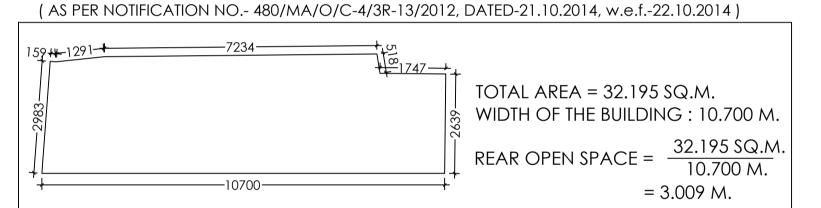
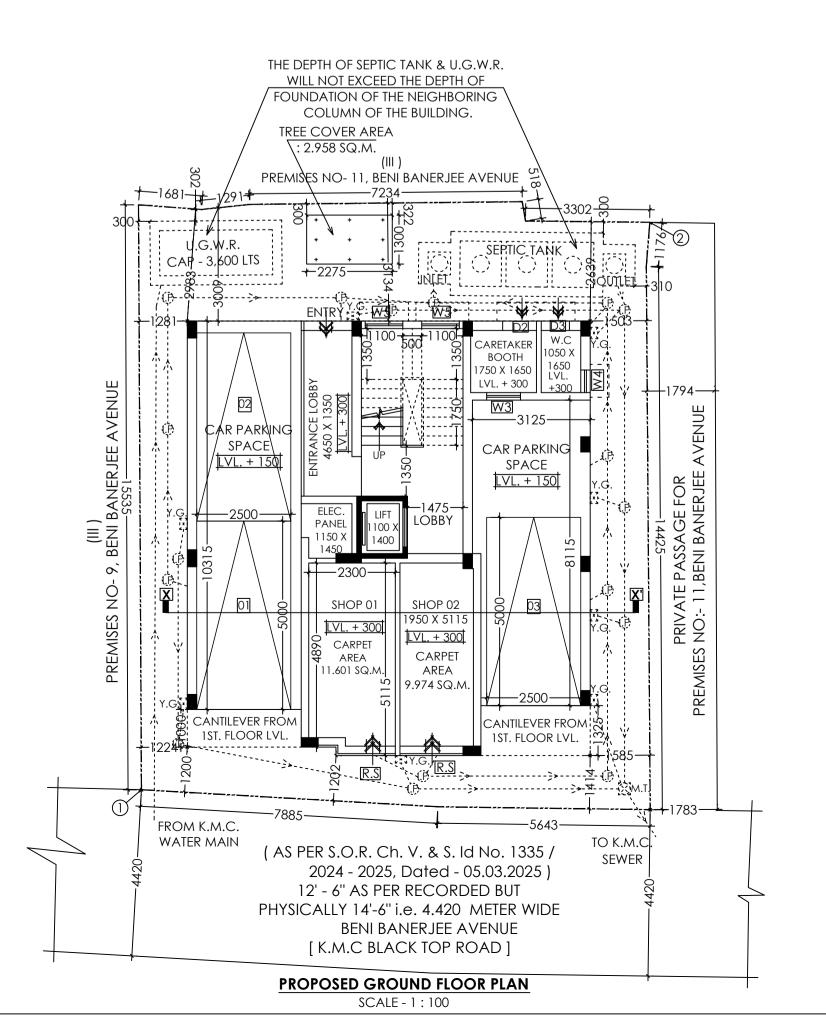
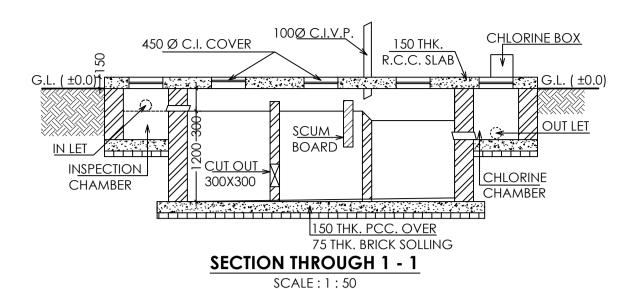
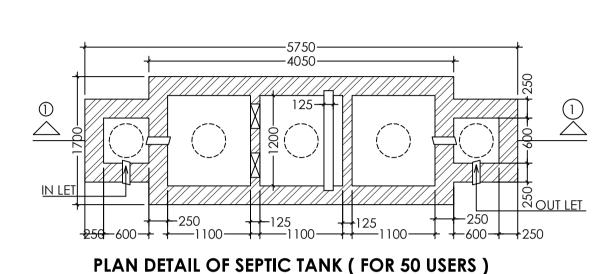


CALCULATION OF AVERAGE BACK

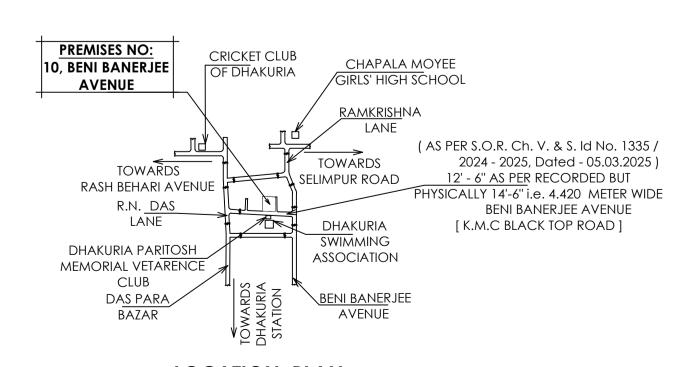








PREMISES NO: 10, BENI BANERJEE PRIVATE PASSAGE FOR **AVENUE** PREMISES NO:- 11, PRE. NO-11 , BENI BANER JEE AVENUE BENI BANERJEE PRE. NO-12C , +V+ BENI BANERJEE **AVENUE** (II+A.B.S) PRE. NO-12A BENI BANERJEE _AVENUE -7885-5643⊦ PRE. NO-2, BENI BANERJEE **AVENUE** SITE PLAN (SCALE: 1:600) (AS PER S.O.R. Ch. V. & S. Id No. 1335 / 2024 - 2025, Dated - 05.03.2025)



12' - 6" AS PER RECORDED BUT

PHYSICALLY 14'-6" i.e. 4.420 METER WIDE

[K.M.C BLACK TOP ROAD]

BENI BANERJEE AVENUE

LOCATION PLAN (SCALE: 1:4000)

MAIN CHARACTERISTICS OF THE PROPOSAL							1. PROPOSED AREA:				Total Exempted Area		ea	
PART - A						Floor Mkd.	Floor Area	Stair Well	Lift Well	Gross Area	Stair Area	Lift Lobb	oy Net	Floor Area
1. ASSESSEE NO :- 21- 092 - 04 - 0009 - 7						Ground Floor	115.722 SQ.M.			115.722 SQ.M	. 11.140 SQ.M	. 2.249 SC	Q.M. 102.	.333 SQ.M.
2. NAME OF OWNERS: (1) SRI PULAK KUMAR GHOSH, (2)"M/S. AAMAR BARI" REPRESENTED BY ITS PARTNERS OF SRI SUBRATA BOSE, AND SRI JAGONNATH HALDER						1st. Floor	122.589 SQ.M.	0.875 SQ.M.	1.540 SQ.M.	120.174 SQ.N	. 11.140 SQ.M	. 2.249 SC	2.M. 106.	.785 SQ.M.
						2nd. Floor	122.589 SQ.M.	0.875 SQ.M.	1.540 SQ.M.	120.174 SQ.N	. 11.140 SQ.M	. 2.249 SC	2.M. 106.	.785 SQ.M.
3. NAME OF APPLICANT: M/S. AAMAR BARI, Represented by its Partners Mr. Subrata Bose, and Mr. Jagonnath Halder Being one of the owner & Constitute Attorney of Sri Pulak Kumar Ghosh						3rd. Floor	119.371 SQ.M.	0.875 SQ.M.	1.540 SQ.M.	116.956 SQ.N	. 11.140 SQ.M	. 2.249 SC	2.M. 103.	.567 SQ.M.
4. DETAILS OF REGISTERED DEED :-					Total	480.271 SQ.M.	2.625 SQ.M.	4.620 SQ.M.	473.026 SQ.N	1. 44.560 SQ.N	8.996 SC	Q.M. 419	.470 SQ.M.	
					2. PARKING C	CALCULATION:								
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	Flat	Tenement	Share of	Teneme	ent No.	of Rec	uired Park	ring	Parking
ı	1604-2023	288755 TO 288779	160408948	26.07.2023	D.S.R IV, SOUTH 24 PARGANAS	Marked	size(SQ.M.)	Service(SQ.M.) Area(SQ	.M.) Tenen	nent (Size	Tenemen	
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	FLAT- A	55.679	13.737	69.41	01 N	O. 50 >7	5 SQ.M.		
ı	1604-2024	152921 TO 152950	160404487	13.05.2024	D.S.R IV, SOUTH 24 PARGANAS	FLAT- B	50.238	12.395	62.633	3 01 N	O. 50 >7	5 SQ.M.	04 NOS.	01 NO.
5. DETAILS OF REGD. BOUNDARY DECLARATION:-					FLAT- C	46.979	11.591	58.570	01 N	O. 50 >7	5 SQ.M.			

DOOD 0 W	INDOW COULT	SILLE .		
MARKED	TYPE	SILL HEIGHT	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH		2100	1050 X 2100
D2	SOLID FLUSH		2100	900 X 2100
D3	SOLID FLUSH		2100	750 X 2100
SD	GLAZED		2100	AS PER DWG.
W	GLAZED	750	2100	1500 X 1350
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	750	2100	900 X 1000
W4	GLAZED	1100	2100	600 X 750
W5	GLA7FD	1350	2100	1000 X 1350

PAGES BEING NO. DATED

PAGES BEING NO. DATED

	W5	GLAZED	1350	2100	1000 X 1350
SPECIFI	CATION C	F CONSTRUC	CTION :-		
1. 200 &	250 THK. 15	T CLASS CEME	ENT BRICK WOR	K FOR EXTER	NAL WALL IN SUPER
STRUCTU	JRE IN 1:6				
2. 125 &	100 THK. 13	ST CLASS CEMI	ENT BRICK WOR	K FOR INTER	NAL WALL IN 1:4
3. LEAN	CONCRETE	, 1: 3 : 6 WITH	19 MM DOWN	GRADED STO	ONE CHIPS (M-15)
4. R.C.C	. 1 : 1 : 2 FC	OR ROOF SLAB	, BEAM, LINTEL,	CHAJJA ETC	· · · · · · · · · · · · · · · · · · ·
5. CEME	nt sand p	LASTER 18 MM	. ON OUTSIDE 8	k 12 MM. ON	INSIDE WALL IN
1:6&C	EILING & C	HAJJA IN 1:4.			
6. D.P.C.	SHALL BE	50MM. THICK II	N 1:1.5:3 TON	IE WITH WAT	ER PROOFING
ADMIXTI	IPF				

7. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION 8. + 300 LVL.' TO THE FINISHED GROUND FLOOR LVL. 9. TREAD WIDTH 250 EACH & RISER HEIGHT IS 160.526 EACH

10. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL 11.THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

TEEL MUST CONFIRMED WITH IS 1786 GRADE OF CONCRETE :- M 25 (C : S : ST :: 1 : 1 : 2) & GRADE OF STEEL :- Fe500 CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE STONE CHIPS: - 20 MM. DOWN GRADED OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL HEIGHT - 33.0 M.) :-							
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE	CO-ORDINATE IN WGS-84		SITE ELEVATION				
PROPOSAL	LATITUDE	LONGITUDE					
1.	22.507511	88.372823	5.5				
2.	22.507814	88.372706	5.5				

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF A 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.

NAME OF THE ARCHITECT Ar. MILIA GHOSH Reg. No. C.A/2016/75359.

BOOK NO. VOLUME NO.

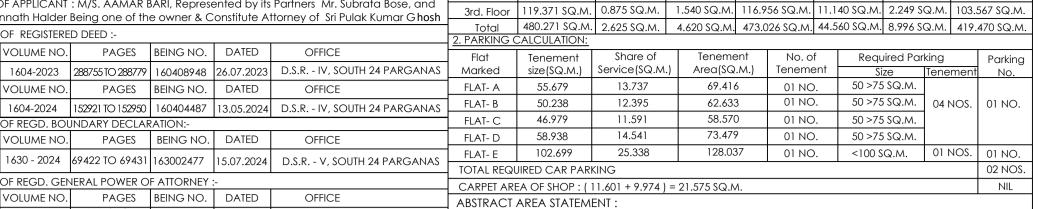
BOOK NO. VOLUME NO.

1630 - 2024

. DETAILS OF REGD. GENERAL POWER OF ATTORNEY:

NAME OF THE OWNER / APPLICANT (1) SRI SUBRATA BOSE (2) JAGONNATH HALDER PARTNERS OF " AAMAR BARI " SRI PULAK KUMAR GHOSH

LOFT & CUP BOARD AREA :-					
FLOOR MARK	LOFT AREA	C/B AREA			
GR. FLOOR					
1ST. FLOOR	1.845 SQ.M.	3.525 SQ.M.			
2ND. FLOOR	1.675 SQ.M.	3.338 SQ.M.			
3RD. FLOOR	0.969 SQ.M.	1.825 SQ.M.			
TOTAL	4.489 SQ.M.	8.688 SQ.M.			



	ADEA OF LAND : 03 KH
	AREA OF LAND: 03 KH 02 CH 42 SQ.FT. i.e. 212.932 SQ.M. i.e. 2,292 SQ.FT.
	[AS PER PHYSICAL MEASUREMENT]
	ROAD WIDTH: 4.420 M. WIDE BENI BANERJEE AVENUE [K.M.C BLACK TOP ROAD]
	PERMISSIBLE F.A.R.: 1.75
	PERMISSIBLE TOTAL BUILT UP AREA : 372.631SQ.M.
00	PERMISSIBLE BUILDING HEIGHT: 12.500 METER.
	PERMISSIBLE GROUND COVERAGE : 59.569 % i.e. 126.841 SQ.M.
0	PROPOSED GROUND COVERAGE: 57.572 % i.e. 122.589 SQ.M.
0 G.	PROPOSED BUILDING HEIGHT: 12.450 METER [G + THREE STORIED]
	TOTAL PROPOSED BUILT-UP AREA: 473,026 SQ.M.
50	REQUIRED CAR PARKING : 02 NOS

163001644 21.05.2024 D.S.R. - V, SOUTH 24 PARGANAS AREA OF LAND: 03 KH. - 10.5 CH. - 00 SQ.FT. i.e. 244.565 SQ.M. [AS PER DEED]

PROVIDED CAR PARKING: 03 NOS. PROVIDED AREA FOR PARKING AT GROUND FLOOR: 55.653 SQ.M. PROPOSED F.A.R: [(419.470 - 50.00) / 212.932] = 1.735 < 1.75 PROPOSED STAIR COVERED AREA: 14.880 SQ.M. PROPOSED O.H.W. TANK AREA: 4.800 SQ.M. LIFT MACHINE ROOM AREA: 6.720 SQ.M.

LIFT MACHINE ROOM STAIR AREA: 3.725 SQ.M.

PROPOSED CUPBOARD AREA: 8.688 SQ.M. PROPOSED LOFT AREA: 4.489 SQ.M. PROPOSED SHOP BUILT-UP AREA: 25.241 SQ.M. ADDITIONAL AREA: 14.880 + 6.720 + 3.725 + 8.688 + 4.489 = 38.502 SQ.M.

TOTAL COMMON AREA: 77.602 SQ.M. TOTAL AREA FOR FEES: 473.026 + 38.502 = 511.528 SQ.M. TOTAL TERRACE AREA: (119.371 + 3.218) = 122.589 SQ.M.

REQUIRED TREE COVER AREA: 2.723 SQ.M. i.e. 1.279 % PROVIDED TREE COVER AREA: 2.958 SQ.M. i.e. 1.389 % **OWNERS DECLARATION:**

I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT

I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & 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.

IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY 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.A BEFORE STARTING OF BUILDING FOUNDATION WORK.DURING DEPARTMENTAL JOINT INSPECTION THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY OCCUPIED BY ME AND THERE ARE NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

> NAME OF THE OWNER / APPLICANT (1) SRI SUBRATA BOSE (2) JAGONNATH HALDER PARTNERS OF "AAMAR BARI" self & constitute attorney of SRI PULAK KUMAR GHOSH

CERTIFICATE OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME.THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL.SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE SITE WILL BE SUPERVISED BY ME.

> NAME OF THE ARCHITECT Ar. MILIA GHOSH Registered Architect

> > Reg. No. C.A/2016/75359.

THE STRUCTURAL DESIGN & DRAWINGS 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 & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY MR. KALLOL KUMAR GHOSHAL OF TECHNO SOIL, F-6B, CIT MARKET,

JADAVPUR, KOLKATA - 700 032, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

> NAME OF STRUCTURAL ENGINEER Kallol Kumar Ghoshal E.S.E. - I / 261

> > **SCALE 1:100**

(UNLESS OTHERWISE MENTIONED)

CERTIFICATE OF GEO-TECHNICAL ENGINEER: JNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

> NAME OF GEO-TECHNICAL ENGINEER Mr. SANTOSH KUMAR CHAKRABORTY G.T.E.- I / 16

PROJECT:

DEALT: D.SAHA

PROPOSED GROUND + THREE STORIED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 10, BENI BANERJEE AVENUE, DAG. NO. 1096, KHATIAN NO. 426, MOUZA - DHAKURIA, P.S.- KASBA NOW GARFA, WARD NO.092, KOLKATA 700 031, UNDER BOROUGH X [K.M.C.]

U / S 393A OF K.M.C. ACT. 1980 & COMPLYING K.M.C. BLDG. RULE 2009.

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, UNDER GROUND WATER RESERVOIR, SEPTIC TANK DRAWING SHEET NO.



1486, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN, DF BLOCK), KOLKATA 700 107, INDIA

PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com THIS DRAWING IS A PROPERTY OF COLLAGE; ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

BUILDING PERMIT NO.: 2025100076 DATED - 25/07/2025 VALID UPTO - 24/07/2030 SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E.(C)Bldg., BR. - X

DIGITAL SIGNATURE OF E.E.(C)Bldg., BR. - X