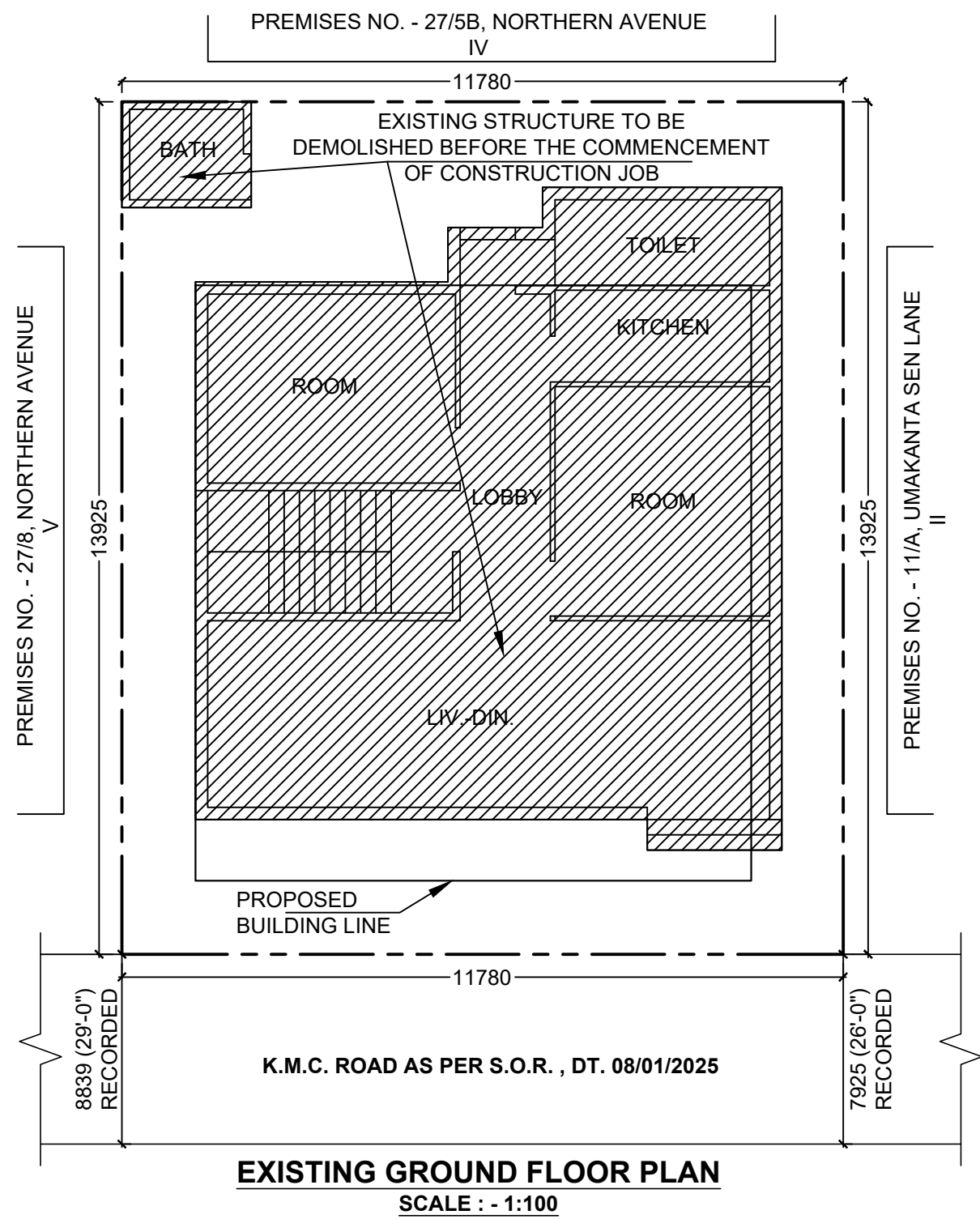
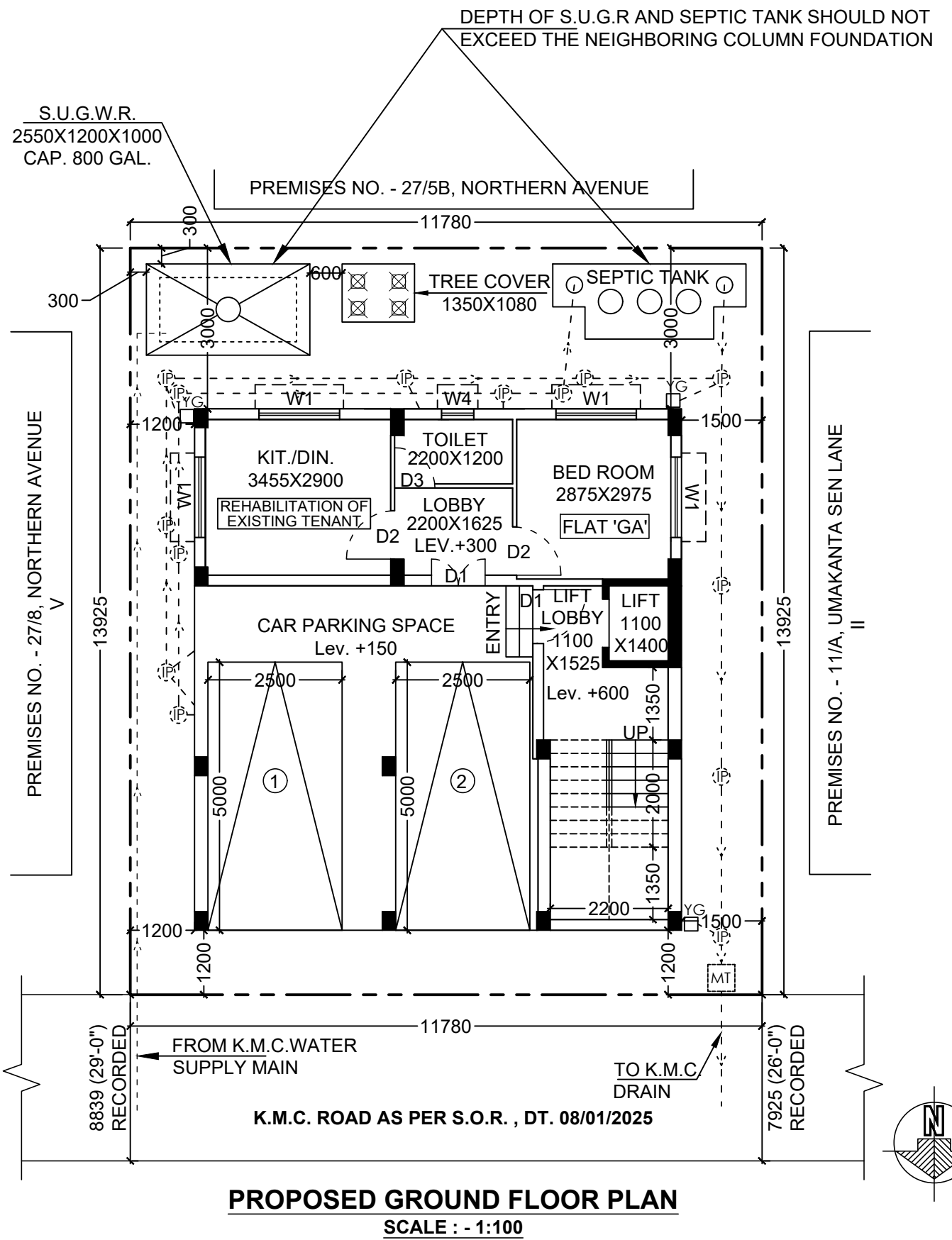
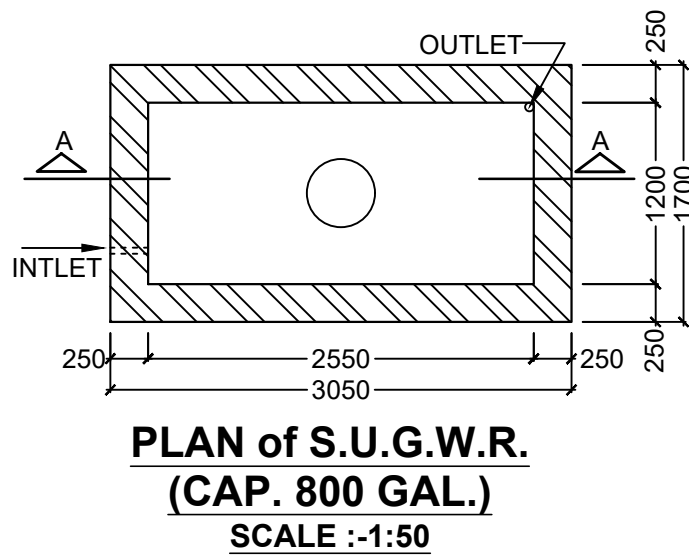
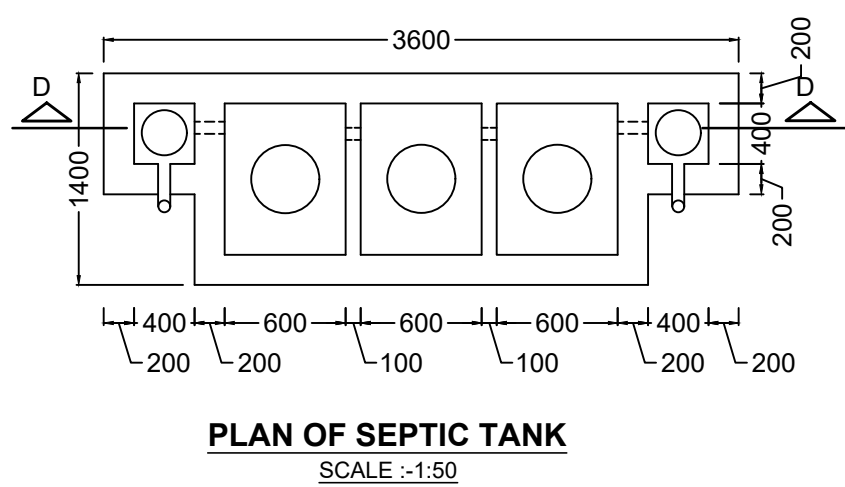
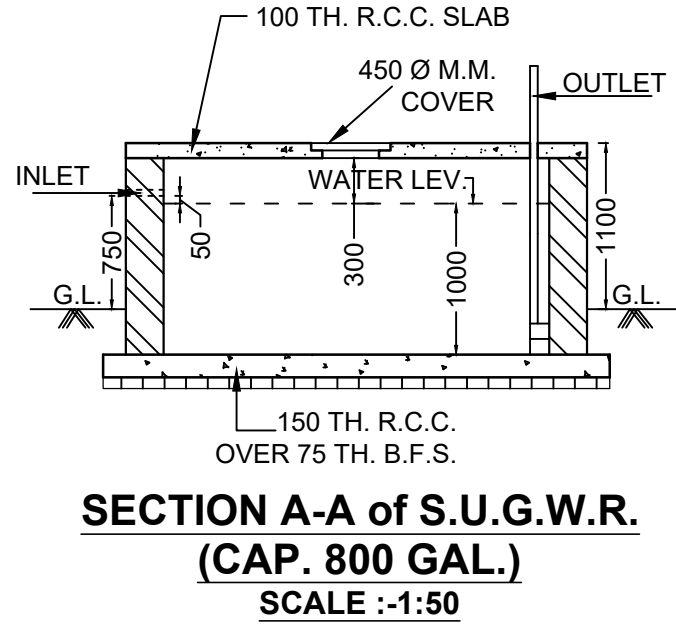
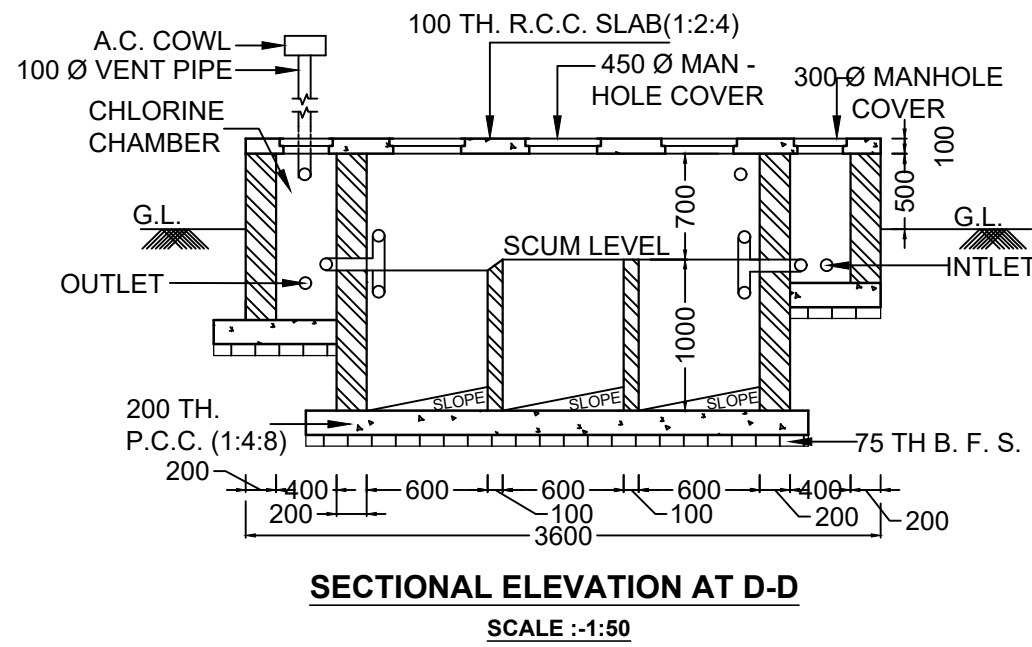
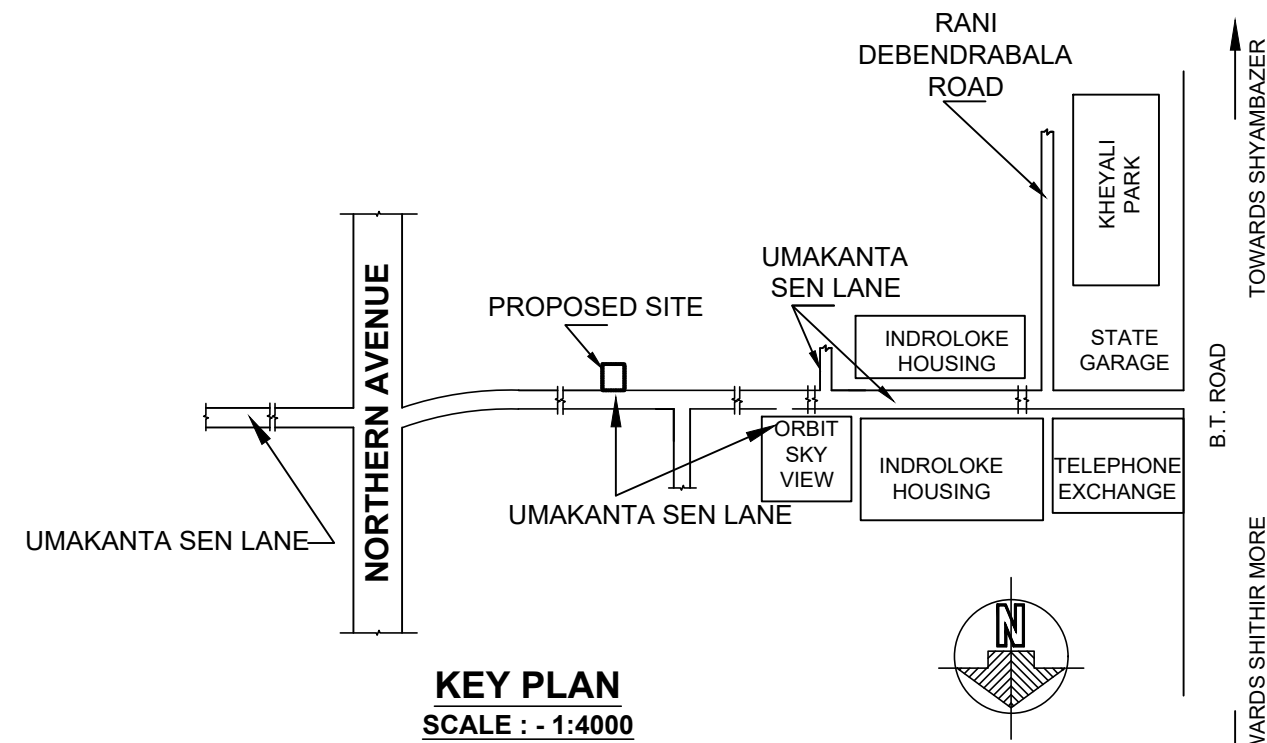
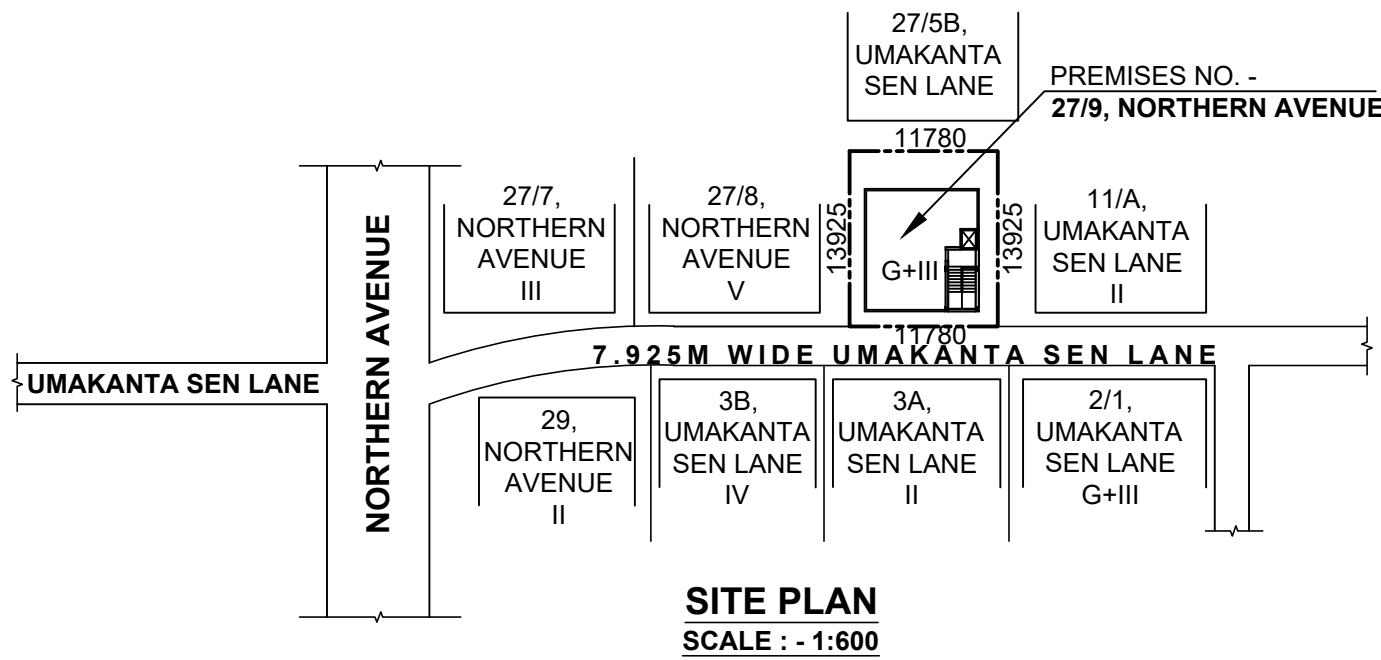




DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BXH) MM	REMARKS	TYPE	SIZE (BXH) MM	REMARKS
D1	1000X2100	FLASH	W1	1500X1200	ALUM.
D2	900X2100		W2	1200X1200	FULLY
D3	750X2100		W3	1000X1200	GLAZED
			W4	600X600	

PREMISES NO. - 27/9, NORTHERN AVENUE, WARD NO. - 004, BOROUGH NO. - I, ASSESSEE NO. - 110040801923
NAME OF OWNER(S)/APPLICANT(S): 1. MR. RAMAN CHOWDHURY, 2. MR. KAUSHAL CHOWDHURY, Directors of SHYAM WATERPROOF WORKS PRIVATE LIMITED.
AREA OF LAND: 146.671 SQ.M.
NAME OF L.B.S.: SANJOY CHOWDHURY
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
'A'	22° 37'26.40" N	88° 23'20.40" E	5.0 MT.
'B'	22° 37'26.41" N	88° 23'21.60" E	
'C'	22° 37'26" N	88° 23'21" E	
'D'	22° 37'27" N	88° 23'21" E	

The above information is true and correct in all respect and if at any stage, it is found otherwise, then we shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against us as per law.

SIGNATURE OF OWNER/APPLICANT(S)

1. MR. RAMAN CHOWDHURY,
2. MR. KAUSHAL CHOWDHURY,
Directors of
SHYAM WATERPROOF WORKS PRIVATE LIMITED,

NAME OF LBS

SANJOY CHOWDHURY
LICENSE NO. - 1353/1

DECLARATION OF GEO TECHNICAL ENGINEER

THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT SOIL INVESTIGATION AS THERE EXISTS AN OLD STRUCTURE/BUILDING COVERING THE TOTAL PLOT OF LAND SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED G+III STORED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW .

NAME OF GEO TECHNICAL ENGINEER

SHYAM SUNDAR KUNDU
LICENSE NO. - G.T.II/58

DECLARATION OF OWNER

I, DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING. I SHALL 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 MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNER/APPLICANT(S)

1. MR. RAMAN CHOWDHURY,
2. MR. KAUSHAL CHOWDHURY,
Directors of
SHYAM WATERPROOF WORKS PRIVATE LIMITED,

DRAWING NOTES:

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M25 & STEEL GRADE Fe-500
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL Z-SECTION WINDOWS.
- 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
- ALL FLOORS ARE MARBLE FLOORING.
- BOUNDARY IS DEMARCATED.
- THE PLOT CONFORMS WITH DEED SITE PLAN & BUILDING PLAN.
- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.

PROJECT:

PROPOSED G+III STORED RESIDENTIAL BUILDING
PLAN OF PREMISES NO. - 27/9, NORTHERN AVENUE, KOLKATA - 700 037, WARD NO. - 004, BOROUGH NO. - I, P.S. - CHITPORE, COMPLYING KMC BUILDING RULE 2009 AND U/S 393A OF K.M.C. ACT 1980, UNDER THE KOLKATA MUNICIPAL CORPORATION

PROPOSED GROUND FLOOR PLAN, PROPOSED TYPICAL (1st. to 3rd.) FLOOR PLAN, ROOF PLAN, SECTION X-X' & Y-Y', FRONT ELEVATION

PROJECT			
JOB NO.	DRG. NO.	DATE	DRAWN BY :
SCA/KMC/22-23/03.2		04.12.2024	SANJOY CHOWDHURY



CONSULTANT:-
S. CHOWDHURY & ASSOCIATES
42, PAIKPARA ROW,
KOLKATA : 700090,
MOB. NO. 9830773688
E- MAIL : sanjoy_chowdhury1111@yahoo.com

SCALE -1:100

PLAN CASE NO. 2024010163 STATEMENT OF THE PLAN PROPOSAL

- **PART - A:**
ASSESSEE NO : 110040801923
BOOK NO. : I VOL. NO. : 1604-2025, PAGE NO. : 15430 TO 15464
BEING NO. : 160400502, Year :2025, DATE: 20.01.2025
PLACE : D.S.R.-IV SOUTH 24 PARGANA
- b) **DETAIL OF BOUNDARY DECLARATION:**
BOOK NO. : I VOL. NO. : 1606-2025, PAGE NO. : 16553 TO 16562
BEING NO. : 160600476, Year :2025, DATE: 11.02.2025
PLACE : A.D.S.R. SEALDAH

- c) **DETAIL OF TENANT:**
BOOK NO. : I VOL. NO. : 1606-2025, PAGE NO. : 16553 TO 16562
BEING NO. : 160600476, Year :2025, DATE: 11.02.2025
PLACE : A.D.S.R. SEALDAH

- 2.a) AREA OF LAND (DEED) : 2.0 K.-7.0 CH.-28 SQ.FT. OR 165.644 SQ.M. (M/L)
b) AREA OF LAND (BOUNDARY) : 2.0 K.-7.0 CH.-11 SQ.FT. OR 164.036 SQ.M. (M/L)
c) NOS. OF STOREY : G+III
3. NOS. OF TENEMENTS : 3 Nos.
4. SIZE OF TENEMENTS : 3 Nos. (75 SQ.M. TO 100 SQ.M.)

- **PART - B:**
1. a) AREA OF LAND (DEED) : 2.0 K.-7.0 CH.-28 SQ.FT. OR 165.644 SQ.M. (M/L)
b) AREA OF LAND (BOUNDARY) : 2.0 K.-7.0 CH.-11 SQ.FT. OR 164.036 SQ.M. (M/L)
c) ENCROACHMENT AREA : NIL
d) FREE GIFT (STRIP OF LAND) : NIL

2. NET LAND AREA : 164.036 SQ.M.
3. ROAD WIDTH : 7.925 M. (MINIMUM WIDTH)
4. a) PERMISSIBLE GROUND COVERAGE (60.0%) : 98.422 SQ.M.
b) PROPOSED GROUND COVERAGE (53.831%) : 88.303 SQ.M.
5. PROPOSED HEIGHT : 12.450 M.

6.a. PROPOSED AREA (AREA STATEMENT)

FLOOR	TOTAL AREA (RES.) (SQ.M.)	CUTOUT SHAFT/LIFT WELLS/ST. DUCT) (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	TOTAL STAIR + ST. LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR.	88.303		88.303	10.340	1.678	76.285
1st.	88.303	1.540	86.763	10.340	1.678	74.745
2nd.	88.303	1.540	86.763	10.340	1.678	74.745
3rd.	88.303	1.540	86.763	10.340	1.678	74.745
TOTAL	353.212	4.620	348.592	41.360	6.712	300.520

6.b.1. TENEMENT & CAR PARKING CALCULATION

MARKED	EACH TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL EACH TENEMENT AREA (SQ.M.)	NOS. OF TENEMENT	REQUIRED NOS. OF CAR PARKING
FLAT -GA	29.964	7.517	37.481	1	
FLAT -A	72.202	18.113	90.315	3	1

- 7a. TOTAL REQUIRED CAR PARKING : 1 No.
7b. TOTAL PROPOSED CAR PARKING : 2 Nos.
8. PERMISSIBLE AREA FOR PARKING : 25.00 SQ.M.
9. PROPOSED AREA FOR PARKING : 40.167 SQ.M.
10. PERMISSIBLE F.A.R. : 2.0
11. PROPOSED F.A.R. : (300.520-25.0) / 164.036 = 1.680 < 2.00
10. STAIR HEAD ROOM AREA : 13.414 SQ.M.
11. TERRACE AREA : 88.303 SQ.M.
12. OVER HEAD TANK AREA : 3.312 SQ.M.
13. OTHER AREA ONLY FOR FEES : (41.36+6.712) SQ.M.= 48.072 SQ.M.
14. AREA OF CUP BOARDS : 10.350 SQ.M.
15. RELAXATION OF AUTHORITY (IF ANY) : NIL
16. DEPTH OF BUILDING : 9.725 M.
17. FRONTAGE OF THE PLOT : 11.780 M.
18. PROPOSED TREE COVERED AREA : 1.458 SQ.M. (0.889% OF LAND AREA)
19. REQUIRED TREE COVERED AREA : 1.430 SQ.M. (0.871% OF LAND AREA)

DECLARATION OF LBS

I DO HEREBY CERTIFY ON THE PLAN ITSELF 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 CONDITION INCLUDING THE ABUTTING K.M.C. ROAD CONFORMS WITH THE PLAN AND IT IS NOT A TANK OR FILLED UP TANK.

NAME OF LBS

SANJOY CHOWDHURY
LICENSE NO. - 1353/1

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING BY CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC AND WIND LOAD AS PER PREVAILING I.S. CODES & N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE & STABLE IN ALL RESPECT .

NAME OF STRUCTURAL ENGINEER

SHYAM SUNDAR KUNDU
ESE NO. - 207/I

B.P. NO. : 2025010016
DATE : 14/05/2025
VALID UP TO : 13/05/2030

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

DIGITAL SIGNATURE OF
A.E.(C)/BLDG./BR.- I/K.M.C.

NOT APPLICABLE

DIGITAL SIGNATURE OF
E.E.(C)/BLDG./BR.- I/K.M.C.