

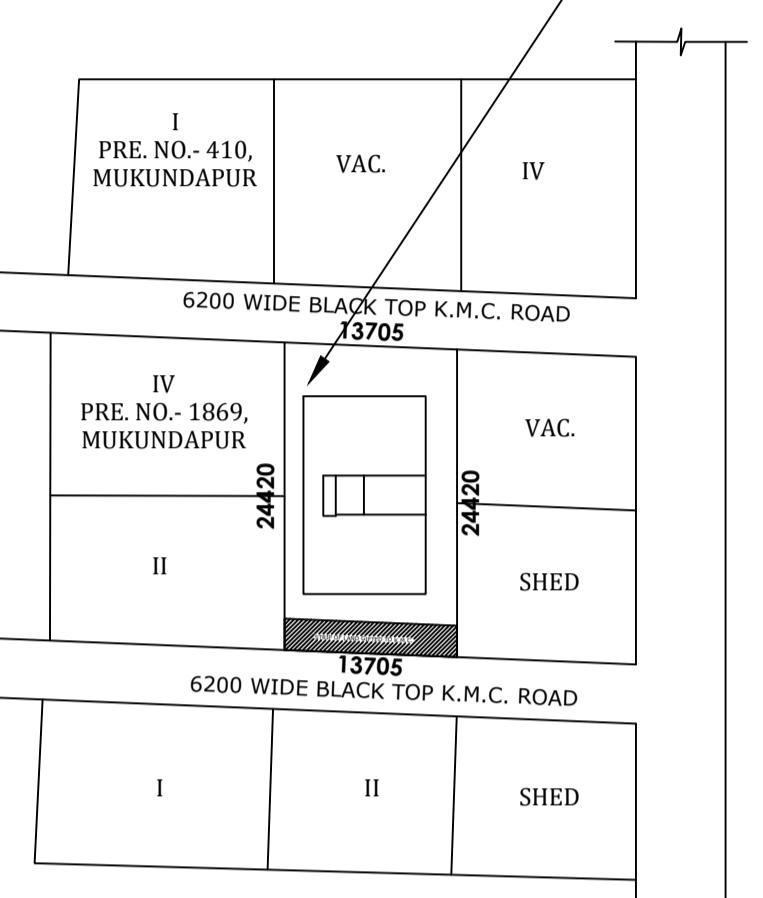
SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS. STEEL Z- SECTION WINDOWS. CAST-IN-SITU MOSAIC FLOORING. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

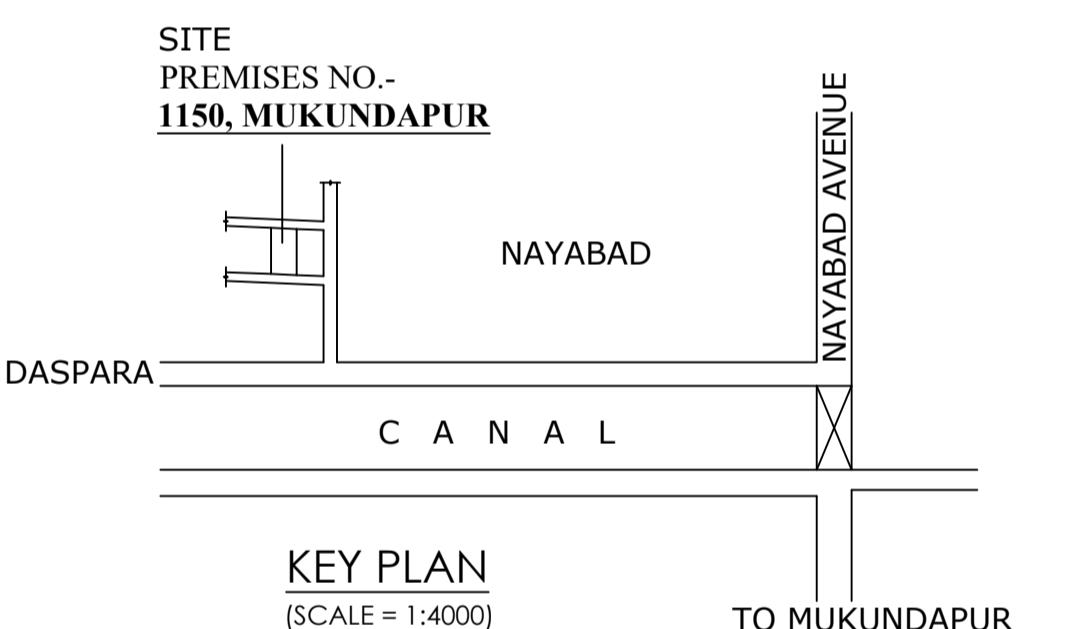
DOORS & WINDOWS

MKD.	SIZES	TYPES
D1	1000x2100	PANELLED
D2	900x2100	PANELLED
D3	750x2100	PANELLED
W1	1500x1200	GLAZED
W2	1200x1200	GLAZED
W3	900x1200	GLAZED
W4	600x750	GLAZED

**SITE PREMISES NO.-
1150, MUKUNDAPUR**



SITE PLAN
(SCALE = 1:600)



PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M.
SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) -
REFERENCE POINTS CO-ORDINATES IN WGS 84 SITE ELEVATION (AMSL)
MARKED IN SITE PLAN OF THE PROPOSAL LATITUDE LONGITUDE
(A) 22°29'21.5" N 88°24'40.2" E 6.00 M.
(B) 22°29'22.1" N 88°24'40.5" E
THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI DEBABRATA BHATTACHARYA
PROPRIETOR OF "MS BASBHUMI" C.A. OF
SMT. SHIKHA NANDI & SRI HARENDRA KUMAR NANDI
NAME OF L.B.S.
NAME OF OWNERS

GROUND FLOOR PLAN
SCALE=1:100

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A
1. ASSESSEE NO. - 311090711500
2. A) NAME OF OWNERS (RECORDED):- SMT. SHIKHA NANDI & SRI HARENDRA KUMAR NANDI
2. B) NAME OF APPLICANT:- SRI DEBABRATA BHATTACHARYA PROPRIETOR OF "MS BASBHUMI" C.A. OF SMT. SHIKHA NANDI & SRI HARENDRA KUMAR NANDI
3. DETAILS OF REGISTERED DEED OF AMALGAMATION -
BOOK - I, VOLUME - 1603-2024, PAGES - 78054 TO 78071, BEING - 160303185, DATED - 28/02/2024, REGD AT D.S.R.-III, SOUTH 24 PARGANAS
4. DETAILS OF REGISTERED DEEDS -
a) BOOK - I, VOLUME - 336, PAGES - 474 TO 482, BEING - 17309, DATED - 24/07/1986, REGD AT D.R.-ALIPORE
b) BOOK - I, VOLUME - 344, PAGES - 262 TO 269, BEING - 13986, DATED - 20/10/1989, REGD AT S.R.-ALIPORE
5. DETAIL OF REGISTERED DEED OF BOUNDARY DECLARATION -
BOOK - I, VOLUME - 1604-2025, PAGES - 26643 TO 26655, BEING - 160400776, DATED - 30/01/2025, REGD AT D.S.R.-IV, SOUTH 24 PARGANAS
6. DETAIL OF REGISTERED DEED OF STRIP OF LAND -
BOOK - I, VOLUME - 1604-2025, PAGES - 26656 TO 26670, BEING - 160400779, DATED - 30/01/2025, REGD AT D.S.R.-IV, SOUTH 24 PARGANAS
7. DETAIL OF REGISTERED POWER OF ATTORNEY -
BOOK - I, VOLUME - 1604-2024, PAGES - 221142 TO 221165, BEING - 160407085, DATED - 09/07/2024, REGD AT D.S.R.-IV, SOUTH 24 PARGANAS
8. DETAILS OF CONVERSION (BEEL MACH CHAS TO BASTU) -
MEMO NO. - 51A (C) / MIS-63/6027/1(2) / P24, DATED - 16/12/2024 & MEMO NO. - 51A (C) / MIS-63/6030/1(2) / P24, DATED - 16/12/2024
9. MUTATION CASE NO. - O/109/05-MAR-24/1288 DATED - 09/03/2024 ISSUED ON 09/07/2025

PART B
1. AREA OF LAND : AS PER DEED - 334.448 SQM. AS PER BOUNDARY DECLARATION - 334.398 SQM.
2. STRIP OF LAND - 34.263 SQM.
3. PERMISSIBLE GROUND COVERAGE: = 185.658 SQM. (55.520%)
4. PROPOSED GROUND COVERAGE = 152.230 SQM. (45.524%)
5. PROPOSED AREA:

	TOTAL COVERED AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COVERED AREA (SQ.M.)	EXEMPTED AREAS STAIRWAY (SQ.M.)	EXEMPTED AREAS LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	130.912	—	—	130.912	12.690	2.059	116.163
FIRST FLOOR	152.230	—	1.750	150.480	12.690	2.059	135.731
SECOND FLOOR	152.230	—	1.750	150.480	12.690	2.059	135.731
THIRD FLOOR	152.230	—	1.750	150.480	12.690	2.059	135.731
FOURTH FLOOR	152.230	—	1.750	150.480	12.690	2.059	135.731
TOTAL	739.832	—	7.000	732.832	63.450	10.295	659.087

TENEMENT	TENEMENT MARK	TENEMENT SIZE NET (SQ.M.)	SHARE OF SERVICE (SQ.M.)	ACTUAL (SQ.M.)	NO. OF TENEMENT	REQD. CAR PARK.	PROV. CAR PARKING
A	67.441	11.940	—	79.381	4	4 NOS.	4 NOS.
B	67.441	11.940	—	79.381	4	4 NOS.	AREA - 97.785 SQM.

7. PERMISSIBLE F.A.R. = 1.75
8. PROPOSED F.A.R. = 1.679
9. STAIR HEAD ROOM AREA = 15.190 SQM.
10. LIFT MACHINE ROOM AREA = 6.898 SQM.
11. OVER HEAD TANK AREA = 5.890 SQM.
12. LIFT MACHINE ROOM STAIR AREA = 3.200 SQM.
13. ROOF AREA = 152.230 SQM.
14. CUP-BOARD AREA = 12.000 SQM.
15. ADDITIONAL FLOOR AREA FOR FEES = 37.288 SQM.
16. TREE COVER AREA = 6.300 SQM.

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY US. IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC 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.

SRI DEBABRATA BHATTACHARYA PROPRIETOR OF "MS BASBHUMI" C.A. OF SMT. SHIKHA NANDI & SRI HARENDRA KUMAR NANDI
NAME OF OWNERS

CERTIFICATE OF L.B.S.

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME, THAT THE NATURE & WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE SUBMITTED PLAN AND IT IS A BUILDABLE SITE. NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. PLOT IS WITHIN 500 M. FROM C.L. OF E.M. BYE PASS. EXISTING STRUCTURES FULLY OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

SANJIB SENGUPTA L.B.S. NO. 1047(I)
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING HAS BEEN DONE BY MR. BHASKAR JYOTI ROY OF RMC CONSULTANT OF 1ST FLOOR, FLAT NO. - 02, SHREE RAM APARTMENT, HOWRAH - 711109. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

DEBJANI SENGUPTA E.S.E. NO. 508(II)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL 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.

SRI BHASKAR JYOTI ROY G.T.E. 50(I)
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED PLAN OF A G+IV STORED RESIDENTIAL BUILDING OF HT. 15.425 M. AT PREMISES NO. - 1150, MUKUNDAPUR, WARD NO. - 109, BOROUGH - XII, MOUZA - CHAKGANIAGACHI, J.L. NO. - 24, R.S. / L.R. DAG NO. - 40, R.S. KHATIAN NO. - 37, L.R. KHATIAN NO. - 581 & 580, P.S. - PURBA JADAVPUR DISTRICT - SOUTH 24 PARGANAS, U/S 393A OF KOLKATA MUNICIPAL CORPORATION ACT 1980 & K.M.C. BUILDING RULES 2009.

B.P. NO. - 2025120231 DATED - 09-SEP-25 VALID UPTO - 08-SEP-30

DIGITAL SIGNATURE OF A.E.