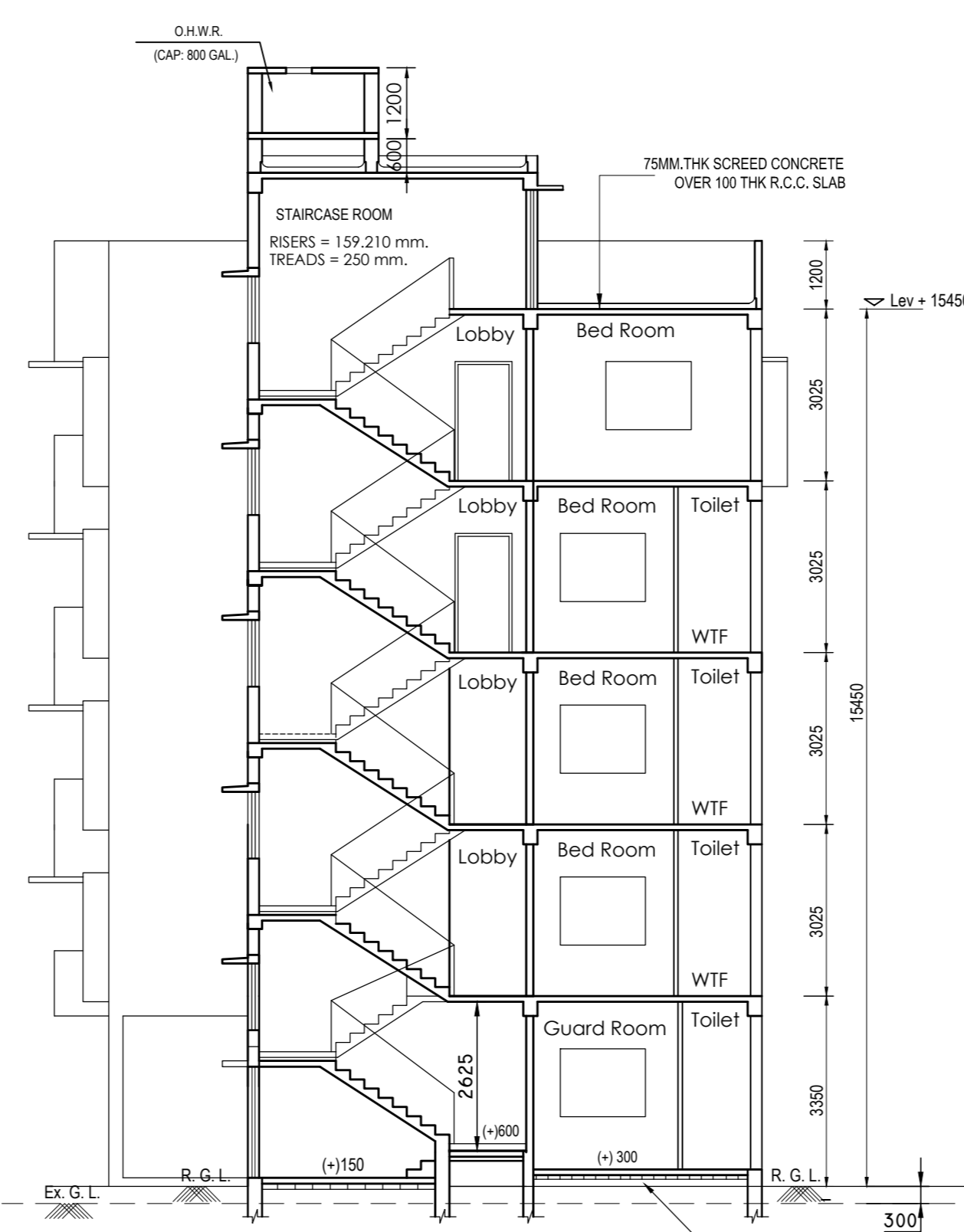


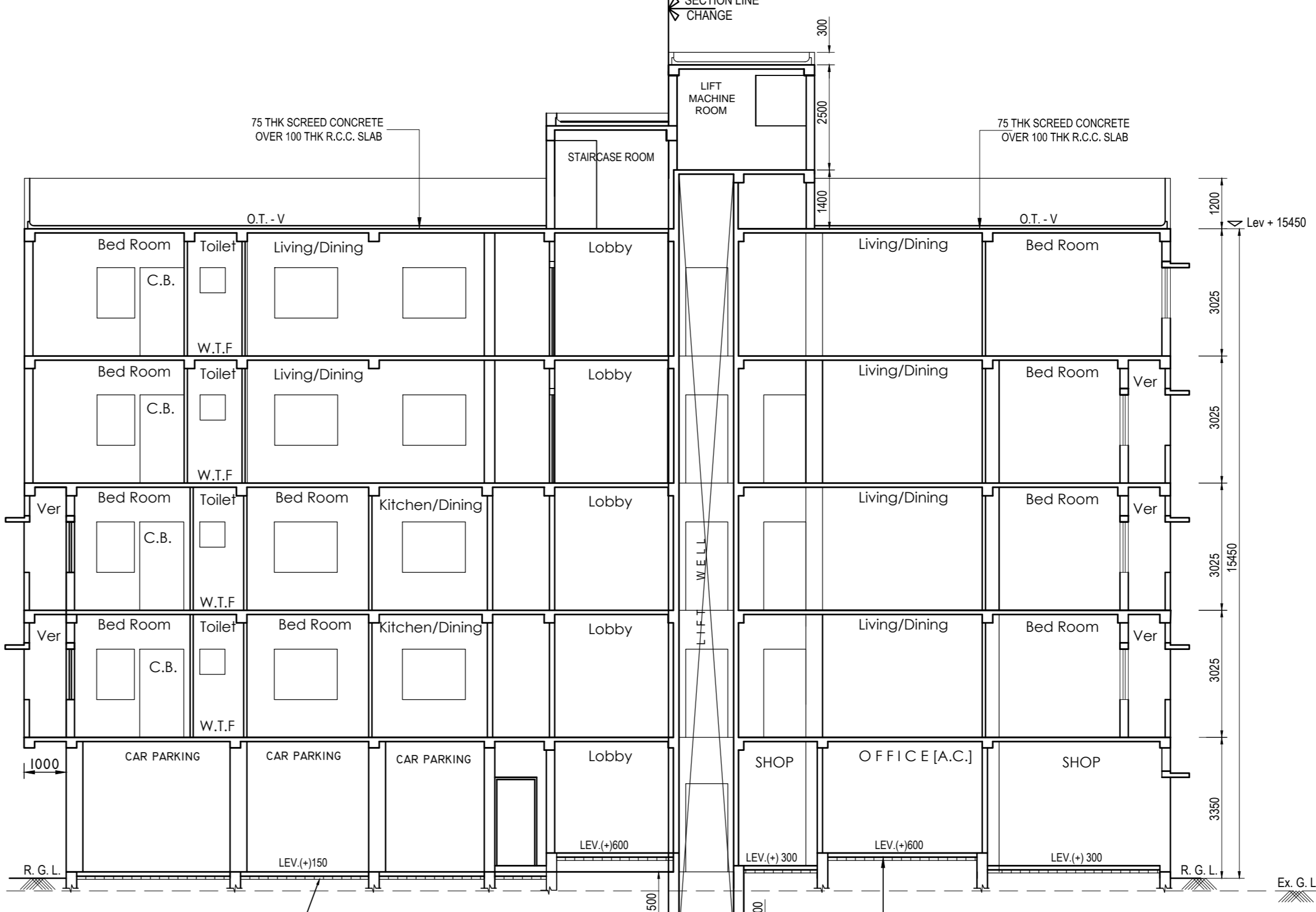
FRONT ELEVATION
SCALE: 1:100



WEST SIDE ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



SECTION B-B
SCALE: 1:100

STATEMENT OF THE PLAN PROPOSAL.	
A.	B.
1. Assessee NO. - 21-097-08-0081-5	1. a) Area of land : 533.723 SQM. [As per Deed]
2. Details of Deed :- Book No.-1, Volume No. - 54, Page - 219 to 222, Being No - 3167, Date - 19/04/1961. At S. R. - Alipore.	b) Area of land : 602.348 SQM. [As per Boundary Declaration]
3. Details of Deed :- Book No.-1, Volume No. - 164, Page - 21 to 26, Being No - 5541, Date - 18/06/1980. At S. R. - Alipore.	2. Ground Coverage a) Permissible - 266.862 Sqm. [50 %] b) Proposed - 266.857 Sqm. [49.999 %]
4. Details of Deed :- Book No.-1, Volume No. - 321, Page - 07 to 14, Being No - 9862, Date - 14/11/1981. At S. R. - Alipore.	3. F. A. R. :- a) Permissible - 2.25 b) Proposed - 2.170
5. Details of Deed :- Book No.-1, Volume No. - 25, Page - 309 to 314, Being No - 1471, Date - 31/03/1993. At A. D. S. R. - Alipore.	Declaration and Deed To K. M. C.
6. Details of Deed :- Book No.-1, Volume No. - 267, Page - 151 to 169, Being No - 3755, Date - 28/11/2005. At A.D.S.R. Alipore.	1. Details of Boundary Declaration :- Book No. - 1, Volume No. - 1603-2023, Page - 304190 to 304203, Being No - 160310715 Date - 26/07/2023. At D.S.R.III SOUTH 24 PGS.
7. Details of Deed of conveyance - Book No.-1, Volume No. - 1603-2022, Page - 422355 to 422359, Being No - 160319552 Date - 16/12/2022. At D.S.R.III SOUTH 24 PGS.	2. Details of Deed Of Spilay Corner :- Book No.-1, Volume No. - 1603-2023, Page - 304161 to 304175, Being No - 160310716 Date - 26/07/2023. At D.S.R.III SOUTH 24 PGS.
8. Details of Deed Gift :- Book No.-1, Volume No. - 1603-2023, Page - 101929 to 101948, Being No - 160303403 Date - 09/03/2023. At D.S.R.III SOUTH 24 PGS.	3. Details of Non Eviction Of Tenant :- Book No.-1, Volume No. - 1603-2023, Page - 304176 to 304189, Being No - 160310717 Date - 26/07/2023. At D.S.R.III SOUTH 24 PGS.
9. Details of Deed Gift :- Book No.-1, Volume No. - 1603-2023, Page - 101949 to 101969, Being No - 160303396 Date - 09/03/2023. At D.S.R. - III SOUTH 24 PGS.	4. Details of Power Of Attorney :- Book No. - 1, Volume No. - 1603-2023, Page - 130628 to 306293, Being No - 160303448 Date - 27/07/2023. At D.S.R. - III SOUTH 24 PGS.
10. Details of Deed Gift :- Book No.-1, Volume No. - 1603-2023, Page - 101909 to 101928, Being No - 160303397 Date - 09/03/2023. At D.S.R. - III SOUTH 24 PGS.	

AREA STATEMENT						
Area Of The Land :-	07 K. 15 CH.30 SQFT = 533.723 SQM. [As Per Deed]					
Area Of The Land :-	602.348 SQM. [As Per Boundary Declaration]					
Proposed Ground Coverage :-	266.857 Sqm. [49.999 %]					
Floor	Gross Floor Area	Less For Lift Well	Actual Floor Area	Exempted Area	Net Floor Area	
Gr. Floor	260.732	2.470	260.732	12.825	2.17	245.737
First Floor	266.857	2.470	264.387	12.825	3.00	248.562
Second Floor	266.857	2.470	264.387	12.825	3.00	248.562
Third Floor	266.857	2.470	264.387	12.825	3.00	248.562
FOURTH Floor	266.857	2.470	264.387	12.825	3.00	248.562
Total Floor	1328.140	9.880	1318.260	64.125	14.47	1239.990

Proposed F.A.R. :- 1239.99 - 81.883 = 2.170
533.723

No. Of Tenament :- 17 Nos.

Size Of Tenament :-

MARKED	TEMENT SIZE (SQ.M)	PROP. AREA TO BE ADDED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	BELOW 50.0 SQM
1A & 2A	41.256	4.992	46.248	2NO.	= 7 NOS
1B & 2B	42.533	5.146	47.679	2NO.	PARKING REQ. - 01 No
1C & 2C	27.091	3.278	30.369	2NO.	
1D & 2D	56.992	6.896	63.888	2NO.	50.0 SQM to 75.05SQM
1E & 2E	72.697	8.796	81.493	2NO.	= 4 NOS
3A	88.383	10.694	99.077	1NO.	75.0 SQM to 100.05SQM
3B	27.696	3.351	31.047	1NO.	= 1 NOS
3C	56.992	6.896	63.888	1NO.	PARKING REQ. - 02 Nos
3D	72.482	8.77	81.252	1NO.	
4A	88.383	10.694	99.077	1NO.	ABOVE 100.0 SQM
4B	63.262	8.030	71.292	1NO.	PARKING REQ. - 01 No
4C	93.153	11.272	104.425	1NO.	TOTAL - 05 Nos

Shop Area (covered) - 110.129 Sqm.
Shop Area (carpet) - 101.199 Sqm. → PARKING REQ. - 02 Nos

Office Area (covered) - 37.102 Sqm.
Office Area (carpet) - 32.978 Sqm.

Area of Car Parking Space - 81.883 Sqm.

Mandatory No. Of Car Parking - 7 nos. [FOR RES. - 5 Nos + FOR MER. (RET.) - 2 NOS]

Proposed No. Of Car Parking - 7 nos. [4 nos. covered & 3 nos. open]

Area Of C. B. - 17.764 Sqm.

Area Of Stair Head Room - 15.965 Sqm.

Area Of O. H. R. - 5.635 Sqm.

Area Of Lift Machine Room - 13.783 Sqm.

Area Of Lift Machine Room Stair - 3.275 Sqm.

Area Of W. C. At Roof - 2.94 Sqm.

Tree Cover Area - 22.427 Sqm. [4.202% > 3.295%].

NOTES AND SPECIFICATION

1. Thk. of all outer walls are 200 mm with 1:6 cement sand mortar.
2. Thk. of all inner walls are 125 mm with 1:4 cement and sand mortar.
3. Width of the chajja 450 mm.
4. 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm thk. to ceiling.
5. Depth of septic tank and S.U.G.W.R should not exceed more than depth of foundation.
6. Grade of concrete M-20, Grade of steel Fe-500.
7. All dimension are in mm.
8. Water to be connected from KMC WATER SUPPLY MAINS
9. Generated Waste Water to be discharged on adjoining KMC sewer.

I do certify 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 black top road 9.754 mm on the southern side and black top road 3.525 mm on the western side conforming with the site and it is a buildable site not a tank or filled up tank. It is bounded by boundary wall.

KUSH KUNDU
I.E.S. NO-1/142
NAME OF THE L. B. S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect.

SUBHRA DAS
E.S.E. NO-1/68
NAME OF THE E. S. E.

Undersigned has inspected the site & carried out the soil investigation thereon. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system there is safe & stable in all respect from Geo-Technical point of view.

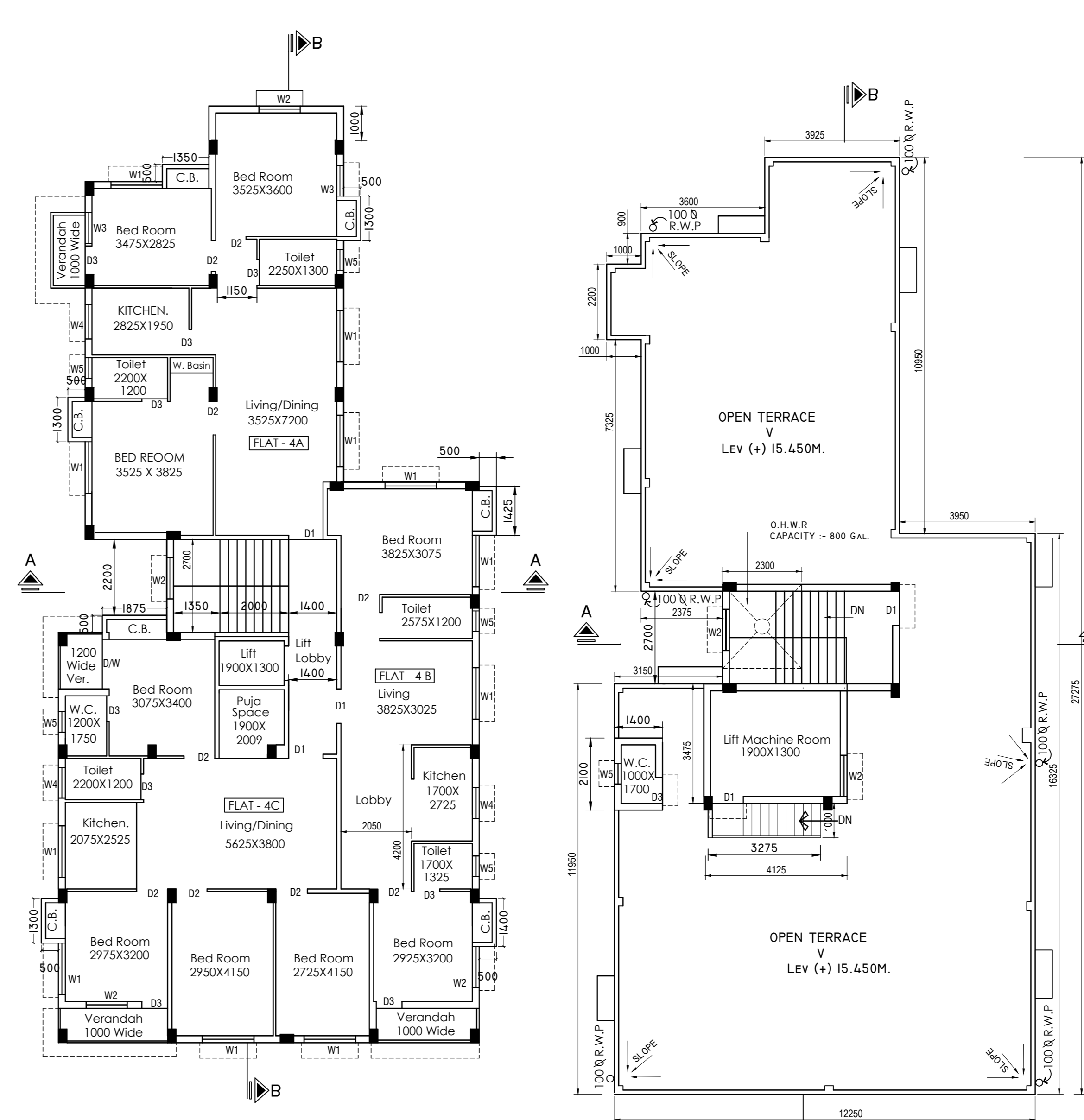
BHASKAR JYOTIRAY
G.T. NO-1/4
NAME OF THE G. T. E.

1. I do hereby undertake with full responsibility that:
 - 1) I shall engage L.B.S & E.S.E during Construction.
 - 2) I shall follow the instruction of L.B.S & E.S.E during Construction of the building (As per B.S 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 revoke the sanction plan.
- 5) The construction of water reservoir and septic tank will be under the guidance of L. B. S / E. S. E.
- 6) During the site inspection I was physically present and identified the plot on which plan proposal submitted.

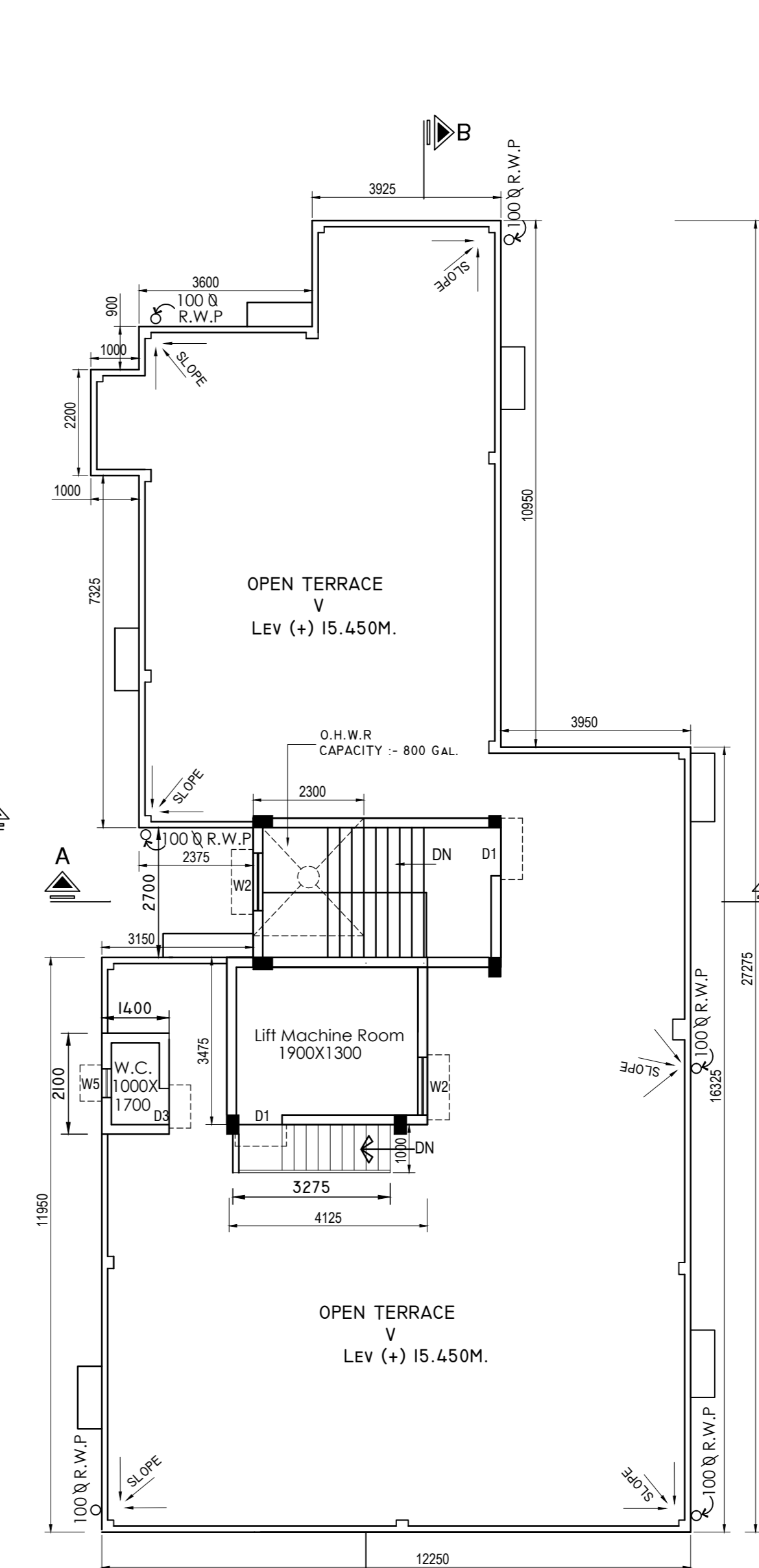
DIPAK MONDAL SELF & CA OF
UTTARA SARDAS
BHAKTA KUMAR NASKAR,
SAKTI NASKAR, SAMIR NASKAR,
AND PRIYANGSHU MONDAL
NAME OF THE APPLICANT

PLAN PROPOSAL OF G + FOUR STORIED RESIDENTIAL BUILDING AT PREMISES NO -20, MANICK BANDHOPADHYAY SARANI WARD NO - 97, BOROUGH - X, P. S. - REGENT PARK. U/S 393 A OF K. M. C. ACT 1980 UNDER BUILDING RULES 2009,VIDE OFFICE CIRCULAR NO. 02 OF 2020-21 DATED - 13/06/2020

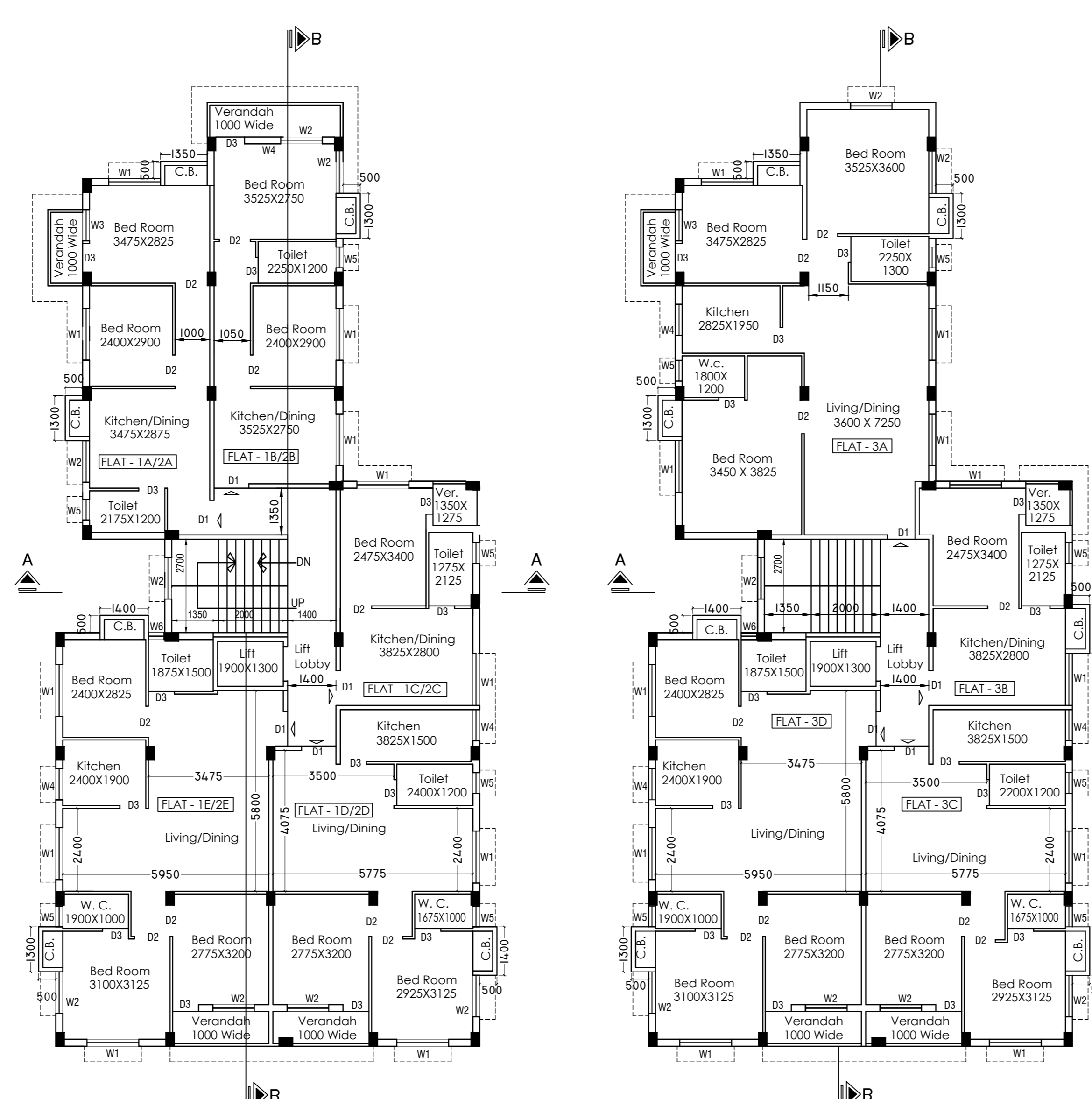
DOORS & WINDOW SCHEDULE					
MKD.	SIZE	MKD.	SIZE	MKD.	SIZE
D1	1000x2100	W	1800 x 1800	W3	900 x 1000
D2	900x2100	W1	1500 x 1200	W4	800 x 1050
D3	750x2100	W2	1000 x 1200	W5	600 x 600
				WR	400 x 750



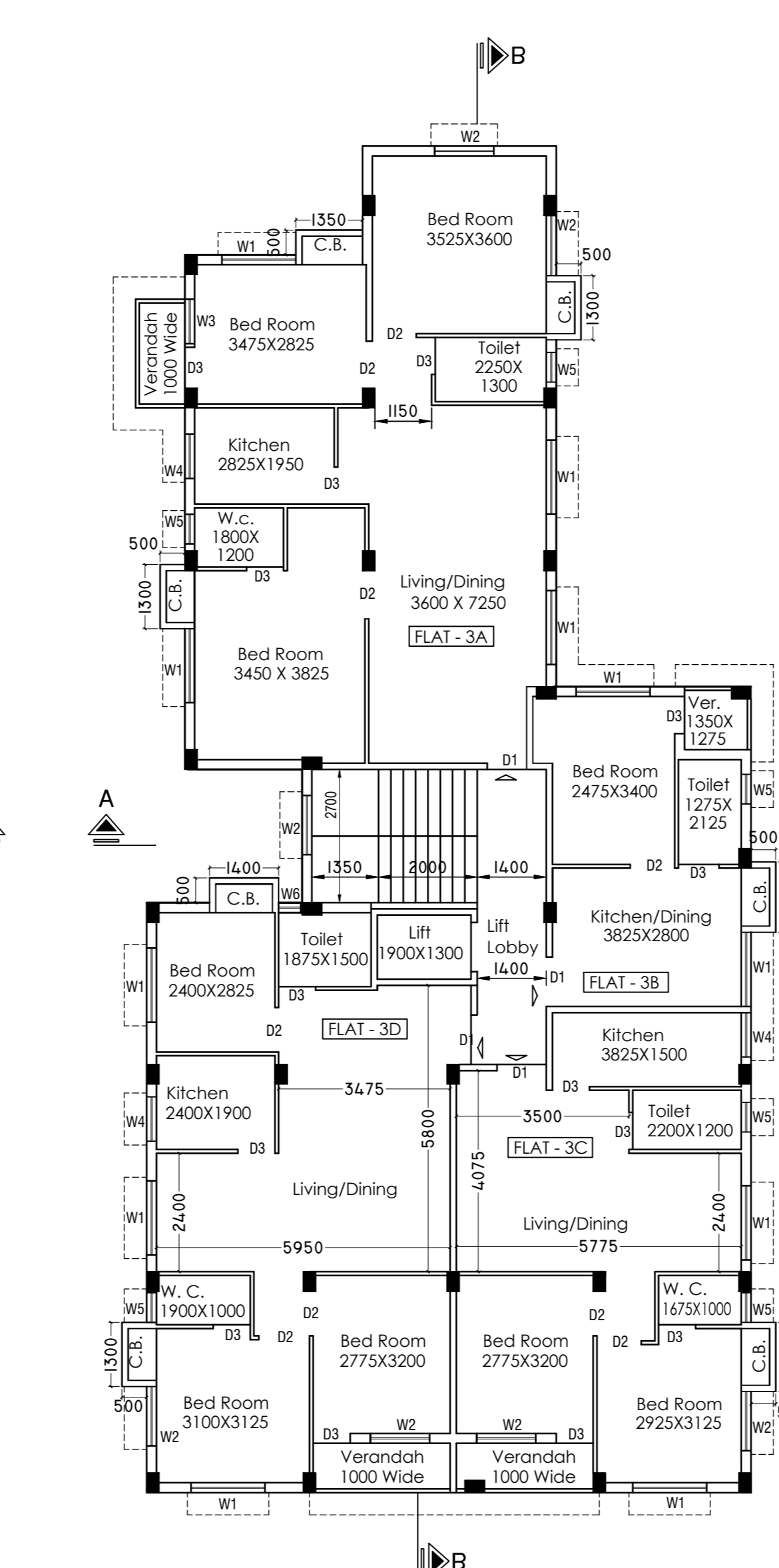
PROPOSED FOURTH FLOOR PLAN
SCALE: 1:100



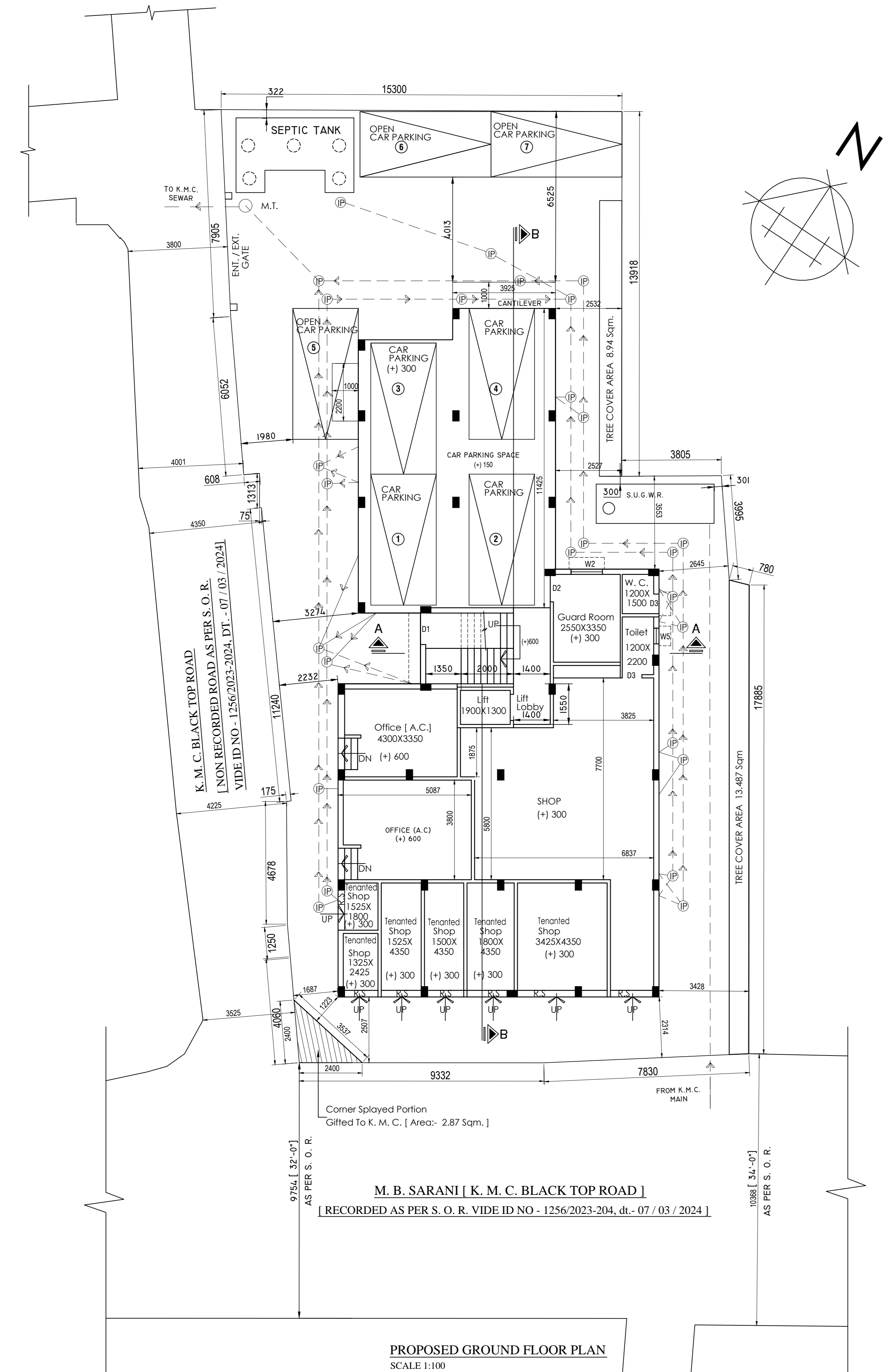
PROPOSED ROOF PLAN
SCALE: 1:100



PROPOSED FIRST & SECOND FLOOR PLAN
SCALE: 1:100



PROPOSED THIRD FLOOR PLAN
SCALE: 1:100



PROPOSED GROUND FLOOR PLAN
SCALE: 1:100

B. P. NO :- 2024100244 DATE :- 11/02/2025 VALID TILL :- 10/02/2030

DIGITAL SIGNATURE OF A. E. [B]/BR. - X DIGITAL SIGNATURE OF E. E. [B]/BR. - X