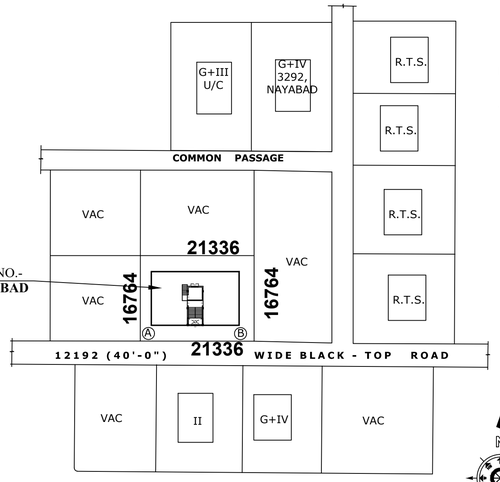
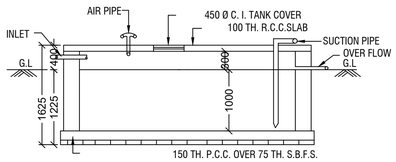
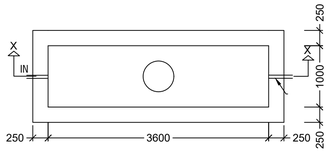


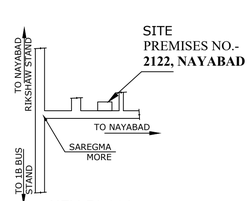
SITE PLAN
(SCALE = 1:600)



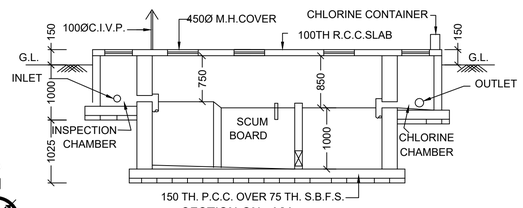
SECTION XX



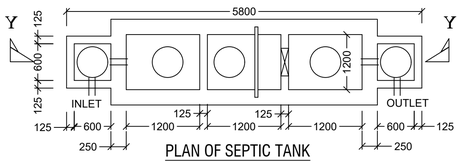
SEMI U.G.WATER RESV.
CAPACITY=800 GAL.
SCALE:-1:50



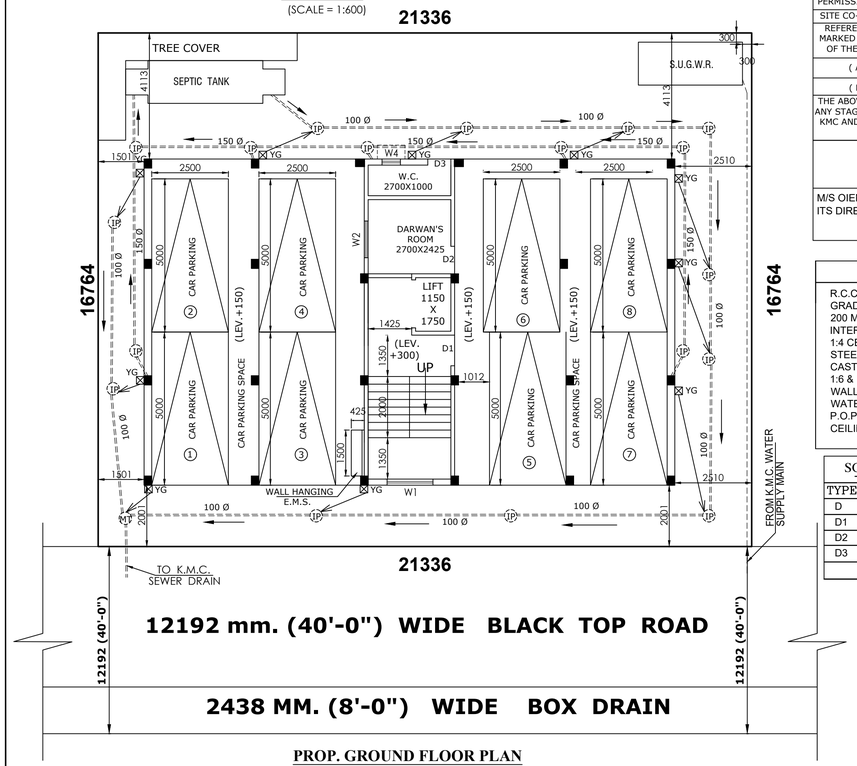
KEY PLAN
(SCALE = 1:4000)



SECTION ON - YY



PLAN OF SEPTIC TANK
USER-50 NOS.
SCALE:-1:50



PROP. GROUND FLOOR PLAN
SCALE 1:100

PERMISSIABLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M.			
SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) -			
REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL.	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
(A)	22°28'52"N	88°24'38"E	5.00 M.
(B)	22°28'52"N	88°24'38"E	
THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.			

MAHUA GANGULY (MAJUMDER)
L.B.S.No. - 1311/I
NAME OF L.B.S.

M/S OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD,
ITS DIRECTOR: **SRI PRABIR PAUL.**
NAME OF OWNERS

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.

SCHEDULE DOORS & WINDOWS

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1200	2100	W	2100	2100
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	900
			W4	600	600

DECLARATION OF GEO - TECHNICAL ENGINEER.

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.

KALLOL KUMAR GHOSHAL (GT- I/49)
NAME OF GEO - TECHNICAL ENGINEER.

DECLARATION OF L.B.S.

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROADS CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

- THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.
- THE PLOT IS DEMARCATED BY BOUNDARY WALL .
- CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MAHUA GANGULY (MAJUMDER)
L.B.S.No. - 1311/I
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING OF ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE SOIL TEST REPORT DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

S.B. BHATTACHARYYA
E.S.E.No.-116/I
NAME OF STRUCTURAL ENGINEER

B.P. NO. - 2024120343 DATED- 12-DEC-24 .
VALID UPTO- 11-DEC-29 .

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2024.12.12 16:07:38 +05'30'
DIGITAL SIGNATURE OF E.E.

SUBRATA NAG
Digitally signed by SUBRATA NAG
Date: 2024.12.12 16:07:13 +05'30'
DIGITAL SIGNATURE OF A.E.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 31-109-08-2122-6
2. NAME OF THE OWNERS / APPLICANT - M/S OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD, ITS DIRECTOR: **SRI PRABIR PAUL.**
3. DETAIL OF REGISTERED DEED--
   BOOK NO : I VOL. NO : 1604-2023, PAGE NO : 358925 TO 358953, BEING NO : 160411333, REGD. AT D.S.R. IV SOUTH 24 PARGANAS, DATED - 21/09/2023.
   BOOK NO : I VOL. NO : 1604-2023, PAGE NO : 358954 TO 358984, BEING NO : 160411332, REGD. AT D.S.R. IV SOUTH 24 PARGANAS, DATED - 21/09/2023.
4. DETAIL OF REGISTERED BOUNDARY DECLARATION --.
   BOOK NO : I VOL. NO : 1604-2024, PAGE NO : 304605 TO 304617, BEING NO : 160410457, REGD. AT D.S.R. IV SOUTH 24 PARGANAS, DATED - 25/09/2024.
6. ONLINE BLLRO MUTATION (BEEL MACHH CHASH) --
   COPY NO.- 6261 , DATED - 27/06/2024
   (DIGITALLY SIGNED BY TATHAGATA MUKHERJEE)
7. DETAILS OF CONVERSION (BEEL MACHH CHASH TO BASTU):-
   MEMO NO. - 51A (C)/28/1884/1(2)/P/24, DATED - 29/04/2024
8. DETAIL OF K.M.C. MUTATION CASE NO. - O/109/29-JUL-24/55648, DT. - 29/07/2024
9. DECLARATION BEFORE JUDICIAL 1ST CLASS MAGISTRATE ALIPORE REGARDING R.S. & L.R. DAG & KHATIAN NOS, VIDE NO. - 23181, DATED - 30/09/2024.

PART-B:

1. AREA OF LAND:-
   AS PER TITLE DEED = 357.676 Sqm. (05 K-05 CH - 25 Sqft.)
   AS PER PHYSICAL MEASURMENT = 357.674 Sqm.
2. a) AREA OF SPLAYED CORNER = NIL
2. b) AREA OF STRIP OF LAND = NIL
3. PERMISSIBLE GROUND COVERAGE (54.744 %)= 195.806 SQM.
4. PROPOSED GROUND COVERAGE (51.586 %) = 184.511 SQM.
5. PROPOSED HEIGHT= 15.425 M.

6. PROPOSED AREA :-

FLOOR WISE	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA			NET FLOOR AREA
		STAIR + STAIR LOBBY	LIFT LOBBY AREA	LIFT WELL AREA	TOTAL
GROUND FLOOR	184.511 SQM.	12.690 SQM.	2.531 SQM.	—	169.290 SQM.
FIRST FLOOR	184.511 SQM.	12.690 SQM.	2.531 SQM.	2.013 SQM.	167.277 SQM.
SECOND FLOOR	184.511 SQM.	12.690 SQM.	2.531 SQM.	2.013 SQM.	167.277 SQM.
THIRD FLOOR	184.511 SQM.	12.690 SQM.	2.531 SQM.	2.013 SQM.	167.277 SQM.
FOURTH FLOOR	184.511 SQM.	12.690 SQM.	2.531 SQM.	2.013 SQM.	167.277 SQM.
TOTAL	922.555 SQM.	63.450 SQM.	12.655 SQM.	8.052 SQM.	838.398 SQM.

7. PARKING CALCULATION :- A)

MKD.	TENAMENT AREA	AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
A	83.113 SQM.	12.068 SQM.	95.180 SQM.	4 NOs.	4 NOs.
B	83.106 SQM.	12.067 SQM.	95.173 SQM.	4 NOs.	
			TOTAL REQUIRED PARKING		4 NOs.

8. TOTAL REQUIRED CAR PARKING :- 4 NOS
9. TOTAL PROVIDED CAR PARKING :- 8 NOS
10. PERMISSIBLE AREA FOR PARKING :- 4 X 25 = 100 SQM.
11. PROVIDED AREA OF PARKING :- 153.094 SQM.
12. PERMISSIBLE F.A.R :- 2.250
13. PROPOSED F.A.R :- (838.398 - 100) / 357.674 = **2.064**
14. STAIR HEAD ROOM AREA :- 15.190 SQ.M.
15. L.M.R. AREA :- 8.758 SQ.M.
16. L.M.R. STAIR AREA :- 3.125 SQ.M.
17. OVER HEAD TANK AREA :- 4.650 SQ.M.
18. TREE COVER AREA :- 8.190 SQ.M.
19. CUPBOARD AREA :- 15.750 SQ.M.
20. LOFT AREA :- 13.200 SQ.M.
21. ADDL. AREA ONLY FOR FEES :- 56.023 SQ.M.

DECLARATION OF OWNERS / APPLICANTS -

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I WILL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILTY OF THE BUILDING & ADJONING STRUCTURE IF ANY SUBMIITED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTURCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF L.B.S / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT OF LAND IS BUTTED & BOUNDED BY BOUNDARY WALL BY ME. THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS. PLOT IS VACANT LAND & THERE IS NO TENANT.

M/S OIENDRILA PROMOTERS AND DEVELOPERS PVT LTD, ITS DIRECTOR: **SRI PRABIR PAUL.**
NAME OF OWNERS

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND AS PER BUILDING RULE 2009 AT PREMISES NO.- **2122, NAYABAD**, WARD NO.-109, BOROUGH NO.-XII, UNDER R.S. & L.R. DAG NO.- 191, R.S. KHATIAN NO. - 131, L.R. KHATIAN NO. - 2728, J.L. NO. - 25, MOUZA - NAYABAD, P.S. - PANCHASAYAR.

SHEET - 02 OF 02