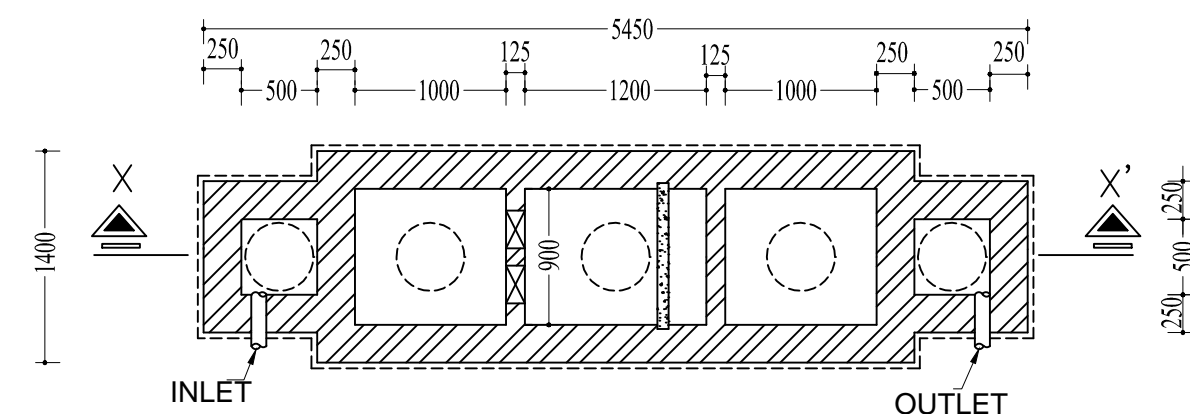
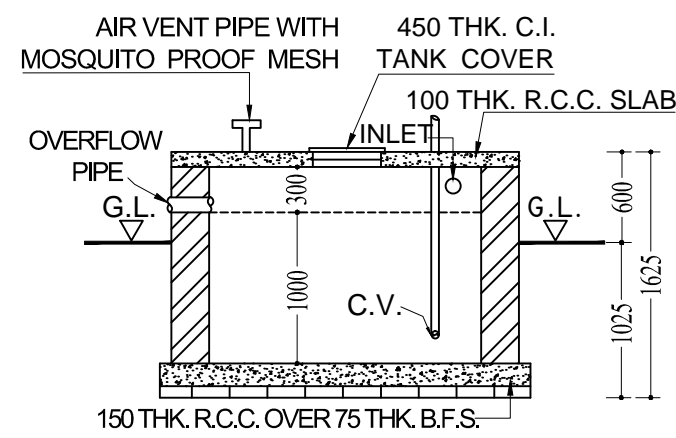


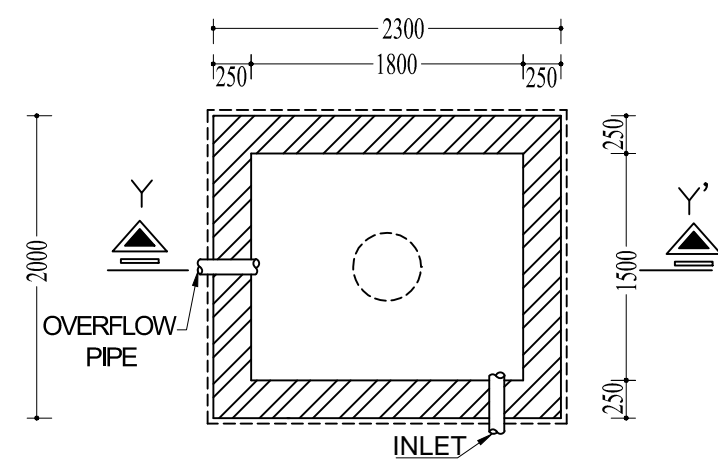
SECTION AT X-X'



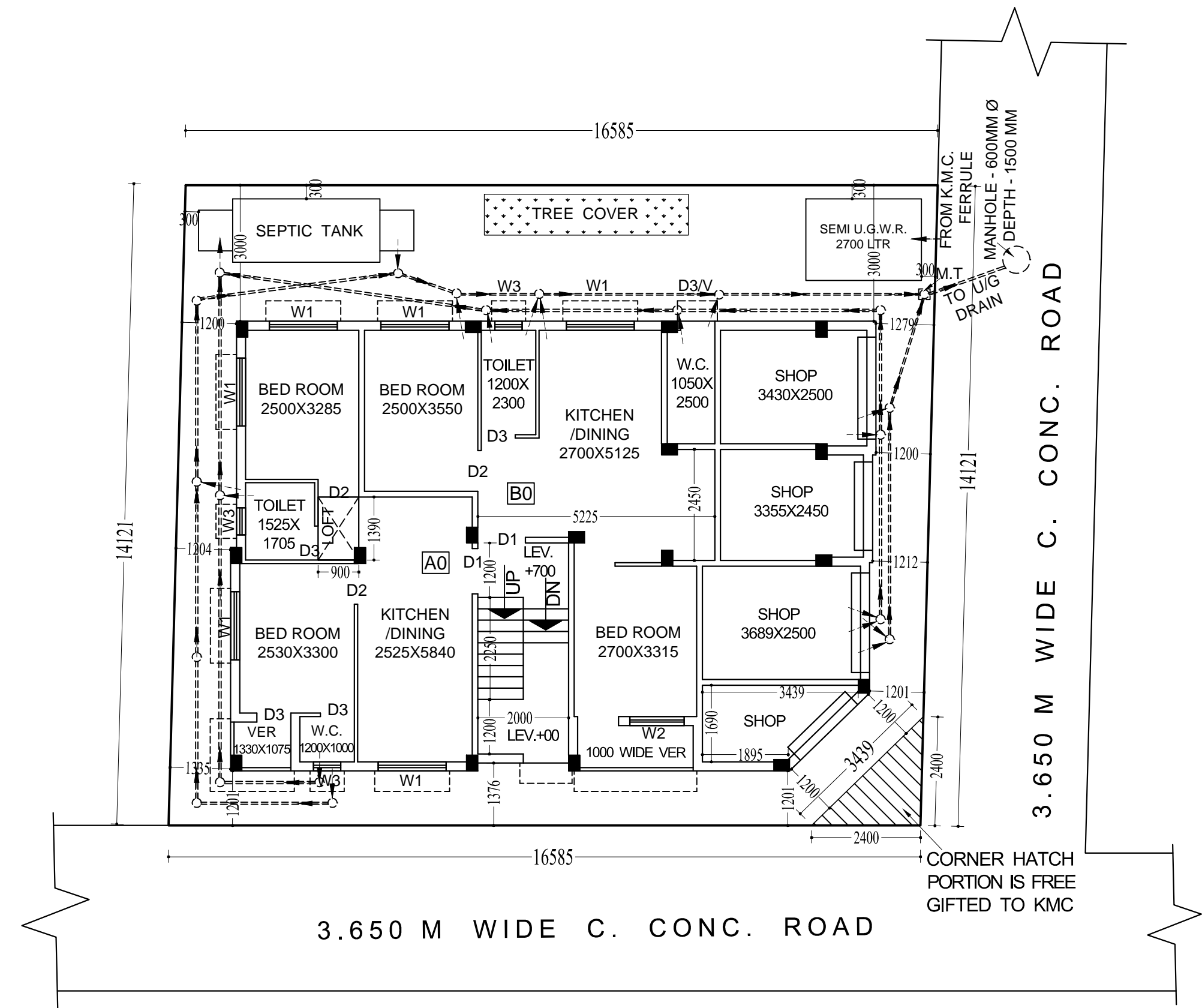
PLAN
DETAILS OF SEPTIC TANK
SCALE= 1:50 50 USERS



SECTION AT Y-Y'



PLAN
DETAILS OF SEMI U/G
WATER RESERVOIR
SCALE= 1:50 CAP.= 2700 LTRS.



GROUND FLOOR PLAN

PREMISES NO.- : 368, MISSION ANCHAL
ASSEESSEE NO.- : 31-114-15-0368-0
NAME OF OWNER / APPLICANT- : SAGAR MONDAL & SWAPAN DAS
AREA OF LAND - : 234.113 M²
NAME OF L.B.S.- : BISWAJIT RAY (I / 1455)
PERMISSIBLE HEIGHT IN
REFERENCE TO CCZM ISSUED BY
AAI. - : 33 M

CO-ORDINATE IN WGS-84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°27'45" N	88°20'12" E	8 M
B	22°27'45" N	88°20'13" E	
C	22°27'45" N	88°20'13" E	
D	22°27'45" N	88°20'12" E	

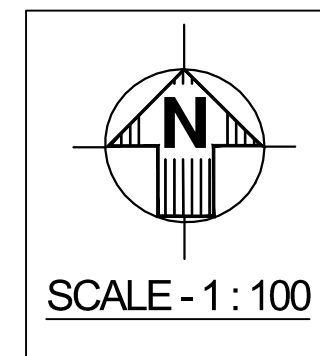
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF
AT ANY STAGE IS FOUND OTHERWISE THAT I SHALL BE FULLY LIABLE FOR
WHICH AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE
APPROPRIATE ACTION AGAINST ME AS PER LAW.

1) SAGAR MONDAL 2) SWAPAN DAS
AS CONSTITUTED ATTORNEY OF
1) LITAN KARMAKAR, 2) SHIPRA PAUL
NAME OF OWNER / APPLICANT

BISWAJIT RAY
L.B.S. NO.- I/1455
NAME OF L.B.S.

DETAILS OF B.L.L.R.O.

B.L.L.R.O. CONVERSION MEMO NO.-
600/9016-9019/9125-9126/P/23,
DATED - 07 / 12 / 2023. VIDE CASE
NO.- 8037 & 8036 / 2023.



SPECIFICATIONS -

- 1) ALL EXTERNAL WALLS ARE 200 MM THICK (1:6) AND INTERNAL WALLS ARE 125 MM & 75 MM THICK (1:4) WITH CEMENT MORTER.
- 2) PLASTER ON WALLS AND CEILING WITH CEMENT MORTER 1:6 AND 1:4 RESPECTIVELY.
- 3) 75MM THICK SCREED CONCRETE WITH PROPER WATER PROOFING COMPOUND OVER 100MM THICK ROOF SLAB.
- 4) ASSUMED BEARING CAPACITY OF SOIL = 7 TON / M².
- 5) GRADE OF CONC. = M20 AND GRADE OF STEEL = Fe 415.
- 6) CEMENT MORTER -- 1:6 FOR 200 MM THICK B/W, 1:4 FOR 125 MM THICK B/W AND 1:3 FOR 75 MM THICK BRICKWORK.
- 7) ALL OTHER WORKS WILL BE AS PER I. S. CODE AND N. B. C. 1984 RECOMMENDATION.
- 8) MARBLE FLOORING WILL BE PROVIDED.

NOTES -

- 1) ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
- 2) ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
- 3) THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
- 4) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING THE CONSTRUCTION OF SEPTIC TANK AND SEMI U.G.W.R.

DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1000mm X 2100mm	W1	1200mm X 1200mm
D2	900mm X 2100mm	W2	1200mm X 1200mm
D3	750mm X 2100mm	W3	600mm X 600mm

DECLARATION OF OWNER ---

- I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
- 1) I SHALL ENGAGE L.B.S./E.S.E. DURING CONSTRUCTION.
 - 2) I SHALL FOLLOW THE INSTRUCTIONS 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.
 - 4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 - 5) THE CONSTRUCTION OF SEPTIC TANK AND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S./E.S.E.
 - 6) DURING THE SITE INSPECTION I WAS PHYSICALLY PRESENT AND DULY IDENTIFIED AND CONFIRMED THE SAID PLOT.

1) SAGAR MONDAL 2) SWAPAN DAS
AS CONSTITUTED ATTORNEY OF
1) LITAN KARMAKAR, 2) SHIPRA PAUL
NAME OF OWNER

DECLARATION OF STRUCTURAL ENGINEER--

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

BISWAJIT RAY
L.B.S. NO.- I/1455
NAME OF L.B.S.

DECLARATION OF L.B.S. ---

CERTIFY 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 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING 3.650M WIDE CEMENT CONC. ROAD IN THE SOUTH AND EAST CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK WHICH IS A VACANT LAND. THE LAND IS DEMARCATED BY BOUNDARY WALLS.

BISWAJIT RAY
L.B.S. NO.- I/1455
NAME OF L.B.S.

SHEET NO. (1/2)

BUILDING PERMIT NUMBER :- 2024110116

SANCTION DATE:- 10.07.2024

VALID UPTO:- 09.07.2029

STATEMENT OF PLAN PROPOSAL

PART - A

1) ASSESSEE NO.	31-114-15-0368-0
2) DETAILS OF REGISTERED DEED	BOOK = I, CD VOLUME = 14, BEING NO.= 03368, PAGE = 1982 TO 2000, YEAR= 2014, A.D.S.R., ALIPORE, DATE = 14.05.2014.
3) DETAILS OF REGISTERED POWER OF ATTORNEY	BOOK = I, VOLUME = 1602-2023, BEING NO.= 160206822, PAGE - 229388 TO 229404, YEAR =2023, D.S.R.-II, 24 PGS(S), DATE = 22.05.2023.
3) DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK = I, VOLUME = 1604-2024, BEING NO.= 160402534, PAGE - 94517 TO 94530, YEAR =2024, D.S.R.-IV, 24 PGS(S), DATE = 19.03.2024.
3) DETAILS OF REGISTERED CORNER SPLAY	BOOK = I, VOLUME = 1604-2024, BEING NO.= 160402532, PAGE - 92222 TO 92237, YEAR =2024, D.S.R.-IV, 24 PGS(S), DATE = 19.03.2024.
5) AREA OF LAND - A) AS PER TITLE DEED ----- B) AS PER BOUNDARY DECLARATION	234.114 M ² (3K - 08CH - 00SFT) 234.113 M ² (3K - 08CH - 00SFT)
6) ROAD WIDTH	3.650 M
7) PROPOSED HEIGHT OF THE BUILDING	9.850 M
8) NO. OF STORIED	3 (THREE)
9) SIZE OF TENEMENTS	BELOW 50 M ² -- 8 NOS.

PART - B

1) NET LAND AREA	234.113 - 2.879(SPLAY) = 231.234 M ²
2) PERMISSIBLE GROUND COVERAGE	58.863% = 137.806 M ²
3) PROPOSED GROUND COVERAGE	58.861% = 137.802 M ²
4) PERMISSIBLE COVERED AREA	409.698 M ²

5) PROPOSED COVERED AREA

FLOOR	TOTAL COVERED AREA IN m ²	STAIR WELL IN m ²	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA STAIR AREA	NET FLOOR AREA IN m ²
GROUND	137.802	---	137.802	9.30	128.502
FIRST	137.802	---	137.802	9.30	128.502
SECOND	137.802	---	137.802	9.30	128.502
TOTAL	413.406	---	413.406	27.90	385.506

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE IN m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP-AREA IN m ²	No of Tenement	No of Car Required
A0	43.601	4.065	47.666	1	0
B0	47.136	4.395	51.531	1	
A1 & A2	43.601	4.065	47.666	2	
B1 & B2	42.803	3.991	46.794	2	
C1 & C2	41.698	3.888	45.586	2	
MERCANTILE RETAIL	30.552 (CARPET)	---	34.119 (COVERED)	---	

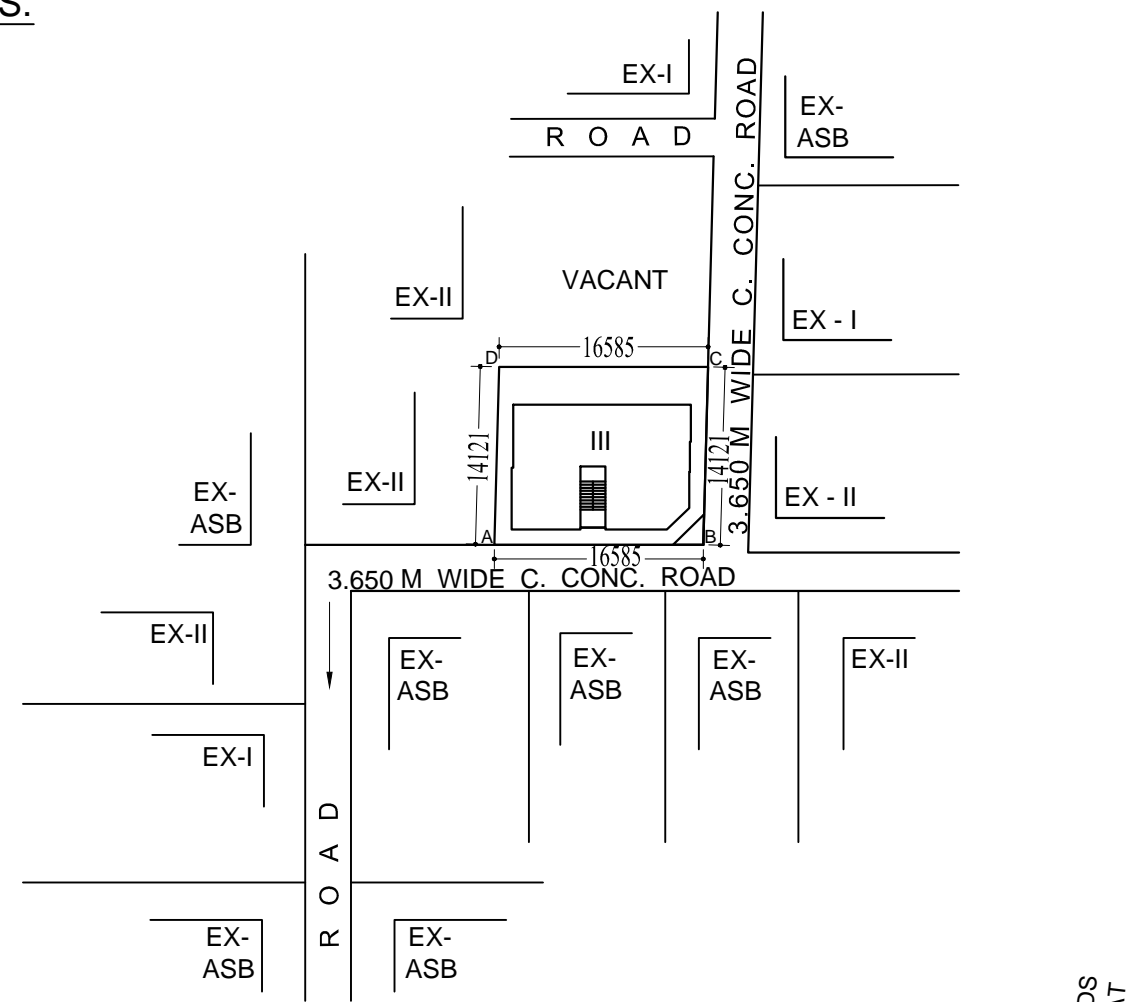
CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN SQ.M	234.113
2. TOTAL REQUIRED CAR PARKING	0
3. TOTAL COVERED CAR PARKING PROVIDED	0
4. ACTUAL CAR PARKING AREA PROVIDED IN m ²	0
6. CAR PARKING AREA EXEMPTED IN m ²	0
7. PERMISSIBLE F.A.R	1.75
8. PROPOSED F.A.R	1.647

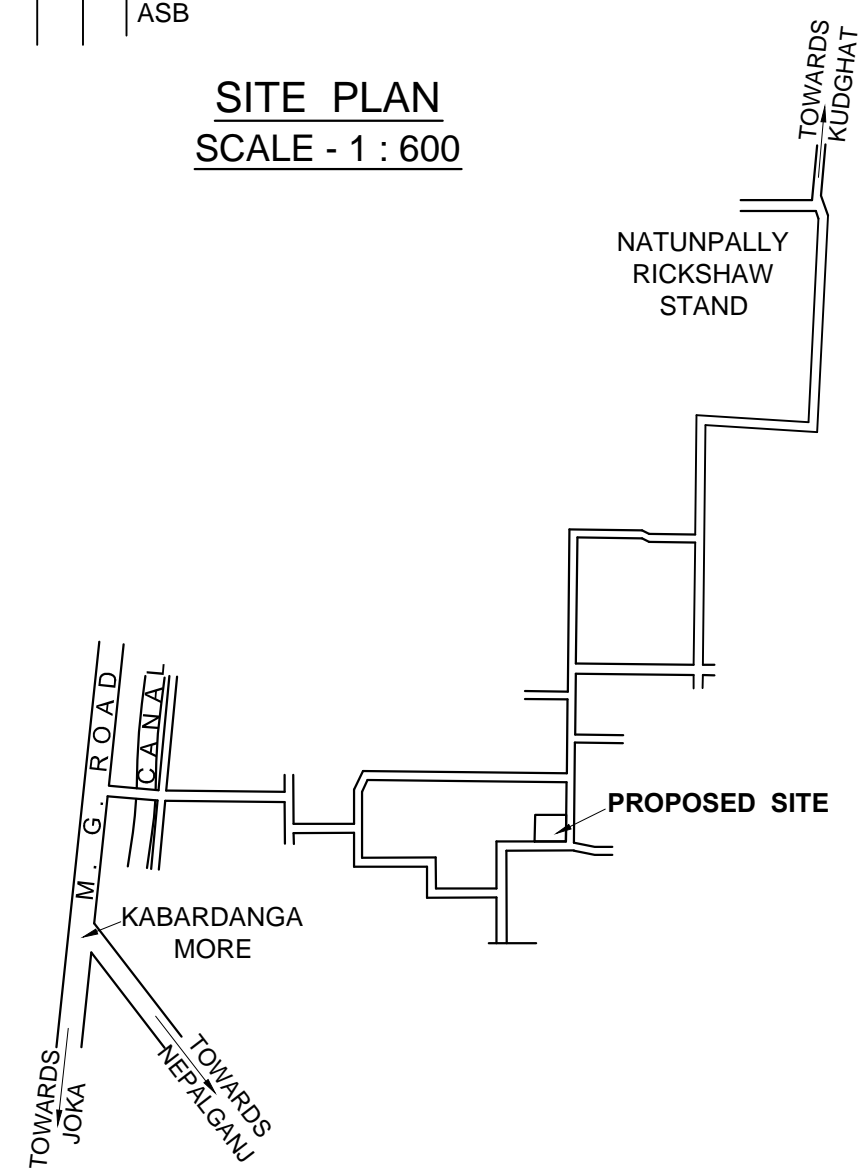
CALCULATION OF OTHER AREAS

9. STAIR HEAD ROOM AREA IN m ²	12.12
10. OVER HEAD RESERVOIR AREA IN m ²	4.08
11. AREA OF CUPBOARD IN m ²	5.20
12. AREA OF LOFT IN m ²	6.813
13. TOTAL OTHER AREAS FOR FEES IN m ²	24.133
14. AREA OF TREE COVER IN m ²	4.05
15. CARPET AREA OF MERCANTILE RETAIL IN m ²	30.552
16. COVERED AREA OF MERCANTILE RETAIL IN m ²	34.119

PLAN OF PROPOSED THREE STORIED RESIDENTIAL BUILDING U/S 393A OF THE KMC ACT. 1980 AND KMC BUILDING RULES 2009, AT PREMISES NO.- 368, MISSION ANCHAL, KOLKATA - 700093, P.S.- REGENT PARK, WARD NO. - 114, BOROUGH - XI, UNDER K.M.C.



SITE PLAN
SCALE - 1 : 600



KEY PLAN
SCALE-1:4000

DIGITAL SIGNATURE OF A/E/ BR.-XI