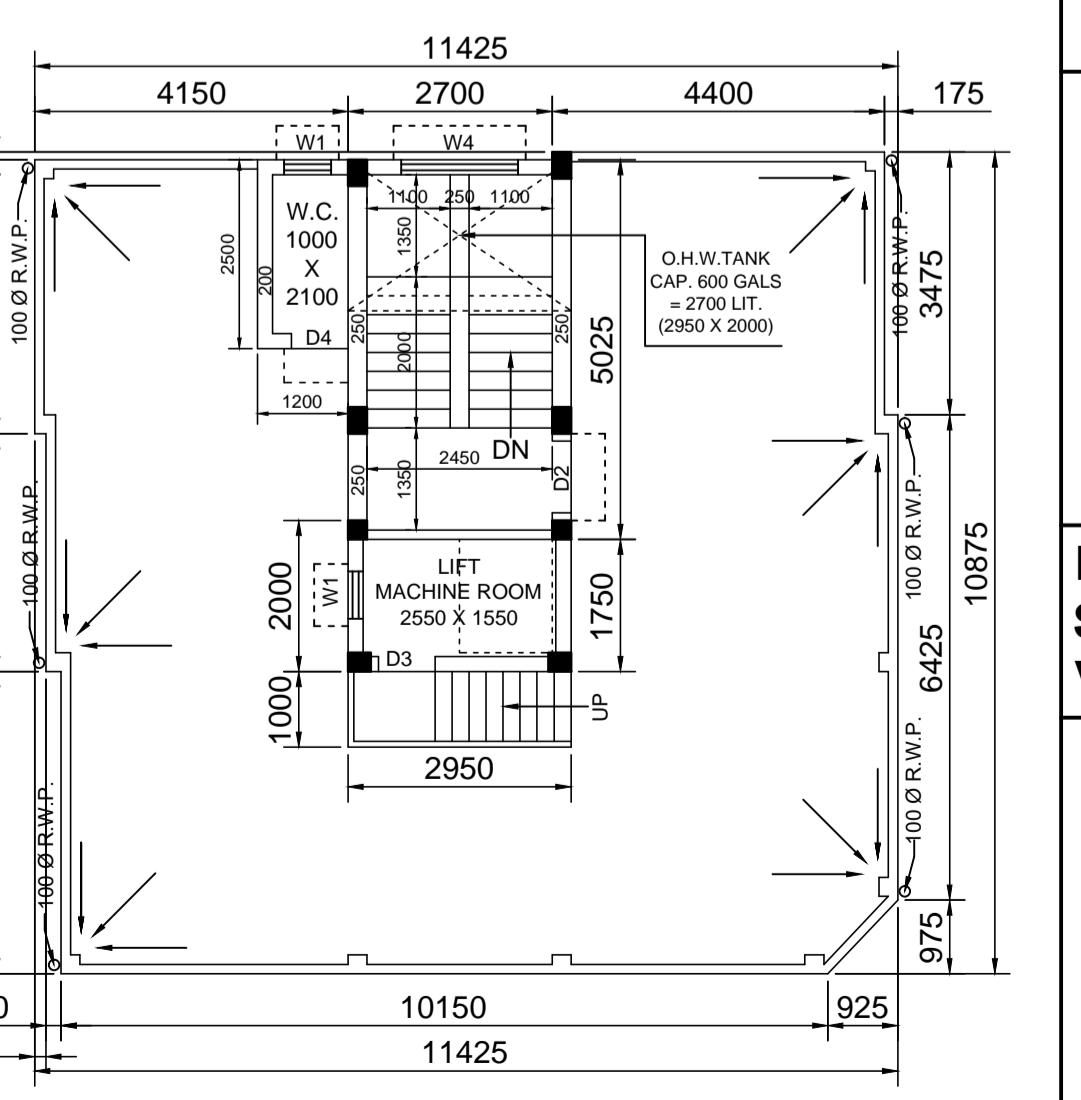
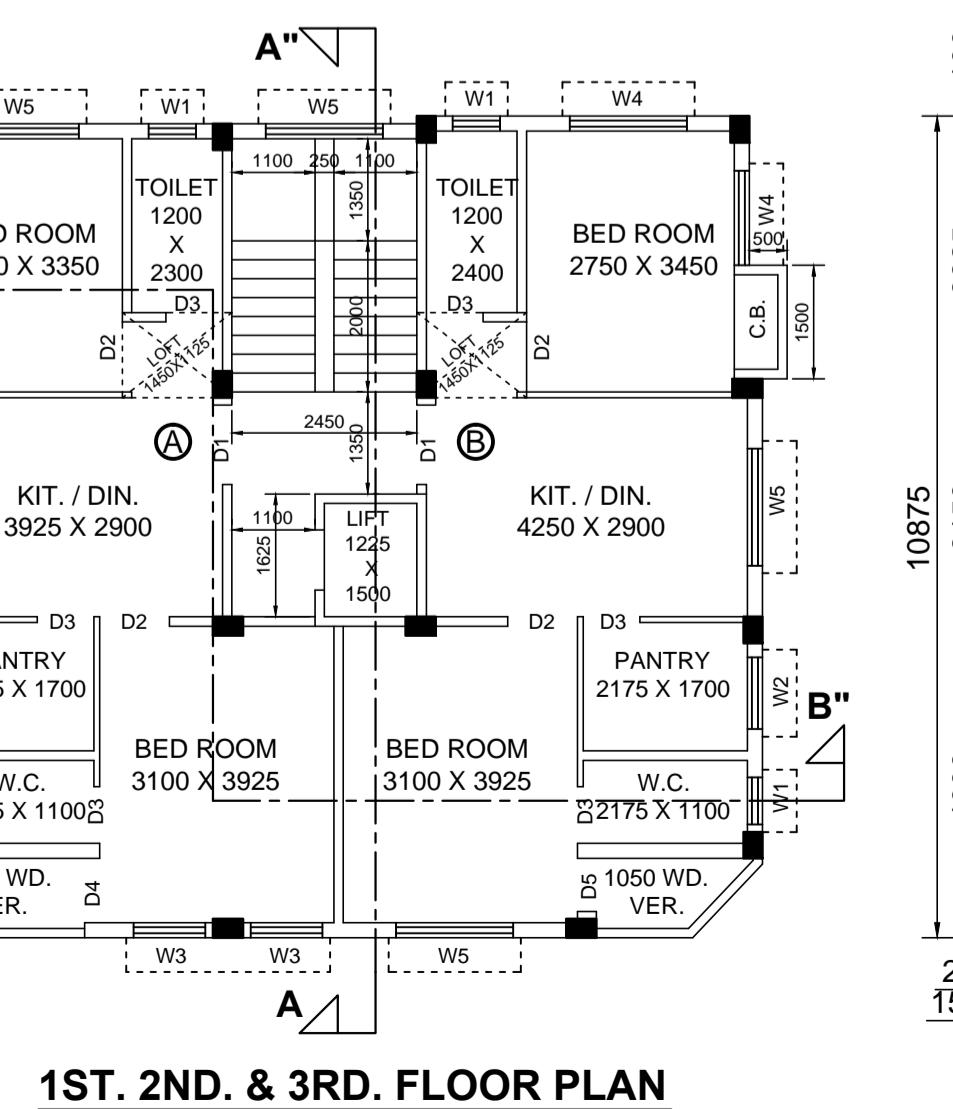
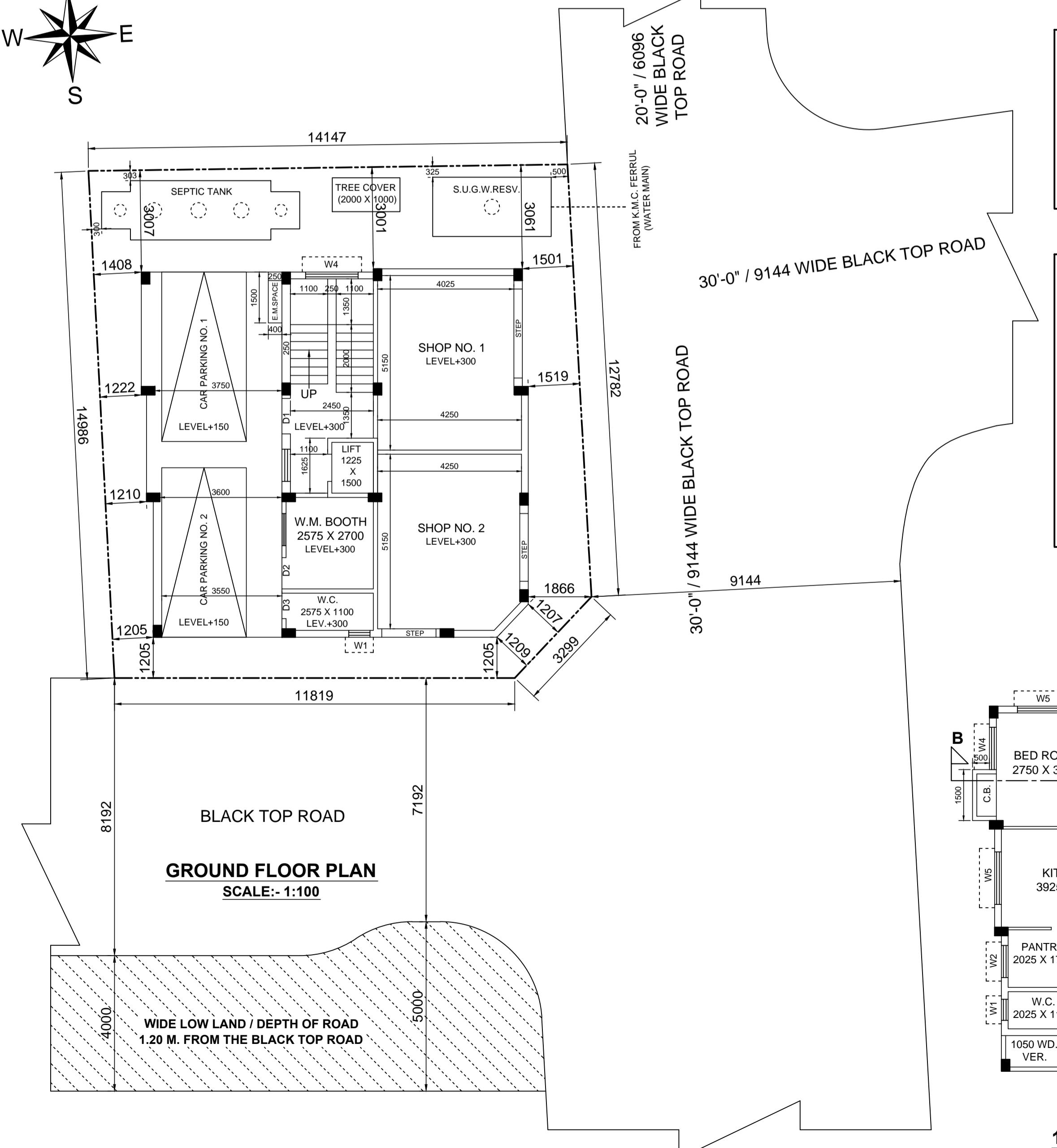


SECTION AT B-B''
SCALE: 1:100



MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A

01. ASSESSEE NO.: 31-109-08-0555-5,
02. DETAILS OF POWER OF ATTORNEY:
BOOK NO. I, VOL. NO. 1604-2023, PAGES - 136434 TO 136454,
BEING NO. 160404798, YEAR - 2023, DATED - 24/04/2023, REG. AT
OFFICE OF THE D.S.R. - IV, SOUTH 24-PARGANAS, WEST BENGAL.
03. NAME OF THE OWNER : MRS. SHILA PANDEY.
04. NAME OF THE APPLICANT: "GHBARBI" REPRESENTED BY
ITS PROPRIETOR NAMELY SRI. SANJEEV KUMAR ROY C. A. OF
MRS. SHILA PANDEY.
05. DETAILS OF REG. DEED :
BOOK NO. I, VOL. NO. 1630-2016, PAGES - 61544 TO 61564,
BEING NO. 16300214, YEAR - 2016, DATED - 08/07/2016, REG. AT
OFFICE OF THE D.S.R. - V, SOUTH 24-PARGANAS, WEST BENGAL.
06. DETAILS OF REG. BOUNDARY DECLARATION :
BOOK NO. I, VOL. NO. 1604-2023, PAGES - 335567 TO 335585,
BEING NO. 160410971, YEAR - 2023, DATED - 04/09/2023, REG. AT
OFFICE OF THE D.S.R. - V, SOUTH 24-PARGANAS, WEST BENGAL.
07. BLLRLO MUTATION (SHALI) :
Memo No. 18/mut/830/BLLRLO/ATM/Kasba/16 dt-10/02/17.
08. BLLRLO CONVERSION (SHALI TO BASTU) :
Memo No. 17/1293/BLLRLO/Kol/ 22 Dated: 26.04.2022.
09. NO. OF STORIES IF ANY:
G+THREE STORIED RESIDENTIAL BUILDING (HT. = 12.350 M.).
10. KMC MUTATION: O/109/19-AUG-16/24639, DATED - 30/08/2016.

PART - B

PART - B					
06. PARKING CALCULATION :					
06. A) TENAMENT SIZE:-					
TENANT MKD.	COVER AREA (sq.m.)	COMON AREA / TENAMENT AREA (sq.m.)	PROP. COMON AREA (sq.m.)	TENANT AREA (sq.m.)	TOTAL NO. REQUIRED PARKING
A 51.541 SQ.M.	X 70.637 / 313.932	= 11.597 SQ.M.	63.138 SQ.M.	3 NOS.	1 NO.
B 53.103 SQ.M.	X 70.637 / 313.932	= 11.949 SQ.M.	65.052 SQ.M.	3 NOS.	1 NO.
SHOP AREA		COVERED AREA = 48.694 SQ.M.	CARPET AREA = 44.038 SQ.M.		1 NO.
		TOTAL REQUIRED PARKING =	2 NOS.		

06. B) NOS. OF PARKING PROVIDED : 2 NOS. = COVERED = 2 NOS. & OPEN = NIL.
06. C) PERMISSIBLE AREA FOR PARKING : (i) GROUND FLOOR = 2 NOS. X 25 = 50.0 Q.M.
06. D) ACTUAL AREA OF PARKING PROVIDED : (i) GROUND FLOOR = 42.244 SQ.M.
07. PERMISSIBLE F.A.R. = 2.25
08. PROPOSED F.A.R. = [(424.298 SQ.M. - 42.244 SQ.M.) / 210.829 SQ.M.] = 1.812 < 2.25
09. ADDITIONAL AREA FOR FEES = 40.360 SQ.M. (STAIR HEAD ROOM + LIFT MACHINE ROOM + L.M.R. STAIR + LOFT + C.B. + ROOF TOILET)

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
1ST. FLOOR	3.262 SQ.M.	1.500 SQ.M.	NIL
2ND. FLOOR	3.262 SQ.M.	1.500 SQ.M.	NIL
3RD. FLOOR	3.262 SQ.M.	1.500 SQ.M.	NIL
TOTAL	9.786 SQ.M.	4.500 SQ.M.	NIL

10. STAIR HEAD ROOM AREA = 14.824 SQ.M.
11. ROOF TANK AREA = 5.900 SQ.M.
12. LIFT MACHINE ROOM AREA = 5.900 SQ.M.
13. LIFT MACHINE ROOM STAIR AREA = 2.950 SQ.M.
14. TREE COVER AREA = 2.000 SQ.M.
15. TOTAL AREA FOR FEES = 516.466 SQ.M.
16. ROOF SERVICE TOILET = 3.00 SQ.M.
17. SHOP AREA COVERED = 48.694 SQ.M.
18. SHOP AREA CARPET = 44.038 SQ.M.
19. RELAXATION OF AUTHORITY = N.A.

05. PROPOSED FLOOR AREA :							
FLOOR	COMMON AREA	FLOOR AREA	TOTAL EXEMPTED AREA				
			STAIR WAY	STAIR WELL	LIFT LOBBY	LIFT WELL	NET FLOOR AREA
GROUND FLOOR	29.693 SQ.M.	120.630 SQ.M.	11.015 SQ.M.	NIL	1.787 SQ.M.	NIL	107.828 SQ.M.
1ST. FLOOR	13.648 SQ.M.	120.630 SQ.M.	11.015 SQ.M.	0.500 SQ.M.	1.787 SQ.M.	1.838 SQ.M.	105.490 SQ.M.
2ND. FLOOR	13.648 SQ.M.	120.630 SQ.M.	11.015 SQ.M.	0.500 SQ.M.	1.787 SQ.M.	1.838 SQ.M.	105.490 SQ.M.
3RD. FLOOR	13.648 SQ.M.	120.630 SQ.M.	11.015 SQ.M.	0.500 SQ.M.	1.787 SQ.M.	1.838 SQ.M.	105.490 SQ.M.
TOTAL	70.637 SQ.M.	482.520 SQ.M.	44.060 SQ.M.	1.500 SQ.M.	7.148 SQ.M.	5.514 SQ.M.	424.298 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 AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD AT SOUTHERN SIDE 12.192 M. BLACK TOP AND 9.144 M. BLACK TOP ROAD ON THE 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 DEMARCHED 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.

PINTU SARKER (L.B.S. - I/1194)
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.

BHASKAR JYOTI ROY (G.T.E. - I/50)
NAME OF G.T.E.

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 BHASKAR JYOTI ROY, M/S SOIL-TECH OF 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, JADAVPUR, KOLKATA - 700 032, THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

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

OWNER'S DECLARATION:- I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION. I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.P. 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 MARBLE FINISHED. THE PLOT IS BOUNDED BY BOUNDARY WALL AND IDENTIFIED BY ME / US AT THE TIME OF DEPARTMENTAL INSPECTION.

SRI. SANJEEV KUMAR ROY PROPRIETOR OF "GHBARBI" AND AS CONSTITUTED LAWFULL ATTORNEY OF MRS. SHILA PANDEY.
NAME OF OWNER / APPLICANT

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. 555, NAYABAD, KOLKATA:- 700 099, K.M.C. WARD NO. 109, BOROUGH NO. XII, MOUZA :- NAYABAD, J.L. NO. 25, R.S. & L.R. DAG NO. 195 (P), R.S. KHATIAN NO. 117, & L.R. KHATIAN NO. 1916, P. S. - PANCHASAYAR.

BUILDING PERMIT NO. : 2023120342
SANCTION DATE : 17.10.2023
VALID UPTO :16.10.2028

NOT APPLICABLE

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

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