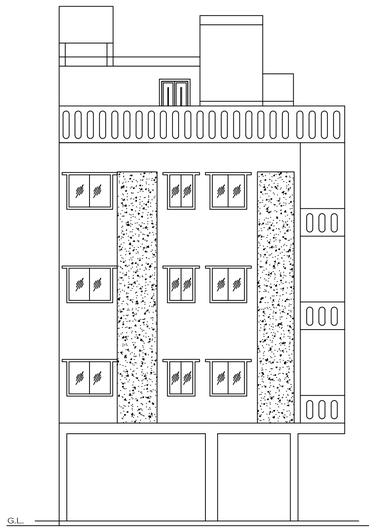
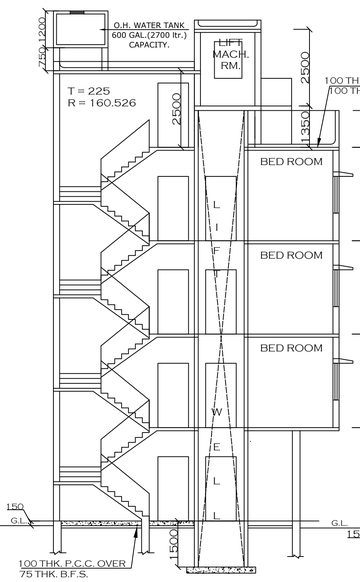
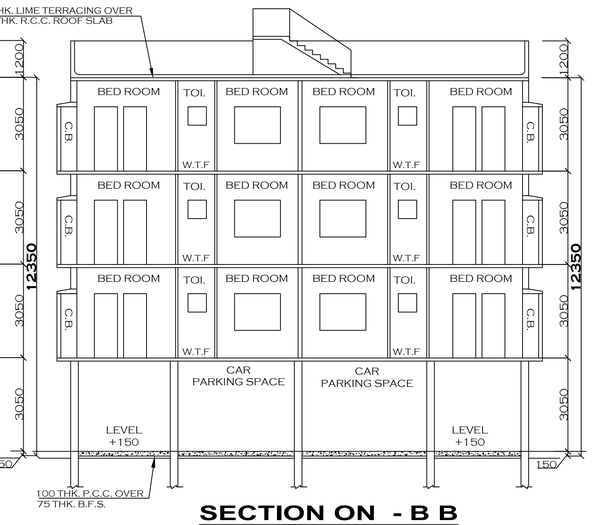


FRONT ELEVATION



SECTION ON - A A

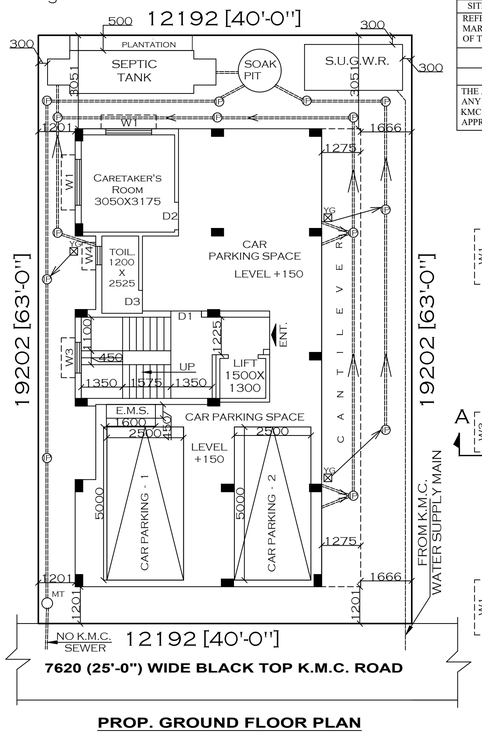
SCALE-1:100



SECTION ON - B B

SCALE-1:100

N
W E
S



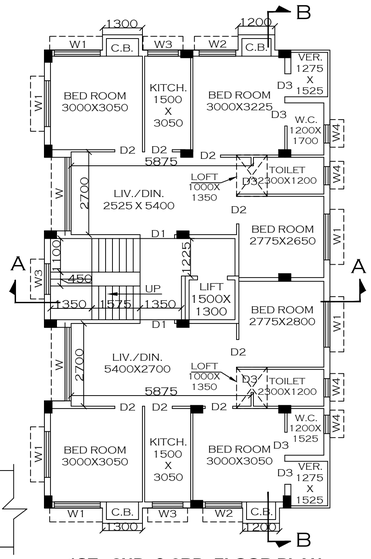
PROP. GROUND FLOOR PLAN

SCALE-1:100

PERMISSIABLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M.			
SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) -			
REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL.	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
(A)	22° 29'46" N	88° 24'23" E	6.00 M.
(B)	22° 29'47" N	88° 24'23" E	
THE ABOVE INFORMATION IS TRUE & 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.			

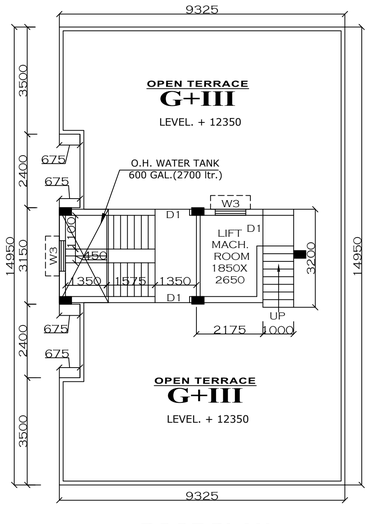
SCHEDULE OF DOORS & WINDOWS

DOOR			WINDOW		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W	2400	1900
D2	900	2100	W1	1500	1200
D3	750	2100	W2	1200	1200
			W3	900	1200
			W4	600	750



1ST., 2ND. & 3RD. FLOOR PLAN

SCALE-1:100



ROOF PLAN

SCALE-1:100

STATEMENT OF PLAN PROPOSAL.

PART- A

1. ASSESSEE NO : 31-109-08-1260-2
2. NAME OF OWNERS / APLICANTS:- SRI RANAJIT BAIDYA AND SMT. MANIMALA BHUNIA KAR
3. DETAILS OF REGISTERED DEED:-

BOOK NO: I, VOL. NO. 1604-2023, PAGES FROM 91898 TO 91929,BEING NO.- 160403232, REGD. AT D.S.R.-IV, SOUTH 24 PARGANAS, DT.- 21/03/2023.

4. DETAILS OF REG. BOUNDARY DECL.:-

BOOK NO: I, VOLUME NO. 1604-2024, PAGES FROM 111371 TO 111385, BEING NO.-160403742, REGD. AT D.S.R.-IV, SOUTH 24 PARGANAS, DT.- 04/04/2024.

5. K.M.C. MUTATION -O/109/30-MAR-23/48275, DT. - 30-03-2023.
6. DETAILS OF B.L. & L.R.O. MUTATION & CONVERSION -ONLINE B.L & L.R.O. MUTATION COPY NO.- 3518 DIGITALLY SIGNED BY TATHAGATA MUKHERJEE DATED : 15.03.2024

PART- B.

1. AREA OF LAND:-
AS PER TITLE DEED :- 234.114 SQ.M
(03 K. - 08 CH. - 00 SFT.)

2. AREA OF LAND:- 234.111 SQM.
(AS PER BOUNDARY DECL.)

3. PERMISSIBLE GROUND COVERAGE :-
= 137.805 SQM. = 58.863 %

4. PROPOSED GROUND COVERAGE :-
= 136.169 SQM. = 58.164 %

5. PROPOSED AREA :-

FLOOR WISE	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
		STAIR + STAIR LOBBY	STAIR VOID AREA	LIFT - WELL AREA	LIFT - LOBBY AREA	TOTAL
GROUND FLOOR	117.108 SQM.	10.620 SQM.	—	—	2.052 SQM.	104.436 SQM.
FIRST FLOOR	136.169 SQM.	10.620 SQM.	0.709 SQM.	1.950 SQM.	2.144 SQM.	120.746 SQM.
SECOND FLOOR	136.169 SQM.	10.620 SQM.	0.709 SQM.	1.950 SQM.	2.144 SQM.	120.746 SQM.
THIRD FLOOR	136.169 SQM.	10.620 SQM.	0.709 SQM.	1.950 SQM.	2.144 SQM.	120.746 SQM.
TOTAL	525.615 SQM.	42.480 SQM.	2.127 SQM.	5.850 SQM.	8.484 SQM.	466.674 SQM.

6. PARKING CALCULATION :- A)

TENAMENT AREA	AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
59.629 SQM.	12.889 SQM.	72.518 SQM.	3 NOS.	1 NO.
59.706 SQM.	12.906 SQM.	72.612 SQM.	3 NOS.	
TOTAL REQUIRED PARKING				1 NO.

6. B) NOS. OF PARKING PROVIDED - COVERED = 2 NOS. & OPEN = NIL.
6. C) PERMISSIBLE AREA FOR PARKING AT GROUND FLOOR- = 1 X 25 =25 SQM.
6. D) ACTUAL AREA OF PARKING PROVIDED AT GROUND FLOOR - 82.246 SQM.
7. PERMISSIBLE F.A.R. = 2.00
8. PROPOSED F.A.R. =(466.674 - 25) / 234.111 = 1.887

9. LOFT & CUP BOARD AREA :-

FLOOR WISE	LOFT AREA	CUP BOARD
GROUND FLOOR	N I L	N I L
1ST FLOOR	2.700 SQM.	2.500 SQM.
2ND FLOOR	2.700 SQM.	2.500 SQM.
3RD FLOOR	2.700 SQM.	2.500 SQM.
TOTAL	8.100 SQM.	7.500 SQM.

10. STAIRCOVER AREA IN ROOF :- 13.716 SQM.
11. LIFT MACHINE ROOM AREA :- 6.634 SQM.
12. L.M.R. STAIR AREA :- 3.200 SQM.
13. ROOF TANK AREA :- 4.880 SQM.
14. ADD. AREA FOR FEES :- 39.150 SQM.
15. TREE COVER AREA :- 2.000 SQM.

DECLARATION OF L.B.S.

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM 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 PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.
- THE PLOT IS DEMARCATED BY BOUNDARY WALL .
- CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
- WIDTH OF ROAD : 7.620 M. ON SOUTHERN SIDE
- CHARACTER OF ROAD : BLACK TOP K.M.C. ROAD

HIRANMOY SARKAR
(L.B.S. NO. - 1016/I)
NAME OF L.B.S.

DECL. OF GEO - TECHNICAL ENG.

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.

SRI KALLOL KUMAR GHOSHAL
(G.T.E. NO. - 49/I)
NAME OF GEO - TECHNICAL ENGINEER.

DECLARATION OF OWNERS/APPLICANTS-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

- WE SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION OF PROPOSED BUILDING.
- WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING [AS PER B.S. PLAN].
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION
- THE PLOT IS VACANT AND THERE IS NO TENANT.

SRI RANAJIT BAIDYA & MANIMALA BHUNIA KAR
NAME OF OWNERS/APPLICANTS

DECLARATION OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING HAS BEEN DONE BY SRI KALLOL KUMAR GHOSHAL OF M/S. TECHNO SOIL OF GORKHARA. ARUNACHAL, SONARPUR, KOLKATA - 700 150. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SAKTI BRATA BHATTACHARYYA (E.S.E. NO. - 116/I)
NAME OF STRUCTURAL ENGINEER.

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.350 M. UNDER SEC. 393A OF K.M.C. ACT. 1980 COMPLYING B/R 2009 AT PREMISES NO.- **1260, NAYABAD,** KOLKATA- 700099, WARD NO.- 109, BOROUGH NO.- XII, UNDER R.S. AND L.R. DAG NO. - 135, R.S. KHATIAN NO.-101, L.R. KHATIAN NO.- 2620 & 2621, MOUZA - NAYABAD, J.L. NO.- 25, P.S.- PANCHASAYAR.

B.P. NO. - 2024120211 DATED- 30-AUG-24

VALID UPTO- 29-AUG-29 .

KAJAL ROY Digitally signed by KAJAL ROY Date: 2024.08.30 16:41:49 +05'30'
DIGITAL SIGN. OF A.E.

NOT APPLICABLE
DIGITAL SIGN. OF E.E.

SHEET NO. - 1 OF 2