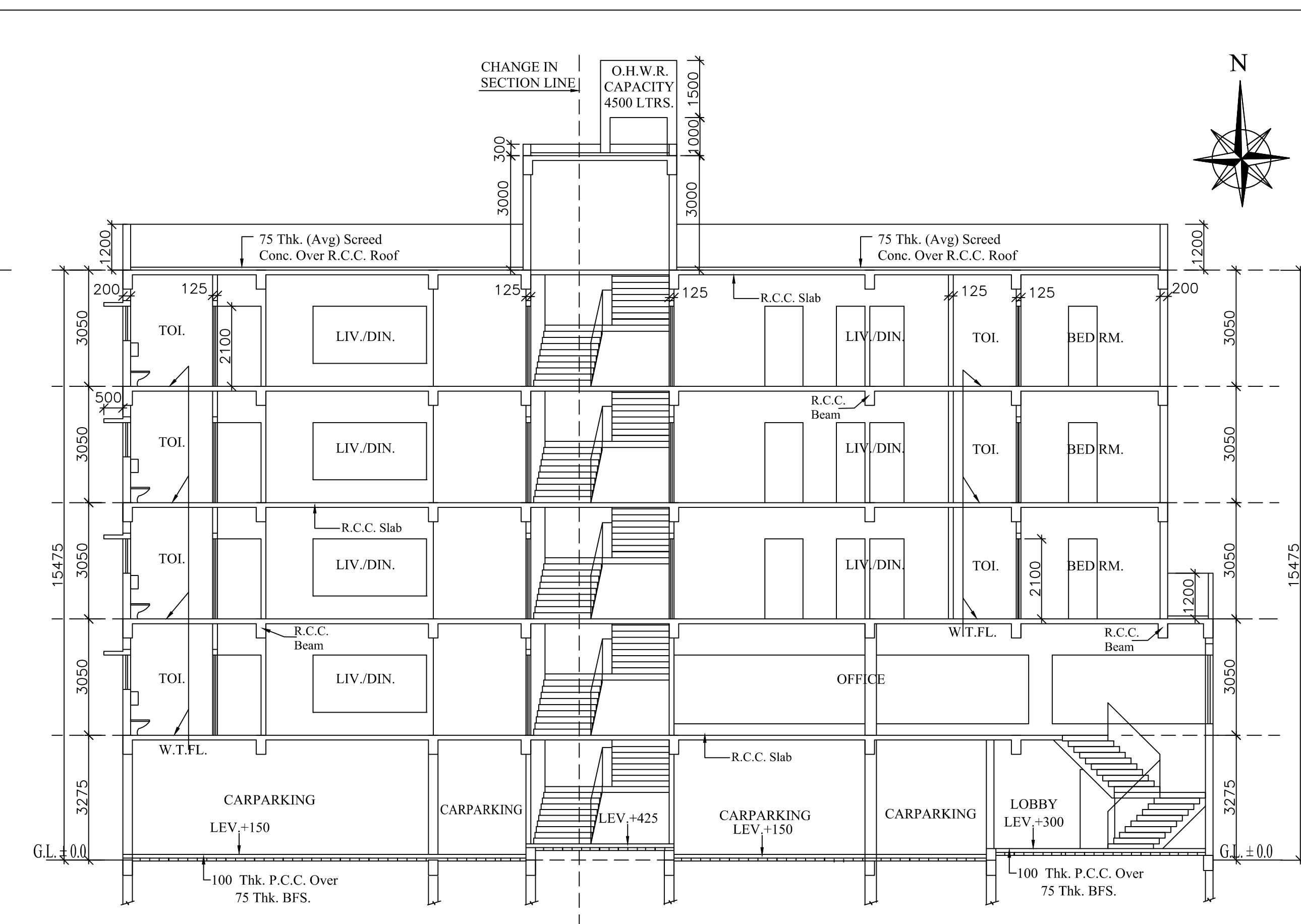
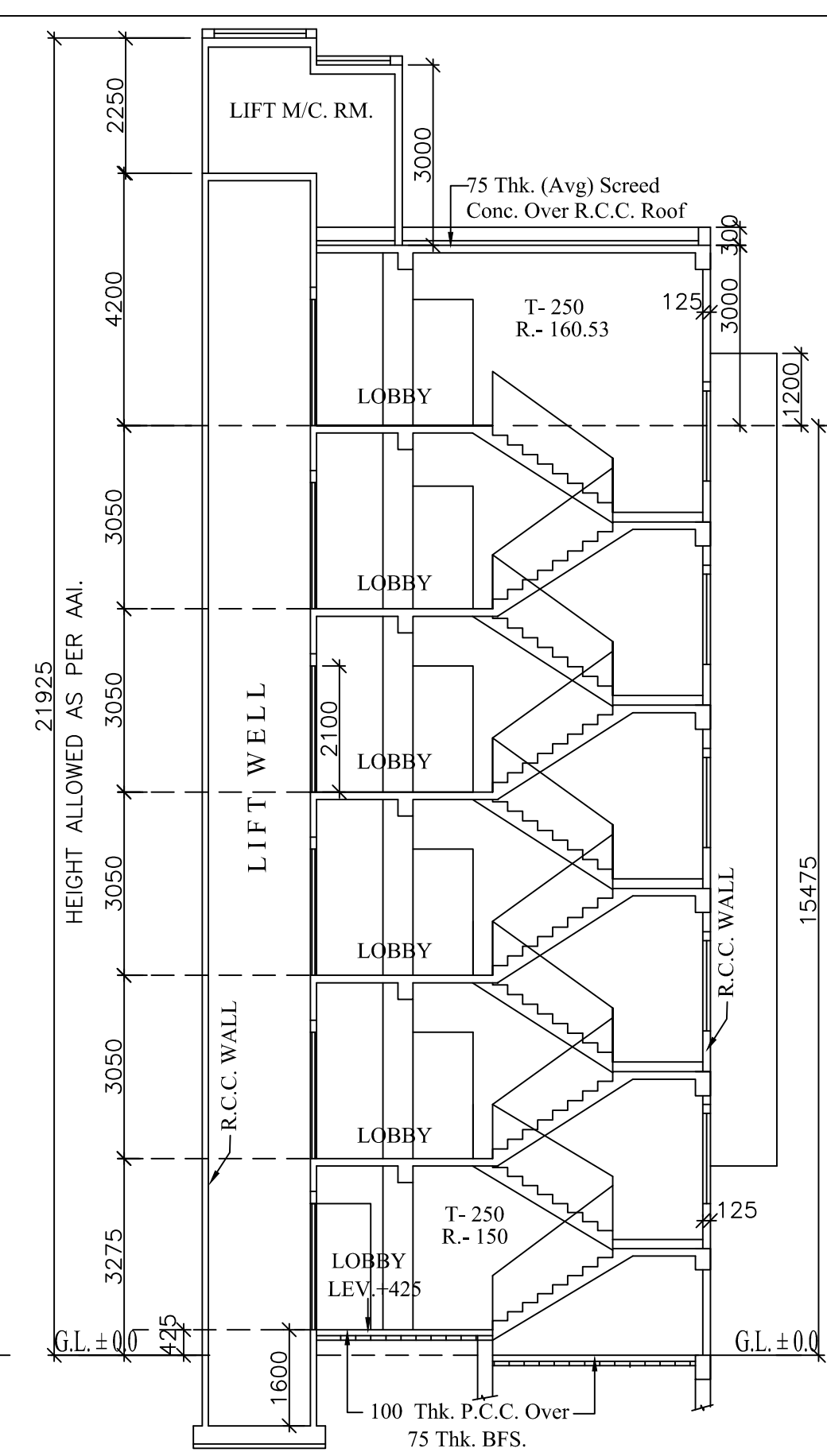
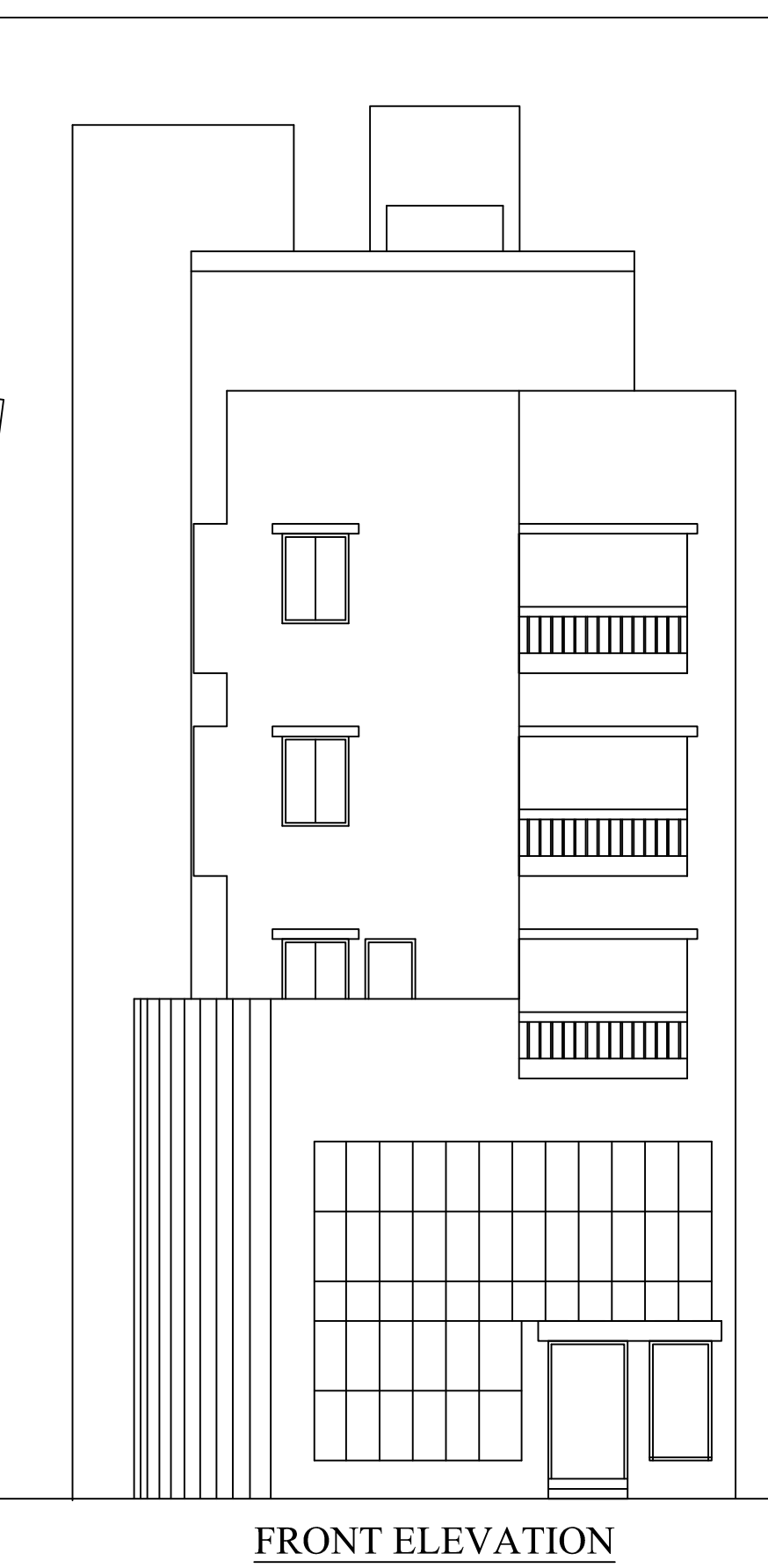
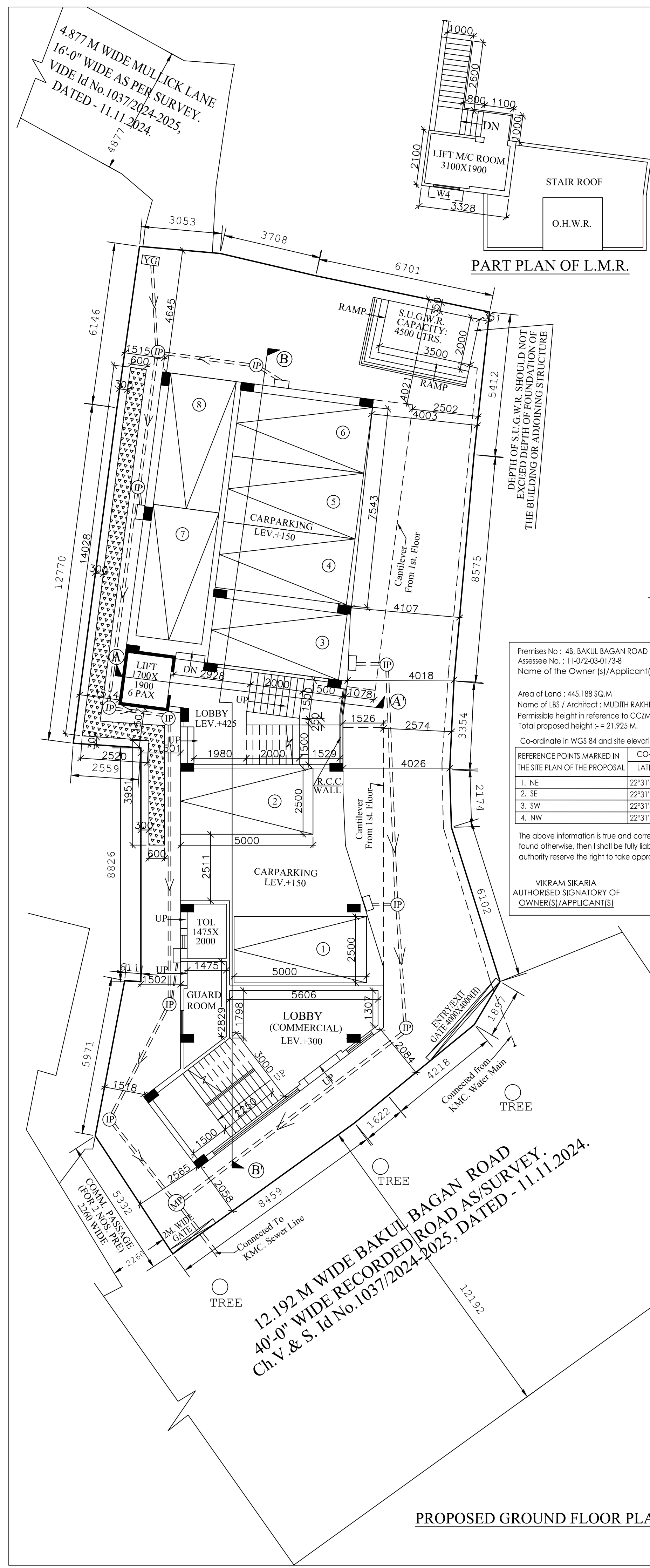




SPECIFICATIONS :-

- EXTERNAL WALLS ARE 200/250 mm AND INTERNAL WALLS 125 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
- 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS AND P.C.C ARE 10mm.
- GRADES OF STEEL IS Fe-415 AND GRADE OF CONCRETE IS M-20.
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER IS CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
- 500 mm PROJECTED CHAJJAH.
- 16 mm. GRADE STONE CHIPS WILL BE USED IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED.

Notes:-

- ALL DIMENSIONS ARE IN mm.
- ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.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 SEPTIC TANK AND S.U.G.R.

CERTIFICATE OF EMPANELLED STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURES OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE ROAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

ANKIT AGARWALA, (E.S.E. / 1/172)
NAME OF EMPANELLED STRUCTURAL ENGINEER

CERTIFICATE OF EMPANELLED ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME. AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

THE CONSTRUCTION OF S.U.G.W.R. WILL BE COMPLETED UNDER GUIDANCE OF ARCHITECT & E.S.E. EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION WHICH IS FULLY OCCUPIED BY THE OWNER.

MUDITH RAKICHEHA, (CA/2009/45631)
NAME OF EMPANELLED ARCHITECT

CERTIFICATE OF EMPANELLED GEO-TECHNICAL ENGINEER

IT IS CERTIFIED THAT THE COMPREHENSIVE GEO-TECHNICAL REPORT ON SOIL INVESTIGATION HAS BEEN PREPARED BY ME FOR DESIGN AND CALCULATION OF THE FOUNDATION BY ANALYZING THE SOIL SAMPLE FOR ESTIMATING THE BEARING CAPACITY OF THE SOIL ON WHICH FOUNDATION OF THE STRUCTURE WILL BE CONSTRUCTED. I SHALL ALSO CHECK THE NATURE OF THE SOIL AFTER EXCAVATION AT SITE SO THAT FOUNDATION IS EXTENDED UP TO APPROPRIATE DEPTH THAT HAS BEEN PROPOSED IN THE GEO-TECHNICAL REPORT.

JISHNU PAL, G.T./17/32
NAME OF EMPANELLED GEO TECHNICAL ENGG.

OWNERS' DECLARATION :-

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:-

- I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E.
- DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

VIKRAM SIKARIA
AUTHORISED SIGNATORY OF
JSK AWAS LLP,
SIG. OF OWNER'S

PLAN CASE NO.: 2024080101
BUILDING PERMIT NO.: 2024080114
DATE: 18-02-2025
VALID UP TO: 17-02-2030

DIGITAL SIGNATURE OF E.E.(C) / BUILDING DEPARTMENT
BOROUGH NO.-VIII, K.M.C.

SCALE
1:100
DATE
18.01.25

DRAWN BY
DILIP
ARPIITA

CUSIN ASSOCIATES
CONSULTANTS & ENGINEERS
46, LAKE PLACE, KOLKATA-29

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSESSEE NO. : 11-072-03-0173-8
- NAME OF THE OWNERS : JSK AWAS LLP, [VIKRAM SIKARIA AUTHORISED SIGNATORY]

3) DETAILS OF REGISTERED TITLE DEED :

Book No. : 1	Vol.No. : 1603 - 2024
Pages : 98690 to 98724	Being No. : 160304307
Date : 12.03.24	YEAR : 2024
Regd. at : D.S.R. - III SOUTH 24-PARGANAS	
Area as per deed. = 04k-04ch-04sf	

4) DETAILS OF REGISTERED TITLE DEED :

Book No. : 1	Vol.No. : 1603 - 2024
Pages : 30716 TO 30742	Being No. : 160300856
Date : 25.01.24	YEAR : 2024
Regd. at : D.S.R. - III SOUTH 24-PARGANAS	
Area as per deed. = 01k-06ch-04sf	

5) DETAILS OF REGISTERED TITLE DEED :

Book No. : 1	Vol.No. : 1603 - 2024
Pages : 53259 TO 53287	Being No. : 160301801
Date : 09.02.24	YEAR : 2024
Regd. at : D.S.R. - III SOUTH 24-PARGANAS	
Area as per deed. = 01k-04ch-22sf	

6) DETAILS OF REGISTERED TITLE DEED :

Book No. : 1	Vol.No. : 1603 - 2024
Pages : 98725 TO 98750	Being No. : 160304306
Date : 12.03.24	YEAR : 2024
Regd. at : D.S.R. - III SOUTH 24-PARGANAS	
Area as per deed. = 0k-04ch-22sf	

7) DETAILS OF BOUNDARY DECLARATION :

Book No. : 1	Vol.No. : 1603 - 2024
Pages : 386467 TO 386477	Being No. : 160314864
Date : 30.08.24	YEAR : 2024
Regd. at : D.S.R. - III SOUTH 24-PARGANAS	

PART - B

- AREA OF LAND :
As per title deed.
= (04k-04ch-04sf+01k-06ch-04sf+01k-04ch-04sf+0k-04ch-22sf.)
= 06k-10ch-22sf = 4818 sq.ft.(445.188 SQ.M)
As per boundary declaration = 06k-10ch-22sf = 4818 sq.ft.(445.188 SQ.M)
- PERMISSIBLE GROUND COVERAGE : = 230.727 SQ.M.(51.827%)
- PROPOSED GROUND COVERAGE : = 230.298 SQ.M.(51.731%)
- PROPOSED HEIGHT : = 15.475 M.
- ROAD WIDTH : = 12.192 M.
- PERMISSIBLE F.A.R. AS / K.M.C. = 2.25
- PERMISSIBLE TOTAL FL AREA : 1001.673 SQ.M.

9) (a) TENEMENT CALCULATION :-

Floor	Covered Area (sq.m.)	DEDUCTION (sq.m.)	Covered Area less deduct (sq.m.)	Stairway (sq.m.)	Lift/Lobby (sq.m.)	Net Covered Area (sq.m.)
Gr.Floor	205.717		205.717	16.082	2.528	187.107
1st.floor	230.298	3.991	226.307	16.082	2.501	207.724
2nd.floor	224.044	3.991	220.053	16.082	2.501	201.470
3rd.floor	224.044	3.991	220.053	16.082	2.501	201.470
4th.floor	224.044	3.991	220.053	16.082	2.501	201.470
TOTAL	1008.147	15.964	992.183	64.328	10.011	1066.522

9) (b) Business Floor Area : = 133.802 sq.m.
9) (c) Business CARPET AREA : = 97.082 sq.m.

10) (a) CAR PARKING REQUIRED : = 8 NOS.
10) (b) NO. OF CAR PARKING PROVIDED : = 8 NOS.
11) CAR PARKING AREA PROVIDED : = 136.269 sq.m.
12) PROPOSED F.A.R. : (999.241 / 136.269) / 445.188 = 1.9384 < 2.25
13) STAIR HEADROOM AREA : = 21.449 sq.m.
14) O.H.W.R. AREA : = 4.5 sq.m.
15) TERRACE AREA : = 230.298 sq.m.
16) TOTAL EXEMPTED AREA : = 92.942 sq.m.
17) PERMISSIBLE TREE COVER : = 12.165 SQ.M.
18) PROPOSED TREE COVER : = 12.250 SQ.M.
19) L.M.R. AREA : = 6.991 sq.m.
20) L.M.R. STAIR AREA : = 6.111 sq.m.
21) C.B. AREA : = 12.902 sq.m.
22) TOTAL EXISTING COVERED AREA : = 686.245 sq.m.

SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	MKD.	SIZE
D1	1000X2100	W1	3000X1500
D2	900X2100	W2	2500X1500
D3	750X2100	W3	1500X1500
SL.W1	9000X1800	W4	1000X1350
SL.W2	4500X1800	W5	1000X1200
SL.W3	4000X1800	W6	900X1350
		W7	600X900
		W8	1500X1350

PLAN OF A G+IV STORED RESIDENTIAL BUILDING AT PRE. NO.- 4B, BAKUL BAGAN ROAD, KOLKATA. - 700 025, UNDER K.M.C. WARD NO. - 72, BOROUGH NO. - VIII, P.S. - BHOWANIPORE U/S 393A, OF K.M.C. ACT 1980 COMPLYING BLDG. RULE 2009.

TITLE
GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, 3RD. & 4TH. PLAN, ROOF PLAN, FRONT ELEVATION, SECTION - A-A', SECTION - B-B'

PROPOSED 1ST. FLOOR PLAN

PROPOSED 2ND. FLOOR PLAN

PROPOSED 3RD.&4TH. FLOOR PLAN

ROOF PLAN