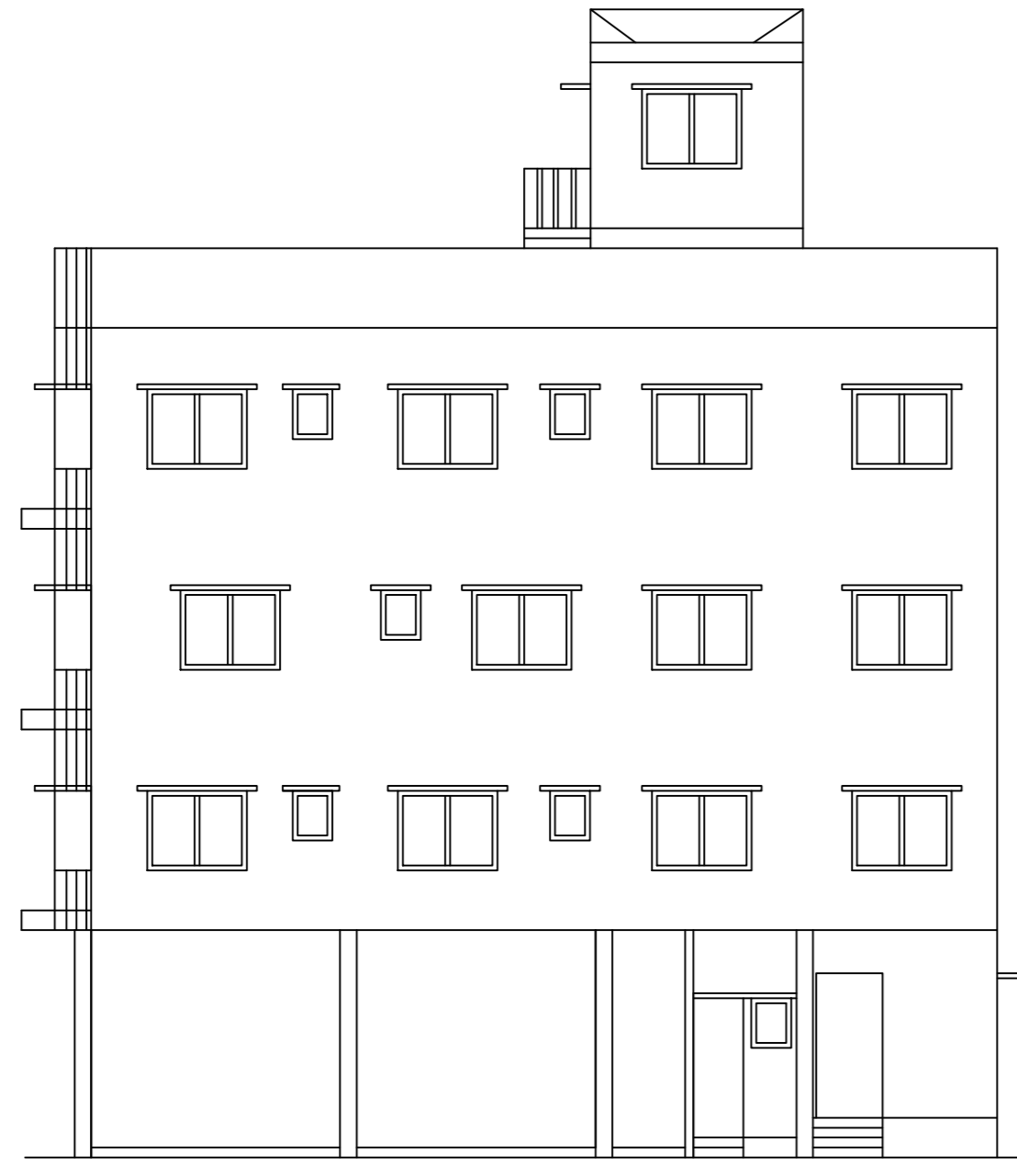
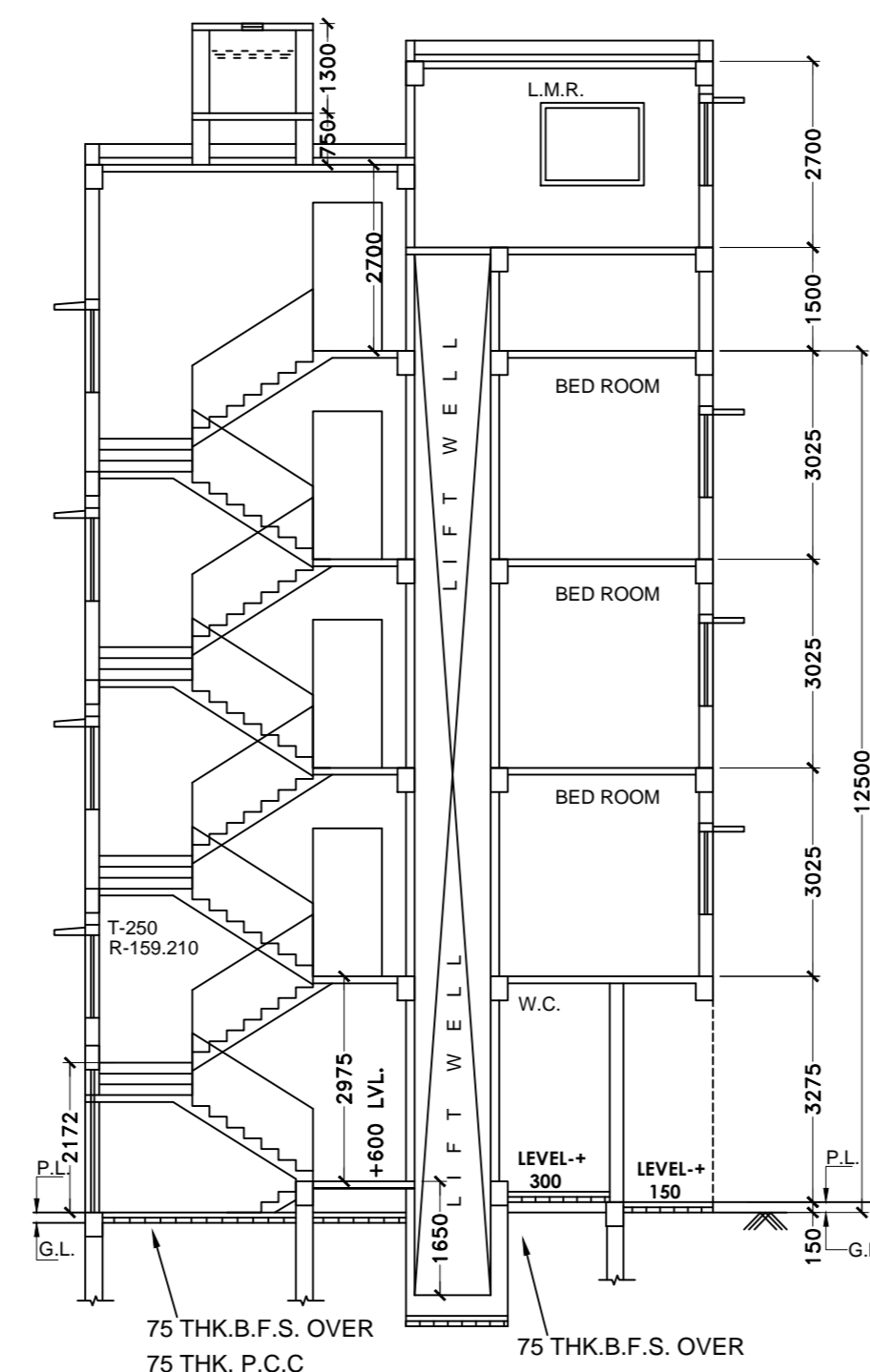




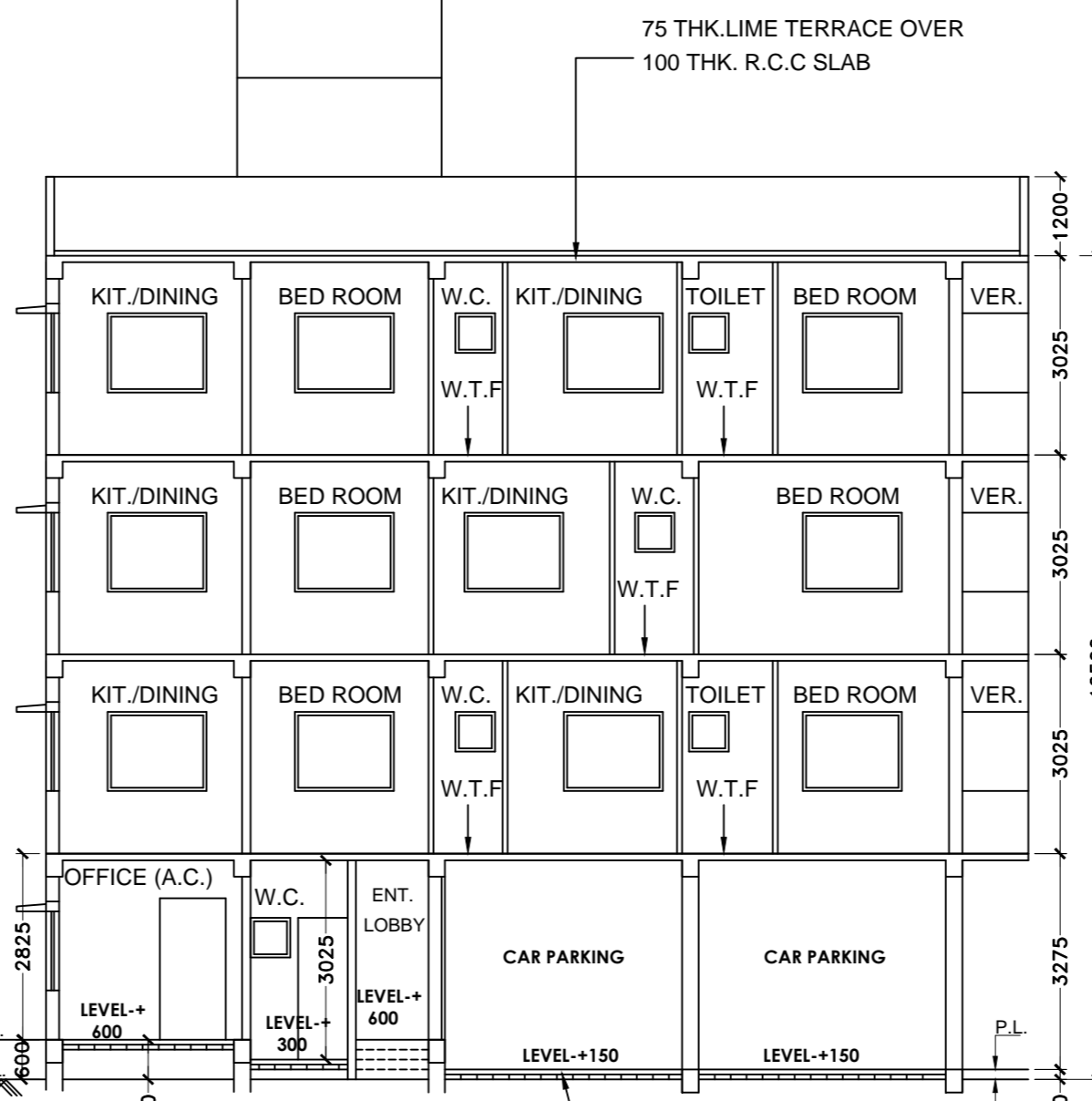
FRONT ELEVATION



SIDE ELEVATION

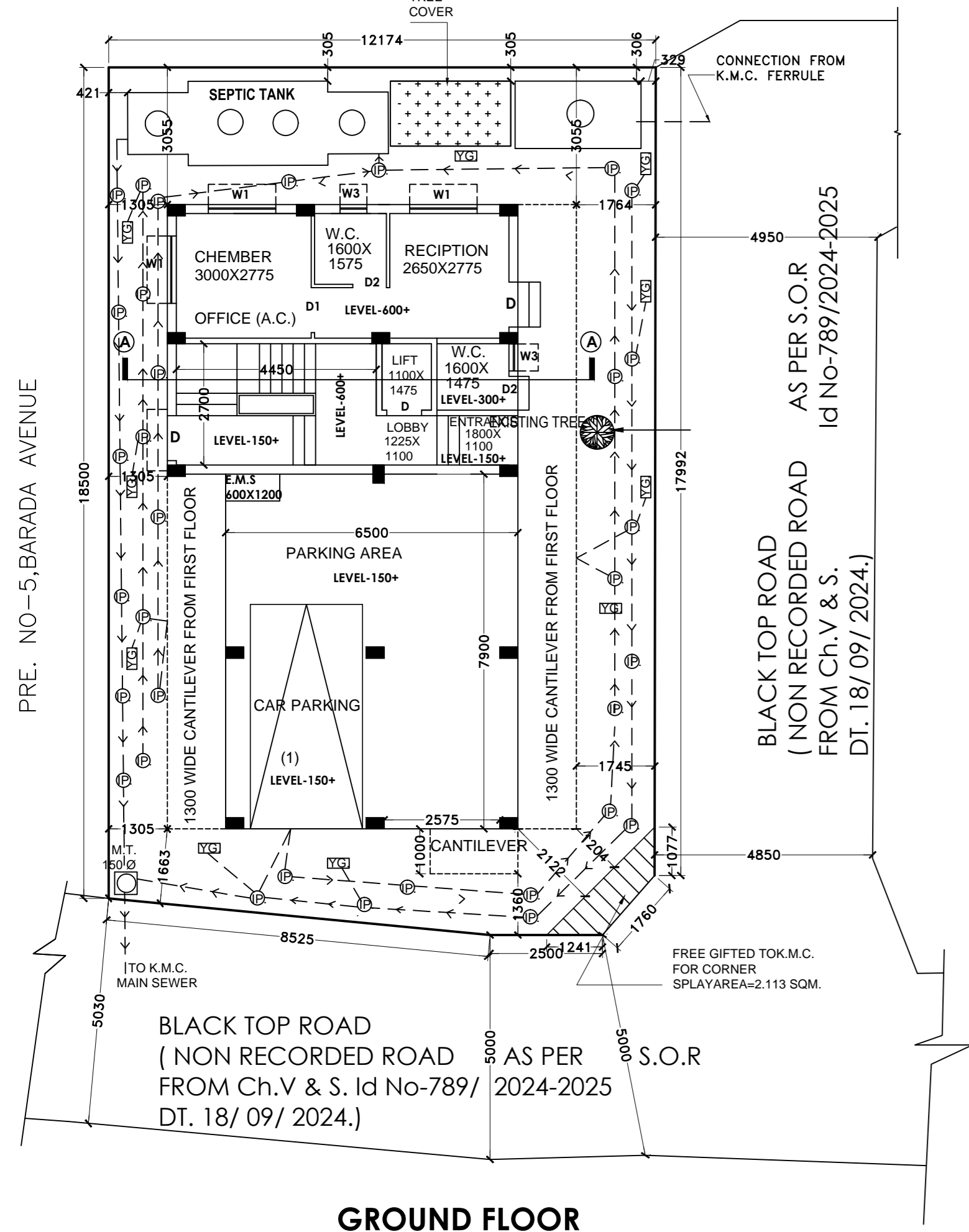


SECTION - AA

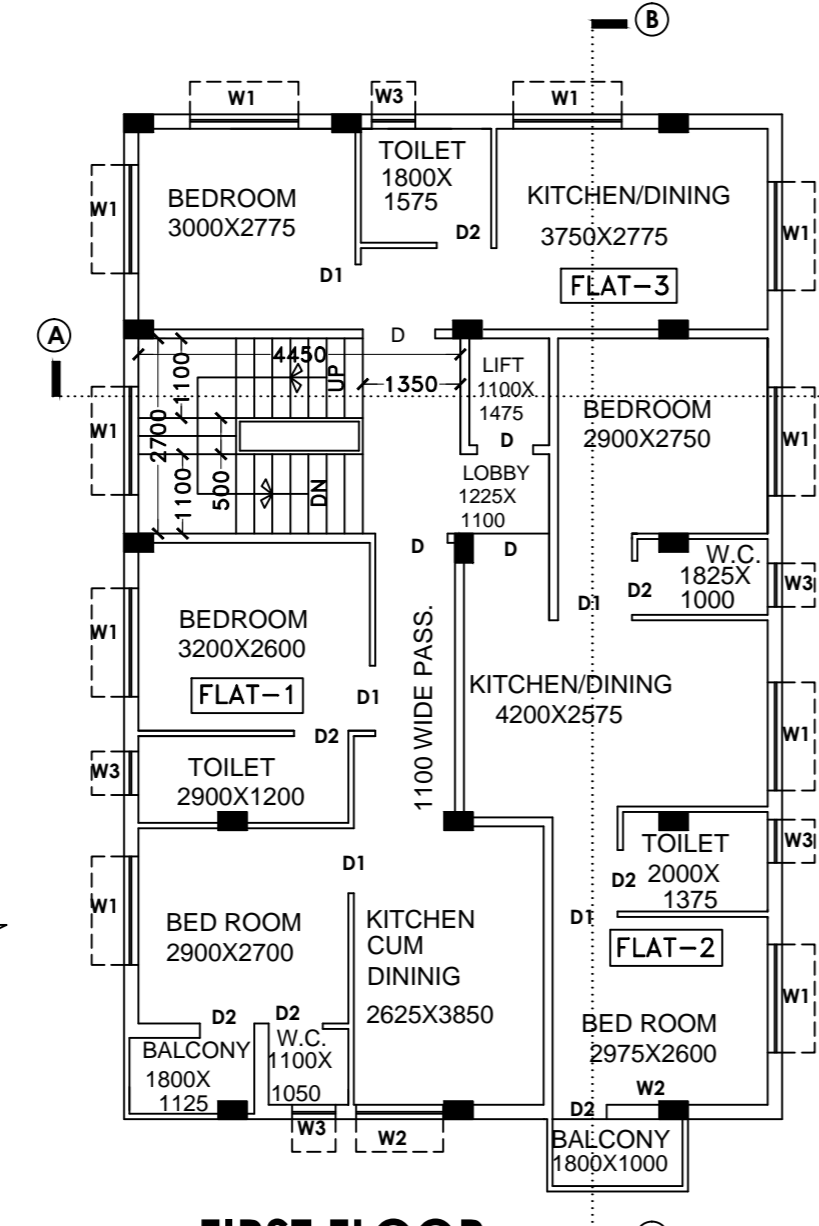


SECTION - BB

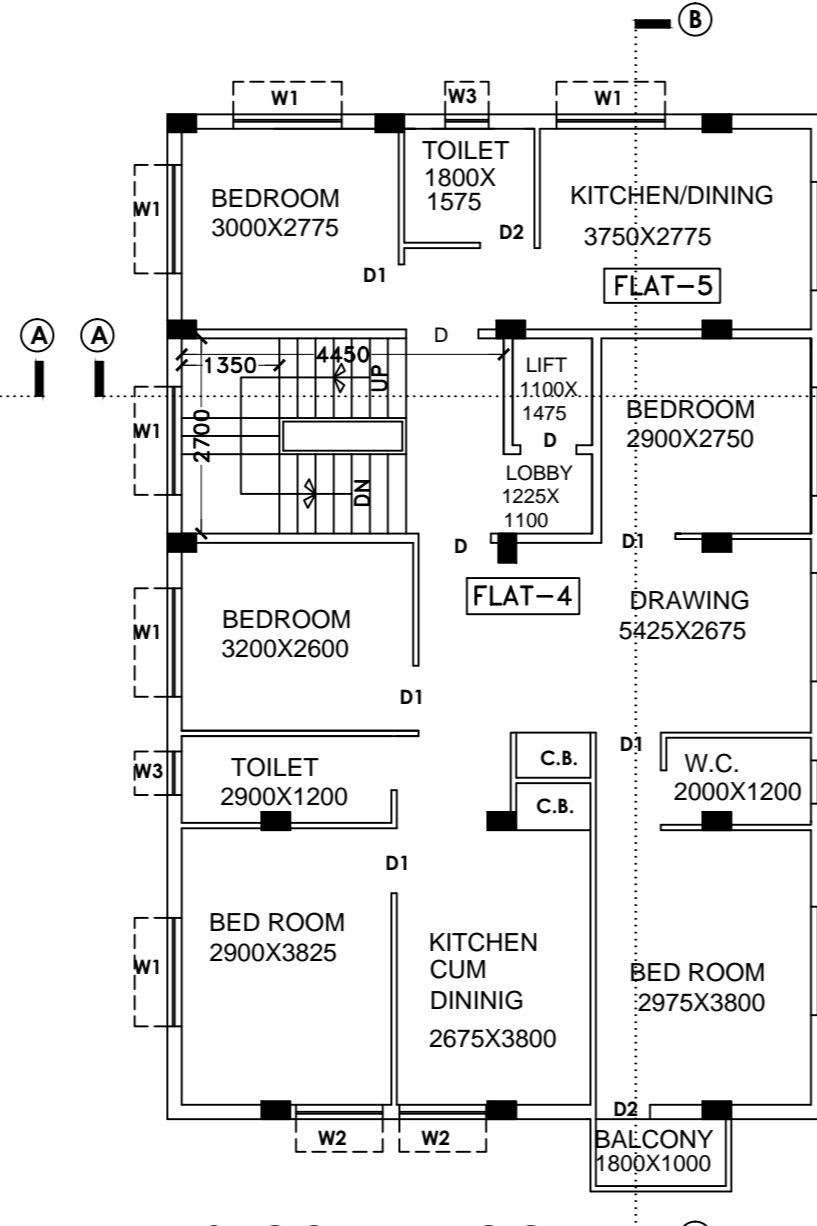
- DETAILS OF BLLRO CERTIFICATE.**
- MEMO NO-17/2436/CON CERTIFICATE/BLLRO/S/24 PGS./KOL/2023. DT. 14/ 09/ 2023.
  - MEMO NO-17/2437/CON CERTIFICATE/BLLRO/S/24 PGS./KOL/2023. DT. 14/ 09/ 2023.
  - MEMO NO-17/2438/CON CERTIFICATE/BLLRO/S/24 PGS./KOL/2023. DT. 14/ 09/ 2023.
  - MEMO NO-17/2439/CON CERTIFICATE/BLLRO/S/24 PGS./KOL/2023. DT. 14/ 09/ 2023.



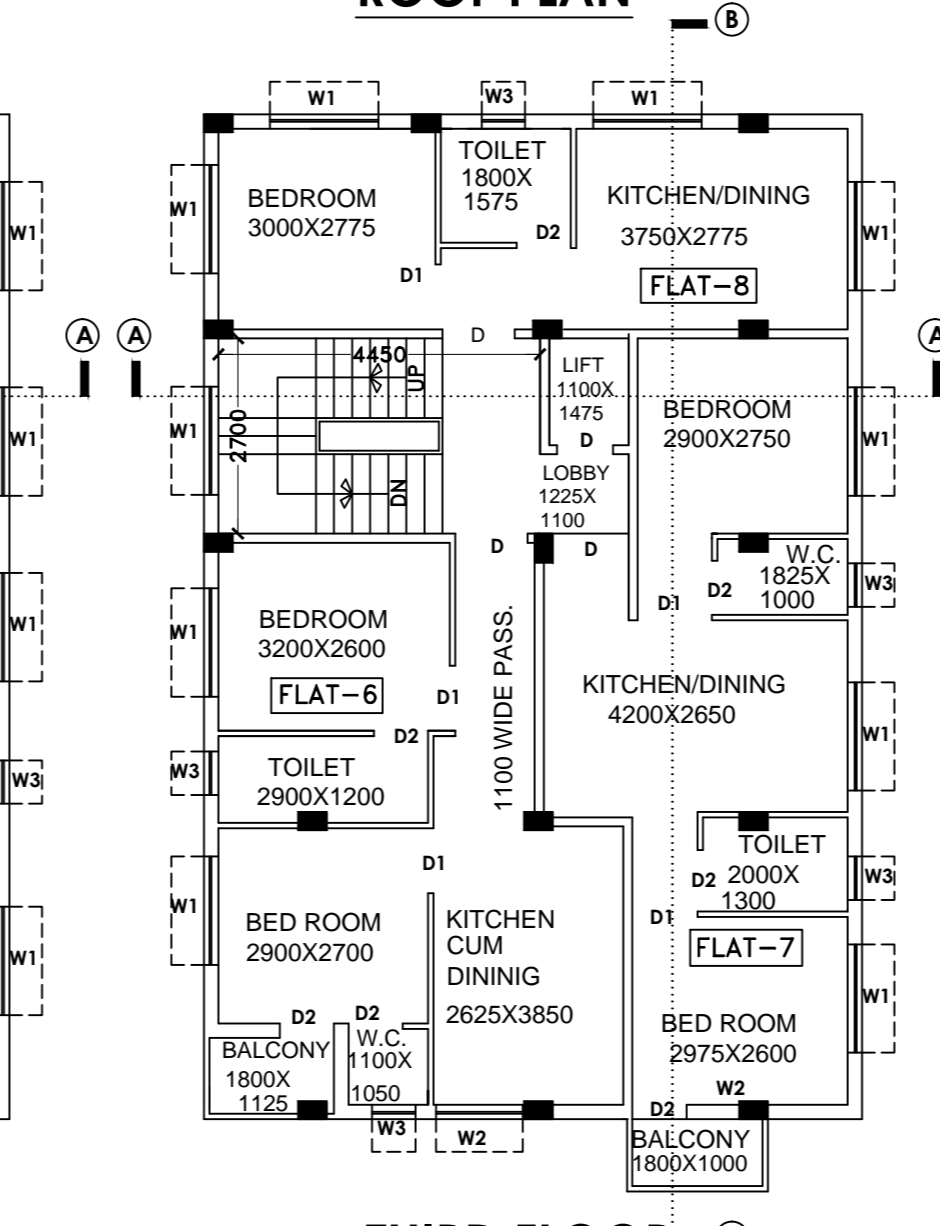
GROUND FLOOR



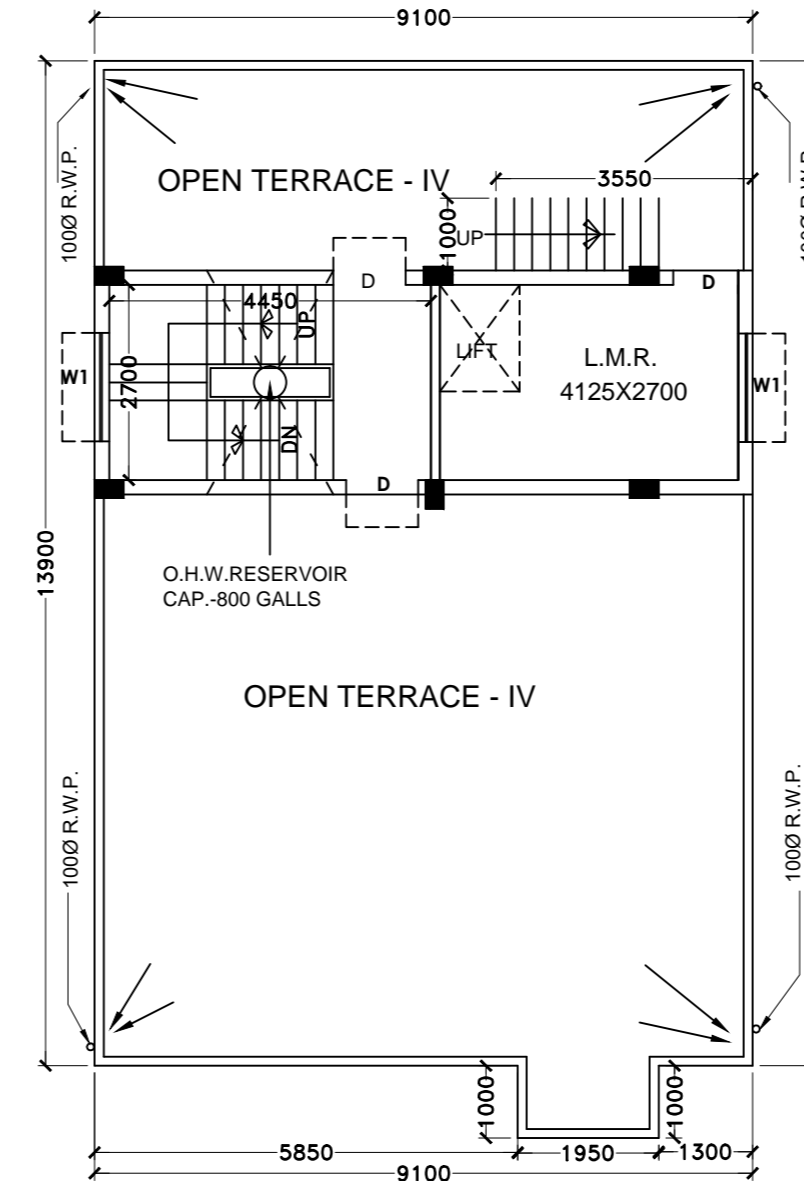
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1050	2100	W1	1500	1200
D2	900	2100	W2	900	1200
D3	750	2100	W3	600	600

**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 MARBLE FLOORING.  
1.6 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.  
WATER PROOFING TREATMENT.  
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

**DECLARATION OF GEO-TECHNICAL ENGINEER**  
UNDERSIGNED HAS INSPECTED THE SITE AND FOUND THAT THE ENTIRE SITE IS FULLY COVERED BY EXISTING STRUCTURE FOR WHICH SOIL TEST COULD NOT BE CARRIED OUT. SOIL TESTING SHALL BE CARRIED OUT AFTER DEMOLISHING THE EXISTING STRUCTURE AND REPORT SHALL BE SUBMITTED TO K.M.C. AT THE TIME OF PLINTH PREPARATION NOTICE.

BHASKAR JYOTI ROY  
S.71859 (K.M.C.)  
NAME OF GEO-TECHNICAL ENGINEER

**DECLARATION OF STRUCTURAL ENGINEER**  
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY M/S. SOL-TECH, BHASKAR JYOTI ROY, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA - 700 032. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

AVIJIT DAS  
L.B.S. NO-17651 (K.M.C.)  
NAME OF L.B.S.

**STATEMENT OF THE PLAN PROPOSAL**

**PART-A:**

- ASSESE NO : 311100200057
- DETAIL OF REGISTERED DEED.  
BOOK NO : 1 VOL. NO : 133 PAGE NO : 43 TO 46  
BEING NO : 6827 DATED : 16.08.1961 PLACE : A.D.S.R-ALIPORE SOUTH 24 PGS(WB)
- DETAIL OF REGISTERED POWER OF ATTORNEY.  
BOOK NO : 1 VOL. NO : 1604-2022 PAGE NO : 127738 TO 127764  
BEING NO : 160403619 DATED : 08.04.2022 PLACE : D.S.R.-IV , SOUTH 24 PARGANAS(WB)
- DETAIL OF REGISTERED BOUNDARY DECLARATION.  
BOOK NO : 1 VOL. NO : 1604-2024 PAGE NO : 56351 TO 56370  
BEING NO : 160401517 DATED : 20.02.2024 PLACE : D.S.R.-IV , SOUTH 24 PARGANAS(WB)
- DETAIL OF REGISTERED SPLAYED CORNER.  
BOOK NO : 1 VOL. NO : 1604-2022 PAGE NO : 417395 TO 417414  
BEING NO : 160414115 DATED : 07.12.2022 PLACE : D.S.R.-IV SOUTH 24 PARGANAS(WB)
- AREA OF LAND (Physical) : 230.626 SQM  
b) NO OF STOREY : G+III  
7. a) NO. OF TENEMENTS : 8 NOS.  
8. SIZE OF TENEMENTS : a) Below 50.0 Sqm ..... 07 NOS  
b) 100.0 - 200.0 Sqm ..... 01 NOS

**PART-B:**

- AREA OF LAND AS PER TITLE DEED = 3K-07CH-14SFT = 231.233 SQM
- AS PER BOUNDARY DECLARATION = 230.626 SQM
- NET LAND AREA = 230.626 SQM
- (i) PERMISSIBLE GROUND COVERAGE :- 58.979 % = 136.021 SQM  
(ii) PROPOSED GROUND COVERAGE :- 55.687 % = 128.43 SQM
- PROPOSED HEIGHT = 12.500 MT.
- PROPOSED AREA = 425.986 SQM.
- TOTAL COMMON AREA = 63.474 SQM.

	GROSS COVERED AREA	STAIR DUCT	LIFT WELL	STAIR-STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	98.142 SQM			11.140 SQM	1.348 SQM	85.654 SQM
FIRST FLOOR	128.430 SQM	0.875 SQM	1.823 SQM	11.140 SQM	1.348 SQM	113.444 SQM
SECOND FLOOR	128.430 SQM	0.875 SQM	1.823 SQM	11.140 SQM	1.348 SQM	113.444 SQM
THIRD FLOOR	128.430 SQM	0.875 SQM	1.823 SQM	11.140 SQM	1.348 SQM	113.444 SQM
TOTAL	483.432 SQM	2.625 SQM	4.869 SQM	44.560 SQM	5.392 SQM	425.986 SQM

**7. TENEMENTS & CAR PARKING CALCULATION :-**  
(A) RESIDENTIAL:

MARKET RATE	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
3.5 & 4	28.097 SQM	4.285 SQM	32.372 SQM	3	
1 & 6	42.690 SQM	6.009 SQM	50.699 SQM	2	
2 & 7	41.960 SQM	6.283 SQM	48.243 SQM	2	1 NOS
4	24.960 SQM	15.987 SQM	100.457 SQM	1	

(B) BUSINESS:  
(i) OFFICE BUILT-UP AREA = 24.179 SQM.  
(ii) OFFICE CARPET AREA = 20.077 SQM. - REQUIRED CAR PARKING = NIL

(C) PARKING:  
(i) TOTAL REQUIRED CAR PARKING = 1 NOS  
(ii) TOTAL PROVIDED CAR PARKING = 1 NOS  
(iii) PERMISSIBLE AREA FOR PARKING = 25.0 SQM  
(iv) PROVIDED AREA OF PARKING = 50.554 SQM

8. F.A.R. :-  
(i) PERMISSIBLE F.A.R = 1.75  
(ii) PROPOSED F.A.R = (425.986 - 25) / 400.986 / 230.626 = 1.739 < 1.75

9. MISC AREA:  
(i) STAIR HEAD ROOM AREA :- 14.415 SQ.M  
(ii) LIFT MACHINE ROOM AREA :- 13.794 SQ.M  
(iii) LIFT MACHINE ROOM STAIR AREA :- 3.55 SQ.M  
(iv) TERRACE AREA :- 128.429 SQ.M  
(v) RELAXATION OF AUTHORITY, IF ANY :- NIL  
(vi) OVER HEAD TANK AREA :- 5.425 SQ.M  
(vii) AREA OF CUP-BBOARD :- NIL  
(viii) AREA OF LOFT :- NIL  
(ix) AREA OF TREE COVER PROVIDED :- 2.787 SQ.M  
(x) AREA OF TREE COVER REQUIRED :- 3.871 SQ.M  
(xi) OTHER AREA ONLY FOR FEES :-

**DECLARATION OF OWNER**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE 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 PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S.E.S.E BEFORE STARTING OF BUILDING FOUNDATION.  
THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

AVIJIT DAS  
L.B.S. NO-17651 (K.M.C.)  
SIG. OF L.B.S.

**DECLARATION OF OWNER(S) / APPLICANT**  
SANTUNU DAS, BIPUL DAS, SUBRATA DEY, SUJOY MITRA AND DEBARATA DEY  
PARTNERS OF M/S. SDB ENTERPRISE AND C.A. OF SUSANTA KUMAR CHOUDHURY, SUSHMITA NANDY, SMITA ROY AND SANCHAYETA ROY.

**BUILDING PERMIT NO. :- 2024110217**  
**SANCTION DATE :- 19.11.2024**  
**VALID UPTO :- 18.11.2029**

**DIGITAL SIGN. OF ASSISTANT ENGINEER(C)/BLDG/BR-XI**

**PROPOSED G+III STORED (HT.-12.50MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009 AT PREMISES NO - 5, BARADA AVENUE, UNDER K.M.C.WARD NO.-110, BOROUGH NO. - XI, P.S. - PATULI, KOLKATA - 700084. DAG NO-665/1222, KHATIAN:448, MOUZA: BAISHNABGHATA.**

SANTUNU DAS, BIPUL DAS, SUBRATA DEY, SUJOY MITRA  
PARTNERS OF M/S. SDB ENTERPRISE AND C.A. OF SUSANTA KUMAR CHOUDHURY, SUSHMITA NANDY, SMITA ROY

**SIGNATURE OF OWNER / APPLICANT**

SHEET NO.	DRG. NO.	DATE	DEALT
2/2	A-CORP-02	03.08.2024	SUMAN