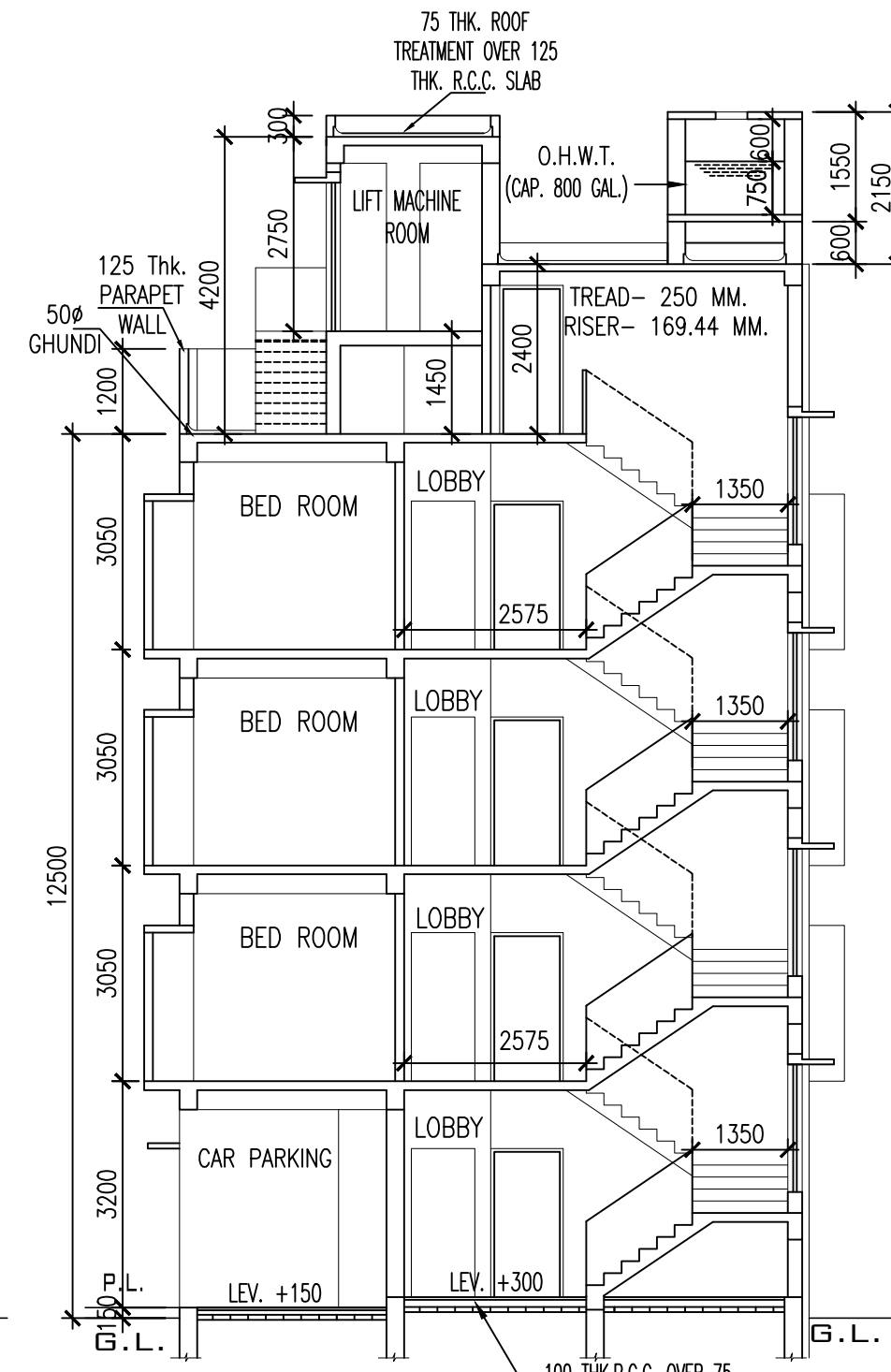
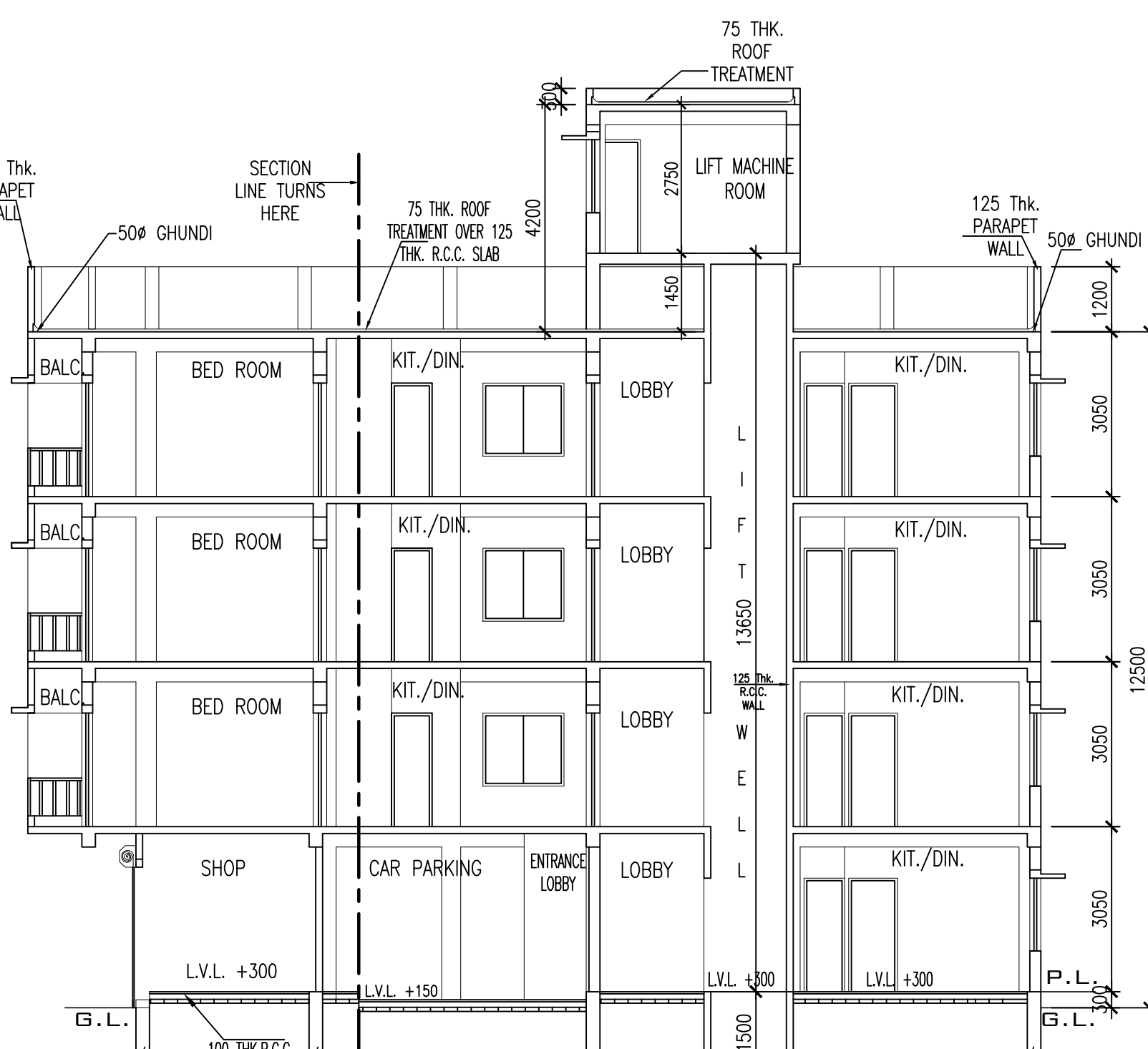
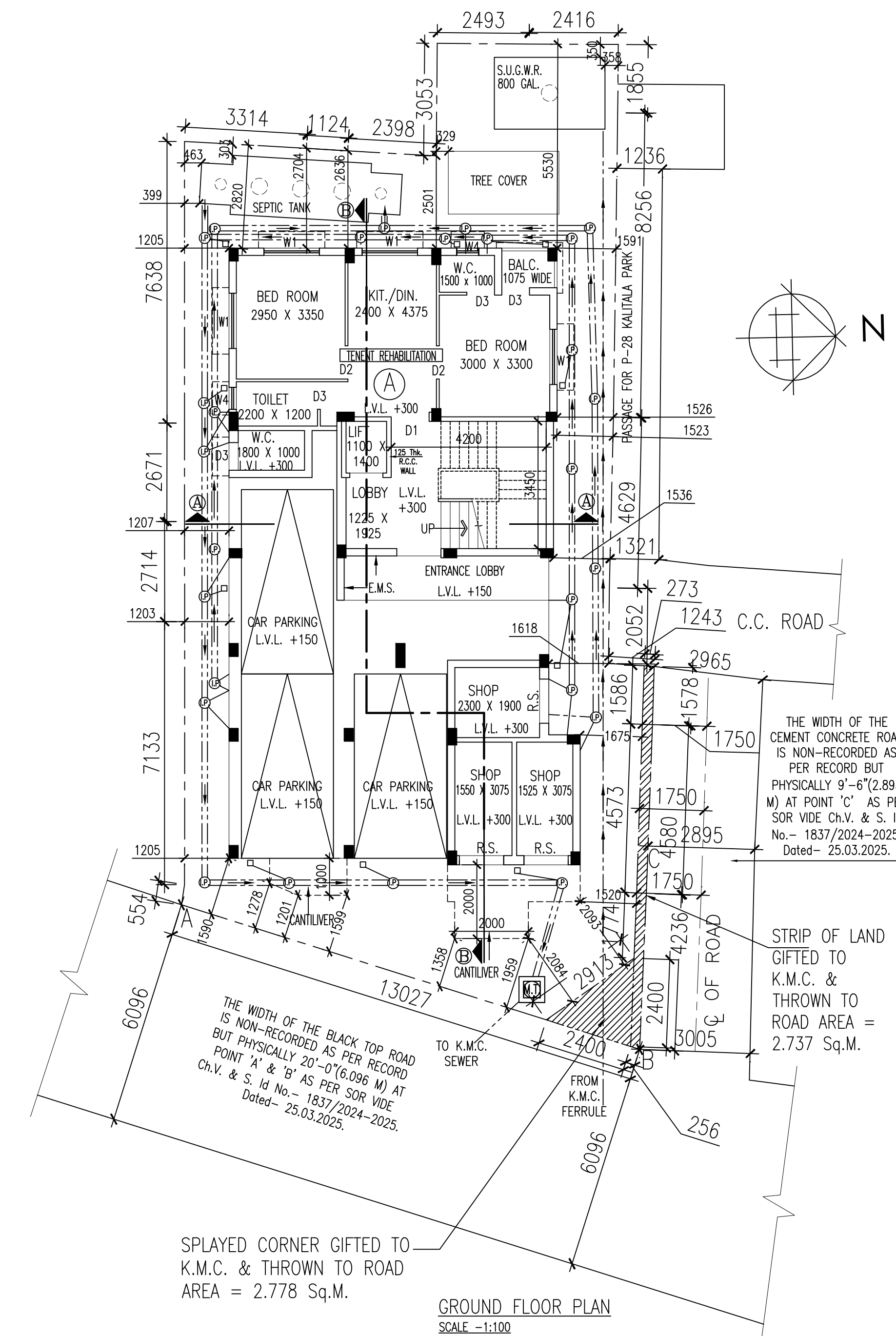
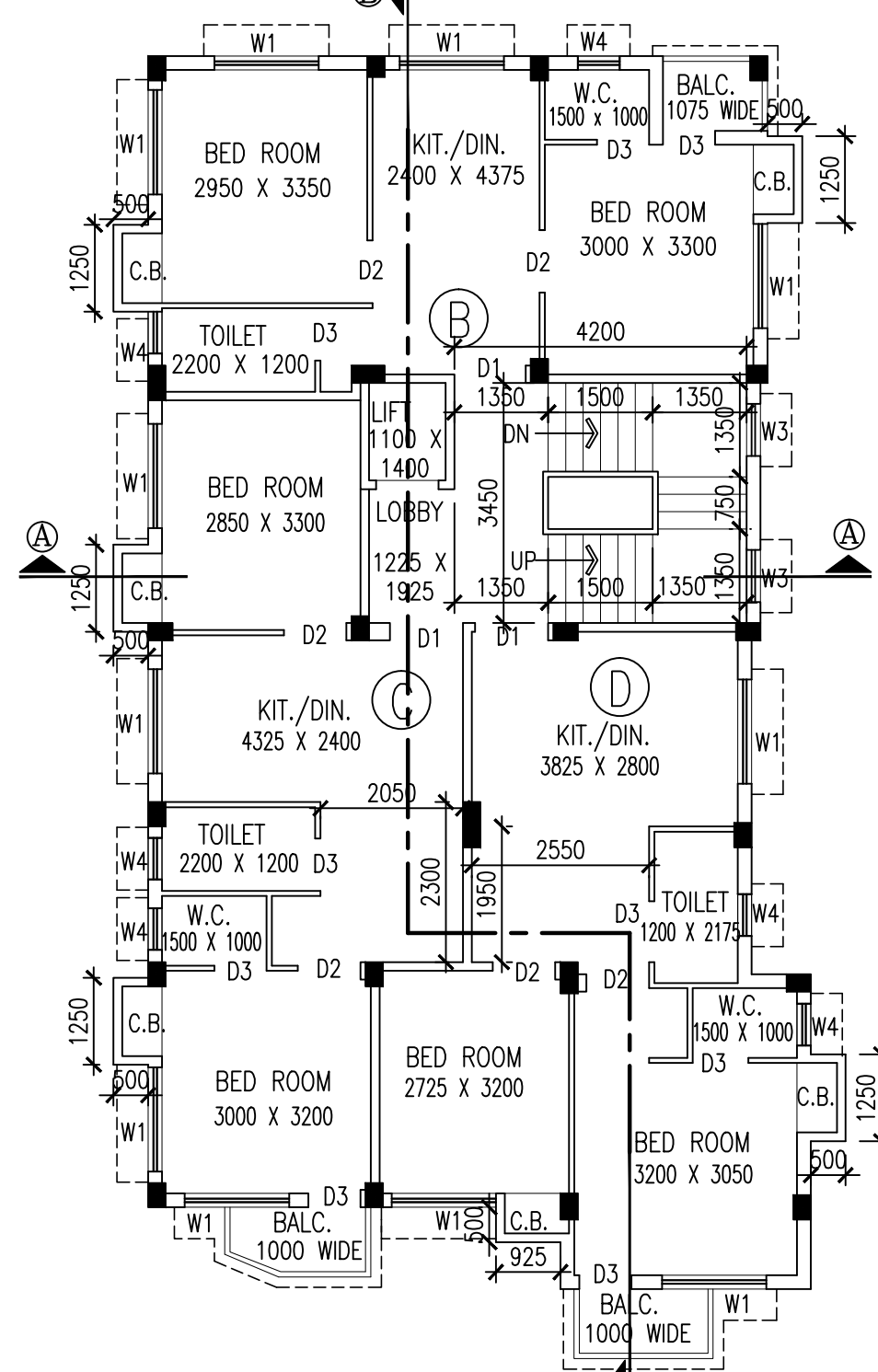
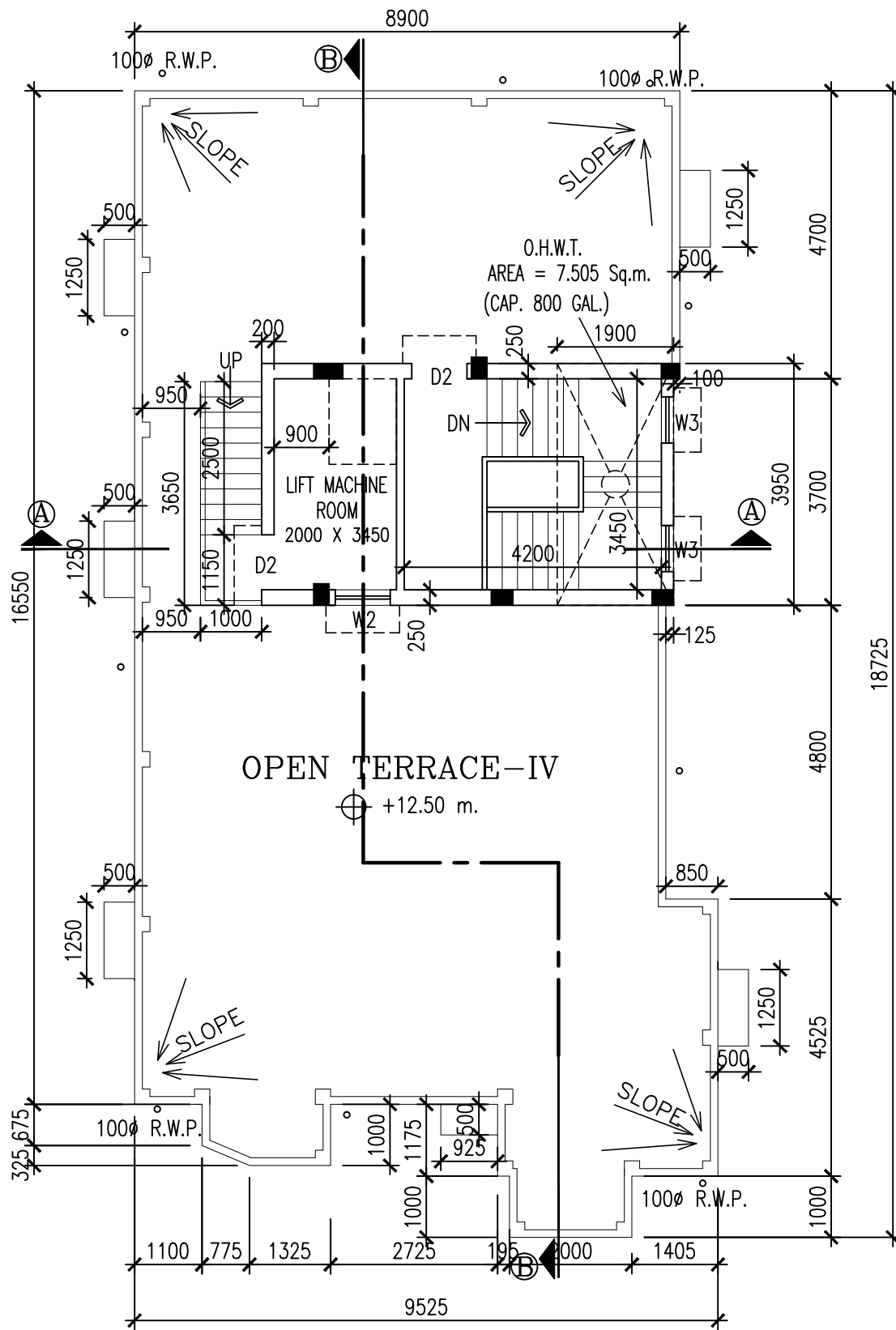




FRONT ELEVATION

NORTH SIDE ELEVATION

SECTION AT (A-A)
SCALE -1:100SECTION AT (B-B)
SCALE -1:100GROUND FLOOR PLAN
SCALE -1:100FIRST, SECOND, THIRD FLOOR PLAN
SCALE 1:100ROOF PLAN
SCALE 1:100

DOOR SCHEDULE	
TYPE	SIZE (BxH)
D1	1050mm X 2100mm (H)
D2	900mm X 2100mm (H)
D3	750mm X 2100mm (H)
WINDOW SCHEDULE	
TYPE	SIZE (BxH)
W1	1500mm X 1350mm (H)
W2	900mm X 1350mm (H)
W3	750mm X 1800mm (H)
W4	600mm X 600mm (H)

CERTIFICATE FROM GEO-TECH 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.

BHASKARJYOTI ROY
LICENSE NO.-50/1

NAME OF GEO-TECHNICAL ENGINEER

OWNER'S DECLARATION. :-

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.
7. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

TOLLY CREATION PVT. LTD.
REPRESENTED BY ITS DIRECTORS BINOD
CHOWDHURY, SUKANTA SAHA
CONSTITUTED POWER OF ATTORNEY OF
SONA SANTAL, NANDITA SANTAL.

NAME OF APPLICANT

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN HAVE BEEN DONE DUE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH. 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA - 700032 AND SIGNED BY Mr. BHASKARJYOTI ROY, GEO-TECH ENGINEER.

MANI BHUSAN CHAKRAVARTI
E.S.E. - 97 (II)
NAME OF E.S.E.

CERTIFICATE FROM L.B.S.:-

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE BLACK TOP ROAD ABUTTING ON EASTERN SIDE OF THE PREMISES IS 20'-0"(6.096 M) AT POINT 'A' & 'B' AS PER PHYSICAL MEASUREMENT AND THE WIDTH OF THE CEMENT CONCRETE ROAD ABUTTING ON NORTHERN SIDE (PARTLY) OF THE PREMISES IS 9'-6" (2.895 M) AT POINT 'C' AS PER PHYSICAL MEASUREMENT AS PER SOR VIDE Ch.V. & S. Id No.- 1837/2024-2025, Dated- 25.03.2025, CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.

THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E. THE LAND IS WITH AN EXISTING STRUCTURE WHICH WILL FULLY DEMOLISHED BEFORE START OF NEW CONSTRUCTION IS PARTLY OCCUPIED BY OWNER AND PARTLY OCCUPIED BY TENANT.

MANI BHUSAN CHAKRAVARTI
L.B.S. - 538 (I)
NAME OF L.B.S.B. P. NO:- 2025110098
SANCTION DATE - 03.07.2025
VALID UPTO - 02.07.2030

Digital signature of A.B.(C)/BLDG./BR-XI

PART - A. STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.	31-113-12-0280-9.
2. DETAILS OF REGISTERED DEED	BOOK = I, VOLUME = 4, BEING = 932, PAGE - 236 TO 249, YR = 1976, S.R = ALIPUR 24-PARGANAS, DT. 04.05.1976.
3. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOLUME = 1605-2024, BEING = 160501477, PAGE - 64710 TO 64728, YR = 2024, A.D.S.R. = ALIPUR, DT. 03.09.2024.
4. DETAILS OF REGISTERED BOUNDARY	BOOK = I, VOLUME = 1605-2024, BEING = 160501850, PAGE - 80749 TO 80761, YR = 2024, A.D.S.R. = ALIPUR, DT. 02.12.2024.
5. DETAILS OF STRIP OF LAND	BOOK = I, VOLUME = 1605-2024, BEING = 160501851, PAGE - 80762 TO 80776, YR = 2024, A.D.S.R. = ALIPUR, DT. 02.12.2024.
6. DETAILS OF SPLAYED CORNER	BOOK = I, VOLUME = 1605-2024, BEING = 160501856, PAGE - 80777 TO 80792, YR = 2024, A.D.S.R. = ALIPUR, DT. 02.12.2024.
7. DETAILS OF NON-EVICTION OF TENANT	BOOK = IV, VOLUME = 1605-2024, BEING = 160500204, PAGE - 3654 TO 3664, YR = 2024, A.D.S.R. = ALIPUR, DT. 02.12.2024.
8. BL & LRO CONVERSION	MEMO NO.- 17/2832/BL&LRO/KOL/Dated-12.10.2023. MEMO NO.- 17/2833/BL&LRO/KOL/Dated-12.10.2023.

PART - B.

- AREA OF LAND:-
AS PER TITLE DEED = 284.281 Sq.m. (4 Ka. - 4 Ch. - 00 Sq.ft.)
AS PER BOUNDARY DEC. = 283.531 Sq.m. (04 Ka. - 03 Ch. - 36.927 Sq.ft.)
AS PER BL&LRO = 284.087 (04 Ka. - 03 Ch. - 42.912 Sq.ft.)
- STRIP OF LAND GIFTED TO K.M.C. & THROWN TO ROAD AREA = 2.737 Sq.m.
- CORNER SPLAY GIFTED TO K.M.C. & THROWN TO ROAD AREA = 2.778 Sq.m.
- NET AREA = 283.531-2.737-2.778 = 278.016 Sq.m.
- ROAD WIDTH = 6.096 m, 2.895 m (Min.).
- USE GROUP = RESIDENTIAL.
- (i) PERMISSIBLE GROUND COVERAGE (57.215 %) = 162.222 Sq.m.
(ii) PROPOSED GROUND COVERAGE (55.071 %) = 156.143 Sq.m.
- PERMISSIBLE HEIGHT = 12.50 m, PROPOSED HEIGHT = 12.50 m.
- i) REQUIRED TREE COVER AREA = 4.60737 Sq.m. (1.6250 %)
ii) TREE COVER AREA PROVIDED = 5.100 Sq.m. (1.79874 %)
- MERCANTILE RETAIL AREA =
a) COVERED AREA = 18.258 Sq.m. b) CARPET AREA = 13.825 Sq.m.

FLOOR	TOTAL COVERED AREA IN m ²	LESS STAIR WELL	LESS LIFT WELL	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA STAIR	EXEMPTED AREA LIFT LOBBY	NET FLOOR AREA IN m ²
GROUND	148.569	—	—	148.569	13.365	2.358	132.846
FIRST	156.143	1.125	1.540	153.478	13.365	2.358	137.755
SECOND	156.143	1.125	1.540	153.478	13.365	2.358	137.755
THIRD	156.143	1.125	1.540	153.478	13.365	2.358	137.755
TOTAL	616.998	3.375	4.620	609.003	53.460	9.432	546.111

TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCL. PROP. AREA IN m ²	No of Tenement	No of Car Required
A	42.561	1.180	50.222	1	2
B	42.425	1.180	50.061	3	
C	46.280	1.180	54.610	3	
D	48.032	1.180	56.678	3	

CALCULATION OF F.A.R					283.531
1. EFFECTIVE LAND AREA m ²					283.531
2. TOTAL REQUIRED CAR PARKING (COVERED)					2
3. TOTAL CAR PARKING PROVIDED (COVERED)					3
4. TOTAL COVERED CAR PARKING AREA PROVIDED m ²					56.53
5. PERMISSIBLE F.A.R					1.75
6. PROPOSED F.A.R					1.750

OTHER AREAS					
1. STAIR HEAD ROOM AREA IN m ²					17.65
2. OVER HEAD RESERVOIR AREA IN m ²					7.50
3. TOTAL C.B. AREA IN m ²					10.76
4. LIFT MACHINE ROOM AREA IN m ²					8.94
5. LIFT MACHINE ROOM STAIR AREA IN m ²					3.65
6. TOTAL AREA FOR FEES IN m ²					650.00

NOTES & SPECIFICATIONS :-

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE STATED.
- ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.
- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
- CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
- 75 THICK SCALED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
- GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
- 450 mm PROJECTED CHAJAH.
- 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
- ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

PROPOSED G+THREE STORIED
RESIDENTIAL BUILDING PLAN U/S
393A OF K.M.C. ACT, 1980 COMPLYING
WITH K.M.C. BLDG. RULE-2009. AT
PREMISES NO.-280, KALITALA PARK,
WARD NO.-113, BOROUGH-XI,
KOLKATA-700070, P.S.-BANSDRONI,
UNDER K.M.C.