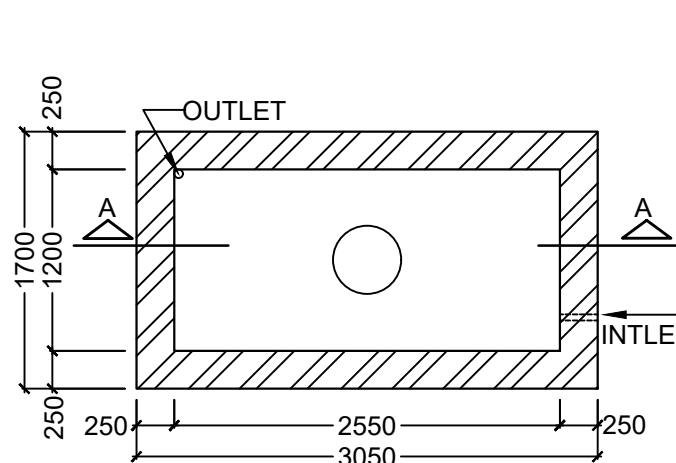
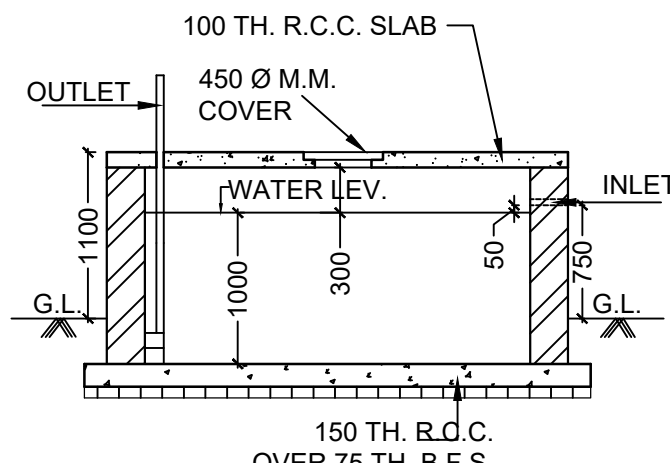


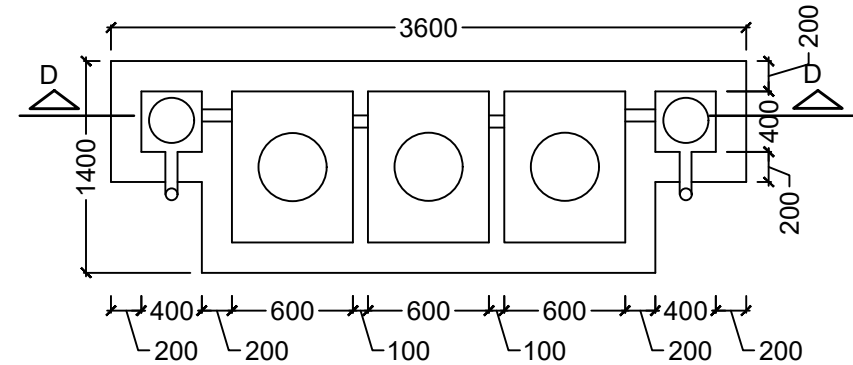
SITE PLAN
SCALE :- 1:600



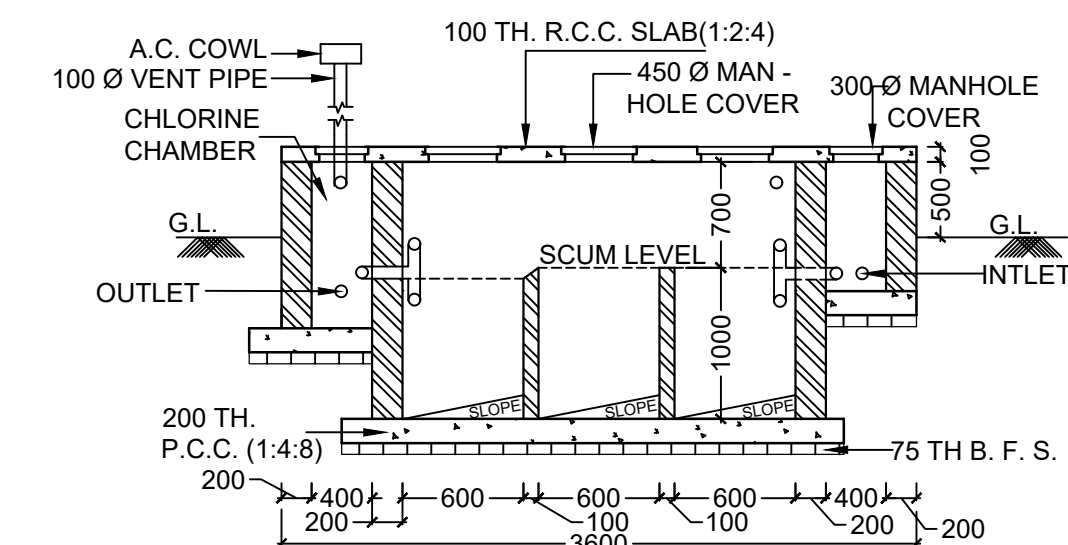
PLAN OF S.U.G.W.R.
(CAP. 800 GAL.)
SCALE :- 1:50



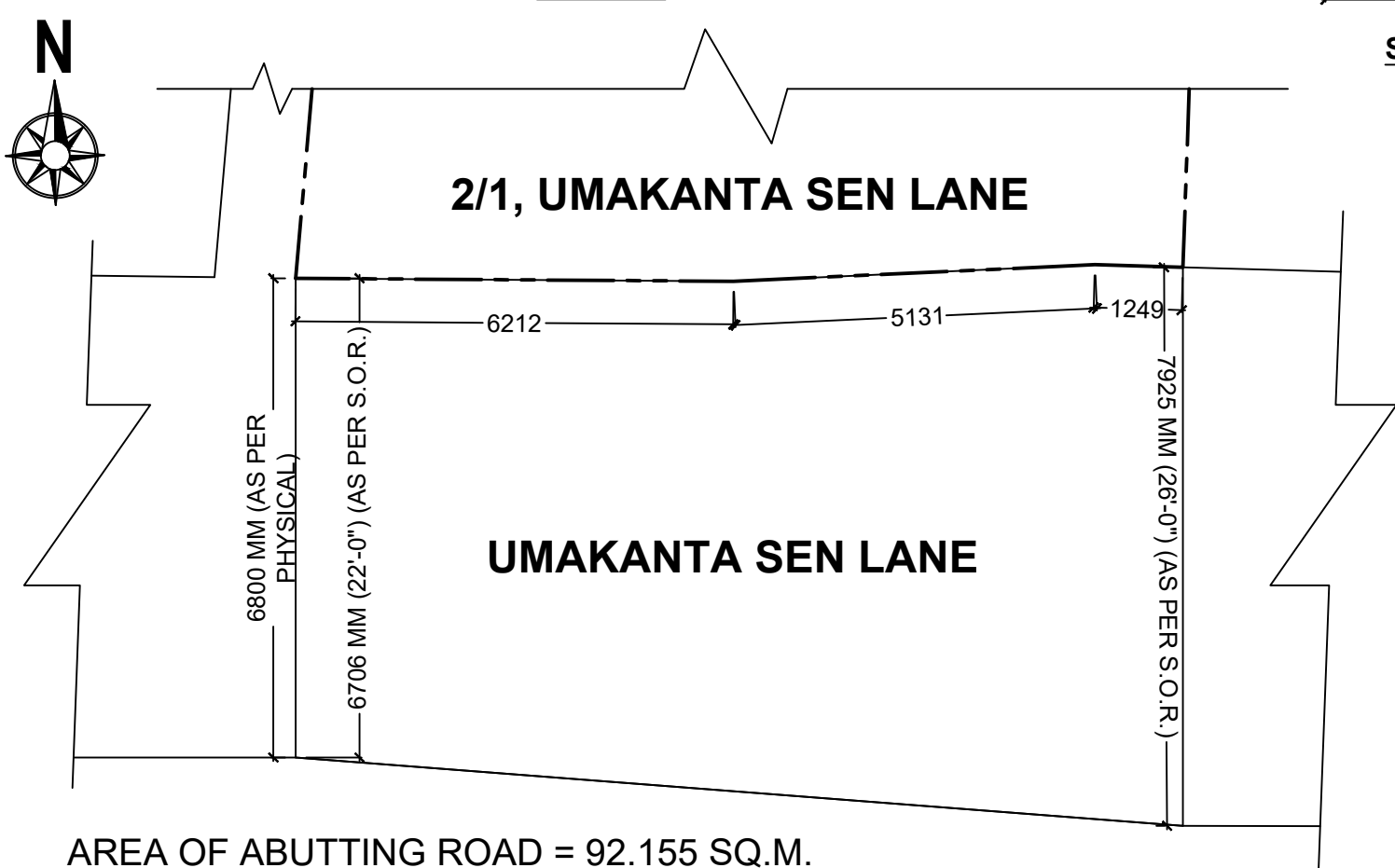
SECTION A-A of S.U.G.W.R.
(CAP. 800 GAL.)
SCALE :- 1:50



PLAN OF SEPTIC TANK
SCALE :- 1:50



SECTIONAL ELEVATION AT D-D
SCALE :- 1:50

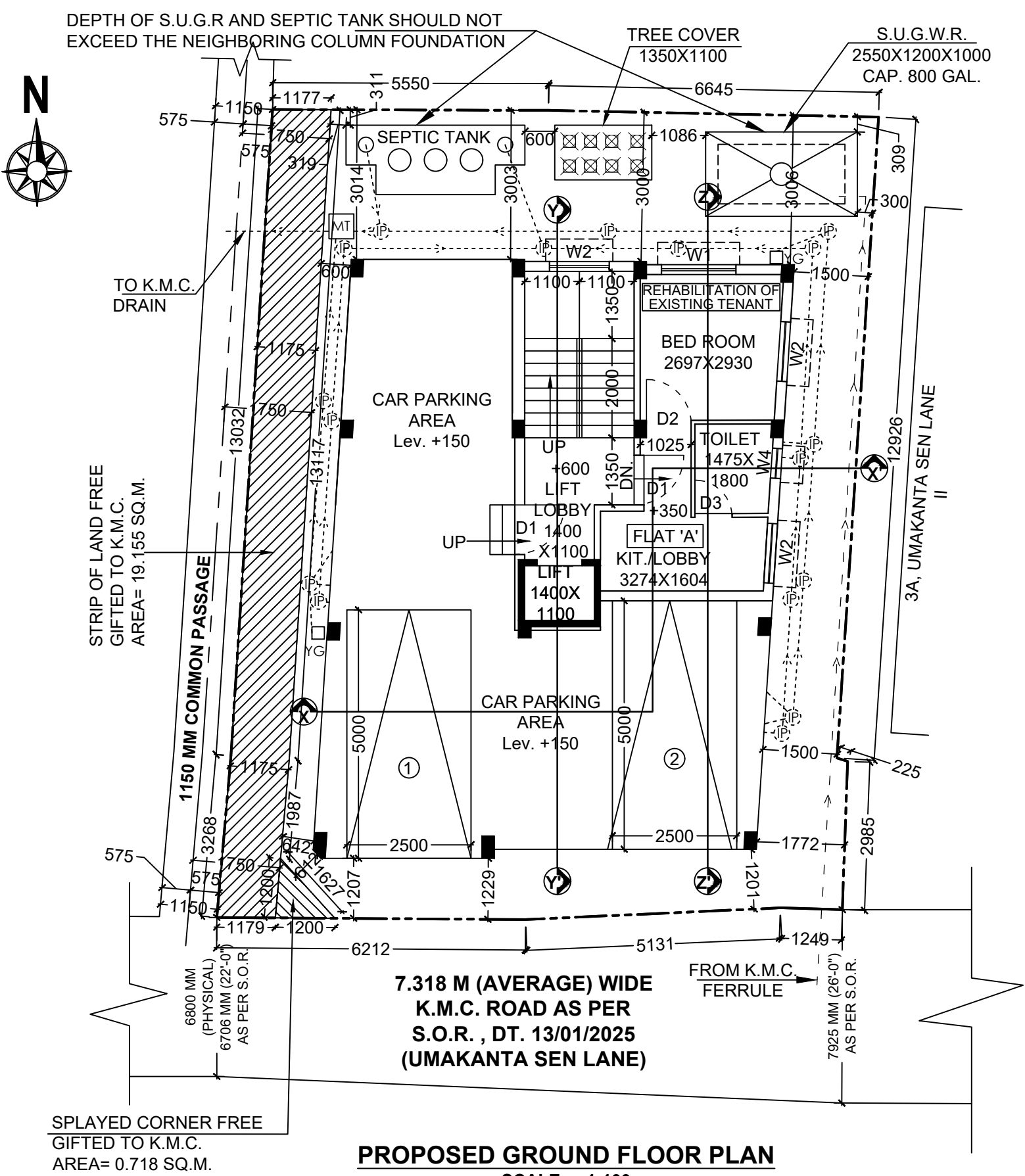


KEY PLAN
SCALE :- 1:4000

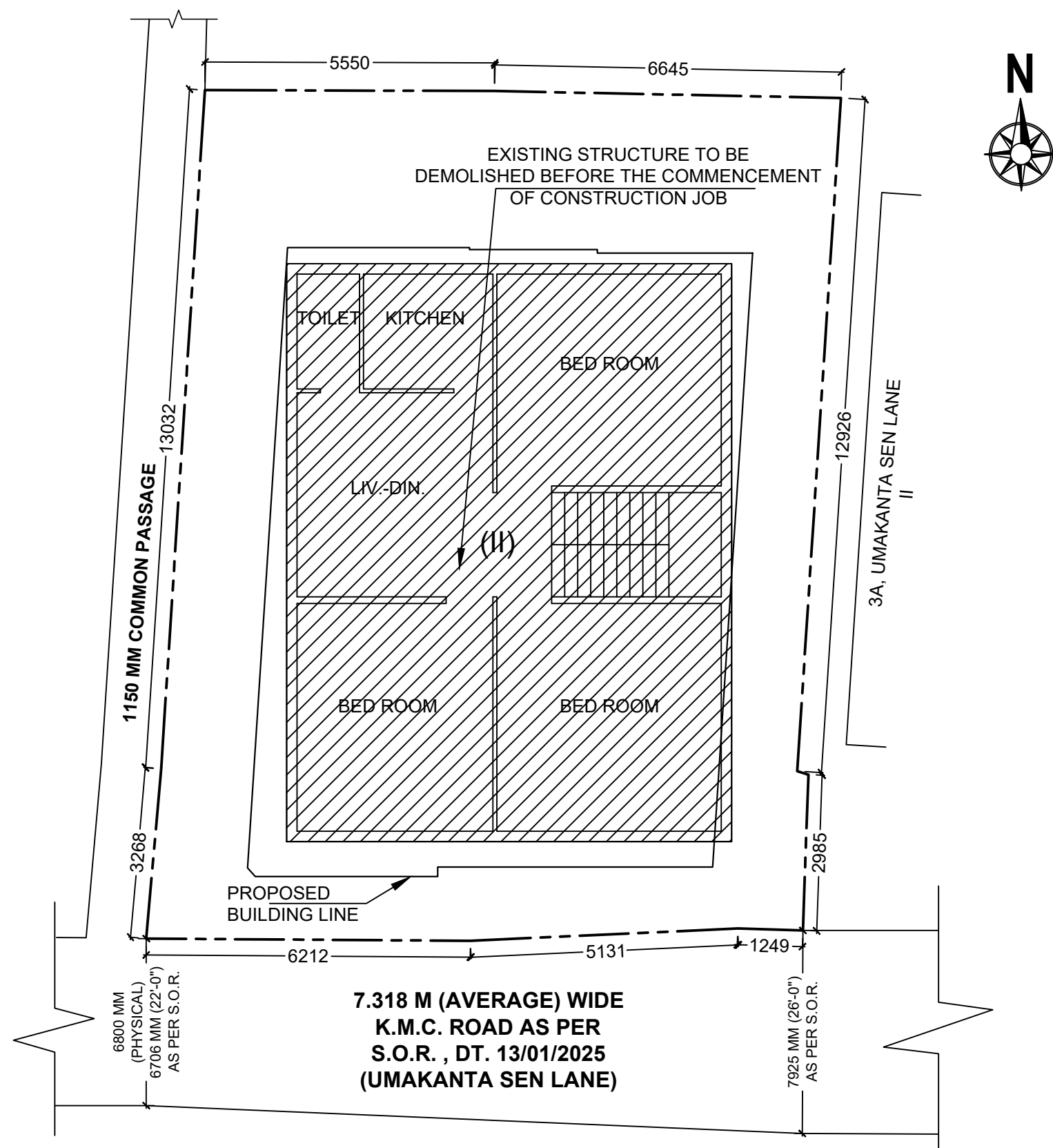
AREA OF ABUTTING ROAD = 92.155 SQ.M.
FRONTAGE OF THE PLOT = (6.212+5.131+1.249) M = 12.592 M.

AVERAGE WIDTH OF ABUTTING ROAD = 92.155/12.592 = 7.318 M.

AVERAGE ROAD WIDTH CALCULATION
SCALE :- 1:100



PROPOSED GROUND FLOOR PLAN
SCALE :- 1:100



EXISTING GROUND FLOOR PLAN
SCALE :- 1:100

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BXH) MM	REMARKS	TYPE	SIZE (BXH) MM	REMARKS
D1	1000X2100	FLASH	W1	1500X1200	ALUM.
D2	900X2100		W2	1200X1200	FULLY
D3	750X2100		W3	1000X1200	GLAZED
			W4	600X600	

AMSL CERTIFICATE AS PER OFFICE CIRCULAR NO. 13 OF 2022-23

PREMISES NO. - 2/1, **UMAKANTA SEN LANE**, KOLKATA - 700 030, WARD NO. - 004, BOROUGH NO. - I, P.S. - CHITPORE
ASSEESSEE NO- 110041800094
NAME OF OWNER(S)/APPLICANT(S): SRI DEBASISH BISWAS, Proprietor of SHIVAM CONSTRUCTION, As Self & Constitute Attorney of 1.SMT. SUMITA BHATTACHARJEE 2.SRI. ARITRA BHATTACHARJEE 3.SMT. PRANATI BHATTACHARJEE 4.SRI. ARDHENDU BHATTACHARJEE

AREA OF LAND: 198.237 SQ.M. S.Q.M.
NAME OF L.B.S.: SANJOY CHOWDHURY
PERMISSIBLE HEIGHT IN REFERENCE TO CGZM ISSUED BY AAI: 33.00 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
'A'	22° 36'54" N	88° 23'13" E	5.0 MT.
'B'	22° 36'54.30" N	88° 23'13.50" E	
'C'	22° 36'54.50" N	88° 23'13.20" E	
'D'	22° 36'54" N	88° 23'13.40" E	

The above information is true and correct in all respect and if at any stage, it is found otherwise, then we shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against us as per law.

NAME OF OWNER/APPLICANT(S)

SRI DEBASISH BISWAS,
Proprietor of
SHIVAM CONSTRUCTION,
As Self & Constitute Attorney of
1.SMT. SUMITA BHATTACHARJEE
2.SRI. ARITRA BHATTACHARJEE
3.SMT. PRANATI BHATTACHARJEE
4.SRI. ARDHENDU BHATTACHARJEE

NAME OF LBS
SANJOY CHOWDHURY
LICENSE NO. - 1353/1

DECLARATION OF GEO TECHNICAL ENGINEER

THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT SOIL INVESTIGATION AS THERE EXISTS AN OLD STRUCTURE/BUILDING COVERING THE TOTAL PLOT OF LAND SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED G+III STORED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW .

NAME OF GEO TECHNICAL ENGINEER
SHYAM SUNDAR KUNDU
LICENSE NO. - G.T./I/58

DECLARATION OF OWNER

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

NAME OF OWNER/APPLICANT(S)

SRI DEBASISH BISWAS,
Proprietor of
SHIVAM CONSTRUCTION,
As Self & Constitute Attorney of
1.SMT. SUMITA BHATTACHARJEE
2.SRI. ARITRA BHATTACHARJEE
3.SMT. PRANATI BHATTACHARJEE
4.SRI. ARDHENDU BHATTACHARJEE

DRAWING NOTES:


- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M25 & STEEL GRADE Fe-500
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
- STEEL Z- SECTION WINDOWS.
- 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
- ALL FLOORS ARE MARBLE FLOORING.
- BOUNDARY IS DEMARCATED.
- THE PLOT CONFORMS WITH DEED SITE PLAN & BUILDING PLAN.
- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.

PROJECT:

PROPOSED G+III STORED RESIDENTIAL BUILDING
PLAN OF PREMISES NO. - 2/1, **UMAKANTA SEN LANE**, KOLKATA - 700 030, WARD NO. - 004, BOROUGH NO. - I, P.S. - CHITPORE, COMPLYING KMC BUILDING RULE 2009 AND U/S 393A OF K.M.C. BUILDING ACT 1980, UNDER THE KOLKATA MUNICIPAL CORPORATION.

PROPOSED GROUND FLOOR PLAN, PROPOSED 1st. & TYPICAL (2nd. & 3rd.) FLOOR PLAN, ROOF PLAN, SECTION X-X', Y-Y' & Z-Z', FRONT & LEFT SIDE ELEVATION

PROJECT			
JOB NO.	DRG. NO.	DATE	DRAWN BY :
SCA/KMC/22-23/03.2		30.01.2025	SANJOY CHOWDHURY



SCALE 1:100

CONSULTANT:-
S. CHOWDHURY & ASSOCIATES
42, PAIKPARA ROW,
KOLKATA - 700090,
MOB. NO. 9830773688
E- MAIL : sanjoy_chowdhury1111@yahoo.com

PLAN CASE NO. 2024010103 STATEMENT OF THE PLAN PROPOSAL

• PART - A:
ASSESSEE NO : **110041800094**
1. a) DETAIL OF REGISTER DEED:
BOOK NO. : I VOL. NO. : 32, PAGE NO. : 128 TO 133
BEING NO. : 1182, Year : 1946, DATE : 12.06.1946
PLACE : S.R. SEALDAH

b) DETAIL OF DECLARATION DEED OF GIFT:
BOOK NO. : I VOL. NO. : 61, PAGE NO. : 3567 TO 3591
BEING NO. : 11817, Year : 2008, DATE : 12.12.2008
PLACE : A.R.A.-I KOLKATA

c) DETAIL OF DECLARATION DEED OF CONVEYANCE:
BOOK NO. : I VOL. NO. : 1904-2024, PAGE NO. : 790685 TO 790713
BEING NO. : 190414977, Year : 2004, DATE : 23.10.2004
PLACE : A.R.A.-IV KOLKATA

d) DETAIL OF DECLARATION GENERAL POWER OF ATTORNEY:
BOOK NO. : I VOL. NO. : 1904-2024, PAGE NO. : 786794 TO 786813
BEING NO. : 190415028, Year : 2024, DATE : 21.10.2024
PLACE : A.R.A.-IV KOLKATA

e) DETAIL OF BOUNDARY DECLARATION:
BOOK NO. : I VOL. NO. : 1606-2024, PAGE NO. : 135368 TO 135377
BEING NO. : 160604223, Year : 2024, DATE : 14.11.2024
PLACE : A.D.S.R. SEALDAH

f) DETAIL OF NON-EVICTION OF TENANT:
BOOK NO. : I VOL. NO. : 1606-2024, PAGE NO. : 135378 TO 135385
BEING NO. : 160604224, Year : 2024, DATE : 14.11.2024
PLACE : A.D.S.R. SEALDAH

g) DETAIL OF DEED OF GIFT OF STRIP OF LAND :
BOOK NO. : I VOL. NO. : 1606-2024, PAGE NO. : 6107 TO 6118
BEING NO. : 1600600152, Year : 2025, DATE : 24.01.2025
PLACE : A.D.S.R. SEALDAH

h) DETAIL OF DEED OF GIFT OF SPLAYED CORNER :
BOOK NO. : I VOL. NO. : 1606-2024, PAGE NO. : 6147 TO 6158
BEING NO. : 1600600153, Year : 2025, DATE : 24.01.2025
PLACE : A.D.S.R. SEALDAH

- 2.a) AREA OF LAND (DEED) : 3.0 K.-00.0 CH.-06.0 SQ.FT. OR 201.226 SQ.M. (M/L)
b) AREA OF LAND (BOUNDARY) : 2.0 K.-15.0 CH.-19.0 SQ.FT. OR 198.237 SQ.M.(M/L)
c) NOS. OF STOREY : G+III
3. NOS. OF TENEMENTS : 7 Nos.
4. SIZE OF TENEMENTS : 4 Nos. (< 50.0 SQ.M.), 3 Nos. (50.0-75.0 SQ.M.)

• PART - B:
1. a) AREA OF LAND (DEED) : 3.0 K.-00.0 CH.-06.0 SQ.FT. OR 201.226 SQ.M. (M/L)
b) AREA OF LAND (BOUNDARY) : 2.0 K.-15.0 CH.-19.0 SQ.FT. OR 198.237 SQ.M. (M/L)
c) ENCROACHMENT AREA : NIL
d) FREE GIFT (STRIP OF LAND) : 19.154 SQ.M.
e) FREE GIFT (SPLAYED CORNER) : 0.717 SQ.M.

2. NET LAND AREA : 178.366 SQ.M.
3. ROAD WIDTH : 7.318 M. (AVERAGE ROAD WIDTH)
4. a) PERMISSIBLE GROUND COVERAGE (60.0%) : 118.942 SQ.M.
b) PROPOSED GROUND COVERAGE (53.510%) : 106.077 SQ.M.
5. PROPOSED HEIGHT : 12.450 M.

6.a. PROPOSED AREA (AREA STATEMENT)

FLOOR	TOTAL AREA (RES.) (SQ.M.)	CUTOFF SHAFT/LIFT WELLS/ST. DUCT) (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	STAIR + ST. LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR.	106.077	106.077	106.077	10.340	1.540	94.197
1st.	106.077	1.540	104.537	10.340	1.540	92.657
2nd.	106.077	1.540	104.537	10.340	1.540	92.657
3rd.	106.077	1.540	104.537	10.340	1.540	92.657
TOTAL	424.308	18.895	419.688	41.360	6.160	372.168

6.b.1. TENEMENT & CAR PARKING CALCULATION

MARKED	EACH TENEMENT AREA TO BE SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL EACH TENEMENT AREA (SQ.M.)	NOS. OF TENEMENT	REQUIRED NOS. OF CAR PARKING
FLAT -A	21.890	3.970	25.860	1	1
FLAT -B	40.002	7.254	47.256	3	(COVERED AREA
FLAT -C	52.040	9.438	61.478	3	> 300 SQ.M.)

- 7a. TOTAL REQUIRED CAR PARKING : 1 Nos.
7b. TOTAL PROPOSED CAR PARKING : 2 Nos.
8. PERMISSIBLE AREA FOR PARKING : 25.000 SQ.M.
9. PROPOSED AREA FOR PARKING : 67.625 SQ.M.
10. PERMISSIBLE F.A.R. : 2.0
11. PROPOSED F.A.R. : [(372.168-25.00)/ 198.237] = 1.751 < 2.0
10. STAIR HEAD ROOM AREA : 13.268 SQ.M.
11. TERRACE AREA : 106.077 SQ.M.
12. OVER HEAD TANK AREA : 3.156 SQ.M.
13. OTHER AREA ONLY FOR FEES : (41.36+6.160) SQ.M.= 47.520 SQ.M.
14. AREA OF CUP BOARDS : 4.788 SQ.M.
15. RELAXATION OF AUTHORITY (IF ANY): NIL
16. DEPTH OF BUILDING : 11.910 M.
17. FRONTAGE OF THE PLOT : (6.212+5.131+1.249) M. = 12.592 M.
18. PROP. TREE COVERED AREA : 2.145 SQ.M. (MIN. REQ. = 2.009 SQ.M.)

DECLARATION OF LBS

I DO HEREBY CERTIFY ON THE PLAN ITSELF 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 THE SITE CONDITION INCLUDING THE ABUTTING K.M.C. ROAD CONFORMS WITH THE PLAN AND IT IS NOT A TANK OR FILLED UP TANK.

NAME OF LBS
SANJOY CHOWDHURY
LICENSE NO. - 1353/1

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING BY CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC AND WIND LOAD AS PER PREVAILING I.S. CODES & N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE & STABLE IN ALL RESPECT .

NAME OF STRUCTURAL ENGINEER
SHYAM SUNDAR KUNDU
ESE NO. - 207/I

B.P. NO. : 2024010103
DATE : 21/02/2025
VALID UP TO : 20/02/2030
DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

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

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.- I/K.M.C.

NOT APPLICABLE