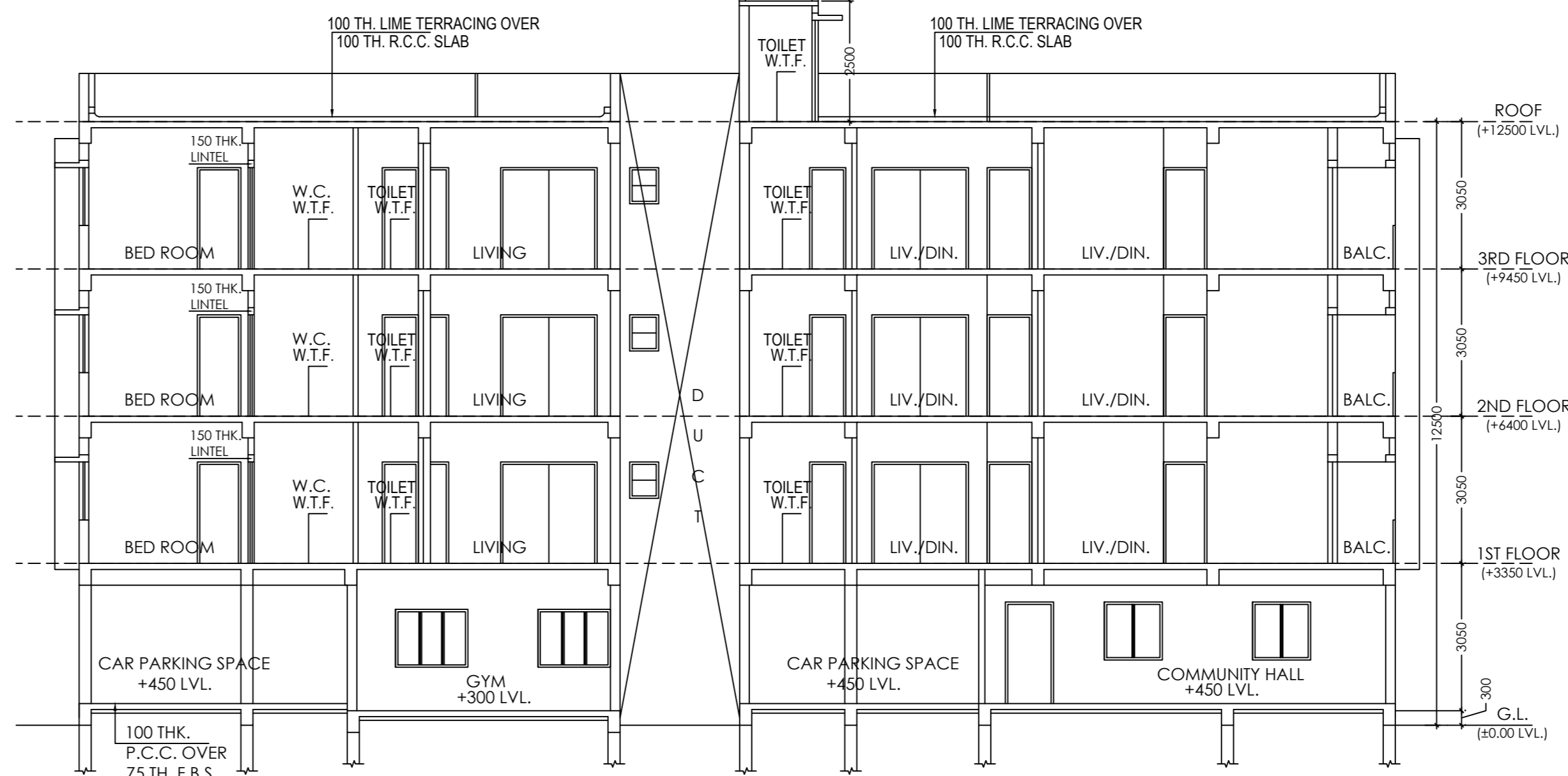




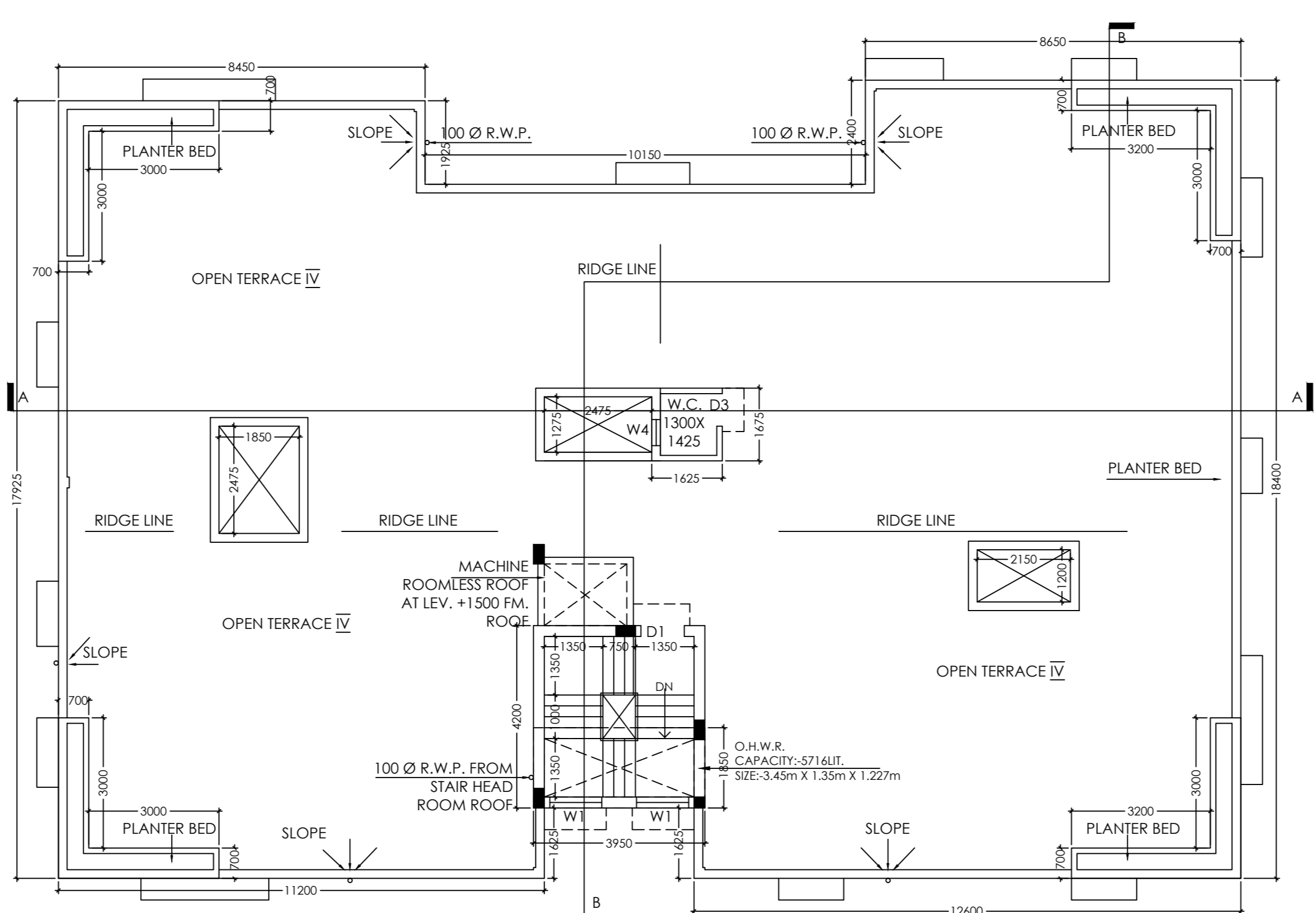
EAST SIDE ELEVATION
SCALE: 1:100



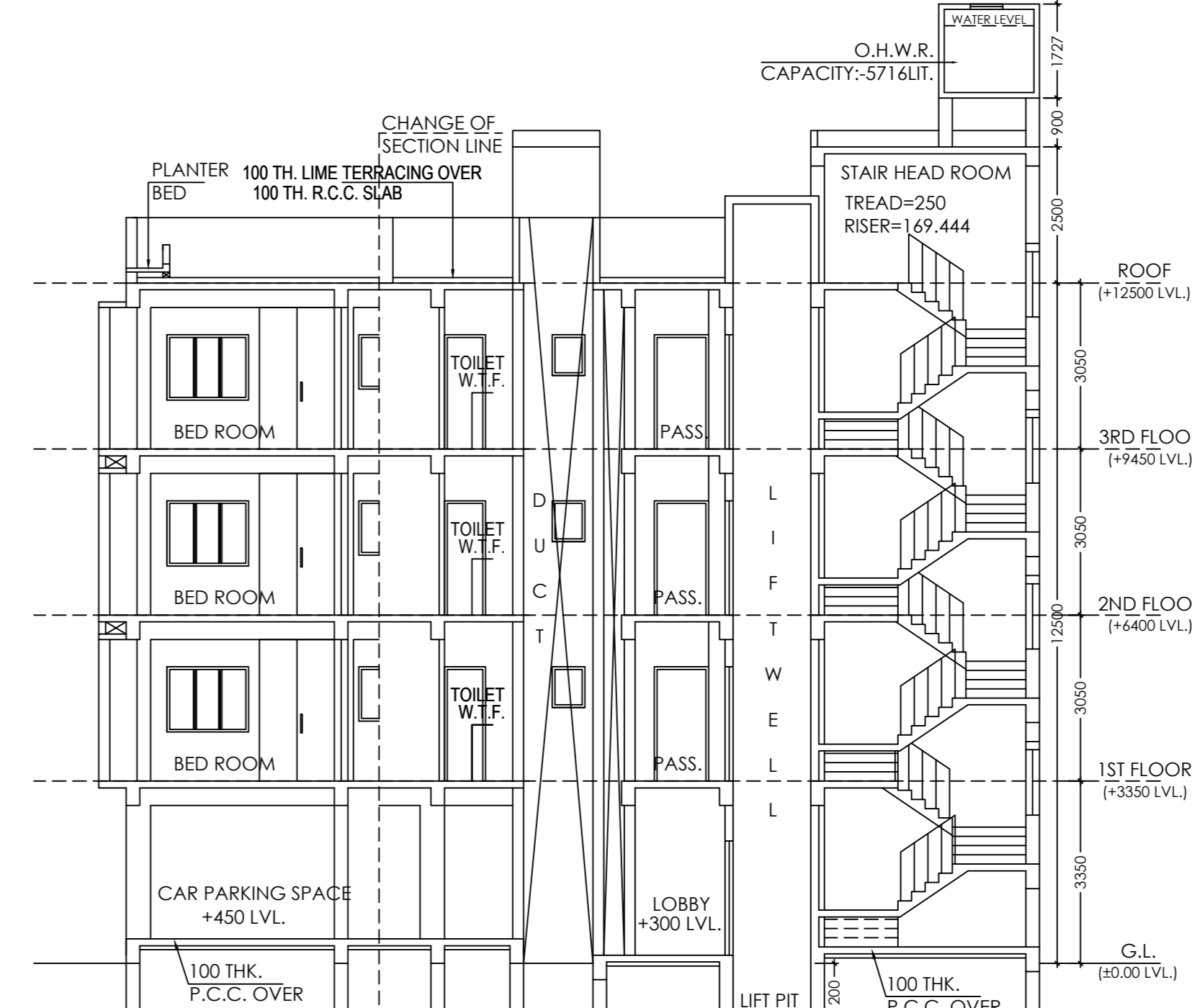
SOUTH SIDE ELEVATION
SCALE: 1:100



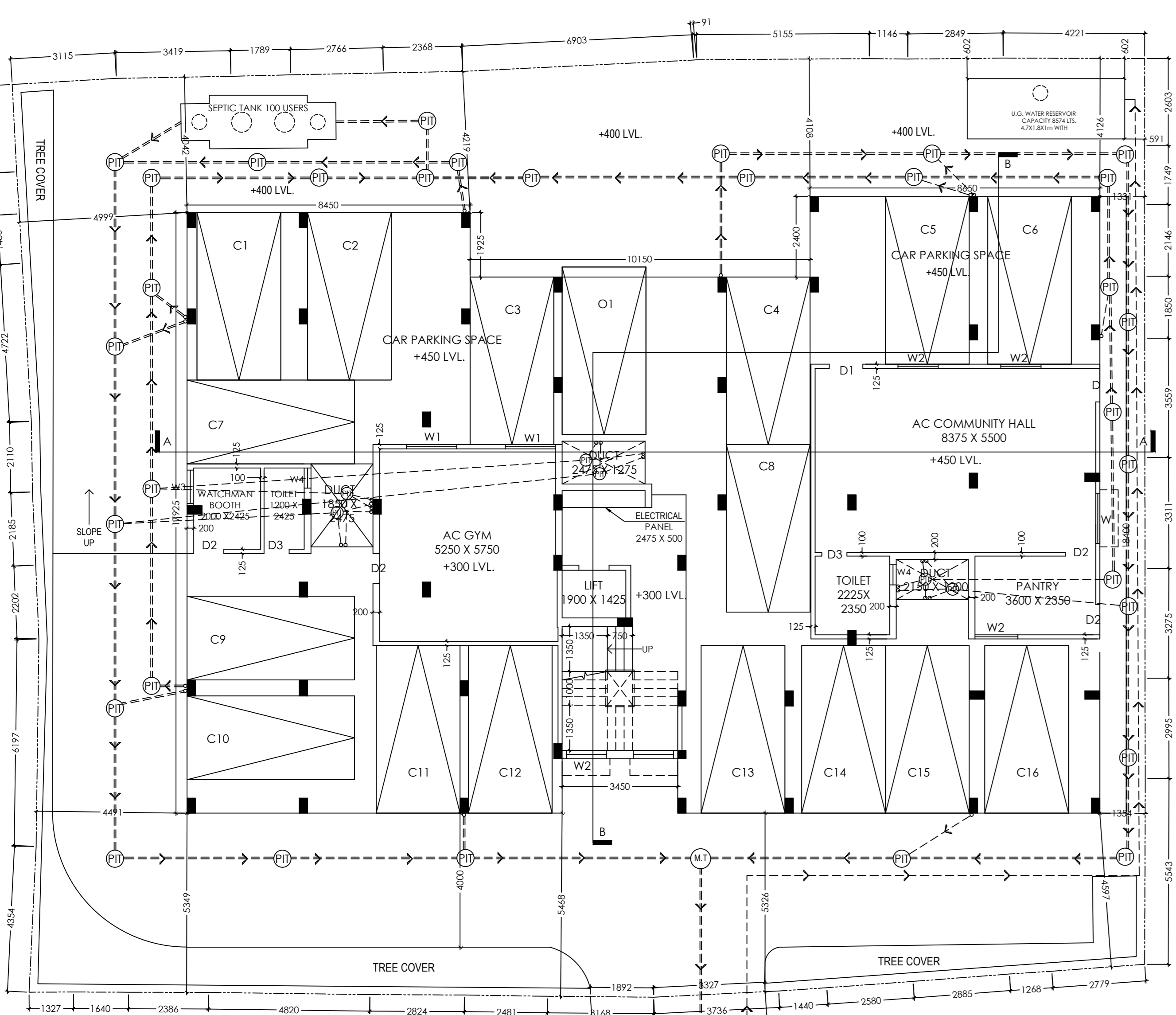
SECTION A-A
SCALE: 1:100



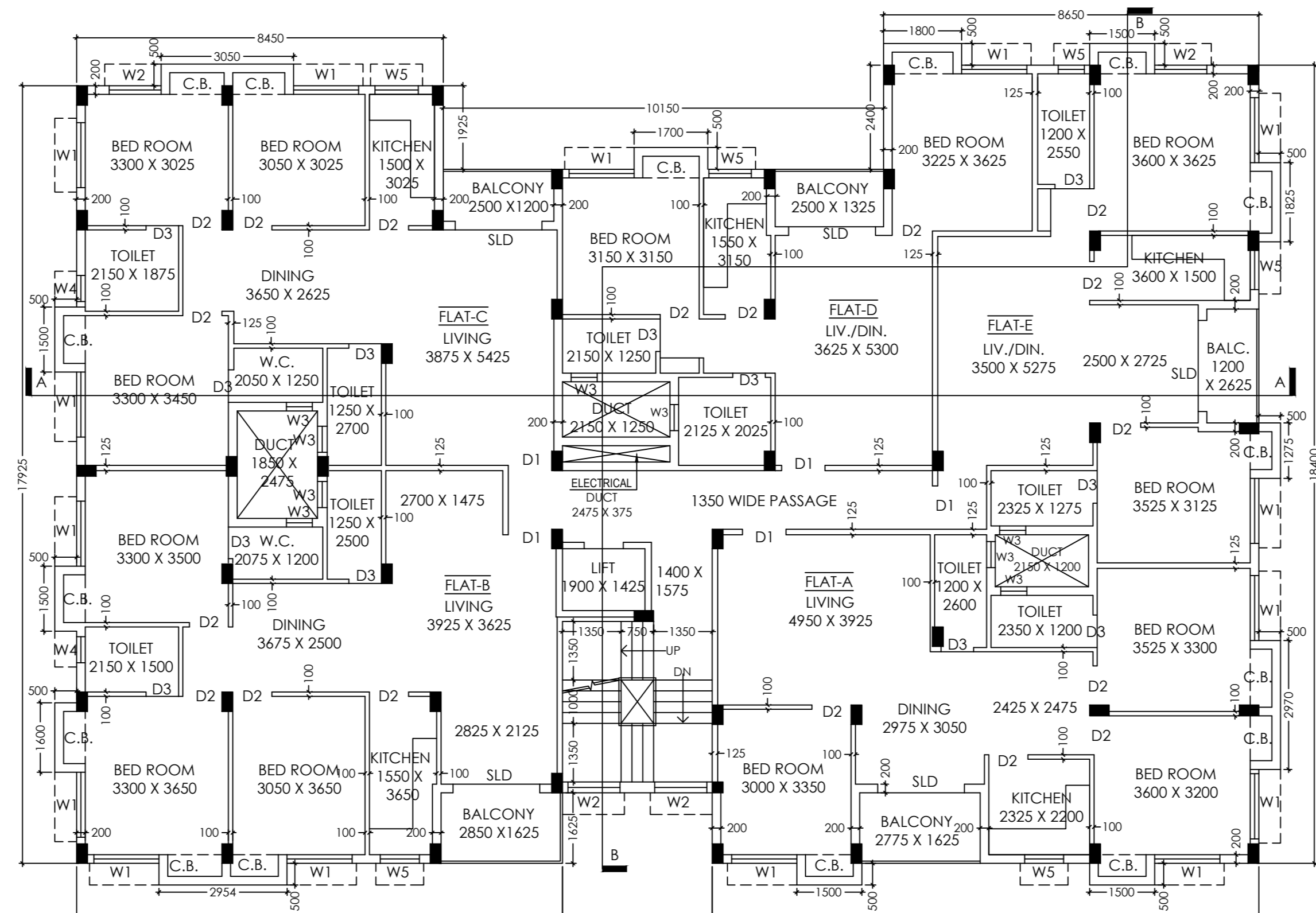
ROOF PLAN
SCALE: 1:100



SECTION B-B
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100



TYPICAL (1ST TO 3RD) FLOOR PLAN
SCALE: 1:100

5212 WIDE COMMON PASSAGE

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL
PART A

- ASSEESSE NO. - 31-106-07-0420-3
- NAME OF THE OWNERS / APPLICANT: ANIRUDDH MODI DIRECTOR / AUTHORISED SIGNATORY OF JYOTI DEALERS PRIVATE LIMITED & PURNIMA PROMOTERS PRIVATE LIMITED
- DETAILS OF REGD. TITLE DEED: (a) BOOK NO. - 1 VOLUME NO. - 1 PAGES - 1 TO 16 BEING NO. - 14584 DATED - 19/09/2007, REGD. AT - A.R.A.-I, KOLKATA. (b) BOOK NO. - 1 CD VOLUME NO. - 80, PAGES - 827 TO 842, BEING NO. - 09575 DATED - 06/11/2009, REGD. AT - A.R.A.-I, KOLKATA. (c) BOOK NO. - 1 CD VOLUME NO. - 80, PAGES - 811 TO 826, BEING NO. - 09574 DATED - 06/11/2009, REGD. AT - A.R.A.-I, KOLKATA. (d) BOOK NO. - 1 VOLUME NO. - 1 PAGES - 1 TO 16, BEING NO. - 14040, DATED - 19/09/2007, REGD. AT - A.R.A.-I, KOLKATA. (e) BOOK NO. - 1 VOLUME NO. - 16042021, PAGES - 395645 TO 395676, BEING NO. - 160410444, DATED - 22/11/2021, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.
- DETAILS OF REGD. BOUNDARY DECLARATION: BOOK NO. - 1 VOLUME NO. - 1604-2022, PAGES - 354804 TO 354817, BEING NO. - 160412275, DATED - 17/10/2022, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.
- DETAILS OF REGD. COMMON PASSAGE DECLARATION: BOOK NO. - 1 VOLUME NO. - 1604-2022, PAGES - 354875 TO 354883, BEING NO. - 160412276, DATED - 17/10/2022, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.

PART B

- LAND AREA AS PER DEED = 919.732 SQ.M. (13 K. - 12 CH) AS PER BOUNDARY DECLARATION = 915.535 SQ.M.
- PERMISSIBLE GROUND COVERAGE = (50%) = 457.767 SQ.M.
- PROPOSED GROUND COVERAGE = (49.928%) = 457.106 SQ.M.
- PROPOSED AREA:

AT FLOOR	TOTAL COVERED AREA	STAIR WELL	LIFT WELL	NET COVERED AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND	457.106	NIL	NIL	457.106	12.015	3.000	442.091
1ST	457.106	0.750	2.708	453.648	12.015	3.000	438.543
2ND	457.106	0.750	2.708	453.648	12.015	3.000	438.543
3RD	457.106	0.750	2.708	453.648	12.015	3.000	438.543
TOTAL =	1828.424	2.250	8.124	1818.050	48.060	12.000	1757.720

5. TENEMENTS & CAR PARKING CALCULATION :-

RESIDENTIAL MARKED	TENEMENT SIZE	PROPORTIONATE AREA TO BE ADDED	TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	90.793	9.743	100.537	3	
B	98.144	10.532	108.676	3	
C	90.647	9.727	100.374	3	10
D	66.810	7.169	73.979	3	
E	74.638	8.010	82.648	3	

GYM : CARPET AREA = 30.237 SQ.M. COVERED AREA = 33.492 SQ.M.
COMMUNITY HALL : CARPET AREA = 59.804 SQ.M. COVERED AREA = 65.619 SQ.M.

- TOTAL REQUIRED CAR PARKING :- 12
- PROVIDED CAR PARKING :- 17 (COVERED 16 AND OPEN 1)
- PROVIDED CAR PARKING AREA :- 317.515 SQ.M.
- STAIR HEAD ROOM AREA :- 16.980 SQ.M.
- COVER HEAD TANK AREA :- 7.308 SQ.M.
- AREA OF CUR BOARD :- 37.055 SQ.M.
- ROOF AREA :- 457.106 SQ.M.
- TOILET AREA = 2.722 SQ.M.
- ROOF GARDEN AREA = 19.040 SQ.M.
- TOTAL ROOF STRUCTURE AREA = 45.889 SQ.M. i.e. 9.989%
- ADDITIONAL AREA FOR FEES = 75.957 SQ.M.
- TREE COVER AREA = 44.254 SQ.M.
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 1.594

SCHEDULE OF DOORS & WINDOWS

NO	SILL	LINTEL	SIZE	NOTES :-
D1	2100	1000 X 2100		(a) ALL DIMENSIONS ARE IN MM.
D2	2100	900 X 2100		(b) ALL EXTERNAL WALLS ARE 250 TH. & 200 TH.
D3	2100	750 X 2100		(c) ALL INTERNAL WALLS ARE 100 TH. & 125 TH.
D4	2100	600 X 2100		(d) GRADE OF STEEL : Fe415
D5	2100	450 X 2100		(e) GRADE OF CONCRETE : M20 AS PER K.M.C. RULE (f) OTHER SPECIFICATIONS WILL BE FOLLOWED
W1	900	2100	1500 X 1200	SPECIFICATION
W2	900	2100	1200 X 1200	MORTAR FOR BRICK: FOR 200 TH. 1:6 & FOR 125 OR 75 TH. 1:4. FIRST CLASS SHALL BE USED. SAND CHENIT PLASTER FOR CEILING 4:1 FOR WALLS. DOOR WINDOW FRAME WOOD OR STEEL OR ALUMINIUM. ALL MATERIALS SHALL BE CLEAN AND FREE FROM ORGANIC SUBSTANCES. ADEQUATE CURING SHALL BE DONE. PORTABLE WATER SHALL BE USED FOR CONSTRUCTION WORK.
W3	900	2100	1000 X 1200	
W4	1350	2100	600 X 750	
W5	1100	2100	900 X 1000	

OWNERS DECLARATION
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FINE, THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN. 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.

ANIRUDDH MODI DIRECTOR / AUTHORISED SIGNATORY OF JYOTI DEALERS PRIVATE LIMITED & PURNIMA PROMOTERS PRIVATE LIMITED
NAME OF OWNERS

CERTIFICATE OF GEO-TECH. ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.
NO. 104/11 K.M.C.
JISHNU PAL G.T./B/1
B.TECH. M.E. (GEOTECH)
K.M.C. REG. NO. - 071/02
NAME OF GEO-TECHNICAL ENGINEER

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. JISHNU PAL G.T./B/1. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.
SANJIV J. PAREKH E.S.E.
NO. 104/11 K.M.C.
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECTS
I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE. NOT A TANK OR A FILLED UP TANK. THE SITE PLAN, LOCATION PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. PLOT IS BEYOND 500 M. FROM C.L. OF E.M. BYE PASS. SIGNATURE OF OWNER/APPLICANT IS IDENTIFIED BY ME.
ANUPAM MAITI
CA/2010/48538
NAME OF ARCHITECT

PROJECT :- PROPOSED PLAN OF A G+III STORED RESIDENTIAL BUILDING OF HEIGHT 12.50 M. AT PREMISES NO. - 420, KALIKAPUR ROAD, MOUZA - GARFA, J.L. NO. - 19, COMPRISING IN R.S. DAG NO. - 2129, UNDER R.S. KHATIANI NO. - 802, CORRESPONDING TO L.R. DAG NO. - 2129, UNDER L.R. KHATIANI NO. - 104 AND 105, WITHIN WARD NO. - 106, P.S. - GARFA, BOROUGH - XII, KOLKATA - 700078, U/S-393A OF K.M.C. ACT-1980, COMPLYING WITH K.M.C. BUILDING RULE 2009.

B.P NO. - 2023120037 **DATE - 25-APR-23**
VALID UNTIL - 24-APR-28

DIGITAL SIGNATURE OF A.E

DIGITAL SIGNATURE OF E.E

CERTIFICATE
PREMISES NO. - 420, KALIKAPUR ROAD
ASSEESSE NO. - 311060704203
NAME OF OWNERS / APPLICANT(S) - ANIRUDDH MODI DIRECTOR / AUTHORISED SIGNATORY OF JYOTI DEALERS PRIVATE LIMITED & PURNIMA PROMOTERS PRIVATE LIMITED
AREA OF LAND - 919.732 SQ.M.
NAME OF ARCHITECT - ANUPAM MAITI NO. - CA/2010/48538
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY 'A1' - 33.0 M.
CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84	SITE ELEVATION (AMSL)	
	LATITUDE	LONGITUDE	
A	22°30'05.27N	88°23'35.07E	7.0 M
B	22°30'05.57N	88°23'35.37E	7.0 M

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT 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.
ANIRUDDH MODI DIRECTOR / AUTHORISED SIGNATORY OF JYOTI DEALERS PRIVATE LIMITED & PURNIMA PROMOTERS PRIVATE LIMITED
NAME OF OWNERS
ANUPAM MAITI
CA/2010/48538
NAME OF ARCHITECT

DETAILS OF B.L.&L.R.O. MUTATION :-
MEMO NO. 18/MUT/5041/BLLRO/ATM/KASBA DT. 24/11/2011
MEMO NO. 18/MUT/5841/BLLRO/ATM/KASBA DT. 26/11/2010
MEMO NO. 18/MUT/2693/B.L.&L.R.O./ATM/KASBA DT. 23/06/2010
MEMO NO. 18/MUT/5042/BLLRO/ATM/KASBA DT. 24/11/2011

CONVERSION :-
L.R. R.O.R. NO. 1630019 IN FAVOUR OF PURNIMA PROMOTERS PVT. LTD. & JYOTI DEALERS PVT. LTD. AS BASTU DATED 03/09/2021.
CLEARANCE FROM ULC :- 3865/ULC/AU/PURE/2022 DATED 05/09/2022.

ARCHITECTS
MOZAIK
P-521 RAJA BASANTA ROY ROAD
KOLKATA-700 029
PH. 96311 80114
SCALE: 1:100
SHEET-2 | DATE: 08.11.2022 | DRAWN BY: Adrishak Chakraborty