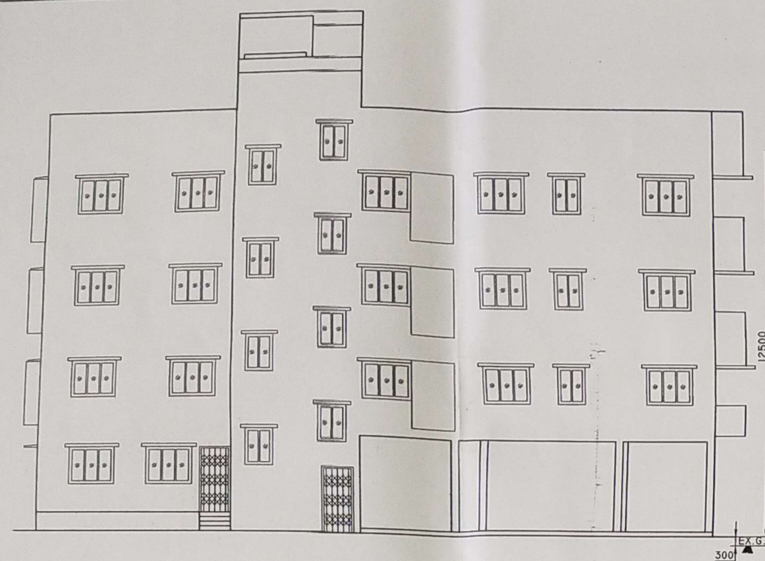
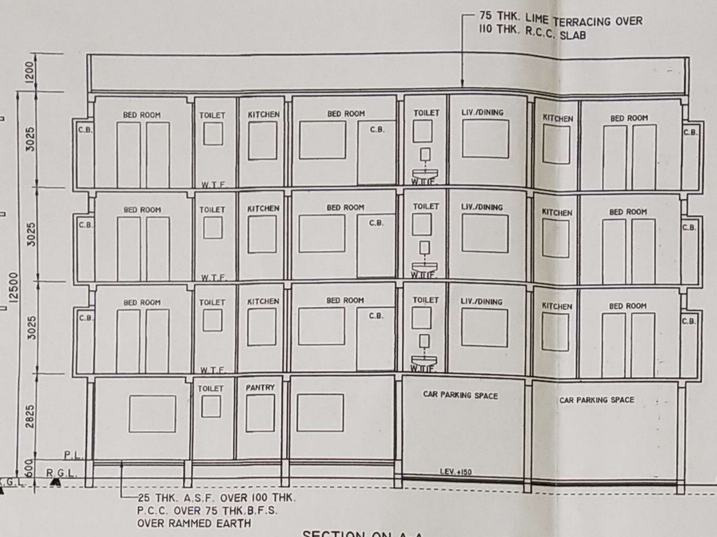


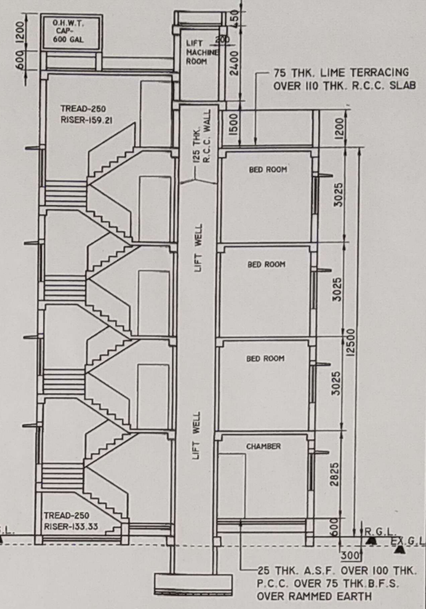
FRONT ELEVATION

SCALE -1:100



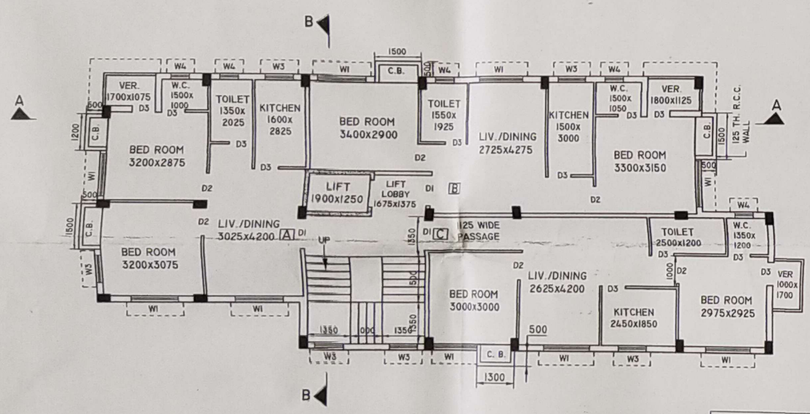
SECTION ON A-A

SCALE -1:100



SECTION ON B-B

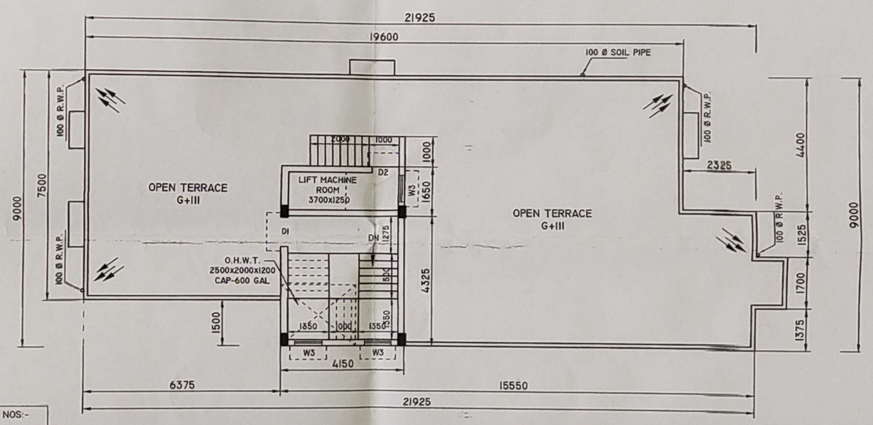
SCALE -1:100



FIRST, SECOND & THIRD FLOOR PLAN

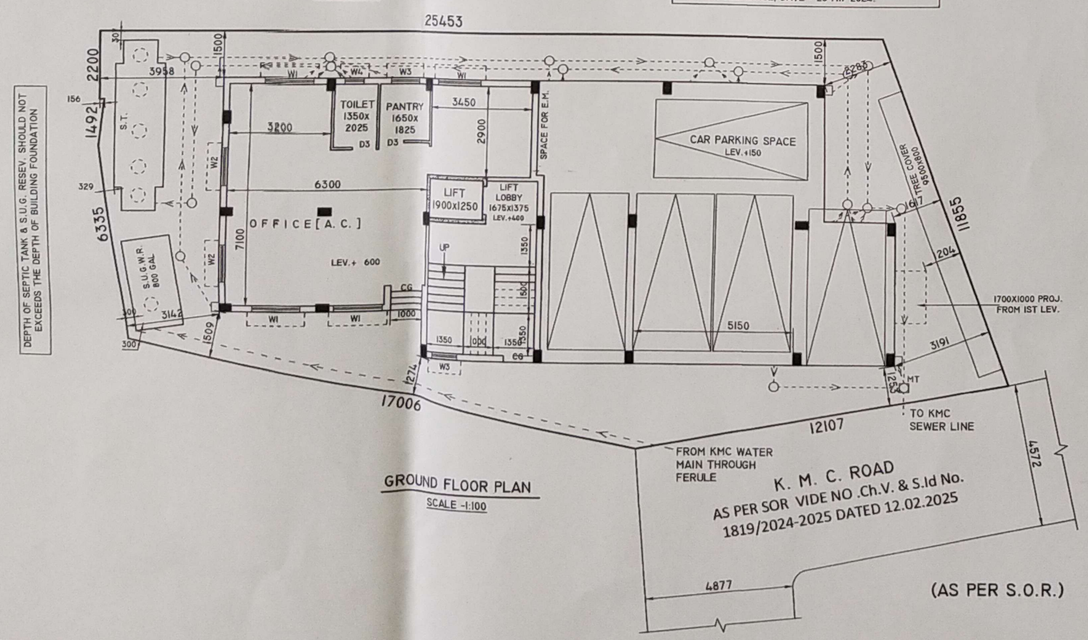
SCALE -1:100

B.L. & L.R. O. COVERSION CERTIFICATE MEMO NOS:-
17/4017/BLLRO/KOL, DATE - 28 /III/ 2024.
17/4018/BLLRO/KOL, DATE - 28 /III/ 2024.



ROOF PLAN

SCALE -1:100



GROUND FLOOR PLAN

SCALE -1:100

PLAN OF A PROPOSED G+THREE STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 116, HARISAVA MATH, WARD NO.- 112, BOROUGH NO.-XI, DAG NO - 09, KHATIAN NO - 421, J.L. NO - 48, MOUZA - BRAHMAPUR, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF APPLICANT : SRI PALLAB GUHA, PROPRIETOR OF JAYASREE ENTERPRISE, CONSTITUENT ATTORNEY OF SMT. SANGHAMITRA SEN, SMT. LOPAMUDRA BASU.

SPECIFICATIONS

1. GRADE OF CONCRETE -- M20.
2. GRADE OF STEEL -- Fe 415.
3. PROPORTION OF MORTER FOR 200/250 THK. WALL - 1:6.
4. PROPORTION OF MORTER FOR 125,75 THK. WALL - 1:4.
5. PROPORTION OF LIME TERRACING - 2:2:7.
6. ALL DIMENSIONS ARE IN MM.
7. SCALE - 1:100, OTHER WISE MENTIONED.

SCHEDULE OF DOORS AND WINDOWS

MKD.	WIDTH	HEIGHT
CG	1200	2100
D1	1000	2100
D2	900	2100
D3	750	2100
W1	1500	1200
W2	1200	1200
W3	900	1200
W4	600	700

DRAWN BY: SULATA ROY

STATEMENT OF THE PLAN PROPOSAL

A)

1. ASSESSEE NO - 31-112-09-0116-7

2.A) DETAILS OF REGISTERED DEED :
BOOK NO - I , VOL. NO.- 105,
PAGE- 203 TO 211, BEING NO - 4593,
(S.R. - ALIPORE)
DATE OF REGISTRATION - 09.10.1975

B) DETLS. OF REG. DEED OF BOUNDARY DECL :
BOOK NO - I, VOL. NO.- 1602 - 2024,
PAGE- 551696 TO 551708 , BEING NO - 160216993,
(DSR -II, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 18/12/2024.

C) DETAILS OF POWER OF ATTORNEY:
BOOK NO - I , VOL. NO.- 1604-2024,
PAGE- 271898 TO 271917, BEING NO - 160408997,
(D.S.R. - IV, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 21.08.2024

4.A) AREA OF LAND (AS PER DEED)
= 05 K- 00 CH-00 SQ.F.= 334.448 SQ.M.

B) AREA OF LAND (AS PER B/D)
= 04 K- 13 CH-0.91 SQ.F.= 321.991 SQ.M.

C) AREA OF LAND (AS PER B.L.L.R.O.)
= 0.0825 ACRES = 333.866 SQ.M.

5. NO OF TENEMENTS - 9 NOS

6. SIZE OF TENEMENTS - 50-75 SQ.M.- 9 NOS

7. A. AREA OF GROUND FLOOR = 177.533 SQ.M.

B. AREA OF FIRST FLOOR = 175.358 SQ.M.

C. AREA OF SECOND FLOOR = 175.358 SQ.M.

D. AREA OF THIRD FLOOR = 175.358 SQ.M.

E. TOTAL COVERED AREA = 703.607 SQ.M.

B)

1. GROUND COVERAGE
PERMISSIBLE = 180.102 SQ.M.(55.934%)
PROPOSED = 179.233 SQ.M.(55.664%)

2. F.A.R.
PERMISSIBLE = 1.75
PROPOSED = 1.749

3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 638.235 SQ.M.

4. TOTAL AREA EXEMPTED IN THIS RULE =65.372 SQ.M.

5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 703.607 SQ.M.

6. TOTAL COMMON AREA = 76.55 SQ.M.

7. AREA OF STAIR HEAD ROOM = 17.949 SQ.M.

8. AREA OF O.H. RESERVOIR = 5.0 SQ.M.

9. A) AREA OF LIFT MACHINE ROOM = 6.848 SQ.M.
B)AREA OF LIFT MACHINE ROOM STAIR= 3.2 SQ.M

10. A. TOTAL CAR PARKING (REQUIRED) - 3 NOS
B. CAR PARKING PROVIDED - 5 NOS
4 NOS. - COVERED & 1 NO - OPEN [PARTLY]
C. CAR PARKING AREA = 93.126 SQ.M.

11. AREA OF TERRACE = 179.233 SQ.M.

12. A. TOTAL AREA OF C.B. = 10.50 SQ.M
B. AREA OF TREE COVER (REQUIRED) = 1.759% = 5.664 SQ.M.
C. AREA OF TREE COVER (PROVIDED) = 7.60 SQ.M. (2.36%)

13. A) COVERED AREA OF OFFICE = 61.459 SQ.M.
B) CARPET AREA OF OFFICE = 54.502 SQ.M.

CALCULATION FOR FLOOR AREA STATEMENT:-

FLOORS	RESIDENTIAL (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	STAIR (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	177.533	—	—	177.533	14.04	2.303	161.19
FIRST	179.233	1.50	2.375	175.358	14.04	2.303	159.015
SECOND	179.233	1.50	2.375	175.358	14.04	2.303	159.015
THIRD	179.233	1.50	2.375	175.358	14.04	2.303	159.015
TOTAL	715.232	4.50	7.125	703.607	56.16	9.212	638.235

TENEMENT CALCULATION:

TENEMENT MKD.	TENEMENT AREA (SQ.M.)	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	49.486	8.018	57.504	3
B	54.22	8.784	63.004	3
C	53.785	8.714	62.499	3

DECLARATION OF OWNER

- I, DO HEREBY DECLARE 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 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 L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.

SRI PALLAB GUHA,
PROPRIETOR OF JAYASREE ENTERPRISE,
CONSTITUENT ATTORNEY OF
SMT. SANGHAMITRA SEN,
SMT. LOPAMUDRA BASU.
NAME OF APPLICANT/S

BUILDING PERMIT NO.- 2025110011
SANCTION DATE - 12.04.2025
VALID UPTO - 11.04.2030

MANISH SARKAR Digitally signed by MANISH SARKAR
Date: 2025.04.12 13:57:37 +05'30'

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

SUBHASISH DAS Digitally signed by SUBHASISH DAS
Date: 2025.04.16 12:52:51 +05'30'

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

DECLARATION OF L.B.S

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING BLACK TOP ROAD (MAINTAINED BY K.M.C.) AS PER SOR VIDE Ch.V. & S.Id No. 1819/2024-2025 DATED 12.02.2025 . IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP A 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 EXISTING STRUCTURE WHICH IS FULLY OCCUPIED BY THE OWNER WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.

KUSH KUNDU
(LBS/I/1412)
NAME OF OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.SOIL TESTING HAS BEEN DONE BY M/S GEO STAR OF 50, CHIT KALIKAPUR, MUKUNDAPUR, KOLKATA-700099, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUBHRA DAS
ESE/II/658
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 AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

BHASKAR JYOTI ROY
G.T./I/50
NAME OF GEOTECHNICAL ENGINEER