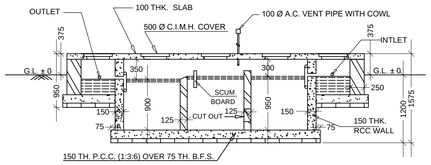
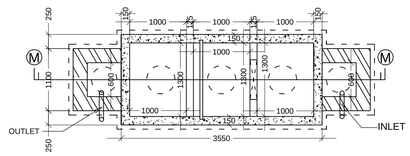


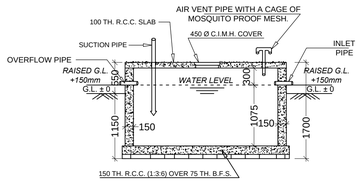
SECTION = M - M



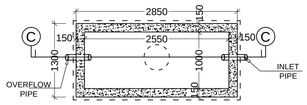
DETAILS OF SEPTIC TANK

(15 USERS)

SCALE:- 1:50



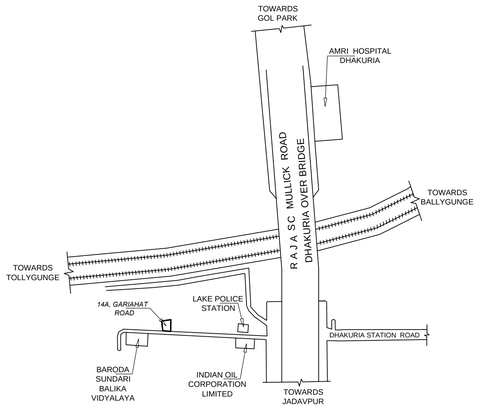
SECTION = C - C (SCALE- 1:50)



SEMI UNDERGROUND WATER RESERVOIR

CAPACITY = 600 GLN.

(SCALE- 1:50)



LOCATION PLAN

(Scale = 1:4000)

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM.
2. THE BUILDING IS R.C.C. FRAME STRUCTURE.
3. ALL OUTER WALL ARE 250 / 200 mm. THICK.
4. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
5. GRADE OF CONCRETE IS M25.
6. GRADE OF STEEL IS Fe - 415.
7. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
8. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
9. HEIGHT OF PARAPET WALL IS 1200 mm.

Average Rear Open Space as per Notifications No. - 480/MA/O/C-4/3R-13/2012, Date :- 21/10/2014.

Average Rear Open Space Calculation. -
= Total Rear Area / Rear Dimension of Proposed Building
= 29.329 / 9.625 = 3.048 m.

SCHEDULE OF DOORS AND WINDOWS

D	1200 x 2100	W	2400 x 1200
D1	1000 x 2100	W1	1800 x 1200
D2	900 x 2100	W2	1500 x 1200
D3	850 x 2100	W2a	1500 x 1050
D4	700 x 2100	W3	1200 x 1200
		W4	900 x 1200
		W5	900 x 1050
		W6	600 x 600
		W7	1200 x 1050

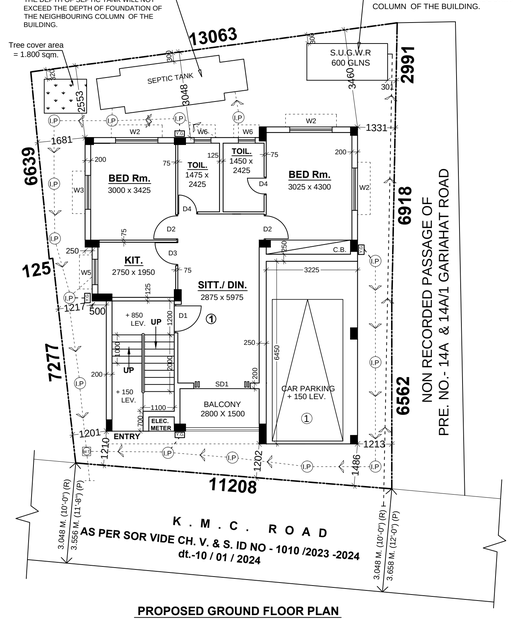
ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN THE TIME OF CONSTRUCTION OF SEPTIC TANK.

THE DEPTH OF SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBOURING COLUMN OF THE BUILDING.

ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN THE TIME OF CONSTRUCTION OF S.U.G WATER RESERVOIR

THE DEPTH OF S.U.G WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBOURING COLUMN OF THE BUILDING.

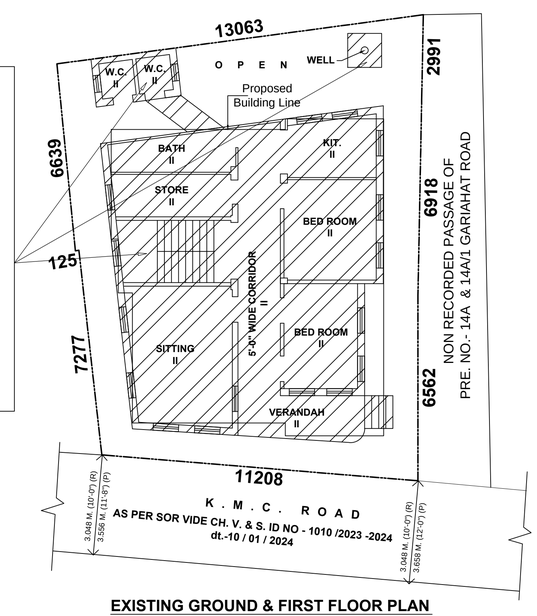
Tree cover area = 1.800 Sqm.



PROPOSED GROUND FLOOR PLAN

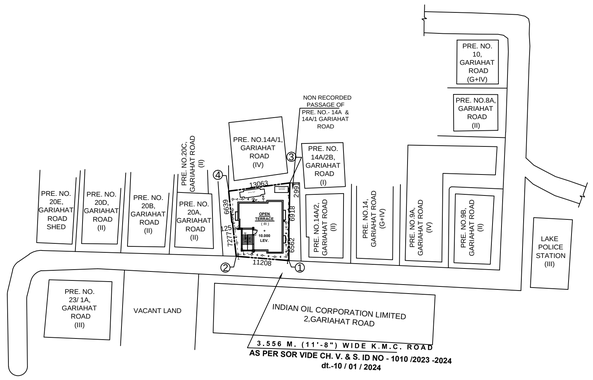
Scale 1:100

EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS FULLY OCCUPIED BY OWNER AND THERE ARE NO TENANT.



EXISTING GROUND & FIRST FLOOR PLAN

(SCALE = 1 : 100)



SITE PLAN

(Scale = 1:600)

CO-ORDINATES IN WGS-84 SYSTEM AND SITE ELEVATION FROM A.M.S.L. OF PROPOSED PREMISES

POINT	CO-ORDINATES		SITE ELEVATION
	LATITUDE	LONGITUDE	FROM A.M.S.L.
1	22°30'34.5" N	88°21'59.5" E	11 M.
2	22°30'34.8" N	88°21'59.1" E	11 M.
3	22°30'35.3" N	88°21'59.5" E	11 M.
4	22°30'35.2" N	88°21'59.2" E	11 M.

Permissible height from AMSL in reference to CCZM issued by AAI is 33 Metres.

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **210930400129**
2. **NAME OF THE OWNER :**
   SRI ASHOK GHOSH
3. DETAILS OF REGD. TITLE DEEDS :
   DEED OF SALE
   Book NO.- I , VOL. NO.- 10 ,Pages.- 112 to 115 ,Being no.- 129,Year : -1952, Date :- 24 / 01 /1952, S.R. ALIPORE SADAR.
   PARTITION DEED
   Book NO.- I , VOL. NO.- 428 ,Pages.- 100 to 113 ,Being no.- 12618,Year : -1992, Date :- 19 / 06 / 1992, R.A. CALCUTTA.
   DEED OF CONV.
   Book NO.- I , VOL. NO.- 1901-2022 ,Pages.- 457800 to 457837 ,Being no.-190110444, Year : - 2022,Date :- 01 / 12 / 2022, A.R.A.-I,KOLKATA,West Bengal.
   DEED OF GIFT
   Book NO.- I , VOL. NO.- 1604 - 2022 ,Pages.- 413414 to 413435 ,Being no.-160413811, Year : - 2022,Date :- 05 / 12 / 2022, D.S.R.-IV,SOUTH 24 PARGANAS,West Bengal.
   DEED OF CONV.
   Book NO.- I , VOL. NO.- 1603 - 2023 ,Pages.- 58859 to 58896 ,Being no.-160301274, Year : - 2023,Date :- 08 / 02 / 2023, D.S.R.-III,SOUTH 24 PARGANAS,West Bengal.
4. **DETAILS OF REGISTERED POWER OF ATTORNEY**
   Book NO.- I, Vol. No. - 1603 - 2023,Pages : 376332 To 376343 ,Being No. -160313922, Year - 2023, DATE : - 13 / 09 / 2023 D.S.R.- III,SOUTH 24 PARGANAS,West Bengal
5. **DETAILS OF REGISTERED BOUNDARY DECLARATION**
   Book NO.- I, Vol. No. - 1603 - 2023,Pages : 461824 To 461833 ,Being No. - 160317285, Year - 2023, DATE : - 06/11 / 2023 D.S.R.- III,SOUTH 24 PARGANAS,West Bengal

PART - B

1. AREA OF LAND :
   As per Title deed,Assessment Book — 3K - 6 CH - 14 Sqft = 227.053 Sqm
2. NET AREA OF LAND : — 2K - 11 CH - 30 Sqft = 182.553 Sqm
3. PERMISSIBLE GROUND COVERAGE = 60.000 % = 109.532 Sqm.
4. PROPOSED GROUND COVERAGE = 54.128 % = 98.801 Sqm.
5. PROPOSED AREA :

	Covered Area (Including Stair)	Exempted Area: Stair Way (Excluding Stair Void)	Net Floor Area (Excluding Stair)
Ground Floor	98.801	8.800	90.001 Sqm.
First Floor	98.801	8.800	90.001 Sqm.
Second Floor	98.801	8.800	90.001 Sqm.
Total	**296.403**	**26.400**	**270.003 Sqm.**

TOTAL EXEMPTED AREA **= 26.400** SQM.

6. PARKING CALCULATION :
   A) Residential

Individual Tenement	Prop. Area To be Added	Actual Tenement	Total no. Tenement	Tenement Size	Required Parking
1 - 66.960	9.146	76.106	1	Between 75-100 Sqm.	1 Nos.
2 - 87.761	11.987	99.748	2		

Total Required Parking = 1 Nos.

B) PARKING PROVIDED = 1 Nos. (Covered Parking)
C) Permissible area for parking : (a) GROUND FLOOR = 1 No. x 25
D) Actual area of parking provided : (a) GROUND FLOOR = 20.801 Sqm
7) PERMISSIBLE F. A. R. = 1.75
8. PROPOSED F. A. R. = { (270.003 - 20.801) / 182.553 }
= 1.365

9. TOTAL CUP-BOARD AREA = 5.425 Sqm. (2.745%)
10. STAIR HEAD ROOM AREA = 12.853 Sqm.
11. OVER HEAD TANK AREA = 5.300 Sqm.
12. HEIGHT OF THE BUILDING = 10.000 M.
13. TOTAL ADDITIONAL AREAS FOR FEES = 18.278 Sqm.
14. PERMISSIBLE TREE COVER AREA = $\frac{296.403 \times 15\ \% \times 182.553}{6000}$
= 1.353 Sqm.

PROPOSED TREE COVER AREA = 1.800 Sqm.

DECLARATION OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -

1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. DURING INSPECTION PLOT WAS IDENTIFIED BY ME.
7. THERE IS NO COURT CASE PENDING IN RESPECT OF THE PREMISES.
8. THERE IS A TWO STORIED EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF NEW WORK WHICH IS FULLLY OCCUPIED BY OWNERS. THERE ARE NO TENANTS.

M/S. PUJA CONSTRUCTION a sole proprietorship firm represented by its proprietor namely
SRI BABU ADHIKARY
as Constituted attorneys on behalf of
SRI ASHOK GHOSH

NAME OF OWNERS / C.A.

DECLARATION OF L.B.S.

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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING 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 S. U. G. WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MADHAB CH. PAUL.
L.B.S. No.- 526 (Class- I)
NAME OF L.B.S.

DECLARATION OF E.S.E

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

MADHAB CH. PAUL.
E.S.E. NO.- 229 / II.
NAME OF E.S.E.

PROPOSED (III) STORIED (Height of the Building is 10.000 m.) RESIDENTIAL BUILDING U / S 393A OF KMC ACT 1980 & K.M.C. Building Rules 2009, AT PRE. No. - 14A, GARIAHAT ROAD, KOLKATA-700 068, P.S.- LAKE, WARD NO.- 93, BOROUGH - X.

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

N W E S

*ARCHITECTS & ENGINEERS *
Deep Pal Consultancy (P) Ltd.
48/1A, Dr. Suresh Sarkar Road. Kolkata - 700 014.
E-mail : dpcdkol@yahoo.com

DRAWN BY	*Checked BY*
RITA	M.C.Paul

BUILDING PERMIT NO: 2024100009 **DATE:** 08/04/2024

VALID UP TO: 08-APR-2029

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2024.04.08 17:59:52 +05'30'

ASSISTANT ENGINEER (CIVIL)/BLDG/BR -X/K.M.C.