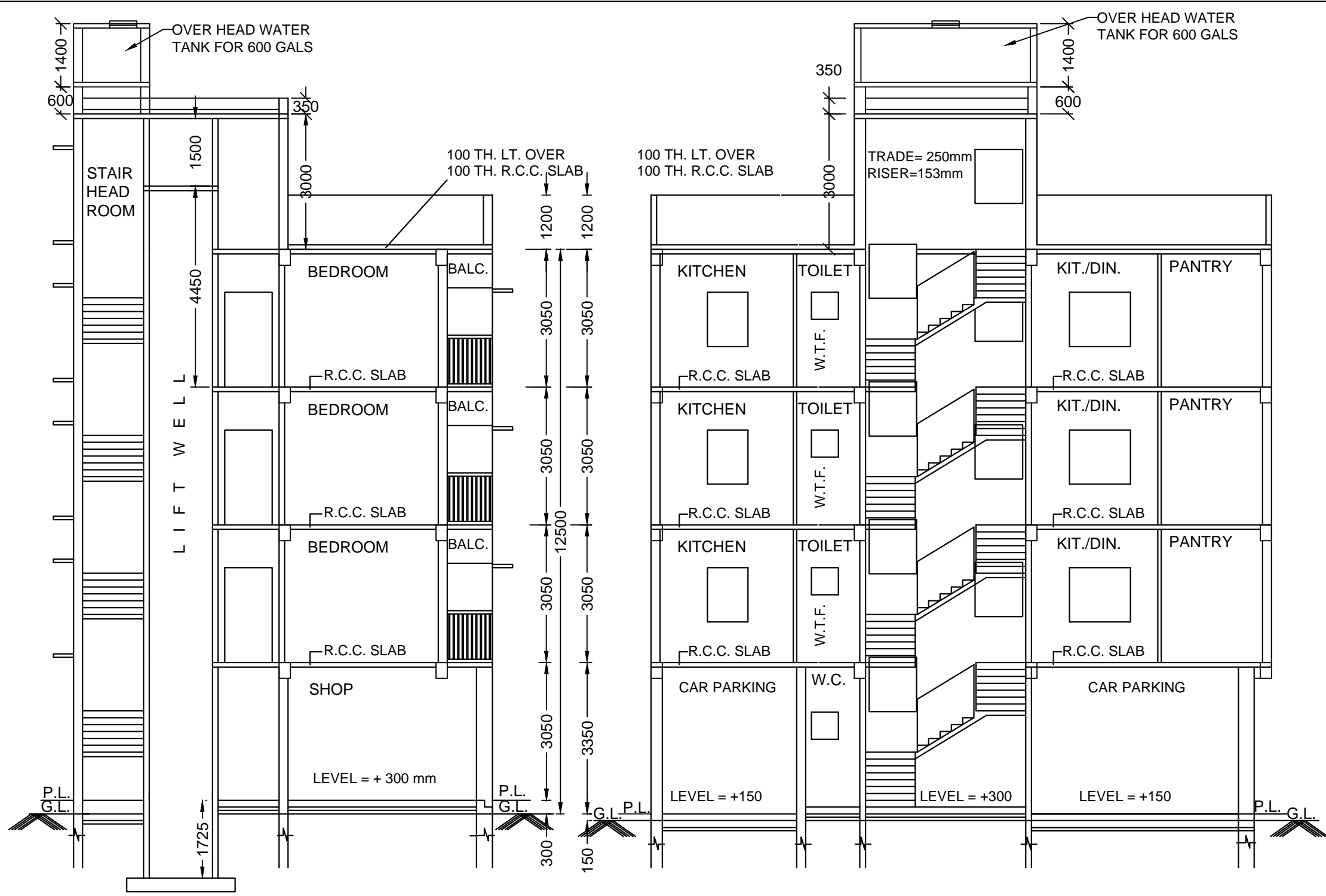




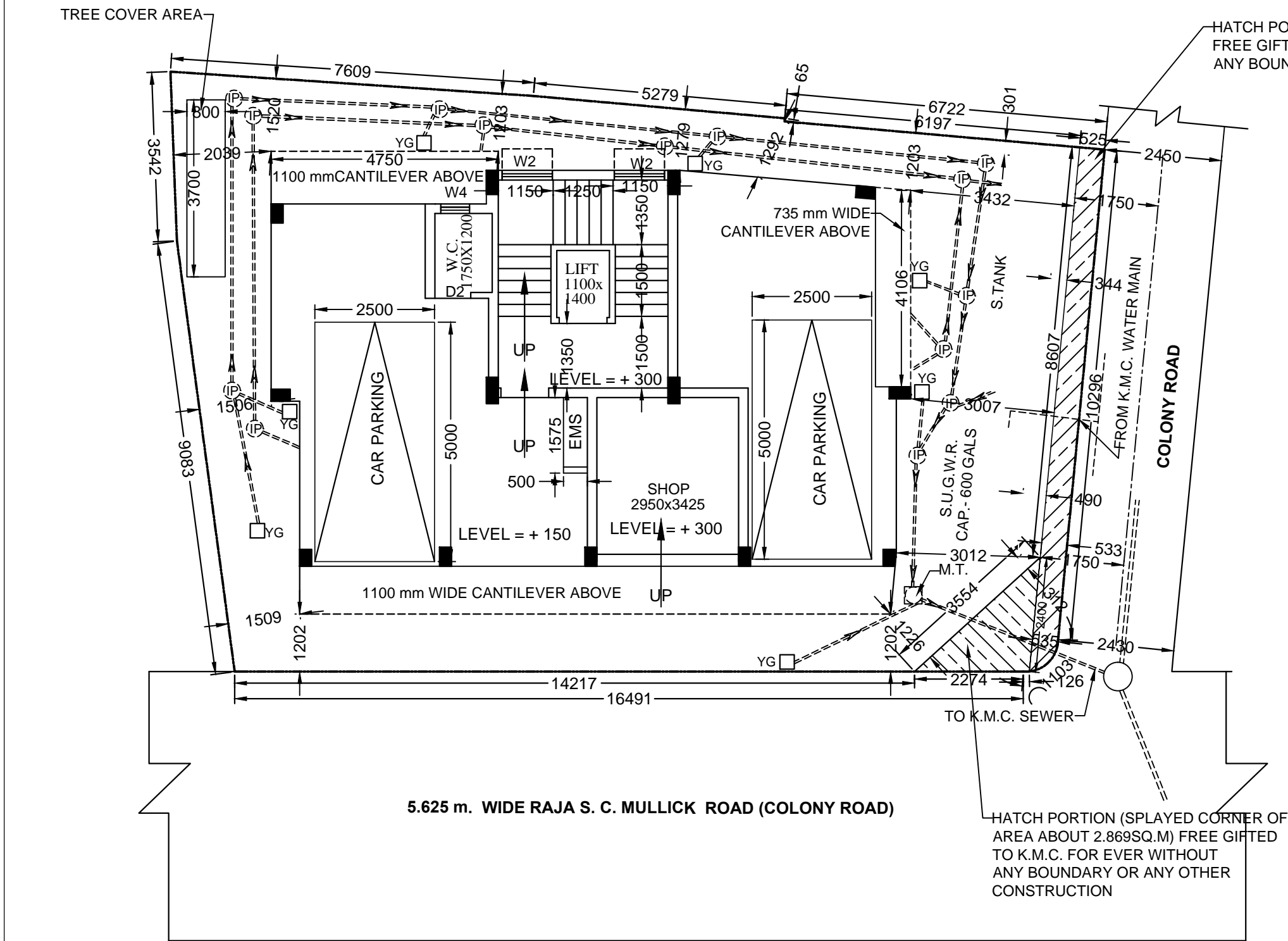
FRONT ELEVATION
SCALE = 1:100

NORTH SIDE ELEVATION
SCALE = 1:100

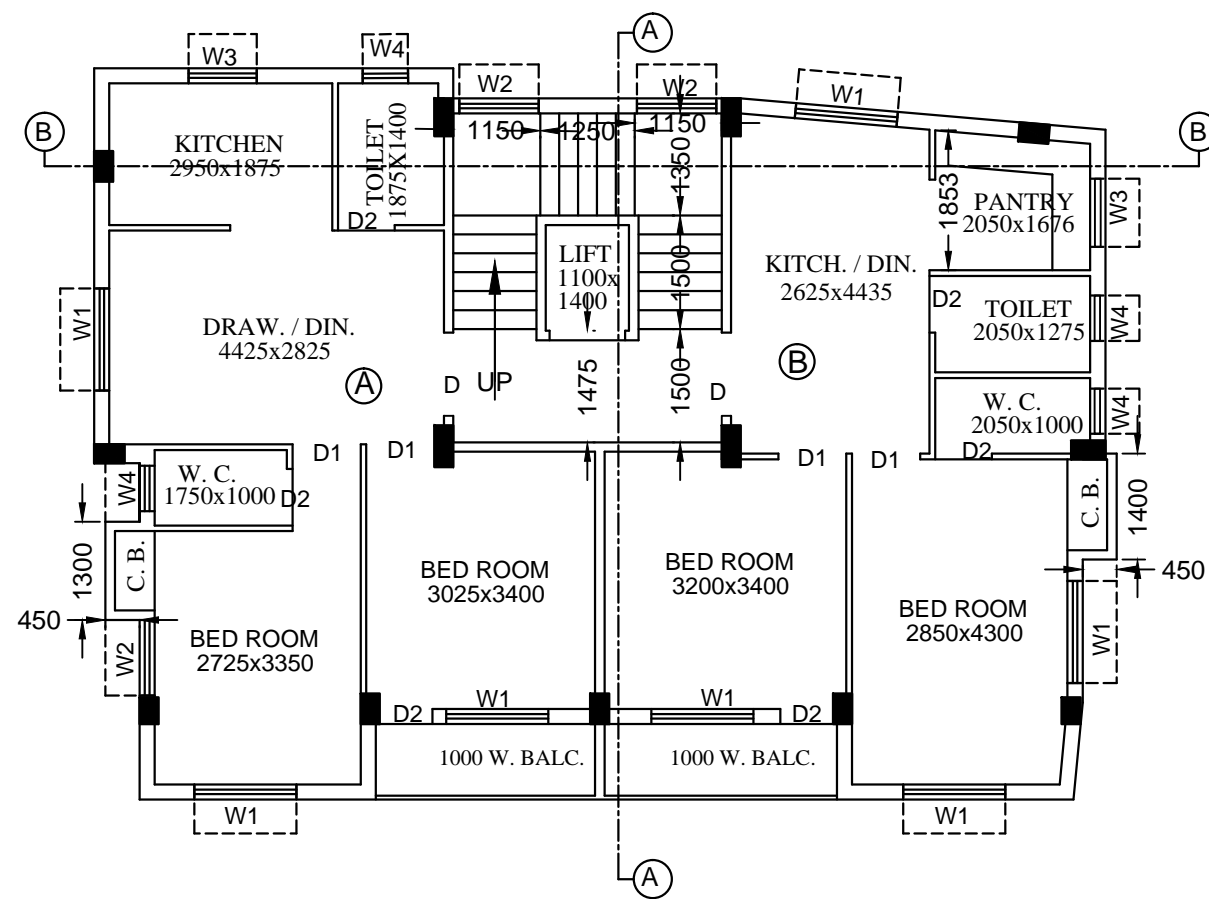


SECTION ON - A - A
SCALE = 1:100

SECTION ON - B - B
SCALE = 1:100



PROPOSED GROUND FLOOR PLAN
SCALE = 1:100



PROPOSED (TYP) 1ST, 2ND & 3RD FLOOR PLAN
SCALE = 1:100

| PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 :- 33M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) | | | |
|--|-----------------------|------------|-----------------------------|
| REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN | CO-ORDINATE IN WGS 84 | | SITE ELEVATION (AMSL) |
| | LATITUDE | LONGITUDE | |
| A | 22 29 59 N | 88 21 09 E | 8.0 M |
| A | 22 29 59 N | 88 21 09 E | 8.0 M |

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AA1 = 33 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) =

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF
ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR
WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT
TO TAKR APPROPRIATE ACTION AGAINST ME AS PER LOW

SRI PRALAY KUMAR MAITY
L.B.S. NO - 1351, CLASS - I (K.M.C.)
NAME OF THE L.B.S.

SRI ASHOK GHOSH PROPRIETOR OF M/S
AYANTIKA CONSTRUCTION AND C.A. OF
SMT MOUMITA GHOSH AND
SMT DIPANNITA ROY
NAME OF THE OWNER

SPECIFICATION

1. 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
2. 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
3. 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
4. 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
5. 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
6. 7. ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
7. 8.GRADE OF CONCRETE :- M20
8. 9.GRADE OF STEEL :- Fe-415

CERTIFICATE OF L. B. S.

I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 5.625 MT WIDE K. M. C. ROAD ON THE EASTERN SIDE AND 2.430MT TO 2.450 MT. WIDE COLONY ROAD NORTHERN SIDE OF THE PREMISES. CONFORM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT DEMARCATED BY BOUNDARY WALL. THERE IS AN EXISTING TWO STORED BUILDING WHICH IS ALREADY DEMOLISHE BEFORE STARTING CONSTRUCTION .

SRI PRALAY KUMAR MAITY
L.B.S. NO - 1351 CLASS - I (K.M.C.)
NAME OF THE L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED AS SOIL TEST REPORT MADE BY "MAS" OF 4, GARFA MAIN ROAD KOLKATA - 700075 AND DULY SIGNED BY GEOTECHNICAL ENGINEER SRI KALLOL KUMAR GHOSHAL .G.T. NO - 49, CLASS - I (K.M.C.)

SAKTI BRATA BHATTACHARYYA
E. S. E. NO - 116, CLASS - I (K.M.C.)
NAME OF THE STRUCTURAL ENGINEER

GEO-TECHNICAL ENGINEER'S DECLARATION

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-THCHNICAL POINT OF VIEW.

SRI KALLOL KUMAR GHOSHAL
EMPANELMENT NO. - G.T./49(K.M.C.)
NAME OF THE GEO-TECHNICAL ENGINEER

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S. & E.S.E DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION. OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT. THE PLOT IS DEMARCATED BY BOUNDARY WALL, THE PLOT IS VACANT THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SRI ASHOK GHOSH PROPRIETOR OF M/S
AYANTIKA CONSTRUCTION AND C.A. OF
SMT MOUMITA GHOSH AND
SMT DIPANNITA ROY
NAME OF THE OWNER / APPLICANT

NOTE

1. ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

2. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR NOT EXCEED THE DEPTH OF COLUMN FOUNDATION. PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION. OF BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR AND DEMOLITION OF EXISTING STRUCTURE

SCHEDULE OF DOORS & WINDOWS

| DOORS | WINDOW |
|-----------------|------------------|
| D - 1000 X 2100 | W1 - 1350 X 1200 |
| D1 - 950 X 2100 | W2 - 1050 X 1200 |
| D2 - 750 X 2100 | W3 - 900 X 1000 |
| | W4 - 600 X 600 |

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO - 210990539054
2. NAME OF THE RECORDED OWNER - SMT MOUMITA GHOSH AND SMT DIPANNITA ROY
3. NAME OF THE APPLICANT :- SRI ASHOK GHOSH PROPRIETOR OF M/S AYANTIKA CONSTRUCTION AND C.A. OF SMT MOUMITA GHOSH AND SMT DIPANNITA ROY.
4. MUTATION CERTIFICATE :- CASE NO - 0/099/12-JUN-24/59293, DATE 09/07/2024
5. DETAILS OF F.R.R. DEED :- BOOK NO - 160500063 FOR THE YEAR 2024, REG. AT - A.D.R. - ALIPORE SOUTH 24-PARGANAS DATE 14/07/1988
6. DETAILS OF DEVELOPEMENT POWER OF ATTORNEY :- BOOK NO - I, VOLUME NO - 1605-2024, PAGE FROM - 26630 TO 26647 BEING NO. - 160500063 FOR THE YEAR 2024, REG. AT - D.S.R. - V SOUTH 24 PARGANAS, DATE - 20/04/2024
7. DETAILS OF BOUNDARY DECLARATION - BOOK NO - I, VOLUME NO - 1605-2024, PAGE FROM - 67278 TO 67290 BEING NO. - 160501527 FOR THE YEAR 2024, REG. AT - A.D.S.R. - ALIPORE, DATE - 11/09/2024
8. DETAILS OF K.M.C. DEED OF GIFT (STRIP OF LAND):- BOOK NO - I, VOLUME NO - 1605-2024, PAGE NO - 67383 TO 67399 BEING NO -160501526, YEAR - 2024 REG. AT - A.D. S. R. - ALIPORE, DATE - 11/09/2024
9. DETAILS OF K.M.C. DEED OF GIFT (SPLAY CORNER):- BOOK NO - I, VOLUME NO - 1605-2024, PAGE NO - 67400 TO 67416 BEING NO -160501525, YEAR - 2024 REG. AT - A.D. S. R. - ALIPORE, DATE - 11/09/2024

PART - B

- 1) (a) AREA OF PLOT OF LAND:- (03K-05CH-00Sft) = 221.572 Sqm (AS PER DEED, ASSESSMENT BOOK COPY)
- (b) AREA OF PLOT OF LAND :- (03K-04CH-2.49Sft) = 217.622 Sqm (AS REG. BOUNDARY DECLARATION)
- 2) PERMISSIBLE GROUND COVERAGE - 59.41% = 129.289 Sqm
- 3) PROPOSED GROUND COVERAGE - 120.855 Sqm = (55.53 %)

4) PROPOSED AREA :-

| FLOOR | FLOOR AREA (Sqm) | LIFT WELL AREA (Sqm) | FLOOR AREA EXCLUDING LIFT WELL (Sqm) | TOTAL EXMP. AREA (Sqm) | | NET FLOOR AREA (Sqm) |
|--------|------------------|----------------------|--------------------------------------|------------------------|------------------|----------------------|
| | | | | STAIR+ STAIR LOBBY | LIFT+ LIFT LOBBY | |
| GROUND | 100.284 | ---- | 100.284 | 11.393 | 1.823 | 87.068 |
| 1ST | 120.855 | 1.540 | 119.315 | 11.393 | 1.823 | 106.099 |
| 2ND | 120.855 | 1.540 | 119.315 | 11.393 | 1.823 | 106.099 |
| 3RD | 120.855 | 1.540 | 119.315 | 11.393 | 1.823 | 106.099 |
| TOTAL | 462.849 | 4.620 | 458.229 | 45.572 | 7.292 | 405.365 |

5) TENEMENT AND PARKING CALCULATION

| TENE. MKD. | TENE. AREA (Sqm) | PROPORTIONATE COMMON AREA (Sqm) | ACTUAL TENE. AREA INCLUDING COMMON AREA (Sqm) | TENE. NO. | REQUIRED PARKING | PROPOSED PARKING |
|------------|------------------|---------------------------------|---|-----------|------------------|------------------|
| A | 52.043 | 13.517 | 65.551 | 3 | ONE | TWO |
| B | 51.872 | 13.475 | 65.347 | 3 | | |
| TOTAL | | | | | | |

- B) NOS. OF PARKING PROVIDED i) COVERED - TWO & OPEN - NIL
- C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 25 Sqm
- D) ACTUAL AREA OF PARKING PROVIDED = 66.772 Sqm
- E) PERMISSIBLE F.A.R. = 1.75
- F) PROPOSED F.A.R. = (405.365-25) / 217.622 = 1.748 < 1.75
- G) STATEMENT OF OTHER AREAS :-

| | LOFT | CUPBOARD | LEDGE / TEND |
|--------------|------|-----------|--------------|
| GROUND FLOOR | NIL | NIL | NIL |
| FIRST FLOOR | NIL | 1.215 Sqm | NIL |
| SECOND FLOOR | NIL | 1.215 Sqm | NIL |
| SECOND FLOOR | NIL | 1.215 Sqm | NIL |
| TOTAL | NIL | 3.645 Sqm | NIL |

- 10) COMMON AREA
- i) AT GROUND FLOOR = 21.225 Sqm
- ii) AT OTHER FLOOR (16.951 - 1.540) = 15.411 X 2 = 46.233 Sqm
- 11) STAIR HEAD ROOM AREA = 19.440 Sqm
- 12) LIFT MACHINE ROOM AREA = NIL
- 13) ROOF TOILET AREA (IF ANY) = NIL
- 14) AREA OF OVER HEAD WATER TANK = 6.278 Sqm
- 15) AREA OF SHOP = 12.337 Sqm
- 16) CARPAT AREA OF SHOP = 9.702 Sqm
- 17) OTHER AREA FOR FEES = (19.440 + 3.645) = 23.085 Sqm
- 18) TOTAL AREA FOR FEES = 23.085 + 458.229 = 481.314 Sqm
- 19) TREE COVER AREA = 2.961 Sqm
- 20) RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED THREE STORED RESIDENTIAL BUILDING
PLAN U/S 393 A OF C.M.C. ACT 1980 AND K.M.C.
BUILDING RULE 2009 AT PREMISES NO - 69/1/3/110
RAJA SUBODH CHANDRA MULLICK ROAD,
IN WARD NO - 099, BOROUGH - X, P.S. - NETAJI
NAGAR KOLKATA - 700047.

BUILDING PERMIT NO:- 2024100217 DATE :- 03/01/2025
VALID UPTO :- 02/01/2030

ASSISTANT ENGINEER (CIVIL) Br-X. OF K.M.C.