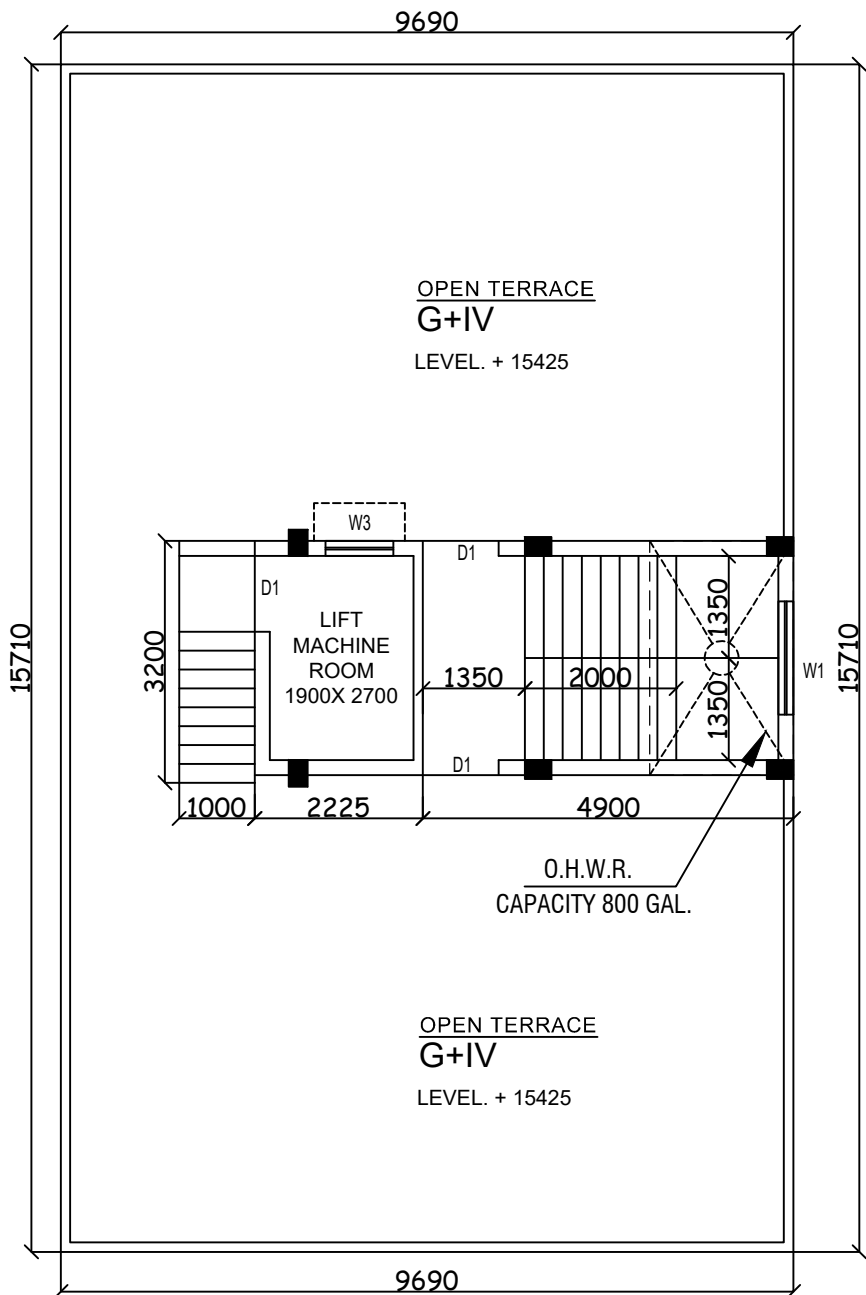
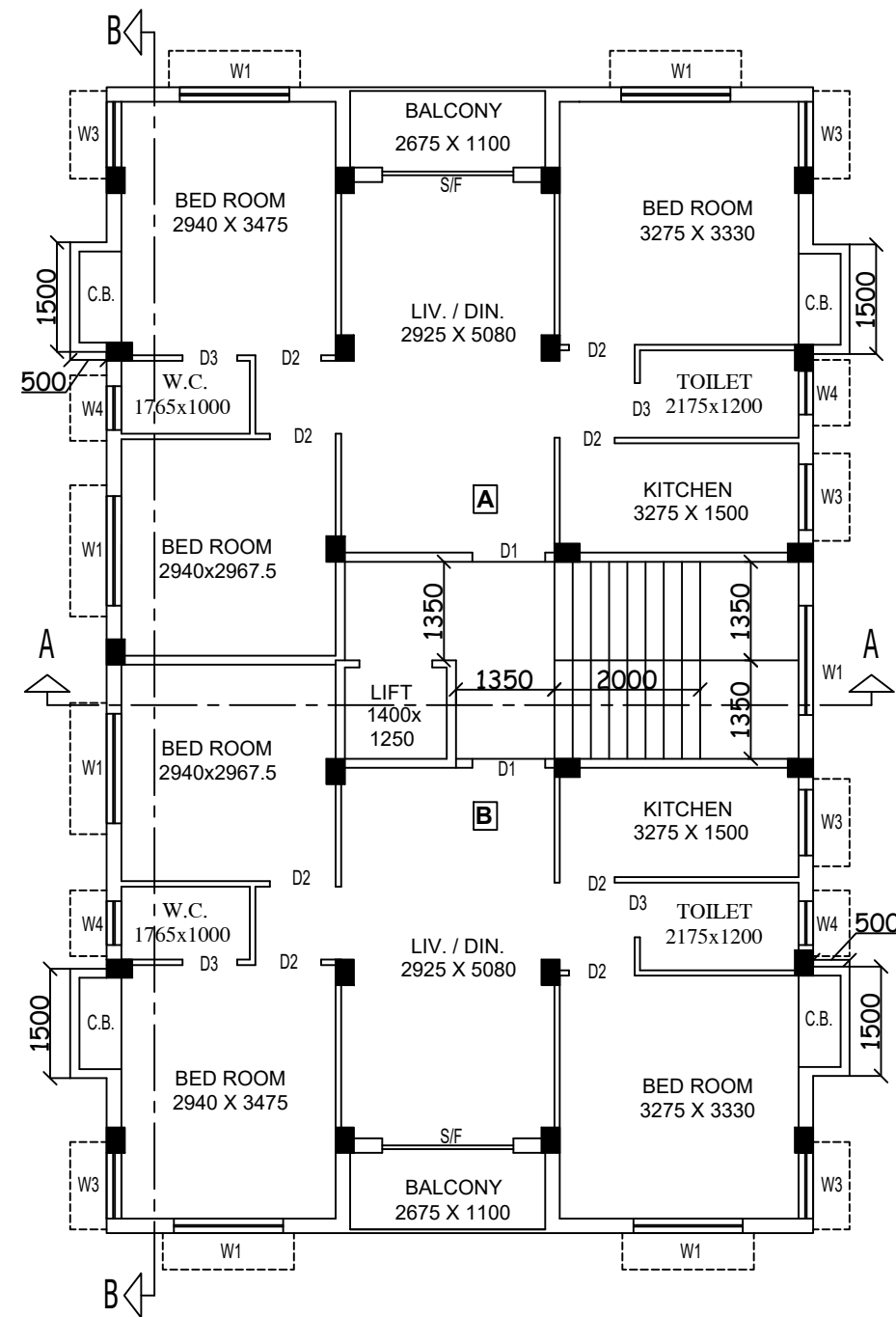


SPECIFICATIONS	
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.	
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.	
STEEL Z- SECTION WINDOWS.	
CAST-IN-SITU MOSAIC FLOORING.	
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.	
WATER PROOFING TREATMENT.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



MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

- PART A
- ASSESSEE NO. - 311090711500
 - A) NAME OF OWNERS (RECORDED):- SMT. SHIKHA NANDI & SRI HARENDRA KUMAR NANDI
 - B) NAME OF APPLICANT:- SRI DEBABRATA BHATTACHARYA PROPRIETOR OF "M/S BASBHUMI" C.A. OF SMT. SHIKHA NANDI & SRI HARENDRA KUMAR NANDI
 - 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
 - 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
 - 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
 - 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
 - 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
 - DETAILS OF CONVERSION (BEEL MACH CHAS TO BASTU):-
MEMO NO. - 51A (C)/MISC-63/6027/1(2)/P/24, DATED - 16/12/2024 & MEMO NO. - 51A (C)/MISC-63/6030/1(2)/P/24, DATED - 16/12/2024
 - MUTATION CASE NO. - 0/109/05-MAR-24/1288 DATED - 09/03/2024, ISSUED ON 09/07/2025.

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

6. TENEMENTS & CAR PARKING CALCULATION:					
TENEMENT MARK	TENEMENT SIZE NET (SQ.M.)	TENEMENT SIZE SHARE OF SERVICE (SQ.M.)	NO. OF TENEMENT	REQD. CAR PARK.	PROV. CAR PARKING
A	67.441	11.940	79.381	4	4 NOS.
B	67.441	11.940	79.381	4	4 NOS.

- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 1.679
- STAIR HEAD ROOM AREA = 15.190 SQ.M.
- LIFT MACHINE ROOM AREA = 6.898 SQ.M.
- OVER HEAD TANK AREA = 5.890 SQ.M.
- LIFT MACHINE ROOM STAIR AREA = 3.200 SQ.M.
- ROOF AREA = 152.230 SQ.M.
- CUP-BOARD AREA = 12.000 SQ.M.
- ADDITIONAL FLOOR AREA FOR FEES = 37.288 SQ.M.
- TREE COVER AREA = 6.300 SQ.M.

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 "M/S 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 - 2008 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 STORIED 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.

DIGITAL SIGNATURE OF E.E.