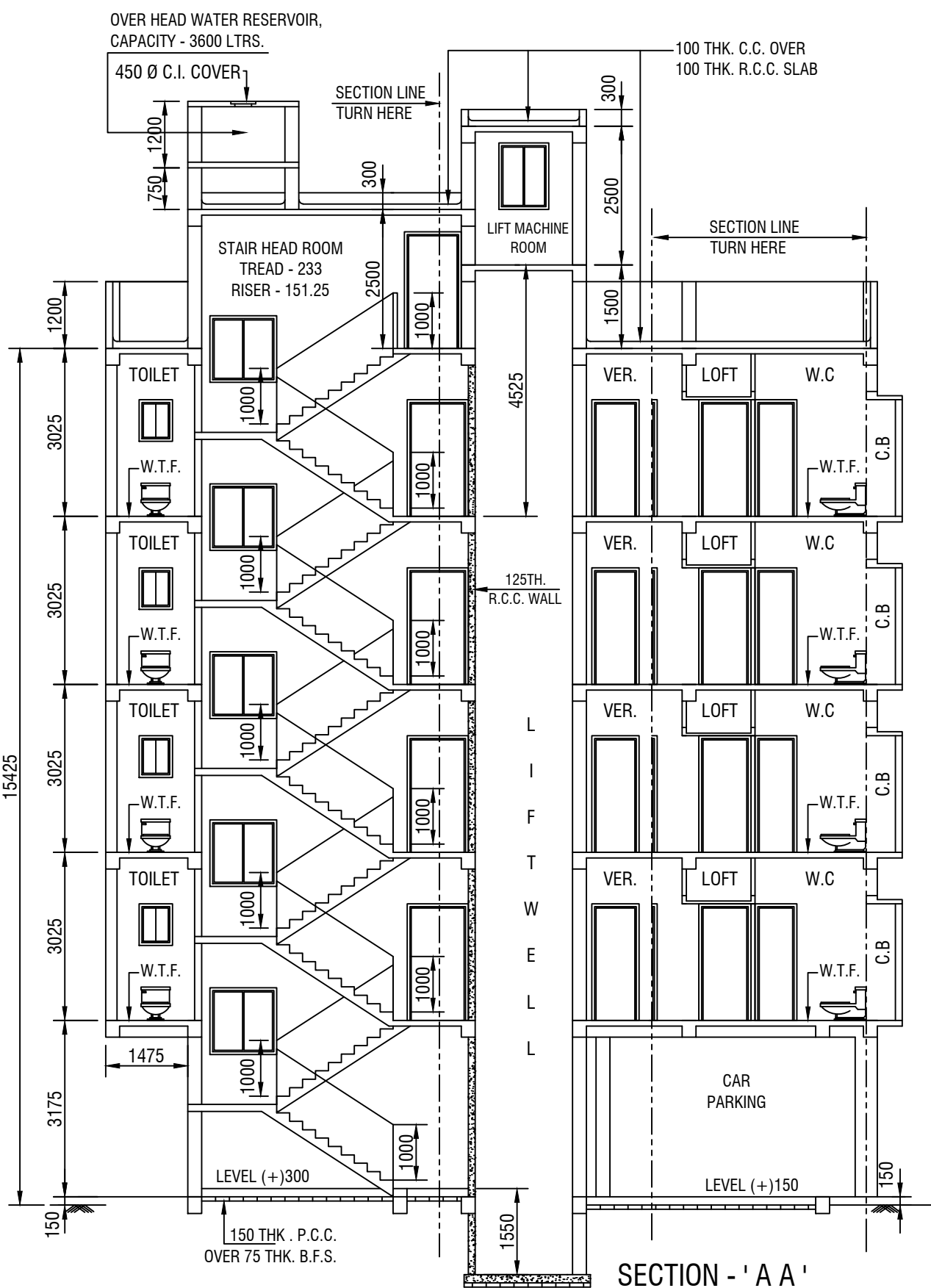




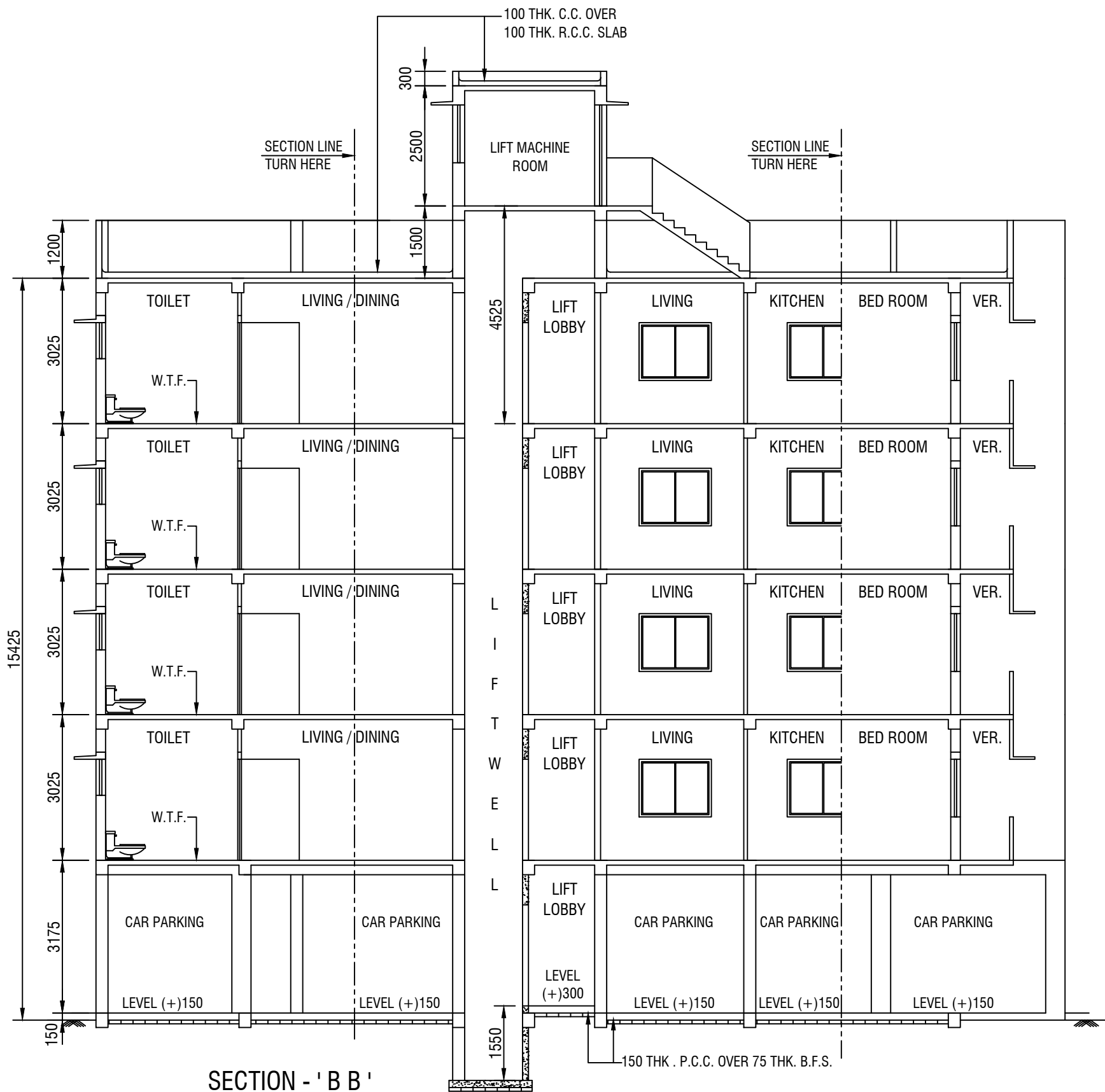
SOUTHERN SIDE ELEVATION
SCALE :- 1 : 100



EASTERN SIDE ELEVATION
SCALE :- 1 : 100



SECTION - 'A A'
SCALE :- 1 : 100



SECTION - 'B B'
SCALE :- 1 : 100

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')

1. ASSESSEE NO: 311061602153	12. REGD. RECTIFY DEED OF GIFT (SPLAY CORNER):- BOOK NO. I, VOL. NO. 1604-2024, PAGES - 7784 TO 7799, BEING NO. 160400180, FOR THE YEAR 2024, DT.- 05.01.2024, D.S.R - IV / SOUTH 24 PARGANAS (W.B)
2. NAME OF THE OWNER'S (RECORDED) : 1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER, 4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER, 7. MANJU BAIDYA & 8. SARATHI HALDER	13. REGD. RECTIFY BOUNDARY DECLARATION- BOOK NO. I, VOL. NO. 1604-2024, PAGES - 7741 TO 7755, BEING NO. 160400179, FOR THE YEAR 2024, DT.- 05.01.2024, D.S.R - IV / SOUTH 24 PARGANAS (W.B)
3. NAME OF THE APPLICANT : SRI ALOK CHOUDHURI & SRI TAPAS KHAN C.A OF 1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER, 4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER, 7. MANJU BAIDYA & 8. SARATHI HALDER	14. DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE REGARDING B.L.L.R.O. MUTATION & CONVERSION :- AFFIDAVIT NO.- 1845, DATE :- 08.01.2024
4. DETAILS REGISTERED DEED (MOTHER DEED) ONE :- BOOK NO. I, VOL. NO. 24, PAGES - 100 TO 102 , BEING NO. 748, FOR THE YEAR 1959, DT.- 08.01.1959, S.R- ALIPORE .	15. K.M.C MUTATION - CASE NO. Q/106/09-SEP-22/45249, DT.- 05.01.2024
5. DETAILS REGISTERED DEED (TWO) :- BOOK NO. I, VOL. NO. 31, PAGES - 117 TO 122 , BEING NO. 1530, FOR THE YEAR 1995, DT.- 02.11.1995, D.S.R- III, ALIPORE SOUTH 24 PARGANAS.	16. AFFIDAVIT REGARDING HAIRSHIP BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE VIDE NO.- 4819, DATE :- 05.09.2022
6. DETAILS REGISTERED DEED (THREE) :- BOOK NO. I, DEED NO. 1473, FOR THE YEAR 2000, DT.- 01.03.2000, D.S.R- III, ALIPORE SOUTH 24 PARGANAS.	17. AFFIDAVIT REGARDING RIGHT OVER THE COMMON PASSAGE BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE ,VIDE NO.- 1459, DATE :- 19/01/2024
7. DETAILS REGISTERED DEED (FOUR) :- BOOK NO. I, DEED NO. 1448, FOR THE YEAR 2000, DT.- 19.03.2000, D.S.R- III, ALIPORE SOUTH 24 PARGANAS.	18. ONLINE B.L.L.R.O MUTATION :- COPY NO. - 6185,6187,6189,6190,6191,6192,6194,6210 DATE :- 25.04.2022
8. DETAILS OF REGD. GENERAL POWER OF ATTORNEY :- BOOK NO. I, VOL. NO. 1604-2023, PAGES - 52231 TO 52252 , BEING NO. 160401671, FOR THE YEAR 2023, DT.- 17.02.2023, D.S.R - IV / SOUTH 24 PARGANAS (W.B)	19. DETAILS OF B.L.L.R.O. CONVERSION (SHALI TO BASTU): 1.CASE NO. 17/4116/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/302/KOL/2022 2.CASE NO. 17/4117/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/303/KOL/2022 3.CASE NO. 17/4118/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/304/KOL/2022 4.CASE NO. 17/4119/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/305/KOL/2022 5.CASE NO. 17/4120/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/306/KOL/2022 6.CASE NO. 17/4121/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/307/KOL/2022 7.CASE NO. 17/4122/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/308/KOL/2022 8.CASE NO. 17/4123/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/309/KOL/2022
9. DETAILS OF REGD. BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1604-2023, PAGES - 72949 TO 72961, BEING NO. 160402415, FOR THE YEAR 2023, DT.- 03.03.2023, D.S.R - IV / SOUTH 24 PARGANAS (W.B)	
10. DETAILS OF REGD. DEED OF GIFT (SPLAY CORNER) :- BOOK NO. I, VOL. NO. 1604-2023, PAGES - 72977 TO 72991, BEING NO. 160402414, FOR THE YEAR 2023, DT.- 03.03.2023, D.S.R - IV / SOUTH 24 PARGANAS (W.B)	
11. PARCHA IN THE NAME OF PREVIOUS PARCHA :- KINURAM KHAN, DATE - 18.07.1991	

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 33.00 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
LEFT SIDE POINT 'A'	22.293480	88.231680	6.0 M.
RIGHT SIDE POINT 'B'	22.293470	88.231678	6.0 M.

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 THE APPLICANT (S) :
SRI ALOK CHOUDHURI & SRI TAPAS KHAN C.A OF
1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER,
4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER,
7. MANJU BAIDYA & 8. SARATHI HALDER

NAME OF L . B . S.
SAMIR KUMAR DUTTA,
L.B.S. NO.- 1303/I

NOTES

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY.
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

PART 'B'

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 380.434 Sqm. 1A. AREA OF THE PLOT OF LAND AS PER B.L.L.R.O :- 8.93 DECEMEL (362.011 Sqm.)					2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 360.554 Sqm. (05 K - 06 CH - 11 Sqft.) 2A. AREA OF THE SPLAY PORTION :- 2.796 Sqm.(30.00 Sqft.) 2B. NET AREA OF THE LAND :- (+) 360.554 (-) 2.796 = 357.758 Sqm.				
3. PERMISSIBLE GROUND COVERAGE :- 54.654 % i.e, 197.036 Sqm.					4. PROPOSED GROUND COVERAGE :- 4A. AREA OF EXISTING BUILDING :- 167.537 Sqm. i.e, 46.467 % 204.072 Sqm.				
5. AREA STATEMENT :-									
	GROSS COVER AREA (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GROUND FLOOR	145.837	-----	-----	145.837	12.960	2.578	130.299	-----	-----
1ST FLOOR	167.537	-----	2.100	165.437	12.960	2.578	149.899	2.428	3.595
2ND FLOOR	167.537	-----	2.100	165.437	12.960	2.578	149.899	2.428	3.595
3RD FLOOR	167.537	-----	2.100	165.437	12.960	2.578	149.899	2.428	3.595
4TH FLOOR	167.537	-----	2.100	165.437	12.960	2.578	149.899	2.428	3.595
TOTAL	815.985	-----	8.400	807.585	64.800	12.890	729.895	9.712	14.380
6. TENEMENTS CALCULATION (A) RESIDENTIAL :					STAIR HEAD ROOM AREA - 16.560 SQM. CUP BOARD AREA - 9.712 SQM. LOFT AREA - 14.384 SQM. LIFT MACHINE ROOM - 7.200 SQM. LIFT MACHINE ROOM STAIR - 4.161 SQM. ADDITIONAL AREAS FOR FEES :- 52.017 SQM.				
TENEMENT MKO.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT	REQUIRED NO. CAR PARKING = 4 NOS PROVIDED CAR PARKING = 4 NOS		CAR PARKING CALCULATION PROVIDED CAR PARKING AREA = 120.237 SQM.				
A	89.851	04							
B	81.987	04							
7. PERMISSIBLE F.A.R. = 1.75									
8. PROPOSED F.A.R. = 729.895 (-) 100.00 (C.P) = 629.895 / 360.554 = 1.747 < 1.75									
9. AREA OF STAIR HEAD ROOM = 16.560 SQM					12. AREA OF O.H.W.TANK = 6.40 SQM				
10. AREA OF LIFT MACHINE ROOM = 7.200 SQM					13. AREA OF TREE COVER = 7.750 SQM				
11. AREA OF LIFT MACHINE ROOM STAIR = 4.161 SQM					14. TOTAL AREA FOR FEES = 859.629 SQM.				

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	TYPE	SIZE
D1A	1200 x 2100	W1	1500 x 1200
D1	1100 x 2100	W2	900 x 1200
D2	1000 x 2100	W3	1200 x 1200
D3	850 x 2100	W4	750 x 1200
-----	-----	W5	600 x 750

DECLARATION OF OWNER'S / C.A

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT.
i) WE SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION.
ii) WE SHALL FOLLOW THE INSTRUCTION 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 STRUCTURES.
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 UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF
BUILDING FOUNDATION WORK
vi) SITE HAS BEEN IDENTIFY BY US AT THE TIME OF DEPARTMENTAL
INSPECTION AND THERE IS NO TENANT.
vii) THERE IS NO COURT CASE PENDING AGAINST THIS MENTIONED PREMISES.

NAME OF OWNER'S / C.A
SRI ALOK CHOUDHURI & SRI TAPAS KHAN C.A OF
1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER,
4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER,
7. MANJU BAIDYA & 8. SARATHI HALDER

DECLARATION OF L . B . S

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 ABUTTING ROAD WIDTH SOUTHERN SIDE OF THE PREMISES
6.750 M. VARIES 7.612 M. WIDE BLACK TOP ROAD & EASTERN SIDE OF THE PREMISES 4.880 M. WIDE COMMON PASSAGE WHICH HAS BEEN
MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A 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.

NAME OF L . B . S.
SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/I

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER- STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME
CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND
STABLE IN ALL RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT
PREPARED BY M A S 4, GARFA MAIN ROAD, KOLKATA-75 AND SIGNED BY
KALLOL KUMAR, GHOSHAL, B.E.(CIVIL),MIE
K. M. C. EMPANELMENT NO. G.T./ V/ 49

NAME OF E.S.E.
SURANJAN DUTTA, E. S. E. NO. 220/I

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE
AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINTOF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
(KALLOL KUMAR, GHOSHAL, B.E.(CIVIL),MIE
K. M. C. EMPANELMENT NO. G.T./ V/ 49

S C A L E :- 1:100

PLAN OF PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING U/S - 393A OF K.M.C ACT.
1980 & K.M.C. B / R - 2009 AT PREMISES NO.- 215, PURBACHAL MAIN ROAD IN WARD
NO.- 106, BOROUGH NO.- XII, KOLKATA - 700 078, P.S. GARFA WITHIN R.S., C.S. & L.R.
DAG NO.-1, C.S. KHATIAN NO.- 140, R.S. KHATIAN NO.- 182, L.R. KHATIAN NO.- 798,
799,800,801,802,803,804&808 OF MOUZA - KALIKAPUR, HEIGHT OF THE BUILDING 15.425 M.

B.P. NO- 2023120554	DATED - 07-MAR-24
VALID UPTO- 06-MAR-29	
SUBBRATA NAG Digitally signed by SUBBRATA NAG Date: 2024.03.07 14:00:43 +05'30'	SHIBA PRASAD JANA Date: 2024.03.07 14:05:26 +05'30'
	DIGITAL SIGNATURE FOR E.E
DIGITAL SIGNATURE FOR A.E	SHEET NO(1/2)