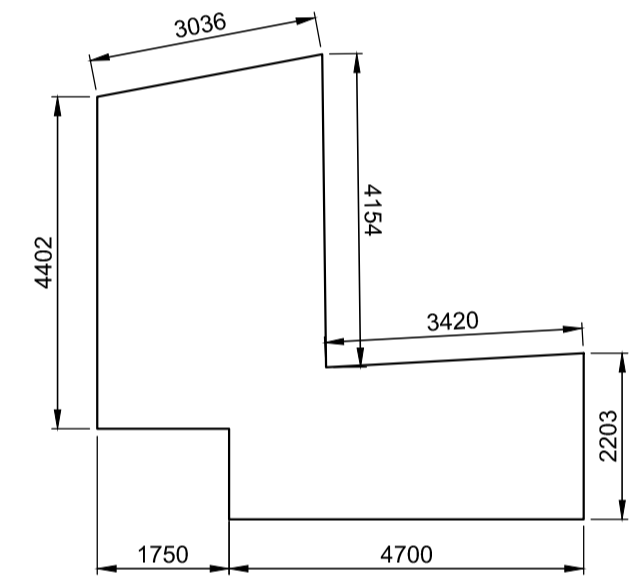


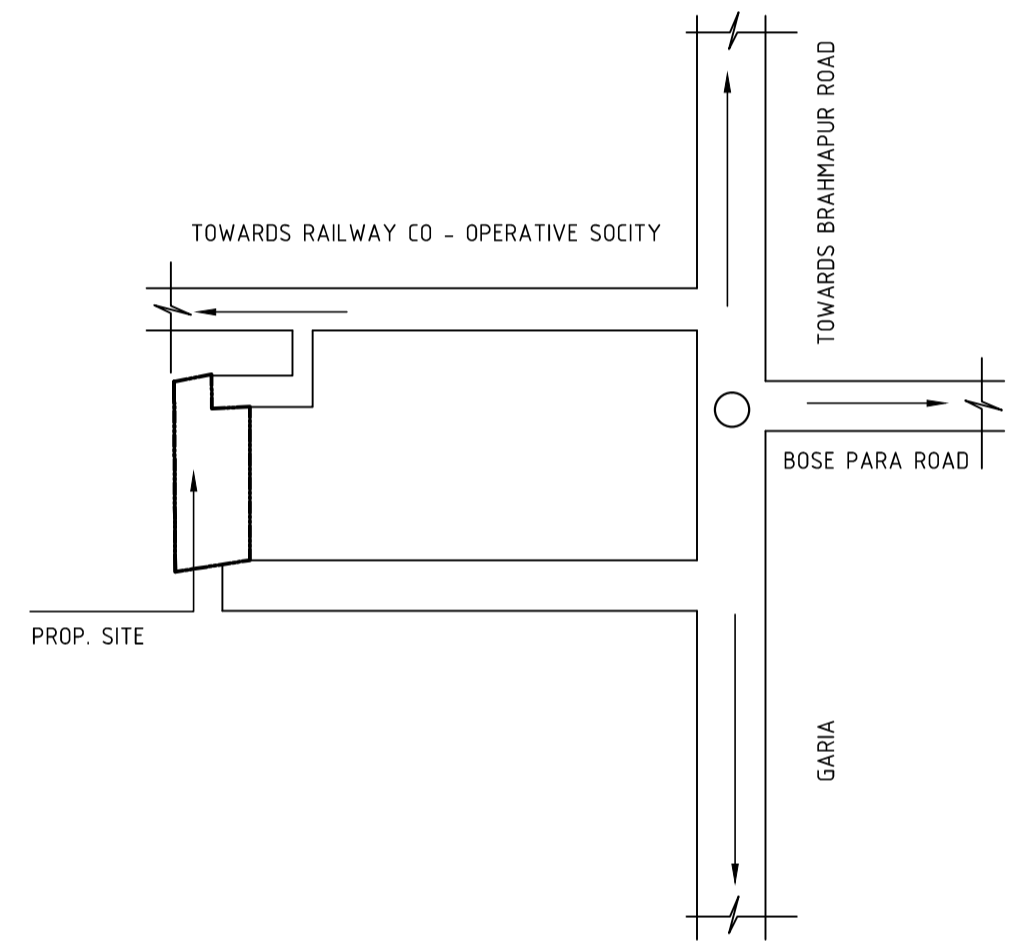
SITE PLAN  
SCALE-1:600

| NAME OF THE TENANT | EXISTING AREA (SQ.M.) (RESIDENTIAL USE) | PROPOSED AREA (SQ.M.) (RESIDENTIAL USE) |
|--------------------|---|---|
| SMT. RINKI GHOSH   | 51.096 SQ.M.                            | 50.791 SQ.M.                            |

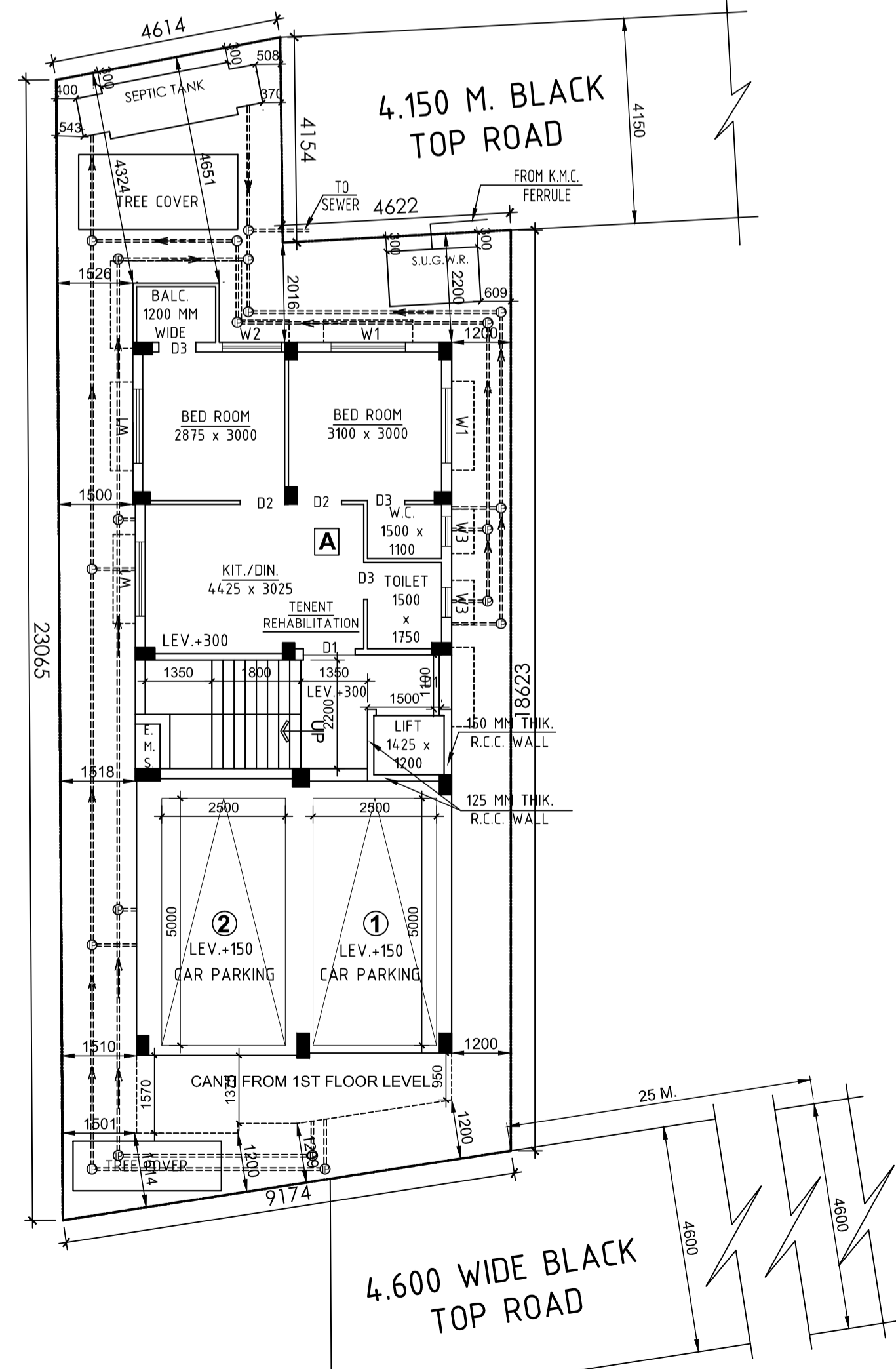
AVERAGE BACK AS PER AMENDMENT VIDE NOTIFICATION NO. - 480/MA/0/C-4/3R-13/2012 DATED 21/10/2014.



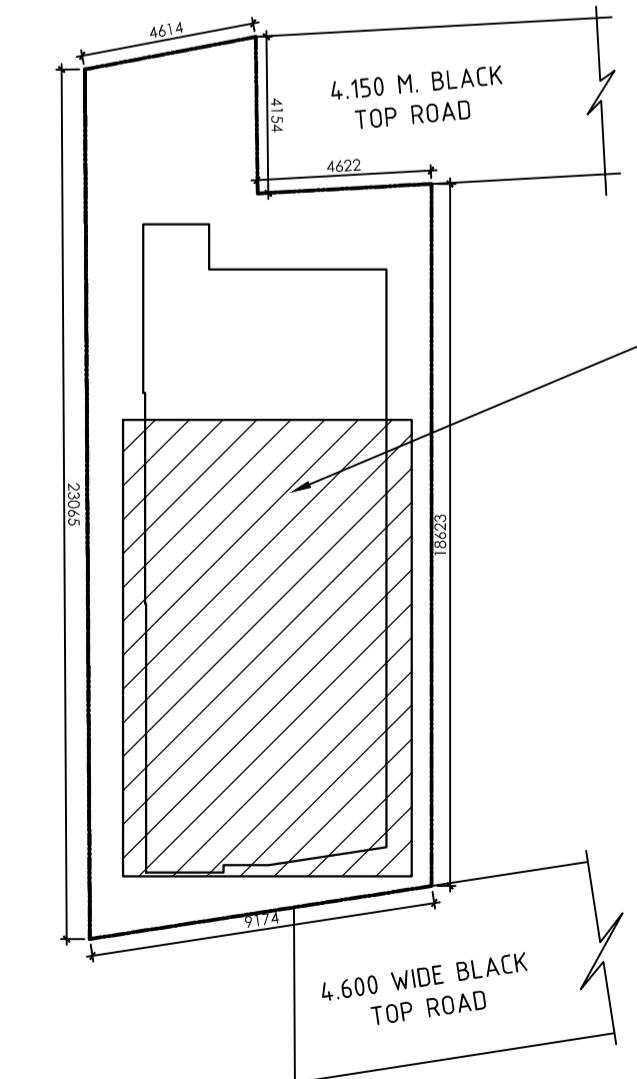
WIDTH OF THE BUILDING = 6.400 M.  
REAR OPEN SPACE = 22.871 SQ.M. / 6.450 M. = 3.546 M.



LOCATION PLAN  
SCALE-1:4000



GROUND FLOOR PLAN  
SCALE - 1:100



EXISTING STRUCTURE PLAN  
SCALE-1:200

EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. EXISTING STRUCTURE ARE OCCUPIED BY OWNER & THERE IS TENANT.

NOTES :-  
1. ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.  
2. ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.  
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

OWNER'S DECLARATION :-  
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 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 & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.  
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

NAME OF OWNER  
SRI SAMBHU NATH DAS  
PROPRIETOR OF M/S SANTOSHMA ENTERPRISE  
AS CONSTITUTED ATTORNEY OF  
SRI. SUBHENDU MODAK

CERTIFICATE FROM GEO-TECH 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.

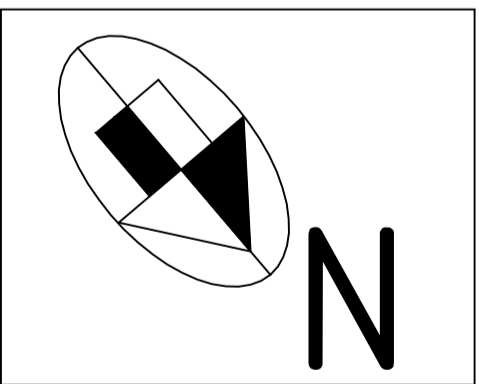
NAME OF G.T.E.  
KALLOL KUMAR GHOSHAL  
G.T. / II / 14

CERTIFICATE FROM E.S.E. :-  
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF E.S.E.  
AMAL KUMAR CHAKRABORTY  
E.S.E. - 429 (II)

CERTIFICATE FROM L.B.S. :-  
CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 4.150 M. BLACK TOP ROAD ON THE SOUTH SIDE & 4.600 M. BLACK TOP ROAD ON THE NORTH SIDE OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL.  
THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E.

NAME OF L.B.S.  
ANIK MAJUMDAR  
L.B.S. - 1579 (I)



BUILDING PERMIT NO :- 2022110303

SANTION DATE :- 29/09/2022

VALID UPTO :- 28/09/2027

DIGITAL SIGNATURE OF A.E.

STATEMENT OF THE PLAN PROPOSAL

|  |   |
|--|---|
| 1. ASSESSEE NO.  | 31-111-04-0235-5  |
| 2. DETAILS OF REGISTERED DEED                          | BOOK = I, VOLUME = 35, BEING = 00491, PAGE - 178 TO 198, YEAR = 2007, D.S.R. - ALIPORE, 24 Pgs(S). DATE. = 12.03.2007.                      |
| 3. DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY     | BOOK = IV, VOLUME = 07, BEING = 314, PAGE - 114 TO 119, YEAR = 1995, D.S.R. - ALIPORE, 24 Pgs(S). DATE. = 04.09.1995.                       |
| 4. DETAILS OF REGISTERED MOTHER DEED                   | BOOK = I, VOLUME = 44, BEING = 1901, PAGE - 387 TO 399, YEAR = 1995, A.D.S.R. - ALIPORE, 24 Pgs(S). DATE. = 20.09.1995.                     |
| 5. DETAILS OF POWER OF ATTORNEY                        | BOOK = I, VOLUME = 1603-2022, PAGE - 245514 TO 245536, BEING = 160303228, YEAR = 2022, D.S.R. - III SOUTH 24 PARAGANAS, DATE. = 11.05.2022. |
| 6. DETAILS OF BOUNDARY DECLARATION                     | BOOK - I, VOLUME - 1603-2022, PAGE - 487502 TO 487513, BEING = 160314253, YEAR = 2022, D.S.R.. - III SOUTH 24 PARAGANA, DATE. = 15.09.2022. |
| 7. DETAILS OF NON EVICTION OF TENENT                   | BOOK - I, VOLUME - 1603-2022, PAGE - 420892 TO 420907, BEING = 160311839, YEAR = 2022, D.S.R. - III SOUTH 24 PARAGANAS, DATE. = 02.08.2022. |
| 8. (A). AREA OF THE PLOT OF LAND<br>(B). NO OF STORIED | 191.564 SQ.M.<br>G-III  |
| 9. NO OF TENAMENTS                                     | SEVEN (07) Nos.   |

PART - B.  
1. AREA OF LAND:-  
(i) AS PER TITLE DEED = 191.564 SQ.M.  
(ii) AS PER BOUNDARY DECLARATION = 191.564 SQ.M.  
(iii) AREA OF STRIP OF LAND = NIL  
(iv) NET LAND AREA = 191.564 SQ.M.  
2. EFFECTIVE LAND AREA = 191.564 SQ.M.  
3. ROAD WIDTH = 4.150 M. SOUTH SIDE (BLACK TOP ROAD) & 4.600 M. NORTH SIDE (BLACK TOP ROAD)  
4. USER GROUP = RESIDENTIAL.  
5. (i) PERMISSIBLE GROUND COVERAGE = (60.000 %) = 114.938 SQ.M.  
(ii) PROPOSED GROUND COVERAGE = (53.695 %) = 102.861 SQ.M.  
6. PROPOSED HEIGHT = 12.500 M.

7. PROPOSED AREA :-

| FLOOR  | TOTAL COVERED AREA IN m <sup>2</sup> | LESS LEFT WELL IN m <sup>2</sup> | LESS STAIR WELL IN m <sup>2</sup> | ACTUAL FLOOR AREA IN m <sup>2</sup> | LESS STAIR EXEMPTED IN m <sup>2</sup> | LESS LIFT EXEMPTED IN m <sup>2</sup> | NET FLOOR AREA IN m <sup>2</sup> |
|--------|--------------------------------------|----------------------------------|-----------------------------------|-------------------------------------|---------------------------------------|--------------------------------------|----------------------------------|
| GROUND | 94.308                               | —                                | —                                 | 94.308                              | 9.900                                 | 1.650                                | 82.758                           |
| FIRST  | 102.861                              | 1.710                            | —                                 | 101.151                             | 9.900                                 | 1.650                                | 89.601                           |
| SECOND | 102.861                              | 1.710                            | —                                 | 101.151                             | 9.900                                 | 1.650                                | 89.601                           |
| THIRD  | 102.861                              | 1.710                            | —                                 | 101.151                             | 9.900                                 | 1.650                                | 89.601                           |
| TOTAL  | 402.891                              | 5.130                            | —                                 | 397.761                             | 39.600                                | 6.600                                | 351.561                          |

TENEMENTS & CAR PARKING CALCULATION

| TENEMENT MARKED | TENEMENT SIZE in m <sup>2</sup> | MULTIPLYING FACTOR | ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m <sup>2</sup> | NO OF TENEMENT | NO OF CAR REQUIRD |
|-----------------|---------------------------------|--------------------|---|----------------|-------------------|
| A               | 43.08                           | 1.179              | 50.791  | 1              | 1                 |
| B               | 45.043                          | 1.179              | 53.106  | 3              |                   |
| C               | 43.08                           | 1.179              | 50.791  | 3              |                   |

CALCULATION OF F.A.R

|  |         |
|--|---------|
| 1. EFFECTIVE LAND AREA IN m <sup>2</sup>                       | 191.564 |
| 2. TOTAL REQUIRED CAR PARKING                                  | 1       |
| 3. TOTAL COVERED CAR PARKING PROVIDED                          | 2       |
| 4. TOTAL OPEN CAR PARKING PROVIDED                             | NIL     |
| 5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m <sup>2</sup> | 25.00   |
| 6. ACTUAL CAR PARKING AREA PROVIDED IN m <sup>2</sup>          | 35.269  |
| 7. CAR PARKING AREA EXEMPTED IN m <sup>2</sup>                 | 25      |
| 8. PERMISSIBLE F.A.R   | 1.75    |
| 9. PROPOSED F.A.R  | 1.705   |
| 10. STAIR HEAD ROOM AREA IN m <sup>2</sup>                     | 12.220  |
| 11. O.H.W.R. AREA IN m <sup>2</sup>                            | 4.030   |
| 12. LIFT MACHINE ROOM AREA IN m <sup>2</sup>                   | 4.632   |
| 13. LIFT MACHINE ROOM STAIR AREA IN m <sup>2</sup>             | 4.375   |
| 14. CUP BOARD AREA IN m <sup>2</sup>                           | 8.478   |
| 15. SHOP COVERED AREA IN m <sup>2</sup>                        | NIL     |
| 17. TREE COVER AREA IN m <sup>2</sup>                          | 7.873   |

SPECIFICATIONS :-

- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
- CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
- 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
- GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
- 450 mm PROJECTED CHAJJIAH.
- 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
- ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 COMPLY WITH CIRCULAR NO. 07/2019-2020, DATED - 13/06/2020 AT PREMISES NO. - 77/2, BOSE PARA ROAD, WARD NO. - 111, BOROUGH NO. - XI, P.S. - BANSDRONI, P.O. - GARIA, KOLKATA - 700084, UNDER THE KOLKATA MUNICIPAL CORPORATION.

SHEET NO. - 1

DRAWN BY - SUBHAM NASKAR