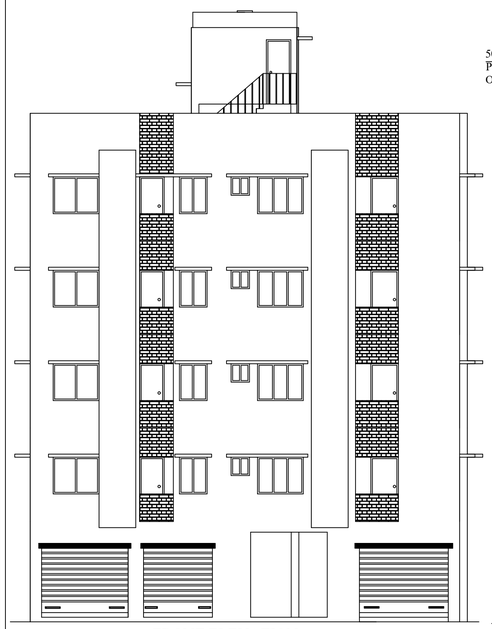
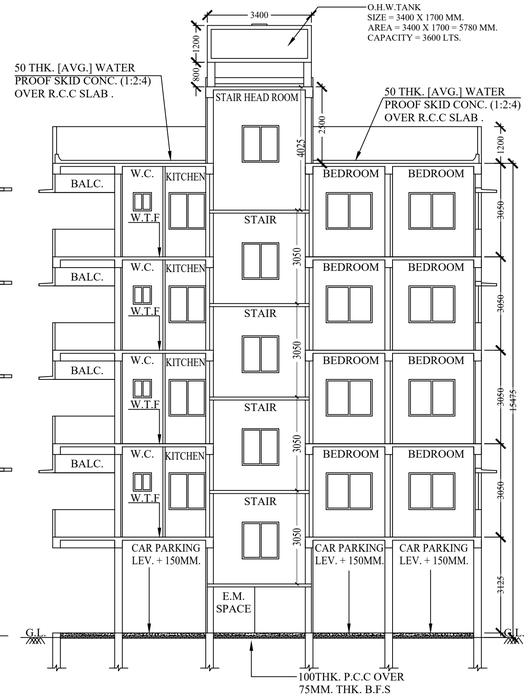
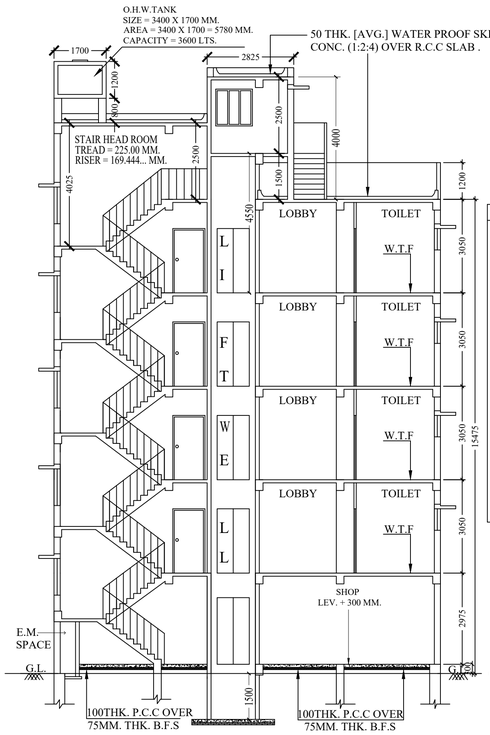


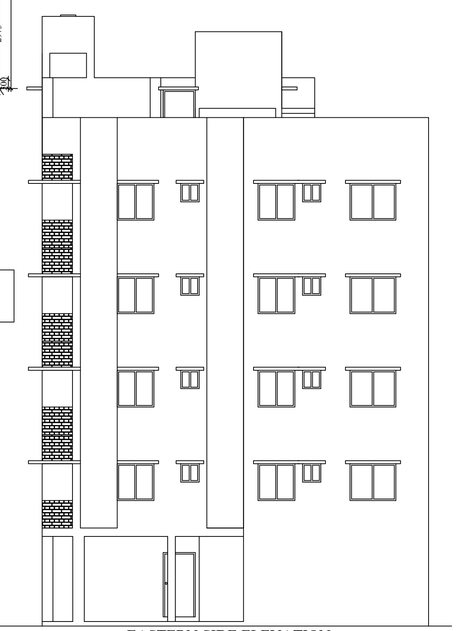
FRONT ELEVATION



SECTION ON - AA
SCALE - 1:100



SECTION ON - BB
SCALE - 1:100



EASTERN SIDE ELEVATION

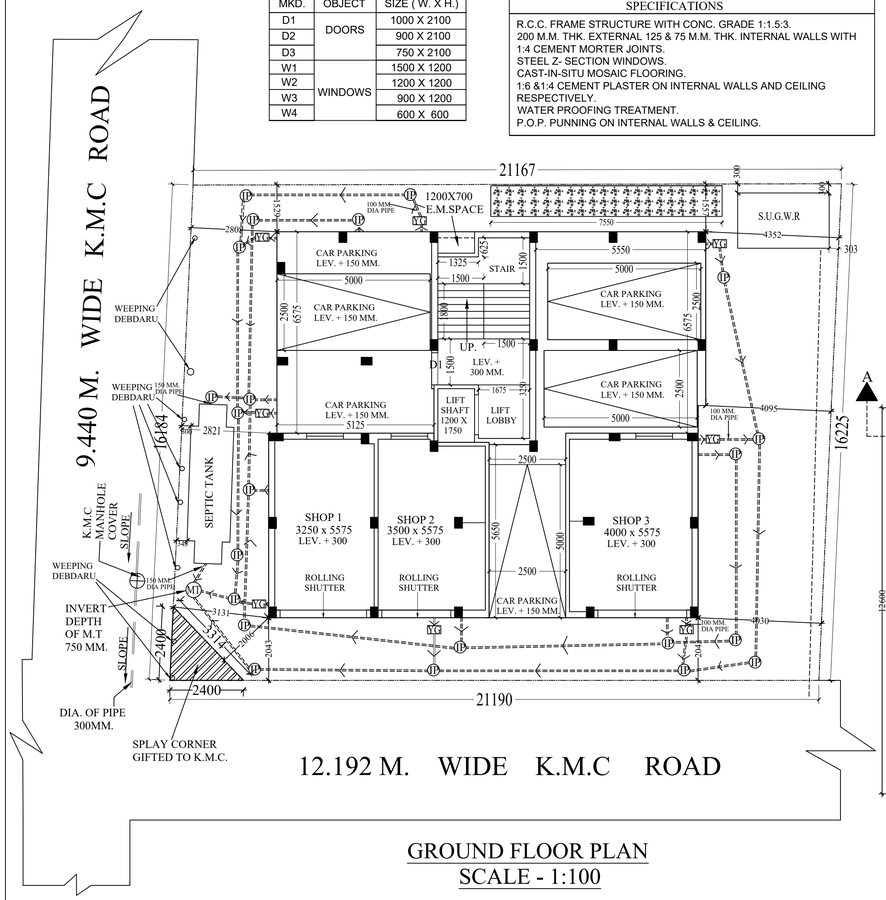
SCHEDULE OF DOORS & WINDOWS

MKD.	OBJECT	SIZE (W. X H.)
D1	DOORS	1000 X 2100
D2		900 X 2100
D3		750 X 2100
W1	WINDOWS	1500 X 1200
W2		1200 X 1200
W3		900 X 1200
W4		600 X 600

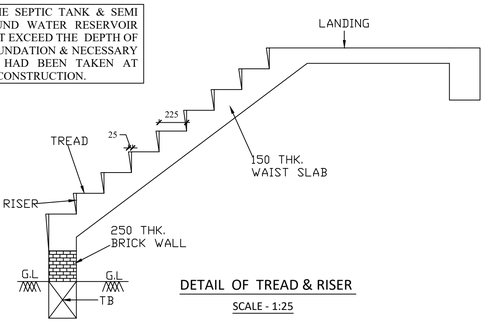
SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 &1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

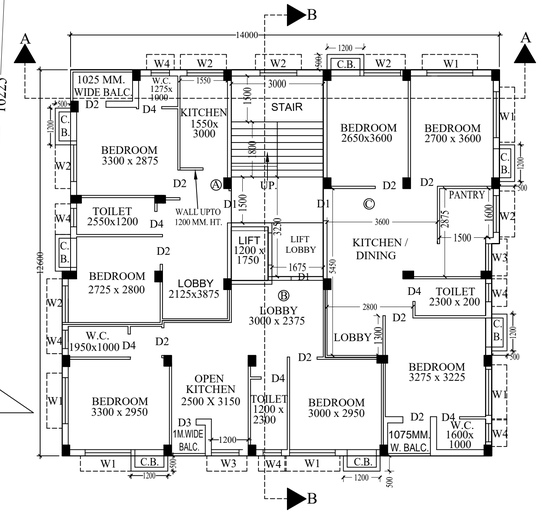
DEPTH OF THE SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR HAS BEEN NOT EXCEED THE DEPTH OF BUILDING FOUNDATION & NECESSARY PRECAUTION HAD BEEN TAKEN AT THE TIME OF CONSTRUCTION.



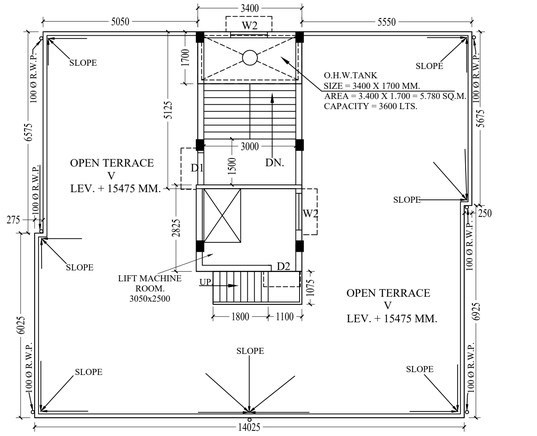
GROUND FLOOR PLAN
SCALE - 1:100



DETAIL OF TREAD & RISER
SCALE - 1:25



1ST TO 4TH FLOOR
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

1. DETAILS OF REGISTERED DEED :-
BOOK NO. - I VOLUME NO. - 1630-2024
PAGE NO. - 3150 TO 3170 BEING NO. - 163000099 .
DATE - 18 / 01 / 2024
REGD. AT - D.S.R. - V, SOUTH 24 - PARGANAS .

2. DETAILS OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO. - I VOLUME NO. - 1603 - 2024
PAGE NO. - 373950 to 373960 BEING NO. - 160314539
DATE - 23 / 08 / 2024
REGD. AT - D.S.R. - III, SOUTH 24 - PARGANAS.

3. DETAILS OF REGISTERED DEED OF GIFT :-
BOOK NO. - I VOLUME NO. - 1603 - 2024
PAGE NO. - 374358 to 374369 BEING NO. - 160314537
DATE - 27 / 08 / 2024
REGD. AT - D.S.R. - III, SOUTH 24 - PARGANAS.

CERTIFICATE

PREMISES NO - 1301, NAYABAD
ASSESSEE NO - 311090813011
NAME OF THE OWNER'S :- SRI. SUBRATA ROY & SMT. DIPTI ROY .
NAME OF THE L.B.S - ARUN KUMAR NATH, L.B.S / I / 566
AREA OF LAND - 342.808 SQ.M.
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33 MTS (U-19)
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
"A"	22°-29'-11" N	88°-24'-37" E	4.0 MTS.
"B"	22°-29'-10" N	88°-24'-37" E	4.0 MTS.
"C"	22°-29'-12" N	88°-24'-38" E	2.0 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 KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF OWNER'S
SRI. SUBRATA ROY & SMT. DIPTI ROY .

NAME OF L.B.S.
ARUN KUMAR NATH, LBS / I / 566

PART - A

1. ASSESSEE NO. :- 311090813011
2. NAME OF THE OWNER :- SRI. SUBRATA ROY & SMT. DIPTI ROY .
3. MUTATION CASE NO.- O/ 109 / 06 - FEB - 24 / 52479, DATED :- 06 / 02 / 2024 .
4. B.L. & L.R.O CONVERSION CERTIFICATE, MEMO NO.- 17 / 1025, DATE - 28 - APRIL - 23 .
(Schedule of land for which conversion is allowed vide case no. CN/2023/1630/817)

MOUZA WITH J.L. NO. & P.S.	JL KHATIAN NO. (LR)	LR PLOT NO. NOTED IN THE DEED	NEW PLOT NO.(AFTER CREATION OF BATA IF ANY)	SHARE	AREA (IN ACRES)	CLASSIFICATION AS PER ROR	CLASSIFICATION FOR WHICH PERMISSION ACCORDED
NAYABAD, 025, JADAVPUR	2973	137	----------	168	0.0847	SALI	BASTU

ONLINE B.L. & L.R.O MUTATION COPY OF SMT. DIPTI ROY, COPY NO.- 2250 . DIGITAL SIGNED BY: TATHAGATA MUKHERJEE DATE : 2024.02.21, 13:16:50 IST
ONLINE B.L. & L.R.O MUTATION COPY OF SRI. SUBRATA ROY, COPY NO.- 2248 . DIGITAL SIGNED BY: TATHAGATA MUKHERJEE DATE : 2024.02.21, 13:15:37 IST

PART - B

1. AREA OF LAND :-
a) AS PER TITLE DEED = 05K. - 02 CH.- 00 SFT. = 342.809 SQ.M.
& b) ASSESSMENT BOOK = 05K. - 02 CH.- 00 SFT. = 342.809 SQ.M.
2. AS PER PHYSICAL MEASUREMENT AREA OF LAND :-
= 342.808 SQ.M. / 05 KH. - 01 CH. - 44.99 SQ.FT.
3. PERMISSIBLE GROUND COVERAGE :- 55.240 % OF L.A. = 189.367 SQ.M.
4. PROPOSED GROUND COVERAGE :- 51.436 % OF L.A. = 176.326 SQ.M.

5. AREA STATEMENT :-

FLOOR NAME	RESIDENTIAL (SQM)		LIFT - WELL (SQM)	EXEMPTED AREA STAIR WAY (SQM)	EXEMPTED AREA LIFT - LOBBY (SQM)	NET COVER AREA (SQM)
GROUND FLOOR	107.428					
GROUND FLOOR SHOP AREA	42.840+26.058 = 68.898	176.326	---------	13.572	2.931	159.823
FIRST FLOOR	176.326		2.100	14.400	2.931	156.895
SECOND FLOOR	176.326		2.100	14.400	2.931	156.895
THIRD FLOOR	176.326		2.100	14.400	2.931	156.895
FOURTH FLOOR	176.326		2.100	14.400	2.931	156.895
TOTAL	881.630		8.400	71.172	14.655	787.403

6. TENEMENTS CALCULATION :-
(A) RESIDENTIAL:
TOTAL EXEMPTED AREA:- = (STAIR WAY + LIFT LOBBY) = (71.172 + 14.655) SQ.M. = 85.827 SQ.M.
i) AREA OF STAIR HEAD ROOM = 17.431 SQ.M.
ii) COVERED AREA OF L.M.R. = 9.746 SQ.M.
iii) LIFT MACHINE ROOM STAIR AREA = 3.118 SQ.M.
iv) CUPBOARD AREA = 16.800 SQ.M.

MKD. TENEMENT.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT
A	43.754	6.778	50.532	04
B	47.917	7.423	55.340	04
C	64.253	9.953	74.206	04

TOTAL ADDITIONAL AREA FOR FEES = 47.095 SQ.M.

CAR PARKING CALCULATION :-

REQUIRED	PROPOSED	AREA (SQ.M.)
3 NOS. FOR RESIDENTIAL 1 NO. FOR SHOP TOTAL 4 NOS.	4 NOS.	33.313 + 50.757 = 84.070

7. PERMISSIBLE F.A.R. = 2.25	8. PROPOSED F.A.R. = {(787.403 - 84.070) / 342.808} = 2.052 < 2.25
9. AREA OF STAIR HEAD ROOM = 17.431 SQ.M.	10. HEIGHT OF THE BUILDING = 15.475 MTS.
11. PROP. TREE COVER AREA = 7.550 SQ.M. (2.20 %)	12. REQD. TREE COVER AREA = 2.20 % = 7.542 SQ.M.
13. SHOP COVERED AREA= 42.840 + 26.058 = 68.898 SQ.M.	14. SHOP CARPET AREA = 17.962 + 18.951 + 22.255 = 59.168 SQ.M.
15. NO. OF CAR PARKING = 4 NOS.	16. CAR PARKING AREA = 83.955 SQ.M.
17. COVERED AREA OF L.M.R. = 9.746 SQ.M.	18. LIFT MACHINE RM. STAIR AREA :- 3.118 SQ.M.
19. CUPBOARD AREA = (0.600 x 7) x 4 =16.800 SQ.M.	20. AREA OF O.H.W.T. = 5.780 SQ.M.
21. TOTAL COMMON AREA = [23.358 + {(20.414 - 2.100) X 4)}] = 96.614 SQ.M.	22. TOTAL ADDITIONAL AREA FOR FEES = 47.095 SQ.M.

DECLARATION OF OWNER'S :-

i) WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE WILL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
ii) WE WILL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING ADJOINING STRUCTURE.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) 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.
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US.
vii) THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK / RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
viii) THERE IS NO TENANT IN EXISTING STRUCTURE, IT WILL BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION WORKS.
ix) THE PLOT IS BEYOND 500 M. FROM C/L OF E.M. BYEPASS ROAD.

NAME OF OWNER'S
SRI. SUBRATA ROY & SMT. DIPTI ROY .

CERTIFICATE OF L.B.S. :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD (12.192 M. WIDE K.M.C ROAD ON NORTHERN SIDE & 9.440 M. WIDE K.M.C ROAD ON EASTERN SIDE) CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BEYOND 500 M. FROM C/L OF E.M.BYEPASS ROAD.

NAME OF L.B.S.
ARUN KUMAR NATH, LBS / I / 566

STRUCTURAL DECLARATION :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFIED THAT IT IS A SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATIONS OF SOIL TEST REPORT PROPOSED BY MR. ARUN KUMAR NATH , 77, NEW SANTOSHPUR MAIN ROAD , KOLKATA - 700075 , HAS BEEN BE CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF E.S.E.
ARUN KUMAR NATH, ESE / I / 176

GEO-TECHNICAL DECLARATION. :-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION. 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 GEO-TECHNICAL POINT OF VIEW.

NAME OF G.T.E.
ARUN KUMAR NATH, G.T./I/35

PROPOSED PLAN OF G+IV STORIED (HT.- 15.475 MTS.) RESIDENTIAL BUILDING AS PER U/S 393A OF K.M.C. ACT 1980 & COMPLYING K.M.C BLDG. RULE -2009, AT PREMISES NO - 1301, NAYABAD, R.S. DAG NO.- 137, R.S. KHATIAN NO.- 89, L.R. KHATIAN NO. - 2973, WARD NO.- 109, BOROUGH NO.-XII , P.S. - PURBA JADAVPUR , KOLKATA - 700099, MOUZA - NAYABAD , UNDER THE KOLKATA MUNICIPAL CORPORATION .

SCALE :- 1 : 100

GROUND, 1ST, 2ND, 3RD, 4TH FLOOR PLAN , SECTION, ELEVATION, TREAD, RISER, DOOR & WINDOW DETAILS .

BUILDING PERMIT NO. - 2024120328

SANCTION DATE - 22-NOV-24
VALID UP TO - 21-NOV-29

KAJAL ROY Digitally signed by KAJAL ROY Date: 2024.11.22 17:41:52 +05'30'
DIGITAL SIGNATURE OF A.E. (C)

TUSHAR JATI Digitally signed by TUSHAR JATI Date: 2024.11.22 17:42:20 +05'30'
DIGITAL SIGNATURE OF E.E. (C)