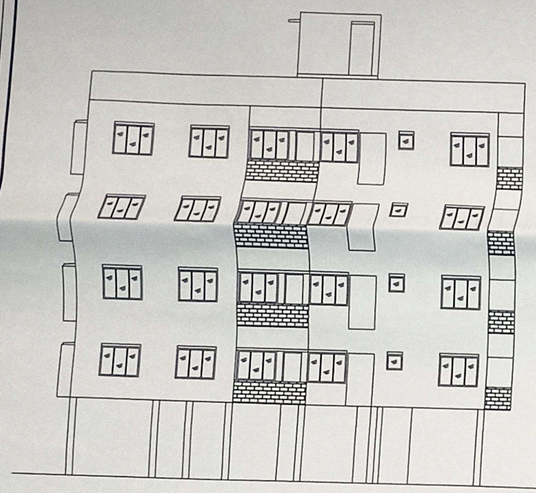
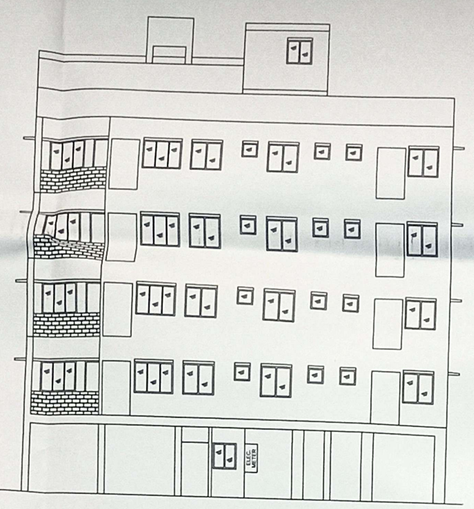
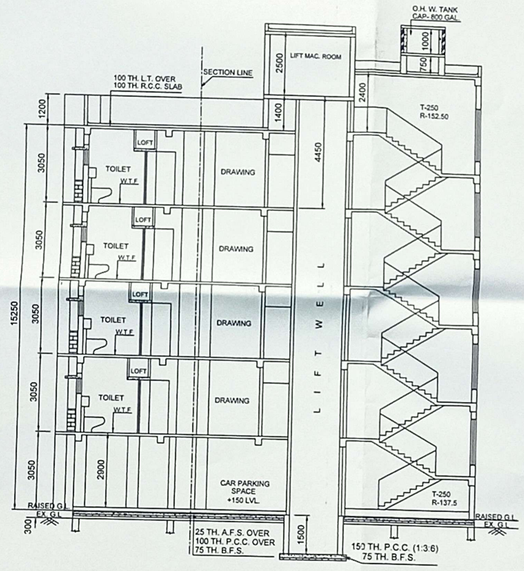


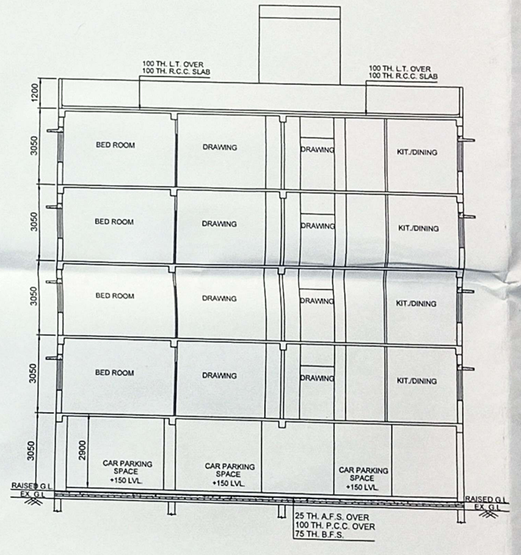
EAST SIDE ELEVATION



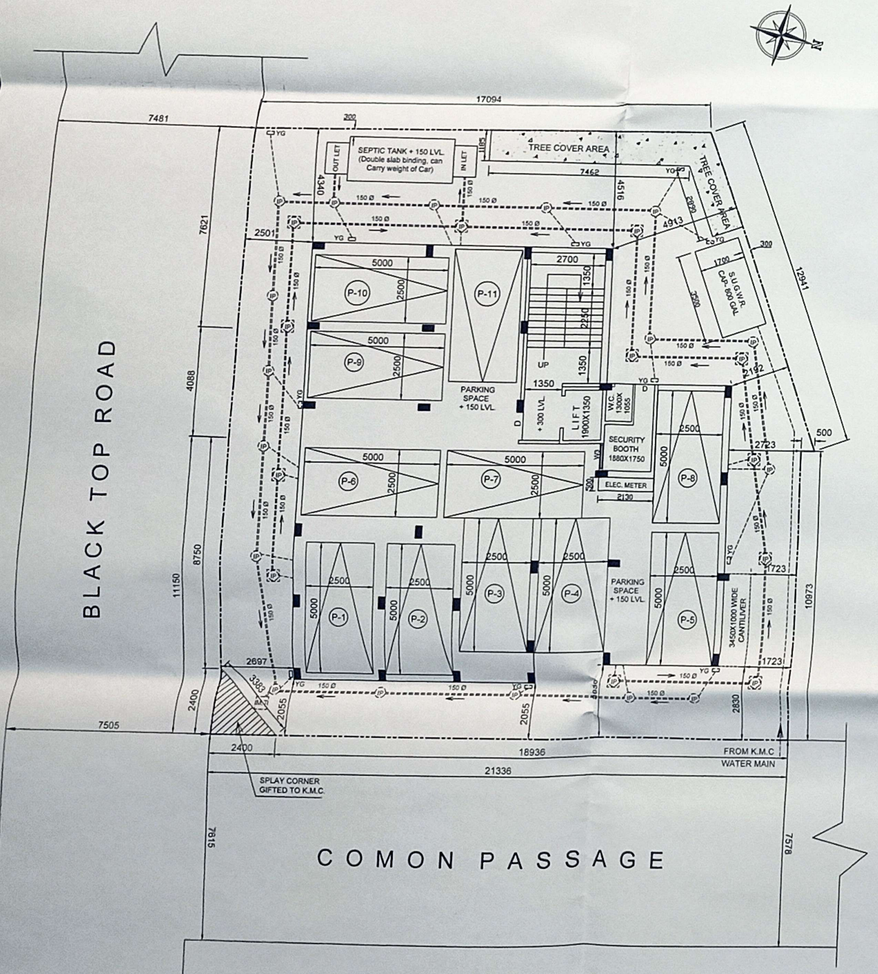
SOUTH SIDE ELEVATION



SECTION THROUGH C-D

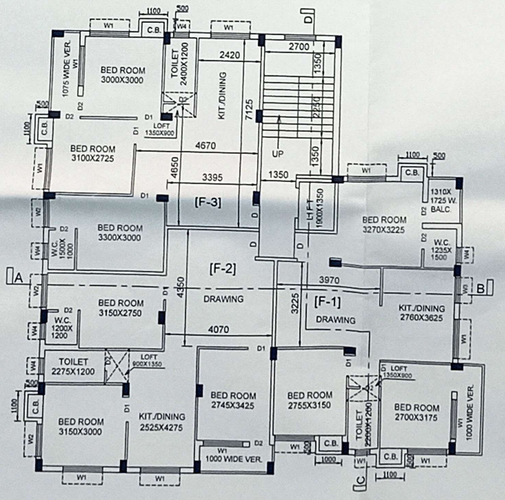


SECTION THROUGH A-B



GROUND FLOOR PLAN

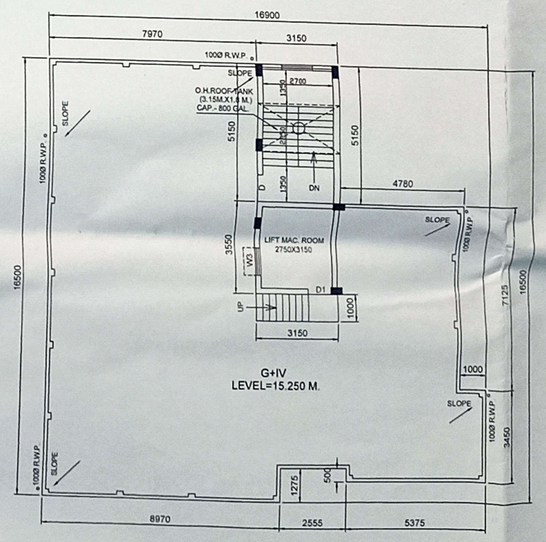
SCALE : 1 : 100



TYPICAL FLOOR PLAN

(1ST., 2ND., 3RD. & 4TH. FLOOR)

SCALE : 1 : 100



ROOF PLAN

SCALE : 1 : 100

Co-ordinate in WGS 84 and site elevation (AMSL)

Reference point marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
Point No- 1	22.481907	88.406796	5.01 M.
Point No- 2	22.482125	88.406721	5.01 M.
Point No- 3	22.482017	88.406578	5.01 M.
Point No- 4	22.481880	88.406592	5.01 M.

Permissable Top Elevation.....33.00 M.

Proposed Top Elevation.....15.250+4.35=19.60 M.

The above information is true and correct in all respect and it 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.

OIENEDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED
DIRECTOR, SRI. PRABIR PAUL
CONSTITUTE ATTORNEY OF
1. SRI. SINCHAN SINHA
2. SMT. SHARMILA SINHA

NAME OF APPLICANT

RAAJ DAS.
L.B.S. NO- I/1363
Name of the L.B.S.

TREE COVER AREA CALCULATION

TOTAL FLOOR AREA=1169.915 SQ.M.
REQUIRED TREE COVER AREA= 15X1169.915 / 6000=2.925%
TOTAL LAND AREA =467.583 SQ.M.
ACTUAL REQUIRED TREE COVER AREA=467.583X2.925/100 = 13.677 SQ.M.

PROVIDED TREE COVER AREA=13.845 SQ.M. > 13.677 SQ.M.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 125 / 75 MM THICK UNLESS MENTIONED OTHERWISE.
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6/1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT IS AS PER IS 1178.
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:2:4
6. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEMI UNDERGROUND RESERVOIR
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION

CITY BUILD ENGINEERS & ASSOCIATES
Engineers and Consultants
AN I.S.O 9001-2008 COMPANY
C/26, Ramkrishna Uttarpraneth, Jadavpur, Bus stop - Sukanta Nagar, kolkata-700092
2414-9382, Mobile : 9831047040, e-mail ID : cbfulkolkata@gmail.com
Website: www.vikrangroup.com

AN I.S.O 9001-2008 CERTIFIED COMPANY

TITLE : ARCHITECTURAL PLAN	REVISION NO : 0	SHEET NO :
DRAWN BY : ROHIT DAS	CHECKED BY :	
DATE : 25/08/2024	SCALE : 1: 100	JOB NO :

This design and drawing is the property of CITY BUILD ENGI. & ASSOC., it is subject to their recall and must not be lent, copied or reproduced without their written permission.

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART- A

1. ASSESSEE NO. - 31-109-08-1933-5
2. K.M.C. MUTATION DETAILS. CASE NO. C/109/23-AUG-24/56010 DT.23-04-24
3. NAME OF THE OWNERS-
   SRI. SINCHAN SINHA & SMT. SHARMILA SINHA
4. NAME OF THE APPLICANT-
   OIENEDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED
   DIRECTOR, SRI. PRABIR PAUL CONSTITUTE ATTORNEY OF
   SRI. SINCHAN SINHA & SMT. SHARMILA SINHA

4a. DETAILS OF REGD TITLE DEED
BOOK NO - I
VOL NO - 19
PAGE NO - 432 to 443
BEING NO - 785
DATE - 09/10/1996
REGD AT - D.S.R.- III, 24 PGS.(S)

4b. DETAILS OF REGD TITLE DEED
BOOK NO - I
VOL NO - 40
PAGE NO - 185 to 200
BEING NO - 1541
DATE - 11/09/1998
REGD AT - D.S.R.- III, 24 PGS.(S)

4c. DETAILS OF REG. DEED
BOOK NO - I
VOL NO - 1604-2023
PAGE NO - 143470 to 143494
BEING NO - 160405091
DATE - 28/04/2023
REGD AT - D.S.R.- IV, 24 PGS.(S)

PART- B

1. AREA OF LAND - (AS PER DEED)..... 468.227 Sq.m.
2. AREA OF LAND - (AS PER B/D)..... 467.583 Sq.m.
3. AREA OF GIFTED CORNER SPLAY..... 2.88 Sq.m.
4. PROPOSED GROUND COVERAGE - 238.844 Sq.m. (51.080%)
5. PROPOSED GROUND COVERAGE - 234.535 Sq.m. (50.159%)
6. Statement of other areas for fees -

	CUPBOARD	LOFT
1ST. FLOOR	3.25 sq.m.	3.645 sq.m.
2ND. FLOOR	3.25 sq.m.	3.645 sq.m.
3RD. FLOOR	3.25 sq.m.	3.645 sq.m.
4TH. FLOOR	3.25 sq.m.	3.645 sq.m.
TOTAL	13.00 sq.m.	14.58 sq.m.

7. Stair Head Room area..... 16.223 SQ.M.
8. Over head W. Tank Area..... 5.670 SQ.M.
9. Lift Machine Room Area..... 11.183 SQ.M.
10. Lift Mac.Room Stair Area..... 3.150 SQ.M.
9. Additional Area for fees ..... 43.556 SQ.M.
10. Tree Cover Area ..... 13.845 SQ.M.

11. DETAILS OF GENERAL POWER OF ATTORNEY
BOOK NO - I
VOL NO - 1604-2023
PAGE NO - 263714 to 263733
BEING NO - 160408337
DATE - 11/07/2023
REGD AT - D.S.R.- IV, 24 PGS.(S)

12. DETAILS OF BOUNDARY DECLARATION
BOOK NO - I
VOL NO - 1604-2024
PAGE NO - 118845 to 118860
BEING NO - 160403903
DATE - 12/04/2024
REGD AT - D.S.R.- IV, 24 PGS.(S)

13. DETAILS OF DEED OF GIFT (Corner Splay)
BOOK NO - I
VOL NO - 1604-2024
PAGE NO - 118861 to 118876
BEING NO - 160403904
DATE - 12/04/2024
REGD AT - D.S.R.- IV, 24 PGS.(S)

14. DETAILS OF COMMON PASSAGE DECLARATION
BOOK NO - I
VOL NO - 1604-2024
PAGE NO - 139765 to 139774
BEING NO - 160404815
DATE - 02/05/2024
REGD AT - D.S.R.- IV, 24 PGS.(S)

12. PARKING CALCULATION -

Tenement Area	Prop. area to be added	Actual Area	Number of Tenements
71.403 sq.m.	7.439 sq.m.	80.842 sq.m.	4 Nos.
71.842 sq.m.	9.518 sq.m.	81.360 sq.m.	4 Nos.
68.471 sq.m.	9.071 sq.m.	77.542 sq.m.	4 Nos.

Total No. of Tenements..... 12 Nos.
Car Parking Required..... 4 Nos.

12. B.L. & L.R.O. (L.R.) MUTATION CERTIFICATE DETAILS:
1. Copy No.-284 DT.09/01/2024 DIGITALLY SIGNED BY SUBHAJIT DUTTA, (BASTU)
2. Copy No.-285 DT.09/01/2024 DIGITALLY SIGNED BY SUBHAJIT DUTTA, (BASTU)

13. THE JADAVPUR CO-OPERATIVE LAND & HOUSING SOCIETY LTD. N.O.C. DETAILS:
1. Ref. No. JU/118/5/12 Dated. 05-09-2012 , In favour of Sri. Sinchan Sharmila & Smt. Sharmila Sinha.
2. Ref. No. JU/119/5/12 Dated. 05-09-2012 , In favour of Smt. Sharmila Sinha.

13. PROPOSE AREA -

	Total floor area	Total Exempted Area				Net Floor area
		Stair way	Lift Well	Lift Lobby		
GR. FLOOR	231.085 sq.m.	13.365 Sq.m.	—	2.903 Sq.m.	214.79 Sq.m.	
1ST. FLOOR	234.535 sq.m.	13.365 Sq.m.	2.565 Sq.m.	2.903 Sq.m.	215.702 Sq.m.	
2ND. FLOOR	234.535 sq.m.	13.365 Sq.m.	2.565 Sq.m.	2.903 Sq.m.	215.702 Sq.m.	
3RD. FLOOR	234.535 sq.m.	13.365 Sq.m.	2.565 Sq.m.	2.903 Sq.m.	215.702 Sq.m.	
4TH. FLOOR	234.535 sq.m.	13.365 Sq.m.	2.565 Sq.m.	2.903 Sq.m.	215.702 Sq.m.	
TOTAL	1169.198 Sq.m.	66.825 Sq.m.	10.26 Sq.m.	14.515 Sq.m.	1077.598 Sq.m.	

a) Nos of parking provided.. 11 NOS.
b) Permissible area for parking. 150.00 SQ.M.
c) Actual area of parking prov. 199.911 sqm.
10. Permissible F.A.R..... 2.0
11. Proposed F.A.R.....
1077.598-130.0=927.598/467.583 = 1.984<2.0

DECLARATION BY THE GEO-TEC. 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. SANTOSH KUMAR CHAKRABORTY
License No- GT/I/16 (K.M.C.)
Name of the Geo-Tech. Engineer

DECLARATION BY THE STRUCTURAL ENGINEER

The structural design and drawings of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per the national building code of India and certified that it is safe and stable in all respect. Soil testing has been done by Dr. Santosh Kumar Chakraborty of M/s. Acumen Geo Consultants. Address. 2F, Naba Roy Lane, Alipore Kolkata-700 027.
The recommendations of soil test report has been considered during structural calculations.

ASOK CHAKRABARTI
E.S.E. NO- I/135
Name of the Structural Engineer

DECLARATION BY THE L.B.S./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 and that the site condition including the width of the abutting 7.578 m. wide common passage at East side & 7.481 m. wide Black Top Road on South side confirms with the plan, which has been measured and verified by me.
It is buildable site and not a tank or filled up tank.
The land is demarcated by boundary wall.
The plot is beyond 500 mt. from the C/L of E.M. Bye Pass.
The construction of U.G. water tank and septic tank will be completed before starting of building foundation work.

RAAJ DAS.
L.B.S. NO- I/1363
Name of the L.B.S.

DECLARATION BY THE OWNER'S

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. AND 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 AND 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.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPARTMENTAL INSPECTION OF THE SITE THE PLOT IS IDENTIFIED BY MEA/S.
THE PLOT IS FULLY VACANT AND THERE IS NO TENANT.

OIENEDRILA PROMOTERS AND DEVELOPERS PRIVATE LIMITED
DIRECTOR, SRI. PRABIR PAUL
CONSTITUTE ATTORNEY OF
1. SRI. SINCHAN SINHA
2. SMT. SHARMILA SINHA

NAME OF OWNER'S / APPLICANT

PROPOSED G+IV STORIED (15.250 M. HEIGHT) RESIDENTIAL BUILDING PLAN UNDER SECTION 393 A OF K.M.C. ACT. 1980 AND BUILDING RULES 2009, AT K.M.C. PREMISES NO **1933, NAYABAD**, KOLKATA- 700099, IN WARD NO.109, BOROUGH NO-XII, P.S. - PANCHASAYAR, UNDER THE MOUZA- NAYABAD, J.L. NO. 25, R.S. & L.R. DAG NO-87, R.S. KHATIAN NO.101, L.R. KHATIAN NO. 2494 & 2495.

BUILDING PERMIT NO :- 2024120229 DATE. 11-SEP-24

VALID UP TO :- 10-SEP-29

KAJAL ROY — Digitally signed by KAJAL ROY Date: 2024.09.11 16:01:12 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C)/BLDG./BR-XII

SHIBA PRASAD JANA — Digitally signed by SHIBA PRASAD JANA Date: 2024.09.11 16:01:40 +05'30'

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (C)/BLDG./BR-XII