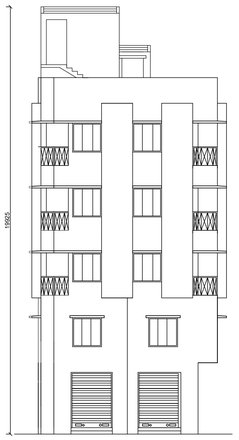
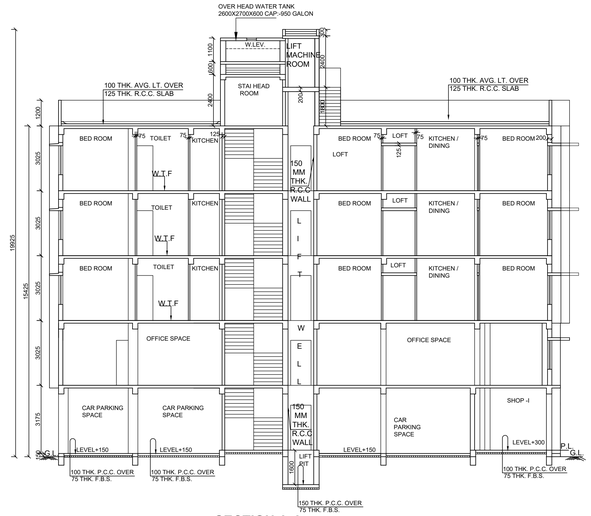
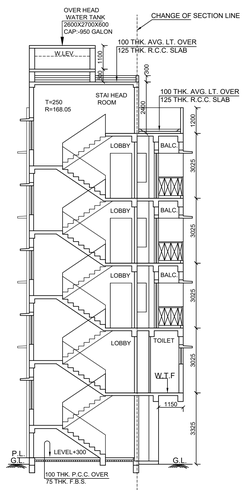
NORTH SIDE ELEVATION
SCALE:-1:100



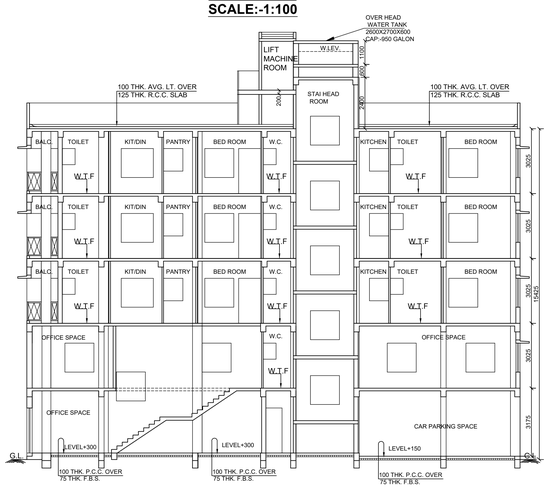
FRONT ELEVATION
SCALE:-1:100



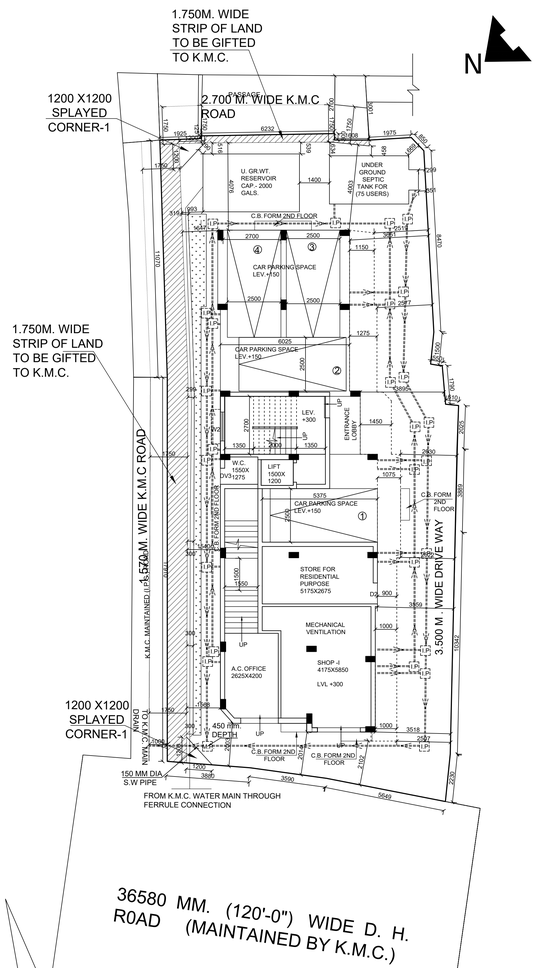
SECTION A-A
SCALE:-1:100



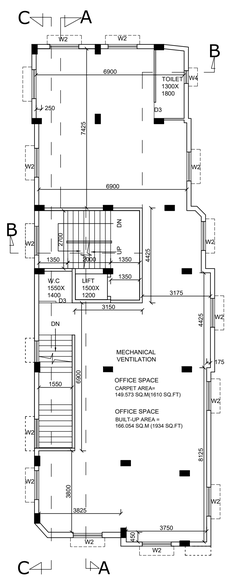
SECTION B-B
SCALE:-1:100



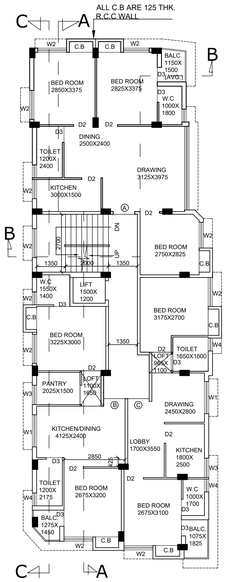
SECTION C-C
SCALE:-1:100



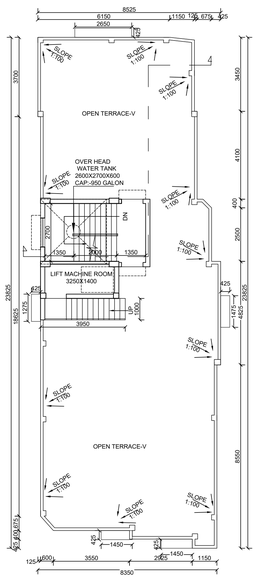
GROUND FLOOR PLAN
SCALE:-1:100



FIRST FLOOR PLAN
SCALE:-1:100



TYPICAL FLOOR PLAN
(2ND,3RD,4TH)
SCALE:-1:100



ROOF PLAN
SCALE:-1:100

AREA STATEMENT

PART - A :-

1. ASSESSES NO.-411240510721
2. DETAIL OF DEED OF GIFT:-
DEED I -(BOOK-I, VOLUME - 1602-2023, PAGE- 558370-558402, BEING NO.- 160215937, DATE- 07.11.2023,PLACE-D.S.R-II SOUTH 24 PARGANA
DEED II -(BOOK-I, VOLUME - 1602-2023, PAGE- 558336-558369, BEING NO.- 160215936, DATE- 07.11.2023,PLACE-D.S.R-II SOUTH 24 PARGANA
DEED III -(BOOK-I, VOLUME -4, PAGE- 1-14, BEING NO.- 07296, DATE- 30.07.2007,PLACE-D.S.R-KOLKATA
DEED IV -(BOOK-I, VOLUME -20, PAGE- 2381-2394, BEING NO.- 07691, DATE- 07.07.2008,PLACE- A.D.S.R-BEHALA
DEED V -(BOOK-I, VOLUME -1602-2023, PAGE- 573972-573004, BEING NO.- 160216115, DATE- 10.11.2023,PLACE- D.S.R-II SOUTH 24 PARGANA
DEED VI -(BOOK-I, VOLUME -1602-2023, PAGE- 573005-573037, BEING NO.- 160216116, DATE- 10.11.2023,PLACE- D.S.R-II SOUTH 24 PARGANA
5. DETAIL OF DEED OF CONVEYANCE:-
DEED I -(BOOK-I, VOLUME - 1602-2023, PAGE- 629603-629643, BEING NO.- 160217461, DATE- 13.12.2023,PLACE-D.S.R-II SOUTH 24 PARGANA
DEED II -(BOOK-I, VOLUME - 1602-2023, PAGE- 629571-629602, BEING NO.- 160217460, DATE- 13.12.2023,PLACE-D.S.R-II SOUTH 24 PARGANA
3. DETAIL OF MOTHER DEED :-
DEED I -(BOOK-I, VOLUME- 65 , PAGE-402, BEING NO.- 2877 , YEAR-1999 ,PLACE- D.S.R-II SOUTH 24 PARGANA
DEED II -(BOOK-I, VOLUME -99, PAGE- 77, BEING NO.- 4243, YEAR-2002,PLACE-D.S.R-II SOUTH 24 PARGANA
DEED III -(BOOK-I, VOLUME - 16, PAGE- 170-172, BEING NO.- 1126 , YEAR- 1949,PLACE- D.S.R-II SOUTH 24 PARGANA
DEED IV -(BOOK-I, VOLUME -18, PAGE- 57-75, BEING NO.- 520, YEAR- 1998,PLACE- D.S.R-II SOUTH 24 PARGANA
DEED V -(BOOK-I, VOLUME -10, PAGE- 137-142, BEING NO.- 5390, YEAR- 1984,PLACE- D.S.R-ALIPORE
4. DETAIL OF PARTITION DEED :-
DEED I -(BOOK-I, VOLUME -99, PAGE- 29-68, BEING NO.-4242, DATE-03-12-2002,PLACE-D.S.R-II,ALIPORE SOUTH 24 PARGANA
6. DETAIL OF BOUNDARY DECLARATION:- BOOK-I, VOLUME - 1602-2024, PAGE- 20469-20479, BEING NO.- 160200379, DATE-09.01.2024,PLACE-D.S.R-II SOUTH 24 PARGANAS
7. DETAIL OF STRIP (REAR)- BOOK-I, VOLUME - 1602-2024, PAGE-20348-20360, BEING NO.- 160200377, DATE-09.01.2024,PLACE-D.S.R-II SOUTH 24 PARGANAS
7. DETAIL OF STRIP (SIDE)- BOOK-I, VOLUME - 1602-2024, PAGE-20361-20373, BEING NO.- 160200378, DATE-09.01.2024,PLACE-D.S.R-II SOUTH 24 PARGANAS
8. DETAIL OF SPAYED CORNER- BOOK-I, VOLUME - 1602-2024, PAGE-20614-20626, BEING NO.- 160200376, DATE-09.01.2024,PLACE-D.S.R-II SOUTH 24 PARGANAS
9. DETAIL OF POWER OF ATTORNEY(1)- BOOK-I, VOLUME - 1602-2023, PAGE- 350303-350317, BEING NO.- 160210283, DATE-21.07.2023,PLACE-D.S.R-II SOUTH 24 PARGANAS
10. DETAIL OF POWER OF ATTORNEY(2)- BOOK-I, VOLUME - 1602-2022, PAGE- 384011-384028, BEING NO.- 160210590, DATE-22.08.2022,PLACE-D.S.R-II SOUTH 24 PARGANAS

PART - B :-

1. AREA OF LAND:-
(i)AS PER DEED =05K.-15CH.- 23 SFT =399.294 SQ.M.
(ii)AS PER B/D= 05K.-12CH.- 36 SFT.=388.017 SQM.
2. (i) PERMISSIBLE GROUND COVERAGE (53.733%)=208.492 SQ.M.
(ii) PROPOSED GROUND COVERAGE =184.023 SQ.M(47.427%)
3. PROPOSED HEIGHT - 15.425M
4. ROAD WIDTH =36.580 M.

5. PROPOSED AREA :-

	COVERED AREA	CUT-OUT	LIFT WELL	LIFT LOBBY AREA	STAIR AREA	NET FLOOR AREA
GROUND FLOOR	157.361 SQ.M	-	-	1.890 SQ.M	12.690 SQ.M	142.781 SQ.M
1ST. FLOOR	183.668 SQ.M	10.501 SQ.M	1.800 SQ.M	1.890 SQ.M	12.690 SQ.M	156.787 SQ.M
2ND. FLOOR	184.023 SQ.M	-	1.800 SQ.M	1.890 SQ.M	12.690 SQ.M	167.643 SQ.M
3RD. FLOOR	184.023 SQ.M	-	1.800 SQ.M	1.890 SQ.M	12.690 SQ.M	167.643 SQ.M
4TH. FLOOR	184.023 SQ.M	-	1.800 SQ.M	1.890 SQ.M	12.690 SQ.M	167.643 SQ.M
TOTAL	893.098 SQ.M	10.501 SQ.M	7.200 SQ.M	9.450 SQ.M	63.450 SQ.M	802.497 SQ.M

6. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	65.468 SQ.M	16.911 SQ.M	82.380 SQ.M	3	2
B	46.925 SQ.M	12.121 SQ.M	59.046 SQ.M	3	
C	46.703 SQ.M	12.064 SQ.M	58.768 SQ.M	3	

5. TOTAL REQUIRED CAR PARKING - 4 NOS.
6. TOTAL PROVIDED CAR PARKING:- 4 NOS.
2NOS FOR BUSINESS & 2 NOS FOR TENAMENT
7. REQUIRED AREA FOR PARKING=100 SQ.M
8. PROVIDED AREA FOR PARKING= 67.061 SQ.M
9. PERMISSIBLE F.A.R =3
10. PROPOSED F.A.R = (802.497 - 67.061) / 388.017 = 1.895
11. STAIR HEAD ROOM AREA =15.654 SQ.M.
12. OVER HEAD TANK AREA = 9.304 SQ.M.
13. LIFT MACHINE ROOM AREA = 5.840 SQ.M.
14. LIFT MACHINE ROOM STAIR AREA = 3.950 SQ.M.
15. AREA OF CUP-BOARD = 12.176 SQ.M.
16. AREA OF LOFT =8.630 SQ.M.
16. AREA OF BUSINESS = 180.384 SQ.M.(COVERED)
= 149.920 SQ.M.(CARPET)
17. AREA OF SHOP = 27.371 SQ.M.(COVERED)
= 24.337 SQ.M.(CARPET)
18.PROPOSED TREE COVER AREA =10.255 SQM.(2.643% OF LAND AREA)
19.MINIMUM TREE COVER AREA REQUIRED =8.497 SQ.M.(2.190%)OF LAND AREA

NOTE:
DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BULDING.

DOORS & WINDOWS SCHEDULE

DOORS MKD.	WIDTH	HEIGHT	WINDOWS MKD	WIDTH	HEIGHT
D1	1000	2100	W1	1350	1350
D2	900	2100	W2	900	1050
D3	750	2100	W3	600	700
SD	2275	2100	W3a	600	1050
D3V	750	2100			
D	1200	2100			

CERTIFICATE

Premises No. :- 316, DIAMOND HARBOUR ROAD

Assessee No.-411240510721

Name Of Owner(s) / Applicant(s) - ...:(1) SUMANTRA MALLICK,(2)SUJOY MALLICK,(3)SANTANU MALLICK,(4)SANDIP MALLICK,(5)UMA SANKAR MONDAL

Area of plot of Land -
(i)AS PER DEED =05K.-15CH.- 23 SFT =399.294 SQ.M.
(ii)AS PER B/D= 05K.-12CH.- 36 SFT.=388.017 SQM.

Name Of Architect : SRI RANJIT BHATTACHARYA NO. : CA/87/10587

Permissible height in reference to CCZM issued by AAI: 33M.

Co-ordinate in WGS- 84 and site elevation (AMSL): 3.6M.

Reference points marked in The site plan of the proposal	Co-ordinate in WGS- 84		Site elevation (AMSL)
	Latitude	Longitude	
	22°27'.30" N	88°18'.22" E	3.6M.

The above information is true and correct in all respect and if any stage, it is found otherwise, then i shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

RANJIT BHATTACHARYA
REG. NO. CA/87/10587
Name of Architect

M/S.SHREE SAI CONSTRUCTION,proprietor SRI MAINAK BISWAS C.A OF (1) SUMANTRA MALLICK,(2)SUJOY MALLICK,(3)SANTANU MALLICK,(4)SANDIP MALLICK,(5)UMA SANKAR MONDAL
Name of owner

SPECIFICATION

1. CEMENT CONC. TO FDN.-1:1.5:3; CEMENT : SAND :AGGR.
2. CEMENT CONC. TO SLAB, BEAM, CHAJJA & COLUMN 1:1.5:3; CEMENT : SAND : AGGR.
3. CEMENT MORTAR TO FDN. & MAIN WALL - 1:6
4. CEMENT MORTAR TO 75 THK. & 125 THK WALL& CEILLING - 1:4
5. CEMENT MORTAR TO INSIDE & OUTSIDE WALL PLASTER - 1:6
6. CEMENT CONCRETE TO FLOOR - 1:3:6
7. R.C.C GRADE M20 AND STEEL Fe500

CERTIFY 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 WIDTH OF ABUTTING ROAD(MAINTAINED BYK.M.C.) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE. NOT A TANK OR FILLED UP A TANK.THE LAND IS DEMARCATED BY BOUNDARY WALL.THE CONSTRUCTION OF U.G.WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

RANJIT BHATTACHARYA
REG. NO. CA/87/10587
NAME OF ARCHITECT

THIS STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME(B.S. ASSOCIATES) OF 501, EB-9, RAJDANGA MAIN ROAD, KOLKATA -700107, ON BASIS OF SOIL TEST REPORT DONE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA(LATEST REVISION) & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

SUSANTA SAHA
E.S.E/I/70
EMPANELLED STRUC. ENGG.

I/WE.DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.A & 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 AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK.THE PLOT HAS BEEN IDENTIFIED BY ME AND IF ANY DISPUTE ARISE, K.M.C AUTHORITY WILL REVOKE SANCTION PLAN.THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES THE EXISTING STRUCTURE IS OCCUPIED BY OWNERS AND THERE IS ONE TENANT.

M/S.SHREE SAI CONSTRUCTION,proprietor SRI MAINAK BISWAS C.A OF (1) SUMANTRA MALLICK,(2)SUJOY MALLICK,(3)SANTANU MALLICK,(4)SANDIP MALLICK,(5)UMA SANKAR MONDAL
NAME OF OWNER/APPLICANT

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.

SUSANTA SAHA
GT / I / 45
NAME OF GEO-TECHNICAL ENGG.

BUILDING PERMIT NO-2025160122 DATED- 24.06.2025

VALID UP TO - 23.06.2030

SK KAMAL UDDIN Digitally signed by SK KAMAL UDDIN
Date: 2025.06.24 12:26:46 +05'30'

DIGITAL SIGNATURE BY ASSISTANT ENGINEER
(CIVIL)BUILDING DEPARTMENT -BR.XVI-K.M.C

SHIBNATH DAS Digitally signed by SHIBNATH DAS
Date: 2025.06.24 13:21:10 +05'30'

DIGITAL SIGNATURE BY EXECUTIVE ENGINEER
(CIVIL)BUILDING DEPARTMENT -BR.XVI-K.M.C

SUPERSEEDED PLAN OF A PROPOSED G+ IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C ACT(1980) COMPLAYING WITH K.M.C BUILDING RULES 2009 AT PREMISES NO.316 DIAMOND HARBOUR ROAD, WARD NO.-124, BOROUGH NO.- XVI,UNDER K.M.C.

PREVIOUS B.P. NO:-2024160140 DATED:-20.08.2024

NAME OF OWNER :- (1) SUMANTRA MALLICK,(2)SUJOY MALLICK,(3)SANTANU MALLICK,(4)SANDIP MALLICK,(5)UMA SANKAR MONDAL

BHATTACHARYA & ASSOCIATES.
ARCHITECTS, ENGINEERS & INT. DESIGNERS
SKYLARK APARTMENT, GROUND FLOOR
105B, DIAMOND HARBOUR ROAD
tel + fax : + 91 33 2445-5621
e-mail: archranjitb@gmail.com