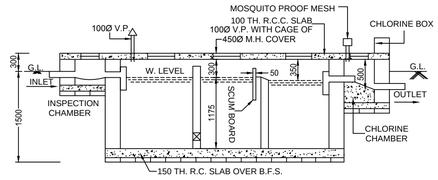
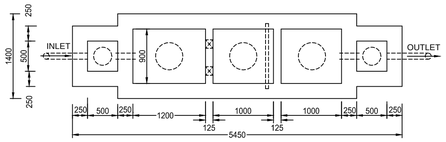


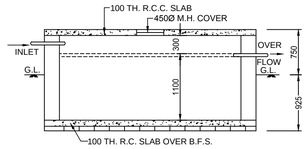

LONG SECTION



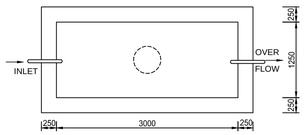

DETAILS OF SEPTIC TANK

SCALE - 1:50

[40 USERS]




LONG SECTION

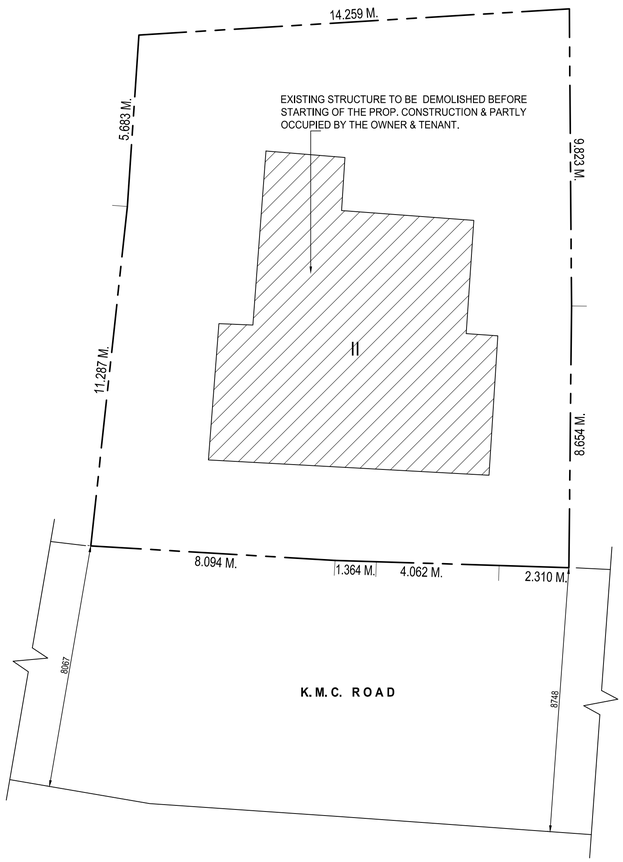



DETAILS OF S.U.W.R.

(900 GALLONS)

SCALE - 1:50

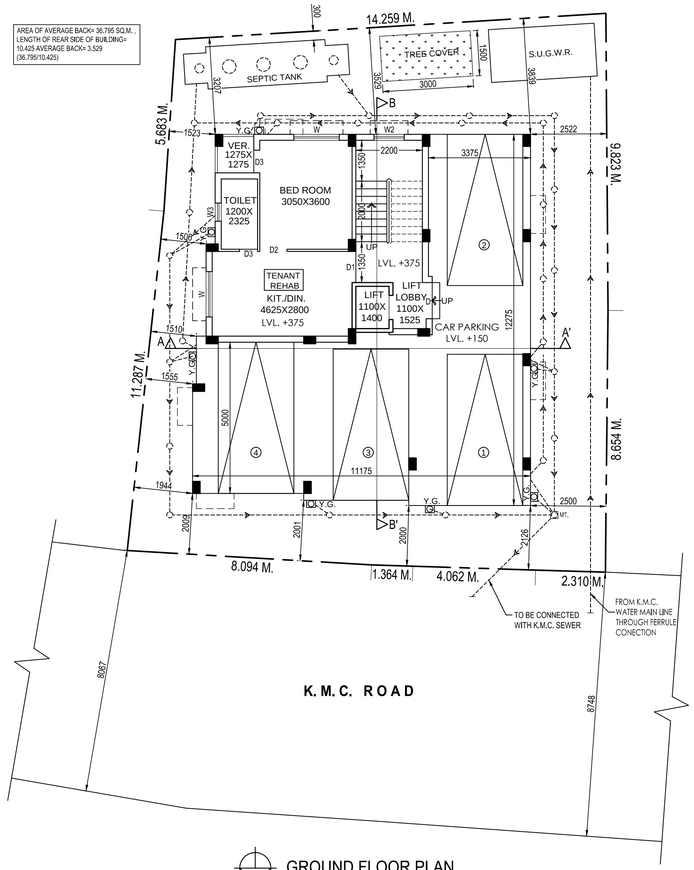
DEPTH OF SEPTIC TANK AND S.U.G.W.R. NOT EXCEED THE DEPTH OF BUILDING FOUNDATION .




GROUND FLOOR PLAN (EXISTING)

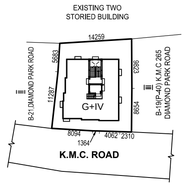
SCALE - 1:200

AREA OF AVERAGE BACK= 36.795 SQ.M.,
LENGTH OF REAR SIDE OF BUILDING= 10.425 AVERAGE BACK= 3.529
(36.795/10.425)



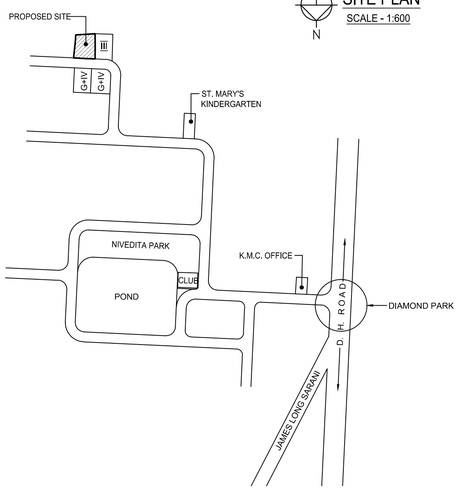

GROUND FLOOR PLAN

SCALE - 1:100




SITE PLAN

SCALE - 1:600




LOCATION PLAN

SCALE - 1:4000

**PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S. 393 (A) OF K.M.C. ACT.1980, AT PREMISES NO.- 266, DIAMOND PARK UNDER K.M.C. WARD NO.- 144, BOROUGH - XVI, MOUZA-JOKA, PLOT NO.- 35, TOUZI NO.- 4, REVENUE SURVEY NO.- 94, J.L. NO.- 21, R.S. & L.R. DAG NO.- 714, R.S. KHATIAN NO.- 309 & 348, L.R. KHATIAN NO.- 7115, P.S.- THAKURPUKUR NOW HARIDEVPUR, KOLKATA- 700104.**

NAME OF OWNER - **ANINDYA BHATTACHARYA.**

SCALE = 1:100 , 1: 50 , 1: 600 , 1: 4000

SPECIFICATION :-

1. GRADE OF CONCRETE IS - M 25.
2. GRADE OF STEEL FE - 500.
3. BEARING CAPACITY OF SOIL IS-7T/M2.(ASSUM)
4. 200 & 250 THK. BRICK WORK WALL IN C.M. - 1:4.
5. 125 & 75 THK. BRICK WORK WALL IN C.M. - 1:4.
6. ALL OTHER SPECIFICATION AS PER I.S. CODE.

SCHEDULE OF DOORS & WINDOWS :-

| MKD. | WIDTH | HEIGHT | TYPE |
|---|---|---|---|
| D | 1200 | 2100 | PANEL |
| D1 | 1000 | 2100 | DO |
| D2 | 900 | 2100 | DO |
| D3 | 750 | 2100 | DO |
| GD | 1200 | 2100 | GLASS |
| W | 1500 | 1200 | GLASED |
| W1 | 1200 | 1200 | DO |
| W2 | 900 | 1050 | DO |
| W3 | 600 | 750 | DO |
| W4 | 900 | 1200 | DO |
| FG | 838 | 2575 | DO |

STATEMENT OF THE PLAN PROPOSAL :-

1. ASSESSEE NO. : - 71-144-05-1604-3
2. DETAILS OF REGISTERED DEED :-
   (a) DEED NO. - 160711525 (b) BOOK NO.- I
   (c) VOLUME NO.- 1607-2023(d) DATE - 04.10.2023
   (e)PAGES -343794-343837, AT A.D.S.R - BEHALA.
3. DETAILS OF POWER OF ATTORNEY :-
   (a) DEED NO. - 160316623 (b) BOOK NO.- I
   (c) VOLUME NO.- 1607-2024(d) DATE - 21.10.2024
   (e) PAGES -448335-448351, AT D.S.R - III, 24 PGS.(S)
4. DETAILS OF BOUNDARY DECLARATION :-
   (a) DEED NO. - 160413201 (b) BOOK NO.-1
   (c) VOLUME NO.- 1604-2024 (d) DATE -18/12/2024
   (e) PAGES -376035-376047,AT D.S.R - IV, 24 PGS.(S)
5. DETAILS OF TENANT DECLARATION :-
   (a) DEED NO. - 160413202 (b) BOOK NO.-1
   (c) VOLUME NO.- 1604-2024 (d) DATE -18/12/2024
   (e) PAGES -376025-376034,AT D.S.R - IV, 24 PGS.(S)
6. NO. OF STORIED = G+IV STORIED.
7. AREA OF LAND (AS PER DOCUMENT) :-
   = (04 K. - 00 CH. - 00 SQ.FT.) - 267.559 SQ.M.
8. AREA OF LAND (AS PER BOUNDARY DECL.) :-
   = (03 K. - 15 CH. - 27 SQ.FT.) - 265.925 SQ.M.
9. NOS. OF TENEMENT = 09 NOS.
10. SIZE OF TENEMENT :-
    (a) 37.382 SQ.M. = 1 NO.
    (b) 80.399 SQ.M. = 4 NOS.
    (c) 51.773 SQ.M. = 4 NOS.

1. GROUND COVERAGE
   (a) PERMISSIBLE - 153.713 SQ.M. (57.803%)
   (b) PROPOSED - 130.807 SQ.M. (49.189 %)
2. F.A.R. CONSUMED
   (a) PERMISSIABLE - 2.0
   (b) PROPOSED - 1.928
3. TOTAL COVERED AREA EXCLUDING THE PACES EXEMPTED IN THIS RULE = 587.785 SQ.M.
4. EXEMPTED AREA- 60.085 SQ.M.
   (10.340 X 5)+(1.678 X 5)
5. GROSS TOTAL COVERED AREA- 647.875 SQ.M.
   (INCLUDING THE SPACES EXEMPTED IN THIS RULE)
6. PROV. CAR PARKING AREA - 81.805 SQ.M.
7. CAR PARKING SPACE :-
   REQUIRED - 3 NOS.
   PROVIDED - 4 NOS.
8. STAIR HEAD ROOM AREA- 13.770 SQ.M.
9. LIFT M./R AREA- 5.468 SQ.M.
10. LIFT M./R. STAIR AREA- 3.050 SQ.M.
11. O.H.W.RESERVIOR AREA- 6.210 SQ.M.
12. HEIGHT OF THE BUILDING = 15.475 M.
13. DEPTH OF THE BUILDING = 12.275 M.
14. C.B. AREA = 12.500 M.
    (3.125 X 4)
15. TREE COVER AREA: REQ. (1.620%) = 4.308 SQM
    PRO. (1.692%) = 4.500 SQM

DECLARATION OF L.B.S. :-

I, DO HERE BY CERTTIFY WITH FULL RESPONSIBLITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RUILS 2009. AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING K.M.C. ROAD CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT AT 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.THERE IS AN EX. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS OCCUPIED BY THE OWNER & TENENT.

GOPAL CHANDRA BAG (L.B.S.-1552 /I )

NAME OF L. B. S .

DECLARATION OF STRUCTURAL ENGINEER. :-

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN OF PRE. NO. :-266, DIAMOND PARK, WARD NO.- 144, HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY "R.N. ENGINEERS" OF 4/28, FERN ROAD, KOLKATA-700 019 .

GOPAL CHANDRA BAG (E.S.E.- 206 /I )

NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEOTECHNICAL ENGINEER :-

THE 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 AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

GOPAL CHANDRA BAG
B.C.E., M.E., MIGS
G.T./I/42(K.M.C.)

NAME OF GEOTECHNICAL ENGINEER

DECLARATION OF POWER OF ATTORNEY :-

I. DO HERE BY DECLERE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING . IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U/G WATER RESORVER AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE SANCTION PLAN. EX. STRUCTURE TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS OCCUPIED BY ME & TENANT.

S.M. CONSTRUCTION
SRI SUBRATA SARDAR
C.A. OF ANINDYA BHATTACHARYA.

NAME OF POWER OF ATTORNEY

SPACE FOR K.M.C. USES

| B.P. NO.:-2025160043 | DATE:- 06.05.2025 | VALID UP TO:- 05.05.2030 |
|---|---|---|

SHIBNATH DAS Digitally signed by SHIBNATH DAS Date: 2025.05.06 15:43:16 +05'30'

DIGITAL SIGNATURE OF E.E

SK KAMAL UDDIN Digitally signed by SK KAMAL UDDIN Date: 2025.05.06 11:54:12 +05'30'

DIGITAL SIGNATURE OF A.E