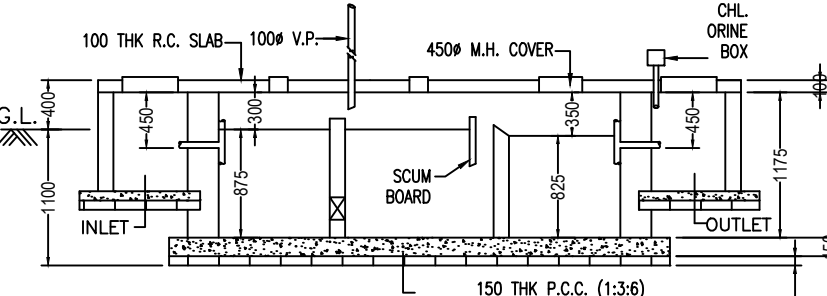
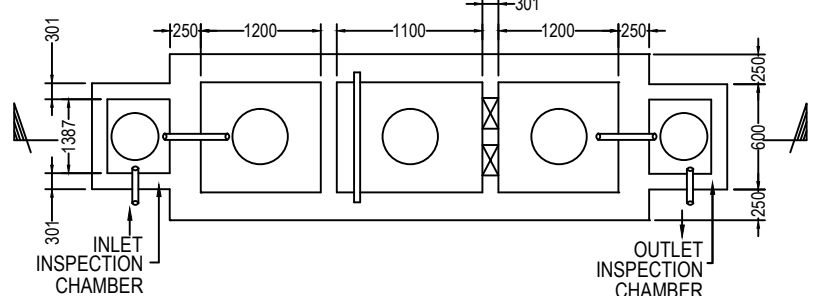


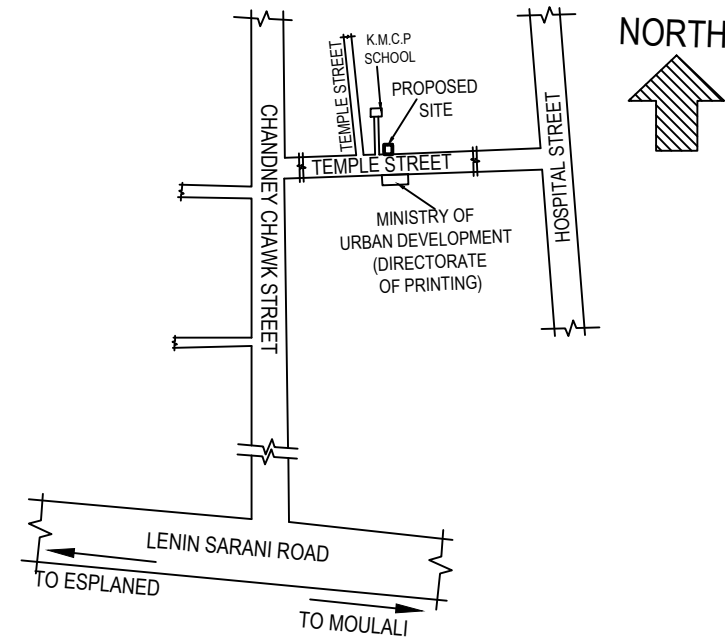
PLAN OF UNDERGROUND WATER RESERVOIR
CAPACITY = 17000 LTRS.
SCALE = 1:50



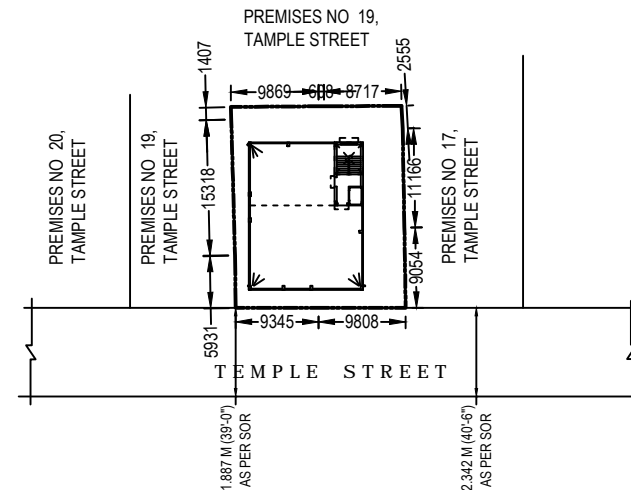
SECTION OF SEPTIC TANK
(SCALE: 1:50)



PLAN OF SEPTIC TANK
SCALE: 1:50
CAPACITY = 50 NOS.



LOCATION PLAN.
SCALE - 1:4000



SITE PLAN.
SCALE - 1:600

PROPOSED PLAN OF BASEMENT + GROUND + FOUR STORIED [15.425 METER HEIGHT]
RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C ACT. 1980.
[AMENDED] AND AS PER K.M.C. BLDG. RULES 2009. AT PREMISES NO.
18A, TEMPLE STREET, WARD NO. 47, P. S. BOWBAZAR,
KOLKATA 700 072 UNDER BOROUGH VI [K.M.C.].

CERTIFICATE

PREMISES NO. : 18A, TEMPLE STREET
ASSESSEE NO. : 110474200504
NAME OF THE OWNER : FERROJ BEG @FEROZ BEG

AREA OF LAND : 6K. - 08 Ch. - 44 SQ.FT. i.e. 4724 SQ.FT i.e. 438.870 SQ.M. [AS PER DEED]
NAME OF ARCHITECT : Ashoke Bardhan

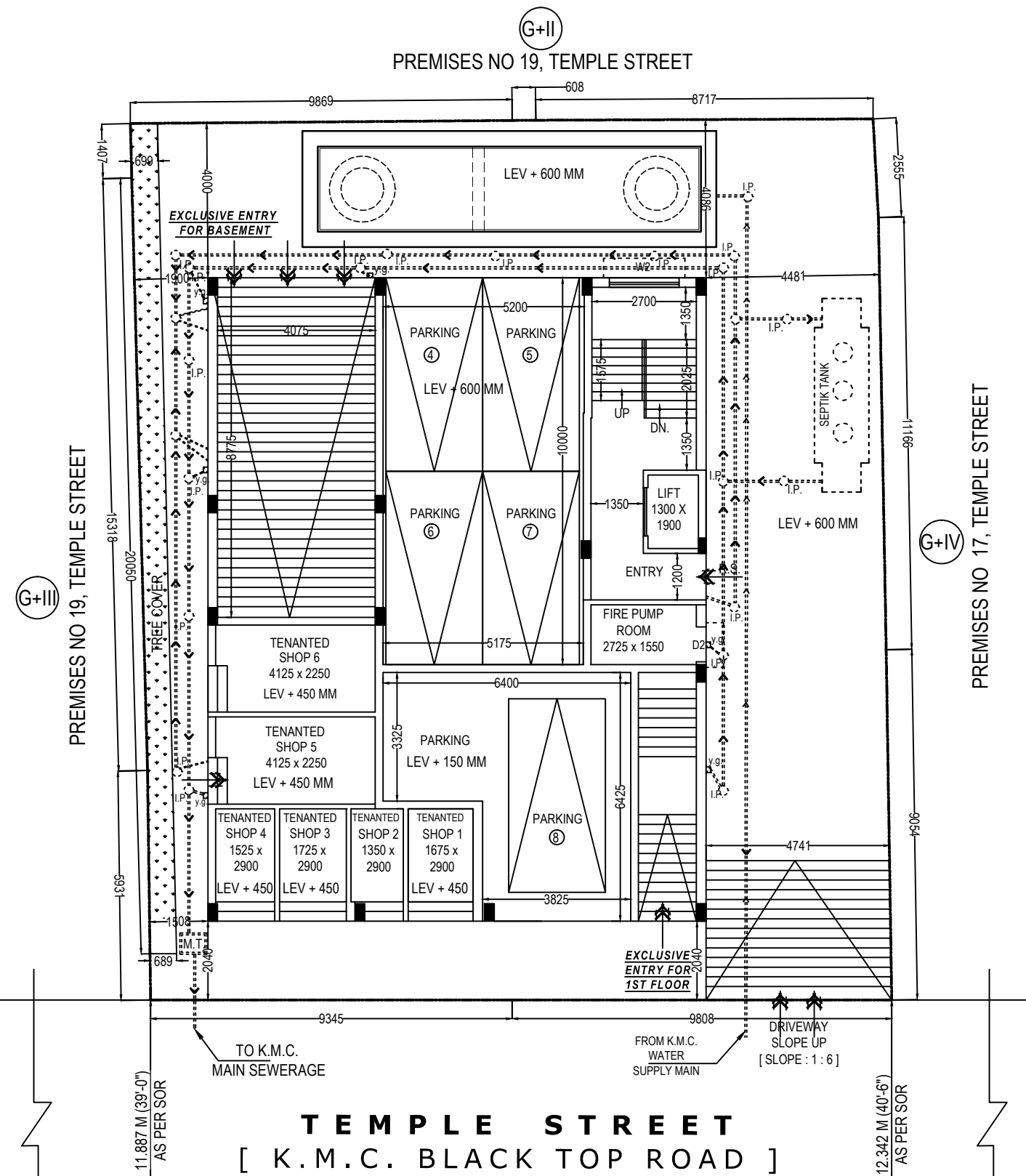
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA:
CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	Co - ordinate in WGS84		SITE ELEVATION (AMSL)
	Latitude	Longitude	
	22 ° 56 ' 56 " N	88 ° 35 ' 59 " E	SITE ELEVATION FROM AMSL - 3.0 MT.

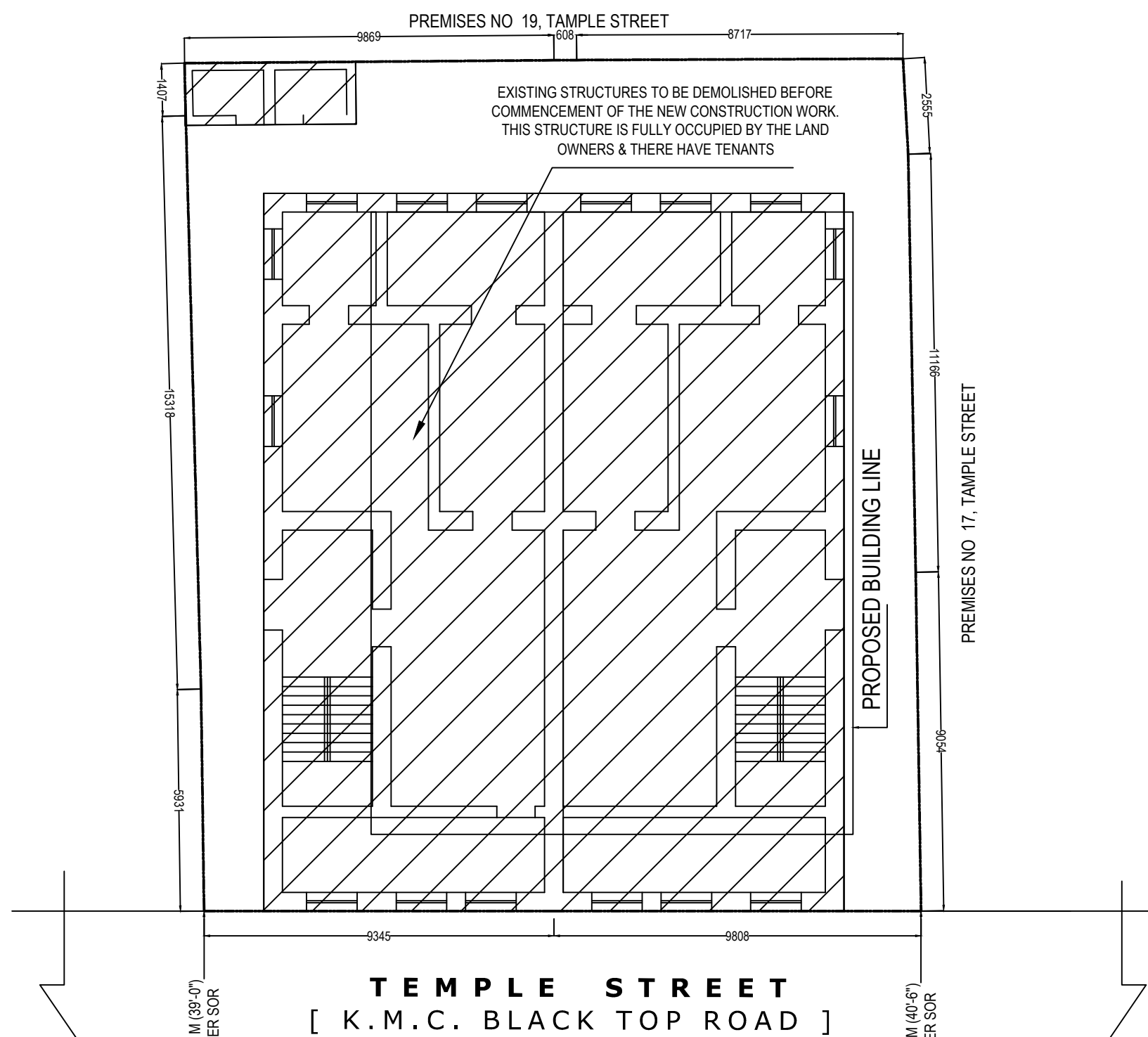
The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

FERROJ BEG @FEROZ BEG
Counter Signed by
Owner / Applicant

ASHOKE BARDHAN B.ARCH. AIIA
REGD ARCHITECT
REGN NO. CA/87/11057
Signature of Architect



PROPOSED GROUND FLOOR PLAN. SCALE - 1:100



EXISTING GROUND FLOOR PLAN. SCALE - 1:100

TITLE

PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN

DRAWING SHEET NO.

DEALT : SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

DATE : 20.11.2024

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

designed by : design consultancy
21, MAHIM HALDER STREET, BEHIND KALIGHAT FIRE STATION, GROUND FL. KOLKATA - 76
e - mail : designkus15@gmail.com / e - mail : design_kus15@yahoo.co.in

THIS DRAWING IS A PROPERTY OF 'DESIGN'. ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

B.P. NO. -2024060033 DATED : -16.12.2024

VALID UP TO : -15.12.2029

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

PROJECT :-

PROPOSED PLAN OF BASEMENT + GROUND + FOUR STORIED [15.425 METER HEIGHT] RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C ACT. 1980, [AMENDED] AND AS PER K.M.C. BLDG. RULES 2009. AT PREMISES NO. 18A, TEMPLE STREET, WARD NO. 47, P. S. BOWBAZAR, KOLKATA 700 072 UNDER BOROUGH VI [K.M.C.].

PART-A: STATEMENT OF THE PLAN PROPOSAL

1. ASSESSE NO : 11 - 047 - 42 - 0050 - 4
2. DETAIL OF REGISTERED DEED OF CONVEYANCE(1). PAGE NO : 251040 TO 251086
BOOK NO : I VOL. NO : 1903-2019 PLACE : A.R.A- III KOLKATA
BEING NO : 190306051 YEAR : 2019 DATE : 11/13/2019
3. DETAIL OF REGISTERED DEED OF CONVEYANCE(2). PAGE NO : 503257 TO 503301
BOOK NO : I VOL. NO : 1903-2021 PLACE : A.R.A- III KOLKATA
BEING NO : 190311563 YEAR : 2021 DATE : 29/11/2019
4. DETAIL OF REGISTERED BOUNDARY DECLARATION. PAGE NO : 661507 TO 661518
BOOK NO : I VOL. NO : 1904-2023 PLACE : A.R.A-IV KOLKATA
BEING NO : 190412489 YEAR : 2023 DATE : 22/09/2023
5. DETAIL OF REGISTERED TENANT DECLARATION. PAGE NO : 661496 TO 661506
BOOK NO : I VOL. NO : 1904-2023 PLACE : A.R.A-IV KOLKATA
BEING NO : 190412488 YEAR : 2023 DATE : 22/09/2023
11. a) AREA OF LAND : 436.074 SQ.M. (6 K. - 08 Ch. - 14 S.F.T.)
b) NO OF STOREY : BASEMENT + GROUND + FOUR
12. a) NO. OF TENAMENTS : 09 NOS.
13. SIZE OF TENAMENTS : A) ABOVE 100 SQ.M.- 3 NOS.
: B) 75 Sqm.- TO 100 SQ.M.- 6 NOS.
PART-B:
1. AREA OF LAND : 6K. - 08 Ch. - 44 SQ.FT. i.e. 4724 SQ.FT i.e. 438.870 SQ.M. [AS PER DEED]
2. LAND AREA (AS PER BOUNDARY DECLARATION) = 436.074 SQ.M. i.e. 4694 SQ.FT.
3. (i) PERMISSIBLE GROUND COVERAGE : 52.131 % i.e. 227.330 SQ.M.
(ii) PROPOSED GROUND COVERAGE : 49.086 % i.e. 214.051 SQ.M.
4. PROPOSED HEIGHT= 15.425 METER [BASEMENT + GROUND + FOUR STORIED]

A. AREA STATEMENT :-

	TOTAL COVERED AREA	LIFT WELL/ VOID	GROSS AREA	BUSINESS STAIR	EXEMPTED AREA	LIFT LOBBY	NET FLOOR AREA
BASEMENT	214.051 SQ.M.	-----	214.051 SQ.M.	-----	12.757 SQ.M.	NIL	201.294 SQ.M.
GROUND FLOOR	214.051 SQ.M.	35.760 SQ.M. B. DUCT	178.291 SQ.M. JASS BASEMENT DUCT	-----	12.757 SQ.M.	2.903 SQ.M.	162.631 SQ.M.
1ST FLOOR (BUSINESS)	214.051 SQ.M.	2.470 + 8.7 = 11.17 SQ.M.	202.881 SQ.M.	8.700 SQ.M.	12.757 SQ.M.	2.734 SQ.M.	187.390 SQ.M.
2ND FLOOR	214.051 SQ.M.	2.470 SQ.M.	211.581 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	195.921 SQ.M.
3RD FLOOR	214.051 SQ.M.	2.470 SQ.M.	211.581 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	195.921 SQ.M.
4TH FLOOR	214.051 SQ.M.	2.470 SQ.M.	211.581 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	195.921 SQ.M.
TOTAL	1284.306 SQ.M.	54.340 SQ.M.	1229.966 SQ.M.	-----	76.542 SQ.M.	14.346 SQ.M.	1138.078 SQ.M.

TENEMENTS & CAR PARKING CALCULATION :- TOTAL EXEMPTED AREA = 76.542 + 14.346 = 90.888 SQ.M.

(A) RESIDENTIAL:-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	46.421 SQ.M.	13.282 SQ.M.	59.703 SQ.M.	3	04
B	51.589 SQ.M.	14.761 SQ.M.	66.349 SQ.M.	3	
C	86.567 SQ.M.	24.769 SQ.M.	111.335 SQ.M.	3	

9.(A) MARCANTILE RETAIL:-
(i) SHOP BUILT-UP AREA = 43.504 SQ.M.
(ii) SHOP CARPET AREA = 37.524 SQ.M. - REQUIRED CAR PARKING = 1 NO
9.(B) BUSINESS :-
(i) BUSINESS BUILT-UP AREA = 197.180 SQ.M.
(ii) BUSINESS CARPET AREA = 170.413 SQ.M. - REQUIRED CAR PARKING = 3 NOS.
10. PROPOSED F.A.R = (1139.078 - 204.976) / 436.074 = 934.102 / 436.074 = 2.142 < 2.25
11. TOTAL REQUIRED CAR PARKING :- 8 NOS.
12. TOTAL PROVIDED CAR PARKING :- 8 NOS.
13. ACTUAL AREA FOR PARKING = 192.141 SQ.M. [BASEMENT]
14. ACTUAL AREA FOR PARKING ALLOWED = 3 X 40 = 120 SQ.M. [BASEMENT]
15. ACTUAL AREA FOR PARKING = 84.976 SQ.M. [GROUND FLOOR] FOR 5 NOS.
16. TOTAL PARKING AREA BASEMENT AND GROUND FLOOR = 192.141 + 84.976 = 277.118 SQ.M.
17. TOTAL PARKING AREA EXEMPTED FROM FAR = 120 + 84.976 = 204.976 SQ.M.
18. PERMISSIBLE F.A.R = 2.25
19. STAIR HEAD ROOM AREA :- 15.920 SQ.M.
20. LIFT MACHINE ROOM AREA :- 6.934 SQ.M.
21. TERRACE AREA :- 214.051 SQ.M.
22. RELAXATION OF AUTHORITY, IF ANY :- N.A.
23. OVER HEAD TANK AREA = 11.600 SQ.M.
24. ADDITIONAL AREA ONLY FOR FEES = 22.854 SQ.M.
25. TREE COVER AREA = 14.408 SQ.M. (REQUIRED = 14.001 SQM)

CERTIFICATE OF OWNER :-
I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/EBE BEFORE STARTING OF BUILDING FOUNDATION.

FERROJ BEG @FEROZ BEG
NAME OF OWNER / AUTHORITY

CERTIFICATE OF ARCHITECT :-
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 AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORMING WITH THE PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE OWNER AND TENENTS.

ASHOKE BARDHAN B.ARCH. AIIA
REGD ARCHITECT
REGN NO. CA/87/11057
NAME OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT CONDUCTED IN " GEO - STAR ", 50, CHIT KALIKAPUR, KOLKATA-700099.

MOHAMMED ZAKI HAIDER ESE / 111 / 689
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH :-
CERTIFIED THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY E.S.E CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS BASED ON MY SOIL INVESTIGATION REPORT CONDUCT BY " GEO STAR ", 50, CHIT KALIKAPUR, KOLKATA - 700 099.

DR. S. K. Chakraborty
G.T / 1 / 16
NAME OF GEO-TECH