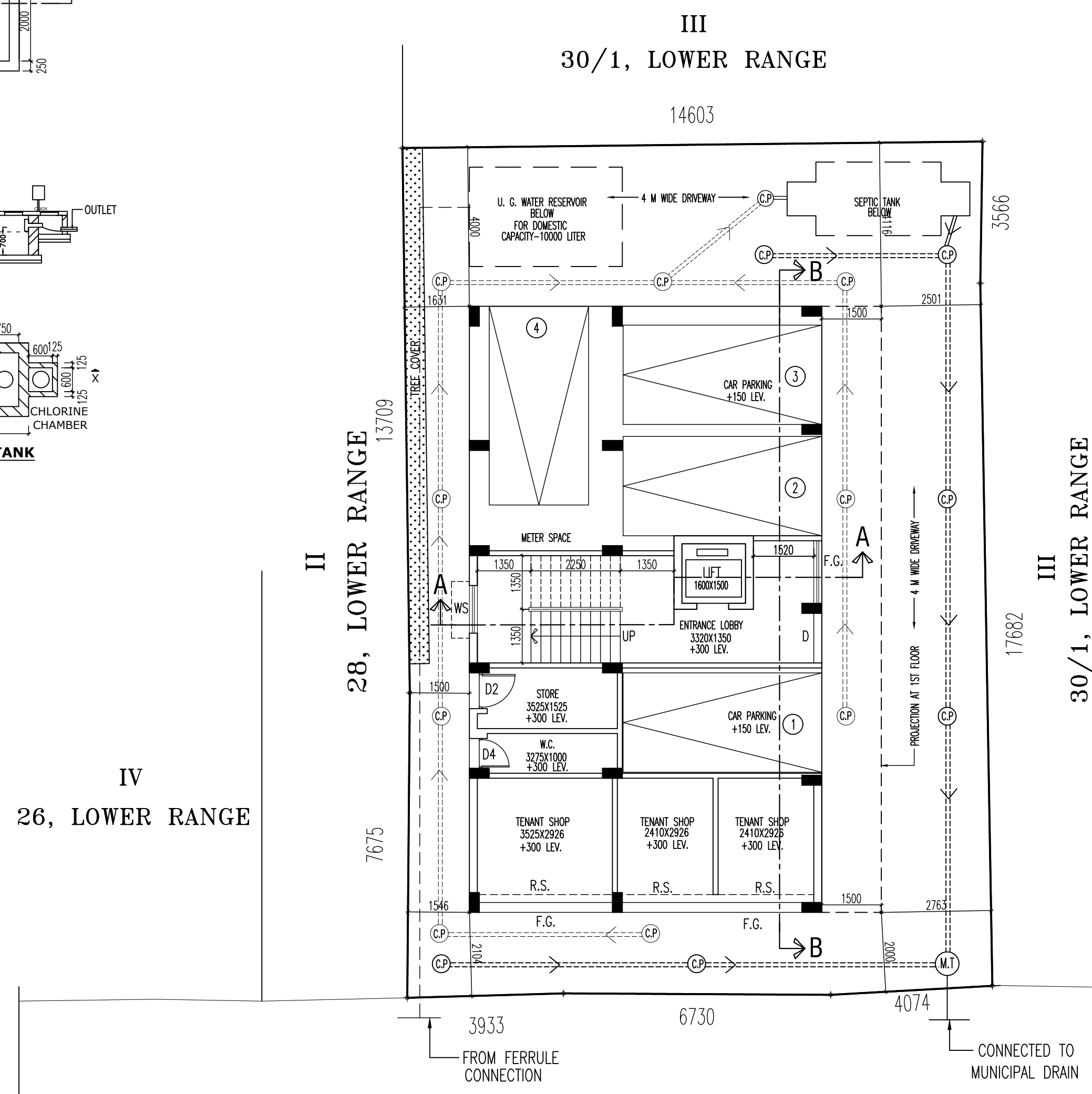
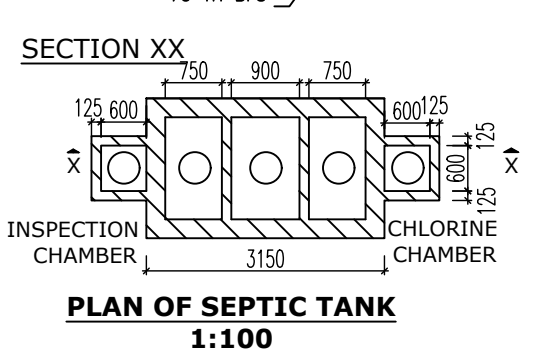
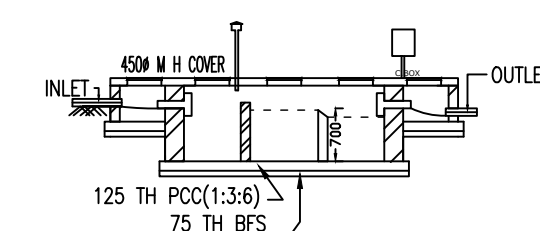
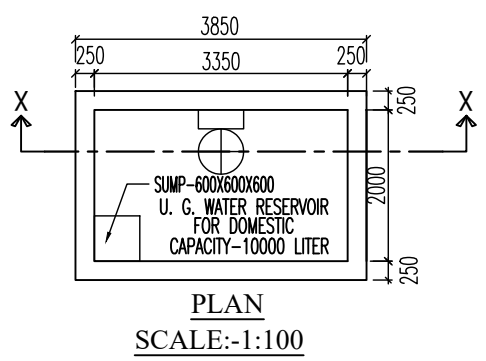
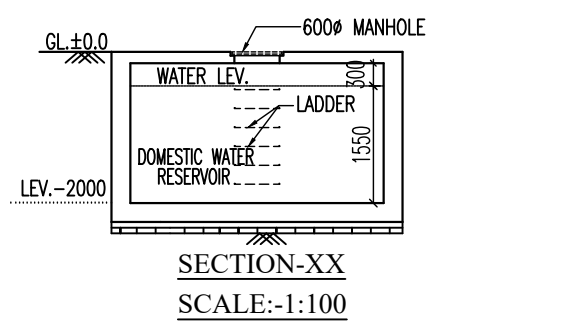




18.288 M LOWER RANGE ROAD

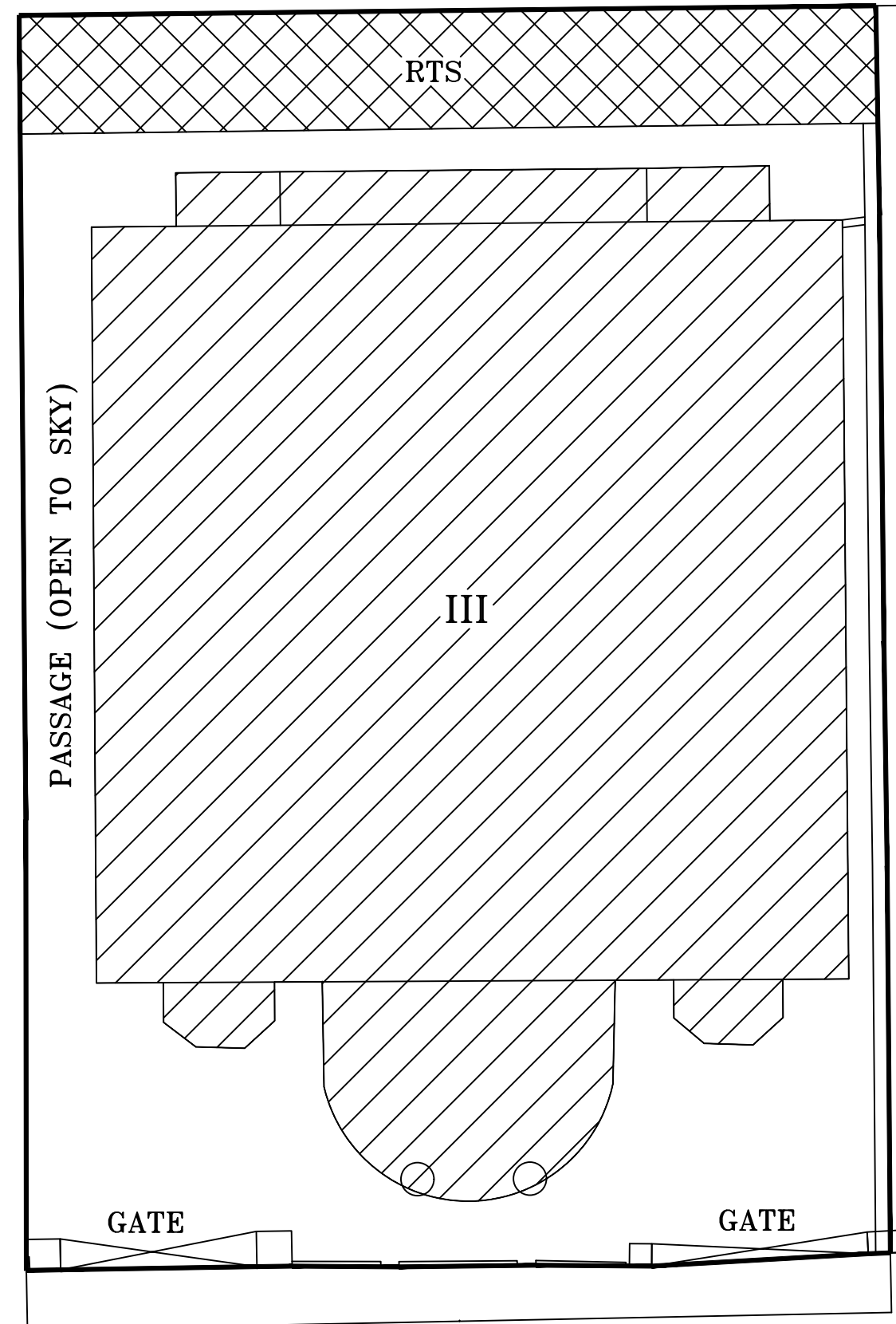
TO CIRCUS AVENUE

TO BECK BAGAN ROW

I+TIN

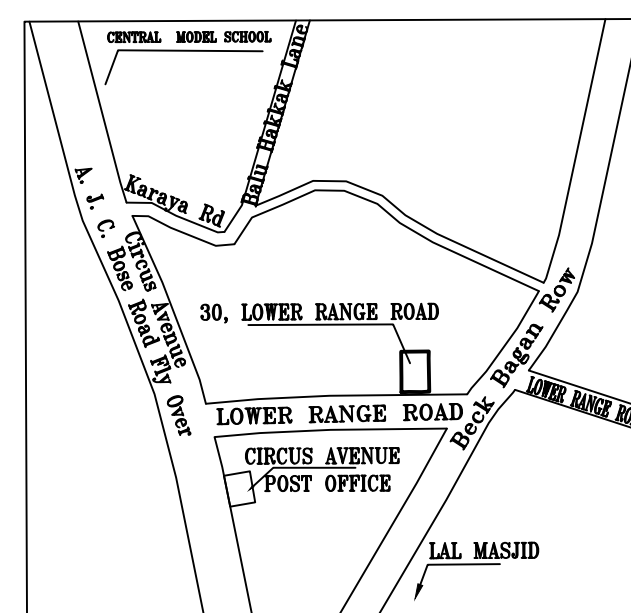
III+TIN
13, BECK BAGAN ROAD

GROUND FLOOR PLAN

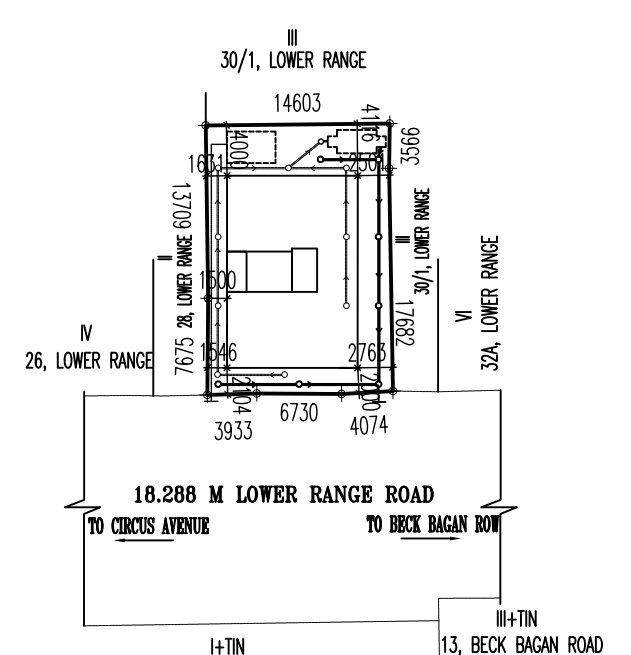


TO CIRCUS AVENUE

TO BECK BAGAN ROW



LOCATION PLAN
SCALE-1:4000



SITE PLAN
SCALE-1:600

SCHEDULE OF DOORS & WINDOWS							
TYPE	SILL	UNIT	SIZE	TYPE	SILL	UNIT	SIZE
D	-	2100	1250x2100	W2	450	2100	1200
D1	-	2100	1100x2100	W3	450	2100	900
D2	-	2100	900x2100	W4	1050	2100	900
D3	-	2100	750x2100	W5	900	2100	1200
D4	-	2100	1800x2100	W	1200	2100	600

GENERAL NOTES
1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
3. ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4. EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM. THK. WITH 1:4 MORTAR.
5. ALL CONC. GRADE IS M20 (1:1.5:3).
6. ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER
THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.

STATEMENT OF THE PLAN PROPOSAL

- PART-A:-
1. KOSSESSE NO. - 11064040807
2. DETAIL OF REGISTERED DEED :-
REGISTERED IN BOOK NO. -], VOLUME NO. - 1
PAGE FROM - 1 TO 23.
BENG NO. 05995
DATE - 6/05/2005
REGISTERED IN BOOK NO. -], VOLUME NO. - 69
PAGE FROM - 238 TO 240.
BENG NO. 1203
DATE - 31/03/1958
3. DETAIL OF BOUNDARY DECLARATION:-
REGISTERED IN BOOK NO. - 1, VOLUME NO. - 1902-2024
PAGE FROM - 402004 TO 402014.
BENG NO. 19020491
DATE - 2/07/2024
4. DETAIL OF UNDERTAKING FOR TENANTS:-
REGISTERED IN BOOK NO. - 1, VOLUME NO. - 1902-2024
PAGE FROM - 401994 TO 402003.
BENG NO. 19020490
DATE - 2/07/2024
5. DETAIL OF POWER OF ATTORNEY:-
REGISTERED IN BOOK NO. - 1, VOLUME NO. - 1904-2022
PAGE FROM - 53889 TO 538903.
BENG NO. 190407270
DATE - 11/05/2022
6.a) AREA OF LAND (04 K. - 10 CH. - 18 SQFT) - 311.037 sq.m (AS PER DEED)
b) AREA OF LAND - 311.037 sq.m (AS PER SITE)
c) NO. OF STOREY - 6+4
6. NO. OF TENEMENTS - 8 NOS.
7. SIZE OF TENEMENTS : 75 TO 100 SQM. = 8 NOS.

1. AREA OF LAND (AS PER DEED)		=	311.037	SQM
2. a) AREA OF LAND (AS/SITE)		=	311.037	SQM.
3. a) PERMISSIBLE GROUND COVERAGE (53.7%)		=	167.027	SQM.
b) PROPOSED GROUND COVERAGE	50.849%	=	158.163	SQM.
4. a) PROPOSED HEIGHT (IN MM.)	=		15.475	
b) ROAD WIDTH (IN MM) (AS PER PHYSICAL)	=		ABOVE 15 M	

5. PROPOSED AREA CALCULATION :-				
FOR RESIDENTIAL :-				
AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	EXEMPTED AREA
GROUND FLOOR	135.29	0.00	135.29	13.37
1ST FLOOR	158.16	2.4	155.76	13.37
2ND FLOOR	158.16	2.4	155.76	13.37
3RD FLOOR	158.16	2.4	155.76	13.37
4TH FLOOR	158.16	2.4	155.76	13.37
TOTAL =	767.939	9.6	758.339	66.825

6. TENEMENTS & CAR PARKING CALCULATION :-				
a) RESIDENTIAL:				
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT
A	69.598	13.23	82.828	4
B	69.219	13.158	82.377	4
TOTAL NO OF FLAT				8

c) MERCANTILE:			
FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	31.054	24.052	-

TOTAL REQUIRED CAR PARKING :-		4 NOS.
7. TOTAL PROVIDED CAR PARKING :-	GR. COVERED =4 NOS.	4 NOS.
8. PERMISSIBLE AREA FOR PARKING :-	(4*25)	100.0
9. PROVIDED AREA OF PARKING :-		66.467
10. PERMISSIBLE F.A.R. :-		2.5
11. PROPOSED F.A.R.:-		1.969
12. STAIR HEAD ROOM AREA :-		16.48
13. LIFT M/R AREA:-		6.9
14. OVER HEAD TANK AREA :-		4.96
15. TERRACE AREA :-		158.163
16. REQUIRED TREE COVER AREA :-	1.9%	5.91
17. PROVIDED TREE COVER AREA :-	2.08%	6.49
18. OTHER AREA ONLY FOR FEES :- (STAIR HEAD ROOM AREA , LIFT M/R AREA) :-		23.38
19. RELAXATION OF AUTHORITY, IF ANY :-		

UNDERSIGNED HAS INSPECTED THE SITE FOR CARRYING OUT THE SOIL INVESTIGATION THEREIN. AT PRESENT, AS THE SITE IS MOSTLY COVERED BY THE EXISTING STRUCTURE, SOIL EXPLORATION IS NOT POSSIBLE BUT, STRUCTURAL DESIGN PROPOSAL WILL BE CARRIED OUT ON THE BASIS OF SOIL STRATUM CHARACTERISTICS, CONSIDERING THE SAFETY AND STABILITY OF THE PROPOSED BUILDING. IT IS FURTHER CERTIFIED THAT THE EXISTING SOIL WILL BE STRENGTHENED, IF REQUIRED DURING STRUCTURAL DESIGN OF THE PROPOSED BUILDING.

NAME OF GEOTECH ENGINEER
GOPAL CHANDRA BAG
G.T-II/3

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION
2. I FOLLOWED THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDANCE OF ARCHITECT & E.S.E

SIGNATURE OF OWNER
FOR ON & BEHALF OF
PRAKASH DEVI KAYAN
PULAK PATODIA
P.R. REAL ESTATES
ACTING THROUGH ITS PROPRIETOR
PATIL ALAM
CONSTITUTED ATTORNEY

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. B.L.G. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJUTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

NAME OF ARCHITECT
RANAJIT KUMAR MITRA
C.A./2005/35498

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THAT, "THE STRUCTURAL DRAWING & DESIGN OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING/ BUILDINGS HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT, AS PER THE RULES AND REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

NAME OF STRUCTURAL ENGINEER
GOPAL CHANDRA BAG
E.S.E/1/206

TITLE

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION AA, SECTION BB.

PROJECT

PROPOSED G+IV (15.475 M. HT.) STORIED BUILDING AT PREMISES NO. 30, LOWER RANGE ROAD, KOLKATA-700 017, IN WARD NO.-64, BOROUGH NO. VII, P. S. KARAYA, UNDER KOLKATA MUNICIPAL CORPORATION

SCALE

1:100

N

BUILDING PERMIT NO: DATE: 28/10/2024

2024070110 VALID UP TO: 27/10/2029

DIGITAL OF SIGN. OF A.E. DIGITAL OF SIGN. OF E.E.