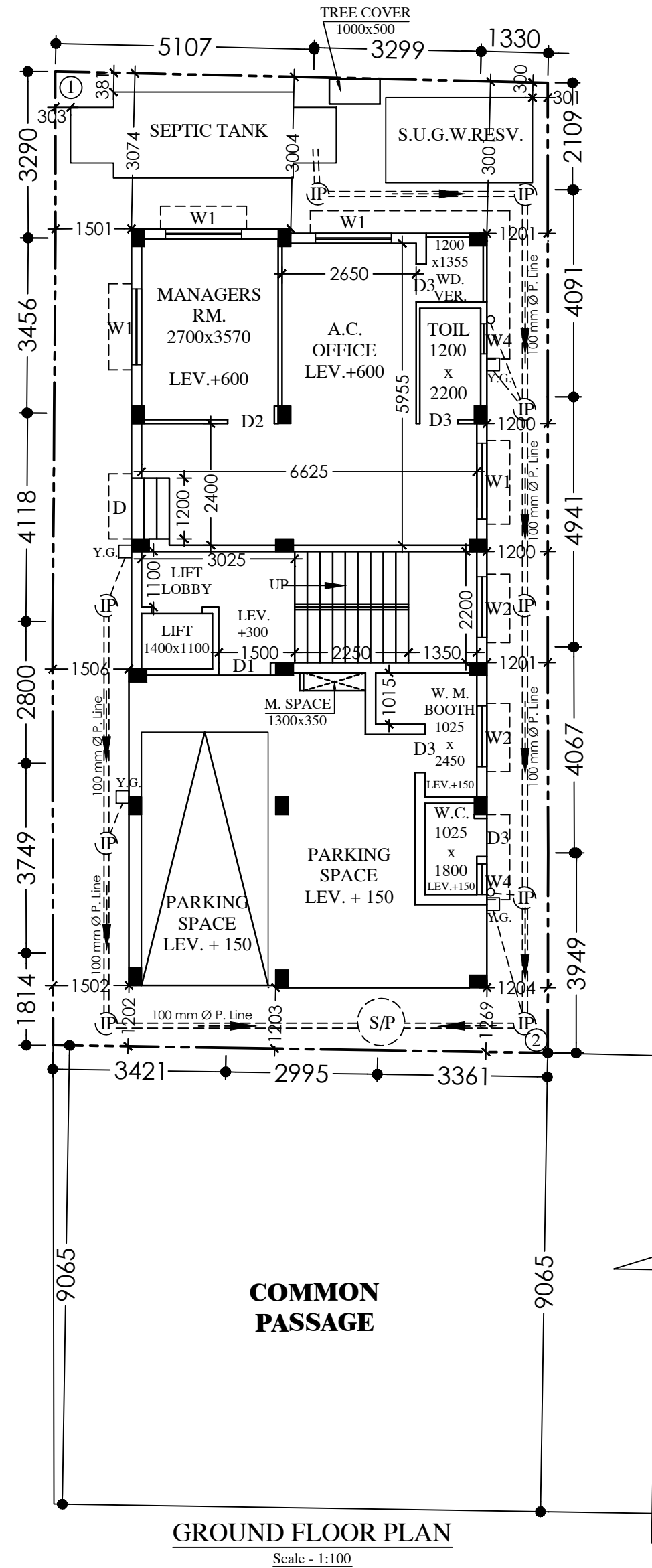
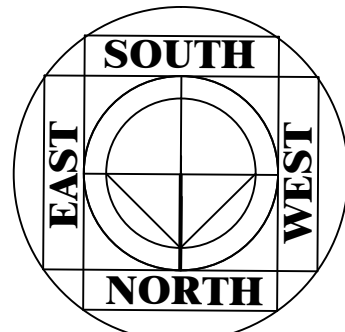


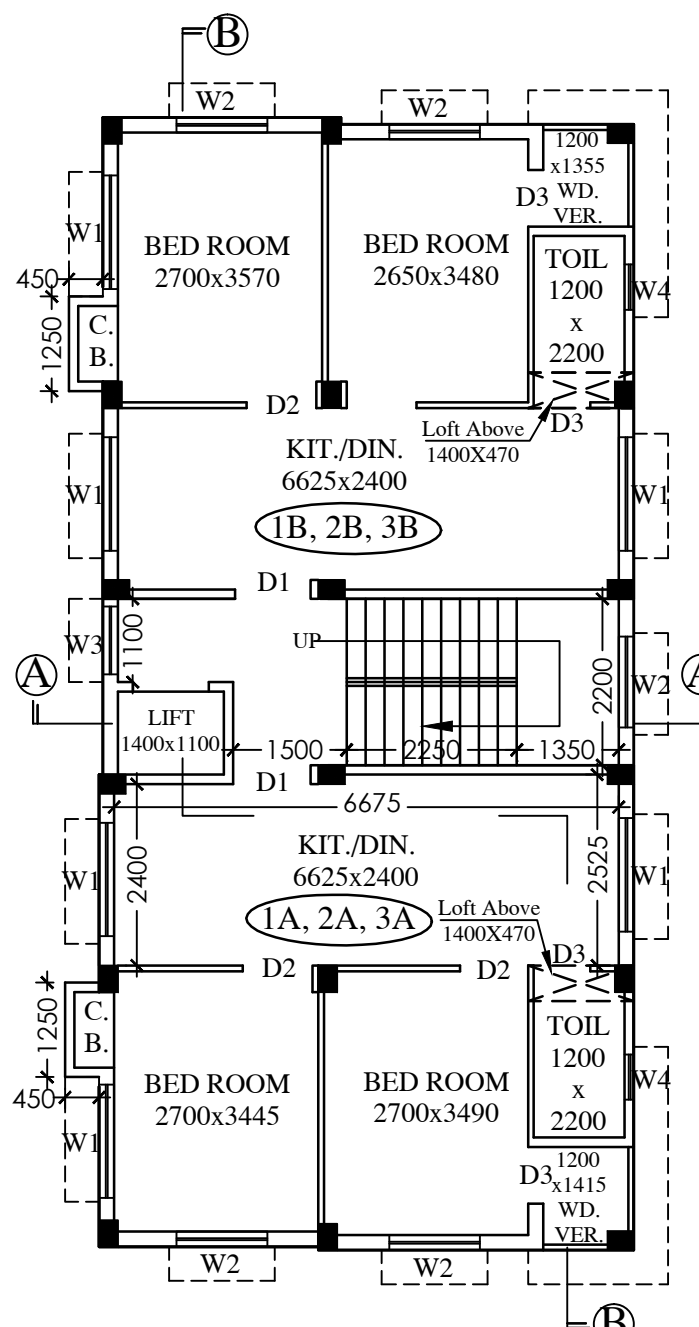
FRONT ELEVATION  
Scale - 1:100

SECTION ON A-A  
Scale - 1:100

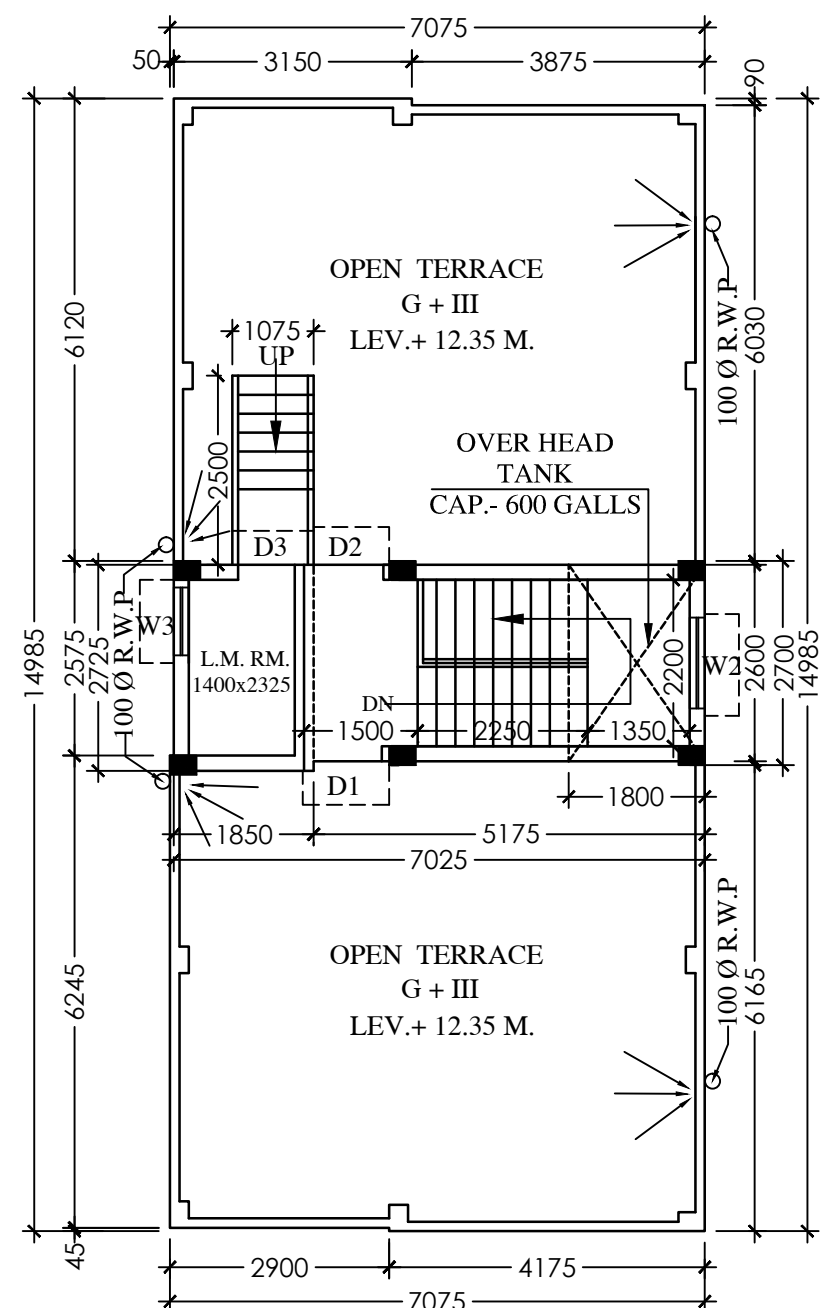
SECTION ON B-B  
Scale - 1:100



GROUND FLOOR PLAN  
Scale - 1:100



TYP. (1ST, 2ND & 3RD) FLOOR PLAN  
Scale - 1:100



ROOF PLAN  
Scale - 1:100

#### 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.

Permissible height in reference to CCZM issued by AAI: 33.00 M (W20)

Co- ordinate in WGS84 and site elevation (AMSL):

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
①	22°28'54.0"	88°24'55.6"	5.0 M.
②	22°28'54.0"	88°24'55.6"	5.0 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.

BEPARI DEVELOPERS PVT. LTD.  
REPRESENTED BY ITS DIRECTOR  
SANKAR PRASAD BEPARI  
AS CONSTITUTED ATTORNEY OF  
DR. SUBHENDU BAG  
**NAME OF OWNER / APPLICANT**  
UPAL SARKER (L.B.S. - 1075 / I)  
**NAME OF L.B.S.**

#### 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).
- LIFT WALL ARE 125 TH. R.C.C. WALL.

SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
DOOR MKD.	WIDTH	HEIGHT	WIND. MKD.	WIDTH	HEIGHT
D	1200	2100	W1	1500	1200
D1	1000	2100	W2	1200	1200
D2	925	2100	W3	900	1000
D3	750	2100	W4	600	600

#### OWNER / APPLICANT DECLARATION:-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT,  
I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.  
I SHALL FOLLOW THE INSTRUCTIONS 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 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. THE 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 DURING DEPARTMENTAL INSPECTION.

BEPARI DEVELOPERS PVT. LTD.  
REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI  
AS CONSTITUTED ATTORNEY OF DR. SUBHENDU BAG  
**NAME OF OWNER / APPLICANT**

#### MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A		PART - B																																															
<b>01. ASSESSEE NO.:</b> 31-109-08-3532-8. <b>02. DETAILS OF POWER OF ATTORNEY:</b> BOOK NO. I, VOL. NO.1601-2022, PAGES - 95989 TO 96013, BEING NO. 160102085, YEAR - 2022, DATED :- 26 / 08 / 2022, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. <b>03. NAME OF THE OWNER'S :</b> DR. SUBHENDU BAG <b>04. NAME OF THE CONSTITUTED ATTORNEY AND APPLICANT:-</b> BEPARI DEVELOPERS PVT. LTD. REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI <b>05. DETAILS OF REG. DEED :</b> BOOK NO. I, VOL. NO. 1601-2022, PAGES - 81705 TO 81733, BEING NO. 160101705, YEAR - 2022, DATED :- 08/07/2022, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. <b>06. DETAILS OF REG. BOUNDARY DECLARATION :</b> BOOK NO. I, VOL. NO.1603-2023, PAGES - 254932 TO 254943, BEING NO. 160309122, YEAR - 2023, DATED :- 27.06.2023, REG. AT OFFICE OF THE D.S.R. - III, SOUTH 24-PARGANAS, WEST BENGAL. <b>07. DETAILS OF REG. DECLARATION (COMMON PASSAGE) :</b> BOOK NO. I, VOL. NO.1603-2023, PAGES - 254944 TO 254952, BEING NO. 160309121, YEAR - 2023, DATED :- 27.06.2023, REG. AT OFFICE OF THE D.S.R. - III, SOUTH 24-PARGANAS, W.B. <b>08. BLRRO ONLINE MUTATION:-</b> IDN:1630025,KHATIAN NO.2807, COPY NO:9469, DATE: 13/06/2023. <b>09. BLRRO CONVERSION:-</b> MEMO NO: 17 / 4474 / BL&LRO/KOL/ DT. 18 /11/2022. <b>AS BASTU</b> (SHALI TO BASTU). <b>10. NO. OF STORIES INDICATING BASEMENT IF ANY:</b> G+THREE STORIED RESIDENTIAL BUILDING (HT. = 12.35 M). <b>11. KMC MUTATION:</b> O/109/20-JUL-22/44370, DATED:- 20/ 07/2022. <b>12. ASSESSMENT I.B. COPY :</b> DATED:- 15/06/2022 <b>13. DECLARATION BEFORE 1ST CLASS JUDICIAL MEGISTRATE (2ND), ALIPORE VIDE NO. 29316, DT. 26 /06/ 2023. (REGARDING L.R. AND R.S. KHATIAN NO.)</b>		<b>5. (A) PARKING CALCULATION :-</b> <table><tr><th>TENEMENT SIZE</th><th>PROPORTIONATE AREA TO BE ADDED</th><th>ACTUAL TENEMENT AREA</th><th>TEN. NO.</th><th>REQUIRED PARKING</th></tr><tr><td>FLAT 1A , 2A, 3A, = 44.592 SQ.M.</td><td>11.934 SQ.M.</td><td>56.526 SQ.M.</td><td>3 NOS.</td><td rowspan="2">1 NO.</td></tr><tr><td>FLAT 1B , 2B, 3B, = 43.961 SQ.M.</td><td>11.765 SQ.M.</td><td>55.726 SQ.M.</td><td>3 NOS.</td></tr><tr><td colspan="4">OFFICE AREA GROSS = 43.522 SQ.M.</td><td rowspan="2">NIL</td></tr><tr><td colspan="4">OFFICE AREA CARPET = 39.322 SQ.M.</td></tr><tr><td colspan="4">TOTAL</td><td>1 NO.</td></tr></table> <p>5. B) NOS. OF PARKING PROVIDED 1 NO. = COVERED = 1 NO. &amp; OPEN = NIL. 5. C) PERMISSIBLE AREA FOR PARKING :-(i) GROUND FLOOR = 1 NO.x 25 = <b>25 SQ.M.</b> 5. D) ACTUAL AREA OF PARKING PROVIDED :-(i) GROUND FLOOR = <b>35.519 SQ.M.</b> 6. PERMISSIBLE F.A.R. = <b>2.25</b> 7. PROPOSED F.A.R. = [ 367.732 SQ.M. - 25.0 SQ.M. / 187.388 SQ.M. ] = <b>1.829</b>. 8. ADDITIONAL AREA FOR FEES = <b>28.504 SQ.M.</b> (STAIR HEAD RM. + LIFT MACHINE ROOM + C.B. + LOFT + LIFT MACHINE ROOM STAIR) <table><tr><th>FLOOR</th><th>LOFT</th><th>CUPBOARD</th></tr><tr><td>1ST. FLOOR</td><td>1.316 SQ.M.</td><td>1.124 SQ.M.</td></tr><tr><td>2ND. FLOOR</td><td>1.316 SQ.M.</td><td>1.124 SQ.M.</td></tr><tr><td>3ND. FLOOR</td><td>1.316 SQ.M.</td><td>1.124 SQ.M.</td></tr><tr><td>TOTAL</td><td>3.948 SQ.M.</td><td>3.372 SQ.M.</td></tr></table><p>9. OFFICE AREA GROSS = <b>43.522 SQ.M.</b> 10. OFFICE AREA CARPET = <b>39.322 SQ.M.</b> 11. STAIR HEAD ROOM AREA = <b>13.455 SQ.M.</b> 12. ROOF TANK AREA = <b>4.68 SQ.M.</b> 13. LIFT MACHINE ROOM AREA = <b>5.041 SQ.M.</b> 14. LIFT MACHINE ROOM STAIR AREA = <b>2.688 SQ.M.</b> 15. TREE COVER AREA = <b>0.5 SQ.M.</b> 16. TOTAL AREA FOR FEES = <b>444.303 SQ.M.</b></p></p>					TENEMENT SIZE	PROPORTIONATE AREA TO BE ADDED	ACTUAL TENEMENT AREA	TEN. NO.	REQUIRED PARKING	FLAT 1A , 2A, 3A, = 44.592 SQ.M.	11.934 SQ.M.	56.526 SQ.M.	3 NOS.	1 NO.	FLAT 1B , 2B, 3B, = 43.961 SQ.M.	11.765 SQ.M.	55.726 SQ.M.	3 NOS.	OFFICE AREA GROSS = 43.522 SQ.M.				NIL	OFFICE AREA CARPET = 39.322 SQ.M.				TOTAL				1 NO.	FLOOR	LOFT	CUPBOARD	1ST. FLOOR	1.316 SQ.M.	1.124 SQ.M.	2ND. FLOOR	1.316 SQ.M.	1.124 SQ.M.	3ND. FLOOR	1.316 SQ.M.	1.124 SQ.M.	TOTAL	3.948 SQ.M.	3.372 SQ.M.
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TOTAL	3.948 SQ.M.	3.372 SQ.M.																																															

#### PART - B

- AREA OF LAND:  
AS PER DEED = 188.777 SQ.M. = ( 2K - 13 CH. - 07 SFT.)  
AS PER ASSESSMENT BOOK = 188.777 SQ.M. = ( 2K - 13 CH. - 07 SFT.)  
AS PER BOUNDARY DECLARATION = 187.388 SQ.M. = ( 2K - 12 CH. - 37.044 SFT.)
- PERMISSIBLE GROUND COVERAGE : 187.388 SQ.M. @ 60 % = 112.433 SQ.M.
- PROPOSED GROUND COVERAGE : 56.09 % = 105.105 SQ.M.

#### 4. PROPOSED FLOOR AREA :

FLOOR	COMMON AREA	FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
			STAIR WAY	STAIR WELL	LIFT LOBBY	LIFT WELL	
GROUND FLOOR	26.063 SQ.M.	105.105 SQ.M.	10.340 SQ.M.	NIL	1.677 SQ.M.	NIL	93.088 SQ.M.
1ST. FLOOR	15.012 SQ.M.	105.105 SQ.M.	10.340 SQ.M.	NIL	1.677 SQ.M.	1.54 SQ.M.	91.548 SQ.M.
2ND. FLOOR	15.012 SQ.M.	105.105 SQ.M.	10.340 SQ.M.	NIL	1.677 SQ.M.	1.54 SQ.M.	91.548 SQ.M.
3RD. FLOOR	15.012 SQ.M.	105.105 SQ.M.	10.340 SQ.M.	NIL	1.677 SQ.M.	1.54 SQ.M.	91.548 SQ.M.
TOTAL	71.099 SQ.M.	420.420 SQ.M.	41.360 SQ.M.	NIL	6.708 SQ.M.	4.62 SQ.M.	367.732 SQ.M.

#### 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 COMMON PASSAGE 9.065 MT. AT NORTHERN SIDE 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 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.

UPAL SARKER (L.B.S. - 1075 / I)  
**NAME OF L.B.S.**

#### G.T.E. DECLARATION:-

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.

#### 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. SOIL TESTING HAS BEEN DONE BY JAYANTA MAJUMDAR OF DIGISTRUC AT J150, BAISHNABGHATA PATULI TOWNSHIP, KOLKATA-700 094. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

JAYANTA MAJUMDER, (G.T. / I / 13)  
**NAME OF G.T.E.**

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

**SCALE:-**  
1:100,  
1:50  
1:600,  
1:4000

**PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN**  
**U/S - 393A OF K.M.C. ACT. 1980 AND AS PER BUILDING RULE -2009**  
**AT PREMISES NO. 3933, NAYABAD, WARD NO.109, BOROUGH NO. XII,**  
**MOUZA - NAYABAD, J.L. NO. 25, L.R & R.S. DAG NO.195, R.S. KHATIAN**  
**NO.117 & 118, L.R. KHATIAN NO.2807,P.S.- PANCHASAYAR,**  
**KOLKATA- 700 099.**

**BUILDING PERMIT NO. : 2023120234**

**DATE : 17-AUG-23**

**VALID UPTO : 16-AUG-28**

**DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.- XII**

**NOT APPLICABLE**  
**DIGITAL SIGNATURE OF**  
**E.E.(C)/BLDG./BR.- XII**