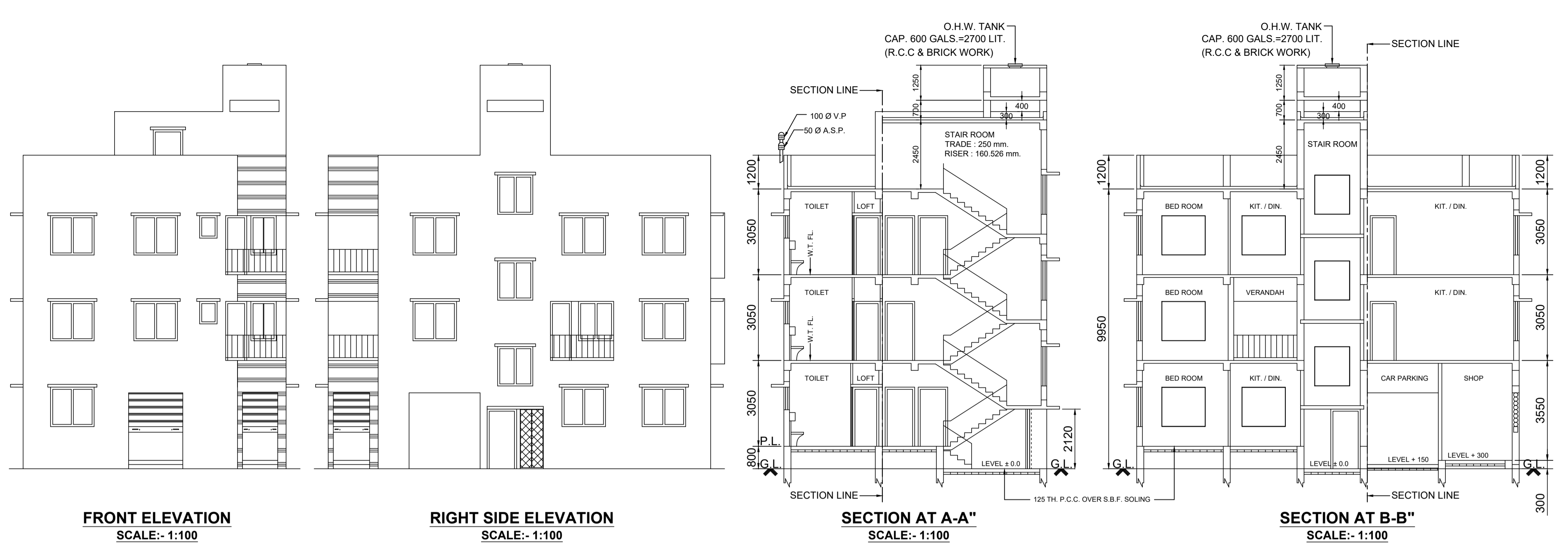


MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A						PART - B																																								
<b>01. ASSESSEE NO.:</b> 31-103-24-0071-5. <b>02. DETAILS OF POWER OF ATTORNEY:</b> BOOK NO. I, VOL. NO. 1630-2021, PAGES - 199698 TO 199743. BEING NO. 163005217, YEAR - 2021, DATED - 22/12/2021, REG. AT OFFICE OF THE D.S.R. - V, SOUTH 24-PARGANAS, W. BENGAL. RANJAN DAS, 3) SMT. MAMATA DAS, 4) SRI. NIRMAL DAS, 5) SMT. KALPANA DAS, & 6) SRI. SANJIB DAS. <b>03. NAME OF THE OWNERS:</b> 1) SRI. MAHADEV DAS, 2) SRI. SANTI RANJAN DAS, 3) SMT. MAMATA DAS, 4) SRI. NIRMAL DAS, 5) SMT. KALPANA DAS, & 6) SRI. SANJIB DAS. <b>04. NAME OF THE CONSTITUTED ATTORNEY:</b> M/S. "ADHIKARY CONSTRUCTION" REPRESENTED BY ITS PARTNER NAMEDLY 1) SRI. TAPAN ADHIKARY & 2) SRI. SWAPAN ADHIKARY. <b>05. DETAILS OF REG. DEED:</b> i) BOOK NO. I, VOL. NO. 163, PAGES - 296 TO 299, BEING NO. 10314, YEAR - 1958, DATED - 15/12/1958, REG. AT OFFICE OF THE S.R. ALIPORE SADAR, W. BENGAL. ii) BOOK NO. I, BEING NO. 716, YEAR - 1963, DATED - 28/01/1963, REG. AT OFFICE OF THE S.R. ALIPORE SADAR, W. BENGAL. iii) BOOK NO. I, VOL. NO. 117, PAGES - 250 TO 252, BEING NO. 6550, YEAR - 1964, DATED - 17/08/1964, REG. AT OFFICE OF THE S.R. ALIPORE, 24-PARGANAS, W. BENGAL. iv) BOOK NO. I, VOL. NO. 7, PAGES - 142 TO 151, BEING NO. 114, YEAR - 1967, DATED - 09/01/1967, REG. AT OFFICE OF THE S.R. ALIPORE, 24-PARGANAS, W. BENGAL. v) BOOK NO. I, VOL. NO. 6, PAGES - 6558 TO 6577, BEING NO. 02578, YEAR - 2015, DATED - 02/04/2015, REG. AT OFFICE OF THE D.S.R.-III SOUTH 24-PARGANAS, W. BENGAL. vi) BOOK NO. I, VOL. NO. 7, PAGES - 3586 TO 3419, BEING NO. 02889, YEAR - 2015, DATED - 20/04/2015, REG. AT OFFICE OF THE D.S.R.-III SOUTH 24-PARGANAS, W. BENGAL. vii) BOOK NO. I, VOL. NO. 7, PAGES - 7156 TO 7171, BEING NO. 03023, YEAR - 2015, DATED - 24/04/2015, REG. AT OFFICE OF THE D.S.R.-III SOUTH 24-PARGANAS, W. BENGAL. viii) BOOK NO. I, VOL. NO. 7, PAGES - 8252 TO 8270, BEING NO. 03092, YEAR - 2015, DATED - 28/04/2015, REG. AT OFFICE OF THE D.S.R.-III SOUTH 24-PARGANAS, W. BENGAL. ix) BOOK NO. I, VOL. NO. 1603-2015, PAGES - 115453 TO 115481, BEING NO. 160307464, YEAR - 2015, DATED - 05/11/2015, REG. AT OFFICE OF THE D.S.R.-III SOUTH 24-PARGANAS, W. BENGAL. <b>06. DETAILS OF REG. BOUNDARY DECLARATION:</b> BOOK NO. I, VOL. NO. 1604-2022, PAGES - 51667 TO 51684, BEING NO. 160401564, YEAR - 2022, DATED - 17/02/2022, REG. AT OFFICE OF THE D.S.R. - IV, SOUTH 24-PARGANAS, W. BENGAL. <b>07. DETAILS OF REG. CORNER SPLAY:</b> BOOK NO. I, VOL. NO. 1604-2022, PAGES - 212778 TO 212791, BEING NO. 160406769, YEAR - 2022, DATED - 22/06/2022, REG. AT OFFICE OF THE D.S.R. - IV, SOUTH 24-PARGANAS, W. BENGAL. <b>08. NO. OF STORIES INDICATING BASEMENT IF ANY:</b> THREE STORED RESIDENTIAL BUILDING (HT. = 9.950 M.). <b>09. KMC MUTATION:</b> O/103/12-MAR-22/41414, DATED - 12/03/2022. <b>10. ASSESSMENT I. B. COPY:</b> DATED - 26/05/2022.						<b>6. A) TENAMENT CALCULATION:</b> <b>6. A) TENAMENT SIZE:-</b> <table border="1"> <thead> <tr> <th>TENAMENT MKD.</th> <th>COVER AREA (sqm.)</th> <th>COMON AREA / TENAMENT AREA (sqm.)</th> <th>PROP. COMON AREA (sqm.)</th> <th>TENANENT AREA (sqm.)</th> <th>TOTAL NO.</th> <th>REQUIRED PARKING</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>26.819 SQ.M.</td> <td>36.562 / 309.243</td> <td>3.171 SQ.M.</td> <td>29.990 SQ.M.</td> <td>1 NO.</td> <td>NIL.</td> </tr> <tr> <td>B &amp; G</td> <td>27.593 SQ.M.</td> <td>36.562 / 309.243</td> <td>3.262 SQ.M.</td> <td>30.855 SQ.M.</td> <td>2 NOS.</td> <td>NIL.</td> </tr> <tr> <td>D &amp; F</td> <td>58.091 SQ.M.</td> <td>36.562 / 309.243</td> <td>6.868 SQ.M.</td> <td>64.959 SQ.M.</td> <td>2 NOS.</td> <td>NIL.</td> </tr> <tr> <td>E</td> <td>55.414 SQ.M.</td> <td>36.562 / 309.243</td> <td>6.552 SQ.M.</td> <td>61.966 SQ.M.</td> <td>1 NO.</td> <td>NIL.</td> </tr> </tbody> </table> COVERED AREA = 15.038 SQ.M. CARPET AREA = 13.176 SQ.M. TOTAL REQUIRED PARKING = NIL.						TENAMENT MKD.	COVER AREA (sqm.)	COMON AREA / TENAMENT AREA (sqm.)	PROP. COMON AREA (sqm.)	TENANENT AREA (sqm.)	TOTAL NO.	REQUIRED PARKING	A	26.819 SQ.M.	36.562 / 309.243	3.171 SQ.M.	29.990 SQ.M.	1 NO.	NIL.	B & G	27.593 SQ.M.	36.562 / 309.243	3.262 SQ.M.	30.855 SQ.M.	2 NOS.	NIL.	D & F	58.091 SQ.M.	36.562 / 309.243	6.868 SQ.M.	64.959 SQ.M.	2 NOS.	NIL.	E	55.414 SQ.M.	36.562 / 309.243	6.552 SQ.M.	61.966 SQ.M.	1 NO.	NIL.
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<b>6. B) NOS. OF PARKING PROVIDED:</b> 1 NO. = COVERED = 1 NO. & OPEN = NIL. <b>6. C) PERMISSIBLE AREA FOR PARKING:</b> (i) GROUND FLOOR = 1 NO. X 25 = <b>25.0 Q.M.</b> <b>6. D) ACTUAL AREA OF PARKING PROVIDED:</b> (i) GROUND FLOOR = <b>14.771 SQ.M.</b> <b>7. PERMISSIBLE F.A.R. = 1.75</b> <b>8. PROPOSED F.A.R. = [341.715 SQ.M. - 14.771 SQ.M. / 209.964 SQ.M.] = 1.557 &lt; 1.75</b> <b>9. ADDITIONAL AREA FOR FEES = 26.488 SQ.M.</b> (STAIR HEAD ROOM + LOFT + C.B.)						<table border="1"> <thead> <tr> <th>FLOOR</th> <th>LOFT</th> <th>CUPBOARD</th> <th>LEDGE / TEND</th> </tr> </thead> <tbody> <tr> <td>GROUND FLOOR</td> <td>3.993 SQ.M.</td> <td>NIL</td> <td>NIL</td> </tr> <tr> <td>1ST. FLOOR</td> <td>2.474 SQ.M.</td> <td>1.350 SQ.M.</td> <td>NIL</td> </tr> <tr> <td>2ND. FLOOR</td> <td>2.746 SQ.M.</td> <td>0.675 SQ.M.</td> <td>NIL</td> </tr> <tr> <td>TOTAL</td> <td>9.213 SQ.M.</td> <td>2.025 SQ.M.</td> <td>NIL</td> </tr> </tbody> </table>						FLOOR	LOFT	CUPBOARD	LEDGE / TEND	GROUND FLOOR	3.993 SQ.M.	NIL	NIL	1ST. FLOOR	2.474 SQ.M.	1.350 SQ.M.	NIL	2ND. FLOOR	2.746 SQ.M.	0.675 SQ.M.	NIL	TOTAL	9.213 SQ.M.	2.025 SQ.M.	NIL															
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<b>10. STAIR HEAD ROOM AREA = 15.250 SQ.M.</b> <b>11. ROOF TANK AREA = 5.625 SQ.M.</b> <b>12. TREE COVER AREA = 2.000 SQ.M.</b> <b>13. SHOP AREA COVERED = 15.038 SQ.M.</b> <b>14. SHOP AREA CARPET = 13.176 SQ.M.</b> <b>15. TOTAL AREA FOR FEES = 402.103 SQ.M.</b> <b>16. RELAXATION OF AUTHORITY = N.A.</b>																																														



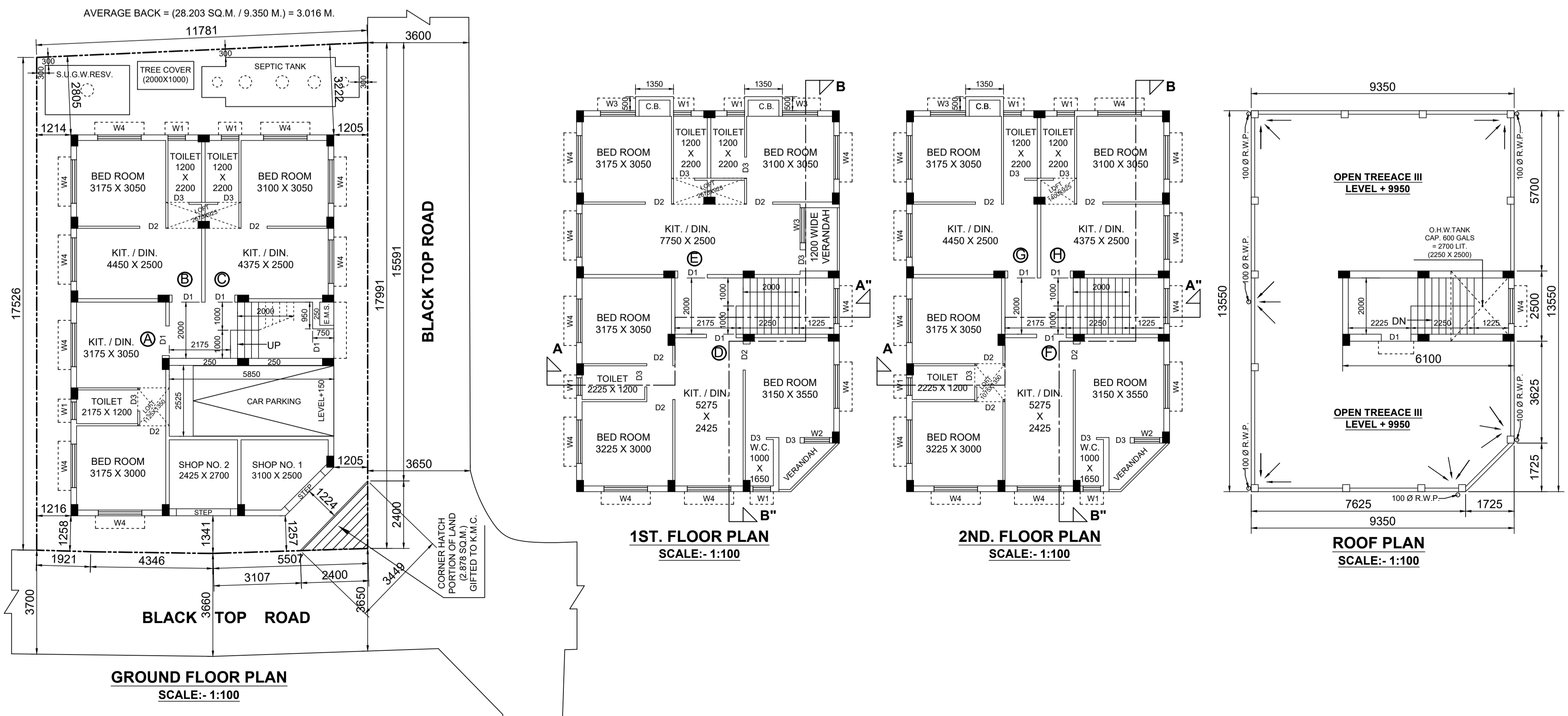
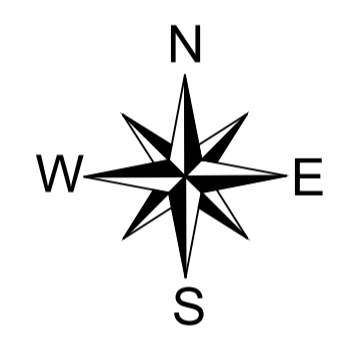
SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
DOOR MKD.	WIDTH	HEIGHT	WIND. MKD.	WIDTH	HEIGHT
D1	1050	2100	W1	625	800
D2	925	2100	W2	900	1400
D3	750	2100	W3	1250	1400
			W4	1550	1400

**NOTES:-**

- ALL DIMENSIONS ARE IN MM.
- ALL PROJECTED CHAJJA ARE 450 WIDE.
- ALL TOILETS FLOOR ARE WATER TIGHT.
- ALL EXTERNAL WALLS ARE 200 THICK & ALL INTERNAL PARTITION WALLS ARE 75 TH. EXCEPT OTHER WISE MENTIONED.
- THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF FOUNDATION OF BUILDING.
- ALL SHORTS OF PRECAUTIONARY MEASUR WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATRE RESERVOIR, DEMOLISHING THE EXISTING STRUCTURE & ADJOINING BUILDING.

**SPECIFICATION:-**

- SPECIFICATION OF MATERIAL & WORKMAN SHIP FOLLOWS N.B.C. 1984
- GRADE OF STEEL Fe415 & GRADE OF CONCRETE M20.
- 250TH, 200 TH. & 125 TH. 75 TH. BRICK WORK WILL BE 1st. CLASS BRICK IN CEMENT SAND MORTER 1:6 & 1:4 RESPECTIVELY.
- 25TH. D.P.C. WITH C.C. (1:2:4) WITH WATER PROOFING COMPOUND.
- PLAIN CEMENT CONCRETE WITH BRICK KHOA (1:3:6).
- PLASTERING WITH CEMENT SAND MORTER (1:6) FOR BRICK WORKS.
- PLASTERING WITH CEMENT SAND MORTER (1:4) FOR R.C.C. WORKS.
- LIME TERRACING WITH BRICK KHOA SURKI AND LIME (7:2:2).



PART - B																																												
<b>1. AREA OF LAND:</b> AS PER DEED = <b>215.440 SQ.M. (03 K. - 03 CH. - 24 SFT.)</b> AS PER ASSESSMENT BOOK = <b>209.964 SQ.M. = (03 K. - 02 CH. - 10.052 SFT.)</b> AS PER BOUNDARY DECDECLARATION = <b>209.964 SQ.M.</b>			<b>2. FREE GIFT (CORNER SPLAY) = 2.878 SQ.M.</b> <b>3. NET AREA OF LAND = 207.086 SQ.M.</b> <b>4. PERMISSIBLE GROUND COVERAGE = 59.668 % = 125.281 SQ.M.</b> <b>5. PROPOSED GROUND COVERAGE = 69.631 % = 125.205 SQ.M.</b>																																									
<b>5. PROPOSED FLOOR AREA:</b> <table border="1"> <thead> <tr> <th rowspan="2">FLOOR</th> <th rowspan="2">FLOOR AREA</th> <th colspan="4">TOTAL EXEMPTED AREA</th> <th rowspan="2">NET FLOOR AREA</th> </tr> <tr> <th>STAIR WAY</th> <th>STAIR WELL</th> <th>LIFT LOBBY</th> <th>LIFT WELL</th> </tr> </thead> <tbody> <tr> <td>GROUND FLOOR</td> <td>125.205 SQ.M.</td> <td>11.300 SQ.M.</td> <td>NIL</td> <td>NIL</td> <td>NIL</td> <td>113.905 SQ.M.</td> </tr> <tr> <td>1ST. FLOOR</td> <td>125.205 SQ.M.</td> <td>11.300 SQ.M.</td> <td>NIL</td> <td>NIL</td> <td>NIL</td> <td>113.905 SQ.M.</td> </tr> <tr> <td>2ND. FLOOR</td> <td>125.205 SQ.M.</td> <td>11.300 SQ.M.</td> <td>NIL</td> <td>NIL</td> <td>NIL</td> <td>113.905 SQ.M.</td> </tr> <tr> <td>TOTAL</td> <td>375.615 SQ.M.</td> <td>33.900 SQ.M.</td> <td>NIL</td> <td>NIL</td> <td>NIL</td> <td>341.715 SQ.M.</td> </tr> </tbody> </table>						FLOOR	FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA	STAIR WAY	STAIR WELL	LIFT LOBBY	LIFT WELL	GROUND FLOOR	125.205 SQ.M.	11.300 SQ.M.	NIL	NIL	NIL	113.905 SQ.M.	1ST. FLOOR	125.205 SQ.M.	11.300 SQ.M.	NIL	NIL	NIL	113.905 SQ.M.	2ND. FLOOR	125.205 SQ.M.	11.300 SQ.M.	NIL	NIL	NIL	113.905 SQ.M.	TOTAL	375.615 SQ.M.	33.900 SQ.M.	NIL	NIL	NIL	341.715 SQ.M.
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**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 AT SOUTH 3.650 MT. (MINIMUM) & 3.600 M. (MINIMUM) AT EAST ARE 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 EXISTING STRUCTURE IS FULLY OCCUPIED BY OWNER THERE IS NO TENANT. 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.

PINTU SARKER (L.B.S. - II/194)  
**NAME OF L.B.S.**

**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.

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

**OWNER'S DECLARATION:-** I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.S. / L.B.A. & E.S.E. DURING CONSTRUCTION. 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. IF ANY 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 ME / US, AT THE TIME OF DEPARTMENTAL INSPECTION.

1) SRI. TAPAN ADHIKARY & 2) SRI. SWAPAN ADHIKAR PARTNER OF M/S. "ADHIKARY CONSTRUCTION" AND AS CONSTITUTED LAWFULL ATTORNEY OF 1) SRI. MAHADEV DAS, 2) SRI. SANTI RANJAN DAS, 3) SMT. MAMATA DAS, 4) SRI. NIRMAL DAS, 5) SMT. KALPANA DAS, & 6) SRI. SANJIB DAS.  
**NAME OF OWNER'S / APPLICANT**

**SCALE:- 1:100.** **PROPOSED THREE STORED RESIDENTIAL BUILDING PLAN U/S - 393A OF K.M.C. ACT. 1980 AND AS PER BUILDING RULE - 2009 READ WITH CIRCULAR NO. 07 OF 2019-2020, DATED :- 01/11/2019, AT PREMISES NO. 71, LAKE EAST 6TH. ROAD, KOLKATA :- 700 075, K.M.C. WARD NO. 103, BOROUGH NO. XI, MOUZA :- SANTOSH PUR, J. L. NO. 22, DAG NO. 612, KHATIAN NO. 294, P. S. - SURVEY PARK.**

**BUILDING PERMIT NO. :** 2022110229 **SANCTION DATE :** 18/08/2022  
**VALID UPTO :** 17/08/2027

**MODHU SUDAN HALDER** Digitally signed by MODHU SUDAN HALDER  
 Date: 2022.08.18 16:00:34 +05'30'  
 DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR. - XII