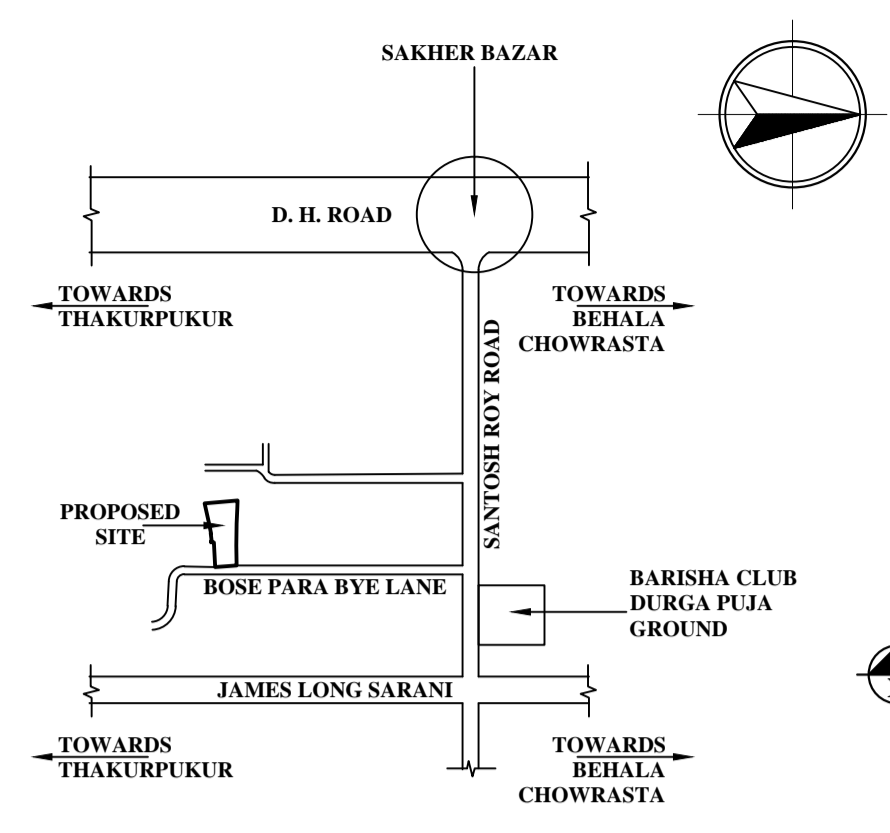
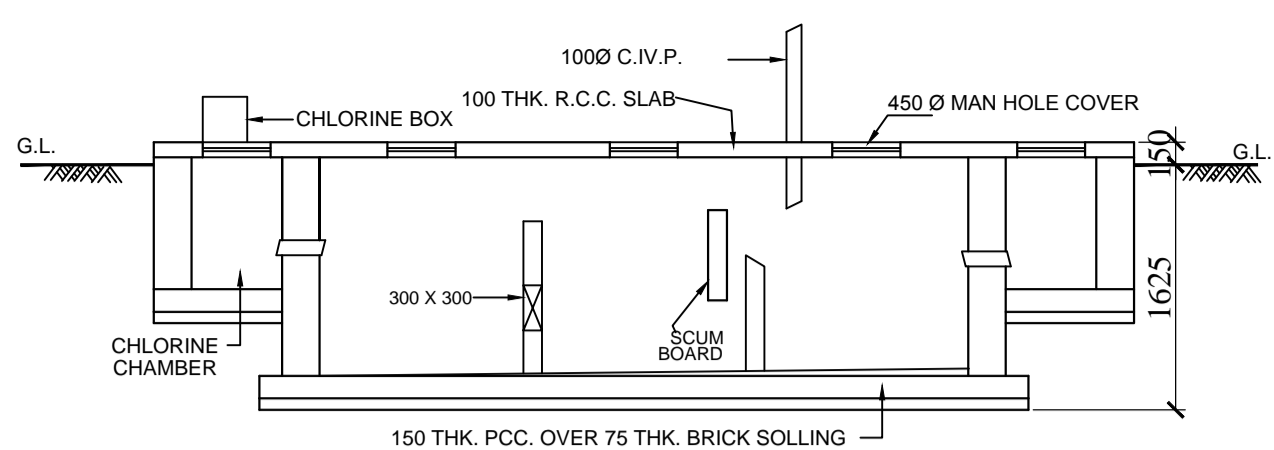


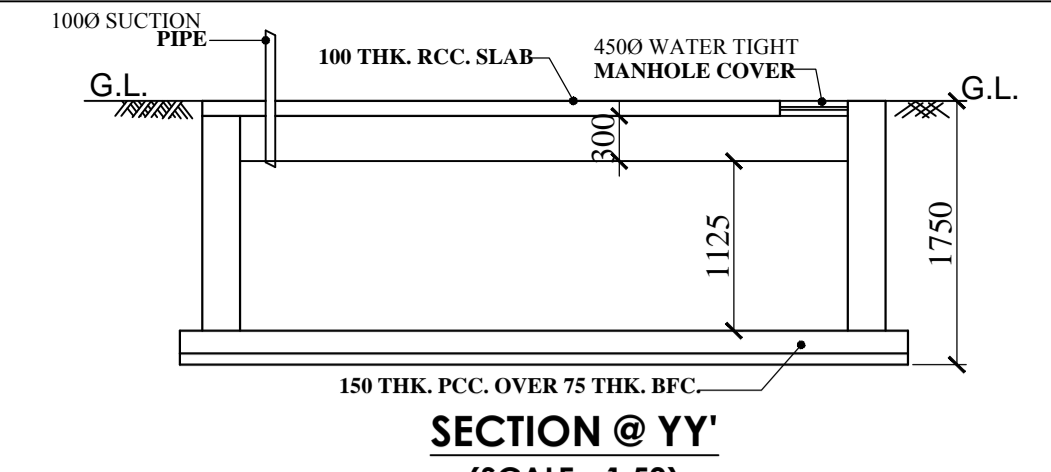
SITE PLAN
SCALE - 1:600



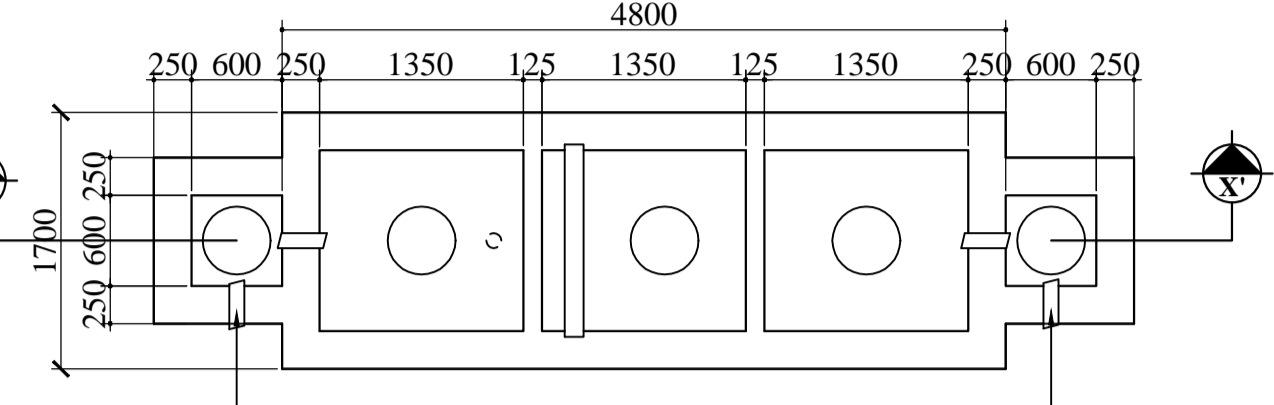
KEY PLAN
SCALE - 1:4000



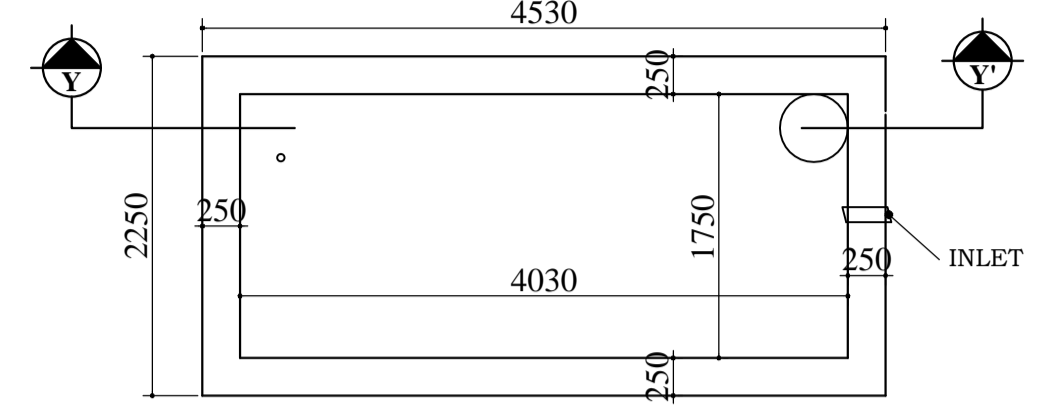
SECTION @ XX'
(SCALE - 1:50)



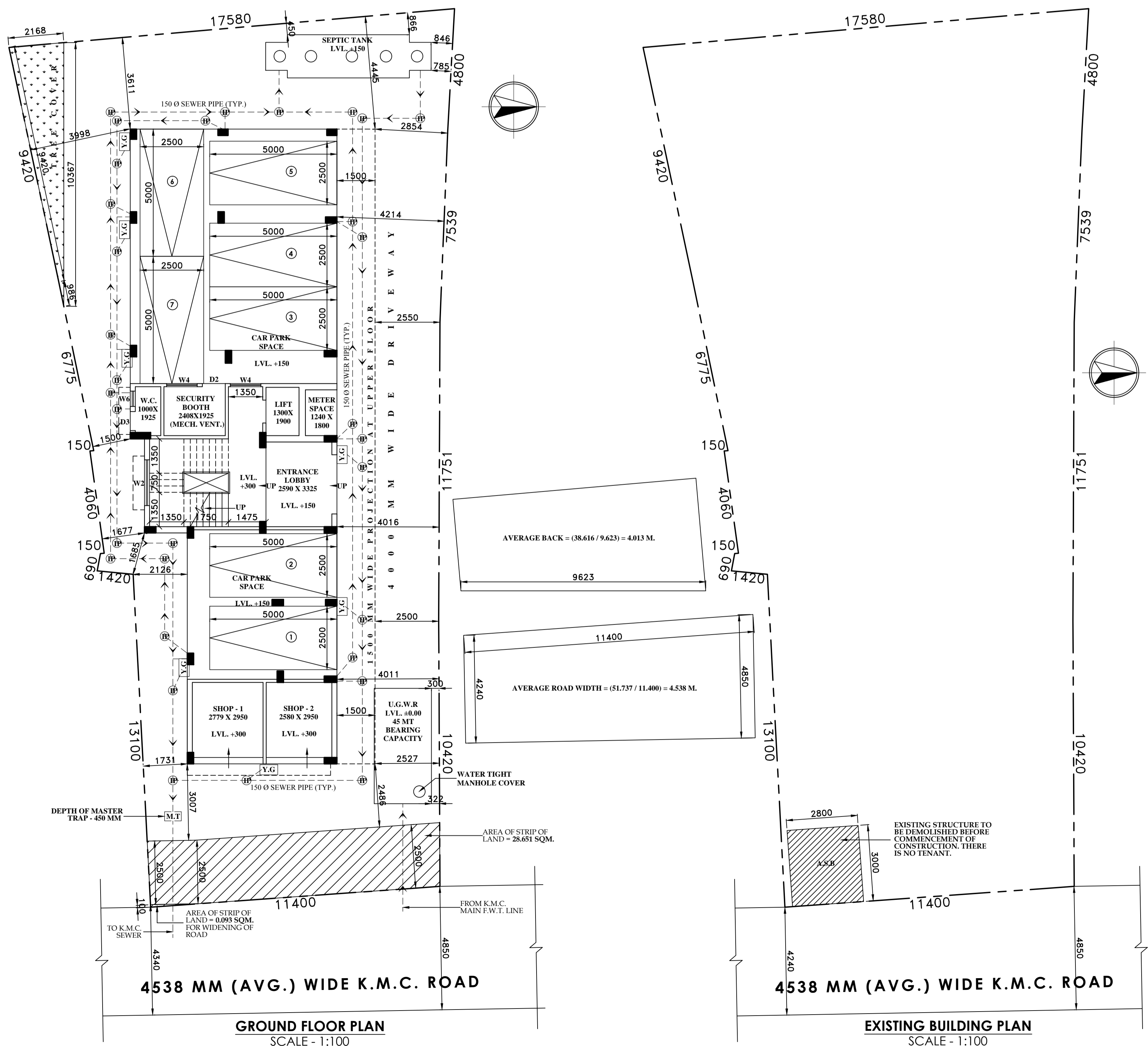
SECTION @ YY'
(SCALE - 1:50)



PLAN OF SEPTIC TANK FOR 70 USERS
(SCALE - 1:50)



PLAN OF UNDERGROUND WATER RESERVOIR (CAP - 1800 GALS.)
(SCALE - 1:50)



GROUND FLOOR PLAN
SCALE - 1:100

EXISTING BUILDING PLAN
SCALE - 1:100

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN & DRAWING 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 & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY DR. SUJIT KUMAR BOSE OF 'BOSE ENGINEERS', ADDRESS : 53, PURNA CHANDRA MITRA LANE, KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BHASKARJYOTI ROY
EMPANELMENT NO. - 1/167(K.M.C.)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF 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 & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 4.538 M. (AVG.) WIDE KMC ROAD, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED - UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALLS. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANIAN DUTTA
(CA/13/16409)
NAME OF ARCHITECT

CERTIFICATE 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.

DR. SUJIT KUMAR BOSE
EMPANELMENT NO. - G.T./12 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

OWNER'S/APPLICANT'S DECLARATION :

I / WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION
I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT 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.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

NISHANT KHEMKA & SAKET SUTODIYA PARTNERS OF M/S. NS ENTERPRISES SELF & CONSTITUTED ATTORNEY OF ALOKE GHOSH, PULOKU KUMAR GHOSH, CHANDANA GHOSH & SOMNATH GHOSH
NAME OF OWNERS/APPLICANT

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS
MD	2325 X 2100	2100	-	-
D1	1050 X 2100	2100	-	-
D2	900 X 2100	2100	-	-
D3	750 X 2100	2100	-	-
SFD - 1	2400 X 2100	2100	-	-
SFD - 2	2175 X 2100	2100	-	-
SFD - 3	1750 X 2100	2100	-	-
SFD - 4	1800 X 2100	2100	-	-

SCHEDULE OF WINDOWS

W1	2400 X 1350	2100	750	-
W2	1800 X 1350	2100	750	-
W3	1500 X 1350	2100	750	-
W4	1200 X 1350	2100	750	-
W5	1000 X 1350	2100	750	-
W6	600 X 750	2100	1350	-
CW	1300 X 1350	2100	750	-
	1375 X 1350	2100	750	-

DIGITAL SIGNATURE OF A/E

DIGITAL SIGNATURE OF E/E

B.P.NO.:-2025160064

DATE:-15.05.2025

VALID UPTO:-14.05.2030

SPECIFICATION :

- STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
- GRADE OF REINFORCEMENT Fe - 500.
- 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 75TH LIME TERRACING (2:2:7) ON ROOF.
- ALL DIMENSIONS ARE IN MILLIMETER.
- 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND.
- 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS.
- 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS.
- 6 MM THICK CEMENT PLASTER (1:4) TO BEAM, CEILING, ETC.
- 32 MM THICK CAST-IN-SITU MARBLE FLOOR.
- WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
- 200 MM X 25 MM X 6 MM M.S. CLAMP FOR DOORS & WINDOWS.
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
- WRITTEN DIMENSION ARE TO BE FOLLOWED.
- 450 MM CHAJJA PROJECTION.
- DEPTH OF UNDERGROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

PLAN OF A PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 15, BOSE PARA BYE LANE, WARD - 123, BOROUGH - XVI, LYING & SITUATED AT MOUZA - SARKHELHAT, J.L. NO. 14, R.S. NO. 183, R.S. KHATIAN NO. 172, R.S. DAG NO. 317, L.R. KHATIAN NOS. 2102, 2103, 2104, 2310, 2315 & 2320, DIST - SOUTH 24 PARGANAS, KOLKATA - 700008

OWNERS NAME : M/S. NS ENTERPRISES, ALOKE GHOSH, PULOKU KUMAR GHOSH, CHANDANA GHOSH & SOMNATH GHOSH

STATEMENT OF PLAN PROPOSAL

PART - A

ASSESSEE NO. - 411230300153

- DETAILS OF MOTHER DEED:**
BOOK NO. - I, VOLUME NO. - 83, PAGES - 18 TO 24, BEING NO. - 2931, YEAR - 1974, DATED - 06/05/1974, DISTRICT SUB REGISTRAR, ALIPORE.
- DETAILS OF DEED:**
BOOK NO. - I, VOLUME NO. - 1602-2023, PAGES - 427748 TO 427771, BEING NO. - 160212498, YEAR - 2023, DATED - 11/09/2023, D.S.R. - II, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF DEED:**
BOOK NO. - I, VOLUME NO. - 1602-2023, PAGES - 427772 TO 427793, BEING NO. - 160212499, YEAR - 2023, DATED - 11/09/2023, D.S.R. - II, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF POWER OF ATTORNEY:**
BOOK NO. - I, VOLUME NO. - 1602-2023, PAGES - 429846 TO 429873, BEING NO. - 160212518, YEAR - 2023, DATED - 11/09/2023, D.S.R. - II, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF BOUNDARY DECLARATION:**
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 96305 TO 96325, BEING NO. - 160202720, YEAR - 2025, DATED - 25/02/2025, D.S.R. - II, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF STRIP OF LAND:**
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 196416 TO 196430, BEING NO. - 160205373, YEAR - 2025, DATED - 21/04/2025, D.S.R. - II, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF STRIP OF LAND:**
BOOK NO. - I, VOLUME NO. - 1602-2025, PAGES - 196431 TO 196445, BEING NO. - 160205374, YEAR - 2025, DATED - 21/04/2025, D.S.R. - II, SOUTH 24 PARGANAS, WEST BENGAL.
- A) AREA OF LAND AS PER DEED : 06K-06CH-12FT = 427.536 SQM.
B) AREA OF LAND AS PER B.D. : 07K-00CH-30.6195FT = 471.072 SQM.
C) AREA OF LAND AS PER B.L. & L.R.O. : 0.1128 ACRE = 456.428 SQM.
- NO. OF STORIES INCLUDING BASEMENT IF ANY : G+IV
- NO. OF TENEMENTS : 10 NOS.
- SIZE OF TENEMENTS : 50 TO 75 SQM. ----- 2 NOS.
75 TO 100 SQM. ----- 6 NOS.
100 SQM. TO 200 SQM. --- 2 NOS.

PART - B

- ACTUAL AREA OF LAND : (AS PER DEED) = 427.536 SQM.
- PERMISSIBLE GROUND COVERAGE : (52.415%) 224.093 SQM.
- PROPOSED GROUND COVERAGE : 217.693 SQM. (50.918 %)

4. AREA CALCULATION

FLOOR MKD.	AREA (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	VERTICAL SHAFT (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA (STAIR CARPET (SQM), LIFT LOBBY (SQM))	NET FLOOR AREA (SQM)
GROUND	180.271	-	-	-	180.271	14.041, 2.768	163.462
FIRST	217.693	1.312	2.470	-	213.911	14.041, 2.936	196.934
SECOND	217.693	1.312	2.470	-	213.911	14.041, 2.936	196.934
THIRD	172.996	1.312	2.470	-	169.214	14.041, 2.936	152.237
FOURTH	172.996	1.312	2.470	-	169.214	14.041, 2.936	152.237
TOTAL	961.649	5.248	9.880	-	946.521	70.205, 14.512	861.804

5. TENEMENT CALCULATION

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED
1A/2A	67.833 SQM.	12.671 SQM.	80.504 SQM.	2	05 NOS.
1B/2B	56.727 SQM.	10.596 SQM.	67.323 SQM.	2	
1C/2C	67.887 SQM.	12.681 SQM.	80.568 SQM.	2	
3A/4A	64.249 SQM.	12.002 SQM.	76.251 SQM.	2	
3B/4B	85.053 SQM.	15.888 SQM.	100.941 SQM.	2	

- REQUIRED CAR PARKING : 5 NOS.
- PROVIDED CAR PARKING : 7 NOS.
- EFFECTIVE CAR PARKING AREA : 115.784 SQM.
- PERMISSIBLE F.A.R. : 1.75
- PROPOSED F.A.R. : (861.804 - 115.784)/427.536 = 1.745
- PROPOSED HEIGHT OF THE BUILDING : 15.475 M.
- PROPOSED DEPTH OF THE BUILDING : 24.948 M.
- OPEN TERRACE AREA : 217.693 SQM.
- STAIR HEAD ROOM AREA : 19.214 SQM.
- LIFT MACHINE ROOM AREA : 10.044 SQM.
- LIFT MACHINE ROOM STAIR AREA : 2.850 SQM.
- ROOF TANK AREA : 6.122 SQM.
- SERVICE TOILET AREA : 2.995 SQM.
- CUPBOARD AREA : 19.735 SQM.
- SHOP AREA (MERCANTILE RETAIL) : CARPET AREA = 15.808 SQM. COVERED AREA = 19.563 SQM.
- A) TREE COVER AREA (REQUIRED) : 10.116 SQM. (2.366%)
- B) TREE COVER AREA (PROVIDED) : 11.170 SQM. (2.613%)

AAI NOC ID : BEHA/EAST/B/112123/834041
DATED : 01.02.2024 VALID UPTO - 31.01.2032
SITE ELEVATION IN MTRS. AMSL : 5.24 M.
PERMISSIBLE TOP ELEVATION ON METER ABOVE MEAN SEA LEVEL (AMSL) : 35.24 M.