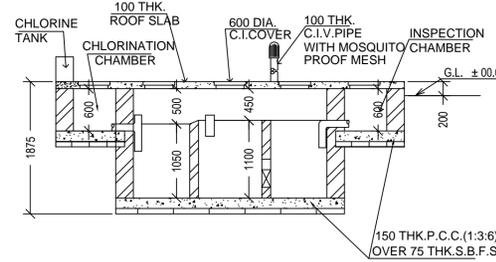
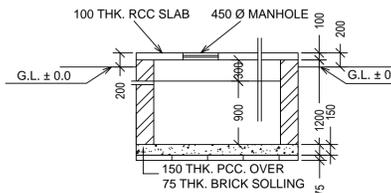


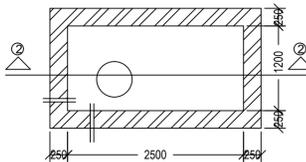
DETAIL OF SEPTIC TANK
25 USERS (SCALE : 1 : 50)



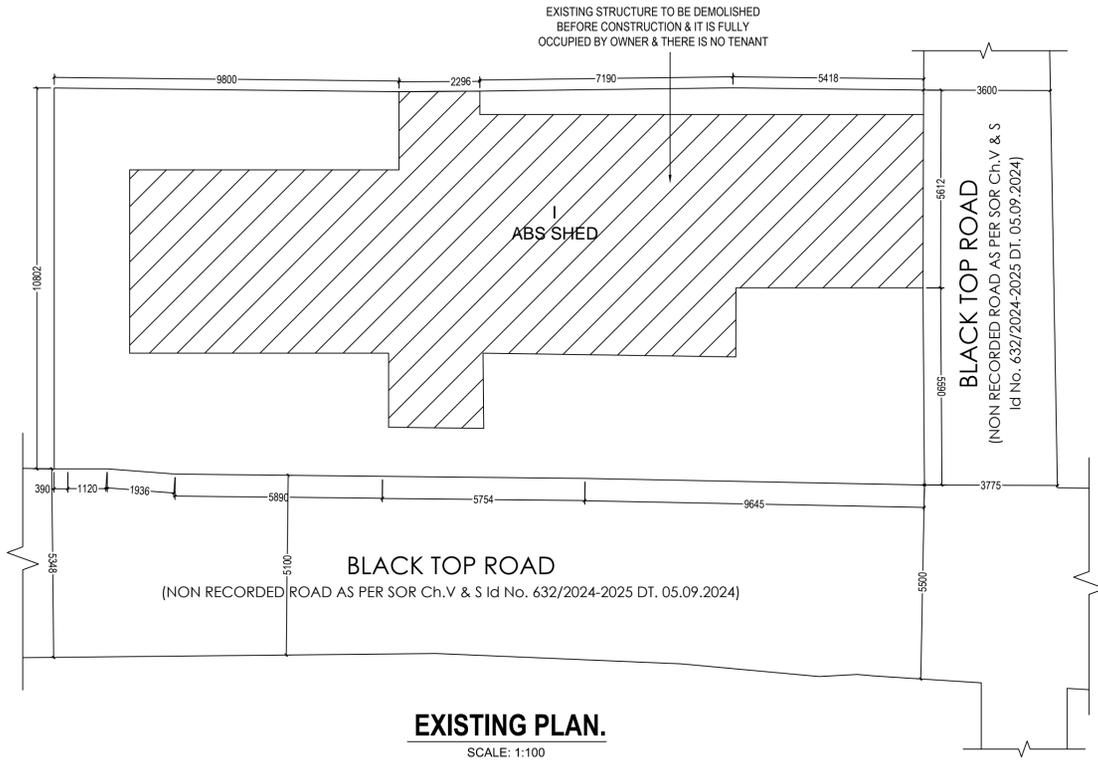
SECTION AT 1 - 1
SCALE : 1 : 50



SECTION AT 2 - 2
SCALE : 1 : 50

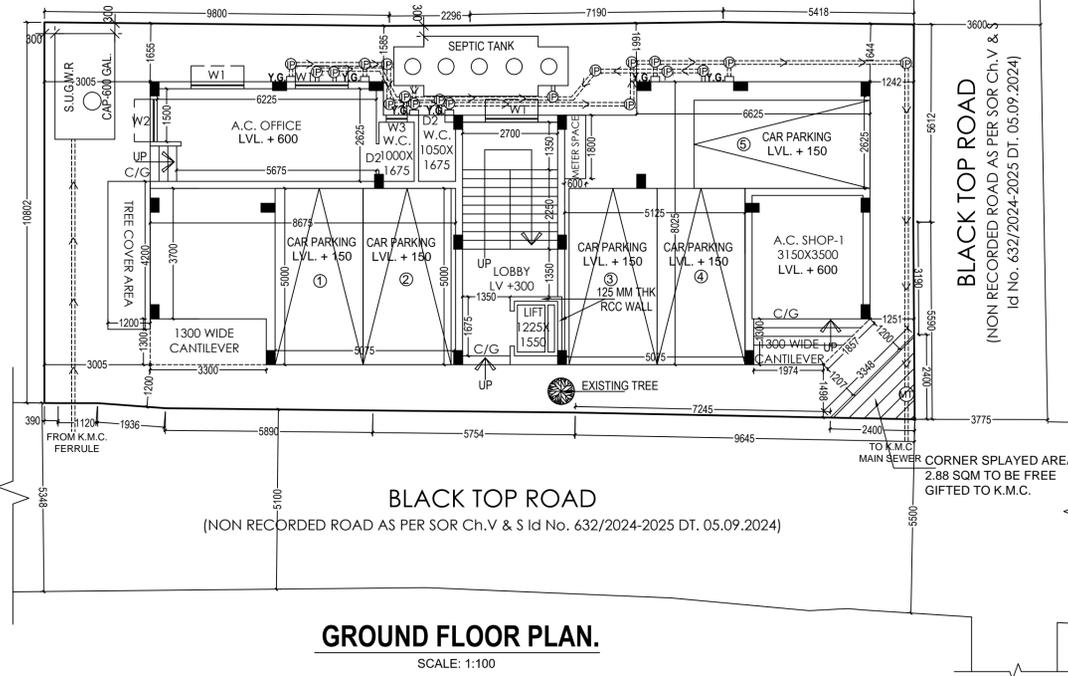


SEMI UNDER GROUND WATER RESERVOIR
(CAPACITY : 600 GAL) SCALE : 1 : 50

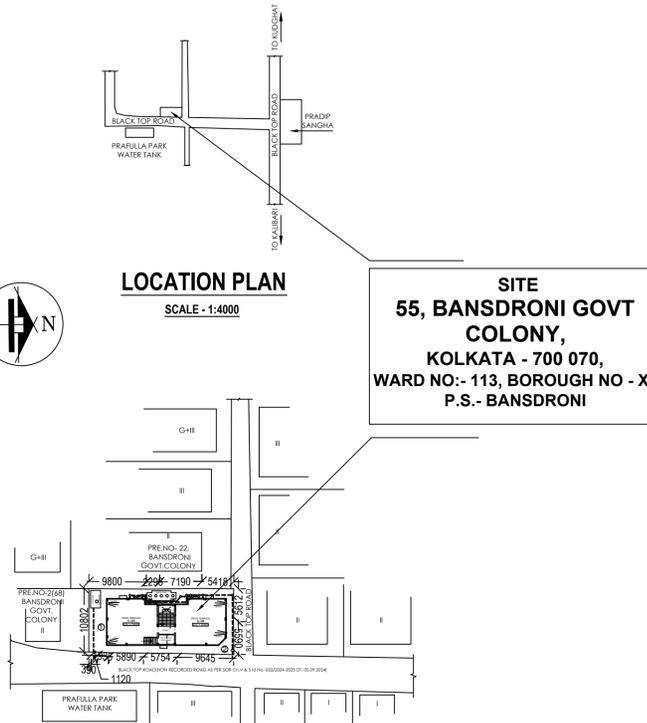


EXISTING PLAN.
SCALE: 1:100

DEPTH OF S.U.G.W.RESERVOIR & SEPTIC TANK SHOULD NOT BE GO BEYOND THE FOUNDATION OF THE BUILDING.



GROUND FLOOR PLAN.
SCALE: 1:100



LOCATION PLAN
SCALE - 1:4000

SITE
55, BANSDRONI GOVT COLONY,
KOLKATA - 700 070,
WARD NO:- 113, BOROUGH NO - XI,
P.S.- BANSDRONI

SITE PLAN
SCALE - 1:600

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	600	600

Premises No : 55, BANSDRONI GOVT. COLONY
Assessee No :31-113-05-0055-2
Name of the Owner (s) / Applicant (s) :
SRI AMIT SENAPATI
PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
AS CONSTITUTED ATTORNEY OF
KAJAL KUMAR GHOSH
MITA GHOSH.

Area of Land : 271.736 Sq mt.
Name of LBS : AVIJIT DAS, No. : I/1765, (K.M.C.)
Permissible height in reference to CCZM issued by AAI : 33.0 M. (AMSL)

Co-Ordinate in WGS 84 and site elevation (AMSL) :			
Reference points marked in The site plan of the proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
1	22.476421	88.352451	2.7 M.
2	22.476563	88.352370	2.7 M.

That above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

AVIJIT DAS
L.B.S. -I/1765 (K.M.C.)
NAME OF L.B.S.

SRI AMIT SENAPATI
PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
AS CONSTITUTED ATTORNEY OF
KAJAL KUMAR GHOSH
MITA GHOSH.
NAME OF OWNER / APPLICANT

SPECIFICATIONS
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MARBLE FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

- PART-A:**
- ASSESE NO:31-113-05-0055-2.
 - DETAIL OF REGISTERED DEED .R.R. & R. DEPARTMENT, GOVT. OF WEST BENGAL.
BOOK NO : I VOL. NO : IV PAGE NO : 23-26
BEING NO :230 DATED : 13/06/2016. PLACE : A. D. S. R.-ALIPORE,24 PGS (S).
 - DETAIL OF REGISTERED BOUNDARY DECLARATION .
BOOK NO : I VOL. NO : 1604-2024. PAGE NO : 230042 TO 230055.
BEING NO :160407548 DATED :15/07/2024. PLACE : D.S.R.-IV,24 PGS (S).
 - DETAIL OF REGISTERED CORNER SPLAY DECLARATION .
BOOK NO : I VOL. NO :1604-2024. PAGE NO : 230056 TO 230071.
BEING NO :160407547 DATED :15/07/2024. PLACE : D.S.R.-IV,24 PGS (S).
 - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY .
BOOK NO : I VOL. NO : 1604-2024. PAGE NO : 200006 TO 200026.
BEING NO : 160406418 DATED :20/06/2024. PLACE : D.S.R.-IV,24 PGS (S).
 - a) AREA OF LAND (Physical) : 4K-0CH-44.966SFT = 271.736 SQM
b) NO OF STOREY : G+III
7. a) NO. OF TENEMENTS : 6 NOS.
8. SIZE OF TENEMENTS : a) 75.0 - 100.0 Sqm 06 NOS

- PART-B:**
- AREA OF LAND AS PER TITLE DEED = 4K-1CH-00SFT = 271.739 SQM
 - AS PER BOUNDARY DECLARATION = 4K-0CH-44.966SFT = 271.736 SQM
 - STRIP OF LAND AREA = 2.88 SQM
 - NET LAND AREA = 268.856 SQM
 - (i) PERMISSIBLE GROUND COVERAGE :- 57.608 % = 156.543 SQM
(ii) PROPOSED GROUND COVERAGE :- 57.563 % = 156.421 SQM
 - PROPOSED HEIGHT = 12.500 MT.
 - PROPOSED AREA

GROUND FLOOR	CUT OUT					NET FLOOR AREA
	GROSS COVERED AREA	STAIR DUCT	LIFT WELL	STAR-STAIR LOBBY	LIFT LOBBY	
GROUND FLOOR	148.702 SQM	-	-	13.365 SQM	2.261 SQM	133.076 SQM
1ST FLOOR	156.421 SQM	-	1.899 SQM	13.365 SQM	2.329 SQM	138.828 SQM
2ND FLOOR	156.421 SQM	-	1.899 SQM	13.365 SQM	2.329 SQM	138.828 SQM
3RD FLOOR	156.421 SQM	-	1.899 SQM	13.365 SQM	2.329 SQM	138.828 SQM
TOTAL	617.965 SQM	-	5.697 SQM	53.460 SQM	9.248 SQM	549.560 SQM

8. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

MARKED TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	69.096 SQ.M	12.851 SQ.M	81.941 SQ.M	3
B	68.228 SQ.M	12.89 SQ.M	80.916 SQ.M	3

(B) MERCANTILE (RETAIL):
(i) SHOP BUILT-UP AREA = 13.460 SQM.
(ii) SHOP CARPET AREA = 10.935 SQM. - REQUIRED CAR PARKING = NIL
(C) BUSINESS (OFFICE):
(i) OFFICE BUILT-UP AREA = 22.119 SQM.
(ii) OFFICE CARPET AREA = 17.365 SQM. - REQUIRED CAR PARKING = NIL

(D) PARKING:
(i) TOTAL REQUIRED CAR PARKING :- 3 NOS
(ii) TOTAL PROVIDED CAR PARKING :- 5 NOS
(iii) PERMISSIBLE AREA FOR PARKING = 75.00 SQ.M.
(iv) PROVIDED AREA OF PARKING = 87.929 SQ.M.

9. F.A.R.:
(i) PERMISSIBLE F.A.R = 1.75
(ii) PROPOSED F.A.R = 549.560 - 75.00 / 271.736 = 1.746<1.75

- 10. MISC AREA:**
- (i) STAIR HEAD ROOM AREA :- 15.965 SQ.M.
 - (ii) LIFT MACHINE ROOM AREA :- 5.969 SQ.M
 - (iii) LIFT MACHINE ROOM STAIR AREA :- 3.206 SQ.M
 - (iv) TERRACE AREA :- 156.421 SQ.M.
 - (v) RELAXATION OF AUTHORITY, IF ANY :- CHANGE OF BACK (612) OF KMC BLDG RULE 2009
 - (vi) OVER HEAD TANK AREA :- 6.56 SQ.M.
 - (vii) AREA OF CUP-BOARD :- 3.378 SQM.
 - (viii) AREA OF TREE COVER :- REQUIRED - 4.198 SQM , PROVIDED - 5.040 SQM.
 - (ix) TOTAL AREA FOR FEES :- 640.786 SQM

CERTIFICATE OF GEO - TECHNICAL ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARJYOTI ROY
G.T.E-I/50, (K.M.C.)
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY SOIL-TECH, MR. BHASKARJYOTI ROY.G.T.E-I/50, (K.M.C.) OFFICE-51/1H, P.G.H. SHAH ROAD,JADAVPUR, KOLKATA-700032, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SAKTIBRATA BHATTACHARYYA
E.S.E. -I/116, (K.M.C.)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. ACT 1980 & BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING K.M.C. MAINTAINED ROADS ARE 5.1 M.(MIN) ON THE EASTERN SIDE & 3.6 M. (MIN.) ON THE NORTHERN SIDE OF THE PREMISES . IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE WILL BE SUPERVISED BY ME.

DECLARATION OF OWNER
I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L.B.S & 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 STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S/E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

SRI AMIT SENAPATI
PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
AS CONSTITUTED ATTORNEY OF
KAJAL KUMAR GHOSH
MITA GHOSH.
NAME OF OWNER / APPLICANT

B.P. NO :- 2024110209
SANCTION DATE :- 26.10.2024
VALID UPTO :- 25.10.2029

DIGITAL SIGN. OF ASSISTANT ENGINEER (C)/BLDG/BR-XI

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION THROUGH A-A', B-B'

PROPOSED G+III STORIED (HT.-12.500MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE 2009 AT PREMISES NO - 55, BANSDRONI GOVT COLONY, UNDER K.M.C. WARD NO. - 113, BOROUGH NO. - XI, P.S. - BANSDRONI, KOLKATA - 700 070.

L.O.P. NO-24, C.S. PLOT NO-18 & 19, MOUZHA-BANSDRONI, J.L. NO.-45.

JOB NO.	DRG. NO.	DATE	DEALT
1/2	ARCH/CORP - MASTER SHEET	01.09.2024	AYAN

SCALE - 1:100