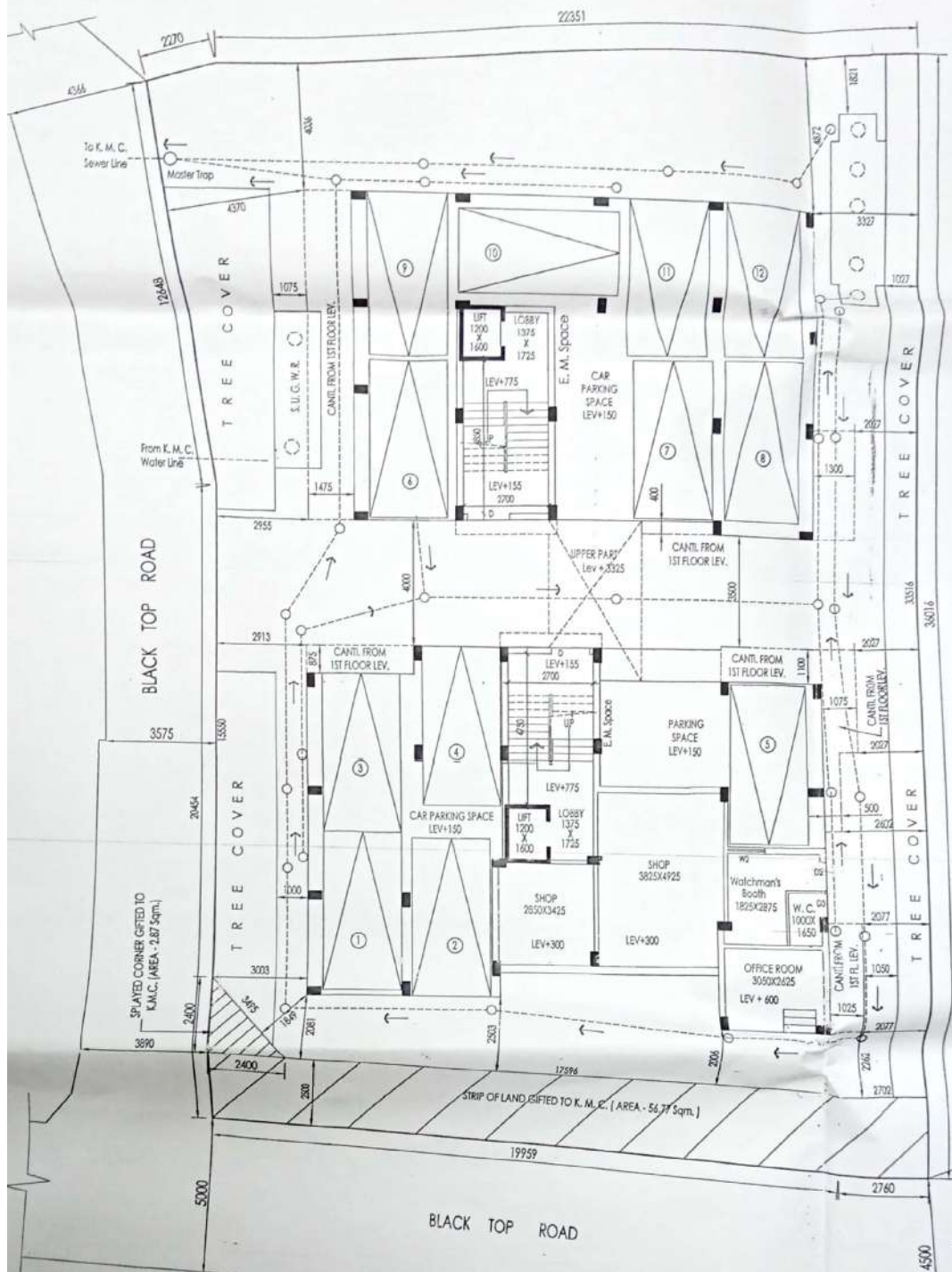


FRONT SIDE ELEVATION

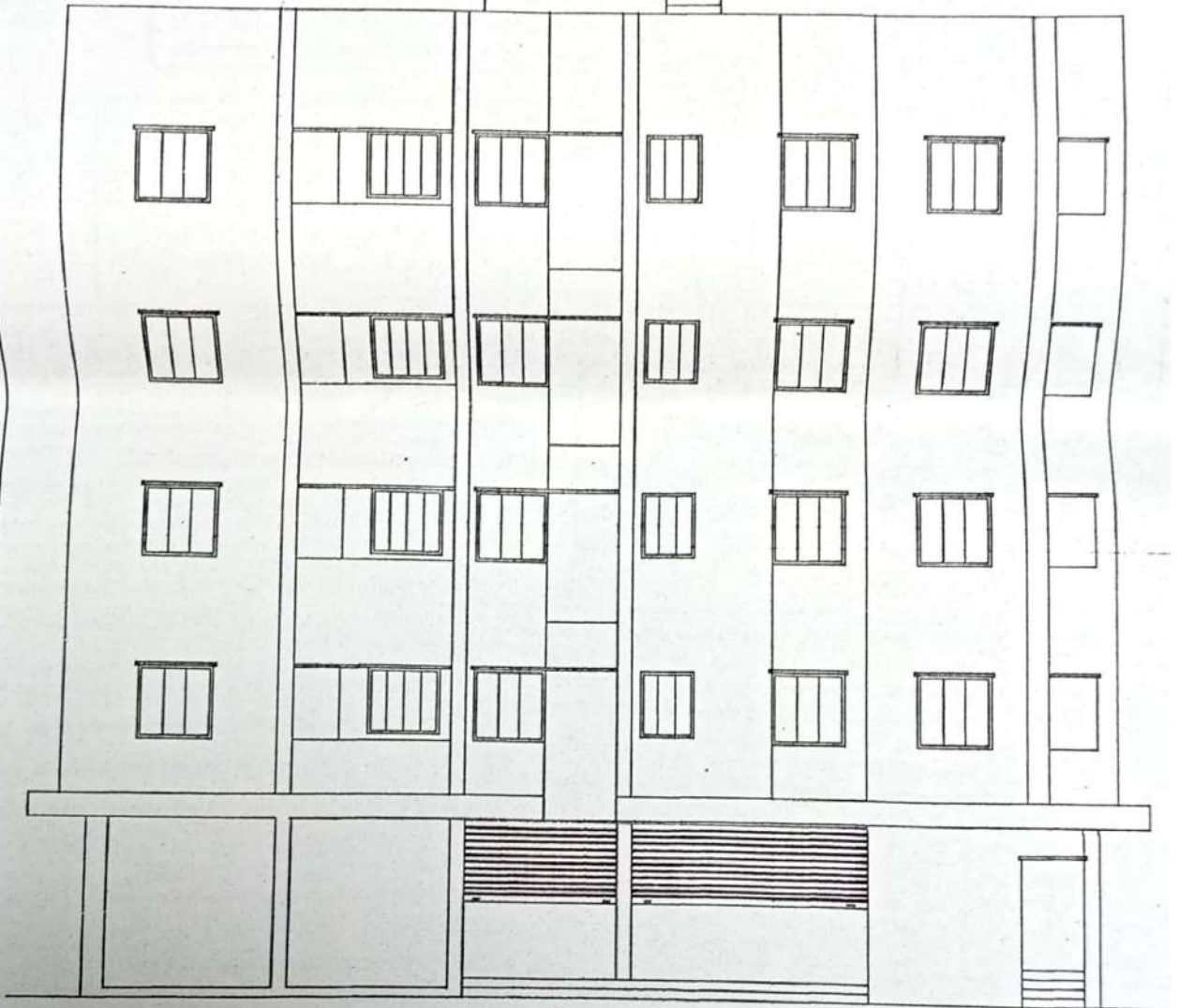
SECTION

TREE COVER AREA : - 80.99 Sqm. = 4.55 % > Per. Limit - 78.91 Sqm. = 4.44 %

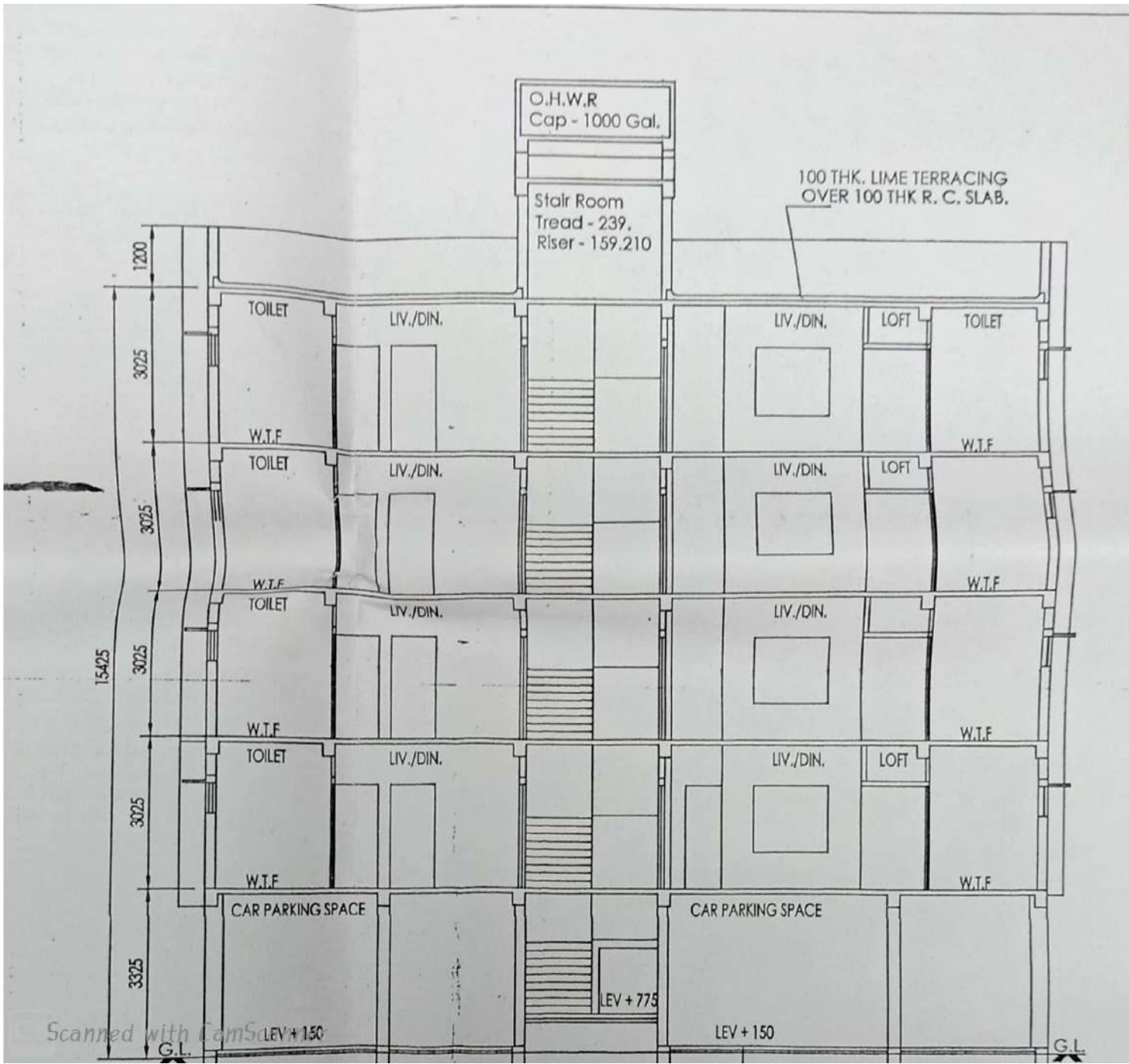


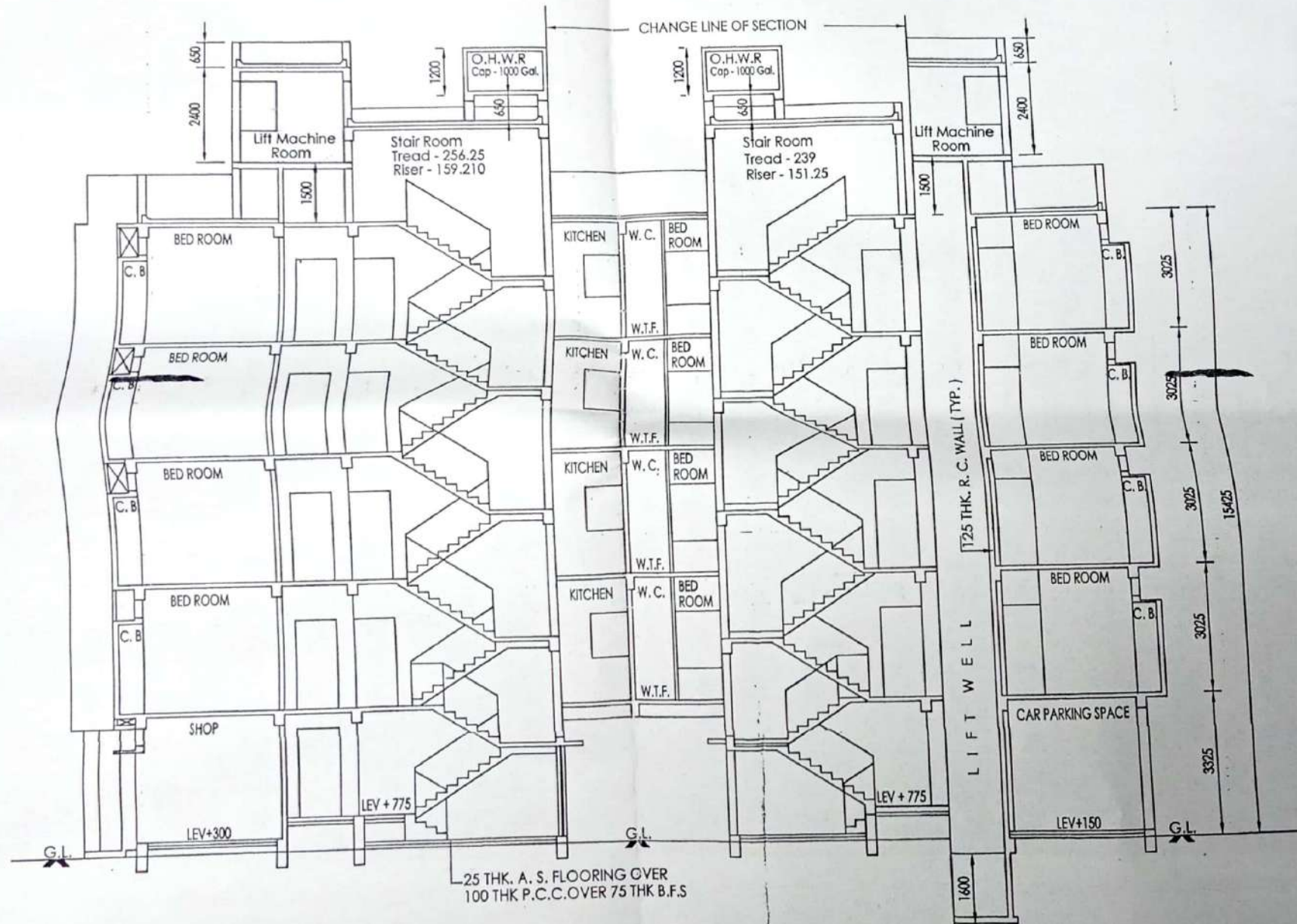
GROUND FLOOR PLAN

SCALE - 1:100



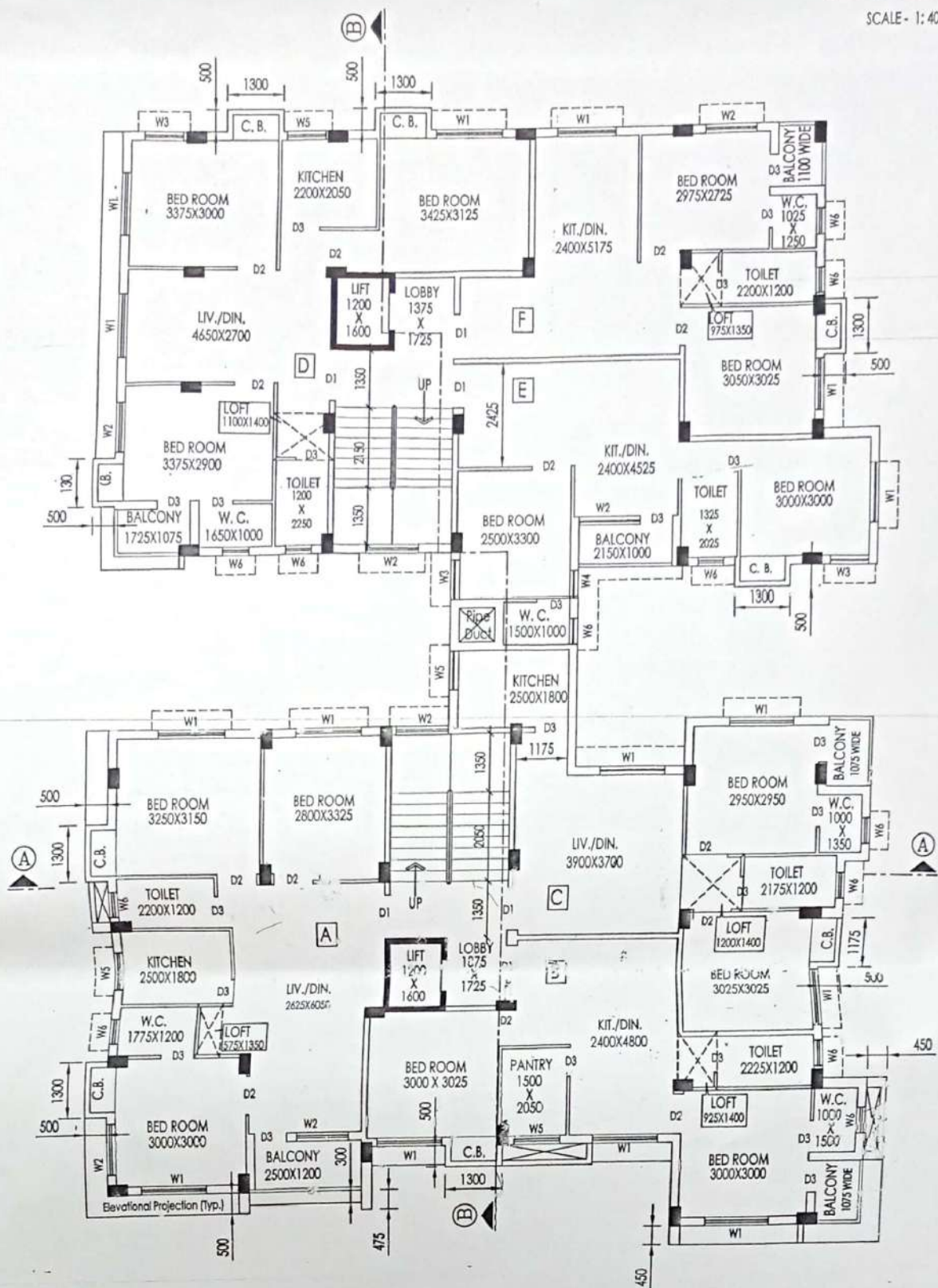
FRONT SIDE ELEVATION





SECTION ON B - B

36016



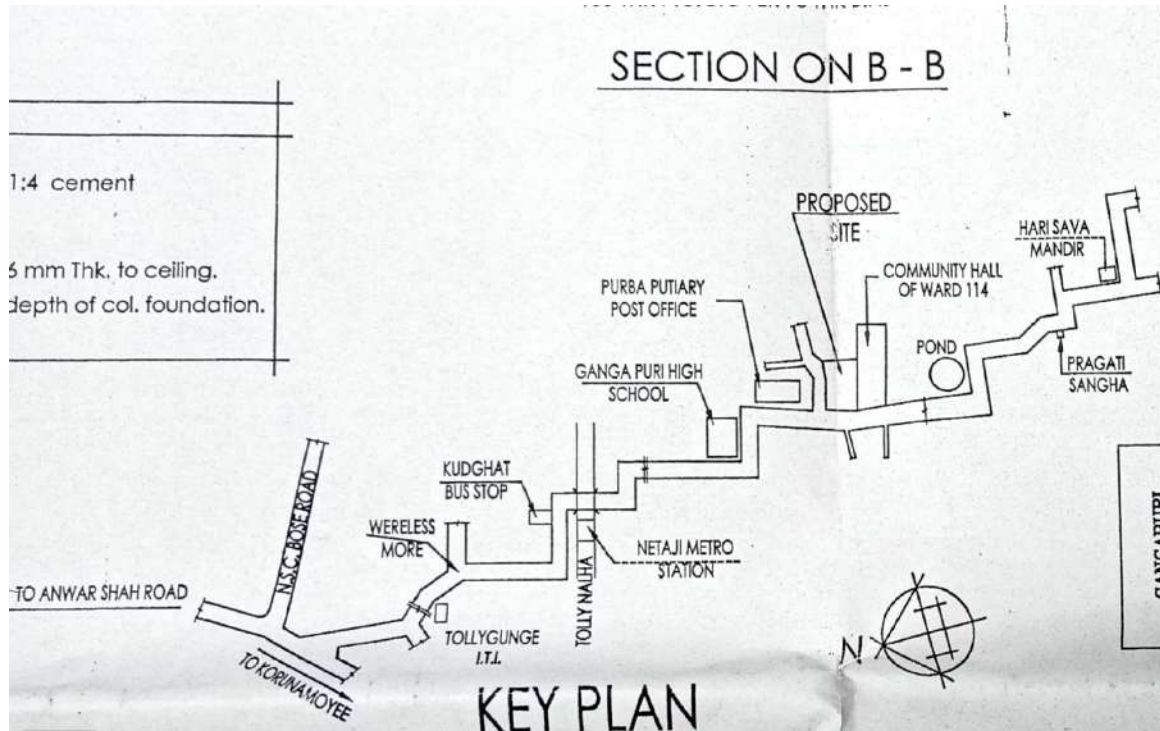
1ST, 2ND, 3RD & 4TH. FLOOR PLAN

SCALE - 1: 100

SECTION ON B - B

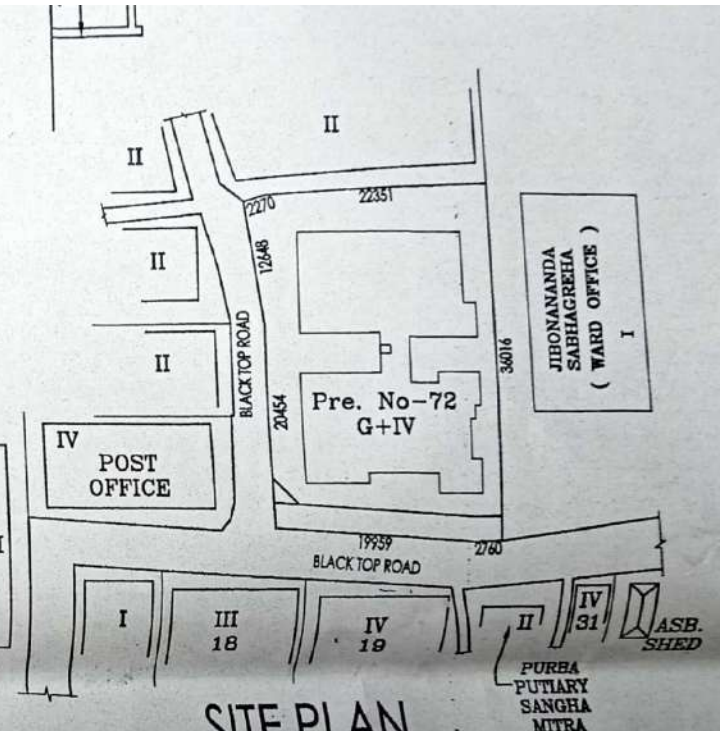
1:4 cement

5 mm Thk. to ceiling.
depth of col. foundation.



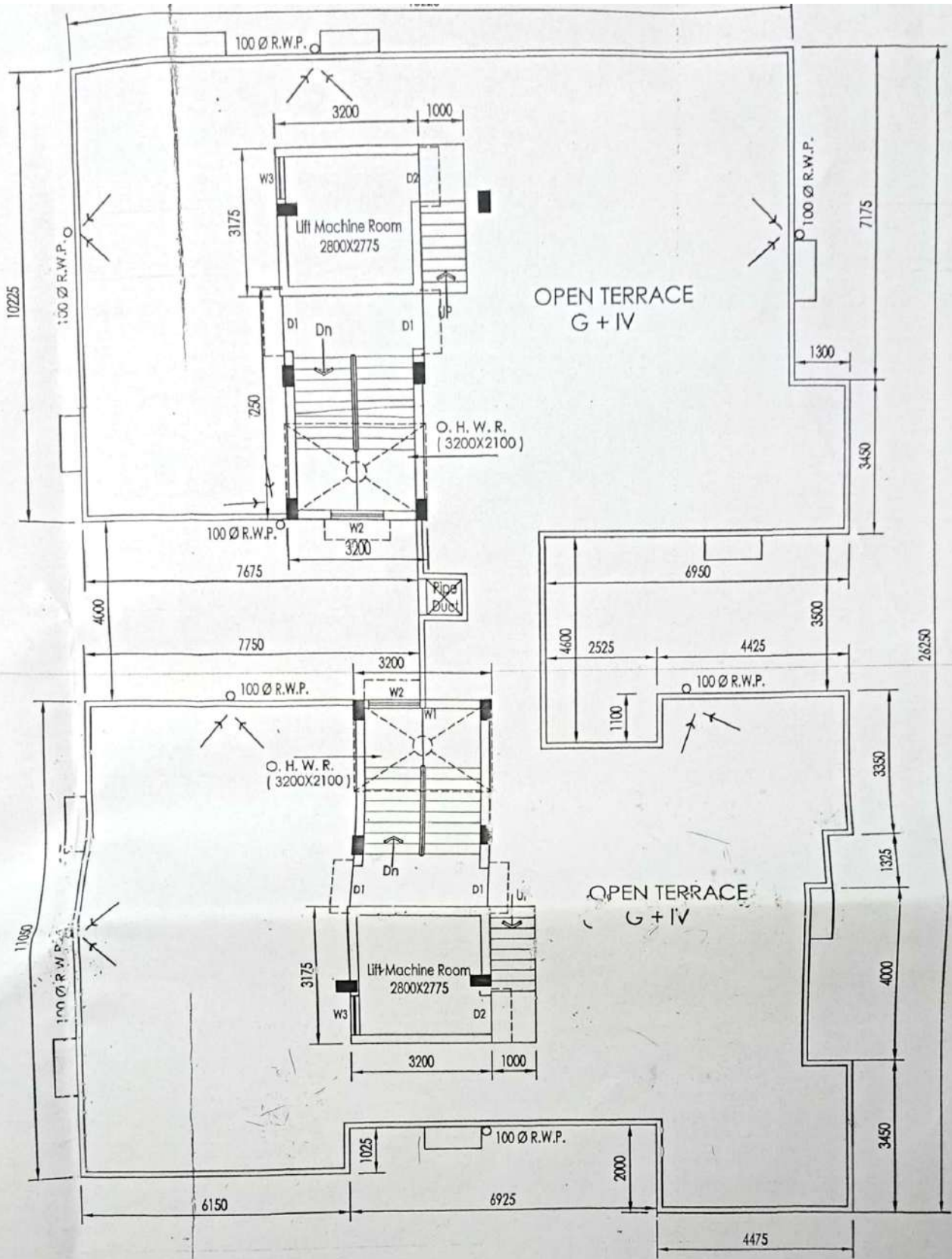
KEY PLAN

SCALE - 1: 4000



SITE PLAN

SCALE - 1: 600

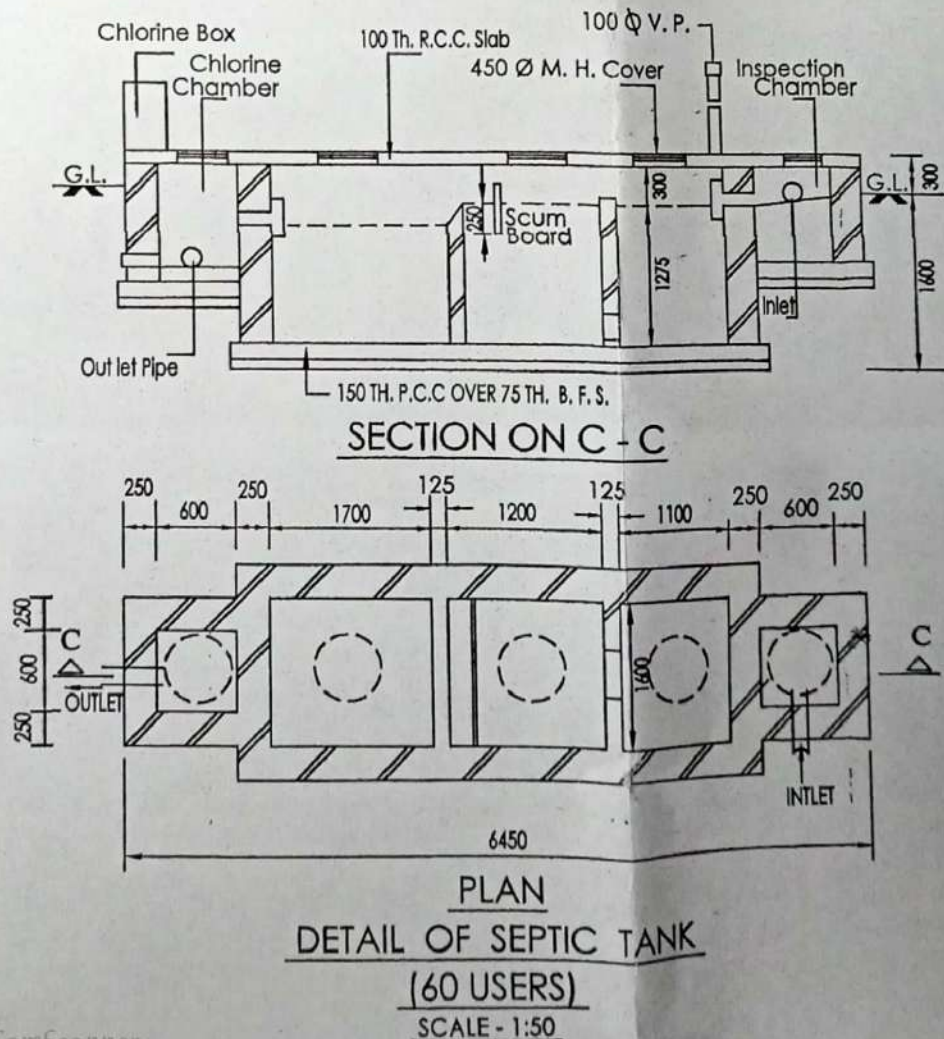


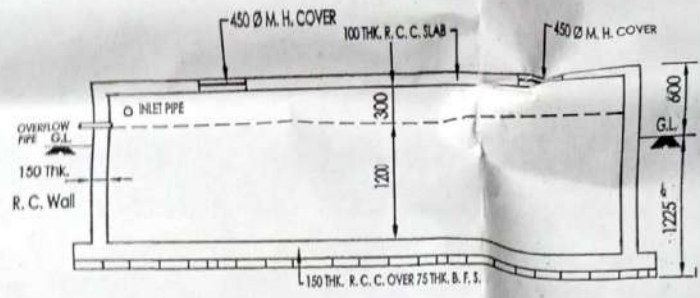
ROOF PLAN

SCALE - 1: 100

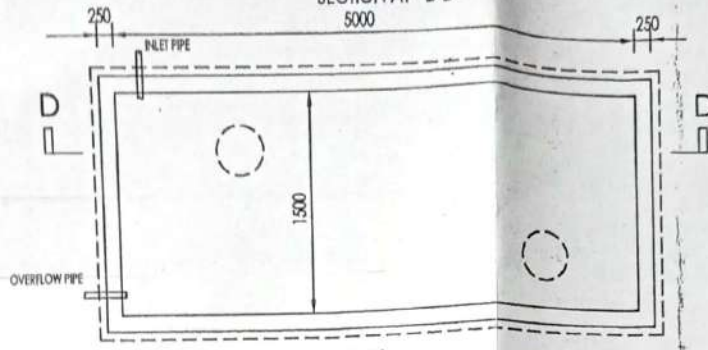
DETAILS OF REGISTERED DEED

- | | |
|--|--|
| <p>1. Details of Registered Deed -
Book No.- 1, Volume No.- 38, Being No - 2204,
Page - 193 TO 198, Year - 1951 .
Date - 04/04/1951 . At S. R. Allpore.</p> <p>2. Details of Registered Deed -
Book No.- 1, Volume No.- 29, Being No - 06960
Page - 2320 TO 2340, Year - 2013 .
Date - 04/09/2013 . At A. D. S. R. Allpore.</p> <p>3. Deed Of Conveyance -
Book No.- 1, Volume No.- 1605 - 2015,
Page - 124261 TO 124282,
Being - 160508432 , Year - 2015 .
Date - 18/12/2015 . At A.D S. R. Allpore.</p> <p>4. Deed Of Conveyance -
Book No.- 1, Volume No.- 1605 - 2016,
Page - 24040 TO 24059,
Being - 160500837 , Year - 2016 .
Date - 09/02/2016 . At A.D S. R. Allpore.</p> <p>5. Deed Of Conveyance -
Book No.- 1, Volume No.- 1601 - 2016,
Page - 116451 TO 116475,
Being - 160103890 , Date - 30/12/2016 .
Year - 2016 .At D S. R.-1 South 24 parganas.</p> | <p>6. Deed Of Conveyance -
Book No.- 1, Volume No.- 1605 - 2017,
Page - 110285 TO 110307,
Being - 160502278 , Date - 13/07/2017.
Year - 2017 .At A.D.S. R.- Allpore.</p> <p>7. Deed Of Conveyance -
Book No.- 1, Volume No.- 1605 - 2017,
Page - 95028 TO 95049,
Being - 160503575 , Date - 28/06/2017.
Year - 2017 .At A.D.S. R.- Allpore.</p> <p>8. Deed Of Gift -
Book No.- 1, Volume No.- 1605 - 2017,
Page - 8478 TO 8504,
Being - 160500328 , Date - 24/01/2017.
Year - 2017 .At A.D.S. R.- Allpore.</p> <p>9. Deed Of Sale -
Book No.- 1, Volume No.- 1605 - 2018,
Page - 37328 TO 37358 ,
Being - 160501292 , Date - 06/03/2018.
Year - 2018 .At A.D.S. R.- Allpore.</p> |
|--|--|





SECTION AT - D D

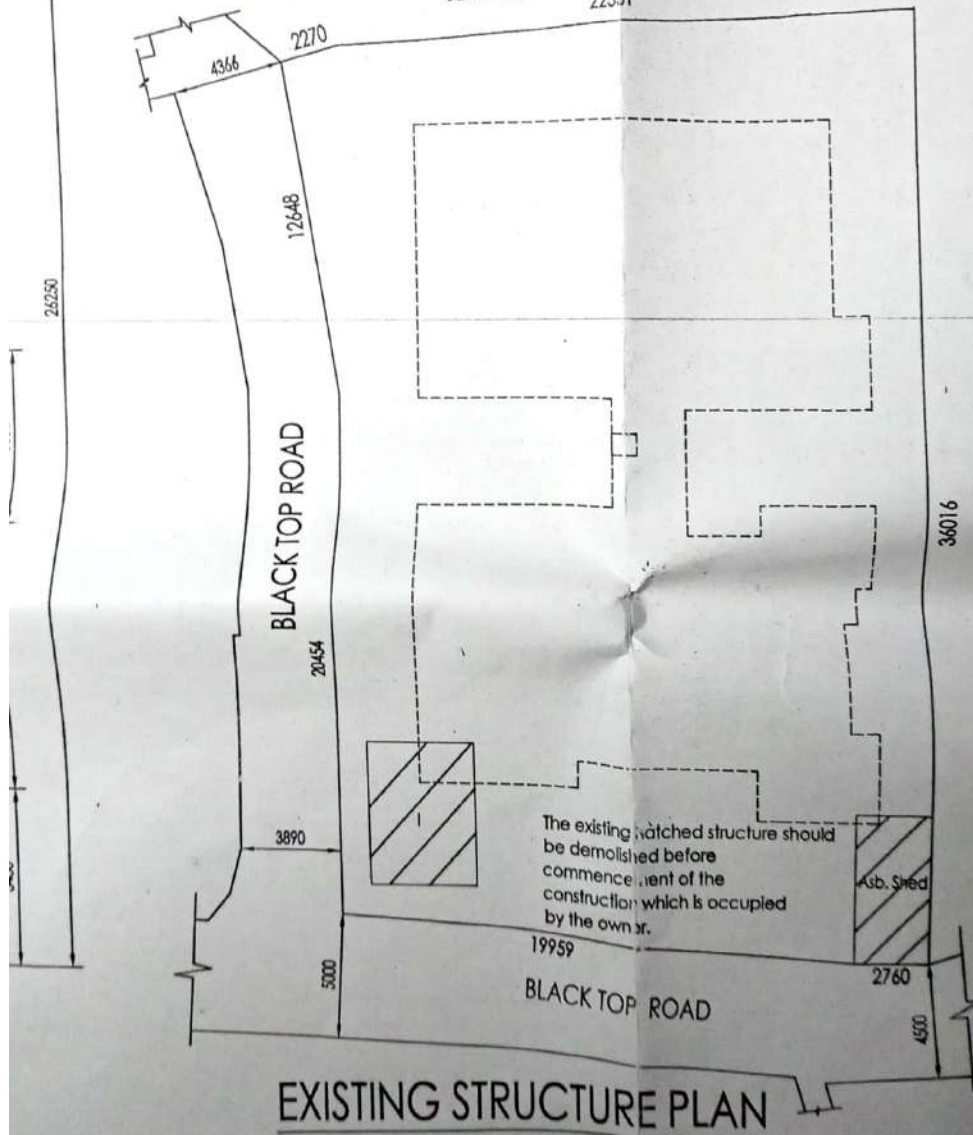


PLAN

DETAIL OF SEMI UNDER GROUND WATER RESERVOIR CAPACITY - 2000 Gal.

SCALE - 1:50

22351



EXISTING STRUCTURE PLAN

SCALE - 1: 200

AREA STATEMENT

Area Of The Land :-
 As Per Deed :- 829.598 Sqm = 20.5 SATAK.
 As Per Boundary Declaration :- 800.008 Sqm.
 Permissible F. A. R. :- 1.75
 Permissible Covered Area :- 1400.014 Sqm. + Exempted Area + Car Parking Area (225.0 Sqm.)
 Permissible Ground Coverage :- 400.004 Sqm. (50.0 %)
 Proposed Ground Coverage :- 370.45 Sqm. (46.305 %)

	Total Floor Area	Lift Well Area	Net Floor Area	Exempted Area		Effective Floor Area
				Stair Area	Lift Lobby Area	
Ground Floor Area :-	320.78 Sqm	—	320.78 Sqm	25.92 Sqm	4.74 Sqm	290.12 Sqm
First Floor Area :-	367.92 Sqm	3.84 Sqm	364.08 Sqm	25.92 Sqm	4.74 Sqm	333.42 Sqm
Second Floor Area :-	367.92 Sqm	3.84 Sqm	364.08 Sqm	25.92 Sqm	4.74 Sqm	333.42 Sqm
Third Floor Area :-	367.92 Sqm	3.84 Sqm	364.08 Sqm	25.92 Sqm	4.74 Sqm	333.42 Sqm
Fourth Floor Area :-	367.92 Sqm	3.84 Sqm	364.08 Sqm	25.92 Sqm	4.74 Sqm	333.42 Sqm
Total Floor Area :-	1792.46 Sqm	15.36 Sqm	1777.10 Sqm	129.60 Sqm	23.70 Sqm	1623.80 Sqm

Proposed F. A. R. :- $\frac{1623.80 - 225}{800.008} = 1.748$

No. Of Tenament :- 24 Nos.
 Size Of Tenament :-
 [A] 78.73 Sqm. :- 4 Nos. [B] 56.95 Sqm. :- 4 Nos. [C] 59.70 Sqm. :- 4 Nos. [D] 53.12 Sqm. :- 4 Nos. [E] 75.07 Sqm. :- 4 Nos.
 [F] 53.31 Sqm. :- 4 Nos.
 Area Of Shop :- (a) Covered :- 34.92 Sqm. (b) Carpet :- 31.62 Sqm.
 Area Of Office :- (a) Covered :- 9.49 Sqm. (b) Carpet :- 8.01 Sqm.
 Area Of Car Parking :- 225.13 Sqm.
 No. Car Parking Space - (a) Mandatory - 09 Nos. (b) Provided - 12 Nos.
 Area Of C. B. Area - 23.15 Sqm.
 Area Of Loff - 27.12 Sqm.
 Other Area For Fees :- 182.80 Sqm.
 Area Of O. H. W. Tank Area :- 13.44 Sqm.
 Area Of Stair Head Room Area :- 32.25 Sqm.
 Area Of Lift Machine Room Area :- 20.32 Sqm.
 Area Of Lift Machine Room Stair Area :- 6.35 Sqm.

STATEMENT OF THE PLAN PROPOSAL.

A.	B.
1. Assessee NO. - 31 - 114 - 21 - 0072 - 5 2. Details of Registered Deed - [Mother Deed] Book No.- 1, Volume No.- 38, Being No - 2204, Page - 193 TO 198, Date - 04 / 04 / 1951 At S. R. Alipore. 3. Details of Boundary Declaration :- Book No.- 1, Volume No.- 1605 - 2018, Page No. - 105194 To 105214, Being No. - 160503427, Date - 29/05/2018, At A. D. S. R. Alipore 4. Details of Front Strip Gift To K. M. C. Book No.- 1, Volume No.- 1605 - 2018, Page No. - 105173 To 105193, Being No. - 160503426, Date - 29/05/2018 At A. D. S. R. Alipore 5. Details of Corner Splay Gift To K. M. C. Book No.- 1, Volume No.- 1605 - 2018, Page No. - 105151 To 105172, Being No. - 160503425, Date - 29/05/2018 At A. D. S. R. Alipore 6. Details Of Power Of Attorney :- Book No.- 1, Volume No.- 1605 - 2018, Page No. - 37432 To 37473, Being No. - 160501045, Date - 06/03/2018 At A. D. S. R. Alipore 7. a. Area Of Land :- 829.598 Sqm. = 20.5 SATAK. (As Per Deed) b. Area Of Land :- 800.008 Sqm. (As Per Boundary Declaration) (-) Area Of Front Strip Land :- 56.77 Sqm. (-) Area Of Corner Splayed Land :- 2.87 Sqm. c. Net Area Of Land :- 740.368 Sqm. d. No of storey :- G + Four	1. Ground Coverage a) Permissible:- 400.004 Sqm. b) Proposed:- 370.45 Sqm. 2. F.A.R:- a) Permissible :- 1.75. (b) Proposed :- 1.748 3) Total covered area :- a) Permissible - 1400.014 Sqm + Exempted Area + Car Parking Area b) Pro.-i) 1777.10 Sqm.(including exempted area) ii) 1623.80 Sqm. (Excluding exempted area) iii) 153.30 Sqm.(Exempted area) 4. Total service area :- N.A 5. Total car parking area :- 225.13 Sqm. 6. No. of car parking space:- a) Mandatory :- 9 Nos. (b) Proposed :- 12 Nos.

I do certify with full responsibility that the building plan has been drawn as per provision of K.M.C building rules 2009, as amended from time to time and the site condition including width of the abutting black top road [4800 (Min.) & 3575 (Min.)] conforming with the site and It is a buildable site not a tank or filled up tank . It is bounded by boundary wall. The existing structure should be demolished and new construction which is occupied by the owner.

Kush Kundu
KUSH KUNDU (D.C.E)
 L.B.S of K.M.C
 Lic No 1412/1
 90E, Jeevanath Ukil Road
 Kolkata-700 041
KUSH KUNDU
 V/1412
SIGNATURE OF L.B.S.



- (-) Area Of Front Strip Land :- 56.77 Sqm.
 (-) Area Of Corner Splayed Land :- 2.87 Sqm.
 c. Net Area Of Land :- 740.368 Sqm.
 d. No of storey :- G + Four

I do certify with full responsibility that the building plan has been drawn as per provision of K.M.C building rules 2009, as amended from time to time and the site condition including width of the abutting black top road [4800 (Min.) & 3575 (Min.)] conforming with the site and it is a buildable site not a tank or filled up tank. It is bounded by boundary wall. The existing structure should be demolished before construction which is occupied by the owner.

Kusha Kundu
KUSH KUNDU (D.C.E)
 L.B.S. of K.M.C
 Lic No 1412/1
 90E, Jadunath Ukil Road
 Kolkata-700 041
KUSH KUNDU
 I/1412
 SIGNATURE OF L.B.S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect.
 Soil Testing Report Has Been Done By
 M/S, EARTHFILE Of 14B/1/1A, Peary Mohan Roy Road,
 Kolkata - 700027, duly signed by
RUPAK KUMAR BANERJEE, GEO- TECH ENGINEER (G.T.No - 1/3)
 The Recommendations Of Soil Report Has Been Considered During Structural Calculation.

Prasanta Kumar Basu
PRASANTA KUMAR BASU
 Consulting Chartered Engineer & Registered Valuer
 L.B.S. (1/128) & ESE (11/143) of K.M.C.
 B-9/8, Golf Green, Phase-1, Kol.-95
PRASANTA KUMAR BASU
 II/143
 SIGNATURE OF E. S. E.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo- Technical point of view.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
 B.C.E., M.E., MIGS
 M.I.E., CHARTERED ENGINEER
 ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
 G.T.11/3 (K.M.C.) 4279, M.-153878-5
Rupak Kumar Banerjee
G.T.E. NO - 3, CLASS- I
 SIGNATURE OF GEO-TECHNICAL ENGINEER

- I do hereby undertake with full responsibility that-
- 1) I shall engage L.B.S & E.S.E during Construction.
 - 2) I shall follow the instruction of L.B.S & E.S.E during Construction of the building (As per B.S.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 and septic tank will be under the guidance of L. B. S./ E. S. E.
 - 6) During site inspection I was physically present & identified the plot on which plan proposal submitted.

Uttam Mondal
UTTAM MONDAL
 [Director Of
 PRIYAJEET DEVELOPERS PVT. LTD.]
 Self And
 As Constituted Attorney Of
 SHEKHAR NATH MAHALANBISH.
 ANJALI MAHALANBISH.
 ASHOKE MAHALANBISH.
 SANGHAMITRA CHOWDHURY.
 SIGNATURE OF OWNER

PROPOSED PLAN OF A G + FOUR STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 72, SCHOOL ROAD, UNDER K. M. C. WARD NO - 114, BOROUGH NO.- XI, P. S. - REGENT PARK, U/S 393 A OF K. M. C. ACT 1980 UNDER BUILDING RULES 2009, COMPLYING NOTIFICATION NO - 80/MA/O/C-4/3R-7/2017, DATED - 31/01/2018.

ARCHITECTURAL SHEET.

Memo no - 18/mut/6506/BLR0/ATM/Kasba/17 dt 26/10/17
Form A

A Certificate of Mutation

(See Rule 63)
Smt. Anjali Mahalanobish, W/o Mr. Pradyot Mahalanobish
(Name and address of the applicant) 72, School Rd, Regent Park, Purbacharya
Reference: M/cno- 1876/17 WOL- 70093

He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below:

The Schedule

1. District: South 24 Parganas
2. Police Station: Regent Park
3. Mouza: Purbacharya
4. J. L. No.: 43
5. Khatian No.: RS- 398
6. Plot No.: RS- 119
7. Area: 10 ch 30 sq ft (1.09 dec)
8. Classification (as per R.O.R.): Basti



Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Uttam Mondal

UTTAM MONDAL
DIRECTOR OF
WEST BENGAL LAND REFORMS
SHEKHAR MATH MAHALANOBISH
ASHOKA MAHALANOBISH
SHEKHAR MATH MAHALANOBISH
SHEKHAR MATH MAHALANOBISH

Memo no - 18/mut/6505/BLR0/ATM/Kasba/17 dt 26/10/17
Form A

A Certificate of Mutation

(See Rule 63)
Mr. Ashoka Mahalanobish, W/o Mr. Pradyot Mahalanobish
(Name and address of the applicant) 72, School Rd, Regent Park, Purbacharya
Reference: M/cno- 1875/17 WOL- 70093

He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below:

The Schedule

1. District: South 24 Parganas
2. Police Station: Regent Park
3. Mouza: Purbacharya
4. J. L. No.: 43
5. Khatian No.: RS- 398
6. Plot No.: RS- 119
7. Area: 10 ch 30 sq ft (1.09 dec)
8. Classification (as per R.O.R.): Basti



Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Uttam Mondal

UTTAM MONDAL
DIRECTOR OF
WEST BENGAL LAND REFORMS
SHEKHAR MATH MAHALANOBISH
ASHOKA MAHALANOBISH
SHEKHAR MATH MAHALANOBISH
SHEKHAR MATH MAHALANOBISH

Memo no. 18/mut/6508/BILRO/ATM/Kasbi/17 dt 26.10.17

Form A

A Certificate of Mutation

Smt. Sanghamitra Choudhury, W/O. Dr. Tapendra chandra Choudhury (Name and address of the applicant) Regent Park, South Talabagan, Purbacharya, Kolkata - 700093

Reference: M/CNO - 1878/17

He/She is informed that his/her name has been mutated in respect of the land described in the schedule below:

- The Schedule
1. District: Smta 24-Parganas
2. Police Station: Regent Park, Purbacharya
3. Mouza: 43
4. J. L. No.: RB-393
5. Khatian No.: RB-119
6. Plot No.: 02 cottah 10 ch 30 sqft. (4.39 dec)
7. Area: Rasti
8. Classification (as per R.O.R.): Rasti



Dated 26.10.17

Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Cellam Maruf

UTTAM MONDAL & CO. ATTORNEYS AT LAW, ANJALI MAHALANOBISH, AMITRA CHOWDHURY

UTTAM MONDAL DIRECTOR OF PRIVATEY DEVELOPERS PVT. LTD. ANJALI MAHALANOBISH SELF & CONSTITUTED ATTORNEY OF SHEKHAR NATH MAHALANOBISH ANJALI MAHALANOBISH AMITRA CHOWDHURY

Memo no - 18/mut/6507/ALLRO/ATM/Kasbi/17/1/17 dt 26.10.17

Form A

A Certificate of Mutation

Smt. Rita Bose, D/O - Dr. Rabindra Nath Mahalanobish (Name and address of the applicant) 72, School Road, Regent Park, Kolkata - 700093

Reference: M/CNO - 1877/17

He/She is informed that his/her name has been mutated in respect of the land described in the schedule below:

- The Schedule
1. District: Smta 24-Parganas
2. Police Station: Regent Park, Purbacharya
3. Mouza: 43
4. J. L. No.: RB-393
5. Khatian No.: RB-119
6. Plot No.: 1 cottah (1.65 dec)
7. Area: Rasti
8. Classification (as per R.O.R.): Rasti



Dated 26.10.17

Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Cellam Maruf

S.B.P./Cal 15

UTTAM MONDAL DIRECTOR OF PRIVATEY DEVELOPERS PVT. LTD. ANJALI MAHALANOBISH SELF & CONSTITUTED ATTORNEY OF SHEKHAR NATH MAHALANOBISH ANJALI MAHALANOBISH AMITRA CHOWDHURY

Memo no- 18/mut/6510/BLR0/ATM/Kasba/17 dt 26.10.17

Form A
A Certificate of Mutation

(See Rule 63)
Name and address of the applicant: Sh. Uttam Mondal, S/o - Sh. Rishabh Chari Mondal, 29, Manik Banerjee Road, Regent Park, Kolkata - 700093

Reference: MICNO- 1880/17

He/She is informed that his/her name has been mutated in respect of the land described in the schedule below:

- The Schedule
- District: South 24 Parganas
 - Police Station: Regent Park
 - Mouza: Paraburipara
 - J. L. No.: 13
 - Khatian No.: RS- 378
 - Plot No.: RS- 119
 - Area: 16.55 ch. 08.50 (9.91 dec)
 - Classification (as per R.O.R.): Rasti



Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Uttam Mondal
UTTAM MONDAL
DIRECTOR OF
PRIYAJEET DEVELOPERS PVT. LTD.
SELF & CONSTITUTED ATTORNEY OF
ANJALI MAHALANOBISH
SHEKHAR PATH MAHALANABISH
ASHOK MAHALANOBISH

Memo no- 18/mut/6509/BLR0/ATM/Kasba/17 dt 26.10.17

Form A
A Certificate of Mutation

(See Rule 63)
Name and address of the applicant: Sh. Shekhar Mahalanobish, S/o - Sh. Rabindra Nath Mahalanobish, 72, School Road, Regent Park, Kolkata - 700093

Reference: MICNO- 1879/17

He/She is informed that his/her name has been mutated in respect of the land described in the schedule below:

- The Schedule
- District: South 24 Parganas
 - Police Station: Regent Park
 - Mouza: Paraburipara
 - J. L. No.: 13
 - Khatian No.: RS- 378
 - Plot No.: RS- 119
 - Area: 01.07 ch (1.65 dec)
 - Classification (as per R.O.R.): Rasti



Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Uttam Mondal
UTTAM MONDAL
DIRECTOR OF
PRIYAJEET DEVELOPERS PVT. LTD.
SELF & CONSTITUTED ATTORNEY OF
ANJALI MAHALANOBISH
SHEKHAR PATH MAHALANABISH
ASHOK MAHALANOBISH

PARTY'S COPY

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

Spayed portion:- Sanctioned conditionally by undertaking of the owner that the spayed portion will be free gifted to the K.M.C. no well can be constructed.



THE SANCTION IS VALID UP TO 22.08.2019

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1900. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK. Preventive measures need to be taken for pollution free environment.

Plan No. 201810521
DEVIATION WOULD MEAN DEMOLITION

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.
Executive Engineer (C) BR. M1
Asst. Engineer (C) Br. PLAN M1

- a) Wrap construction area/buildings with geotextile fabric installing dust barriers, or other actions, as appropriate to prevent dust.
- b) Apply water and maintain soils in a visible damp or crusted condition for temporary stabilization.
- c) Apply water prior to leveling or any other earth moving activity to keep the soil moist throughout the process.
- d) Limit vehicle speeds to 15 mph on the work site.
- e) Clean wheels and undercarriage of haul trucks prior to leaving construction site.
- f) Apply and maintain dust suppressant on haul routes.
- g) Apply a cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles.
- h) Stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate.
- i) Stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
- j) Maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
- k) Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope.
- l) Disposal of debris in consultation with the local authorities following proper environmental management practice.
- m) During construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).

RESIDENTIAL BUILDING

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

B. Practices to be discarded for pollution free Environment:-

- a) Don't dispose of debris indiscriminately.
- b) Don't allow the vehicles to run at high speed within the work site.
- c) Don't cut materials without proper dust control/noise control facility.
- d) Don't keep materials without effective cover.
- e) Don't allow access in the work area except workers to limit soil disturbance and prevent access by fencing, ditches, vegetation, berms or other suitable barrier.
- f) Don't leave the soil, sand and cement stack uncovered.
- g) Don't keep materials or debris on the roads or pavements.
- h) Burning of old tyres in hot mix plant as a fuel during construction and repair of the roads for melting coal tar should be discarded.

Approved By: 22.08.2019
The Building Committee

