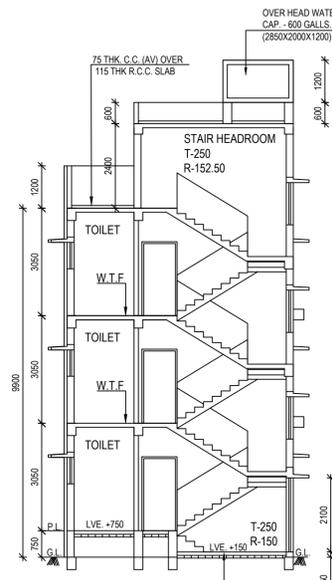
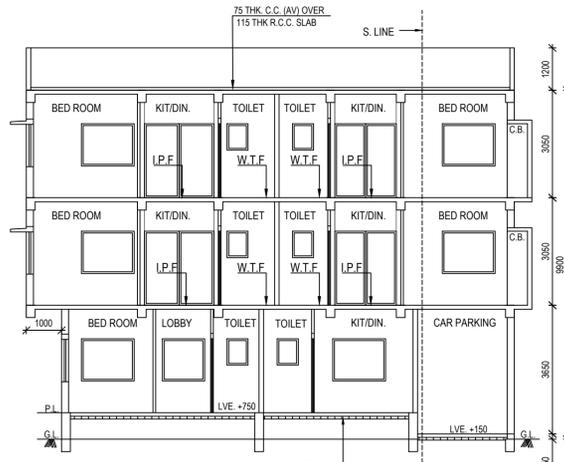


FRONT SIDE ELEVATION
SCALE: 1:100



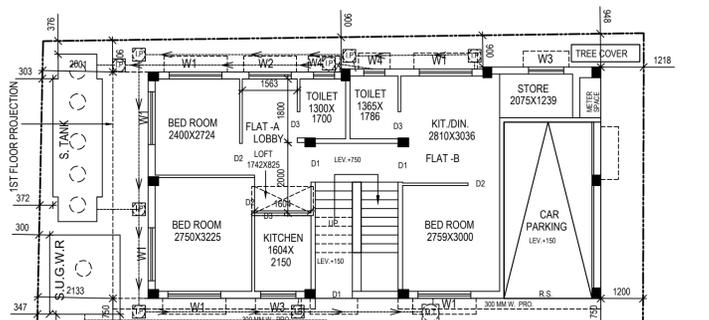
SECTION AT - AA'
SCALE: 1:100



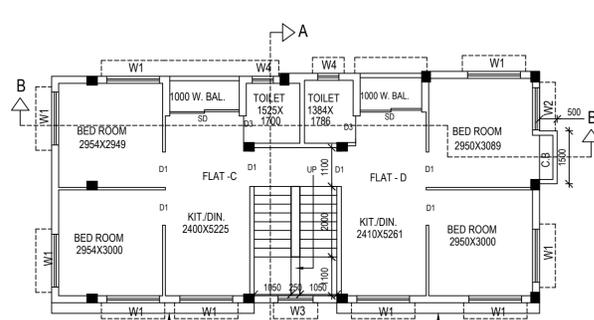
SECTION AT - BB'
SCALE: 1:100



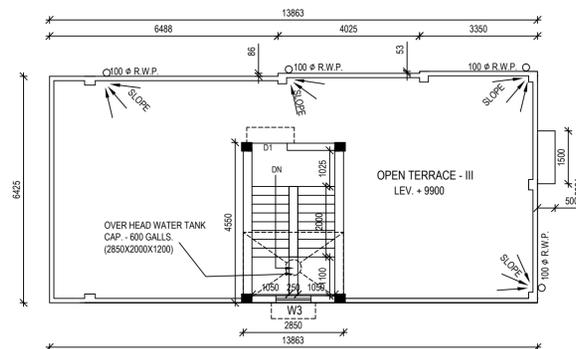
NOTE : DEPTH OF THE S. TANK AND S.U.G.W.R DOES NOT EXCEED THE DEPTH OF THE MAIN BUILDING FOUNDATION



GROUND FLOOR PLAN
SCALE = 1:100



TYPICAL FLOOR PLAN (1ST. & 2ND.)
SCALE = 1:100



ROOF PLAN
SCALE = 1:100

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
I SHALL FOLLOW THE INSTRUCTIONS 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 STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
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 UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME.
THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY ME.

SRI HIRON KUMAR BAIDYA
C.A. OF SMT INDIRA SHAW.
NAME OF THE OWNER

NOTES :-

PERMISSIBLE TOP ELEVATION IN REFERENCE TO CCZM ISSUED BY AA: 33.0M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
SOUTH WEST	22.508736	88.330143	5.00 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I (LBS / OWNER) SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKEN APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI HIRON KUMAR BAIDYA
C.A. OF SMT INDIRA SHAW.
NAME OF OWNER /APPLICANT

SPECIFICATION :-

D.P.C. BELOW WALL 1:2:4
WALL WITH 1ST CLASS BRICK 1:4:1:6
PLASTER WITH SAND CEMENT PLASTER 1:4:1:6
DOOR WINDOW WOODEN /STEEL
FLOOR MARBLE/MOSAIC FINISH
SANITARY, PLUMBING WORKS WITH C.I.
G.I PIPES 1ST CLASS FITTINGS.

NOTES :-

ALL DIMENSIONS ARE IN M.M.
ALL MAIN WALL 200THICK, PARTITION WALL 75 THK, OTHERWISE MENTIONED
DEPTH OF SEPTIC-TANK, S.U.G.R. DO NOT GO BEYOND THE END OF THE BLDG
ALL SORTS OF PRECAUTIONARY MEASUREMENTS WILL BE TAKEN DURING CONSTRUCTION OF WORK
P.C.C. 1:4:8, R.C.C.1:2:4, M-20 GRADE OF CONCRETE, FE-415GRADE STEEL.

SCHEDULE FOR DOOR WINDOWS

M.K.D.	SIZE	M.K.D	SIZE
D1	1000X2100	W1	1500X1200
D2	900X2100	W2	1200X1200
D3	750X2100	W3	1000X900
		W4	600X750

CERTIFIED 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 & THAT THE SITE CONDITION HAS BEEN MEASURED AND K.M.C BLACK TOP ROAD WIDTH 3.658 M. (SOUTHERN SIDE), VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G.WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

BIPOB KUMAR BOSE
LBS / I / 1168
NAME OF THE L.B.S.

THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

BIPOB KUMAR BOSE
LBS / I / 1168
NAME OF THE STRUCTURAL ENGINEER/L.B.S

MAIN CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO - 41-118-1202-33-0	C) DETAILS OF REGISTERED DEED DEED NO - 225, BOOK NO - I, VOL. NO - 4, PAGE - 326 TO 332, DSR- ALIPORE, SOUTH 24 PERG. YEAR OF REGISTRATION - 1985.
2. i) NAME OF THE OWNER/S:- SMT INDIRA SHAW.	
3) NAME OF THE APPLICANT: SRI HIRON KUMAR BAIDYA C.A. OF SMT INDIRA SHAW.	D) DETLS. OF REG. DEED OF BOUNDARY DECL: DEED NO - 160212706, BOOK NO - I, VOL. NO - 1602-2024, PAGE- 430817 TO 430830 DSR- II SOUTH 24 PARGANAS, YEAR OF REGISTRATION - 29.04.2010
A) DETAILS OF REGISTERED GIFT DEED DEED NO- 03703, BOOK NO - I, VOL. NO - 14, PAGE- 2128 TO 2141, D.S.R. - II SOUTH 24- PARGANAS, YEAR OF REGISTRATION - 29.04.2010	
B) DETAILS OF REGISTERED DEED DEED NO- 5376, BOOK NO - I, VOL. NO.- 154, PAGE- 191 TO 200 DSR- ALIPORE SOUTH 24 PERG. YEAR OF REGISTRATION - 1983	E) DETAILS OF POWER OF ATTORNEY- DEED NO -160216390, BOOK NO - I,VOL. NO.- 1602-2023 , PAGE- 605681 TO 605698 D.S.R. - II SOUTH 24- PARGANAS, DATE OF REGISTRATION - 30.11.2023

PART-B

1. a) AS PER TITLE DEED = 02 K- 02 CH- 01 SQ.F. = 142.23 SQ.M. (A.R.)	3. i) PERMISSIBLE GROUND COVERAGE - 90.91 SQ.M. (65 %)
b) AS PER BOUNDARY DECLARATION = 02 K- 01 CH- 20.51 SQ.F. = 139.865 SQ.M.	ii) PROPOSED GROUND COVERAGE - 89.879 SQ.M. (64.26 %)
	4. i) PERMISSIBLE HEIGHT :- 10.0 M. ii) PROPOSED HEIGHT :- 9.900 M.

5. PROPOSE AREA :-

	COVERED AREA	STAIR CUT OUT	TOTAL EXEMPTED AREA		NET FLOOR AREA
			STAIR+STAIR LOOBY		
GROUND FLOOR	83.455	0.500	9.369		74.086
1ST. FLOOR	88.879	0.500	9.369		80.010
2ND. FLOOR	89.879	0.500	9.369		80.010
TOTAL	263.213	1.500	28.107		234.106

6.A) TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
* A *	32.091 SQ.M.	4.942 SQ.M.	37.033 SQ.M.	1	
* B *	25.634 SQ.M.	3.948 SQ.M.	29.582 SQ.M.	1	
* C *	39.415 SQ.M.	6.070 SQ.M.	45.485 SQ.M.	2	1
* D *	39.420 SQ.M.	6.071 SQ.M.	45.491 SQ.M.	2	

TOTAL TENEMENTS = 06 NO. TOTAL REQUIRED CAR PARKING = 1

7. A) NOS. OF CAR PARKING PROVIDED :- i) COVERED = 1 NO & ii) OPEN = NIL.
B) NO. OF CAR PARKING REQD. :- i) GROUND FLOOR - 1NO
19. CUPBOARD AREA = 1,500 SQ.M.
20. LOFT AREA = 1,259 SQ.M.
8. COVERED CAR PARKING AREA AT GROUND FLOOR = 13.750 SQ.M.
9. PERMISSIBLE F.A.R. = 1.75
21. TREE COVER AREA = 0.920 (REQUIRED)
10. PROPOSED F.A.R. = (234.106 - 13.750) / 139.865 = 1.575 < 1.75
22. TREE COVER AREA = 0.950 SQ.M. (PROVIDED)
11. STAIR HEAD ROOM AREA :- 12.959 SQ.M.
12. ROOF AREA :- 89.879 SQ.M.
23. EXISTING AREA = 18.399 SQ.M.
13. RELAXATION OF AUTHORITY, IF ANY :-
14. ROOF SERVICE AREA :- NIL.
15. ROOF TANK AREA :- 5.700 SQ.M.
16. TOTAL COMMON AREA :- 34.073 SQ.M.
17. TOTAL OTHER AREA FOR FEES = 52.732 SQ.M.

PROJECT:
PLAN OF A PROPOSED THREE STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 ALONG WITH OFFICE CIRCULAR NO. -04 OF 2017-2018, DATED - 01.08.2017, AT PREMISES NO.-368/6/1, S.N. ROY ROAD, WARD NO. - 118, BOROUGH NO.-XIII, UNDER K.M.C. BEHALA, P.S.- BEHALA, KOLKATA- 700038. OF MOUZA - PUNJA SAHAPUR, J.L. NO.-9, PART OF R.S. DAG NO.- 3, R.S. KHATIAN NO.- 245, DIST:- 24 PARGANAS (S)

NAME OF APPLICANT: SRI HIRON KUMAR BAIDYA C.A. OF SMT INDIRA SHAW.

DATE : 10.06.2024

SCALE : 1:100.

DRAWN BY:- SAIFUL MANDAL

CHK. BY: SRI B. BOSE

CHABI

ARCHITECT & ENGINEERS

64A, CHANDER VILLAGE ROAD,
KOLKATA- 700082

PHONE NO. :- 9874030752 /9804230522

B.P. NO. :-2024130196

DATE :- 09.01.2025

VALID UPTO :- 08.01.2030

DIGITAL SIGNATURE OF A.E