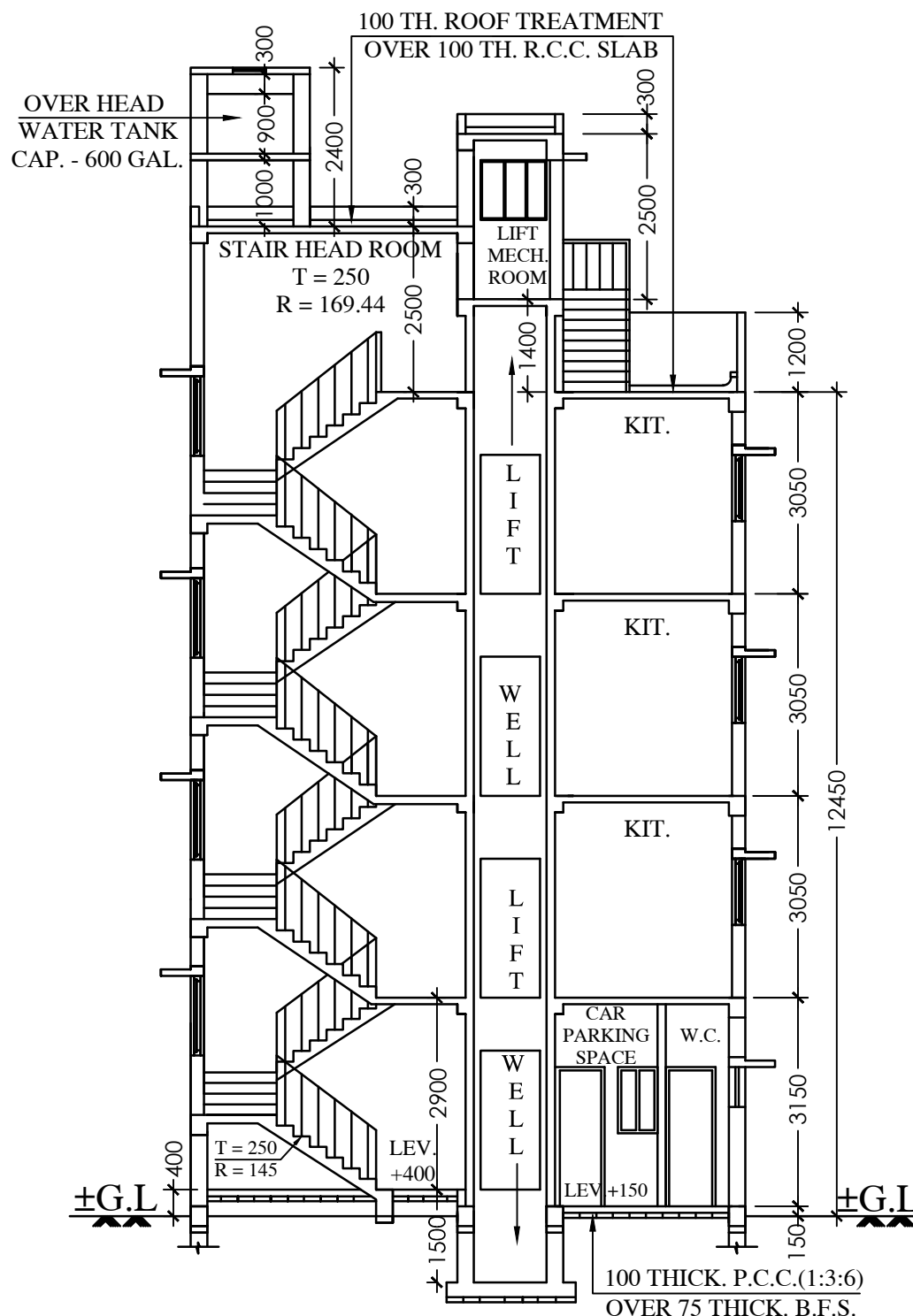
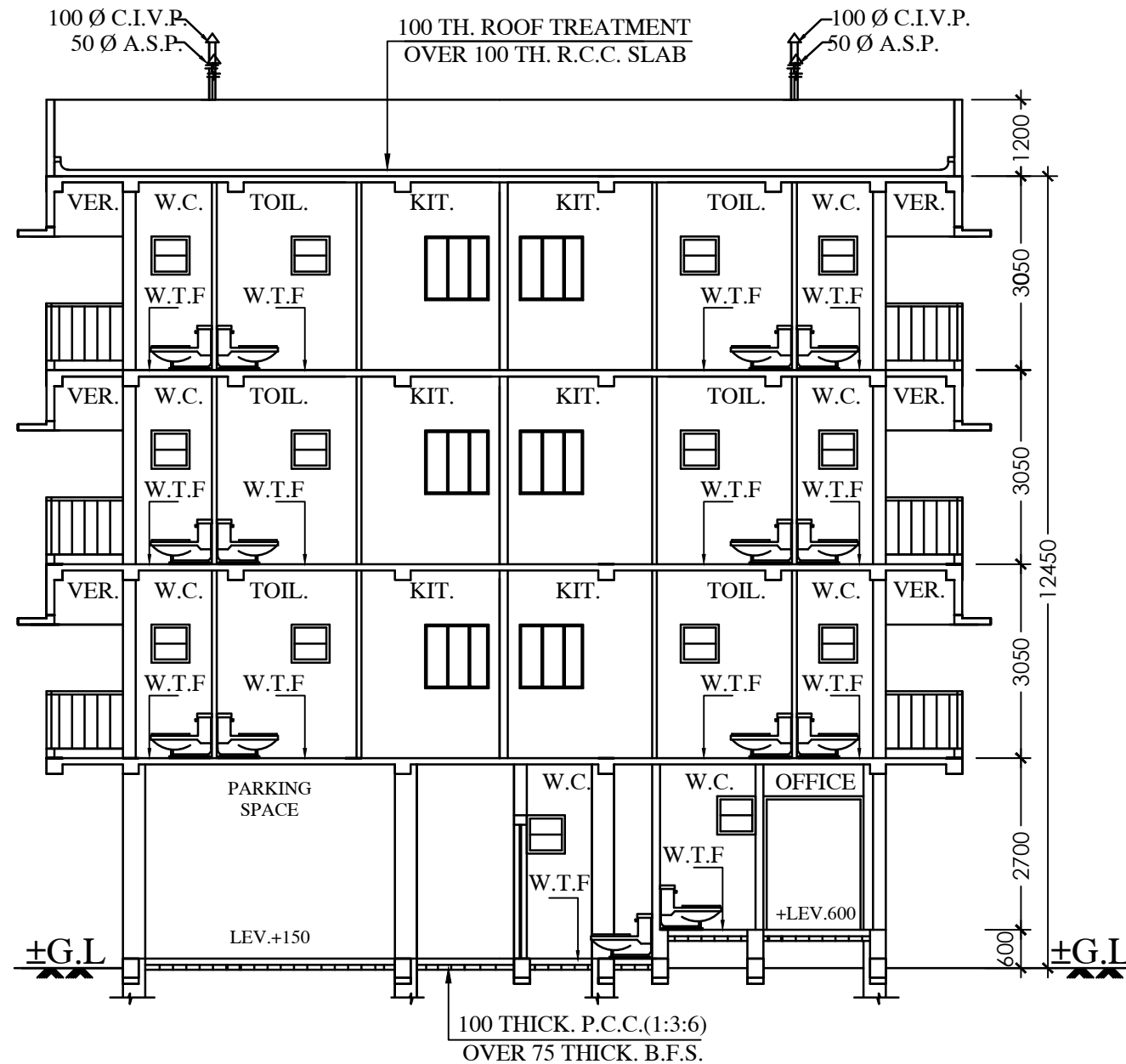


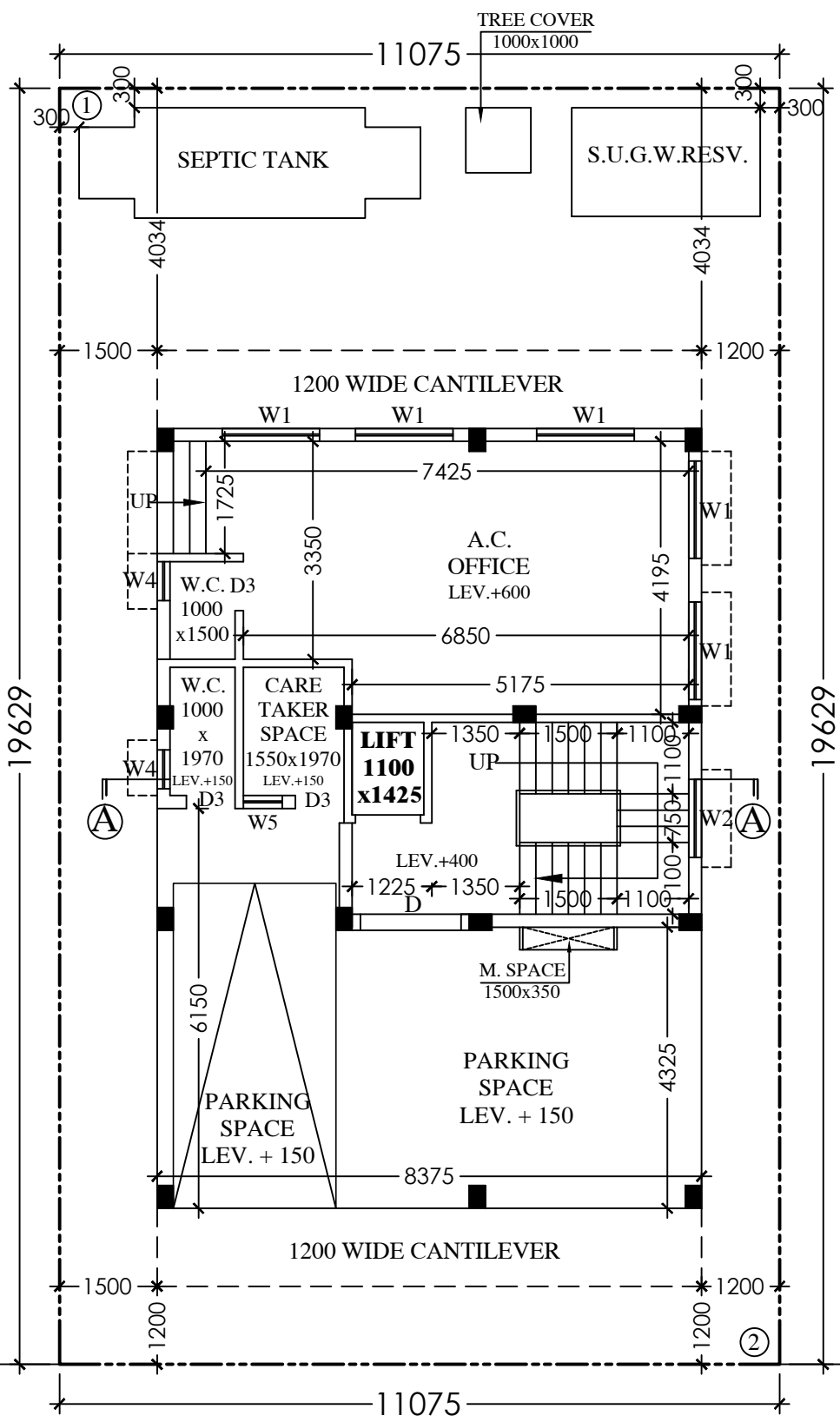
FRONT ELEVATION  
Scale - 1:100



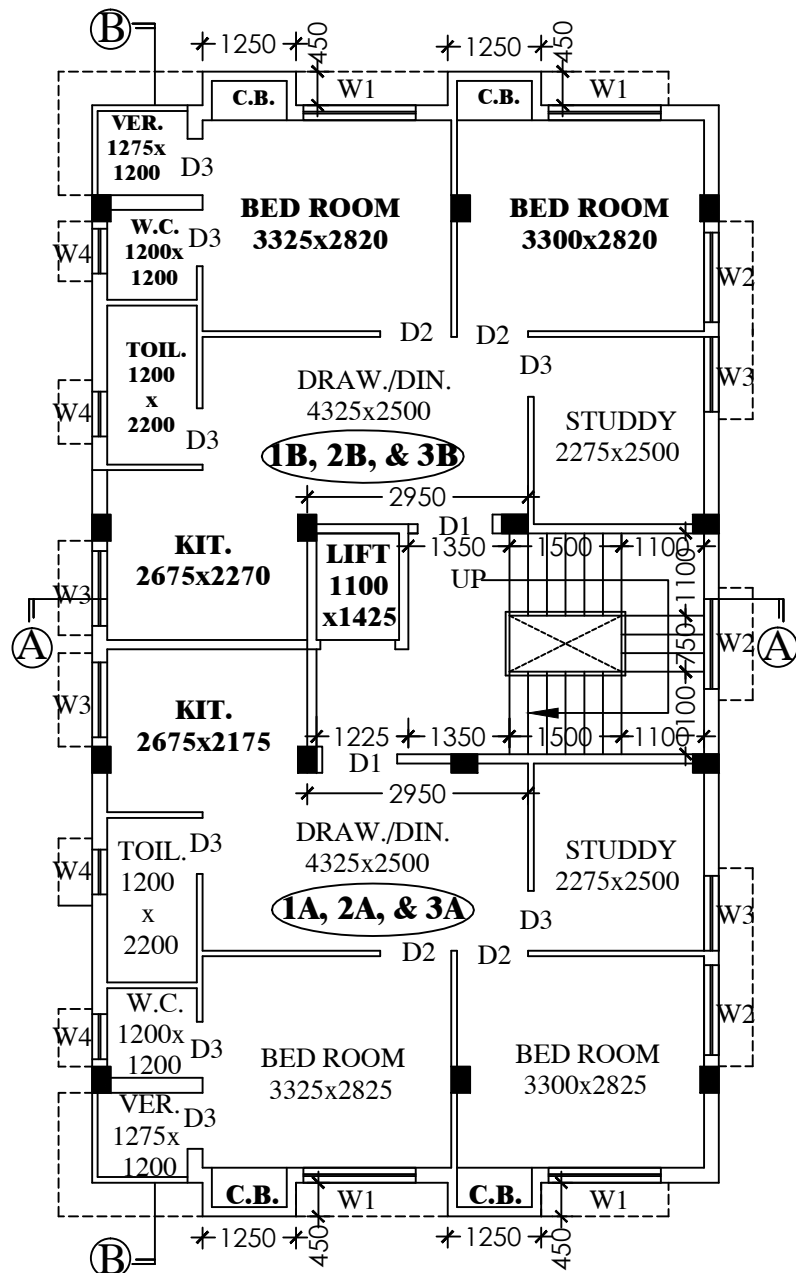
SECTION ON 'A-A'  
Scale - 1:100



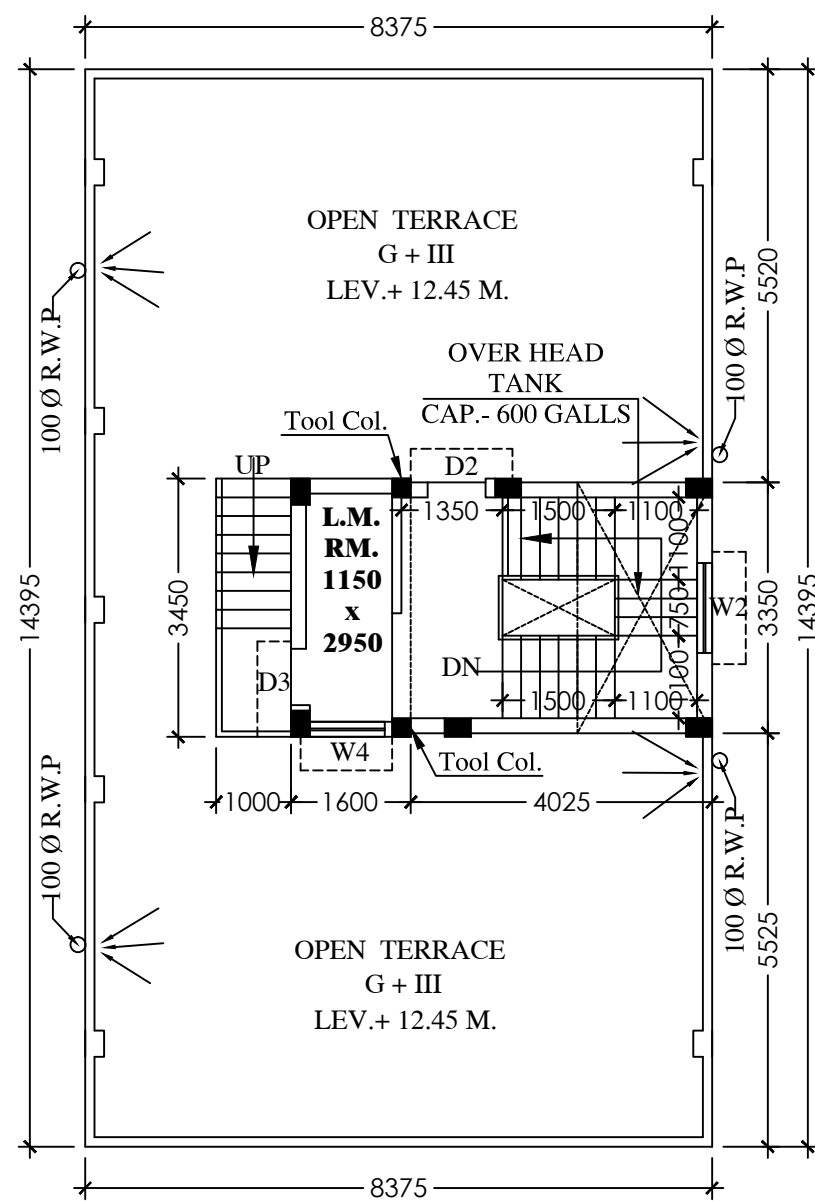
SECTION ON 'B-B'  
Scale - 1:100



GROUND FLOOR PLAN  
Scale - 1:100



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



ROOF PLAN  
Scale - 1:100

## MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A		PART - B				
<b>01. ASSESSEE NO.:</b> 31-109-08-2764-2, <b>02. DETAILS OF POWER OF ATTORNEY:</b> BOOK NO. I, VOL. NO.1601-2023, PAGES - 47421 TO 47449, BEING NO. 160101333, YEAR - 2023, DATED :- 14 / 06 /2023, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. <b>03. NAME OF THE OWNERS' :</b> SMT ARATI BHATTACHARYA, ADITI BHATTACHARYA ALIAS ADITI BARAL & RATI BHATTACHARYA ALIAS RATI SAHA BHATTACHARYA <b>04. NAME OF THE CONSTITUTED ATTORNEY AND APPLICANT:-</b> BEPARI DEVELOPERS PVT. LTD., REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI, C.A. OF THE OWNERS <b>05. DETAILS OF REG. DEED :</b> BOOK NO. I, VOL. NO. 42, PAGES - 361 TO 372, BEING NO. 2548, YEAR - 1985, DATED :- 25/02/1985, REG. AT OFFICE OF THE D.S.R. - ALIPORE, SOUTH 24-PARGANAS, W.B. <b>06. DETAILS OF REG. BOUNDARY DECLARATION :</b> BOOK NO. I, VOL. NO.1601-2023, PAGES - 47298 TO 47311, BEING NO. 160101332, YEAR - 2023, DATED :- 14 /06/2023, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, WEST BENGAL. <b>07. BLRO ONLINE MUTATION:-</b> IDN:1630025, KHATIAN NO.2870, COPY NO.17532, DATE: 06/12/22 AND IDN:1630025, KHATIAN NO.2871, COPY NO.17533, DATE: 06/12/2022, & IDN:1630025, KHATIAN NO.2872, COPY NO.17534, DATE: 06/12/2022. <b>08. BLRO CONVERSION:-</b> MEMO NO: 17 / 4763 / BL&LRO/KOL/ DT. 15/12/2022., MEMO NO: 17 / 4764 / BL&LRO/KOL/ DT. 15/12/2022. & MEMO NO: 17 / 4765 / BL&LRO/KOL/ DT. 15/12/2022. AS BASTU (SHALI TO BASTU). <b>09. NO. OF STORIES INDICATING BASEMENT IF ANY:</b> G+THREE STORIED RESIDENTIAL BUILDING (HT. = 12.45 M). <b>10. KMC MUTATION:</b> 0/109/31-MAY-23/49137, DATED- 23/ 09/2023 <b>11. ASSESSMENT BOOK COPY -</b> PORTAL COPY <b>12. DECLARATION BEFORE 1ST CLASS 5TH. JUDICIAL</b> (MAGISTRATE, ALIPORE VIDE NO. 59672 , DT. 14 /11/ 2022. (REGARDING LEGAL HEIRS.) <b>13. DECLARATION BEFORE 1ST CLASS 2ND. JUDICIAL</b> (MAGISTRATE, ALIPORE VIDE NO. 55260, DT. 15 /09/ 2023. (REGARDING R.S. & L.R. DAG & KHATIAN NUMBERS)		<b>5. (A) PARKING CALCULATION :-</b>				
<b>TENEMENT SIZE</b>		<b>PROPORTIONATE AREA TO BE ADDED</b>	<b>ACTUAL TENEMENT AREA</b>	<b>TEN. NO.</b>	<b>REQUIRED PARKING</b>	
FLAT 1A , 2A, 3A, = 51.903 SQM.		11.259 SQM.	63.162 SQM.	3 NOS.	1 NO.	
FLAT 1B , 2B, 3B, = 51.935 SQM.		11.266 SQM.	63.201 SQM.	3 NOS.		
OFFICE AREA GROSS = 34.273 SQM. OFFICE AREA CARPET = 31.136 SQM.					NIL	
TOTAL					1 NO.	
5. B) NOS. OF PARKING PROVIDED: 1 NO. = COVERED = 1 NO. & OPEN = NIL. 5. C) PERMISSIBLE AREA FOR PARKING: (i) GROUND FLOOR = 1 NO. x 25 = <b>25 SQM.</b> 5. D) ACTUAL AREA OF PARKING PROVIDED: (i) GROUND FLOOR = <b>40.689 SQ.M.</b> 6. PERMISSIBLE F.A.R. = <b>1.75</b> 7. PROPOSED F.A.R. = [ 405.085 SQ.M. - 25.0 SQ.M. / 217.391 SQ.M. ] = <b>1.748</b> ADDITIONAL AREA FOR FEES = <b>29.21 SQM.</b> (STAIR HEAD RM. + LIFT MACHINE ROOM + C.B. + LIFT MACHINE ROOM STAIR)						
FLOOR		LOFT	CUPBOARD			
1ST. FLOOR		-	2.252 SQM.			
2ND. FLOOR		-	2.252 SQM.			
3ND. FLOOR		-	2.252 SQM.			
TOTAL		-	6.756 SQM.			
9. OFFICE AREA GROSS = 34.273 SQM. 10. OFFICE AREA CARPET = 31.136 SQM. 11. STAIR HEAD ROOM AREA = 13.484 SQM. 12. ROOF TANK AREA = 6.03 SQM. 13. LIFT MACHINE ROOM AREA = 5.52 SQM. 14. LIFT MACHINE ROOM STAIR AREA = 3.45 SQM. 15. TREE COVER AREA = 1.0 SQM. 16. TOTAL AREA FOR FEES = 483.263 SQM. 17. FRONTAGE OF THE PLOT = 11.075 M. 18. AREA OF EXISTING STRUCTURE = 66.808 SQM.						

## PART - B

- AREA OF LAND:  
AS PER DEED = **217.391 SQM. = ( 3K - 04 CH. - 00 SFT.)**  
AS PER ASSESSMENT BOOK = **217.391 SQM. = ( 3K - 04 CH. - 00 SFT.)**  
AS PER BOUNDARY DECLARATION = **217.391 SQM. = ( 3K - 04 CH. - 00 SFT.)**
- PERMISSIBLE GROUND COVERAGE : **217.391 SQM. @ 59.42 % = 129.174SQ.M.**
- PROPOSED GROUND COVERAGE : **55.457 % = 120.558 SQM.**

## 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	25.496 SQ.M.	100.458 SQ.M.	10.527 SQ.M.	-	1.715 SQ.M.	-	88.216 SQ.M.
1ST. FLOOR	14.027 SQ.M.	120.558 SQ.M.	10.527 SQ.M.	1.125 SQM.	1.715 SQ.M.	1.568 SQ.M.	105.623 SQ.M.
2ND. FLOOR	14.027 SQ.M.	120.558 SQ.M.	10.527 SQ.M.	1.125 SQM.	1.715 SQ.M.	1.568 SQ.M.	105.623 SQ.M.
3RD. FLOOR	14.027 SQ.M.	120.558 SQ.M.	10.527 SQ.M.	1.125 SQM.	1.715 SQ.M.	1.568 SQ.M.	105.623 SQ.M.
TOTAL	67.577 SQ.M.	462.132 SQ.M.	42.108 SQ.M.	3.375 SQM.	6.860 SQ.M.	4.704 SQ.M.	405.085 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 K.M.C. (BLACK TOP ) ROAD 5.9 MT. AT EASTERN 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 THEEXISTING 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 MAJUMDAR, (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. 2652, NAYABAD, WARD NO.109, BOROUGH - XII,**  
**MOUZA - NAYABAD, J.L. NO. 25, R.S. & L.R. DAG NO.194,**  
**R.S. KHATIAN NO. 145, & L.R. KHATIAN NO. 2870, 2871, 2872,**  
**P.S.- PANCHASAYAR, KOLKATA - 700 099.**

**BUILDING PERMIT NO. : 2023120361**  
**SANCTION DATE : 31.10.2023**

**VALID UPTO : 30.10.2028**

## 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°29'00.1" N	88°24'49.9" E	5.0 M.
②	22°28'59.9" N	88°24'49.4" E	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 SMT ARATI BHATTACHARYA, ADITI BHATTACHARYA ALIAS RATI SAHA BHATTACHARYA & RATI BHATTACHARYA ALIAS RATI SAHA BHATTACHARYA  
**NAME OF OWNERS / 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

## OWNERS / APPLICANTS DECLARATION:-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE 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 US DURING DEPARTMENTAL INSPECTION.

BEPARI DEVELOPERS PVT. LTD. REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI AS CONSTITUTED ATTORNEY OF SMT ARATI BHATTACHARYA, ADITI BHATTACHARYA ALIAS RATI SAHA BHATTACHARYA & RATI BHATTACHARYA ALIAS RATI SAHA BHATTACHARYA  
**NAME OF OWNERS / APPLICANT**

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