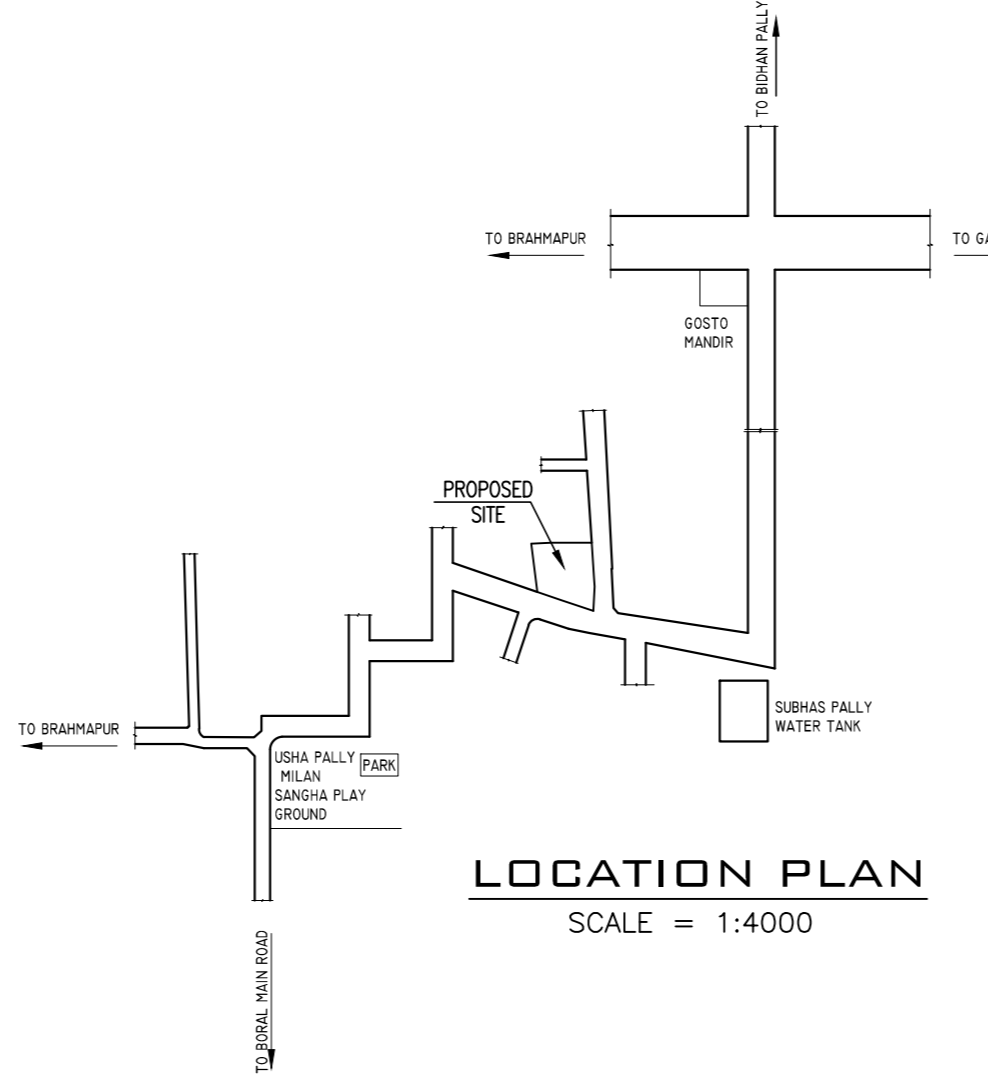
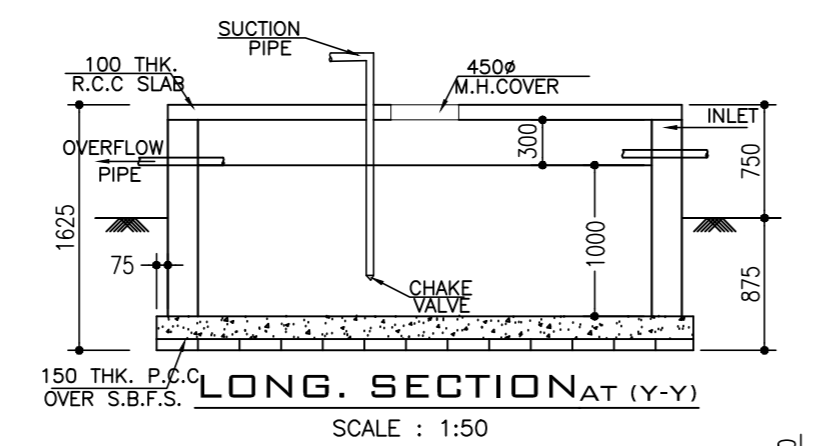
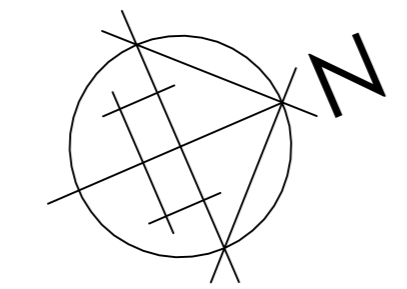


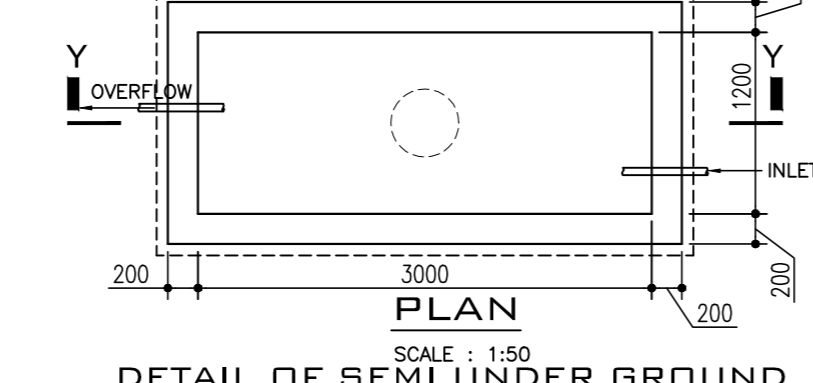
SITE PLAN
SCALE = 1:600



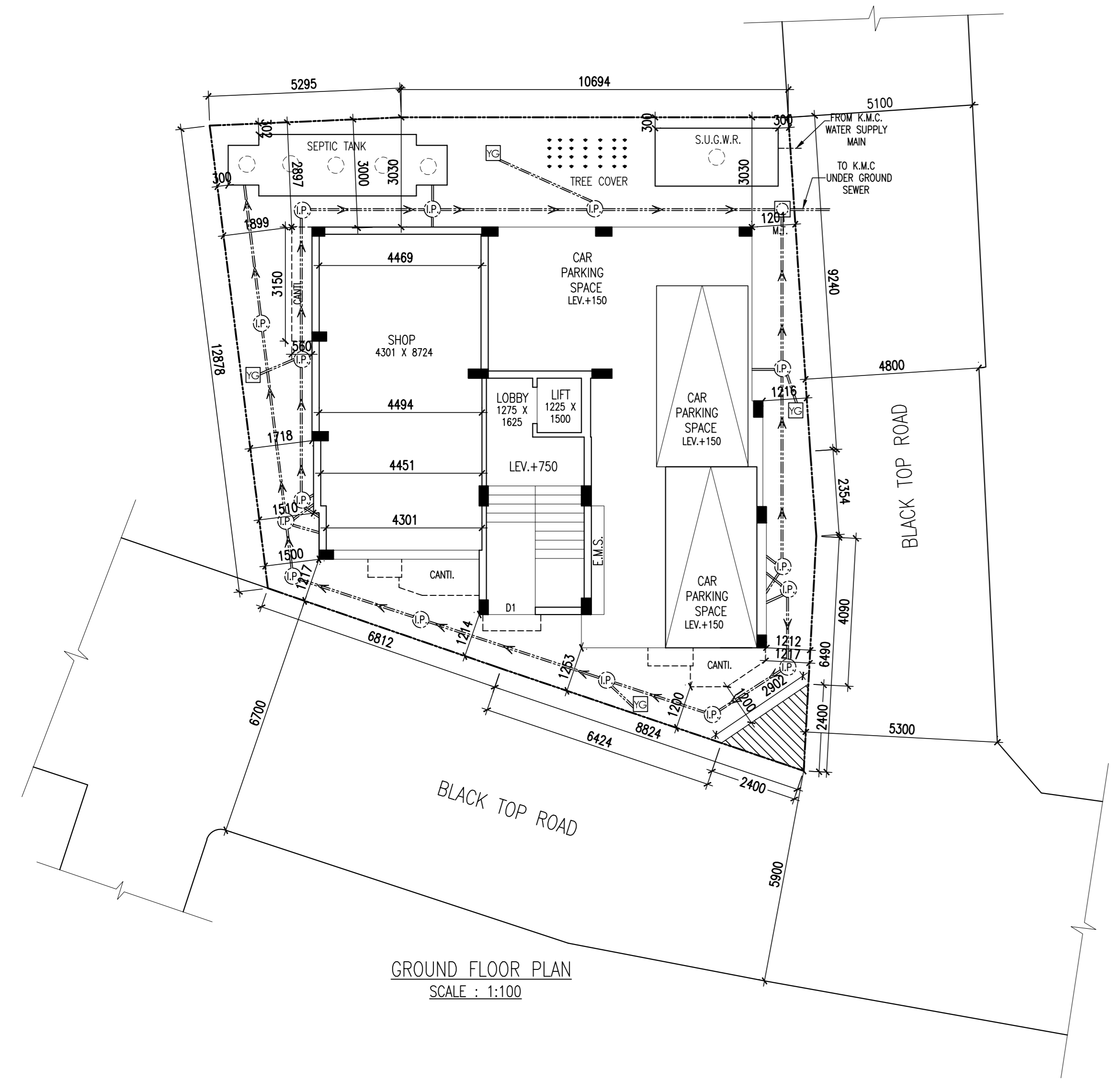
LOCATION PLAN
SCALE = 1:4000



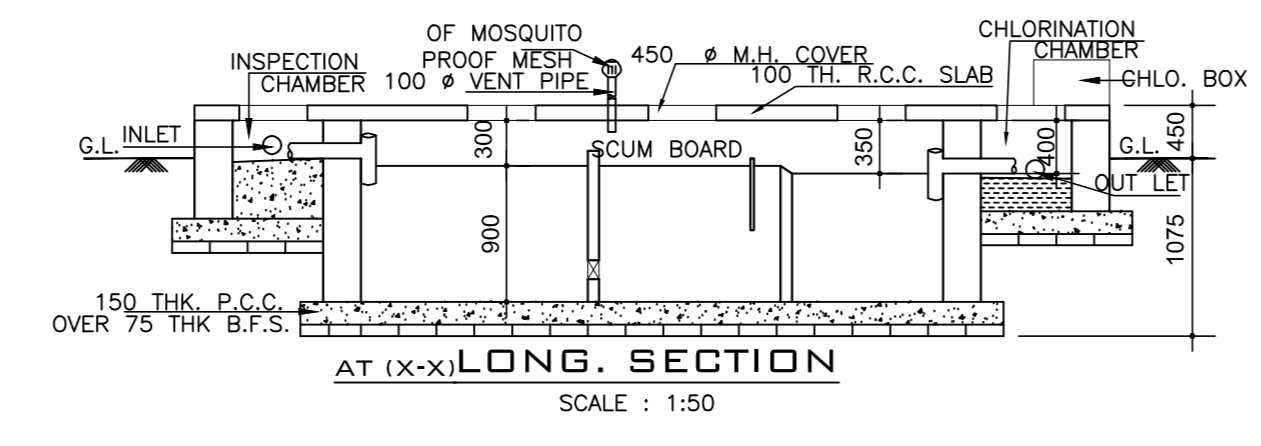
LONG SECTION (Y-Y)
SCALE : 1:50



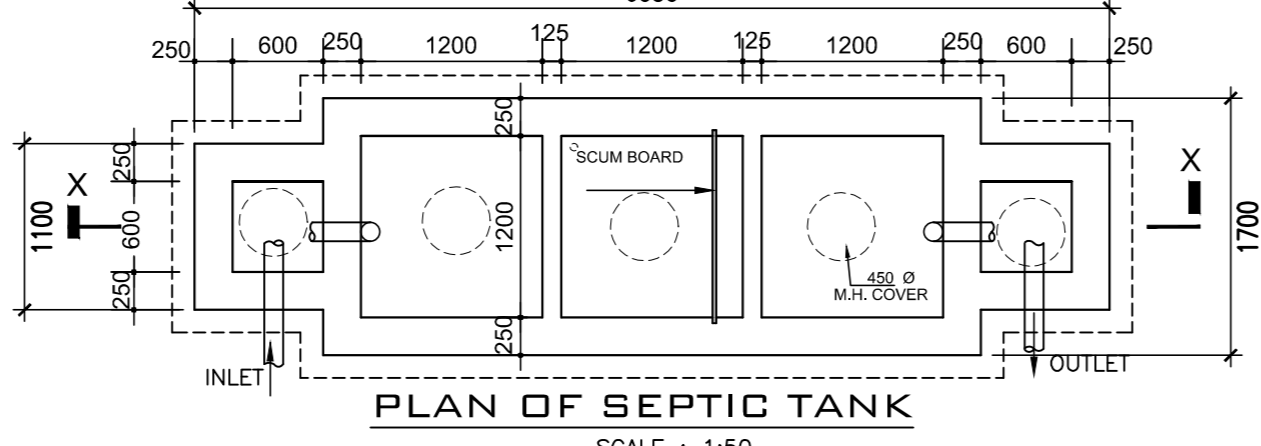
PLAN
SCALE : 1:50
DETAIL OF SEMI UNDER GROUND WATER RESERVOIR
CAPACITY = 800 Gals.



GROUND FLOOR PLAN
SCALE : 1:100



LONG SECTION
SCALE : 1:50



PLAN OF SEPTIC TANK
SCALE : 1:50
DETAIL OF SEPTIC TANK
(75 USER)

NOTES :-

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

SPECIFICATIONS :-

1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
2. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
3. 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
4. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
5. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
6. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
7. 450 mm PROJECTED CHANNA.
8. 16 mm GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
9. ALL MARBLE FLOORING TO BE USED: 15-20mm THICK MARBLE FLOORING.
10. P.O.P. FINISH ON INTERNAL WALLS & CEILING.
11. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

CERTIFICATE FROM GEO-TECH ENGINEER

UNDERIGNED 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.

NAME OF G.T.E.
BHASKARJYOTI ROY
G.T./50/1

- 9) B.L. & L.R.O. CONVERSION - MEMO NO 1714450/BLRROKOL DT. 14/05/2024. AS BASTU.
- 6) B.L. & L.R.O. CONVERSION - MEMO NO 1714451/BLRROKOL DT. 14/05/2024. AS BASTU.
- 7) B.L. & L.R.O. CONVERSION - MEMO NO 1714452/BLRROKOL DT. 14/05/2024. AS BASTU.
- 8) B.L. & L.R.O. CONVERSION - MEMO NO 1714453/BLRROKOL DT. 14/05/2024. AS BASTU.
- 9) B.L. & L.R.O. CONVERSION - MEMO NO 1714454/BLRROKOL DT. 14/05/2024. AS BASTU.
- 1) B.L. & L.R.O. CONVERSION - MEMO NO 1714476/BLRROKOL DT. 14/05/2024. AS BASTU.
- 2) B.L. & L.R.O. CONVERSION - MEMO NO 1714477/BLRROKOL DT. 14/05/2024. AS BASTU.
- 3) B.L. & L.R.O. CONVERSION - MEMO NO 1714478/BLRROKOL DT. 14/05/2024. AS BASTU.
- 4) B.L. & L.R.O. CONVERSION - MEMO NO 1714479/BLRROKOL DT. 14/05/2024. AS BASTU.

AVERAGE BACK AS PER AMENDMENT VIDE NOTIFICATION NO. 480/MA/0/C-4/3R-13/2012 DATED 21/10/2014.

WIDTH OF THE BUILDING = 12.712 M.
38.328 SQ.M.
12.712 M.
= 3.015 SQ.M.

1. PREMISES NO. 87, SUBHASH PALLY, WARD NO.-111
2. ASSESSEE NO. 31-111-25-0887-3
3. NAME OF THE OWNER(S)/APPLICANT(S)-

SRI DIPAK MONDAL
SRI SHASHRAT ROY
DIRECTORS OF
PRIYA JEET DEVELOPERS PVT. LTD.
AS CONSTITUTED ATTORNEY OF
GOURI BOSE, TARA RANI DAS, DIPALI DAS, MITHU DAS, SUJIT BOSE, SMT. TULSI BOSE, SUJAY BOSE, SANJAY BOSE, SOUMEN BOSE

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	COORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°28'03"N	88°20'48"E	7 MTS.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF 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 AS PER LAW.

SRI DIPAK MONDAL
SRI SHASHRAT ROY
DIRECTORS OF
PRIYA JEET DEVELOPERS PVT. LTD.
AS CONSTITUTED ATTORNEY OF
GOURI BOSE, TARA RANI DAS, DIPALI DAS, MITHU DAS, SUJIT BOSE, SMT. TULSI BOSE, SUJAY BOSE, SANJAY BOSE, SOUMEN BOSE

NAME OF L.B.S.
SIBAJI MATHY
L.B.S.-1776 (I)

DOOR SCHEDULE		WINDOW SCHEDULE	
REMARKS	TYPE	SIZE (HxW)	REMARKS
1000mm X 2100mm (H)	FLASH	W1 1500mm X 1200mm (H)	STEEL
900mm X 2100mm (H)	FLASH	W2 1200mm X 1200mm (H)	PAINT GRABED
750mm X 2100mm (H)	FLASH	W3 1000mm X 1050mm (H)	--00--
		W4 800mm X 750mm (H)	--00--

OWNER'S DECLARATION :-

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION WE WERE PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.
7. DEPTH OF THE SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION

SRI DIPAK MONDAL
SRI SHASHRAT ROY
DIRECTORS OF
PRIYA JEET DEVELOPERS PVT. LTD.
AS CONSTITUTED ATTORNEY OF
GOURI BOSE, TARA RANI DAS, DIPALI DAS, MITHU DAS, SUJIT BOSE, SUJAY BOSE, SANJAY BOSE, SOUMEN BOSE

NAME OF OWNER'S

CERTIFICATE FROM E.S.E. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G+III STORED RESIDENTIAL BUILDING AT PREMISES NO.- 87, SUBHASH PALLY, WARD NO.- 111, BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA - 700084 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.
THE STRUCTURAL DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY SOIL TECH OF 51/11, PRINCE GOLAM HOSSAIN SHAH ROAD, JADAVPUR, KOLKATA- 700032, RECOMMENDED & SIGNED BY GEO-TECH ENGINEER BHASKARJYOTI ROY G.T./50/1.

NAME OF E.S.E.
MAN BHUSAN CHAKRAVARTI
E.S.E. - 97 (II)

CERTIFICATE FROM L.B.S. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+III STORED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 87, SUBHASH PALLY, WARD NO.- 111, BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA - 700084 HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING 5.90 M.(MIN.) WIDE BLACK TOP ROAD ON THE EASTERN SIDE AND 4.80 M. (MIN) WIDE BLACK TOP ROAD ON THE NORTHERN SIDE CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

NAME OF L.B.S.
SIBAJI MATHY
L.B.S.-1776 (I)

BUILDING PERMIT NUMBER- 2024110213
SANCTION DATE - 05.11.2024
VALID UPTO- 04.11.2029

DIGITAL SIGNATURE OF A/E (C)/BLDG/ BR -XI

Sheet no. (1/2)

PART - A STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.	31-111-25-0887-3
2. DETAILS OF REGISTERED DEED	i) BOOK = I, VOLUME = 193, BEING NO. = 7218, PAGE - 48 TO 59, YEAR -1975, 2nd. ADDITIONAL COURT ALIPORE, 24 PARGANAS, DATE = 12/09/1975. ii) BOOK = III, VOLUME = 2A, BEING NO. = 38, PAGE - 1 TO 8, YEAR -1975, A.D.S.R. ALIPORE, SOUTH 24 PARGANAS, DATE = 05/02/1990.
3. DETAILS OF REGISTERED BOUNDARY DECLARATION DEED	BOOK = I, VOLUME = 1603-2023, BEING NO. = 160316385, PAGE - 437055 TO 437066, YEAR -2023, D.S.R. III SOUTH 24 PARGANAS, WEST BENGAL, DATE = 17/10/2023.
4. DETAILS OF REGISTERED SPLAY CORNER DEED	BOOK = I, VOLUME = 1603-2023, BEING NO. = 160316384, PAGE - 436918 TO 436932, YEAR -2023, D.S.R. III SOUTH 24 PARGANAS, WEST BENGAL, DATE = 17/10/2023.
5. DETAILS OF REGISTERED POWER OF ATTORNEY DEED	BOOK = I, VOLUME = 1603-2023, BEING NO. = 160309970, PAGE - 277003 TO 277023, YEAR -2023, D.S.R. III SOUTH 24 PARGANAS, WEST BENGAL, DATE = 11/07/2023.
6. (A). AREA OF THE PLOT OF LAND (B). NO OF STORED INCLUDING BASEMENT IF ANY	= 240.635 Sq.m. G+III STORED
7. NO OF TENEMENTS	SIX (6) NOS.
8. NO OF TENEMENTS	BELOW 50 Sq.M. - NIL 50 TO 75 Sq.M. - 6 NOS. ABOVE 100 Sq.M. - NIL.

PART - B

1. AREA OF LAND- AS PER TITLE DEED = 246.655 Sq.m. (3 K, 11 Ch, 0 Sq.R.)
2. AS PER B.L. & L.R.O. = 309.085 Sq.m.
3. AS PER BOUNDARY DECLARATION = 240.635 Sq.m.
4. EFFECTIVE LAND AREA = 240.635 Sq.m.
5. ROAD WIDTH = 5.900 m. (MIN.)
6. USER GROUP = RESIDENTIAL.
7. (A) PERMISSIBLE GROUND COVERAGE (59.645 %) = 141.120 Sq.m.
(B) PROPOSED GROUND COVERAGE (56.142 %) = 135.098 Sq.m.
8. PROPOSED HEIGHT = 12.500 m.
9. PERMISSIBLE TREE COVER AREA = (534.710 X 0.0025 X 240.635) / 100 = 3.217 Sq.m.
10. PROVIDED TREE COVER AREA = 3.30 Sq.m.
11. NET LAND AREA = 240.635 Sq.M. - 2.774 (SPLAY CORNER) = 237.861 Sq.M.
12. PROPOSED AREA -

FLOOR	TOTAL COVERED AREA IN m ²	LESS LIFT WELL IN m ²	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA In Side Stair & Stair Lobby Area in m ²	NET FLOOR AREA IN m ²	
GROUND	129.416	0.000	129.416	12.690	2.072	114.654
FIRST	135.098	1.838	133.260	12.690	2.072	118.498
SECOND	135.098	1.838	133.260	12.690	2.072	118.498
THIRD	135.098	1.838	133.260	12.690	2.072	118.498
TOTAL	534.710	5.514	529.196	50.760	8.288	470.148

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP-AREA IN m ²	No of Tenement	No of Car Required
A.A1 A2	62.111	1.902	73.912	3	
B.B1 B2	55.387	1.902	65.911	3	1

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN SQ.M	240.635
2. TOTAL REQUIRED CAR PARKING	2
3. CAR PARKING AREA EXEMPTED IN m ²	50.000
4. CAR PARKING AREA PROVIDED IN m ²	65.577
5. PERMISSIBLE F.A.R	1.75
6. PROPOSED F.A.R 470.148 - 50.000 (PARKING) = 420.720 / 240.635	1.746

CALCULATION OF OTHER FEES

7. STAIR HEAD ROOM AREA IN m ²	15.175
8. OVER HEAD RESERVOIR AREA IN m ²	6.820
9. LIFT MACHINE ROOM AREA IN m ²	10.598
10. LIFT MACHINE ROOM STAIR AREA IN m ²	3.100
11. TOTAL C.B. AREA IN m ²	9.948
12. TOTAL LOFT AREA IN m ²	5.871
13. TOTAL ADDITIONAL AREA FOR FEES IN m ²	37.921
14. RELAXATION OF THE AUTHORITY, IF ANY	
15. ROOF AREA IN m ²	135.098
16. SHOP COVERED AREA IN m ²	44.087
17. SHOP CARPET AREA IN m ²	38.783

ARCHITECTURAL DRAWING

PROPOSED G+III STORED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER K.M.C. BUILDING RULES 2009 AT PREMISES NO.-87, SUBHASH PALLY, WARD NO.-111, BOROUGH NO.-XI, P.S.-BANSDRONI, KOLKATA- 700084, UNDER THE KOLKATA MUNICIPAL CORPORATION.