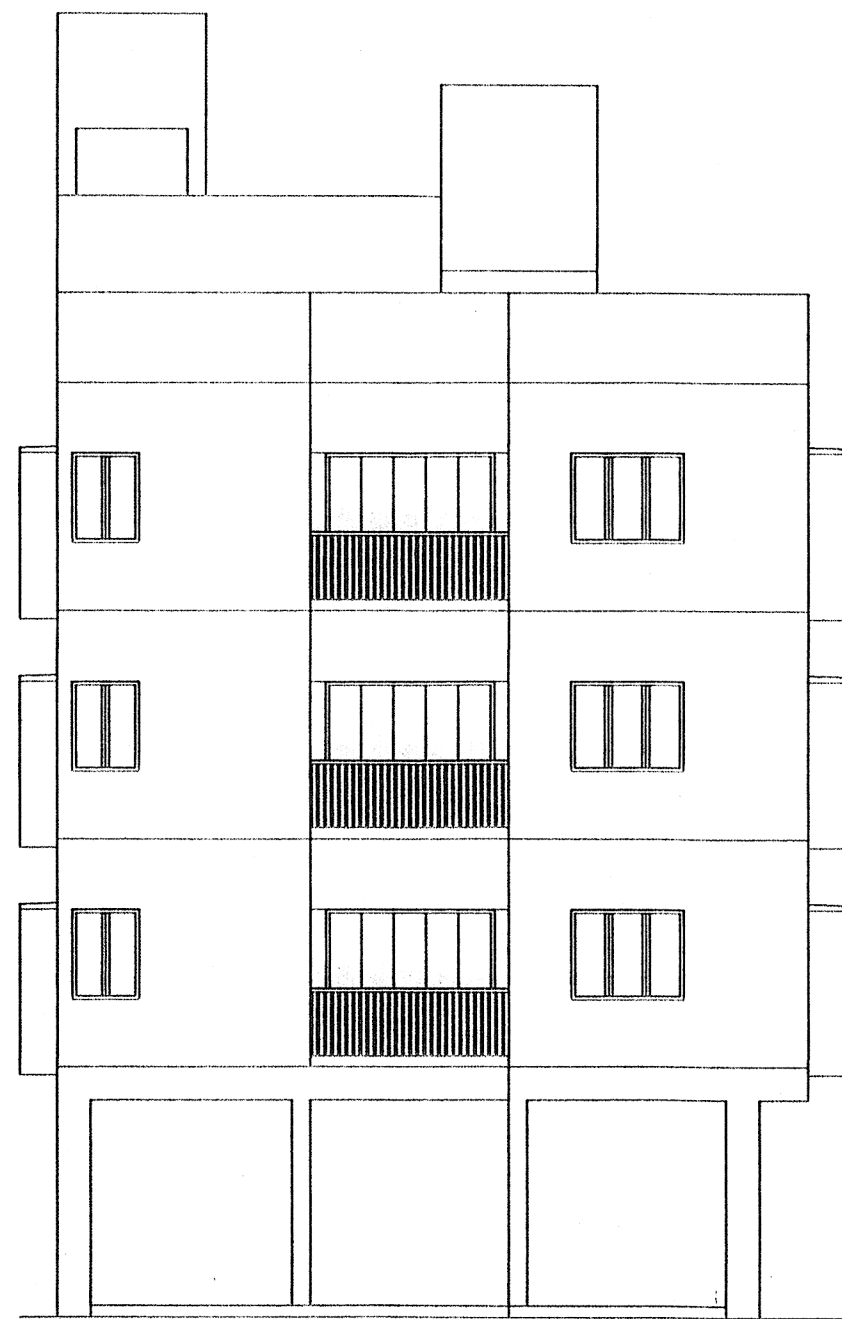
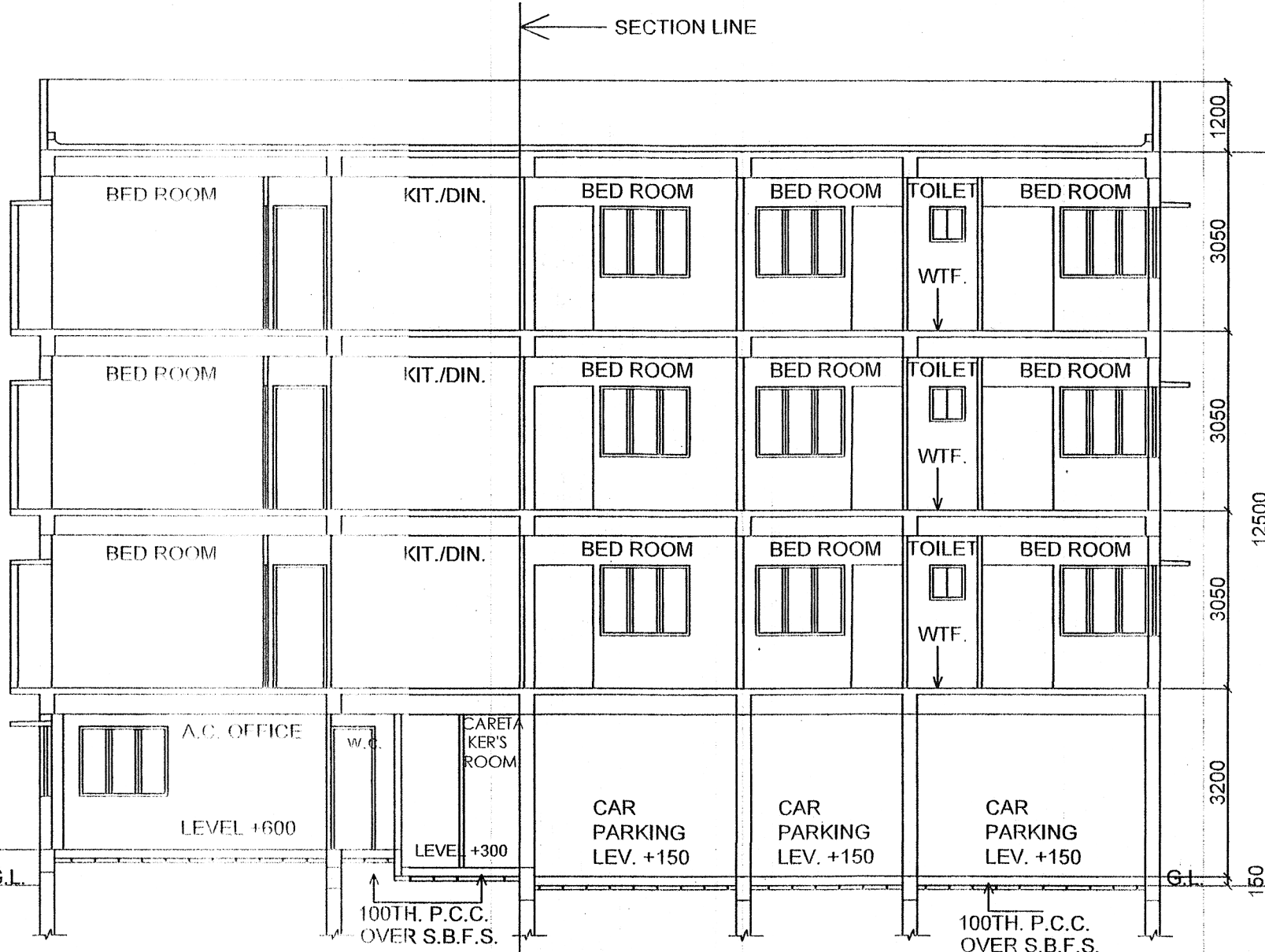
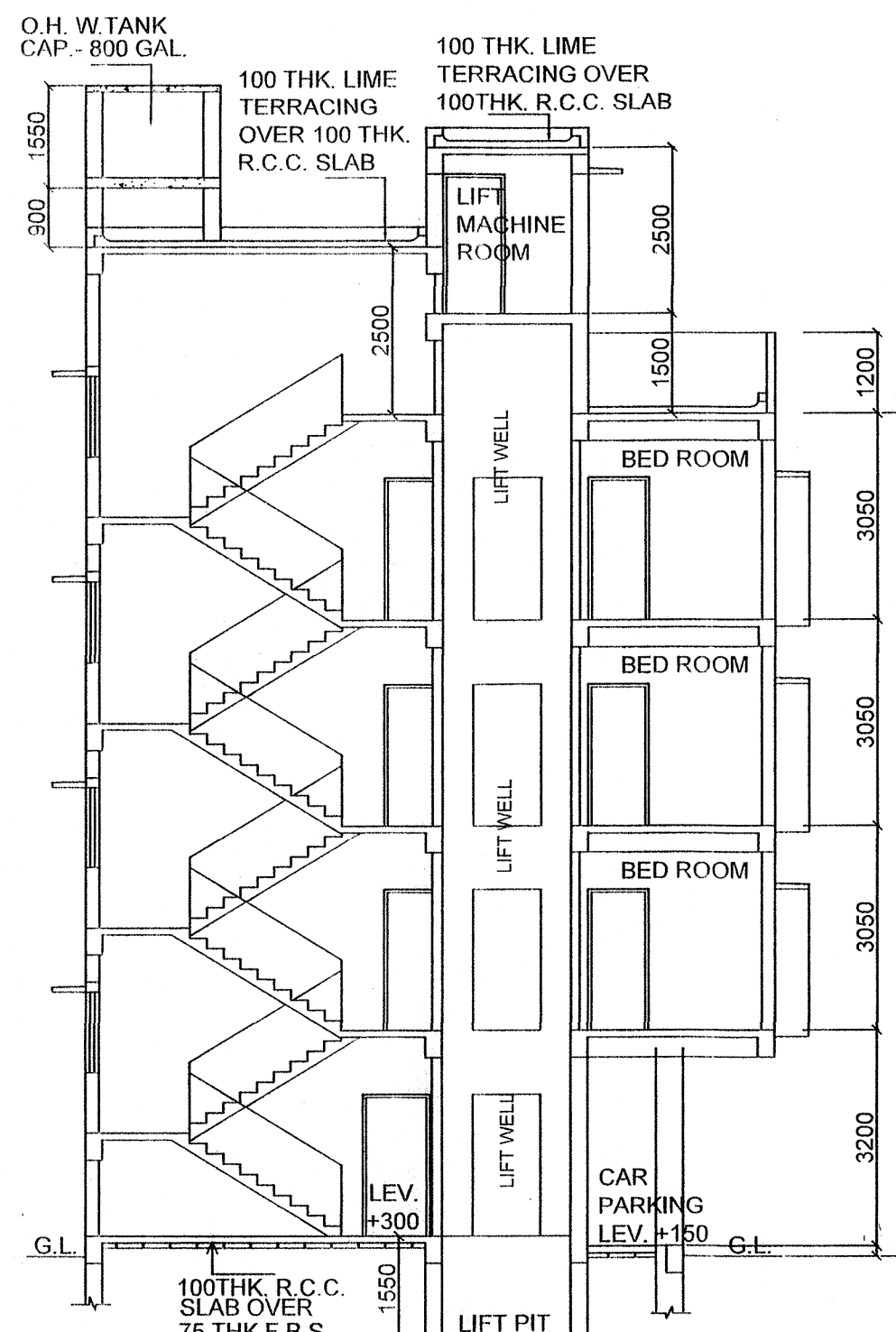




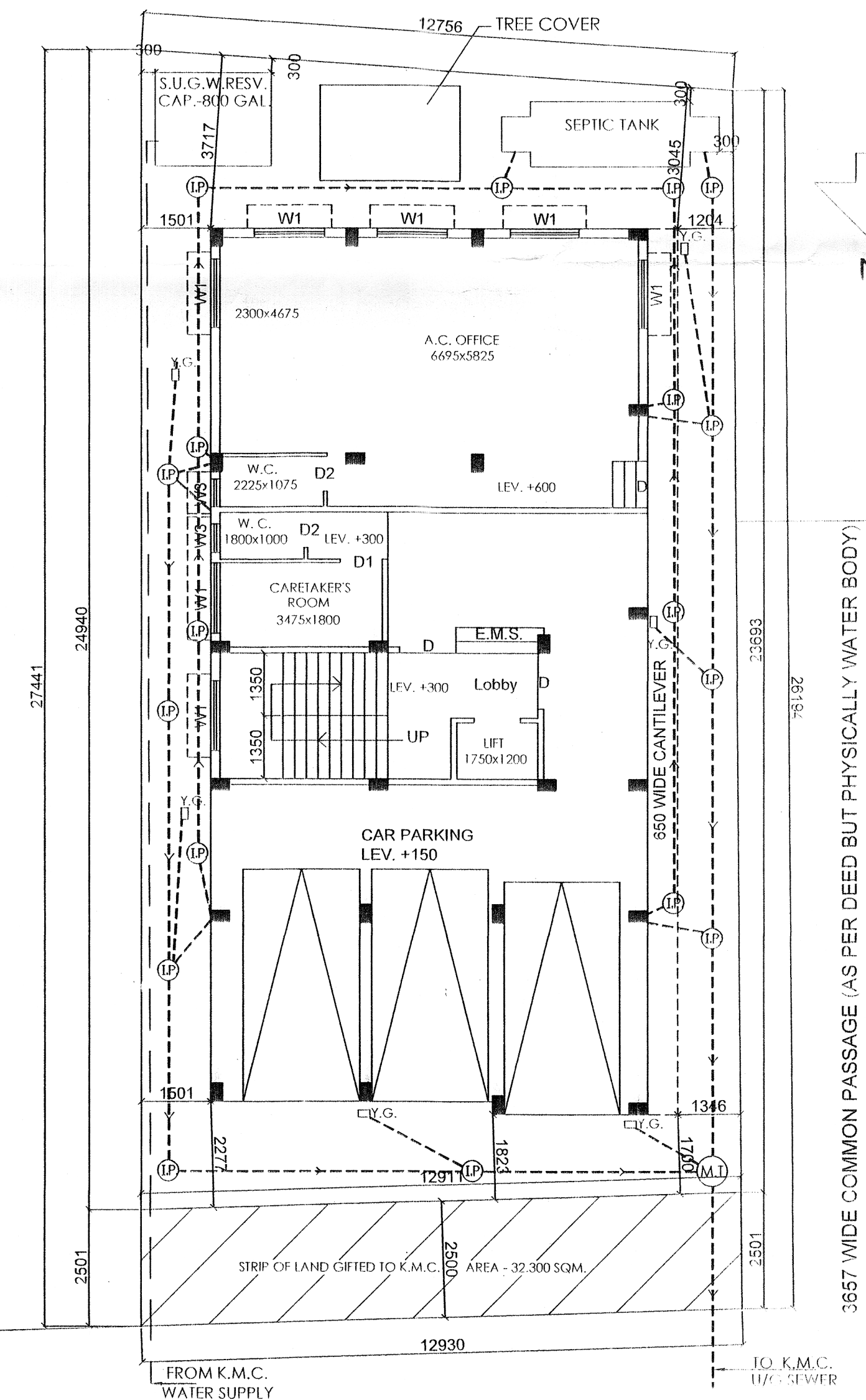
FRONT ELEVATION
SCALE: 1:100



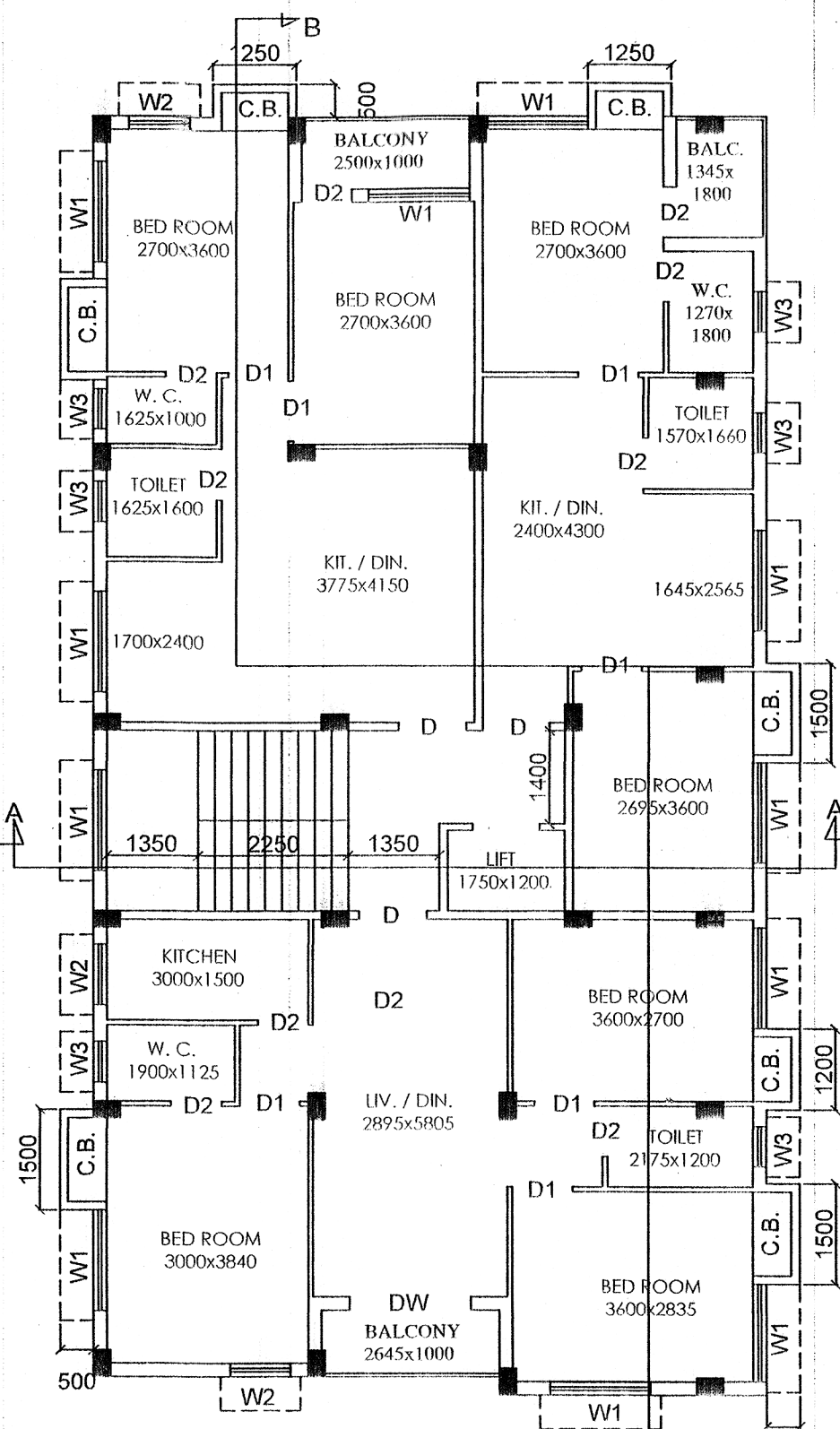
SECTION - 'B-B'
SCALE: 1:100



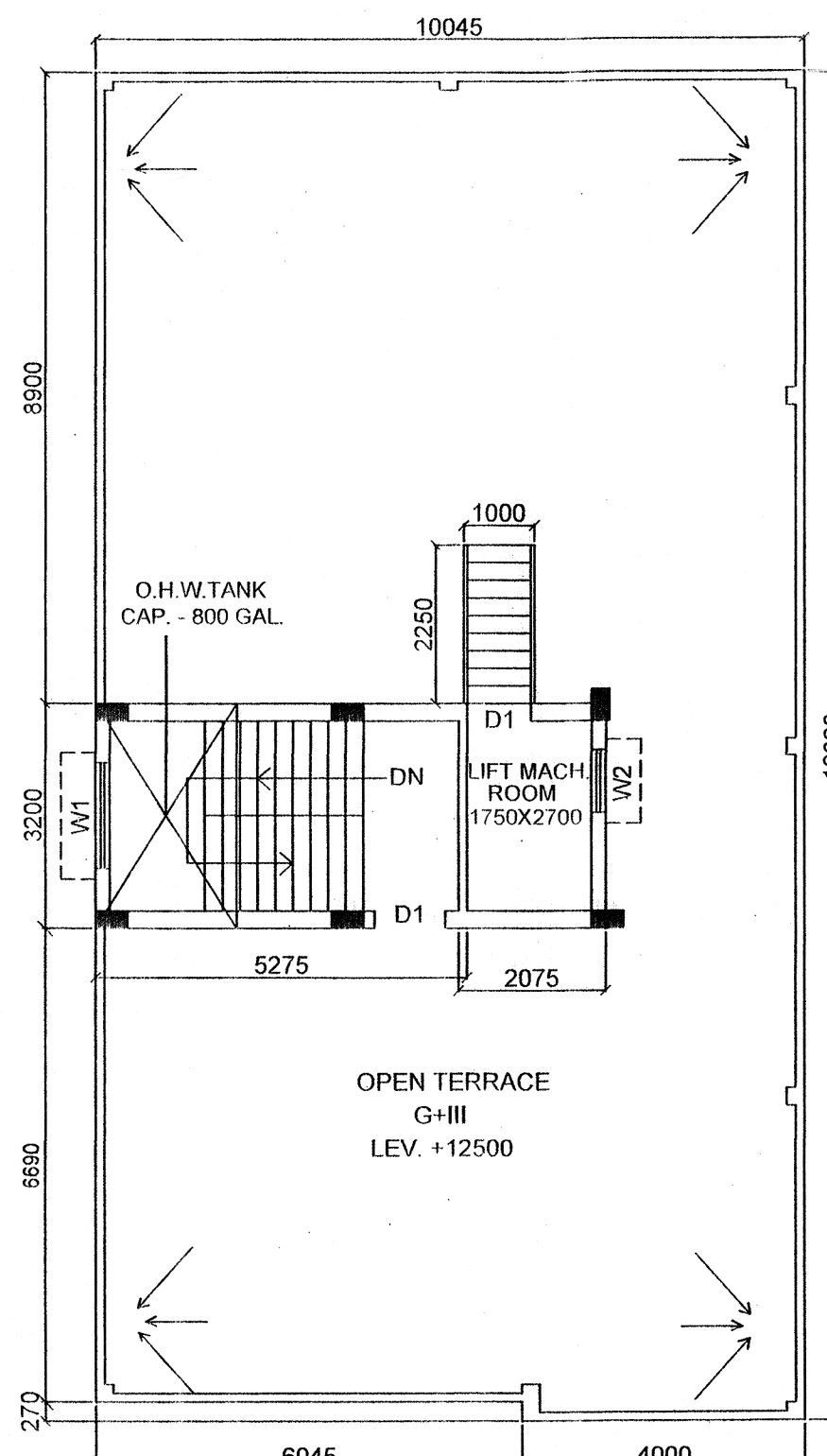
SECTION - 'A-A'
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100



1ST, 2ND & 3RD (TYPICAL) FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL.

PART A

- ASSEESSEE NO. - 311060402880
- NAME OF THE OWNER: SRI ARJIT SAFUI
- NAME OF THE APPLICANT: MISS REETI SAFUI PARTNER OF M/S. R.S. CONSTRUCTION
- DETAILS OF REGD. DEED: BOOK - I, VOLUME - 1604-2023, PAGES - 146418 TO 146444, BEING NO. - 160405229, DATED - 02/05/2023, REGD. AT - D.S.R. - IV SOUTH 24 PARGANAS.
- DETAILS OF REGD. POWER OF ATTORNEY: BOOK - I, VOLUME - 1604-2024, PAGES - 247466 TO 247481, BEING NO. - 160409179, DATED - 29/07/2024, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.
- DETAILS OF REGD. BOUNDARY DECLARATION: BOOK - I, VOLUME - 1604-2024, PAGES - 289250 TO 289262, BEING NO. - 160409777, DATED - 05/09/2024, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.
- DETAILS OF REGD. DEED OF GIFT (STRIP OF LAND): BOOK - I, VOLUME - 1604-2024, PAGES - 289237 TO 289249, BEING NO. - 160409775, DATED - 05/09/2024, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.
- DETAILS OF B.L.&L.R.O. MUTATION & CONVERSION CERTIFICATE: L.R.R.O. NO. 1630019 DAG NO. 876, KHATIAN NO. 3107, MOUZA - GARFA, J.L. NO. - 19, CHARACTER OF LAND - DANGA.
- CONVERSION CERTIFICATE - MEMO NO. : A/3641/B.L.&L.R.O./KOL/D1 - 27/12/2023, DANGA TO BASTU.

PART B

- AREA OF LAND - AS PER RECORD - 343.924 SQ.M. AS PER BOUNDARY DECLARATION - 343.922 SQ.M.
- STRIP OF LAND - 32.300 SQ.M.
- PERMISSIBLE GROUND COVERAGE: = (55.203%) 189.854 SQ.M.
- PROPOSED GROUND COVERAGE = 189.826 SQ.M. (55.194 %)
- PROPOSED AREA:

	TOTAL COVERED AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COVERED AREA (SQ.M.)	EXEMPTED AREAS STAIRWAY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	177.437	—	—	177.437	13.365	2.625	161.447
FIRST FLOOR	189.826	—	2.100	187.726	13.365	2.625	171.736
SECOND FLOOR	189.826	—	2.100	187.726	13.365	2.625	171.736
THIRD FLOOR	189.826	—	2.100	187.726	13.365	2.625	171.736
TOTAL	746.915	—	6.300	740.615	53.460	10.500	676.655

6. TENEMENTS & CAR PARKING CALCULATION:

TENEMENT MARK	TENEMENT SIZE NET (SQ.M.)	TENEMENT SIZE SHARE OF SERVICE (SQ.M.)	TENEMENT SIZE ACTUAL (SQ.M.)	NO. OF TENEMENT	REQD. CAR PARK.	PROV. CAR PARKING
A	70.604	11.524	81.128	3	2 NOS.	3 NOS. AREA - 86.832 SQ.M.
B	47.756	7.795	55.551	3		
C	52.498	8.569	61.067	3		
OFFICE AREA: COVERED - 57.542 SQ.M. CARPET - 52.213 SQ.M.					1 NO.	

- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 1.749
- STAIR HEAD ROOM AREA = 16.880 SQ.M.
- LIFT MACHINE ROOM AREA = 6.640 SQ.M.
- OVER HEAD TANK AREA = 6.400 SQ.M.
- LIFT MACHINE ROOM STAIR AREA = 2.250 SQ.M.
- ROOF AREA = 189.826 SQ.M.
- CUP-BOARD AREA = 14.550 SQ.M.
- ADDITIONAL FLOOR AREA FOR FEES = 40.320 SQ.M.
- TREE COVER AREA = 6.150 SQ.M.

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY US, IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & 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.

MISS REETI SAFUI PARTNER OF R.S. CONSTRUCTION & CONSTITUTED ATTORNEY OF SRI ARJIT SAFUI
NAME OF OWNER

CERTIFICATE OF L.B.S.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME, THAT THE NATURE & WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE SUBMITTED PLAN AND IT IS A BUILDABLE SITE. NOT A TANK OR A FILLED UP TANK. THE PLOT IS VACANT & DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. PLOT IS BEYOND 500 M. FROM C.L. OF E.M. BYE PASS.

SANJIB SENGUPTA L.B.S. NO. 1047(I)
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE 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. SOIL TESTING HAS BEEN DONE BY MR. BHASKAR JYOTI ROY OF CIVIL TECH OF 48A, GARFA MAIN ROAD, KOLKATA - 700075. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

KALLOL KUMAR GHOSHAL E.S.E. NO. 261(I)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL 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.

SRI BHASKAR JYOTI ROY G.T.E. 50(I)
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED G+III STORIED (HEIGHT - 12.500 M.) RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 161/1, GUNAMANI SAFUI ROAD, WARD NO. - 106, BOROUGH - XII, P.S. - GARFA, KOLKATA - 700 078, UNDER MOUZA - GARFA, J.L. NO. - 19, R.S. & L.R. DAG NO. - 876, R.S. KHATIAN NO. - 512, L.R. KHATIAN NO. - 3107, DISTRICT - SOUTH 24 PARGANAS, U/S 393A OF KOLKATA MUNICIPAL CORPORATION ACT 1980.

B.P. NO. - 2024120429 DATE - 11-FEB-25 VALID UPTO - 10-FEB-30

SUBRATA NAG Digitally signed by SUBRATA NAG
Date: 2025.02.11 16:35:25 +05'30'

DIGITAL SIGNATURE OF A.E.

KALYAN GAINE Digitally signed by KALYAN GAINE
Date: 2025.02.11 16:35:48 +05'30'

DIGITAL SIGNATURE OF E.E.