

### MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

- ASSEESSEE NO. 31-109-08-7120-5
- DETAILS OF POWER OF ATTORNEY: N.A.
- NAME OF THE OWNER'S: BRINDABAN ENCLAVE PVT. LTD.
- DETAILS OF REGD. TITLE DEED: BOOK NO.-1, CD VOLUME NO.- 21 BEING NO.- 09722, PAGE FROM 6821 TO 6841 REGD. AT - A.R.A.- 1, KOLKATA YEAR- 2011, DATED 16.11.2011
- DETAILS OF BOUNDARY DECLARATION: BOOK NO. 1, VOLUME NO. 1680-2019 PAGE FROM : 54952 TO 54984 BEING NO: 163001469, YEAR 2019 DATED - 28.06.2019 REGD. AT - D.S.R.-V, SOUTH 24 PGS. WEST BENGAL.
- BL & LPO MUTATION - MEMO NO. 18/MUT/407/BLLRO/ATM/KASBA DT. 24.01.2012 AS BEEL MACH CHASHI
- CONVERSION CERTIFICATE - MEMO NO. 51A(C)/65(R.S)/7147/P/18 DT. 19.09.2018. CONVERTED FROM BEEL MACH CHASHI TO BASTU COMMERCIAL.

- AREA OF LAND : AS PER TITLE DEED=274.779 SQ.M. AS PER BOUNDARY DECLARATION= 271.517 SQ.M.
- CORNER SPLAY GIFTED TO K.M.C. AREA=N/A
- NET AREA OF LAND =271.517 SQ.M.
- PERMISSIBLE GROUND COVERAGE: (57.616%) = 156.457 SQ.M.
- PROPOSED GROUND COVERAGE: 131.467 sq.m. (48.419%)

6. PROPOSED AREA:		Total Exempted Area		Net Floor Area	
Floor	Total Area	Stair Area	Stair Well	Lift Well	Lift Lobby
Gd.floor	120.684 SQ.M.	13.132 SQ.M.	NIL	NIL	2.631 SQ.M.
1st.floor	131.467 SQ.M.	13.132 SQ.M.	0.438	2.015 SQ.M.	2.631 SQ.M.
2nd.floor	131.467 SQ.M.	13.132 SQ.M.	0.438	2.015 SQ.M.	2.631 SQ.M.
3rd.floor	131.467 SQ.M.	13.132 SQ.M.	0.438	2.015 SQ.M.	2.631 SQ.M.
4th.floor	131.467 SQ.M.	13.132 SQ.M.	0.438	2.015 SQ.M.	2.631 SQ.M.
<b>TOTAL</b>	<b>646.582 SQ.M.</b>	<b>66.66 SQ.M.</b>	<b>1.752</b>	<b>8.06 SQ.M.</b>	<b>13.155 SQ.M.</b>

8. PARKING CALCULATION - A)					
Floor	Area	% OF THE FLOOR	Tenement Size	Ten. No.	Required Car Parking
"A"	73.455 SQ.M.	16.837 SQ.M.	90.292 SQ.M. (75-100)	4 NO.	2 ( for such tenement)
"B"	38.173 SQ.M.	8.750 SQ.M.	46.922 SQ.M. (>50)	4 NO.	NIL

Total Required Parking = 2 Nos.

D) Actual area for parking provided=87.883 SQ.M.  
 B) Nos. of Parking provided = 2 Nos. Covered = 2 Nos., Open = N.A.  
 C) Permissible for parking provided=2, ground floor = 2x25.0 = 50.0 SQ.M.  
 8. Permissible F.A.R = 2.00  
 9. Proposed F.A.R =57.925-50/271.517= 1.871

10. Statement of other areas for fees :					
Floor	Loft	Cupboard	Ledge / Tend		
Ground floor	N.A.	N.A.	N.A.		
1st. floor	N.A.	3.5375 SQ.M.	N.A.		
2nd. floor	N.A.	3.5375 SQ.M.	N.A.		
3rd. floor	N.A.	3.5375 SQ.M.	N.A.		
4th. floor	N.A.	3.5375 SQ.M.	N.A.		
<b>Total</b>	<b>N.A.</b>	<b>14.150 SQ.M.</b>	<b>N.A.</b>		

11. Stair Case Area =16.819 SQ.M.  
 12. Lift machine room Area = 7.073 SQ.M.  
 13. overhead tank area= 5.348 SQ.M.  
 14. depth of the building=19.525 M.  
 15. OTHERS AREA FOR FEES =66.66+13.155+14.15+5.247= 99.212 SQ.M.

### SCHEDULE OF DOORS & WINDOWS

NO	SILL	LINTEL	SIZE
D1	---	2100	1000X2100
D2	---	2100	900X2100
D3	---	2100	750X2100
DW1	---	2100	2100X2100
W1	900	2100	1500X1200
W2	900	2100	1200X1200
W3	1050	2100	1000X1050
W4	1350	2100	800X750

NOTES -  
 (a) ALL DIMENSIONS ARE IN MM.  
 (b) ALL EXTERNAL WALLS ARE 200 TH.  
 (c) ALL INTERNAL WALLS ARE 100TH. & 125 TH.  
 (d) GRADE OF STEEL : F415  
 (e) GRADE OF CONCRETE : M20  
 (f) OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C.

### OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:-  
 (a) WE ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.  
 (b) WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).  
 (c) THE PLOT IS IDENTIFIED BY ME. IF ANY DISPUTE ARISE IN FUTURE REGARDING PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT.  
 (d) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.  
 (e) K.M.C. IS GIVING SANCTION ON THE BASIS OF DOCUMENTS SUBMITTED BY ME.  
 (f) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.  
 (g) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.

Brindaban Enclave Pvt Ltd  
 Director / Authorized Signatory  
**M/S. BRINDABAN ENCLAVE PVT. LTD.**  
 SIGNATURE OF OWNER.

### CERTIFICATE OF GEO-TECHNOICAL 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.

**ALOK ROY**  
 Empowered Geotechnical Engineer  
 Kolkata Municipal Corporation  
 Class-I, No. - G.7/11  
 6A, Milan Park,  
 Kolkata-700 084  
**ALOK ROY, G.T./11**  
 SIGNATURE OF GEO-TECHNICAL ENGINEER

### CERTIFICATE OF STRUCTURAL ENGINEER.

THIS IS TO CERTIFY THAT 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 STAYBLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY

**SANJIV J. PAREKH**  
 M.E. (STRUC. ENGRG.) (CONSTR. ENGRG.)  
 B. C. E., F.I.E. (F-018202-4)  
 E. S. E. NO. 104 (I) K.M.C.  
**SANJIV J. PAREKH E.S.E. NO. 104 (I)**  
 SIGNATURE OF STRUCTURAL ENGG.

### CERTIFICATE OF ARCHITECT

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 - 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH & NATURE OF ABUTTING ROAD CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION. THE CONSTRUCTION OF S.U.G. WATER RESERVOIR & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500M. FROM C.L. OF E.M. BYPASS. SIGNATURE OF THE OWNER IS AUTHENTICATED BY ME.

**ANUPAM MAITI**  
 C.A. - Registered Architect  
 CA/2010/48358  
 anupam.mozaik@yahoo.co.in  
**ANUPAM MAITI CA/2010/48358**  
 SIGNATURE OF ARCHITECT

### LOCATION PLAN

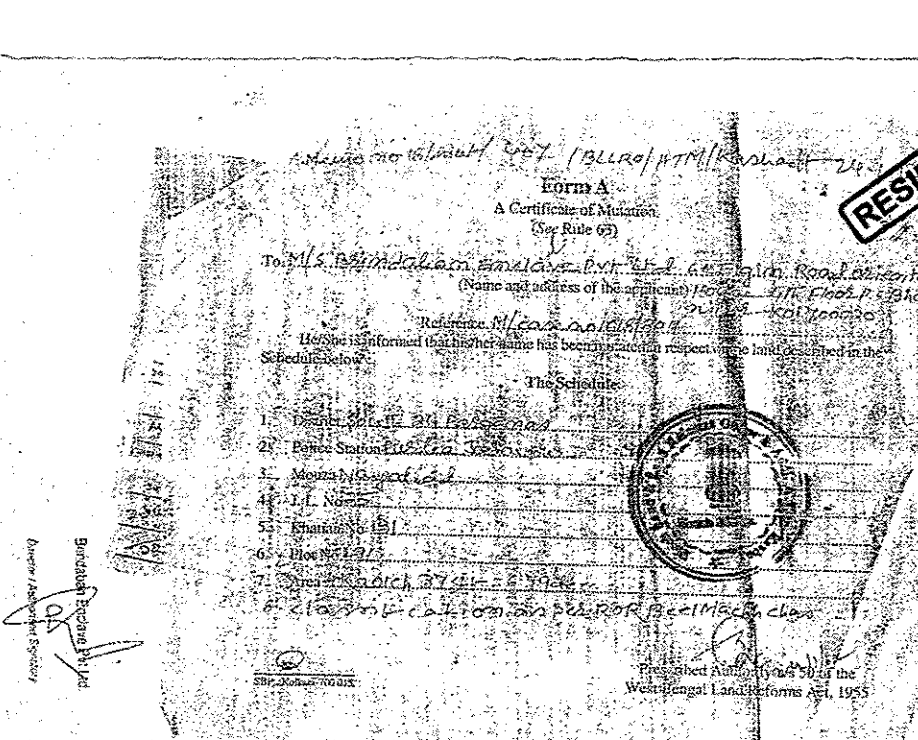
SCALE :- 1:4000

GROUND FLOOR TYPICAL FLOOR PLAN (1st to 4th), ROOF PLAN, PART PLAN OF LIFT MACHINE ROOM, FRONT ELEVATION & SECTIONS AT X-X, Y-Y, SITE PLAN, LOCATION PLAN, PLAN OF UNDER GROUND WATER RESERVOIR & DETAILS OF SEPTIC TANK.

PROPOSED (G+IV) STORED RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 3536, NAYABAD, MOUZA - NAYABAD, R.S. DAG NO: 191, R.S KHATIAN NO: 131, J.L. NO - 25, PS: PANCHASAYAR, BOROUGH - XII, WARD NO. - 109, KOLKATA - 700099, U/S 393A OF K.M.C. ACT 1980.

ARCHITECTS  
**MOZAIK**  
 P-521, RAJA BASANTA ROY ROAD  
 KOLKATA-700 029  
 PH. 40670094/9831180114

DRAWN BY:- MUKTI, DATE:- 28.08.2019, scale:- 1:100



**RESIDENTIAL BUILDING**

Government of West Bengal  
Office of Additional District Engineer & District Land & Land Revenue Officer  
South 24 Parganas  
New Treasury Building, P.O. 'P' Post, Mirzapur  
MIRZAPUR-741001  
Date: 19.09.2018

Form No. S.A. 22/45/19/1/7167 & 1288

To:  
193 Bidanbar, Bidanbar P.O.,  
S.P. 24 Parganas, District of West Bengal,  
S.A. 24 Parganas, PIN-741003.

Subject: Your application dated 03.08.18 regarding change of character of land from  
R/S to R/A.

In terms of the provisions laid down in Section 46 of the W.B.L.R.A., 1956 as amended upto date read with  
a resolution of the S.A. 24 Parganas, it is hereby sanctioned for conversion of land from one  
class to another as stated in the schedule - I being withdrawn from the class subject to the terms and conditions  
as stated in schedule - II.

Schedule - I

Sl. No.	Area	Class	Conversion	Total Area	Area	Classification
1.	1.51	R/S	R/A	46.02	6.78	Residential Building
2.	1.51	R/S	R/A	46.02	6.78	Residential Building

Schedule - II

- The S.A. & L.R.O. Mirzapur, South 24 Parganas for information and necessary action.
- The Block Land & Land Revenue Officer, A.T.M., Mirzapur, South 24 Parganas for information.
- The District Engineer, South 24 Parganas for information.

**RESIDENTIAL BUILDING**

**Terms and conditions for conversion**

- The order directing change, conversion or alteration is without prejudice to any of the provisions of Chapter - III of the W.B.L.R.A., 1956.
- The order directing change, conversion or alteration is without prejudice to the provisions of sub-section (1) of section 8 of the West Bengal Easements Acquisition Act, 1951 (West Bengal Act 19 of 1951).
- The subject land, is situated within the urban agglomeration within the meaning of the urban local (Zoning & Regulation) Act, 1973 (23 of 1973), the order directing change, conversion or alteration is without prejudice to the provisions of this Act.
- That where the land is situated within the jurisdiction of a Development authority constituted under the West Bengal Town and Country Planning and Development Act, 1979 (West Bengal Act 19 of 1979), the order directing change, conversion or alteration is without prejudice to the provisions of this Act.
- That where the land is situated within the area of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2002 (West Bengal Act 19 of 2002), the order directing change, conversion or alteration is without prejudice to the provisions of this Act.
- That where the subject change of conversion to use the land for a purpose for which approval or permission or license from an appropriate authority is necessary, the order directing change or conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion is sought for its issue.
- That where the application relates to provision for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of appropriate water body or equal or larger site of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alteration as sought for its issue.
- The land revenue shall be determined as per sec. 23 of the W.B.L.R.A. 1956 as amended up to date and
- Consent is allowed. However necessary no objection / approval from the concerned authorities must be obtained as required for such project.

**RESIDENTIAL BUILDING**

- The building shall be constructed in accordance with the provisions of the National Building Code of India, 1970.
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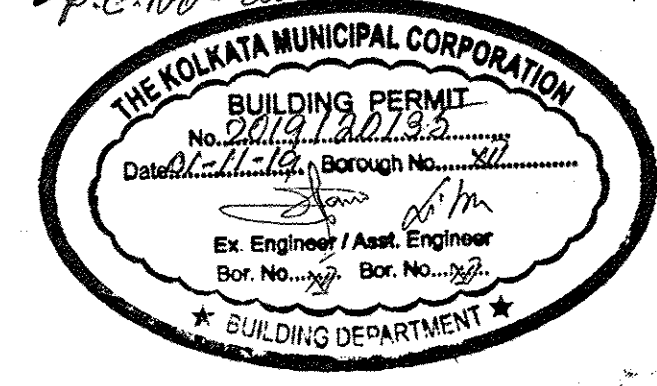
3536, Nampal  
Bhub-1

**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 Five year will Require Fresh Application for Sanction



**RESIDENTIAL BUILDING**

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

All Building Materials to necessary & construction should conform to the 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.

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

THE SANCTION IS VALID UP TO 19-10-2024

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED, U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITIED COMPLETELY TWICE A WEEK.

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.

DEVIATION WOULD MEAN DEMOLITION

