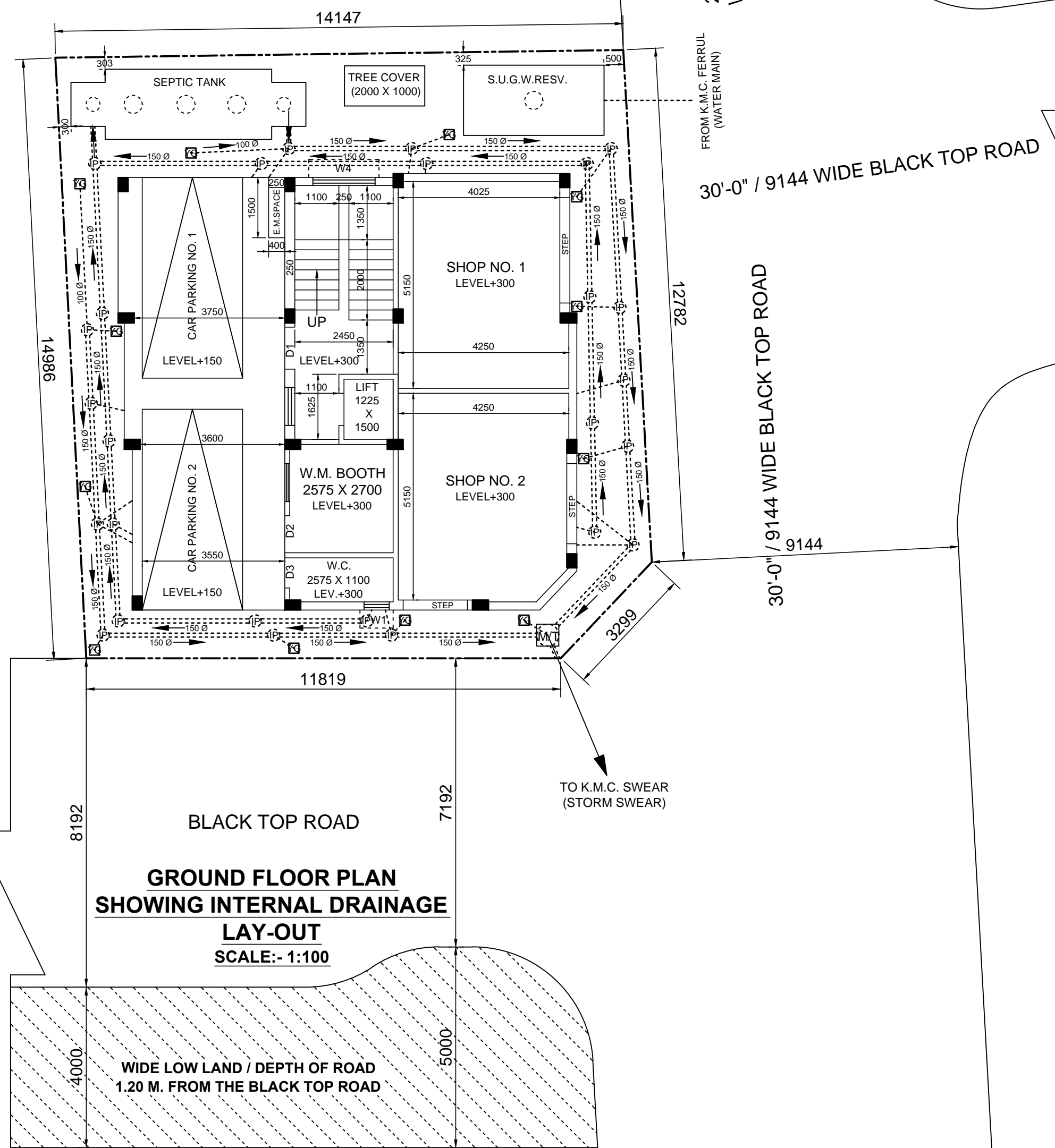
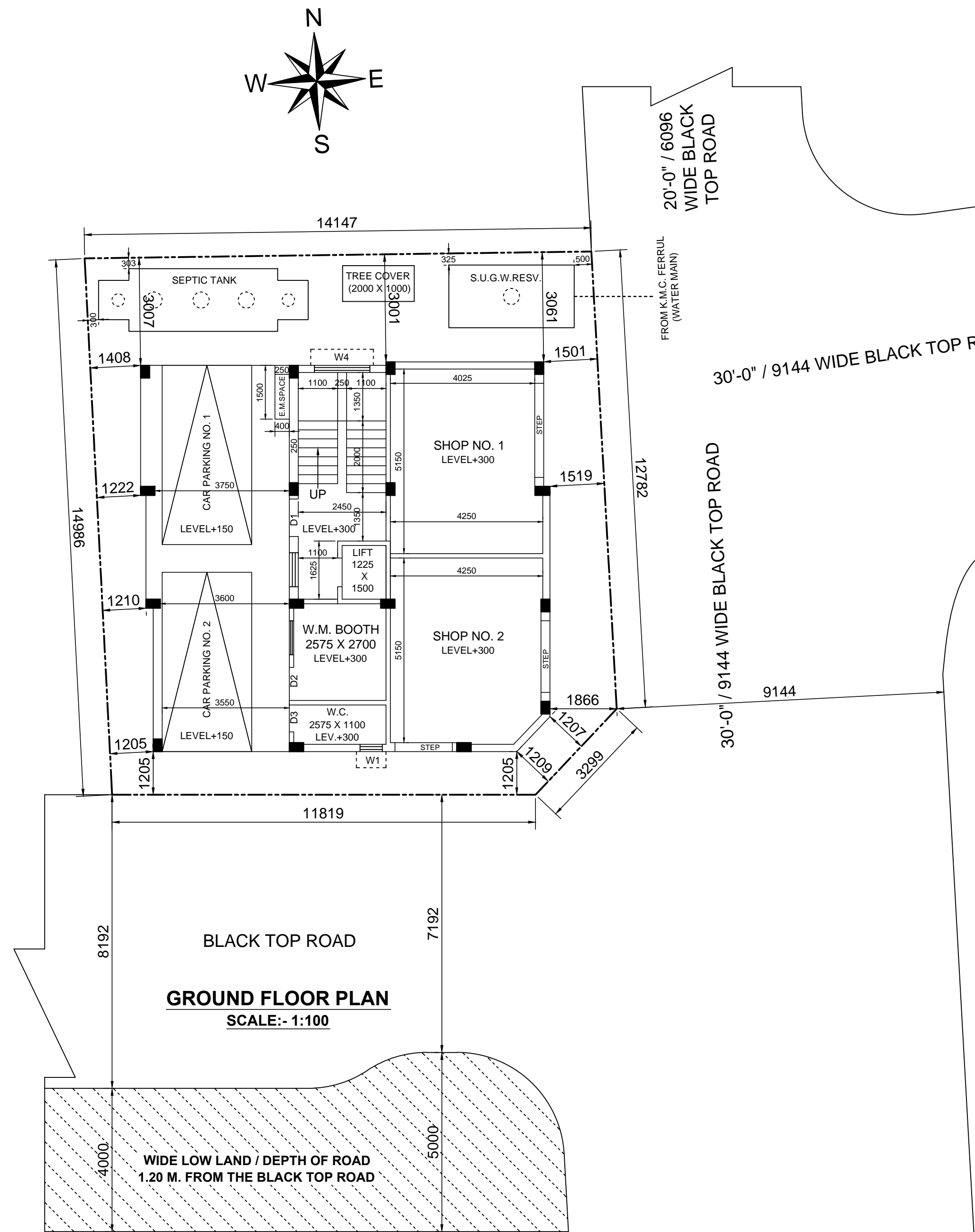
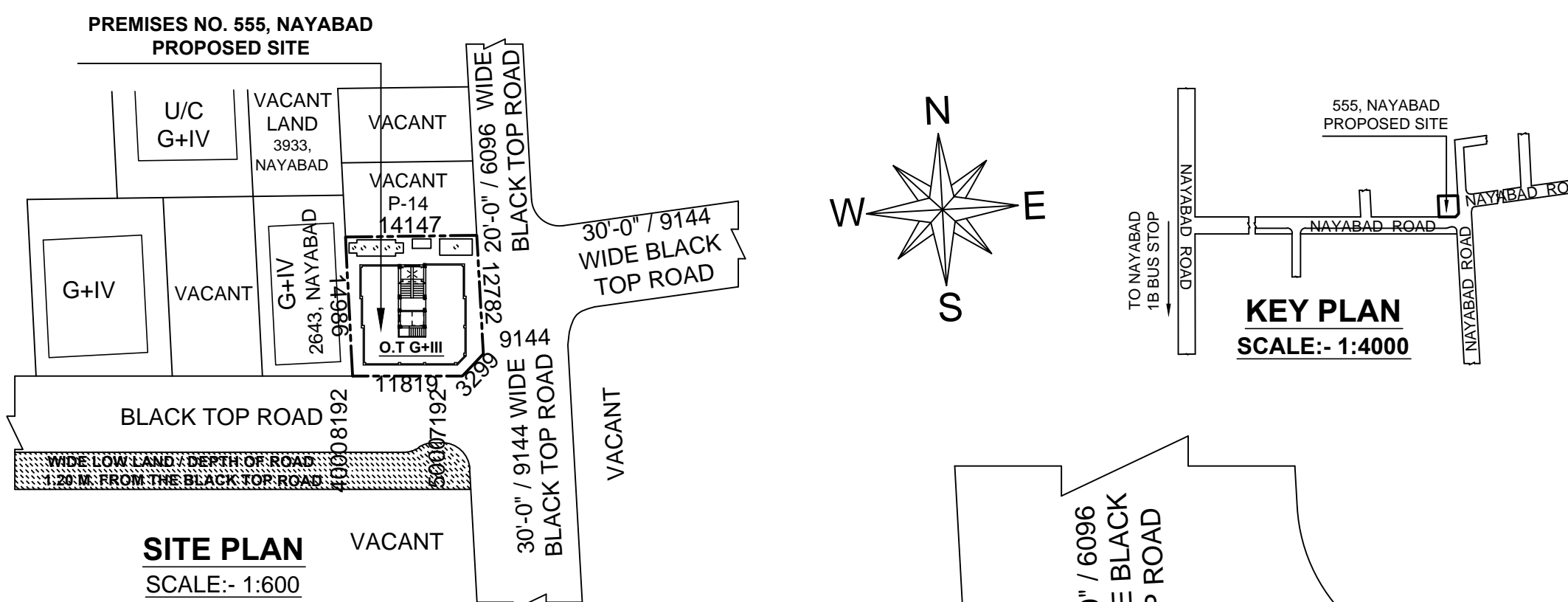
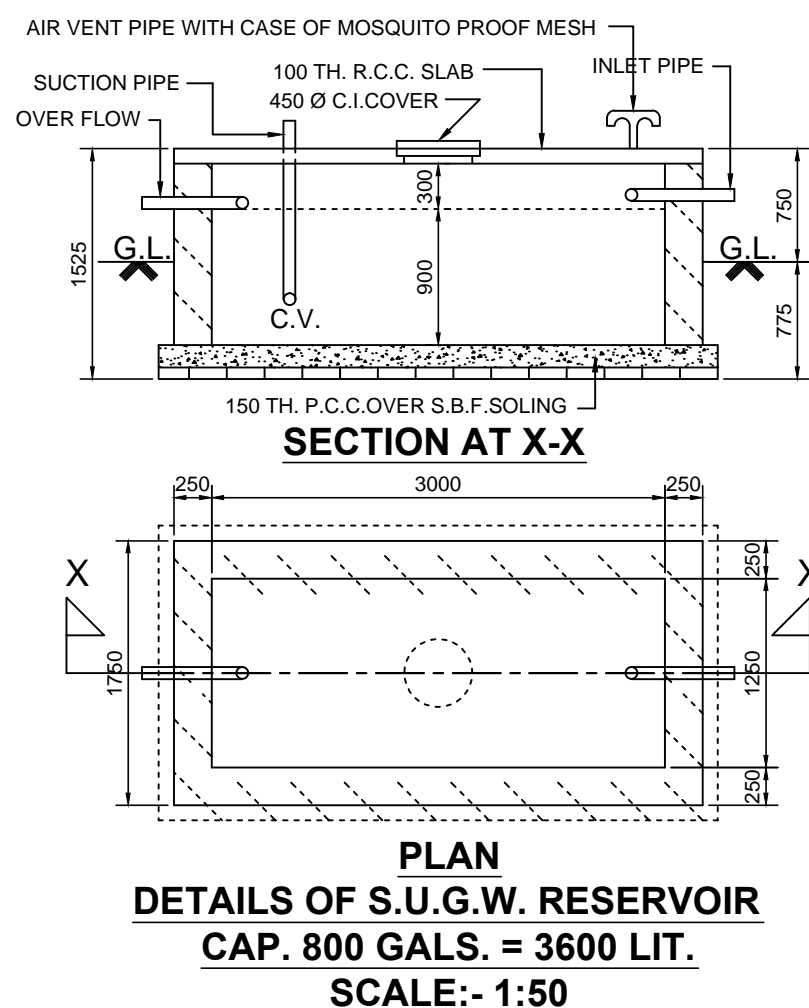
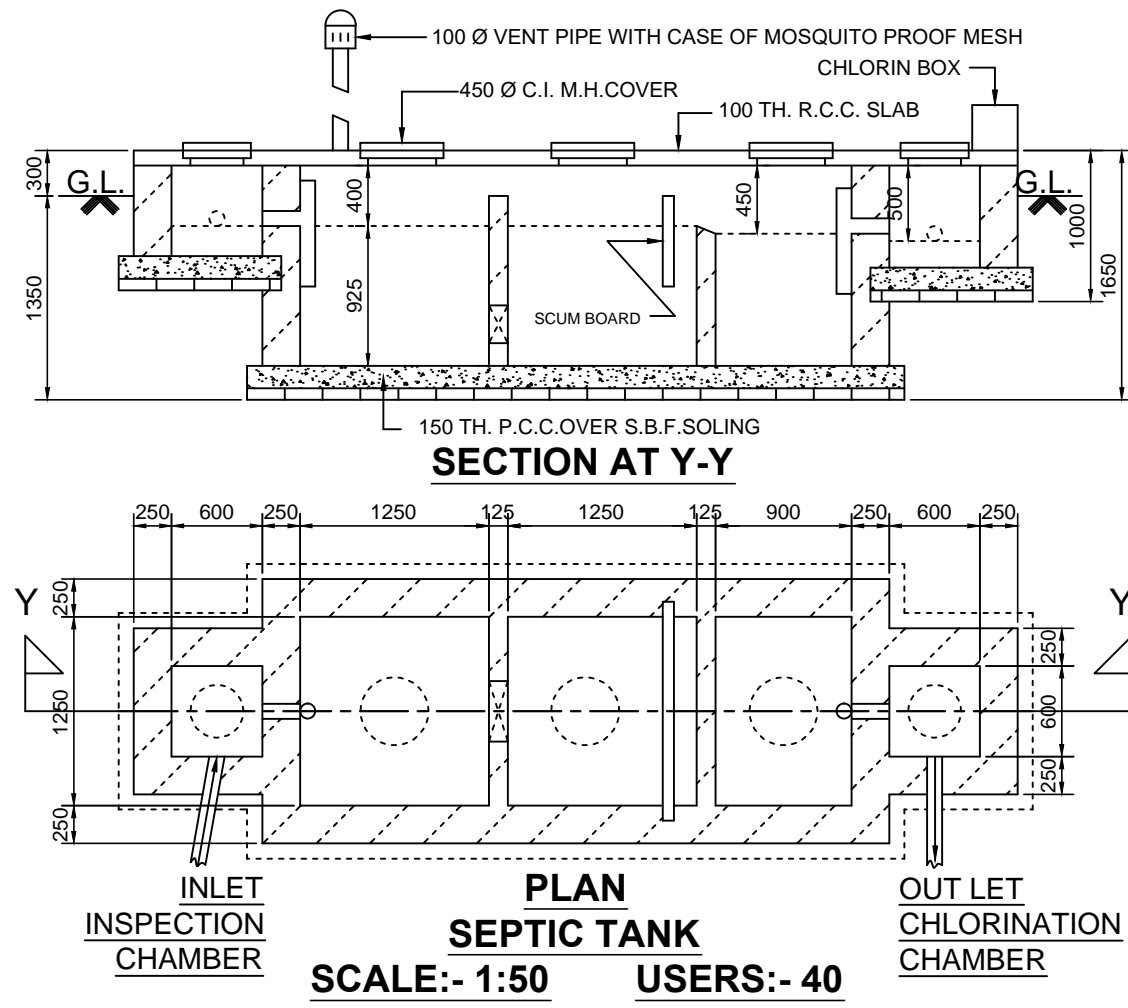


**NOTES:-**  
1. ALL DIMENSIONS ARE IN MM.  
2. ALL PROJECTED CHAJJA ARE 450 WIDE.  
3. ALL TOILETS FLOOR ARE WATER TIGHT.  
4. ALL EXTERNAL WALLS ARE 250 THICK & ALL INTERNAL PARTITION WALLS ARE 125 TH. EXCEPT OTHER WISE MENTIONED.  
5. THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THT DEPTH OF FOUNDATION OF BUILDING.

**SPECIFICATION:-**  
1. SPECIFICATION OF MATERIAL & WORKMAN SHIP FOLLOWS N.B.C. 1984  
2. GRADE OF STEEL Fe415 & GRADE OF CONCRETE M20.  
3. 250TH. 200 TH. & 125 TH. 75 TH. BRICK WORK WILL BE 1st. CLASS BRICK IN CEMENT SAND MORTER 1:6 & 1:4 RESPECTIVELY.  
4. 25TH. D.P.C. WITH C.C. (1:2:4) WITH WATER PROOFING COMPOUND.  
5. PLAIN CEMENT CONCRETE WITH BRICK KHOA (1:3:6).  
6. PLASTERING WITH CEMENT SAND MORTER (1:6) FOR BRICK WORKS.  
7. PLASTERING WITH CEMENT SAND MORTER (1:4) FOR R.C.C. WORKS.  
8. LIME TERRACING WITH BRICK KHOA SURKI AND LIME (7:2:2).  
9. LIFT WALL ARE 125 TH. R.C.C. WALL.

NOTES:- PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.00 M. (W20) CO-ORDINATE IN WGS 84 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' 52" N	88° 24' 52" E	5.00 M.
2	22° 28' 52" N	88° 24' 52" E	5.00 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.			
SRI. SANJEET KUMAR ROY PROPRIETOR OF "GHARBARI" AND AS CONSTITUTED LAWFULL ATTORNEY OF MRS. SHILA PANDEY.		PINTU SARKER (L.B.S. - I/1194)	
NAME OF OWNER / APPLICANT		NAME OF L.B.S.	

SCHEDULE OF DOORS		
DOOR MKD.	WIDTH	HEIGHT
D1	1050	2150
D2	925	2150
D3	750	2150
D4	825	2150
D5	675	2150
SCHEDULE OF WINDOWS		
WIND. MKD.	WIDTH	HEIGHT
W1	650	800
W2	950	1000
W3	950	1400
W4	1250	1400
W5	1550	1400



## MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A	PART - B																								
01. ASSESSEE NO.: 31-109-08-0555-5.	06. PARKING CALCULATION :																								
02. DETAILS OF POWER OF ATTORNEY: BOOK NO. I, VOL. NO.1604-2023, PAGES - 136434 TO 136454, BEING NO. 160404798, YEAR - 2023, DATED - 24/01/2023, REG.AT OFFICE OF THE D.S.R. - IV, SOUTH 24-PARGANAS, WEST BENGAL.	06. A) TENAMENT SIZE:- <table><tr><th>TENAMENT MKD.</th><th>COVER AREA (sqm.)</th><th>COMON AREA / TENAMENT AREA</th><th>PROP. COMON AREA (sqm.)</th><th>TENANET AREA (sqm.)</th><th>TOTAL</th><th>REQUIRED PARKING</th></tr><tr><td>A</td><td>51.541 SQ.M.</td><td>X 70.637 / 313.932</td><td>= 11.597 SQ.M.</td><td>63.138 SQ.M.</td><td>3 NOS.</td><td rowspan="2">1 NO.</td></tr><tr><td>B</td><td>53.103 SQ.M.</td><td>X 70.637 / 313.932</td><td>= 11.949 SQ.M.</td><td>65.052 SQ.M.</td><td>3 NOS.</td></tr></table>	TENAMENT MKD.	COVER AREA (sqm.)	COMON AREA / TENAMENT AREA	PROP. COMON AREA (sqm.)	TENANET AREA (sqm.)	TOTAL	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.				
TENAMENT MKD.	COVER AREA (sqm.)	COMON AREA / TENAMENT AREA	PROP. COMON AREA (sqm.)	TENANET AREA (sqm.)	TOTAL	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.																				
03. NAME OF THE OWNER : MRS. SHILA PANDEY.	SHOP AREA <table><tr><td>COVERED AREA = 48.694 SQ.M.</td><td rowspan="2">1 NO.</td></tr><tr><td>CARPET AREA = 44.038 SQ.M.</td></tr></table>	COVERED AREA = 48.694 SQ.M.	1 NO.	CARPET AREA = 44.038 SQ.M.																					
COVERED AREA = 48.694 SQ.M.	1 NO.																								
CARPET AREA = 44.038 SQ.M.																									
04. NAME OF THE APPLICANT: "GHARBARI" REPRESENTED BY ITS PROPRIETOR NAMELY SRI. SANJEET KUMAR ROY C. A. OF MRS. SHILA PANDEY.	TOTAL REQUIRED PARKING = 2 NOS.																								
05. DETAILS OF REG. DEED : BOOK NO. I, VOL. NO. 1630-2016, PAGES - 61544 TO 61564, BEING NO. 163002114, YEAR - 2016, DATED - 08/07/2016, REG. AT OFFICE OF THE D.S.R. - V, SOUTH 24-PARGANAS, WEST BENGAL.	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.																								
06. DETAILS OF REG. BOUNDARY DECLARATION : BOOK NO. I, VOL. NO. 1604-2023, PAGES - 335567 TO 335580, BEING NO. 160410971, YEAR - 2023, DATED : 04/09/2023, REG. AT OFFICE OF THE D.S.R. IV, SOUTH 24-PARGANAS, WEST BENGAL.	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 = 40.960 SQ.M. (STAIR HEAD ROOM + LIFT MACHINE ROOM + L.M.R. STAIR + LOFT + C.B. + ROOF TOILET)																								
07. BL&LRO MUTATION (SHALI):- Memo No. 18/mut/830/BL&LRO/ATM/Kasba/16 dt:10/02/17.	<table><tr><th>FLOOR</th><th>LOFT</th><th>CUPBOARD</th><th>LEDGE / TEND</th></tr><tr><td>GROUND FLOOR</td><td>NIL</td><td>NIL</td><td>NIL</td></tr><tr><td>1ST. FLOOR</td><td>3.262 SQ.M.</td><td>1.500 SQ.M.</td><td>NIL</td></tr><tr><td>2ND. FLOOR</td><td>3.262 SQ.M.</td><td>1.500 SQ.M.</td><td>NIL</td></tr><tr><td>3RD. FLOOR</td><td>3.262 SQ.M.</td><td>1.500 SQ.M.</td><td>NIL</td></tr><tr><td>TOTAL</td><td>9.786 SQ.M.</td><td>4.500 SQ.M.</td><td>NIL</td></tr></table>	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
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																						
08. BL&LRO CONVERSION (SHALI TO BASTU) :- Memo No.17/1293/BL&LRO/Kol/ 22 Dated: 26.04.2022.	10. STAIR HEAD ROOM AREA = 14.824 SQ.M.																								
09. NO. OF STORIES IF ANY: G+THREE STORIED RESIDENTIAL BUILDING (HT. = 12.350 M.).	11. ROOF TANK AREA = 5.900 SQ.M.																								
10. KMC MUTATION: O/109/19-AUG-16/24639, DATED- 30/08/2016.	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.																								

PART - B
01. AREA OF LAND: (i) AS PER DEED = 121.074 SQ.M. = (03 K. - 02 CH. - 22 SFT.) (ii) AS PER ASSESSMENT BOOK = 121.074 SQ.M. = (03 K. - 02 CH. - 22 SFT.) (iii) AS PER BOUNDARY DECLARATION = 210.829 SQ.M. = (03 K. - 02 CH. - 19.363 SFT.)
02. NET AREA OF LAND = 210.829 SQ.M.
03. PERMISSIBLE GROUND COVERAGE: 59.639 % = 125.736 SQ.M.
04. PROPOSED GROUND COVERAGE : 57.217 % = 120.630 SQ.M.

FLOOR	COMMON AREA	FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
			STAIR WAY	STAIR WELL	LIFT LOBBY	LIFT WELL	
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 AMENDED 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 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.

<b>G.T.E. DECLARATION:-</b> 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.	<b>PINTU SARKER (L.B.S. - I/1194)</b> <b>NAME OF L.B.S.</b>
<b>E.S.E. DECLARATION:-</b> 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.	<b>PATIT PABAN PARICHHA (E.S.E. - II/30)</b> <b>NAME OF E.S.E.</b>
<b>OWNER'S DECLARATION:-</b> I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT. I / WE SHALL ENGAGE L.B.S. / L.B.A. & E.S.E. DURING CONSTRUCTION. I / 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 ME / US AT THE TIME OF DEPARTMENTAL INSPECTION.	<b>SRI. SANJEET KUMAR ROY PROPRIETOR OF "GHARBARI" AND AS CONSTITUTED LAWFULL ATTORNEY OF MRS. SHILA PANDEY.</b> <b>NAME OF OWNER / APPLICANT</b>

<b>SCALE:-</b> 1:50, 1:100, 1:600, 1:4000.	<b>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. &amp; L.R. DAG NO. 195 (P), R.S. KHATIAN NO. 117, &amp; L.R. KHATIAN NO. 1916, P. S. - PANCHASAYAR.</b>
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**BUILDING PERMIT NO. :** 2023120342  
**SANCTION DATE :** 17.10.2023  
**VALID UPTO :** 16.10.2028

<b>DIGITAL SIGNATURE OF A.E.(C)BLDG./BR. - XII</b>	<b>NOT APPLICABLE</b> <b>DIGITAL SIGNATURE OF E.E.(C)BLDG./BR. - XII</b>
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