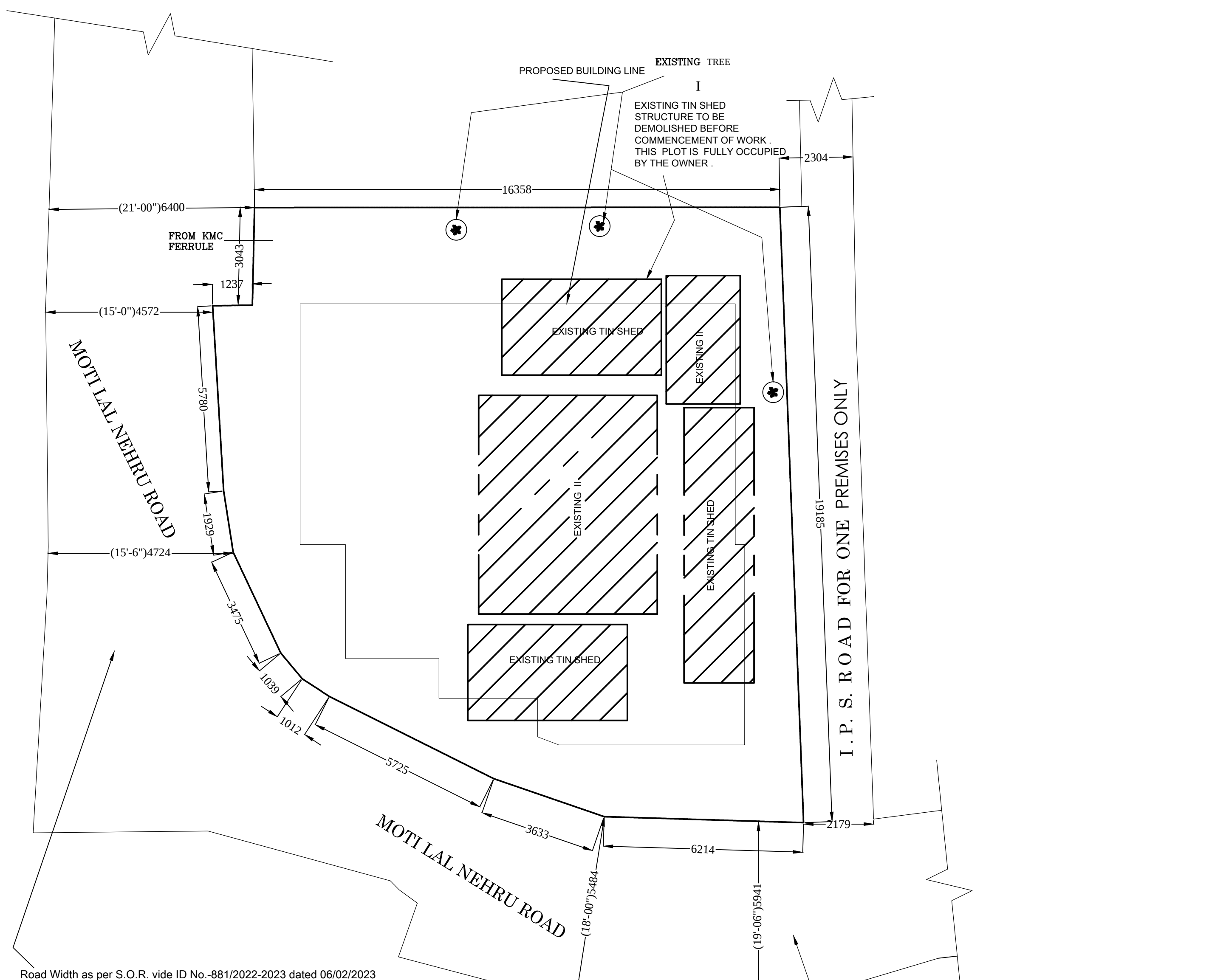
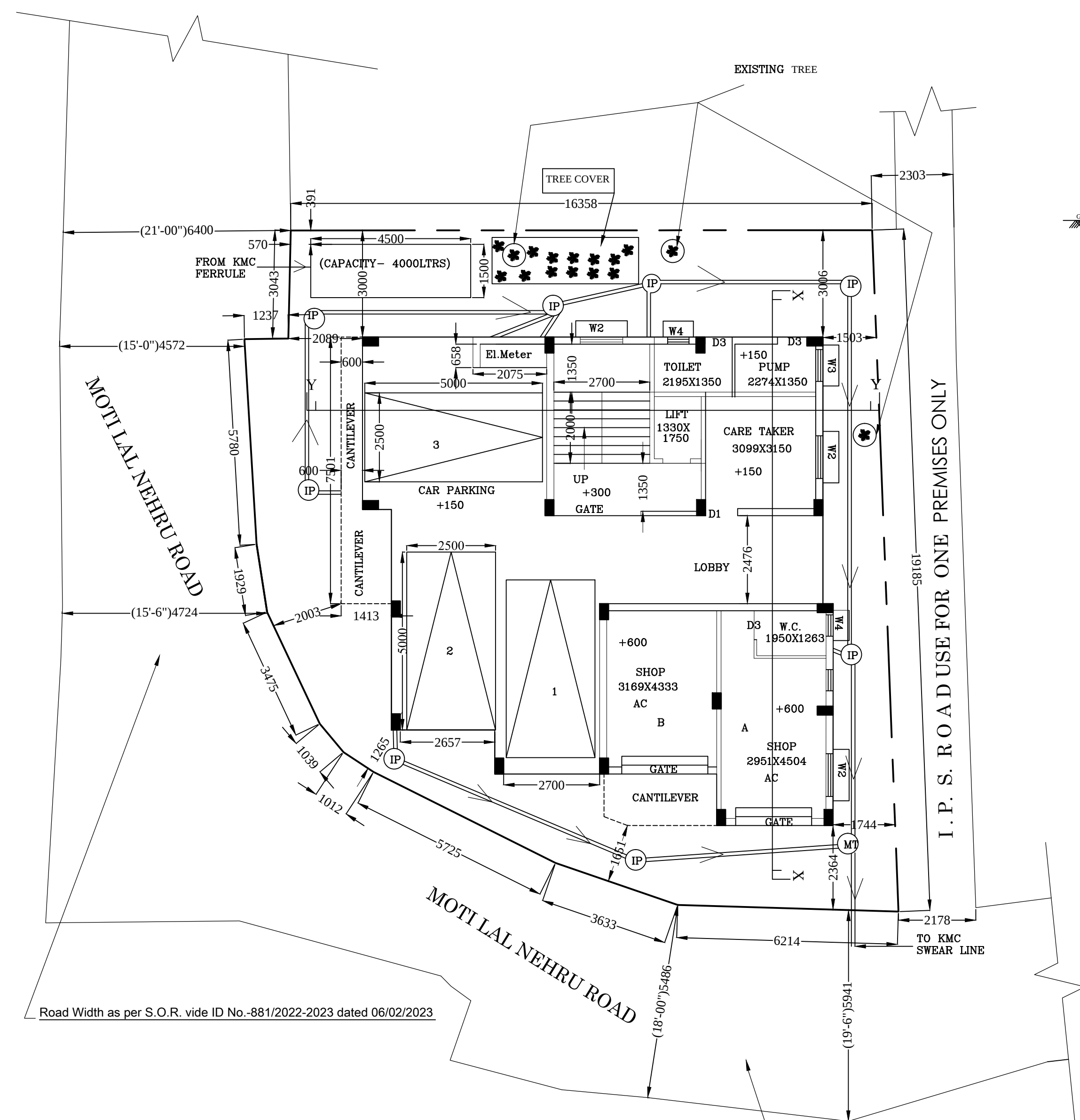


SPECIFICATIONS:
1. 150 TH. 1:3:6 (CEMENT, SAND & KHOA) CEMENT CONCRETE IN FOUNDATION & GR. FLOOR
2. 125 TH. & 75 TH. PARTITION BRICK WORK IN 1:5 CEMENT MORTAR
3. 200TH. EXTERNAL WALLS IN 1:6 CEMENT MORTAR
4. 25 TH. D.P.C. IN 1:2:4 WITH PROPER WATER PROOFING COMPOUND
5. R.C.C. CONC. IN 1: 1.5 :3 CEMENT SAND & STONE CHIPS
6. ROOF AND LIME TERRACING IS 100TH. WITH THEIR PROPER MATERIALS AND MIXING
7. CEILING AND ALL R.C. PLASTER IS 12mm. TH. 1:4 CEMENT MORTAR
8. 25 MM. TH. I.P.S. FLOORING
9. GRADE OF CONCRETE: M - 20
10. ALL BUILDING MATERIALS ARE AS PER I.S. CODE & C.B.C. 1984

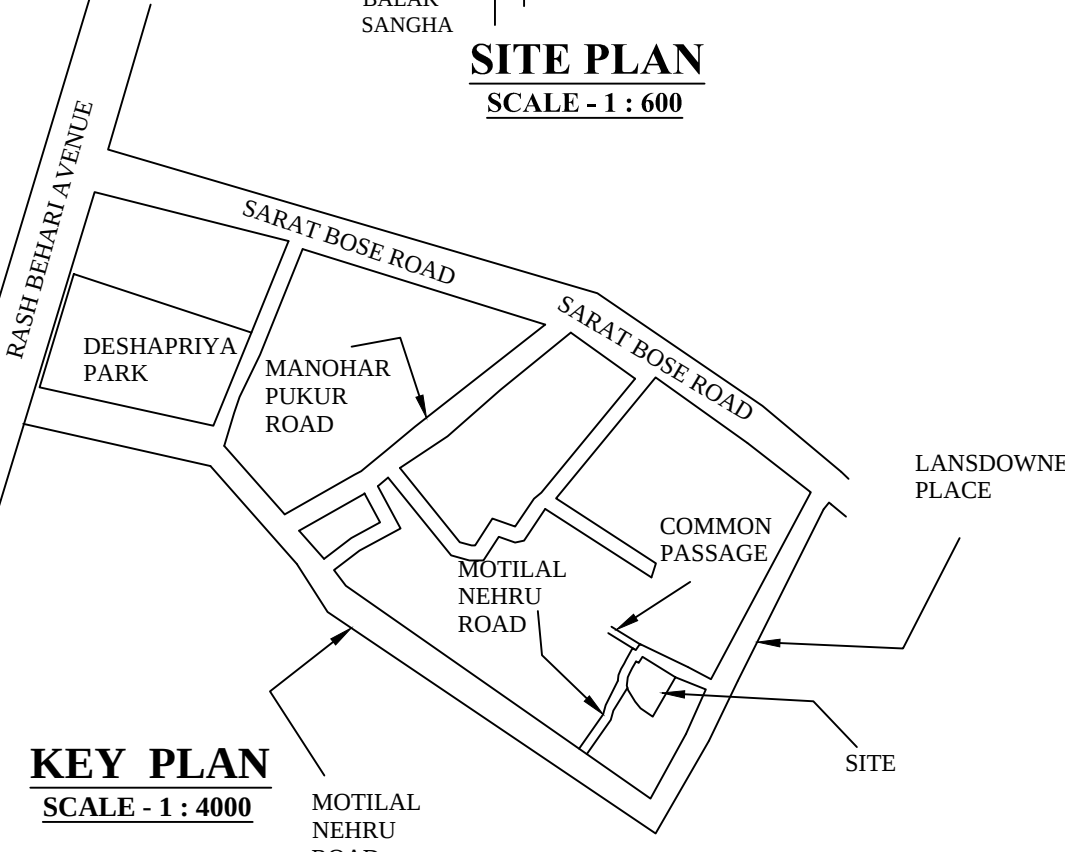
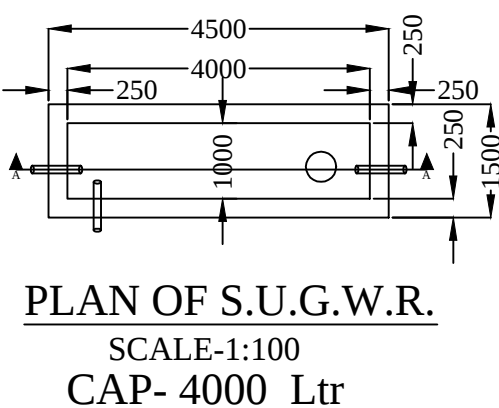
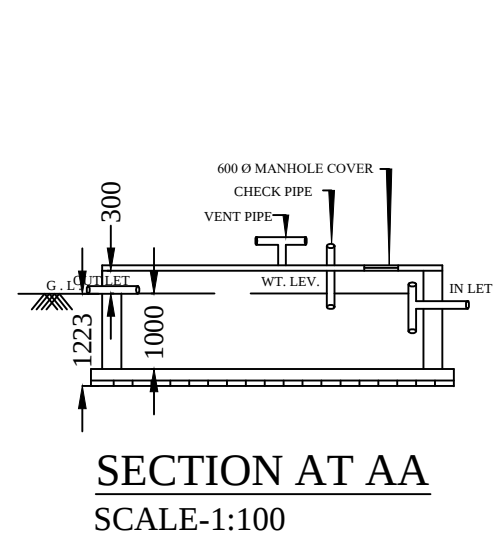
NOTES:
1. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
2. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING ALONG WITH CONSTRUCTION OF BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.



EXISTING FLOOR PLAN
SCALE - 1 : 100



PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100



KEY PLAN
SCALE - 1 : 4000

STATEMENT OF PLAN PROPOSAL:

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (b/h)	REMARKS	TYPE	SIZE (b/h)	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.

1. BASUDEB HALDER
2. BARUN KUMAR JANA
3. MANOJ GHOSH

PARTNER OF M/S TAJCONS
OWNER'S NAME

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 SEWAGE LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

S.K. CHAKRABORTY
G.T.E. NO. I/116
NAME OF G.T.E.

BIBEK BIKASH MULLICK
E.S.E. NO. I/175
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 AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJUTING 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.

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.	ALUMINIUM 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	22 52 33	88 35 47	13.07M
B	22 52 33	88 35 47	13.07M

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 :- 2024080090
DATE:- 04-01-2025 VALID UP TO:- 03-01-2030

DIGITAL SIGNATURE OF ASSISTANT ENGINEER [K.M.C.]

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER [K.M.C.]

PART - A STATEMENT OF PLAN PROPOSAL.

1. ASSESSEE NO:-110851601545						
2. NAME OF THE OWNER :-						
1. BASUDEB HALDER						
2. BARUN KUMAR JANA						
3. MANOJ GHOSH PARTNER OF M/S TAJCONS						
SL.	DETAILS DEED	BK NO.	VOL NO.	PAGES	BEING NO.	REGD. AT
3.	REGD. DEED	I	1805-2021	88996-49036	160502091	ALIPORE
5.	BOUNDARY DECLARATION	I	1805-2022	27300-27317	160500651	ALIPORE

PART - B

7.(A). AREA OF THE PLOT OF LAND AS PER DEED : = 301.003 SQ. M. (4K-8CH-005FT)

(B). AREA OF THE PLOT OF LAND: - 300.631 SQ. M. [AS PER BOUNDARY DECLARATION]
(C). NO OF STORIED INCLUDING BASEMENT IF ANY: = G+III STORIED

8. NO OF TENAMENTS 06 Nos.

9. Mercantile retail carpet area(A) - 17.242 Sq.m.
Mercantile retail carpet area(B) - 13.593 Sq.m.
Total Mercantile retail carpet area - 30.835 Sq.m.
Total Mercantile retail covered area - 36.241 Sq.m.

PART - C.

AREA OF LAND:- AS PER TITLE DEED = 301.003 Sq.m.

AS PER BOUNDARY DECLARATION = 300.631 Sq.m.

- EFFECTIVE LAND AREA = 300.631 Sq.m.
- ADJUTING ROAD WIDTH = 5.486 m. (as per S.O.R.)
- USER GROUP = RESIDENTIAL
- (i) PERMISSIBLE GROUND COVERAGE (56.646%) = 170.295 Sq.m.
(ii) PROPOSED GROUND COVERAGE (55.505 %) = 166.864 Sq.m.

FLOOR	TOTAL COVERED AREA IN m ²	LIFT WELL IN m ²	STAIR WELL IN m ²	EFFECTIVE FLOOR AREA IN m ²	EXEMPTED AREA STAIRCASE AREA IN m ²	NET FLOOR AREA IN m ²
GROUND	155.701	-	-	155.701	12.69	141.06
1ST	166.864	2.31	-	164.554	12.69	149.913
2ND	166.864	2.31	-	164.554	12.69	149.913
3RD	166.864	2.31	-	164.554	12.69	149.913
TOTAL	656.293	6.93	-	649.363	50.76	590.799

TENEMENT & CAR PARKING CALCULATION

	TENEMENT SIZE in m ²	ADDITIONAL COMMON AREA	ACTUAL TENEMENT AREA INCLUDING COMMON AREA IN m ²	No. of Tenement	No. of Car Parkings Required
TYP FLOOR.					
A	73.655	15.541	89.196	3	3Nos
B	72.907	15.383	88.290	3	

TOTAL COMMON AREA = 60.908 Sq.M.

CALCULATION OF F.A.R	
1. EFFECTIVE LAND AREA IN m ²	300.631 SQ.M
2. TOTAL REQUIRED CAR PARKING	3 NOS
3. TOTAL COVERED CAR PARKING PROVIDED	3 NOS
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²	75.000 SQ.M
5. ACTUAL CAR PARKING AREA PROVIDED IN m ²	80.419
6. CAR PARKING AREA EXEMPTED IN m ²	75
7. PERMISSIBLE F.A.R	1.75
8. PROPOSED F.A.R (590.799 / 300.631)	1.716
9. STAIR HEAD ROOM AREA IN m ²	15.201 SQ.M
10. OVER HEAD RESERVOIR AREA IN m ²	5.4 SQ.M
11. LIFT MACHINE ROOM AREA IN m ²	12.563 SQ.M
12. L.M.R. STAIR	2.875 SQ.M
14. TOTAL AREA OF LOFT IN m ²	NIL
15. TOTAL CUPBOARD AREA IN m ²	2.235 SQ.M
16. TERRACE AREA IN m ²	166.864 SQ.M
17. PROPOSED GREEN SPACE IN m ²	5.381 SQ.M (1.790%)
18. PERMISSIBLE GREEN SPACE IN m ²	4.88 SQ.M (1.623%)

CONTENT :-

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN (12.450 M.H) U/S 393A OF K.M.C. ACT 1980 COMPLYING BUILDING RULE 2009. AT PREMISES NO.-116A, MOTILAL NEHRU ROAD, WARD NO- 85, BR - VIII, KOLKATA - 700 029, UNDER THE KOLKATA MUNICIPAL CORPORATION.