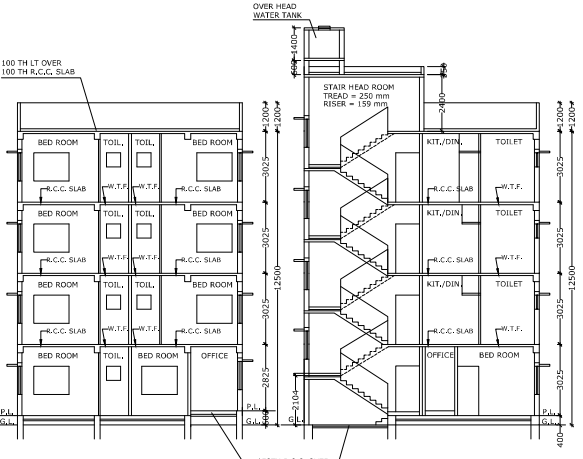




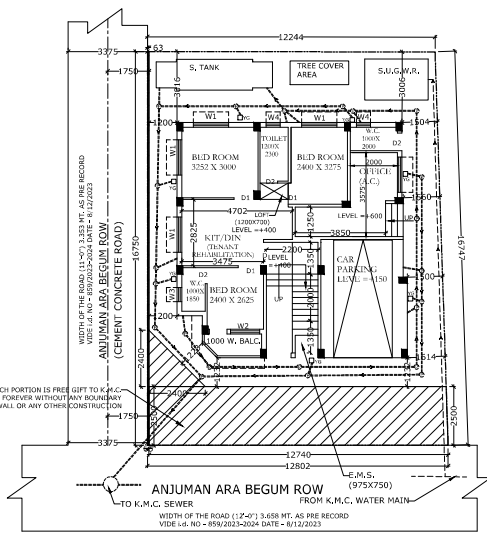
FRONT ELEVATION
SCALE: 1:100

SIDE ELEVATION
SCALE: 1:100

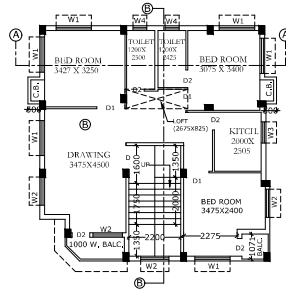


SECTION ON A A
SCALE: 1:100

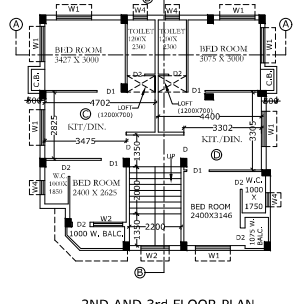
SECTION ON B B
SCALE: 1:100



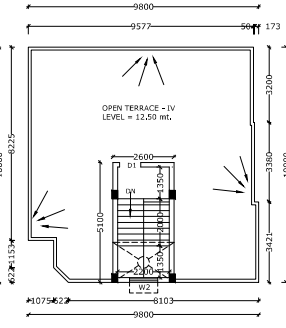
GROUND FLOOR PLAN
SCALE: 1:100



1ST FLOOR PLAN
SCALE: 1:100



2ND AND 3rd FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

SPECIFICATION

- 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1:4 CLASS JHAMA BRICK.
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KNOX.
- 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- 7, ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- 8, GRADE OF CONCRETE = M20
- 9, GRADE OF STEEL = Fe-415

CERTIFICATE OF ARCHITECT

I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF 'C. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2005 AS AMENDED FROM TIME TO TIME INCLUDING THE AMENDING (12-07) 3, 658 MT. WIDE ROAD AS PER RECORD VIDE U.G. NO - 859/2023-2024 DATE - 08/12/2023 IN FRONT (WESTERN SIDE) OF THE PREMISES AND 3,253 MT. AS PER RECORD VIDE U.G. NO - 859/2023-2024 DATE - 08/12/2023 ON NORTHERN SIDE OF THE PREMISES CONFORM WITH THE PLAN AND IT IS BUILD-ABLE SITE. AND NOT A TANK OR FILLED UP LAND. THE FLOT DEMARCATED BY BOUNDARY WALL THERE IS AN EXISTING BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS SHOWN IN THE PLAN BY HATCH. THE SIGNATURE OF OWNERS / APPLICANTS AUTHORIZED BY ME.

NAME OF THE ARCHITECT: NABARATA GHOSH, I.B.A. NO - CA/2003/21759

CERTIFICATE OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING SHALL BE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA. AND I CERTIFIED THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL SHALL BE CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY SOIL-TECH OF 51/41 P.C.H. GHOSH ROAD, JADUNUR KOLKATA - 32 WHICH IS DULY SIGNED BY SRI KALLOL KUMAR GHOSHAL (G.T.E. NO - 49) OF K.M.C.

NAME OF THE STRUCTURAL ENGINEER: SAKTI BRATA BHATTACHARYYA, E, S, E, NO - 116, CLASS - 1 (K.M.C.)

DECLARATION GEO-TECHNICAL ENGINEER

THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION. PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.

NAME OF THE GEO-TECHNICAL ENGINEER: KALLOL KUMAR GHOSHAL, (G.T.E. NO - 49, CLASS - 1 (K.M.C.))

DECLARATION OF OWNER / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE THE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADDING STRUCTURE IF ANY SUBMITTED DOCUMENTS ARE FOUND TO FAKE, THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK, I WILL UNDERTAKEN UNDER GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL THERE IS AN EXISTING PARTY TWO AND PARTLY SINGLE STORED BUILDING WHICH IS SHOWN IN SUBMITTED PLAN BY HATCH THE BUILDING IS FULLY OCCUPIED BY OWNER AND TENANT, AND IT WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION. THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

NAME OF THE OWNERS / APPLICANT: SRI PROSINJIT PATHI PROPRIETOR OF 'NEEL BUILDER & DEVELOPER' AND CONSTITUTED ATTORNEY OF SRI SANKAR GHOSH, SRI BASUDEB GHOSH & SRI PROBIR KUMAR GHOSH

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOWS
D1 - 1050 X 2100	W1 - 1500 X 1200
D2 - 950 X 2100	W2 - 1200 X 1200
D3 - 750 X 2100	W3 - 900X1200
	W4 - 600 X 600

STATEMENT OF PLAN PROPOSAL

PART - A

- ASSEESSEE NO - 210940100525
- (i) NAME OF THE OWNER - SRI SANKAR GHOSH, SRI SWAPAN KUMAR GHOSH, SRI BASUDEB GHOSH & SRI PROBIR KUMAR GHOSH
(ii) NAME OF THE APPLICANT - SRI PROSINJIT PATHI PROPRIETOR OF 'NEEL BUILDER & DEVELOPER' AND CONSTITUTED ATTORNEY OF SRI SANKAR GHOSH, SRI SWAPAN KUMAR GHOSH, SRI BASUDEB GHOSH & SRI PROBIR KUMAR GHOSH
- TITLE SUT NO - 187 OF 2011, DATE - 15/09/2012
- DETAILS OF REGISTERED DEED - BOOK NO - 1, VOLUME NO - 99, PAGE NO - 153 TO 158, BEING NO - 4772, YEAR - 1936, REGD. AT D.S.R. ALPORA, DATE - 04/09/1936
- DETAILS OF REGISTERED DEED OF GIFT - BOOK NO - 1, VOLUME NO - 1691, PAGE FROM - 13838 TO 13870, BEING NO - 160100223 FOR THE YEAR - 2022, REG. AT - D.S.R. - 11 SOUTH 24-PARGANAS, DATE - 28/01/2023
- DETAILS OF REGISTERED DEED OF GIFT - BOOK NO - 1, VOLUME NO - 1691-2022, PAGE FROM - 17562 TO 17593, BEING NO - 160100303 FOR THE YEAR - 2022, REG. AT - D.S.R. - 11 SOUTH 24-PARGANAS DATE - 02/02/2023
- DETAILS OF POWER OF ATTORNEY - BOOK NO - 1, VOLUME NO - 1902-2022, PAGE FROM - 221664 TO 221689, BEING NO - 190200997 FOR THE YEAR - 2023, REG. AT - A.R.A. - 11 KOLKATA, DATE - 01/06/2023
- DETAILS OF REGISTERED BOUNDARY DECLARATION - BOOK NO - 1, VOLUME NO - 1693-2022, PAGE FROM - 247836 TO 247836, BEING NO - 160308781 FOR THE YEAR - 2023, REG. AT - D.S.R. - 11 SOUTH 24-PARGANAS DATE - 22/06/2023
- DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) - BOOK NO - 1, VOLUME NO - 1693-2022, PAGE FROM - 247830 TO 247862, BEING NO - 160308782 FOR THE YEAR - 2023, REG. AT - D.S.R. - 11 SOUTH 24-PARGANAS DATE - 22/06/2023
- DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) - BOOK NO - 1, VOLUME NO - 1693-2022, PAGE FROM - 247837 TO 247849, BEING NO - 160308783 FOR THE YEAR - 2023, REG. AT - D.S.R. - 11 SOUTH 24-PARGANAS DATE - 22/06/2023
- DETAILS OF REGISTERED DEED OF GIFT (MUTATION CERTIFICATE) (M.C.) - 01/06/13-APP/23/43443 DATE - 13/06/2023
- DETAILS OF REGISTERED DECLARATION OF NON EVICTION OF TENANT - BOOK NO - 1, VOLUME NO - 1630-2023, PAGE FROM - 91390 TO 91398, BEING NO - 163003199 FOR THE YEAR - 2023, REG. AT - D.S.R. - 11 SOUTH 24-PARGANAS DATE - 10/10/2023

PART - B

- (a) ART OF PLOT OF LAND = 306.680 Sqm (10K+07H+05F) (AS PER DEED, ASSESSMENT BOOK COPY) & AS PER REG. BOUNDARY DECLARATION.)
- PERMISSIBLE GROUND COVERAGE = 125.131 Sqm (59.677%)
- PROPOSED GROUND COVERAGE = 94.602 Sqm (45.117%)

5) PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	STAIR AREA	LIFT AREA	TOTAL EXMP. AREA (Sqm)	NET FLOOR AREA
GROUND	94,602	10,340	NIL	NIL	84,262
FIRST	94,602	10,340	NIL	NIL	84,262
SECOND	94,602	10,340	NIL	NIL	84,262
THIRD	94,602	10,340	NIL	NIL	84,262
TOTAL	376,408	41,360	NIL	NIL	337,048

5) TENEMENT AND PARKING CALCULATION

TENEMENT NO.	TENEMENT AREA (Sqm)	COMMON AREA (Sqm)	ACTUAL TENEMENT AREA (Sqm)	TENEMENT NO.	REQUIRED PARKING	PROVIDED PARKING
A	49,466	8,204	57,670 Sqm	1 IND.	NIL	AS THE TOTAL COVERED AREA IS MORE THEM 300 Sqm REQUIRED CAR PARKING ONE
B	82,023	13,758	95,781 Sqm	2 IND.	NIL	
C	41,415	6,868	48,283 Sqm	2 IND.	NIL	
D	41,698	6,900	48,598 Sqm	2 IND.	NIL	
OFFICE AREA AT GROUND FLOOR = 12,176 Sqm					NIL	
CARPET AREA OF OFFICE AT GRD. LOOR = 9,532 Sqm						

B) NOS. OF PARKING PROVIDED 1) COVERED - ONE & OPEN - NIL
 C) PERMISSIBLE AREA FOR PARKING - 25 SQM
 D) ACTUAL AREA OF PARKING PROVIDED - 16,788 SQM
 E) PERMISSIBLE F.A.R. = 1.75
 F) PROPOSED F.A.R. = 337,048 / 18,188 / 206.680 = 1.621 < 1.75
 G) STATEMENT OF OTHER AREAS :-

FLOOR	LOFT	CURBOARD	LEDGE / TEND
GROUND FLOOR	0,840	NIL	NIL
FIRST FLOOR	2,207	1,144	NIL
SECOND FLOOR	1,680	1,144	NIL
THIRD FLOOR	1,680	1,144	NIL
TOTAL	6,407	3,432	NIL

9) COMMON AREA
 a) AT GROUND FLOOR = 14,773
 b) AT OTHER FLOOR = 11,279 X 3 = 34,737 Sqm
 10) STAIR HEAD ROOM AREA = 11,206 Sqm
 11) LIFT MACHINE ROOM AREA = NIL
 12) ROOF TOILET AREA (IF ANY) = NIL
 13) AREA OF OVER HEAD WATER TANK = 4,420 Sqm
 14) TREE COVER AREA = 2.5 Sqm
 15) ADDITIONAL AREA FOR FEES = (6,407,316.2 + 3,432 + 13,290) Sqm = 22,572 Sqm
 16) TOTAL COVERED AREA FOR FEES = (23,162 + 376,408) Sqm = 401,570 Sqm
 17) TERRACE AREA = 94,602 Sqm
 18) HEIGHT OF THE BUILDING = 12.50 mt.
 19) RELAXATION OF AUTHORITY (ART) = NIL

PROPOSED G+3 THREE STORED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2005 AT K.M.C. PREMISES NO. 43, ANJUMAN ARA BEGUM ROW IN WARD NO - 094, BOROUGH - X, P.S. - GOLF GREEN KOLKATA - 700033

NOTE

ALL DIMENSIONS ARE IN MILLIMETERS
 SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
 N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

BUILDING PERMIT NO - 2024100097 DATE - 31/07/2024
 VALID UPTO - 30/07/2029

DEBARATI CHAKRABORTY Digitally signed by DEBARATI CHAKRABORTY
 Date: 2024.08.07 15:57:17 +05'30'

ASSISTANT ENGINEER (CIVIL) / BLDG / Br. - X, K.M.C.