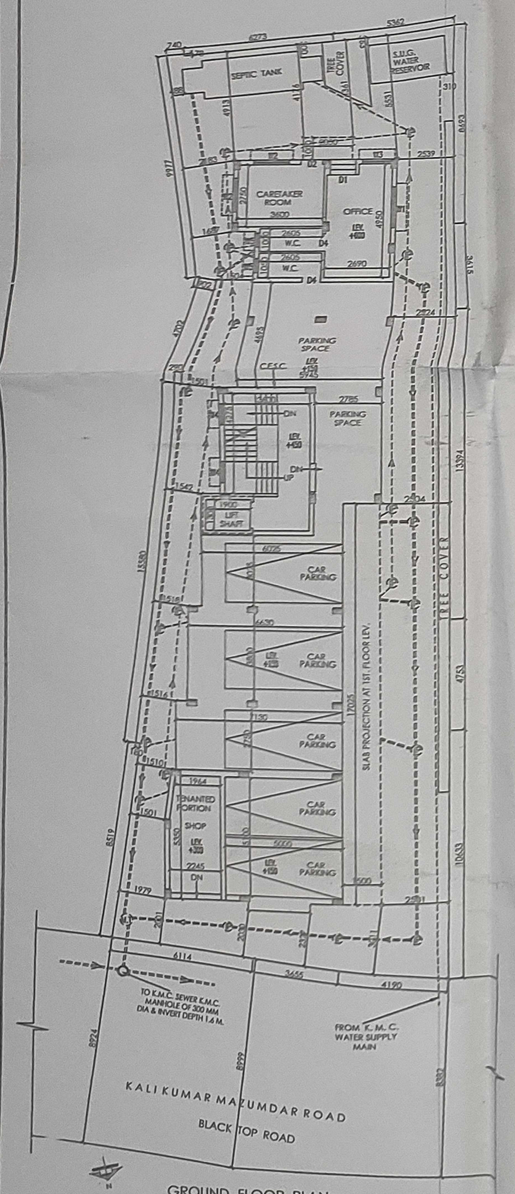
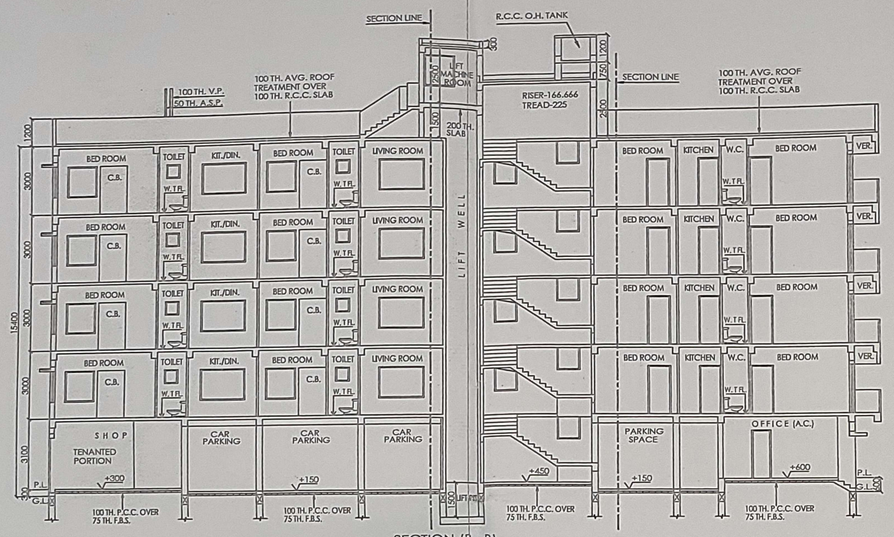
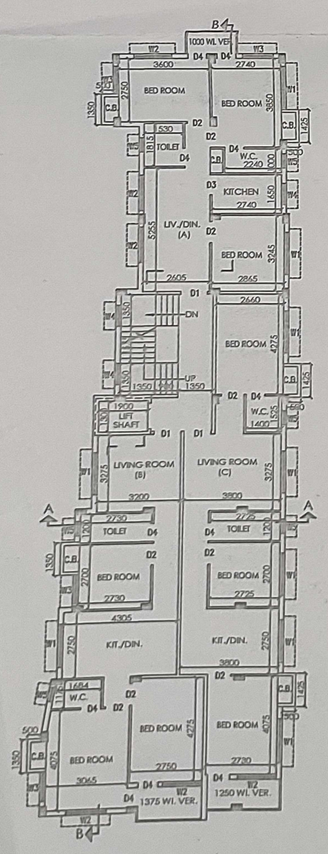


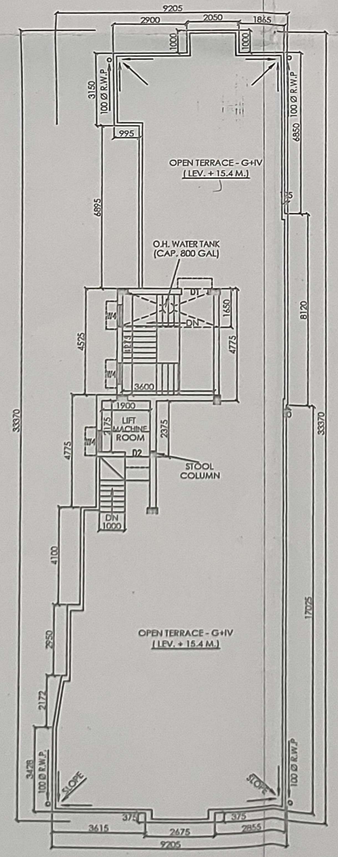
GROUND FLOOR PLAN
(SCALE-1:100)



SECTION (B - B)



1st. 2nd. 3rd & 4th. FLOOR PLAN
(SCALE-1:100)



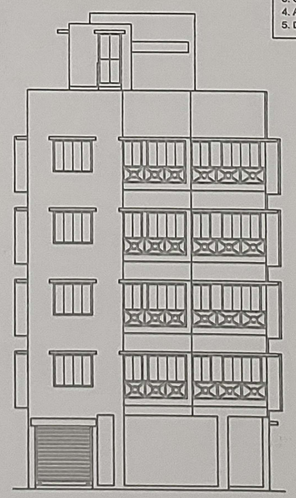
ROOF PLAN
(SCALE-1:100)

SCHEDULE OF WINDOW

MKD.	SIZE.	LINTEL HEIGHT	REMARKS.
W1	1800 X 1200	2100	MILD STEEL CASEMENT WINDOW WITH EXTENDED NON FRICTION HOPKS TYPE HINGES & 3mm. SHEET GLASS GLAZING TOGETHER WITH INTEGRATED GRILL MADE OF 10mm X10mm. M.S. SQUARE BAR OR 5mm.X.16mm. M.S. FLAT WITH FITTINGS & FIXTURES AS DIRECTED.
W2	1500 X 1200	2100	
W3	1200 X 1200	2100	
W4	900 X 1050	2100	
W5	600 X 600	2100	

SCHEDULE OF DOOR

MKD.	SIZE.	LINTEL HEIGHT.	REMARKS.
D1	1000X2100	2100	40mm. Th. FACTORY MADE HOT PRESED PHENOL FORMALDEHYDE BONDED SOLID COMMERCIAL FLUSH DOOR SHUTTERS FITTED IN 65 X100 SAL WOOD DOOR FRAMES WITH NECESSARY FITTINGS AND
D2	900X2100	2100	
D3	850X2100	2100	
D4	750X2100	2100	



FRONT SIDE ELEVATION

SPECIFICATION

1. STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19mm DOWN STONECHIPS UNLESS OTHERWISE MENTIONED.
2. GRADE OF REINFORCEMENTS Fe - 415
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125TH (AVG) LIME TERRACING (22.7) ON ROOF LAID TO SLOPE
6. ALL DIMENSION ARE IN mm. UNLESS OTHERWISE MENTIONED.
7. 35TH D.P.C. WITH CEMENT CONCRETE(1:1.5 : 3) WITH 6mm DOWN STONECHIPS WITH WATER PROOFING COMPOUND
8. 19TH CEMENT PLASTER (1:6)TO EXTERNAL WALLS.
9. 12TH CEMENT PLASTER (1:6)TO INTERNAL WALLS.
10. 19TH CEMENT PLASTER (1:4)TO BEAM CEILING ETC.
11. MARBLE FINISH IN ALL FLOORS.
12. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
13. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
14. 500mm CHAJJA PROJECTION.
15. DEPTH OF SEPTIC TANK AND S.U.G. WATER RESERVOIR DOES NOT EXEED THE DEPTH OF BUILDING FOUNDATION

CERTIFICATE 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.

MR. KOLLOL KUMAR GHOSHAL (GEO-TECH NO.-I/49)
NAME OF GEO-TECH

CERTIFICATE OF OWNER.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION, I SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING, K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES, IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. 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. ALL FLOORS ARE MARBLE FINISHED, THE PLOT HAS BEEN IDENTIFIED BY ME DURING JOINT INSPECTION.

MR. SWAPAN KANTHA PROP. OF M/S. J. S. CONTRACTOR FOR SELF and C/A of 1. SOUMEN SAHA, 2. SUBARNA SAHA, 3. DIPEN SAHA, 4. SWAPAN KANTHA & 5. ANKAN KUMAR KUNDU.
NAME OF APPLICANT

CERTIFICATE OF STRUCTURAL ENGINEER.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY MR. KALLOL KR. GHOSHAL OF TECHNO SOIL OF F-25, C.I.T. MARKET, JADAVPUR, KOL-32, AND THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

AVLIST SEN GUPTA
E.S.E. NO. 547, CLASS-II
4/1, EASTERN PARK 4th ROAD, SANTOSHPUR
KOLKATA - 700075.
NAME OF E.S.E.

CERTIFICATE OF L.B.S.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP, AS PER PROVISIONS OF K.M.C. BUILDING RULES '2009', AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE WIDTH OF NORTHERN SIDE OF THE PREMISES IS 8.382 M. (MIN.) WIDTH OF NORTHERN SIDE OF THE PREMISES IWITH THE PLAN AND THAT IT IS 'A BUILDABLE SITE & NOTA TANK OR FILLED UP TANK. THE BOUNDARY OF THE SITE BOUNDED BY BOUNDARY WALLS ON ALL SIDES AND THAT THE DIMENSIONS OF THE BOUNDARY CONFORMS *WITH THAT SHOWN IN THE DRAWING. THE SITE PLAN AND KEY PLAN CONFORM WITH THE DRAWING. THE PLOT IS TWO STORED EXISTING STRUCTURE AND SHOP IA GROUND FLOOR OCCUPIED BY TENANT*

SUMIT KUMAR BANDYOPADHYAY
L.B.S. NO. 1088, CLASS -I
30/L2, SANTOSHPUR EAST ROAD
KOLKATA - 700075.
NAME OF L.B.S.

CO-ORDINATE IN W.G.S. 84 AND SITE ELEVATION (A.M.S.L)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL.	CO-ORDINATE IN W.G.S. 84		SITE ELEVATION (A.M.S.L)
	LATITUDE	LONGITUDE	
"A & B"	22°29'41"N	88°23'08"E	3.00 M.

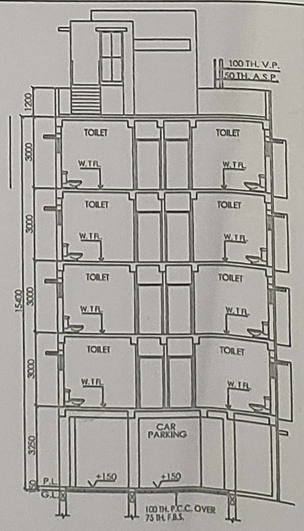
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

MR. SWAPAN KANTHA PROP. OF M/S. J. S. CONTRACTOR FOR SELF and C/A of 1. SOUMEN SAHA, 2. SUBARNA SAHA, 3. DIPEN SAHA, 4. SWAPAN KANTHA & 5. ANKAN KUMAR KUNDU.
NAME OF APPLICANT

SUMIT KUMAR BANDYOPADHYAY
L.B.S. NO. 1088, CLASS -I
30/L2, SANTOSHPUR EAST ROAD
KOLKATA - 700075.
NAME OF L.B.S.

CONVERTION OF LAND AT BASTU

1. SOUMEN SAHA, L. R. KHATIAN NO.-1886, L. R. DAG NO.- 329, LAND - 0.0119 ACRES.
2. SWAPAN KANTHA, L. R. KHATIAN NO.-1883, L. R. DAG NO.- 329, LAND - 0.0248 ACRES.
3. SUBARNA SAHA, L. R. KHATIAN NO.-1887, L. R. DAG NO.- 329, LAND - 0.0118 ACRES.
4. ANKAN KUMAR KUNDU, L. R. KHATIAN NO.-1885, L. R. DAG NO.- 329, LAND - 0.0583 ACRES.
5. DIPEN SAHA, L. R. KHATIAN NO.-1882, L. R. DAG NO.- 329, LAND - 0.0119 ACRES.



SECTION (A - A)

AREA STATEMENT OF THE PLAN PROPOSAL

PART - A.

a. ASSESSEE NO. - 31 - 103 - 20 - 0398 - 2

b. NAME OF THE OWNER - 1. SOUMEN SAHA, 2. SUBARNA SAHA, 3. DIPEN SAHA, 4. SWAPAN KANTHA & 5. ANKAN KUMAR KUNDU.

c. NAME OF THE APPLICANT - MR. SWAPAN KANTHA PROP. OF M/S. J. S. CONTRACTOR

d. DETAILS OF REGISTERED DEED OF AMALGAMATION- BOOK NO. - I, VOLUME - 1604-2022, PAGES - 228530 TO 228581, BEING NO.- 160407466, DATE - 07/07/2022, D.S.R.-IV, SOUTH 24-PARGANAS, WEST BENGAL.

d. DETAILS OF REGISTERED POWER OF ATTORNEY- BOOK NO. - I, VOLUME - 1604-2022, PAGES - 268925 TO 268957, BEING NO.- 160400629, DATE - 05/08/2022, D.S.R.-IV, SOUTH 24-PARGANAS, WEST BENGAL.

e. DETAILS OF BOUNDARY DECLARATION - BOOK NO. - I, VOLUME - 1603-2024, PAGES - 118613 TO 118875, BEING NO.- 160300397, DATE - 10/01/2024, D.S.R.-III, SOUTH 24-PARGANAS, WEST BENGAL.

e. DETAILS OF NON EVICTION OF TENANT - BOOK NO. - I, VOLUME - 1603-2024, PAGES - 118512 TO 118612, BEING NO.- 160300398, DATE - 10/01/2024, D.S.R.-III, SOUTH 24-PARGANAS, WEST BENGAL.

PART - B.

1. LAND OF AREA =

AS PER TITLE DEED -
07 K.- 02 Ch.- 40 Sft. = 480.305 Sqm.

AS PER BOUNDARY DECLARATION -
07 K.- 02 Ch.- 11.414 Sft. = 477.649 Sqm.

2. PERMISSIBLE GROUND COVERAGE -
= 242.383 Sqm. (50.745 %)

3. PROPOSED GROUND COVERAGE -
= 241.368 Sqm. (50.533 %)

5. PROPOSED AREA :-

FLOOR	TOTAL AREA (SQM.)	LIFT LOBBY (SQM.)	LIFT WELL (SQM.)	STAIR WELL (SQM.)	STAIR WAY (SQM.)	NET FLOOR AREA (SQM)
GR. FL.	213.781	3.384	0.000	0.000	13.972	196.809
1st. FL.	241.368	3.384	2.470	1.418	13.972	220.508
2nd. FL.	241.368	3.384	2.470	1.418	13.972	220.508
3rd. FL.	241.368	3.384	2.470	1.418	13.972	220.508
4th. FL.	241.368	3.384	2.470	1.418	13.972	220.508
TOTAL.	1179.253	16.920	9.880	5.672	69.860	1078.841

6. PARKING CALCULATION.

A)

TENEMENT SIZE				TENEMENT NUMBER	REQUIRED PARKING
UNIT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA		
A	65.345 Sqm.	21.074 Sqm.	74.382 Sqm.	FOUR	1 NO.
B	76.366 Sqm.	21.074 Sqm.	86.927 Sqm.	FOUR	2 NOS.
C	76.072 Sqm.	21.074 Sqm.	86.592 Sqm.	FOUR	2 NOS.
	COVERED AREA		CARPET AREA		
SHOP	14.470 Sqm.		11.739 Sqm.		NIL
OFFICE	19.146 Sqm.		16.046 Sqm.		
			TOTAL REQUIRED PARKING =		5 NOS.

B) Nos. OF PARKING PROVIDED = 5 NOS.

C) PERMISSIBLE AREA FOR PARKING
I) GROUND FLOOR = 125 SQM.
I) BASEMENT = N.A

D) ACTUAL AREA OF PARKING PROVIDED
I) GROUND FLOOR = 138.434 Sqm.
I) BASEMENT = N.A

7) PERMISSIBLE F.A.R - 2

8) PROPOSED F.A.R - 1.997

9) ADDITIONAL AREA FOR FEES - 29.444 Sqm.

10) TREE COVER AREA - 16.105 Sqm.

10.) STATEMENT OF OTHER AREA, 5 FOR FEES.

FLOOR	CUPBOARD
GR. FLOOR	N.A.
1st. FLOOR.	4.163 SqM.
2nd FLOOR.	4.163 SqM.
3rd FLOOR.	4.163 SqM.
4th FLOOR.	4.163 SqM.
TOTAL	16.644 SqM.

11) STAIR COVER AREA = 19.100 Sqm.
12) LIFT MACHINE ROOM AREA = 6.169 Sqm.
13) LIFT STAIR = 3.325 Sqm.
14) O. H. WATER TANK = 6.600 Sqm.

TITLE :- ARCHITECTURAL DRAWING FOR K.M.C. APPROVAL

PROPOSED G+FOUR (G+IV) STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 & K.M.C. BUILDING RULES 2009, AT PREMISES NO.–141, KALIKUMAR MAJUMDER ROAD, WARD– 103, BOROUGH–XI, KOLKATA –700 075, P.S.– SURVEY PARK, L. R. DAG NO.– 329, L. R. KHATIAN NO.–1882, 1883, 1885, 1886 & 1887, J. L. NO.–22, MOUZA–SANTOSHPUR.

SHEET 2 OF 2

B.P NO.- 2023110378
SANCTION DATE - 09.02.2024
VALID UPTO -08.02.2029

MODHU SUDAN HALDER

Digitally signed by MODHU SUDAN HALDER
Date: 2024.02.09 12:44:06 +05'30'

DIGITAL SIGNATURE OF A.E.

SUBHASISH DAS

Digitally signed by SUBHASISH DAS
Date: 2024.02.09 17:23:45 +05'30'

DIGITAL SIGNATURE OF E.E.