

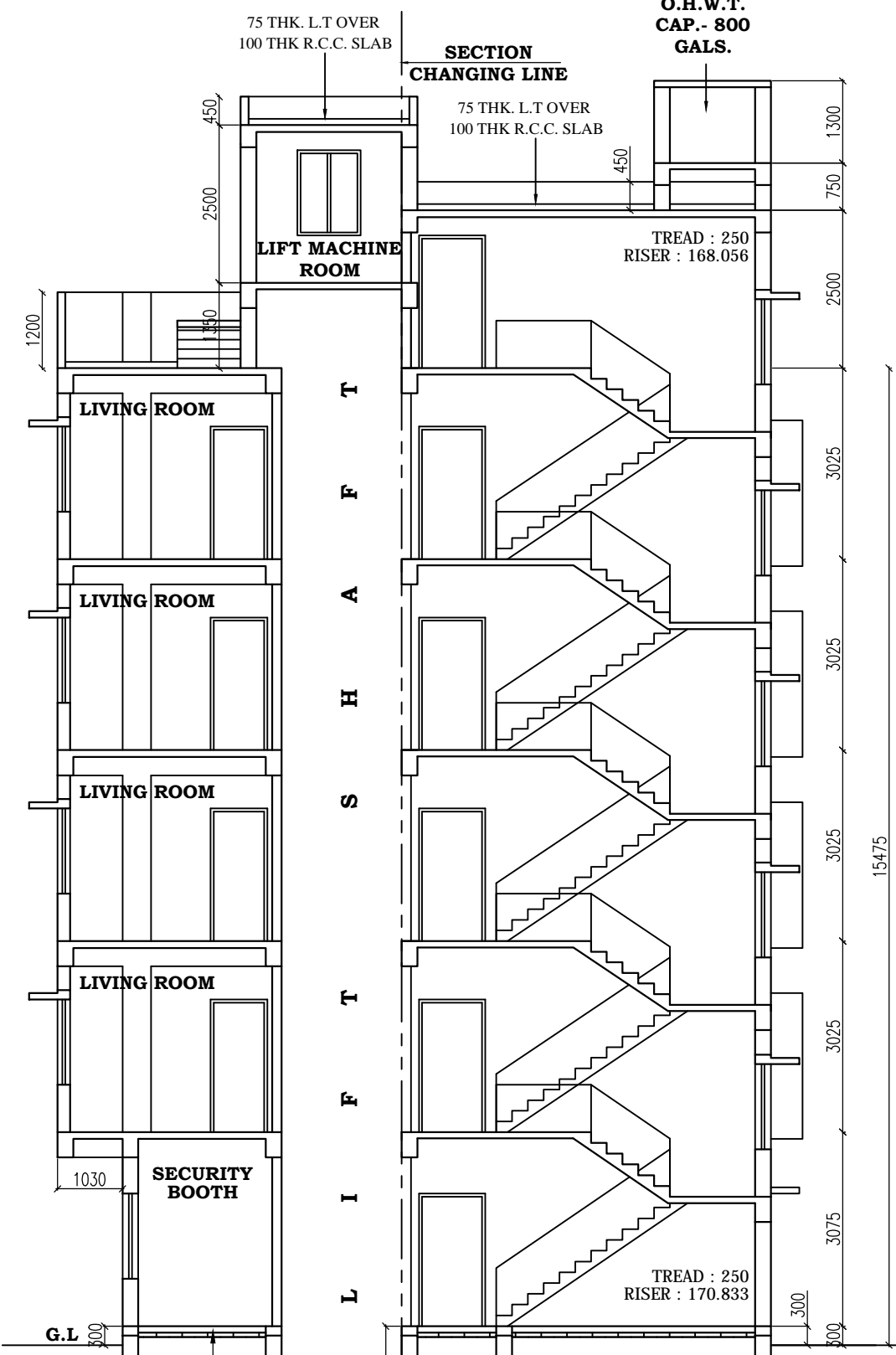
FRONT ELEVATION
SCALE - 1 : 100



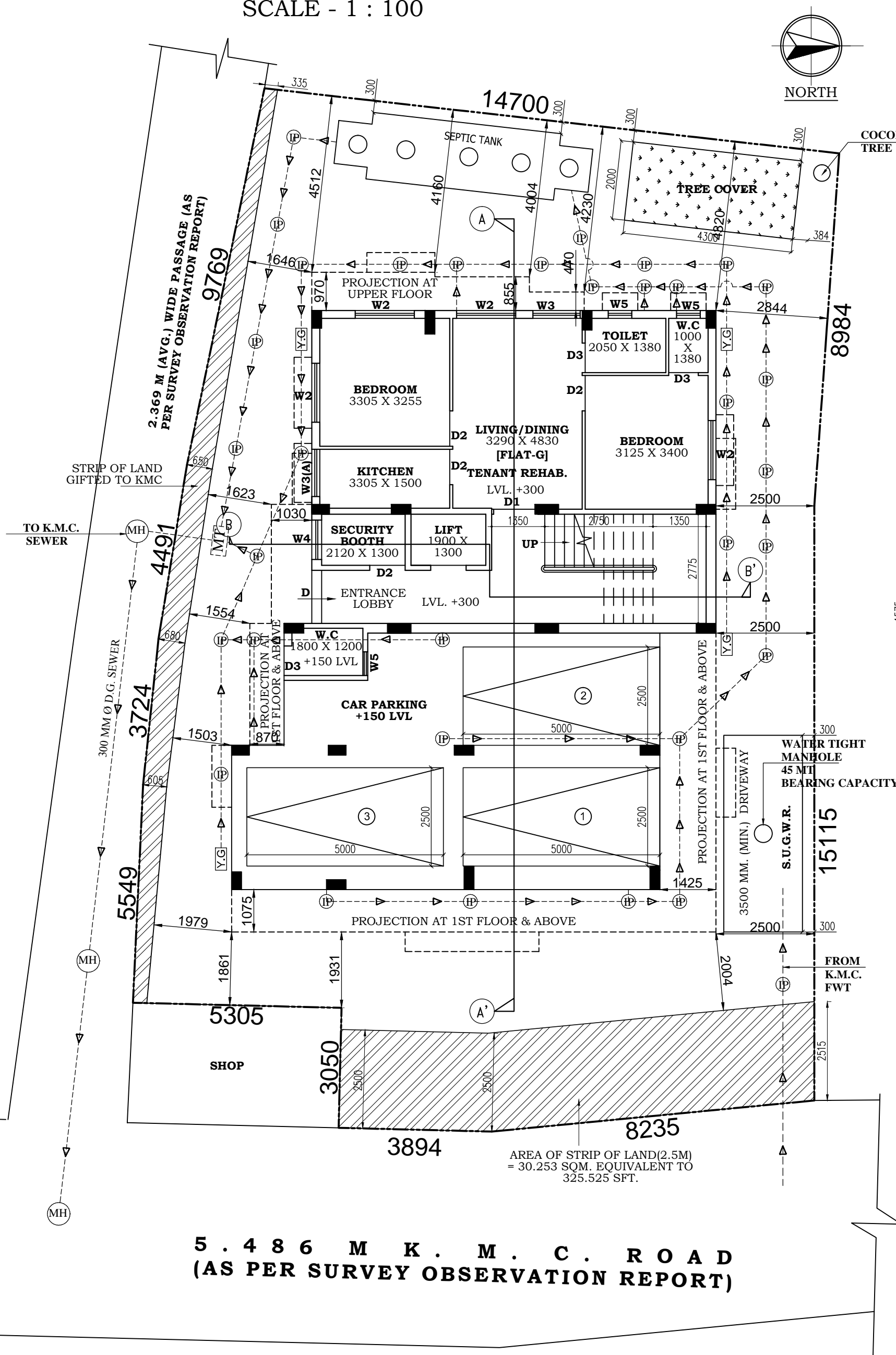
SOUTH ELEVATION
SCALE - 1 : 100



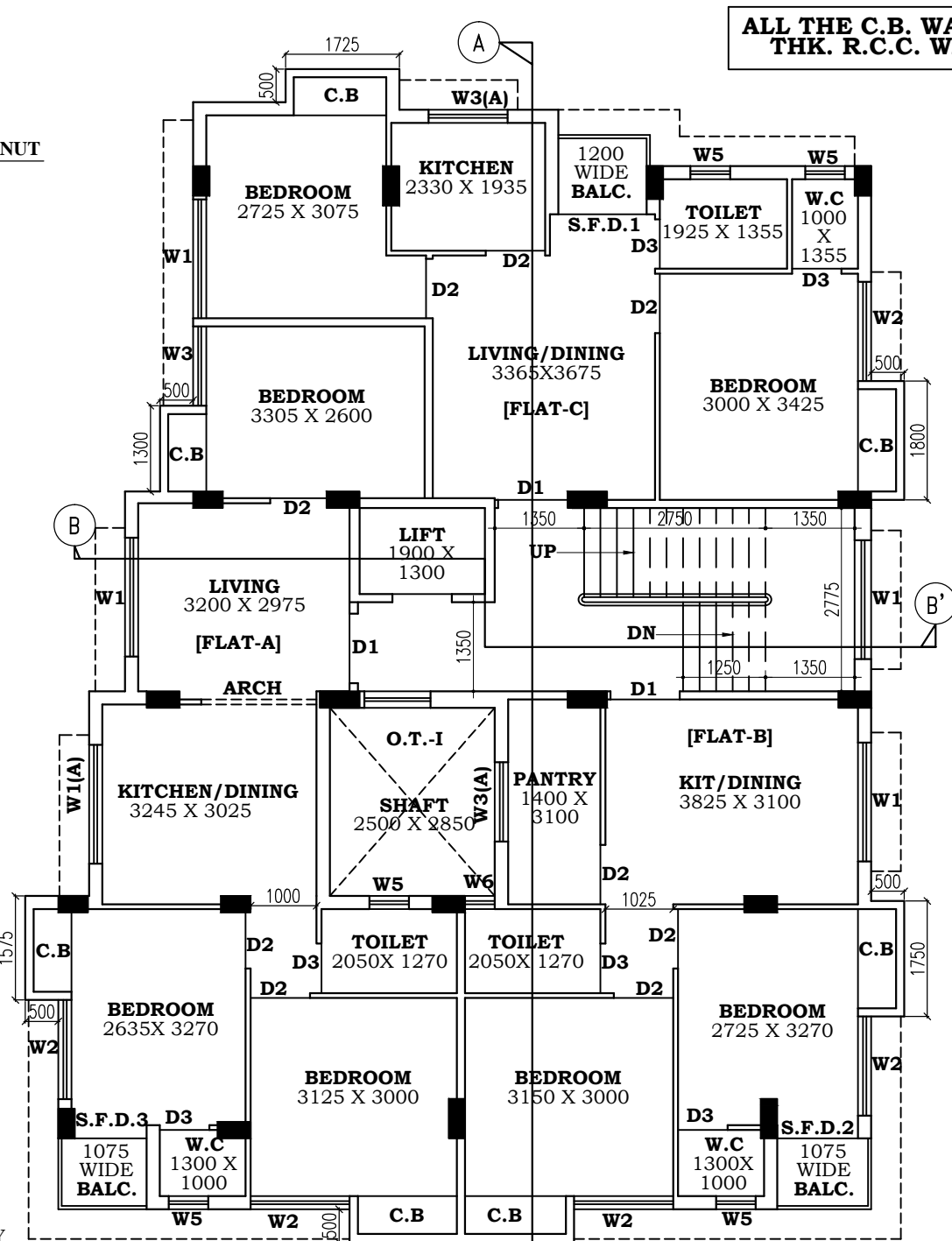
SECTION AA'
SCALE - 1 : 100



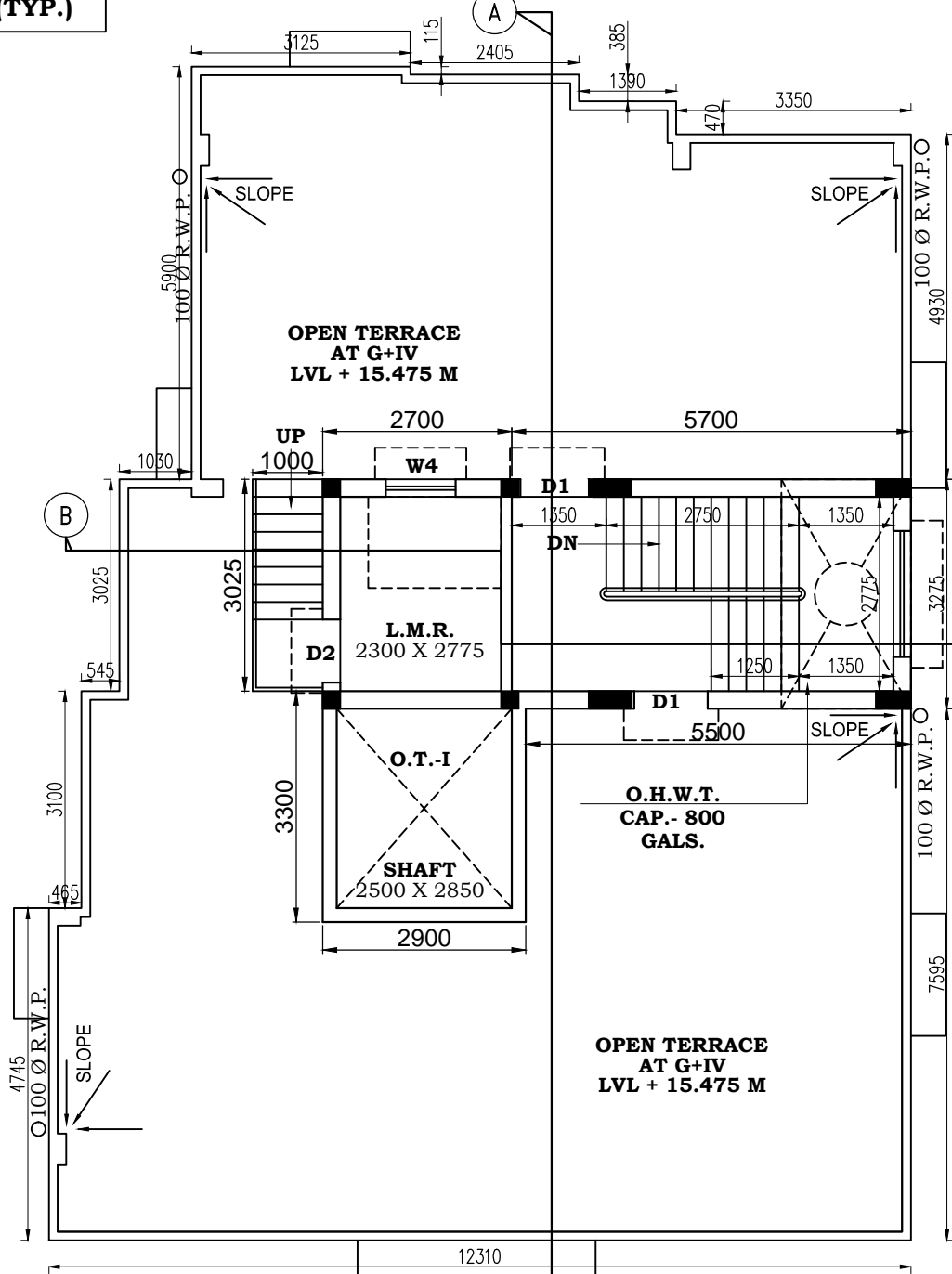
SECTION BB'
SCALE - 1 : 100



GROUND FLOOR PLAN (SCALE - 1 : 100)



TYPICAL (1ST TO 4TH) FLOOR PLAN
(SCALE - 1 : 100)



ROOF PLAN
(SCALE - 1 : 100)

PLAN OF A PROPOSED G-IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 33A, BANERJEE PARA ROAD, WARD - 132, BOROUGH - XIV, KOLKATA - 700060 .

OWNER'S NAME:-
SRI RATAN LOHA AND SRI DIPAK KAR

SPECIFICATION :

- STRUCTURAL CEMENT CONCRETE M - 20 GRADE WITH 19 MM DOWN STONECHIPS.
- GRADE OF REINFORCEMENT Fe - 500.
- 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
- 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
- 75TH LIME TERRACING (2:2:7) ON ROOF .
- ALL DIMENSIONS ARE IN MILLIMETER .
- 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND .
- 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
- 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
- 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING , ETC .
- 32 MM THICK CAST -IN -SITU MARBLE FLOOR .
- WOOD WORK IN DOOR FRAMES WITH SAL WOOD .
- 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION .
- WRITTEN DIMENSION ARE TO BE FOLLOWED .
- 450 MM CHAJIA PROJECTION .
- DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION .

STATEMENT OF PLAN PROPOSAL

PART - A

ASSESSEE NO. :- 411320300336

- DETAILS OF DEED :-**
BOOK NO. - 4, VOLUME NO. - 1602-2024, PAGES - 201209 TO 201234, BEING NO. -160206120, YEAR - 2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL, DATED - 30/04/2024.
- DETAILS DEED OF BOUNDARY DECLARATION:-**
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451866 TO 451876, BEING NO. - 160213699, YEAR - 2024, DATE- 30/09/2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS DEED OF STRIP (FRONT):-** (AREA OF STRIP = 30.253 SQ.M.)
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451930 TO 451942, BEING NO. - 160213702, YEAR - 2024, DATE- 30/09/2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS DEED OF STRIP (SIDE):-** (AREA OF STRIP = 12.833 SQ.M.)
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451917 TO 451929, BEING NO. - 160213701, YEAR - 2024, DATE- 30/09/2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL.
- REGISTERED UNDERTAKING (NON EVICTION OF TENANT):-**
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451856 TO 451865, BEING NO. - 160213700, YEAR - 2024, DATE- 30/09/2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL.
- AREA OF LAND AS PER DEED :- 06K - 00 CH - 00 SFT. = 401.338 SQM.
- ACTUAL AREA OF LAND AS PER BOUNDARY DECLARATION :- 06K - 00 CH - 00 SFT. = 401.338 SQM.
- NO. OF STORIES INCLUDING BASEMENT IF ANY :- G-IV
- NO. OF TENEMENTS :- 13 NOS.
- SIZE OF TENAMENT :- 50 TO 75 SQM. - 13 NOS.

AIRPORT NOC :

NOCAS ID : BEHA/EAST /B/082324/1188730
DATE: 26.08.2024
SITE ELEVATION : 4.24 M.
PERMISSIBLE TOP ELEVATION = 33 MTS

B.P. NO : 2024140283 , DATED :- 12.02.2025 ,

VALID UPTO : - 11.02.2030.

PART - B

- AREA OF LAND AS PER DEED : 06 K-00 CH -00 SFT
- ACTUAL AREA OF LAND : 06 K - 00 CH - 00 SFT (401.338 SQ.M.)
- PERMISSIBLE GROUND COVERAGE :- (53.289%) 213.869 SQM.
- PROPOSED GROUND COVERAGE :- 185.685 SQM. (46.267%)

AREA CALCULATION :

GROSS COVERED AREA		CUT - OUT AREA		NET COVERED AREA (SQM.)	EXEMPTED AREA	NET FLOOR AREA (SQM.)
FLOOR MKD.	AREA (SQM.)	VERTICAL SHAFT (SQM.)	STAIR WELL (SQM.)	LIFT WELL (SQM.)	STAIR CARPET (SQM.)	LIFT LOBBY (SQM.)
GROUND	151.607	-	-	-	151.607	14.918
FIRST	185.685	7.125	0.206	2.470	175.884	14.918
SECOND	185.685	7.125	0.206	2.470	175.884	14.918
THIRD	185.685	7.125	0.206	2.470	175.884	14.918
FOURTH	185.685	7.125	0.206	2.470	175.884	14.918
TOTAL	894.347	28.500	0.824	9.880	855.143	74.59

TENEMENT CALCULATION :

FLAT MKD	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT	NOS.	PARKING REQUIRED
A	60.155 SQM.	10.389 SQM.	70.544 SQM.	4	3 NO.
B	46.773 SQM.	8.078 SQM.	54.851 SQM.	4	
C	48.474 SQM.	8.371 SQM.	56.845 SQM.	4	
G	52.500 SQM.	9.067 SQM.	61.567 SQM.	1	

- NO. OF CAR PARKING (MANDATORY) : 3 NOS. (25 SQM. EACH)
- NO. OF CAR PARKING (PROVIDED) : 3 NOS.
- AREA OF CAR PARKING (MANDATORY) : 75 SQM.
- CAR PARKING AREA PROVIDED = 64.615 SQM.
- PERMISSIBLE F.A.R :- 1.75
- PROPOSED F.A.R : [(766.548 - 64.615) = 701.933] / 401.338 =1.749
- PROPOSED HEIGHT OF THE BUILDING :- 15.475 M.
- PROPOSED DEPTH OF THE BUILDING :- 16.77 M.
- TERRACE AREA :- 185.685 SQM.
- CUP BOARD AREA :- 23.1 SQM.
- LOFT AREA :- 00 SQM.
- STAIR HEAD ROOM AREA :- 18.667 SQM.
- LIFT MACHINE ROOM AREA :- 8.842 SQM.
- LIFT MACHINE ROOM STAIR AREA :- 3.025 SQM.
- ROOF TANK AREA :- 6.059 SQM.
- TREE COVER AREA REQUIRED:- 8.581 SQM. [2.138 %]
- TREE COVER AREA PROVIDED :- 8.6 SQM. [2.143 %]

SCHEDULE OF DOORS				
MKD.	SIZE	LINTEL	SILL.	REMARKS
D1	1050X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-
SFD-1	1340X2100	2100	-	-
SFD-2	1225X2100	2100	-	-
SFD-3	1135X2100	2100	-	-
D	1350X2100	2100	-	-
SCHEDULE OF WINDOWS				
W1	1800X1350	2100	750	-
W2	1500X1350	2100	750	-
W3	1200X1350	2100	750	-
W4	1000X1350	2100	750	-
W5	600X750	2100	1350	-
W6	450X1000	2100	1100	-
W1(A)	1800X900	2100	1200	-
W3(A)	1200X900	2100	1200	-

DIGITAL SIGNATURE OF A.E

DIGITAL SIGNATURE OF E.E

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN & DRAWING 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 & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS .SOIL TEST HAS BEEN DONE BY DR. DR. SUJIT KUMAR BOSE OF 'BOSE ENGINEERS', ADDRESS : 53, PURNA CHANDRA MITRA LANE KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION .

D. GHOSH
EMPANELMENT NO. - II/228(K.M.C.)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECT :

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 INCLUDING THE WIDTH OF THE ABUTTING 5.486 M. ROAD MAINTAINED BY K.M.C. AND 2.369 M.(AVG.) WIDE PASSAGE , WHICH HAS BEEN MEASURED AND VERIFIED BY ME .IT IS A BUILDABLE SITE & NOT A TANK OR FILLED- UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALLS. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

(ANJAN DUTTA)
(CA/93/16409)
NAME OF ARCHITECT

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.

DR. SUJIT KUMAR BOSE
EMPANELMENT NO. -G.T/112 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

OWNER'S DECLARATION :

I / WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION
I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT 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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SRI RATAN LOHA AND SRI DIPAK KAR
NAME OF OWNERS