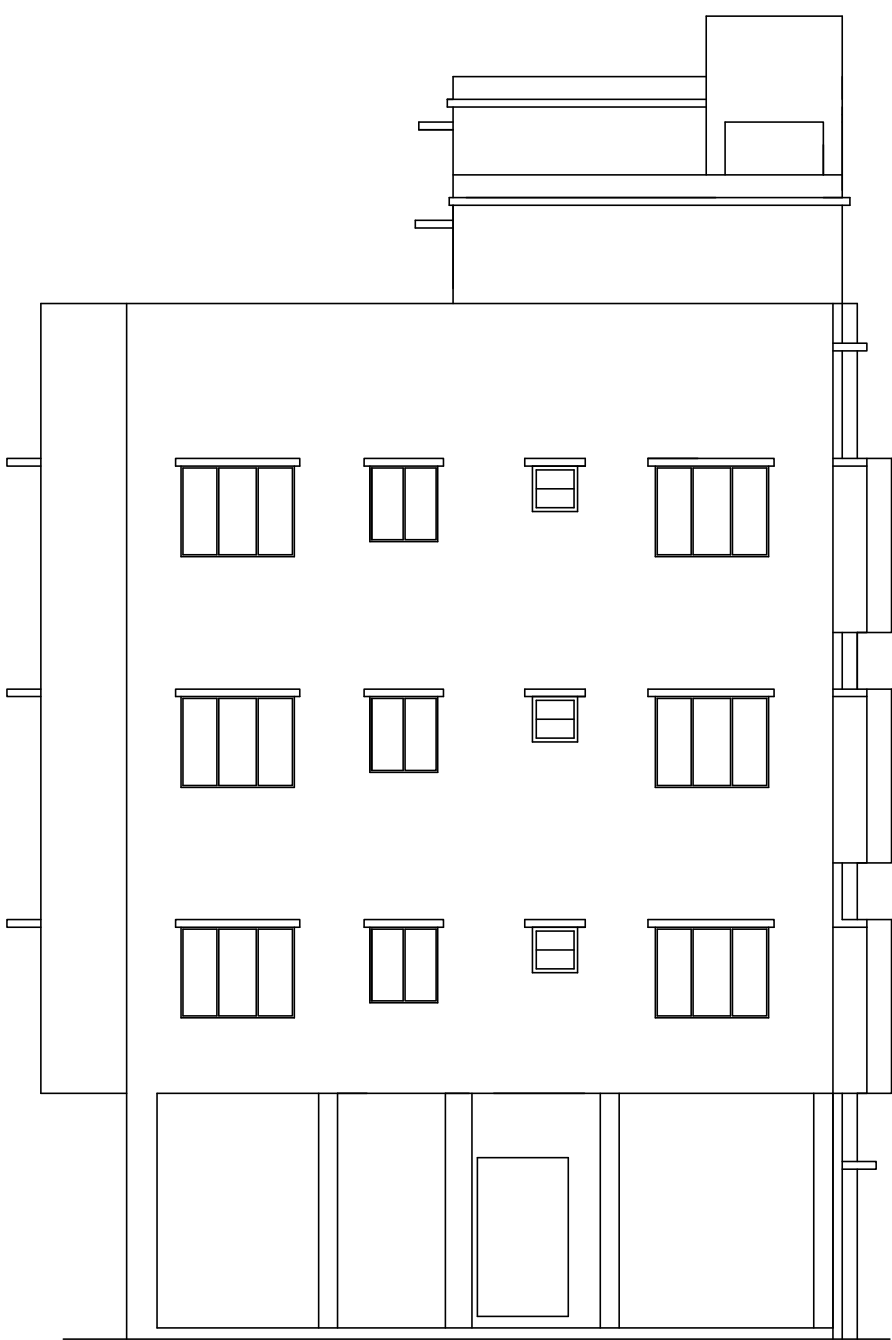
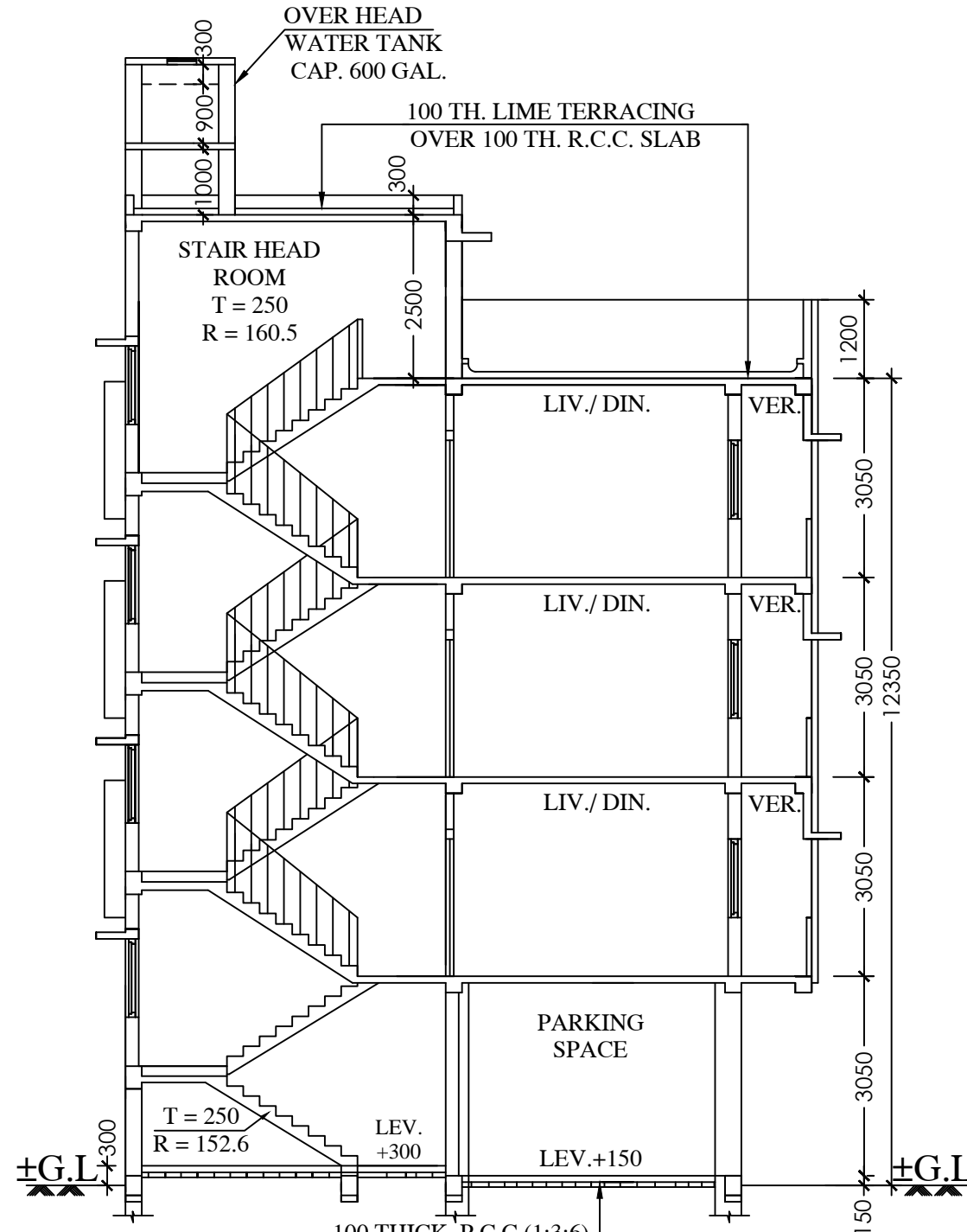




FRONT ELEVATION
Scale - 1:100



WESTERN SIDE ELEVATION
Scale - 1:100



SECTION ON A-A
Scale - 1:100

NOTES:-

1. ALL DIMENSIONS ARE IN MM.
2. ALL PROJECTED CHAJJA ARE 450 WIDE.
3. ALL TOILETS FLOOR ARE WATER TIGHT.
4. ALL EXTERNAL WALLS ARE 200 THICK & ALL INTERNAL PARTITION WALLS ARE 75 TH. EXCEPT OTHER WISE MENTIONED.
5. THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THT DEPTH OF FOUNDATION OF BUILDING.

SPECIFICATION:-

1. SPECIFICATION OF MATERIAL & WORKMAN SHIP FOLLOWS N.B.C. 1984
2. GRADE OF STEEL F&415 & GRADE OF CONCRETE M20.
3. 250TH. 200 TH. & 125 TH. 75 TH. BRICK WORK WILL BE 1st. CLASS BRICK IN CEMENT SAND MORTER 1:6 & 1:4 RESPECTIVELY.
4. 25TH. D.P.C. WITH C.C. (1:2:4) WITH WATER PROOFING COMPOUND.
5. PLAIN CEMENT CONCRETE WITH BRICK KHOA (1:3:6).
6. PLASTERING WITH CEMENT SAND MORTER (1:6) FOR BRICK WORKS.
7. PLASTERING WITH CEMENT SAND MORTER (1:4) FOR R.C.C. WORKS.
8. LIME TERRACING WITH BRICK KHOA SURKI AND LIME (7:2:2).
9. LIFT WALL ARE 125 TH. R.C.C. WALL.

SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
DOOR MKD.	WIDTH	HEIGHT	WIND. MKD.	WIDTH	HEIGHT
D	1200	2100	W0	1000	1200
D1	1000	2100	W1	1500	1200
D2	925	2100	W2	1200	1200
D3	750	2100	W3	900	1000
			W4	600	600

OWNER / APPLICANT DECLARATION:-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & 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 & 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. ALL FLOORS ARE IN MARBEL FINISHED. THE PLOT IS BOUNDED BY BOUNDARY WALL AND IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION.

BEPARI DEVELOPERS PVT. LTD.
REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI
AS CONSTITUTED ATTORNEY OF SK. MANSUR
NAME OF OWNER / APPLICANT

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A				PART - B																																															
01. ASSESSEE NO.:- 31-109-08-0169-0, 02. DETAILS OF POWER OF ATTORNEY: BOOK NO. I, VOL. NO.1601-2022, PAGES - 37419 TO 37450, BEING NO. 160100692, YEAR - 2022, DATED :- 02 / 03 /2022, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. 03. NAME OF THE OWNER : SK. MANSUR 04. NAME OF THE APPLICANT : BEPARI DEVELOPERS PVT. LTD. REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI C.A. OF SK. MANSUR 05. DETAILS OF REG. DEED : BOOK NO. I, VOL. NO. 54, PAGES - 211 TO 226, BEING NO. 2301, YEAR - 2002, DATED :- 01.02.2002. REG. AT OFFICE OF THE D.S.R. - III, ALIPORE, 24-PARGANAS.(S) 06. DETAILS OF REG. DEED OF DECLARATION: BOOK NO. IV, VOL. NO. 1601-2022, PAGES - 1756 TO 1765, BEING NO. 160100073, YEAR - 2022, DATED :- 14.11.2022. REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. 07. DETAILS OF REG. BOUNDARY DECLARATION : BOOK NO. I, VOL. NO.1603-2022, PAGES - 571199 TO 571210, BEING NO. 160317640, YEAR - 2022, DATED :- 18.11.2022. REG. AT OFFICE OF THE D.S.R. - III, SOUTH 24-PARGANAS, WEST BENGAL. 08. DETAILS OF REG. DEED OF GIFT (SPLAY PORTION) : BOOK NO. I, VOL. NO.1603-2022, PAGES - 571211TO 571223, BEING NO. 160317639, YEAR - 2022, DATED :- 18.11.2022. REG. AT OFFICE OF THE D.S.R. - III, SOUTH 24-PARGANAS, W.B. 09. BILRO MUTATION:- ONLINE L.R. PORCHA, DATED- 11.05.2022 COPY NO. 7003, IDN NO. 1630025. 10. BILRO CONVERSION:- MEMO NO:17 / 2002/ BL & LRO/KOL, DT. 09 /06/2022. AS BASTU (SHALI TO BASTU). 11. NO. OF STORIES INDICATING BASEMENT IF ANY: G+THREE STORIED RESIDENTIAL BUILDING (HT. = 12.35 M). 12. KMC MUTATION:- O/109/24-MAR-22/41617, DATED- 24/ 03/2022. 13. ASSESSMENT BOOK COPY : DATED- 23/03/2022 14. DECLARATION BEFORE 1ST CLASS JUDICIAL REGISTRATE, AT ALIPORE VIDE NO. 566, DT. 05/01/2023. (REGARDING R.S. & L.R. KHATIAN NO.) AND VIDE NO. 1668, DT. 11.01.2023.(REGARDING R.S. DAG NO. IN POWER OF ATTORNEY)				5. (A) PARKING CALCULATION :- <table><tr><th>TENEMENT SIZE</th><th>PROPORTIONATE AREA TO BE ADDED</th><th>ACTUAL TENEMENT AREA</th><th>TEN. NO.</th><th>REQUIRED PARKING</th></tr><tr><td>FLAT 1A, 2A, 3A, = 57.206 SQM.</td><td>12.528 SQM.</td><td>69.734 SQM.</td><td>3 NOS.</td><td rowspan="2">1 NO.</td></tr><tr><td>FLAT 1B, 2B, 3B, = 54.593 SQM.</td><td>11.956 SQM.</td><td>66.549 SQM.</td><td>3 NOS.</td></tr><tr><td colspan="4">SHOP AREA GROSS = NIL SHOP AREA CARPET = NIL</td><td>NIL</td></tr><tr><td colspan="4">TOTAL</td><td>1 NO.</td></tr></table> 5. B) NOS. OF PARKING PROVIDED COVERED = 1 NO. & OPEN = NIL. 5. C) PERMISSIBLE AREA FOR PARKING -(i) GROUND FLOOR= 1 NO.x25= 25 SQM. 5. D) ACTUAL AREA OF PARKING PROVIDED : (i) GROUND FLOOR = 71.278 SQ.M. 6. PERMISSIBLE F.A.R. = 1.75 7. PROPOSED F.A.R. = [430.757 SQ.M. - 25.0 SQ.M. / 232.254 SQ.M.] = 1.747 8. ADDITIONAL AREA FOR FEES = 34.748 SQM. (STAIR HEAD RM. + LIFT MACHINE ROOM + C.B. + LOFT + LIFT MACHINE ROOM STAIR) <table><tr><th>FLOOR</th><th>LOFT</th><th>CUPBOARD</th><th>LEDGE / TEND</th></tr><tr><td>1ST. FLOOR</td><td>3.203 SQM.</td><td>1.124 SQM.</td><td>NIL</td></tr><tr><td>2ND. FLOOR</td><td>3.203 SQM.</td><td>1.124 SQM.</td><td>NIL</td></tr><tr><td>3ND. FLOOR</td><td>3.203 SQM.</td><td>1.124 SQM.</td><td>NIL</td></tr><tr><td>TOTAL</td><td>9.609 SQM.</td><td>3.372 SQM.</td><td>NIL</td></tr></table> 9. SHOP AREA COVERED = NIL 10. SHOP CARPET AREA = NIL 11. STAIR HEAD ROOM AREA = 12.659 SQM. 12. ROOF TANK AREA = 4.439 SQM. 13. LIFT MACHINE ROOM AREA = 5.908 SQM. 14. LIFT MACHINE ROOM STAIR AREA = 3.2 SQM. 15. TREE COVER AREA = 2.0 SQM. 16. TOTAL AREA FOR FEES = 514.829 SQM.				TENEMENT SIZE	PROPORTIONATE AREA TO BE ADDED	ACTUAL TENEMENT AREA	TEN. NO.	REQUIRED PARKING	FLAT 1A, 2A, 3A, = 57.206 SQM.	12.528 SQM.	69.734 SQM.	3 NOS.	1 NO.	FLAT 1B, 2B, 3B, = 54.593 SQM.	11.956 SQM.	66.549 SQM.	3 NOS.	SHOP AREA GROSS = NIL SHOP AREA CARPET = NIL				NIL	TOTAL				1 NO.	FLOOR	LOFT	CUPBOARD	LEDGE / TEND	1ST. FLOOR	3.203 SQM.	1.124 SQM.	NIL	2ND. FLOOR	3.203 SQM.	1.124 SQM.	NIL	3ND. FLOOR	3.203 SQM.	1.124 SQM.	NIL	TOTAL	9.609 SQM.	3.372 SQM.	NIL
TENEMENT SIZE	PROPORTIONATE AREA TO BE ADDED	ACTUAL TENEMENT AREA	TEN. NO.	REQUIRED PARKING																																															
FLAT 1A, 2A, 3A, = 57.206 SQM.	12.528 SQM.	69.734 SQM.	3 NOS.	1 NO.																																															
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TOTAL	9.609 SQM.	3.372 SQM.	NIL																																																

PART - B

1. AREA OF LAND:
AS PER DEED = **232.255 SQM. = (3K - 07 CH. - 25 SFT.)**
AS PER ASSESSMENT BOOK = **232.255 SQM. = (3K - 07 CH. - 25 SFT.)**
AS PER BOUNDARY DECLARATION = **232.254 SQM. = (3K - 07 CH. - 24.982 SFT.)**
AREA OF SPLAYED CORNER = 2.878 SQM.
NET AREA OF LAND (232.254 SQM. - SPLAYED 2.878 SQM.) = 229.376 SQM.
2. PERMISSIBLE GROUND COVERAGE : **232.254 SQM. @ 58.925 % = 136.856 SQ.M.**
3. PROPOSED GROUND COVERAGE : **55.123 % = 128.025 SQM.**

4. PROPOSED FLOOR AREA :		TOTAL EXEMPTED AREA					NET FLOOR AREA
FLOOR	COMMON AREA	FLOOR AREA	STAIR WAY	STAIR WELL	LIFT LOBBY	LIFT WELL	
GROUND FLOOR	30.239 SQ.M.	101.517 SQ.M.	10.340 SQ.M.	NIL	1.991 SQ.M.	NIL	89.186 SQ.M.
1ST. FLOOR	14.390 SQ.M.	128.025 SQ.M.	10.340 SQ.M.	NIL	1.991 SQ.M.	1.837 SQ.M.	113.857 SQ.M.
2ND. FLOOR	14.390 SQ.M.	128.025 SQ.M.	10.340 SQ.M.	NIL	1.991 SQ.M.	1.837 SQ.M.	113.857 SQ.M.
3RD. FLOOR	14.390 SQ.M.	128.025 SQ.M.	10.340 SQ.M.	NIL	1.991 SQ.M.	1.837 SQ.M.	113.857 SQ.M.
TOTAL	73.409 SQ.M.	485.592 SQ.M.	41.360 SQ.M.	NIL	7.964 SQ.M.	5.511 SQ.M.	430.757 SQ.M.

L.B.S. DECLARATION:-

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 ROAD 6.040 MT. AT NORTHERN SIDE & 6.040 MT. WESTERN SIDE CONFORM WITH THE PLAN & SITE, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT TANK OR FILLED UP 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. THE PLOT IS BEYOND 500 M. FROM THE C/L OF E. M. BYE PASS. SIGNATURE OF THE OWNER'S IS AUTHENTICATED BY ME.

UPAL SARKER (L.B.S. - 1075 / I)
NAME OF L.B.S.

G.T.E. DECLARATION:-

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.

JAYANTA MAJUMDER, (G.T./ I / 13)
NAME OF G.T.E.

E.S.E. DECLARATION:-

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING 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. SOIL TESTING HAS BEEN DONE BY JAYANTA MAJUMDAR OF J. MAJUMDAR & ASSOCIATES AT J 150, BAISHNABGHATA PATULI TOWNSHIP, KOLKATA - 700 094. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

PATIT PABAN PARICHHA (E.S.E. - 30 / II)
NAME OF E.S.E.

SCALE:-
1:100,
1:50
1:600,
1:4000

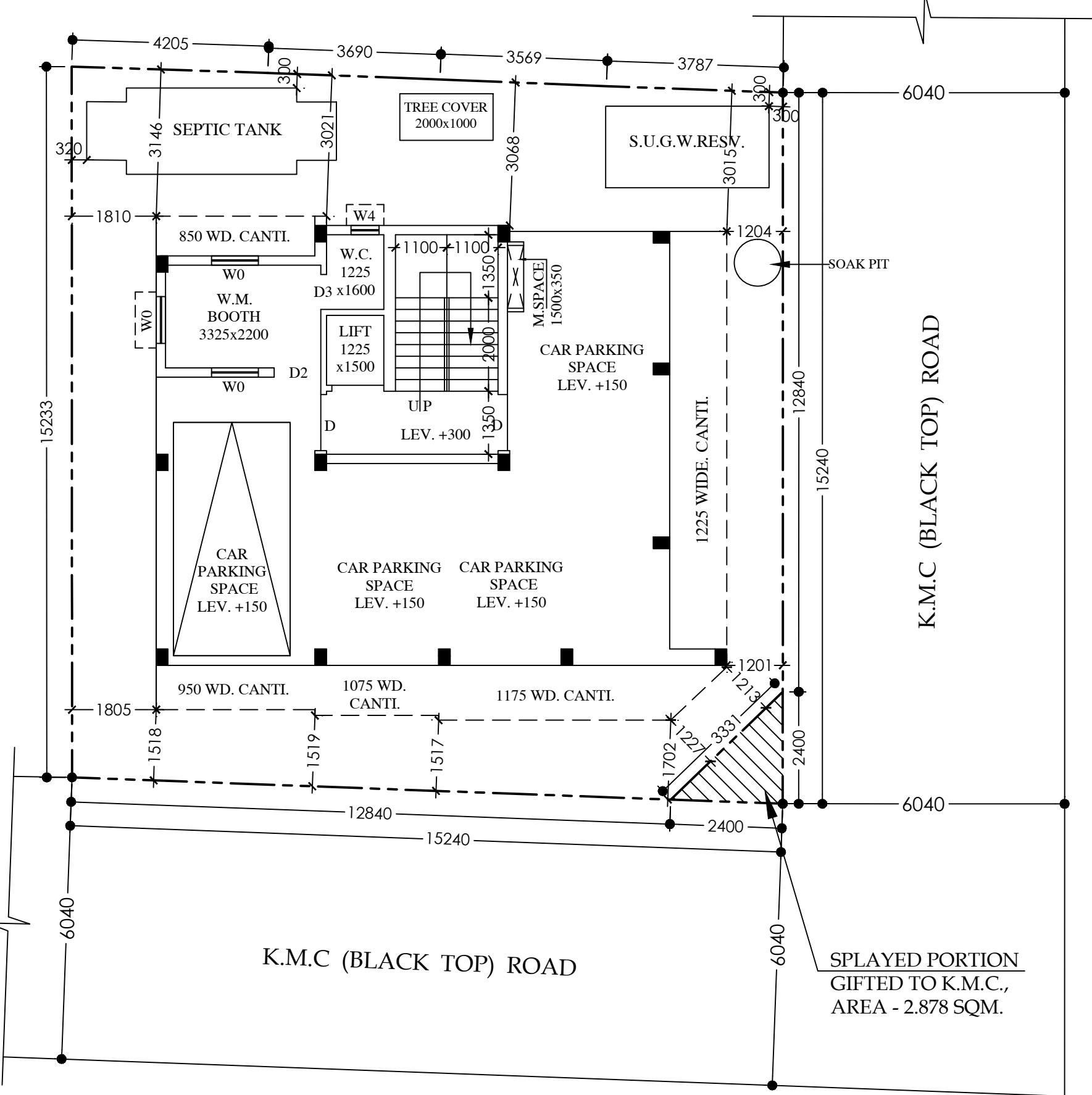
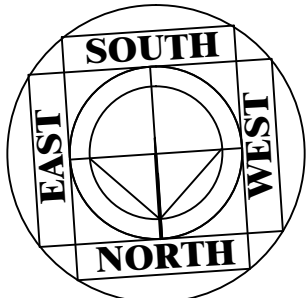
PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN
U/S - 393A OF K.M.C. ACT. 1980 AND AS PER BUILDING RULE -2009
AT PREMISES NO. 169, NAYABAD, KOLKATA- 700 099, WARD NO.109,
BOROUGH NO. XII, MOUZA - NAYABAD, J.L. NO. 25, R.S. & L.R. DAG
NO.195, R.S. KHATIAN NO.117, L.R. KHATIAN NO.2699, P.S.-
PANCHASAYAR.

BUILDING PERMIT NO. : 2022120577

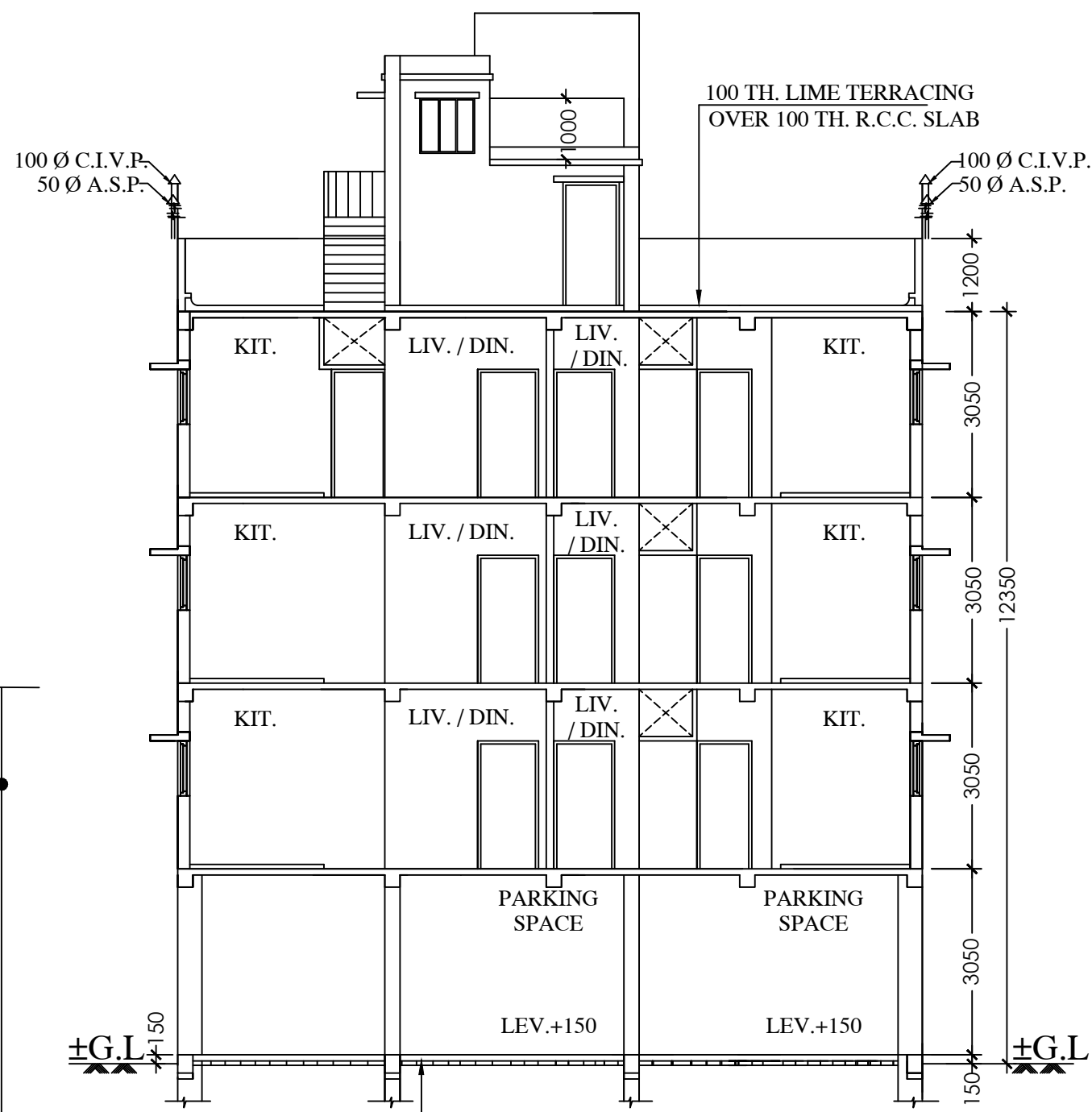
DATE : 29-MAR-23

VALID UPTO : 28-MAR-28

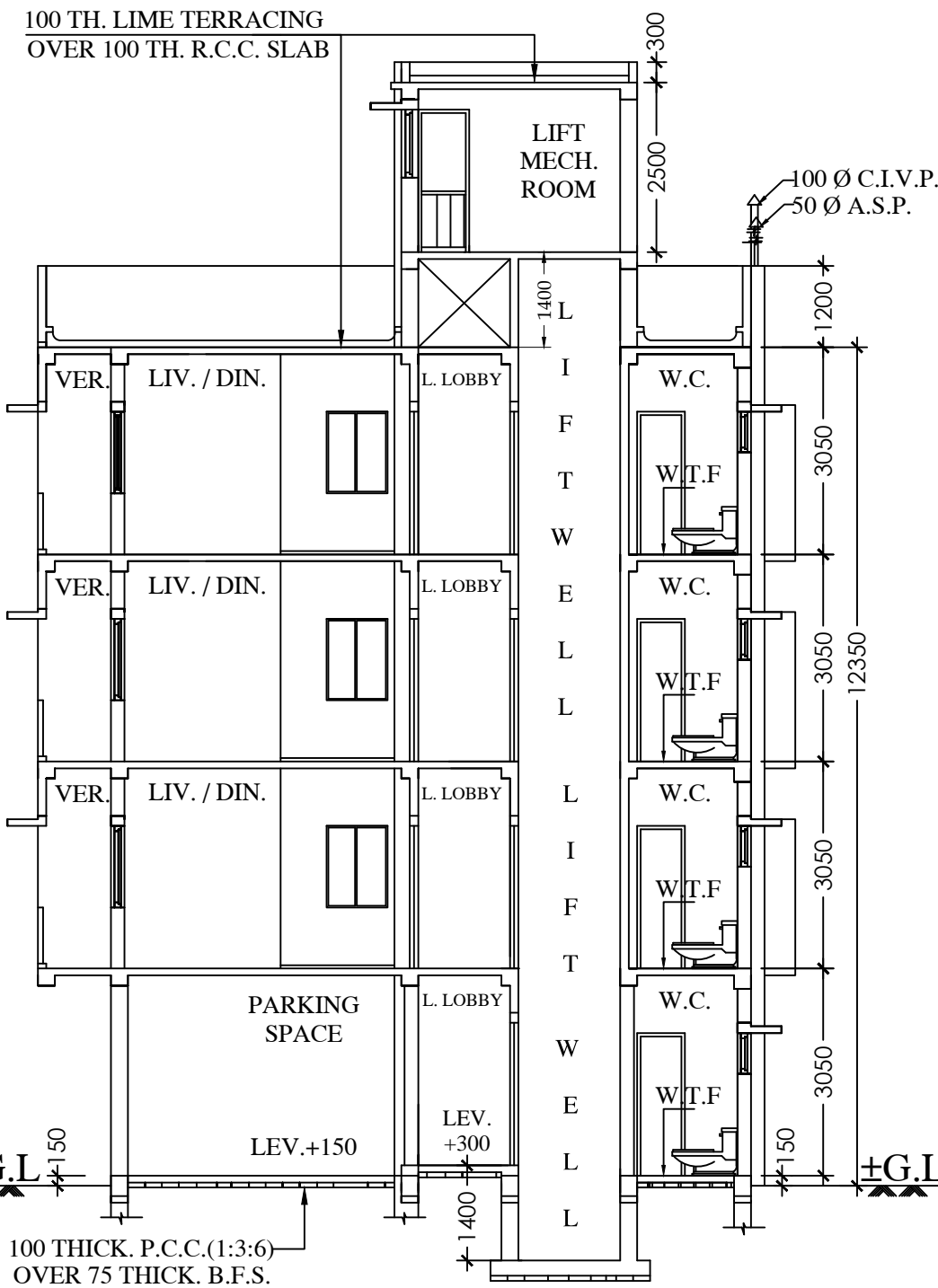
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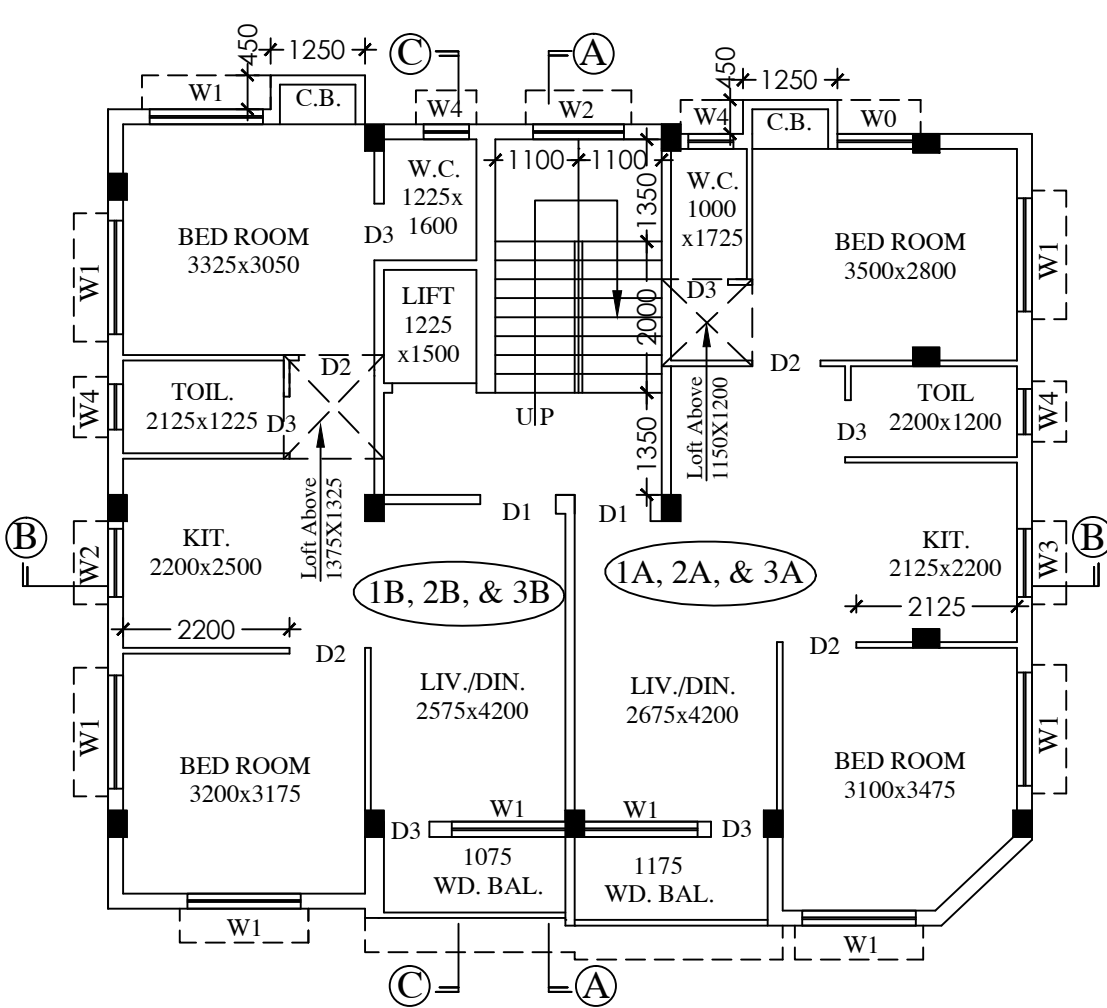
GROUND FLOOR PLAN
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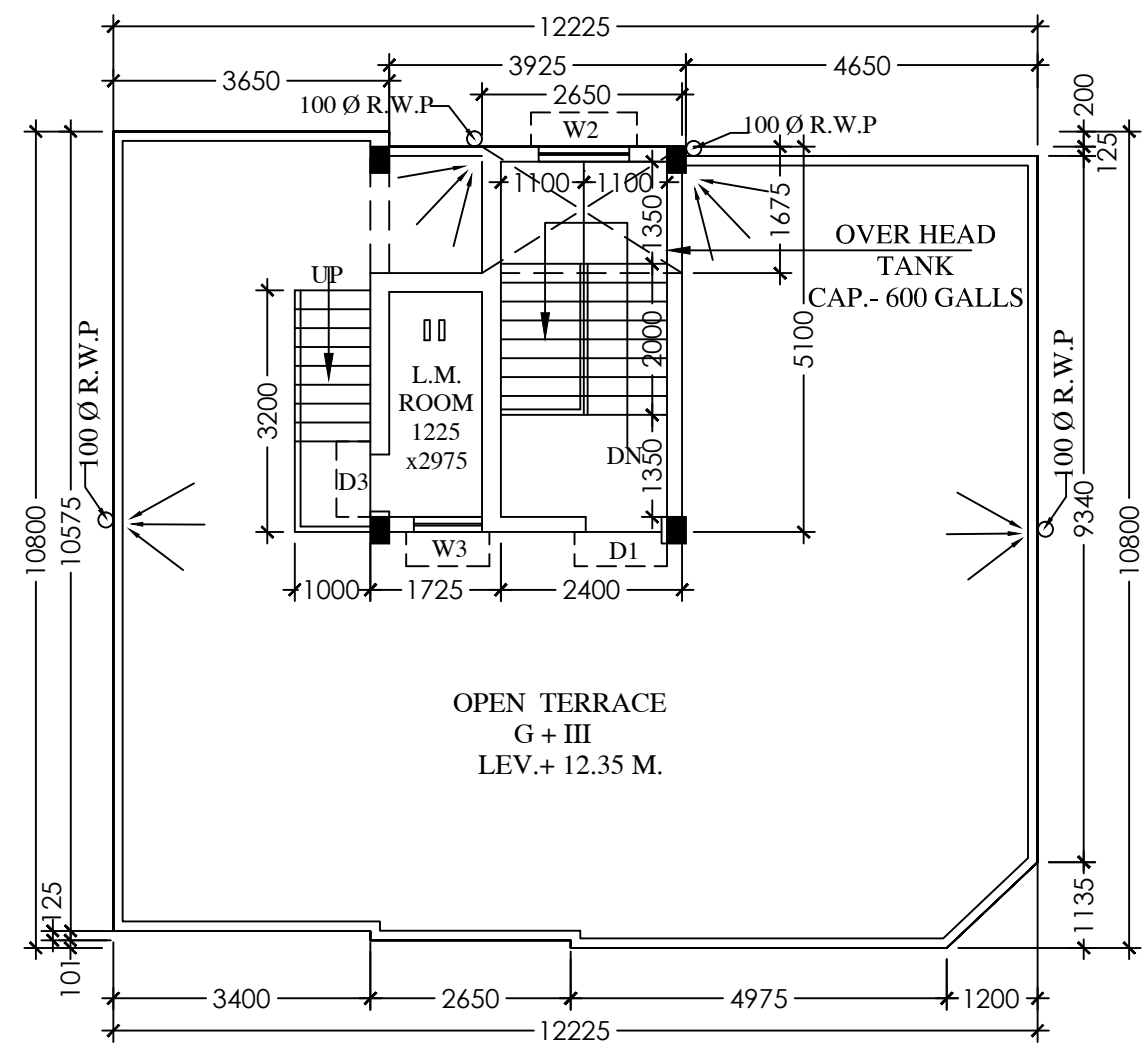
SECTION ON B-B
Scale - 1:100



SECTION ON C-C
Scale - 1:100



TYP. (1ST, 2ND & 3RD) FLOOR PLAN
Scale - 1:100



ROOF PLAN
Scale - 1:100