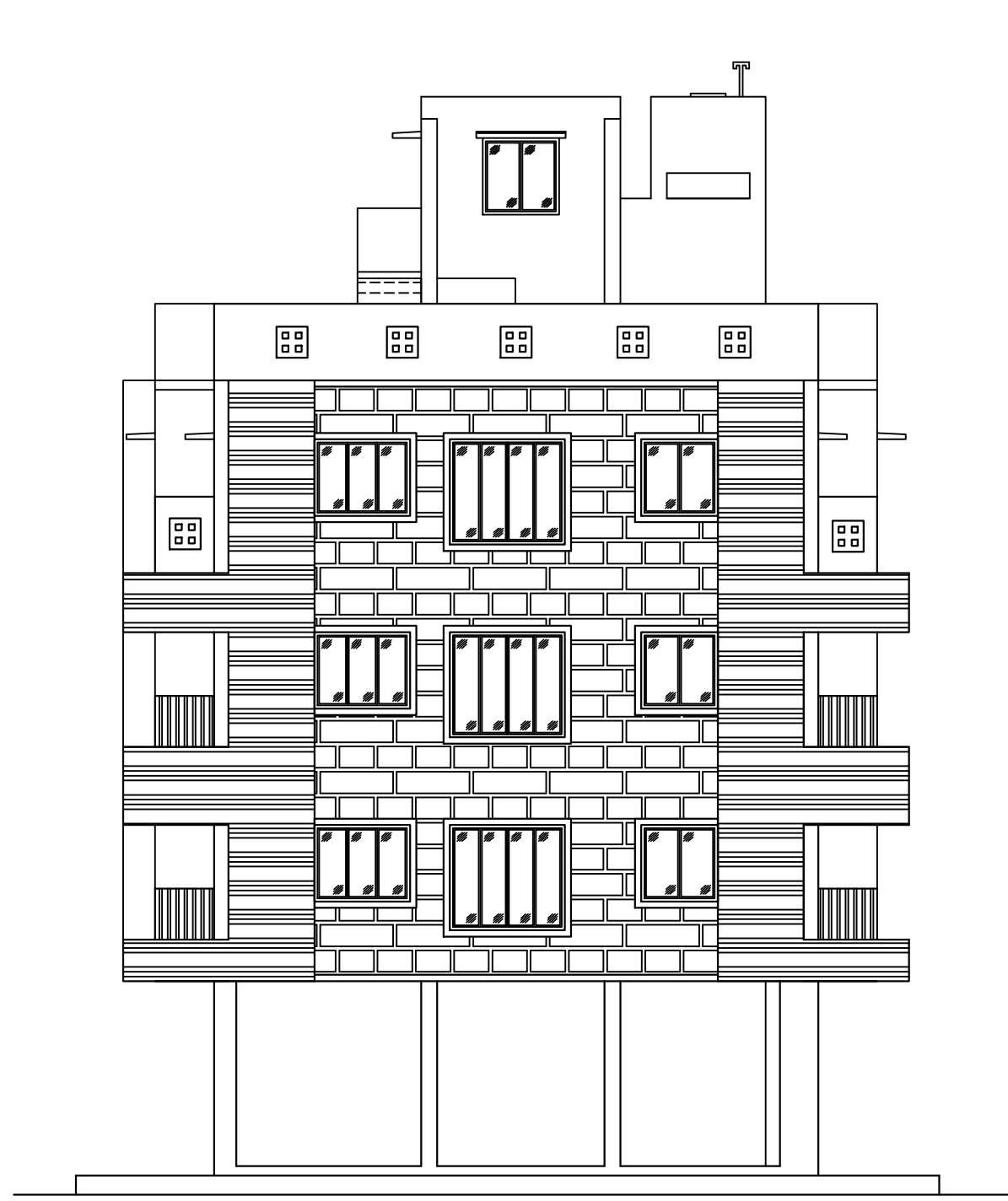
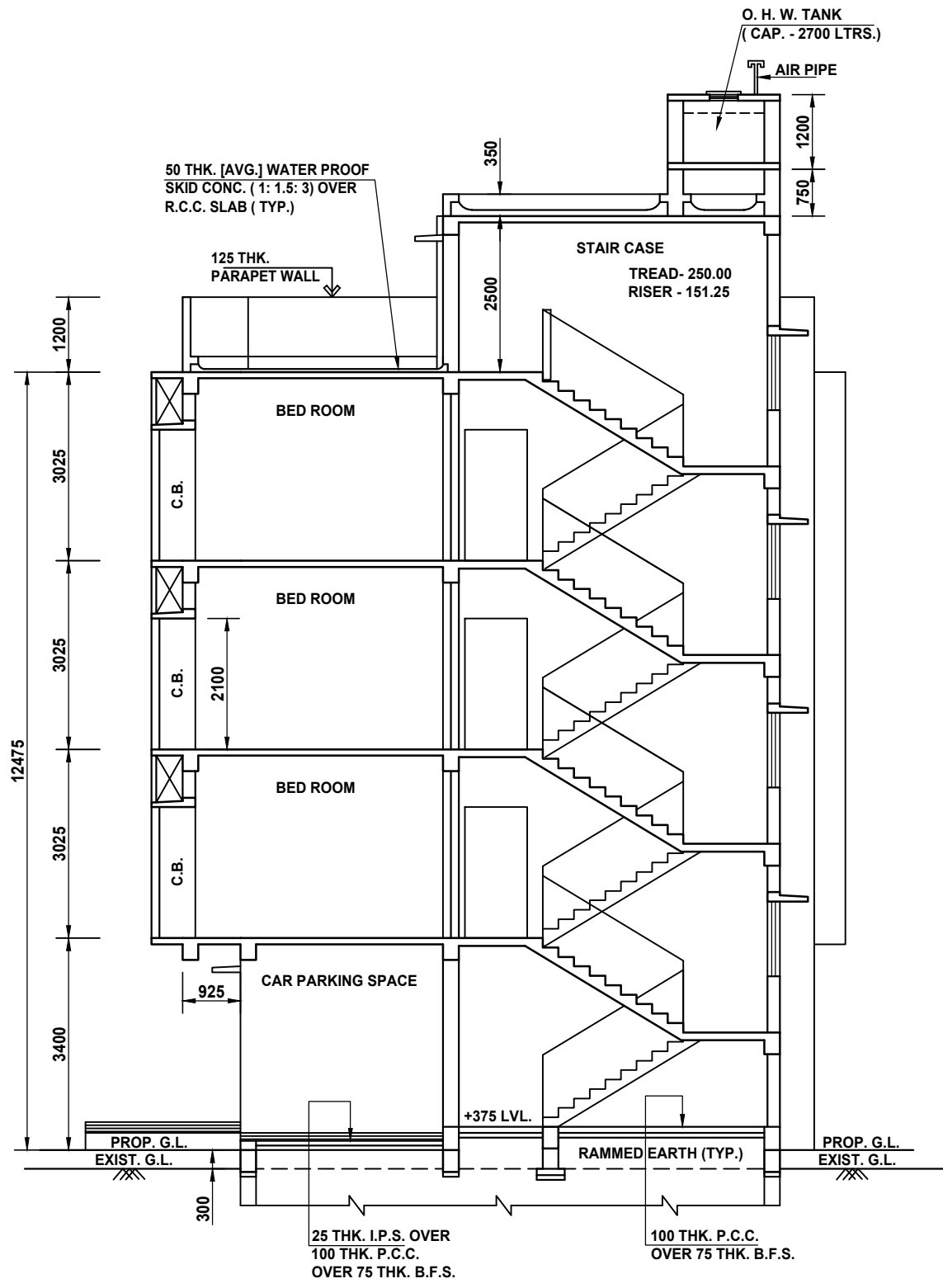
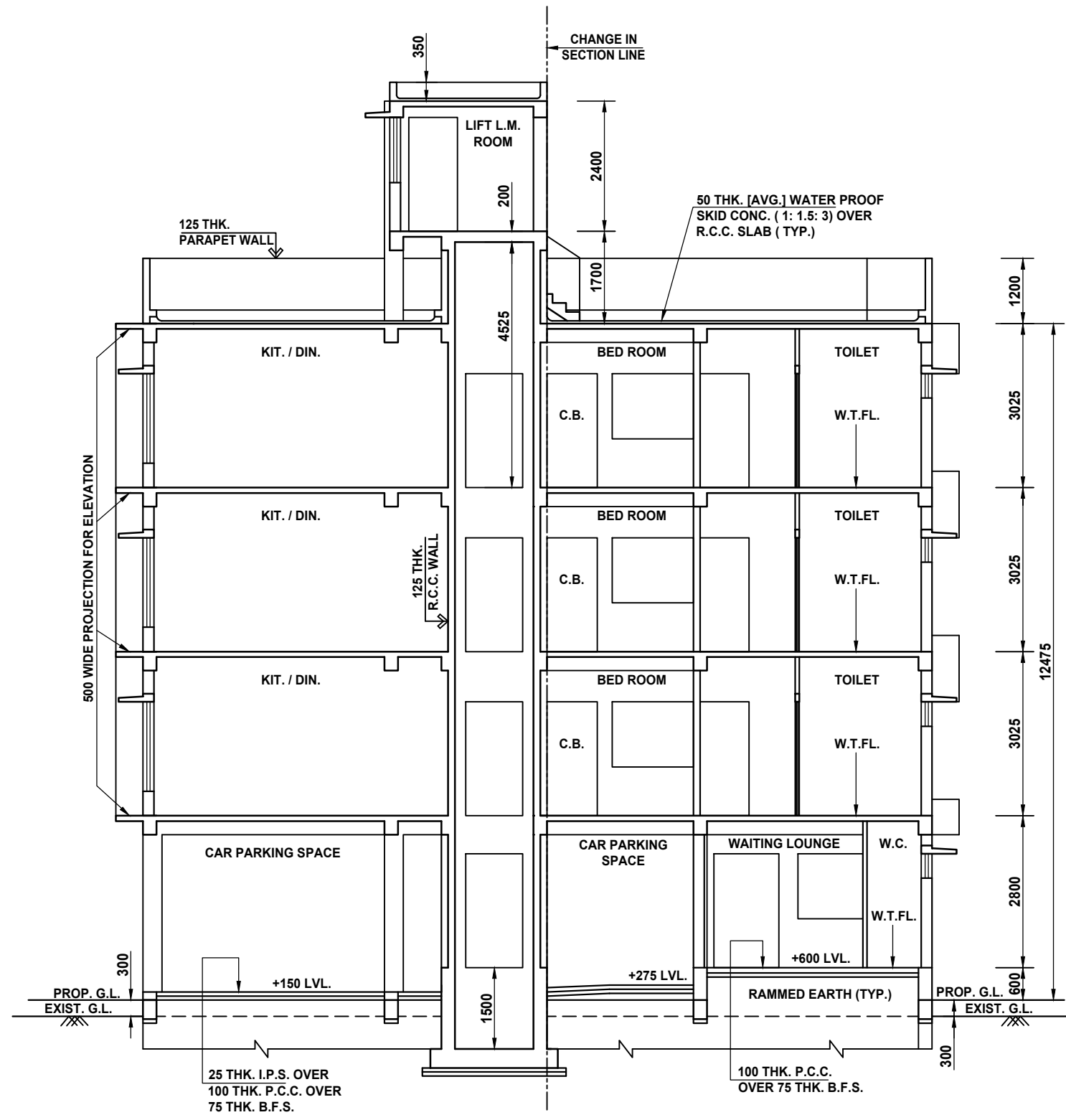




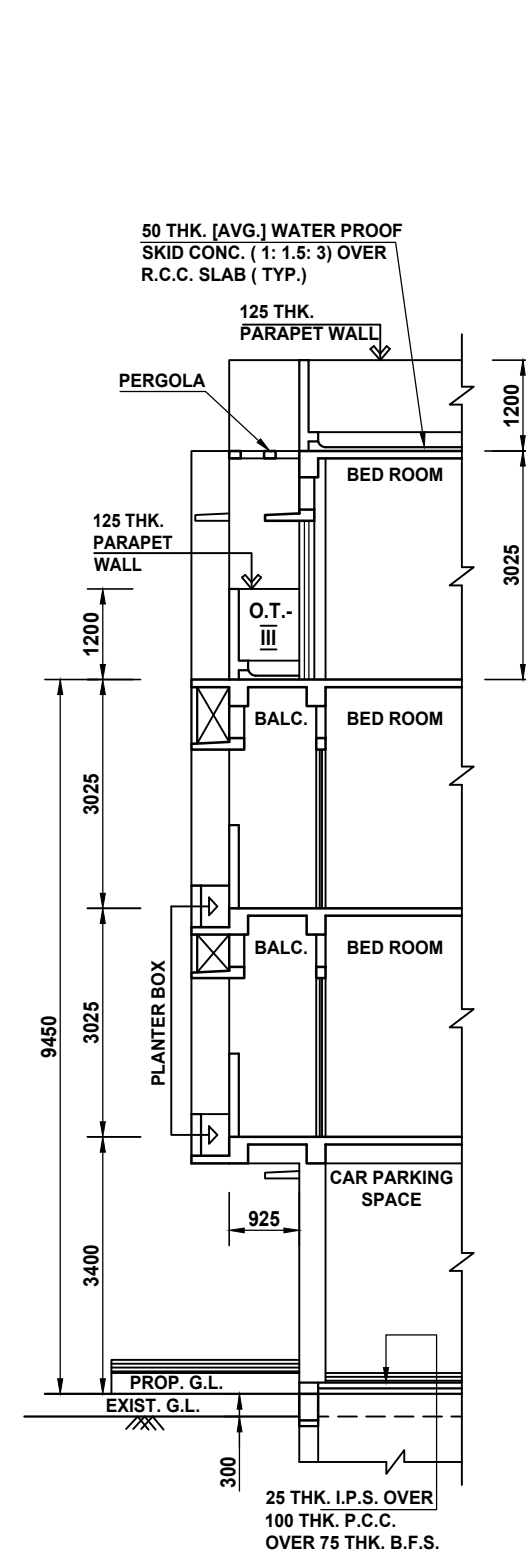
FRONT SIDE ELEVATION
SCALE - 1:100



SECTIONAL VIEW AT 'X-X'
SCALE - 1:100



SECTIONAL VIEW AT 'Y-Y'
SCALE - 1:100



SECTIONAL VIEW AT 'Z-Z'
SCALE - 1:100

NOTE :-

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR.
2. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

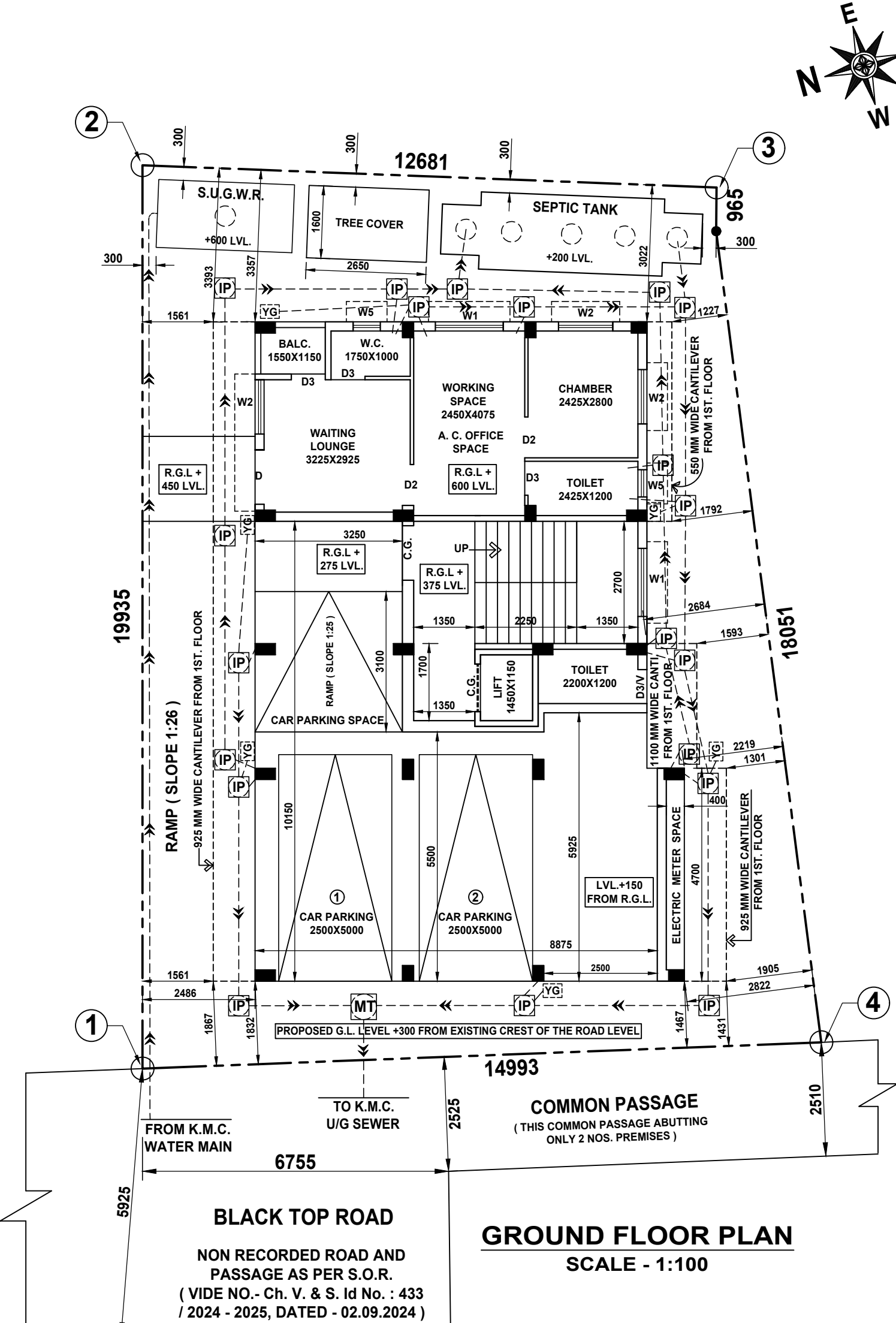
SPECIFICATIONS :-

1. ALL EXTERNAL WALLS 250 MM. THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM. THK.
2. ALL 250 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (5:1) SAND, CEMENT MORTAR.
3. ALL 125 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (4:1 & 3:1) SAND, CEMENT MORTAR.
4. ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3 : 1.5 : 1) (UNLESS OTHERWISE MENTIONED).
5. GRADE OF CONCRETE - M20
6. GRADE OF STEEL - Fe500.
7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

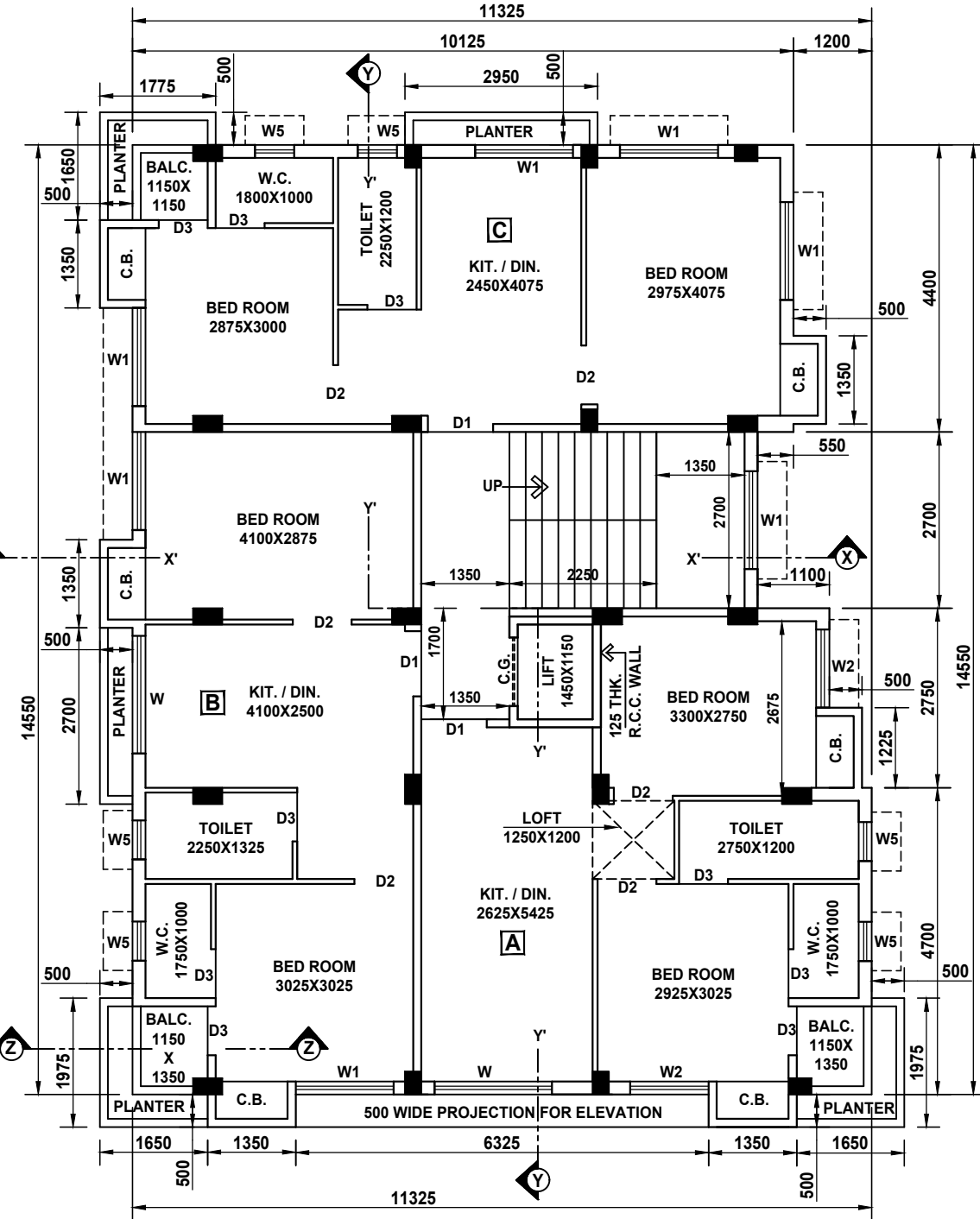
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 = 33 M
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22° 28' 42"	88° 22' 19"	5.0 M.
2	22° 28' 42"	88° 22' 19"	5.0 M.
3	22° 28' 42"	88° 22' 19"	5.0 M.
4	22° 28' 43"	88° 22' 18"	5.0 M.

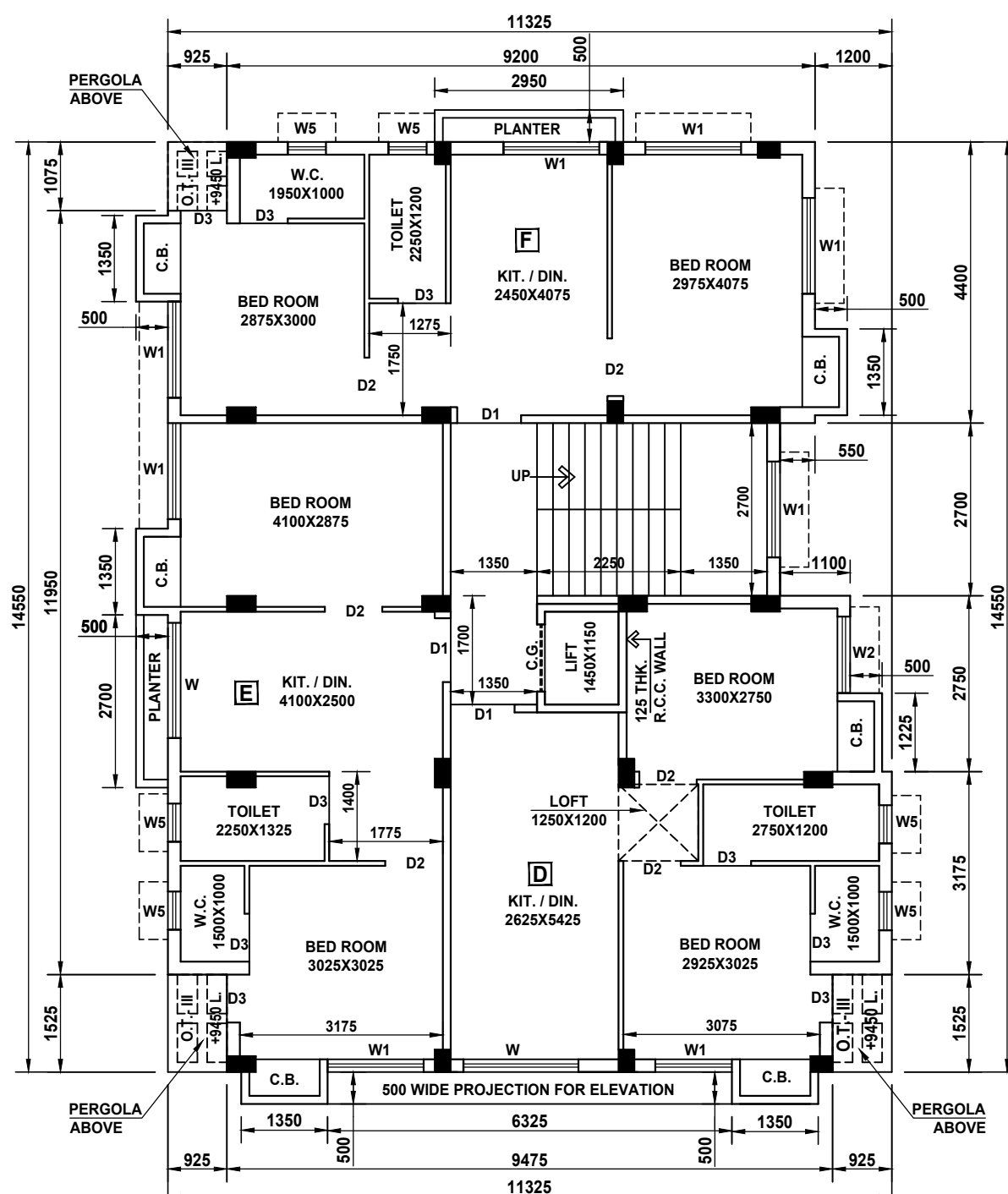
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.



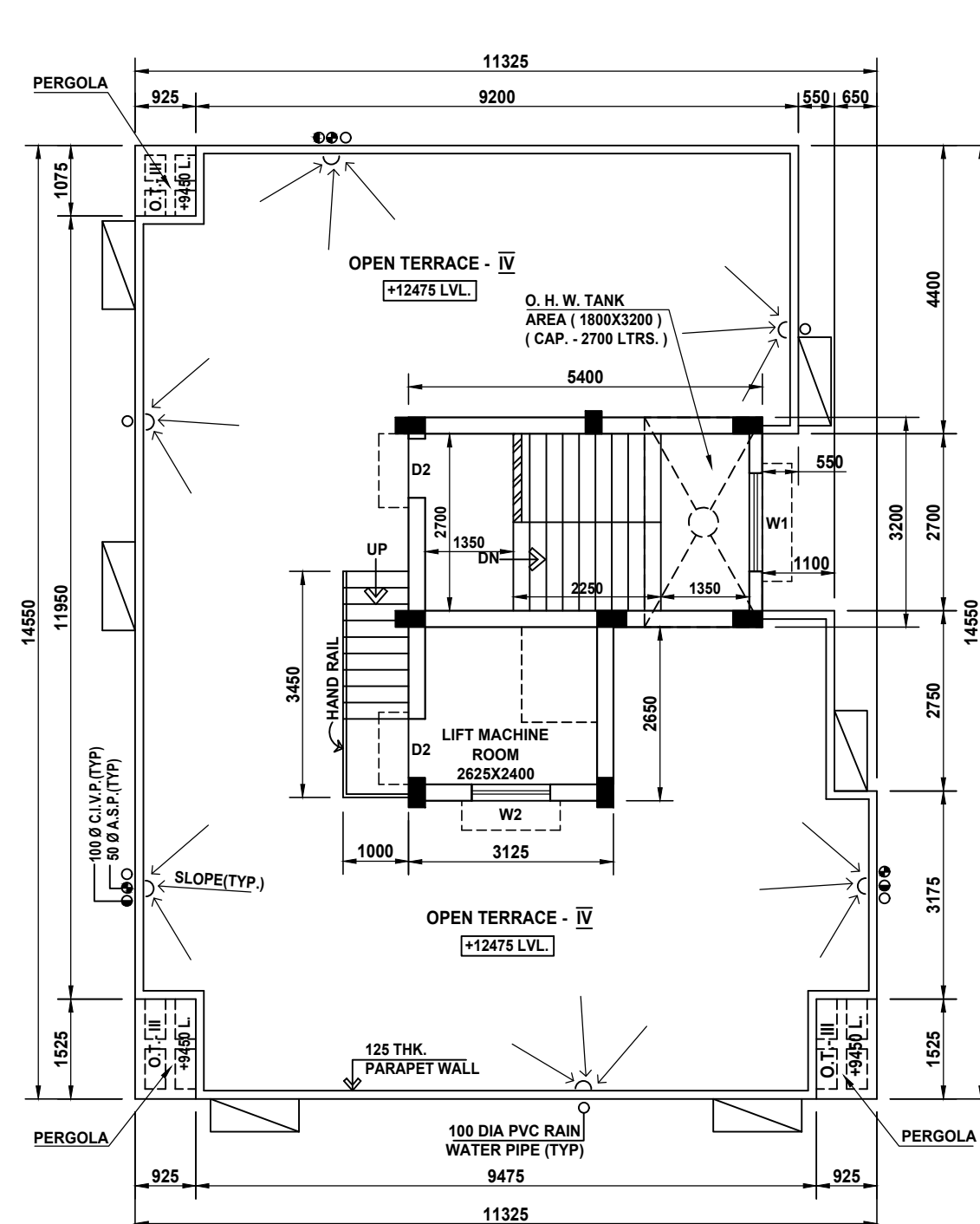
GROUND FLOOR PLAN
SCALE - 1:100



FIRST / SECOND FLOOR PLAN
SCALE - 1:100



THIRD FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

Drawn by Bikash Halder	Checked by M.M.G.M.	Approved by - date M.M.G.M. - 18/04/24	Filename S-5/02/393A/02/24-25	Date 16/04/2024	Scales 1:100, 50:600, 4:1000
Space-S A House of Civil & Architectural 393A/RAJANAGAR, KOLKATA-700 0047. (M) - 9830429400, 9088015153			FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES		
PREM. NO. - 69 / 1 / 4 / 15 / 1, RAJA SUBODH CHANDRA MULLICK ROAD			Revision 0	Sheet 2/2	

ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. - 21 - 100 - 08 - 0375 - 7			
2. NAME OF OWNERS - LUBDHA HALDER & TAPAS KAVIRAJ			
3. NAME OF APPLICANT - BISWAJIT DAS (SOLE PROPRIETOR OF M.S. BISWAMITA CONSTRUCTION) AS CONSTITUTED POWER OF ATTORNEY FOR LUBDHA HALDER & TAPAS KAVIRAJ			
	DETAILS OF REGD. TITLE DEED	DETAILS OF REGD. POWER OF ATTORNEY	DETAILS OF BOUNDARY DECLARA.
BOOK NO.	1605 2023	1605 2023	1605 2023
VOLUME NO.	3099 to 3113	63491 to 63510	75916 to 75928
BEING NO.	1605 0090	1605 01706	1605 01946
DATE	02 / 02 / 2023	30 / 10 / 2023	13 / 12 / 2023
REGD. AT	A.D.S.R. ALIPORE SOUTH 24-PGS	A.D.S.R. ALIPORE SOUTH 24-PGS	A.D.S.R. ALIPORE SOUTH 24-PGS

PART - B

1. AREA OF LAND -
a) AS PER TITLE DEED = 04 K. - 00 CH. - 19 SFT / 269.324 SQM [MORE / LESS]
b) AS PER ASSESSMENT BOOK & BOUNDARY DECLARATION = 03 K. - 16 CH. - 40.15 SFT / 267.108 SQM [MORE / LESS]
2. PERMISSIBLE GROUND COVERAGE :-
57.763 % OF L.A. = 154.290 SQM
3. PROPOSED GROUND COVERAGE :-
57.275 % OF L.A. = 152.986 SQM

4. AREA STATEMENT :-									
GR. FL.	RESIDENTIAL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)	
R - 91.675 B - 38.060	-----	-----	129.735	13.365	2.295	114.075	-----	-----	
1ST. FL.	152.986	1.668	151.318	13.365	2.295	135.658	3.988	1.500	
2ND. FL.	152.986	1.668	151.318	13.365	2.295	135.658	3.988	1.500	
3RD. FL.	149.171	1.668	147.503	13.365	2.295	131.843	3.988	1.500	
TOTAL	584.878	5.004	579.874	53.460	9.180	517.234	11.964	4.500	
5. TENEMENTS CALCULATION									
(A) RESIDENTIAL:									
TENEMENT MKD.	TENEMENT AREA ACTUAL (SQM)	COMMON AREA (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	6. ADDITIONAL AREA FOR FEES :-				
A	45.514	8.768	54.282	02	CUP BOARD AREA	= 11.964 SQM			
B	44.831	8.636	53.467	02	LOFT AREA	= 4.500 SQM			
C	44.273	8.529	52.802	02	STAIR HEAD ROOM AREA	= 17.280 SQM			
D	44.104	8.496	52.600	01	LIFT MACHINE ROOM AREA	= 9.063 SQM			
E	43.420	8.364	51.784	01	AREA OF LIFT M/C ROOM STAIR	= 3.450 SQM			
F	43.279	8.337	51.616	01	AREA OF PERGOLA	= 3.816 SQM			
TOTAL COMMON AREA = 77.063 SQM					ADDITIONAL AREA FOR FEES = 50.073 SQM				
CARPET AREA OF THE A.C. OFFICE = 32.643 SQM					(B) CAR PARKING CALCULATION				
						NO.	AREA (SQ. M)		
					REQUIRED	02	50.000		
					PROVIDED	02	64.712		

7. PERMISSIBLE F.A.R. = 1.75
8. PERMISSIBLE TOTAL FLOOR AREA = 467.439 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA
9. PROPOSED F.A.R. = (517.234 - 50.0) / 267.108 = 1.749 < 1.75
10. AREA OF O. H. W. TANK = 5.769 SQM
11. AREA OF TREE COVER = 4.240 SQM
12. TOTAL AREA FOR FEES = 629.947 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)

DECLARATION OF C.A. / APPLICANT :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
i) I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
ii) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.
vii) BOUNDARY OF THE PLOT IS DEMARKED BY BOUNDARY WALL.
viii) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
ix) EXISTING STRUCTURE OCCUPIED BY OWNERS, THERE IS NO TENANT.
x) THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK / RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNERS.

BISWAJIT DAS (SOLE PROPRIETOR OF M.S. BISWAMITA CONSTRUCTION) AS CONSTITUTED POWER OF ATTORNEY FOR LUBDHA HALDER & TAPAS KAVIRAJ
NAME OF C.A. / APPLICANT

DECLARATION OF L. B. S. :-

I 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 THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING 5.925 M. WIDE BLACK TOP ROAD & 2.510 M. WIDE COMMON PASSAGE ON WESTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALLS.

MANASH M.G. MAJUMDAR, LBS / I / 1078
NAME OF L. B. S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE 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 LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
SOIL TESTING REPORT HAS BEEN DONE BY SUBHANKAR ROY OF SS PROJECTS & ENGINEERS PVT. LTD. OF 237, KABI NABIN SEN ROAD, NAGER BAZAR, KOLKATA- 700 028. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANASH M.G. MAJUMDAR, E.S.E. / II / 586
NAME OF E. S. E.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

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

SRI SUBHANKAR ROY, G.T.E. / I / 05
NAME OF GEO-TECHNICAL ENGINEER

PROJECT

PROPOSED PLAN FOR G+III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.475 MT. (U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009), AT PREMISES NO.- 69 / 1 / 4 / 15 / 1, RAJA SUBODH CHANDRA MULLICK ROAD, WARD NO.- 100, BOROUGH - X, P.S.- NETAJI NAGAR, KOLKATA - 700 047, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2024100252

DATE - 20/02/2025

VALID UPTO - 19/02/2030

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E. (B)