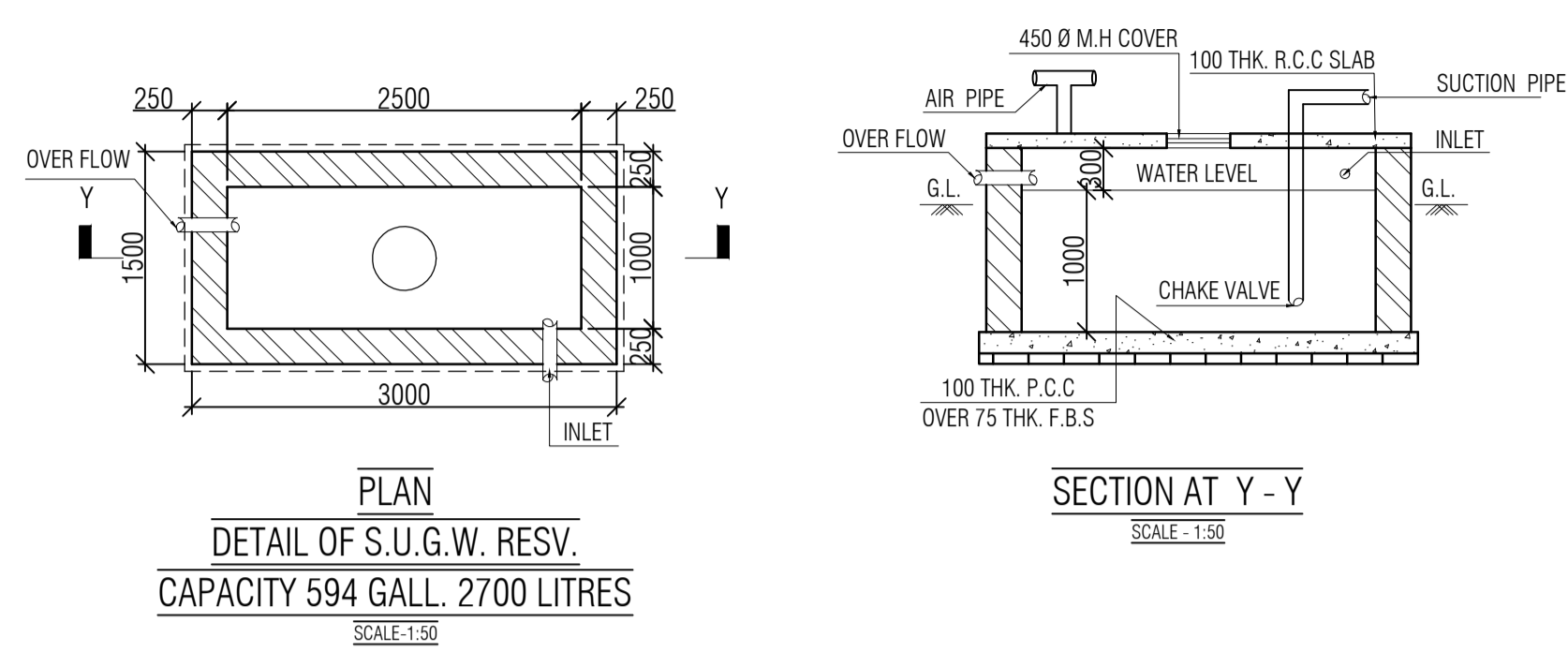


PROPOSED PLAN OF G + III STORED (12.50 M. BUILDING HEIGHT) RESIDENTIAL BUILDING U/S - 393 A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 17, SANTI SARANI IN WARD NO.- 111, BOROUGH - XI, P.S.- BANSDRONI, MOUZA - KAMDAHARI, J.L. NO.- 49, DAG NO.- 159 (P), KHATIAN : 404, UNDER KOLKATA MUNICIPAL CORPORATION.



PERMISSIBLE HEIGHT IN REFERENCE TO CGZM ISSUED BY AAI 33m (X17)

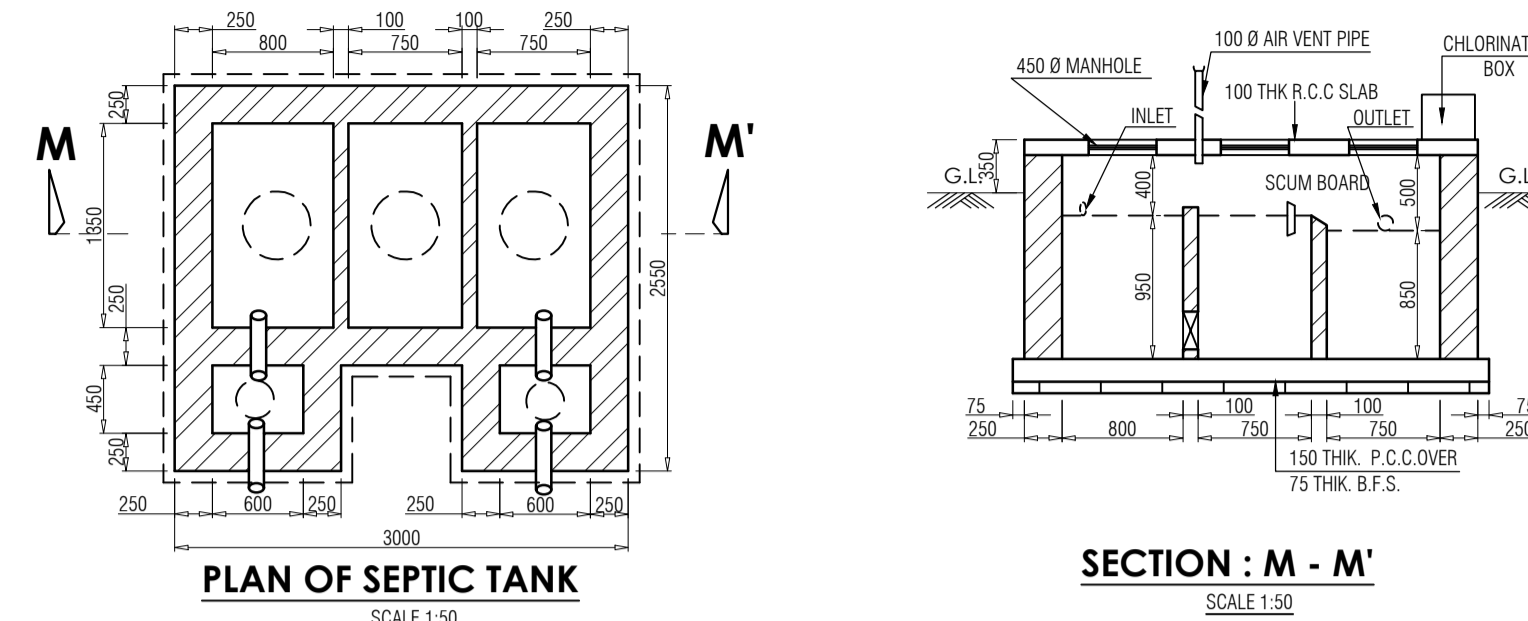
CO-ORDINATE IN WGS84

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL	CO-ORDINATE	SITE ELEVATION (AMSL)	
	LATITUDE	LONGITUDE	
Ⓐ	22° 27' 53" NORTH	88° 22' 19" EAST	8.50 Mtr.
Ⓑ	22° 27' 53" NORTH	88° 22' 19" EAST	8.50 Mtr.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

M/s. TITLY CONSTRUCTION
SOLE PROPRIETOR NAMELY SRI. BISWARUP SAMADDER
C.A. OF SRI. HARISADHAN BHOWAL
NAME OF OWNER / APPLICANT

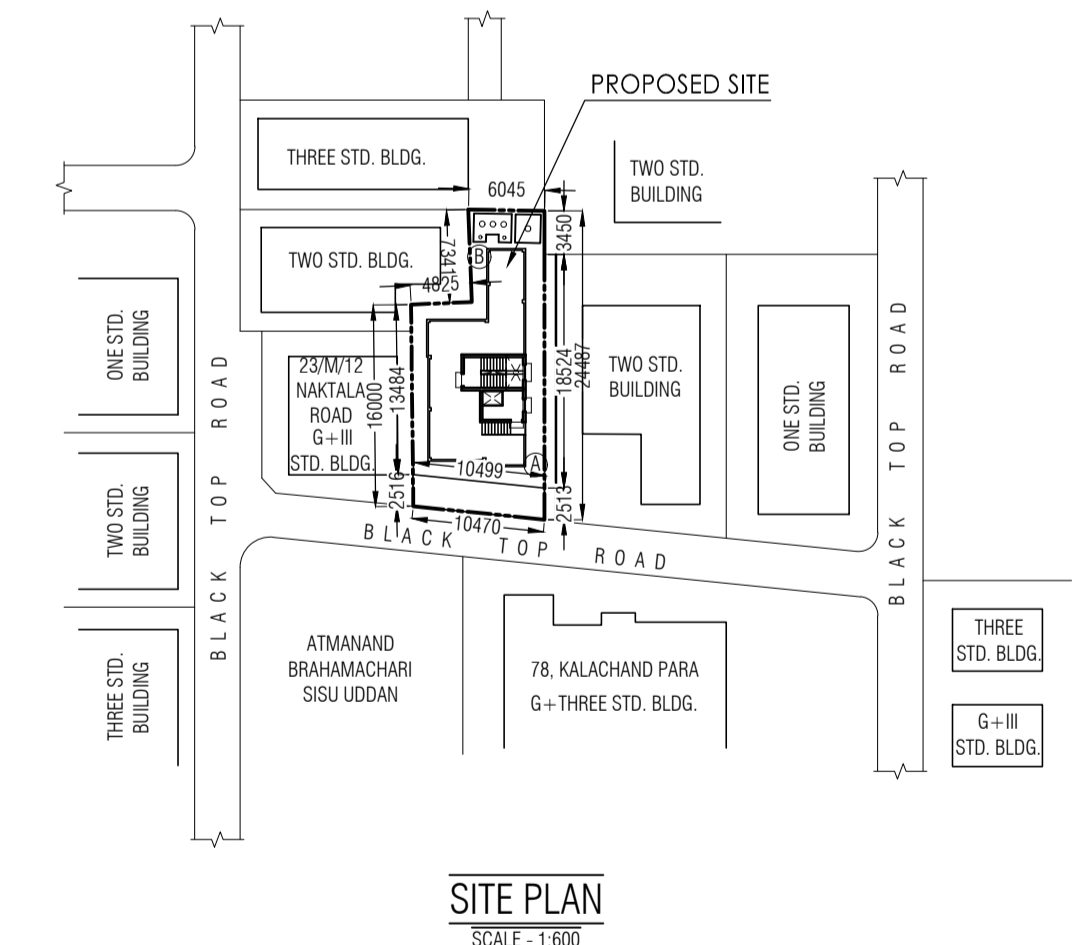
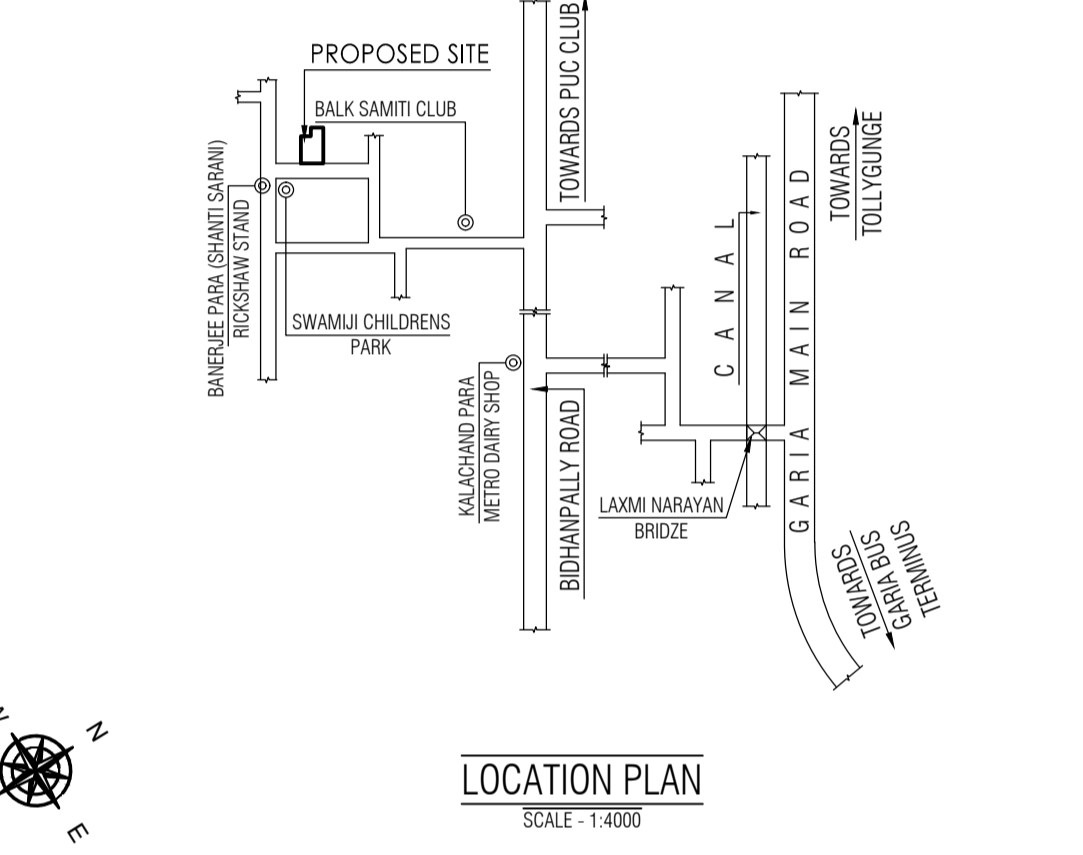
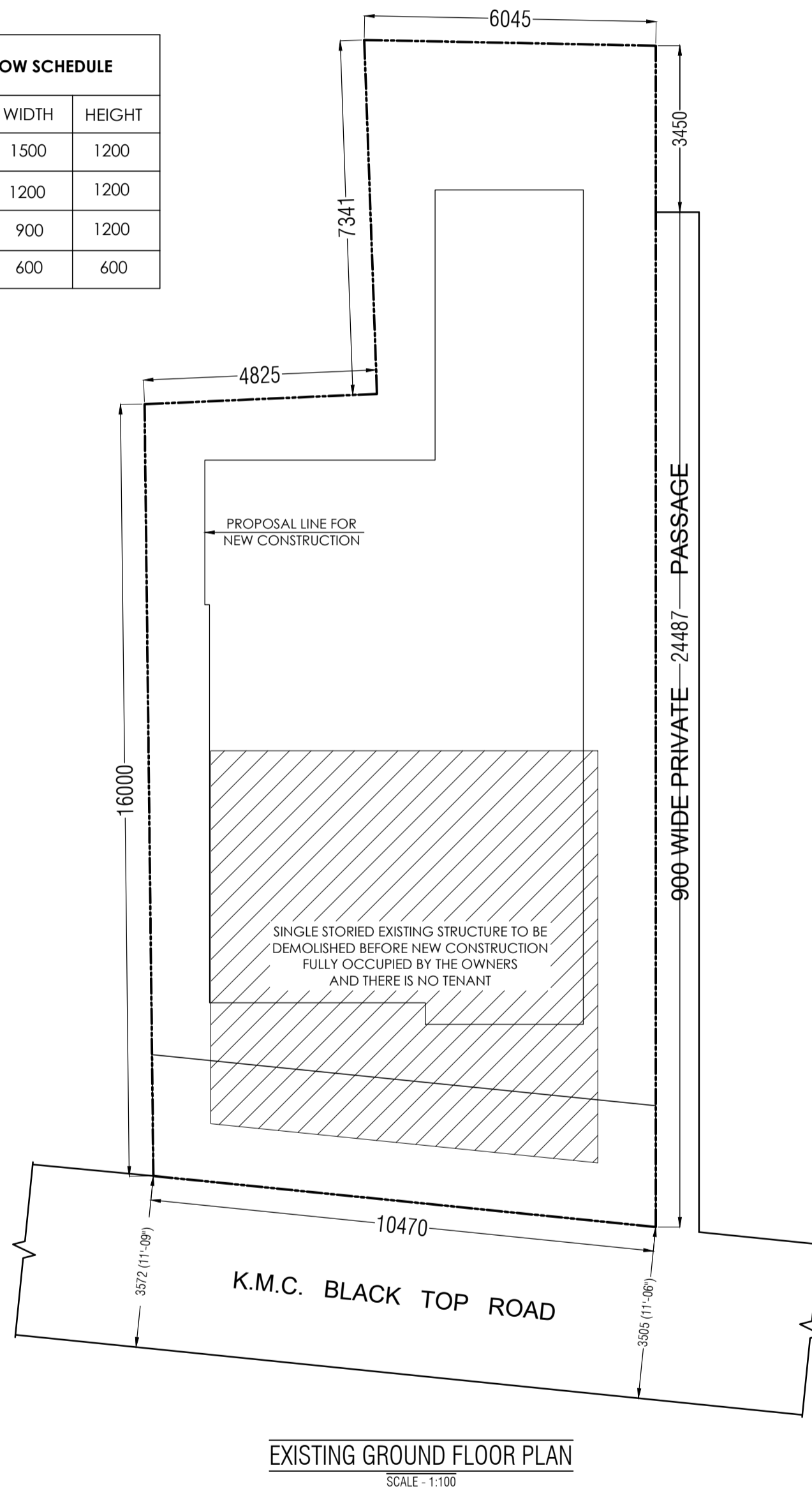
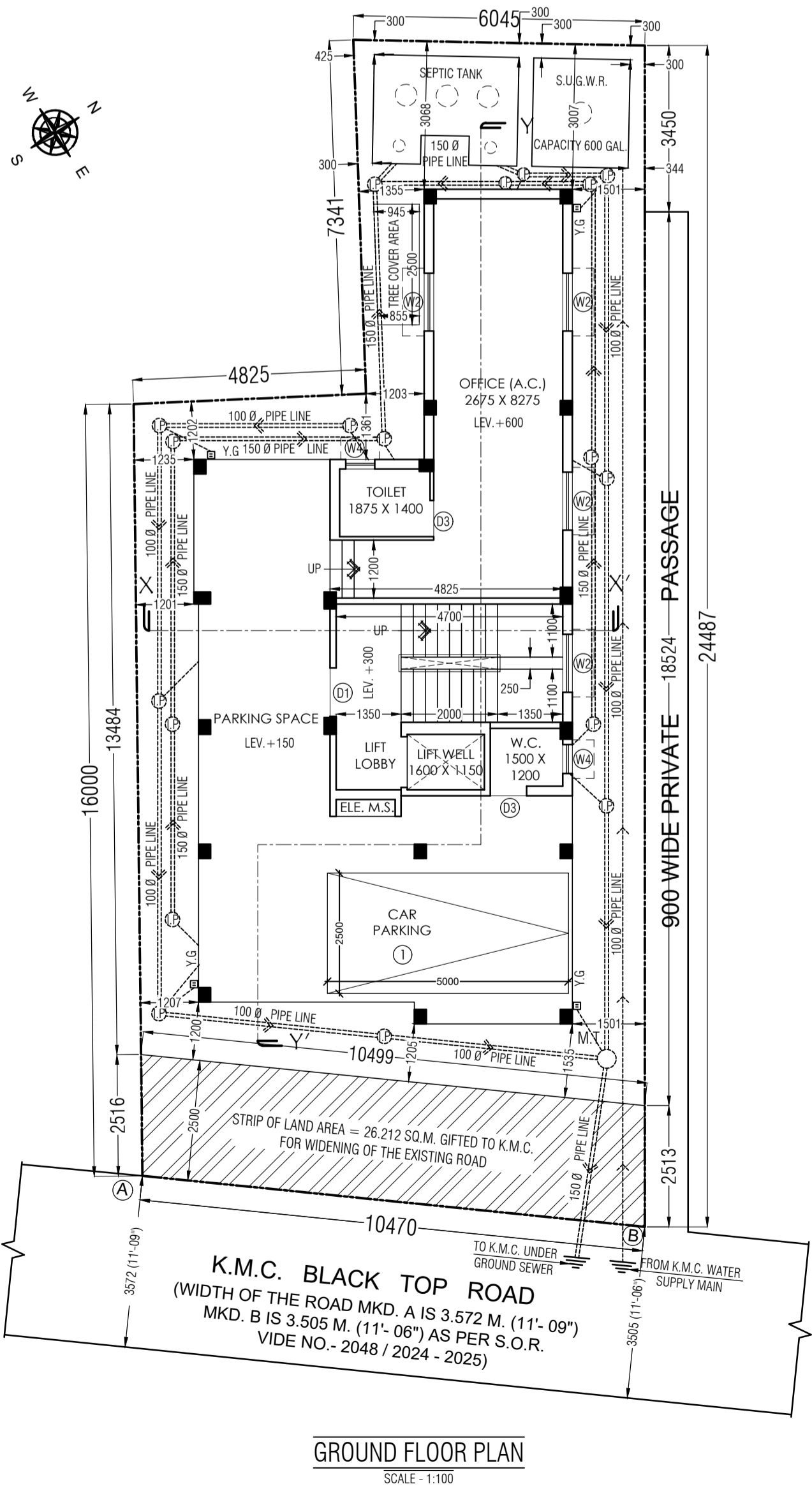
RABINDRA NATH GHOSH
NAME OF L.B.S. (I) 1038



NOTES / SPECIFICATIONS

- * ALL DIMENSIONS ARE IN MM. OTHERWISE SPECIFIED
- * DEPTH OF FOUNDATION OF SEPTIC TANK & S.U.G.W. RESV WILL NOT EXCEED DEPTH OF BUILDING FOUNDATION
- * 200 THK. OUTSIDE BRICK WORK WITH C.M.(1:6) 125 & 75 THK. INSIDE BRICK WORK WITH C.M.(1:4)
- * R.C.C WORK WITH STONE CHIPPES, SAND, CEMENT (3:1.5:1)
- * GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-415
- * PLASTERING WITH CM(1:6) FOR BRICK WORK & (1:4) FOR CEILING
- * P.C.C. WITH BRICK KHOLA, SAND, CEMENT (6:3:1)
- * I.P.S OF 35TH 1:24

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1200
---	---	---	W4	600	600



1. ASSESSEE NO :- 31 - 111 - 20 - 0017 - 7	5. DETAILS OF REGISTERED POWER OF ATTORNEY :-
2. NAME OF THE OWNERS :- SRI. HARISADHAN BHOWAL	BOOK NO. - 1. VOLUME NO. - 1603 - 2024. PAGES - 371319 TO 371331. BEING NO. - 160314493. YEAR - 2024. REGD. AT - D.S.R. - III, 24, P.G.S.(S), DATED - 23/08/2024.
3. NAME OF THE APPLICANT :- M/s. TITLY CONSTRUCTION SOLE PROPRIETOR NAMELY SRI. BISWARUP SAMADDER C.A. OF SRI. HARISADHAN BHOWAL	6. DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO. - 1. VOLUME NO. - 1603 - 2024. PAGES - 371308 TO 371318. BEING NO. - 160314500. YEAR - 2024. REGD. AT - D.S.R. - III, 24, P.G.S.(S), DATED - 23/08/2024.
4. DETAILS OF REGISTERED DEED :- BOOK NO. - 1. VOLUME NO. - 573. PAGES - 399 TO 411. BEING NO. - 19156. REGD. AT - ASSURANCE, CALCUTTA, DATED - 25/09/1992.	7. DETAILS OF REGISTERED STRIP OF LAND :- BOOK NO. - 1. VOLUME NO. - 1603 - 2025. PAGES - 53528 TO 53539. BEING NO. - 160302156. YEAR - 2025. REGD. AT - D.S.R. - III, 24, P.G.S.(S), DATED - 05/02/2025.

AREA STATEMENT

1. LAND AREA : 215.255 SQ.M. (03 KH. - 04 CH. - 22 SFT.) AS PER DEED & 218.384 SQ.M. (03 KH. - 04 CH. - 10.6 SFT.) AS PER B.D.	7. BUSINESS AREA :-
2. STRIP OF LAND AREA = 26.212 SQ.M.	i) COVERED = 31.981 SQ.M. ii) CARPET = 27.592 SQ.M.
3. SPLAYED CORNER AREA = N.A.	8. PROPOSED BUILDING HEIGHT = 12.50 M.
4. NET LAND AREA = 192.172 SQ.M.	9. PERMISSIBLE F.A.R. = 1.75
5. PERMISSIBLE GROUND COVERAGE = 129.692 SQ.M. (59.387%)	10. PROPOSED F.A.R. = 1.585
6. PROPOSED GROUND COVERAGE = 106.181 SQ.M. (48.621%)	
11. FLOOR AREA CALCULATION :-	

PROPOSED FLOOR	COVERED AREA (Including Stair) (SQ.M.)	STAIR AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	EFFECTIVE AREA FOR F.A.R (SQ.M.)	C.B. AREA (SQ.M.)	LOFT AREA (SQ.M.)
GROUND FLOOR	106.181	11.015	---	1.890	---	93.276	---
FIRST FLOOR	106.181	11.015	0.500	1.890	1.840	90.936	1.171
SECOND FLOOR	106.181	11.015	0.500	1.890	1.840	90.936	1.171
THIRD FLOOR	106.181	11.015	0.500	1.890	1.840	90.936	1.171
TOTAL	424.724	44.060	1.500	7.560	5.520	366.084	3.513

12. TENEMENT AREA CALCULATION :-

NET TENEMENT SIZE (SQ.M.)	PROPORTIONATE COM. AREA (SQ.M.)	ACTUAL TENEMENT SIZE (SQ.M.)	NO OF TENEMENT	REQUIRED PARKING	PROVIDED PARKING	PROVIDED PARKING AREA (SQ.M.)
42.801	9.973	52.774	3 NOS.	1 NO.	1 NO.	53.285 SQ.M.
47.071	10.968	58.039	3 NOS.			

13. STAIR COVERED AREA = 14.535 SQ.M.	16. LIFT MACHINE ROOM STAIR AREA = 3.450 SQ.M.
14. ROOF TANK AREA = 4.418 SQ.M.	17. TREE COVERED AREA = 2.250 SQ.M.
15. LIFT MACHINE ROOM AREA = 9.878 SQ.M.	18. ADDITIONAL AREA FOR FEES = 37.943 SQ.M.

DECLARATION OF L.B.S.

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 ABUTTING ROAD CONFORMS 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 ABUTTING ROAD FRONT IS 3.505 M. (MINIMUM ROAD WIDTH) WIDE K.M.C. BLACK TOP ROAD EASTERN SIDE OF THE PREMISES. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. C/L OF E.M. B.YE PASS.

SRI. RABINDRA NATH GHOSH
L.B.S. (I) 1038
KOLKATA MUNICIPAL CORPORATION
NAME OF THE L.B.S.

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE REPORT OF SOIL TEST DONE BY TECHNO SOIL, REGISTERED OFFICE GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150, HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

SRI. KALLOL KUMAR GHOSHAL
E.S.E. (I) 261
KOLKATA MUNICIPAL CORPORATION
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF G.T. ENG.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HERE IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SRI. KALLOL KUMAR GHOSHAL
G.T. ENG. (I) 49
KOLKATA MUNICIPAL CORPORATION
NAME OF THE GEO-TECHNICAL ENGINEER

DECLARATION OF APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING. K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. 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 WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PLOT IS VACANT LAND. DURING THE DEPARTMENTAL SITE INSPECTION I WAS PHYSICALLY PRESENT AND IDENTIFIED AND CONFIRMED THE SAID PLOT.

M/s. TITLY CONSTRUCTION
SOLE PROPRIETOR NAMELY SRI. BISWARUP SAMADDER
C.A. OF SRI. HARISADHAN BHOWAL
NAME OF THE APPLICANT

TITLE :- ARCHITECTURAL DRAWING

SCALE - 1:50, 1:100, 1:600, 1:4000 SHEET NO.- 1 OF 2 DRAWN BY: Avijit Datta

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR. - XI