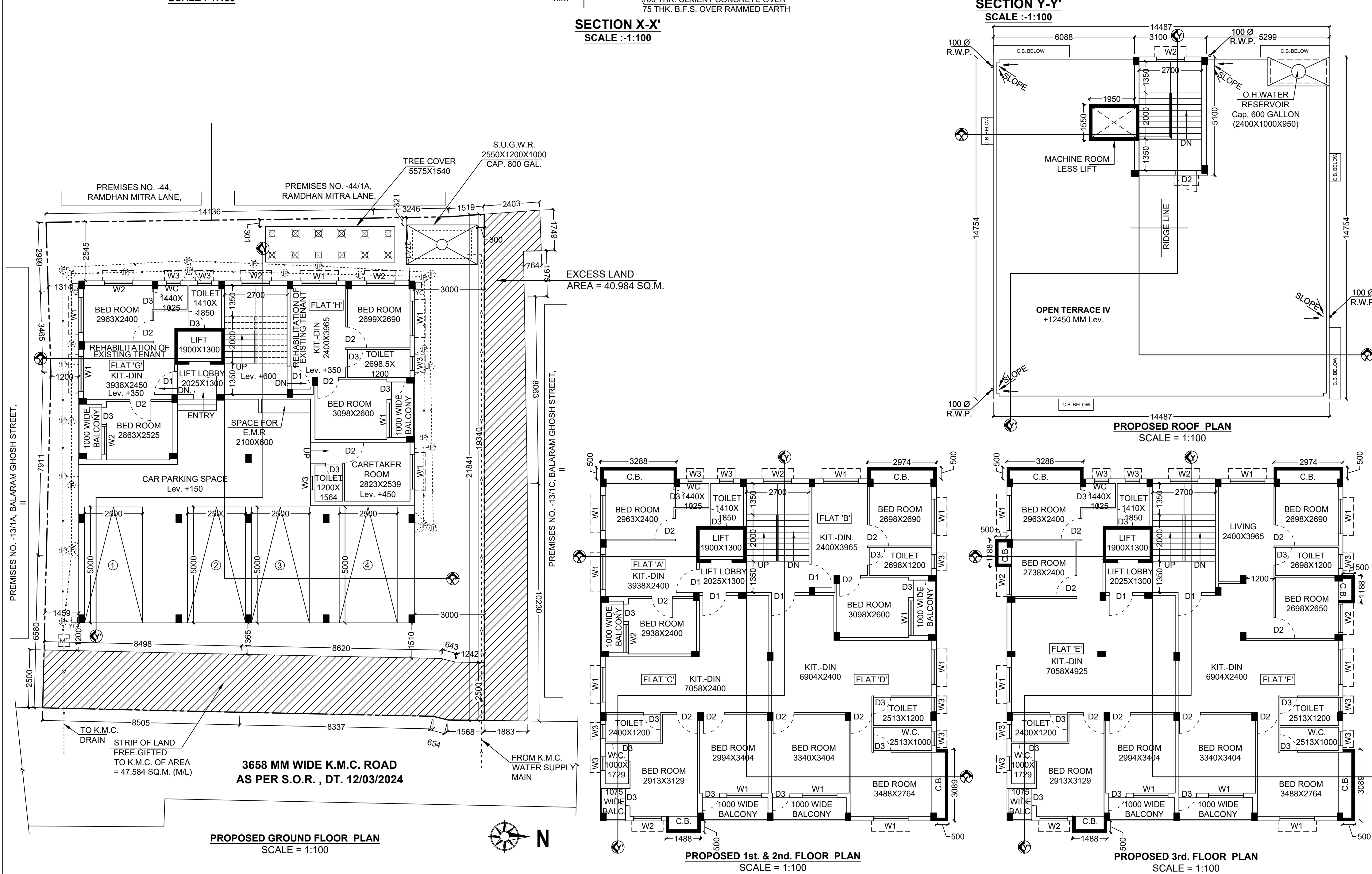
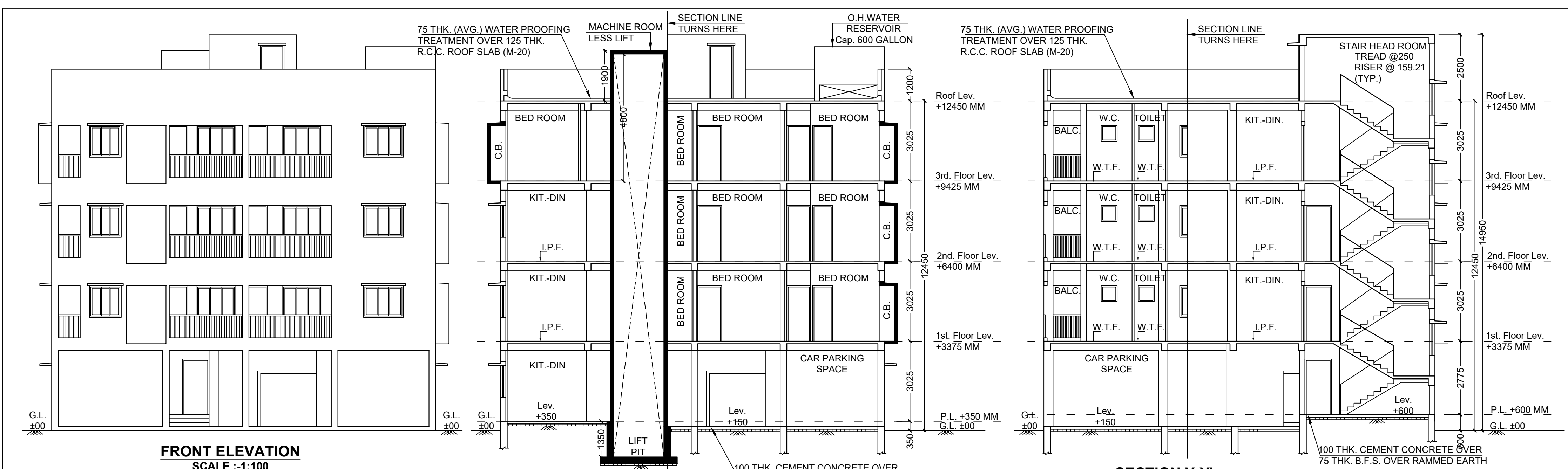




DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BXH) MM	REMARKS	TYPE	SIZE (BXH) MM	REMARKS
D1	1000X2100	FLASH	W1	1500X1200	ALUM.
D2	900X2100		W2	1200X1200	FULLY
D3	750X2100		W3	600X600	GLAZED

PLAN CASE NO. 2023020083 STATEMENT OF THE PLAN PROPOSAL					
• PART - A: ASSESSEE NO : 110100400698 1. a) DETAIL OF REGISTER DEED: BOOK NO. : I VOL. NO. : 66, PAGE NO. : 64 TO 79 BEING NO. : 1446, Year : 1941, DATE : 09.04.1941 PLACE : S.R. CALCUTTA					
b) DETAIL OF POWER OF ATTORNEY: BOOK NO. : I VOL. NO. : 1902-2023, PAGE NO. : 571283 TO 571298 BEING NO. : 190215895, Year : 2023, DATE : 22.11.2023 PLACE : A.R.A.-II KOLKATA					
c) DETAIL OF BOUNDARY DECLARATION: BOOK NO. : I VOL. NO. : 1904-2024, PAGE NO. : 1061 TO 1071 BEING NO. : 190418466, Year : 2023, DATE : 02.01.2024 PLACE : A.R.A.-IV KOLKATA					
d) DETAIL OF STRIP OF LAND: BOOK NO. : I VOL. NO. : 1904-2024, PAGE NO. : 1041 TO 1051 BEING NO. : 190418468, Year : 2023, DATE : 02.01.2024 PLACE : A.R.A.-IV KOLKATA					
e) DETAIL OF TENANT: BOOK NO. : I VOL. NO. : 1904-2024, PAGE NO. : 1052 TO 1060 BEING NO. : 190418467, Year : 2023, DATE : 02.01.2024 PLACE : A.R.A.-IV KOLKATA					
2.a) AREA OF LAND (DEED) : 6.0 K-0.0 CH.- 00.0 SQ.FT. OR 401.338 SQ.M. (M/L) b) AREA OF LAND (BOUNDARY) : 6.0 K-9.0 CH.- 36.0 SQ.FT. OR 442.322 SQ.M. (M/L) c) NOS. OF STOREY : G+III 3. NOS. OF TENEMENTS : 12 Nos. 4. SIZE OF TENEMENTS : 6 Nos. (<50.0 SQ.M.), 4 Nos. (50.0-100.0 SQ.M.), 2 Nos. (>100.0 SQ.M.)					
• PART - B: 1. a) AREA OF LAND (DEED) : 6.0 K-0.0 CH.- 00.0 SQ.FT. OR 401.338 SQ.M. (M/L) b) AREA OF LAND (BOUNDARY) : 6.0 K-9.0 CH.- 36.0 SQ.FT. OR 442.322 SQ.M. (M/L) c) ENCROACHMENT AREA : NIL d) FREE GIFT (STRIP OF LAND) : 47.583 SQ.M.					
2. NET LAND AREA : 353.755 SQ.M. 3. ROAD WIDTH : 3.658 M. 4. a) PERMISSIBLE GROUND COVERAGE (53.289%) : 213.869 SQ.M. b) PROPOSED GROUND COVERAGE (53.257%) : 213.741 SQ.M. 5. PROPOSED HEIGHT : 12.450 M.					
6.a. PROPOSED AREA (AREA STATEMENT)					
FLOOR	TOTAL AREA (RES.) (SQ.M.)	CUTOUT SHAFT/ LIFT WELL/ ST. DUCT) (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	TOTAL EXEMPTED AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR.	213.741		213.741	12.690	198.418
1st.	213.741	2.470	211.271	12.690	198.418
2nd.	213.741	2.470	211.271	12.690	198.418
3rd.	213.741	2.470	211.271	12.690	198.418
TOTAL	854.964	7.410	847.554	50.760	786.262
6.b.1. TENEMENT & CAR PARKING CALCULATION					
MARKED	EACH TENEMENT 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	36.646	4.612	41.258	2	4
FLAT -B	35.631	4.485	40.116	2	
FLAT -C	60.784	7.651	68.435	2	
FLAT -D	61.932	7.795	69.727	2	
FLAT -E	97.430	12.263	109.693	1	
FLAT -F	97.563	12.280	109.843	1	
FLAT -G	38.193	4.807	43.000	1	
FLAT -H	36.432	4.586	41.018	1	
7a. TOTAL REQUIRED CAR PARKING : 4 Nos. 7b. TOTAL PROPOSED CAR PARKING : 4 Nos. 8. PERMISSIBLE AREA FOR PARKING : 100.0 SQ.M. 9. PROPOSED AREA FOR PARKING : 104.930 SQ.M. 10. PERMISSIBLE F.A.R. : 1.75 11. PROPOSED F.A.R. : 786.262-100.0 / 401.338 = 1.710-1.75 10. STAIR HEAD ROOM AREA : 15.831 SQ.M. 11. TERRACE AREA : 213.741 SQ.M. 12. OVER HEAD TANK AREA : 3.313 SQ.M. 13. OTHER AREA ONLY FOR FEES : (50.76+10.532) SQ.M. = 61.292 SQ.M. 14. AREA OF CUP BOARDS : 17.448 SQ.M. 15. RELAXATION OF AUTHORITY (IF ANY) : NIL 16. DEPTH OF BUILDING : 14.754 M. 17. FRONTAGE OF THE PLOT : (8.505+8.337+0.654+1.568) = 19.064 M. 18. PROP. TREE COVERED AREA : 8.588 SQ.M.					
DECLARATION OF LBS CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS 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 ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE BOTH OWNER & TENANT.					
CERTIFICATE OF STRUCTURAL ENGINEER THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B. CODE OF INDIA AND CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.					
PROJECT: PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF PREMISES NO. - 13/1E, BALARAM GHOSH STREET, KOLKATA - 700 004, WARD NO. - 010, BOROUGH NO. - II, P.S. - SHYAMPUR, 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 TYPICAL (1st. & 2nd.) FLOOR PLAN, PROPOSED THIRD FLOOR PLAN, PROPOSED ROOF PLAN, SECTION X-X' & Y-Y', FRONT ELEVATION					
PROJECT					
JOB NO.	DRG. NO.	DATE	DRAWN BY :		
SCA/KMC/22-23/03.2		26.01.2024	SANJOY CHOWDHURY		
CONSULTANT:- S. CHOWDHURY & ASSOCIATES 42, PAIKPARA ROW, KOLKATA : 700090. MOB. NO. 9830773688 E- MAIL : sanjoy_chowdhury1111@yahoo.com					
DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.- II/K.M.C.					
DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.- II/K.M.C.					

NAME OF APPLICANT
MAHENDRA KR. JAIN,
Partner of
M/S ARIHANT PRIME REALTY,
As Constitue Attorney of
DR. SHANTANU BASU

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

DECLARATION OF GEO TECHNICAL ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT 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. 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 APPLICANT
MAHENDRA KR. JAIN,
Partner of
M/S ARIHANT PRIME REALTY,
As Constitue Attorney of
DR. SHANTANU BASU

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