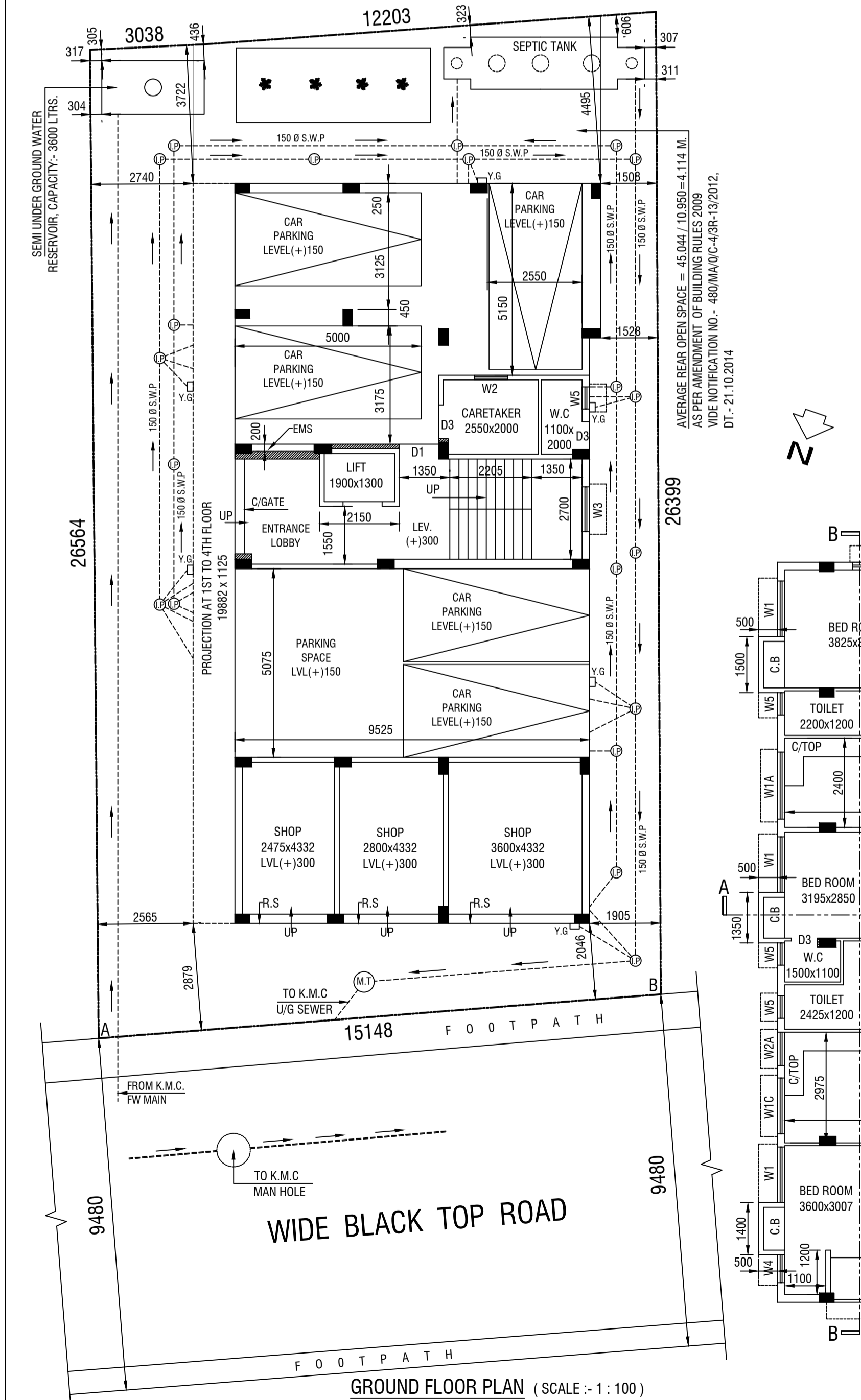




NORTHERN SIDE ELEVATION (SCALE :- 1 : 100)



GROUND FLOOR PLAN (SCALE :- 1 : 100)

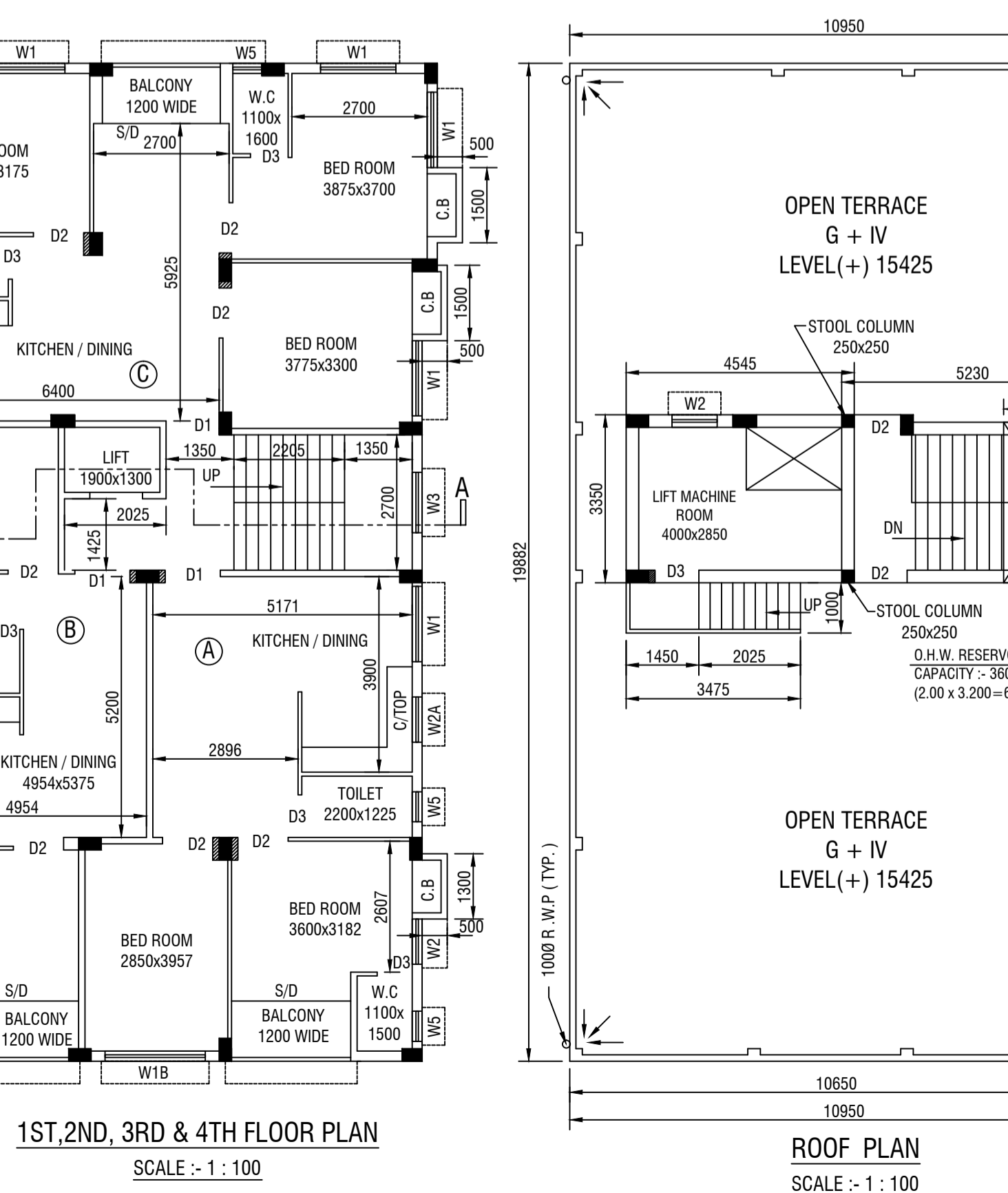
PART 'B'									
1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 401.337 Sqm. (06 K - 00 CH - 00 Sqft.)					2. AREA OF THE PLOT OF LAND AS PER PHYSICAL MEASUREMENT :- 401.047 Sqm. (05 K - 15 CH - 42 Sqft.)				
3. PERMISSIBLE GROUND COVERAGE :- 50 % i.e. 200.524 Sqm.					4. PROPOSED GROUND COVERAGE :- 212.988 Sqm. i.e. 53.108 %				
5. AREA STATEMENT :-									
GROUND FLOOR	GROSS COVER AREA (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
MERCANTILE RESIDENTIAL	42.453	-----	-----	190.621	13.402	3.258	173.961	-----	-----
TOTAL	190.621								
1ST FLOOR	212.988	-----	2.470	210.518	13.402	2.886	194.230	4.237	-----
2ND FLOOR	212.988	-----	2.470	210.518	13.402	2.886	194.230	4.237	-----
3RD FLOOR	212.988	-----	2.470	210.518	13.402	2.886	194.230	4.237	-----
4TH FLOOR	212.988	-----	2.470	210.518	13.402	2.886	194.230	4.237	-----
TOTAL	1042.573	-----	9.880	1032.693	67.010	14.802	950.881	16.948	-----
6. TENEMENTS CALCULATION									
(A) RESIDENTIAL :-									
TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT	MERCANTILE CARPET AREA = 38.079 SQM. REQUIRED NO CAR PARKING = 5 NOS PROVIDED CAR PARKING = 5 NOS	STAIR HEAD ROOM AREA - 16.951 SQM. CUP BOARD AREA - 16.948 SQM. LIFT MACHINE ROOM - 15.226 SQM. LIFT MACHINE ROOM STAIR - 3.475 SQM. ADDITIONAL AREAS FOR FEES - 52.600 SQM.					
A	67.386	04		CAR PARKING CALCULATION					
B	63.086	04		REQUIRED FOR MERCANTILE = 1 NO. REQUIRED FOR RESIDENTIAL (TENEMENT) = 4 NOS. ACTUAL CAR PARKING AREA = 108.787 SQM.					
C	89.897	04							
7. PERMISSIBLE F.A.R. = 2.25									
8. PROPOSED F.A.R. = 950.881 (+) 108.787 (C.P.) = 842.114 / 401.047 = 2.10 < 2.25									
9. AREA OF STAIR HEAD ROOM = 16.951 SQM									
10. AREA OF LIFT MACHINE ROOM = 15.226 SQM									
11. AREA OF LIFT MACHINE ROOM STAIR = 3.475 SQM									
12. AREA OF O.H.W. TANK = 6.400 SQM									
13. AREA OF SHOP (COVERED) = 42.453 SQM									
14. AREA OF SHOP (CARPET) = 38.079 SQM									
15. AREA OF TREE COVER = 10.454 SQM									
16. TOTAL AREA FOR FEES = 1085.293 SQM. (NET COVER AREA + ADDITIONAL AREA FOR FEES)									

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 30.00 M.

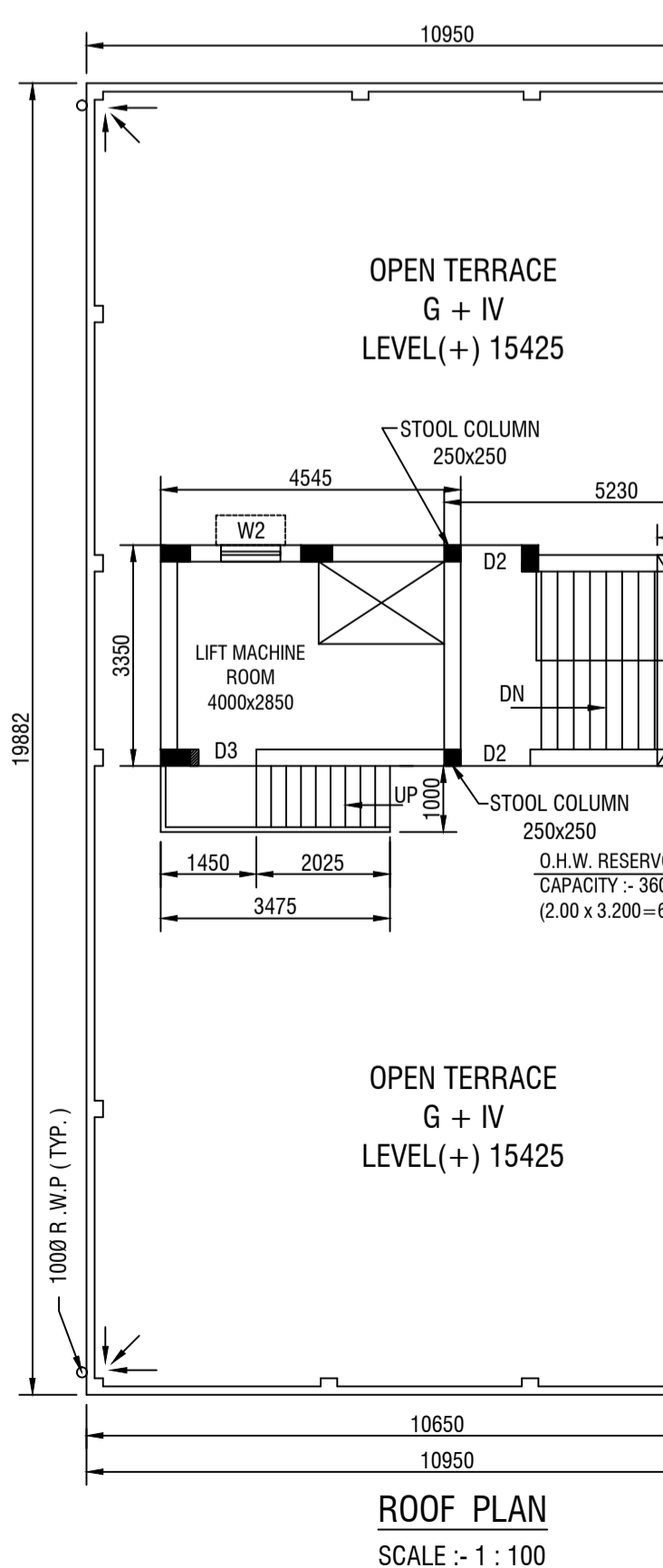
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
LEFT SIDE POINT 'A'	22.2936	88.2440	5.0 M.
RIGHT SIDE POINT 'B'	22.2901	88.2446	5.0 M.

NAME OF THE APPLICANT : 'SMILING STAR REALTORS PRIVATE LIMITED' REPRESENTED BY ITS DIRECTOR MR. DEBASIS SANYAL.

NAME OF L. B. S. : SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/1



1ST, 2ND, 3RD & 4TH FLOOR PLAN SCALE :- 1 : 100



ROOF PLAN SCALE :- 1 : 100

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')			
1. ASSESSEE NO: 311090822243		6. DETAILS OF B.L.R.O. CONVERSION - MEMO NO. - 17/1141/BLRO/KOL, DT. - 16.05.2023 SCHEDULE OF LAND FOR WHICH CONVERSION IS ALLOWED VIDE CASE NO. CN/2023/1630/1014 CLARIFICATION SHALI TO BASTU.	
2. NAME OF THE OWNER (RECORDED) : 'SMILING STAR REALTORS PRIVATE LIMITED' REPRESENTED BY ITS DIRECTOR MR. DEBASIS SANYAL.		7. DETAILS OF K.M.C MUTATION - CASE NO. - 0/109/25-MAR-23/48174, DT. - 01.08.2023	
3. NAME OF THE APPLICANT : 'SMILING STAR REALTORS PRIVATE LIMITED' REPRESENTED BY ITS DIRECTOR MR. DEBASIS SANYAL.		8. DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE VIDE NO. - 16784, DATE :- 01.09.2023 REGARDING C.S., R.S. & L.R. DAG & KHATIAN NO.	
4. DETAILS REGISTERED DEED :- BOOK NO. I, VOL. NO. 1602-2023, PAGES - 93216 TO 93241, BEING NO. 160202597, FOR THE YEAR 2023, DT. - 01.03.2023, D.S.R - II / SOUTH 24 PARGANAS W.B.		9. DETAIL OF ONLINE BLRRO MUTATION :- COPY NO. - 4570 (1630025) DATED - 23.03.2023	
5. DETAILS OF REGD. BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1602-2023, PAGES - 230173 TO 230183, BEING NO. 160207048, FOR THE YEAR 2023, DT. - 22.05.2023, D.S.R - II / SOUTH 24 PARGANAS (W.B)			
NOTES			
1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.			
2. FOLLOW WRITTEN DIMENSION ONLY.			
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.			
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.			
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.			
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.			
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).			
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).			
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.			
10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.			

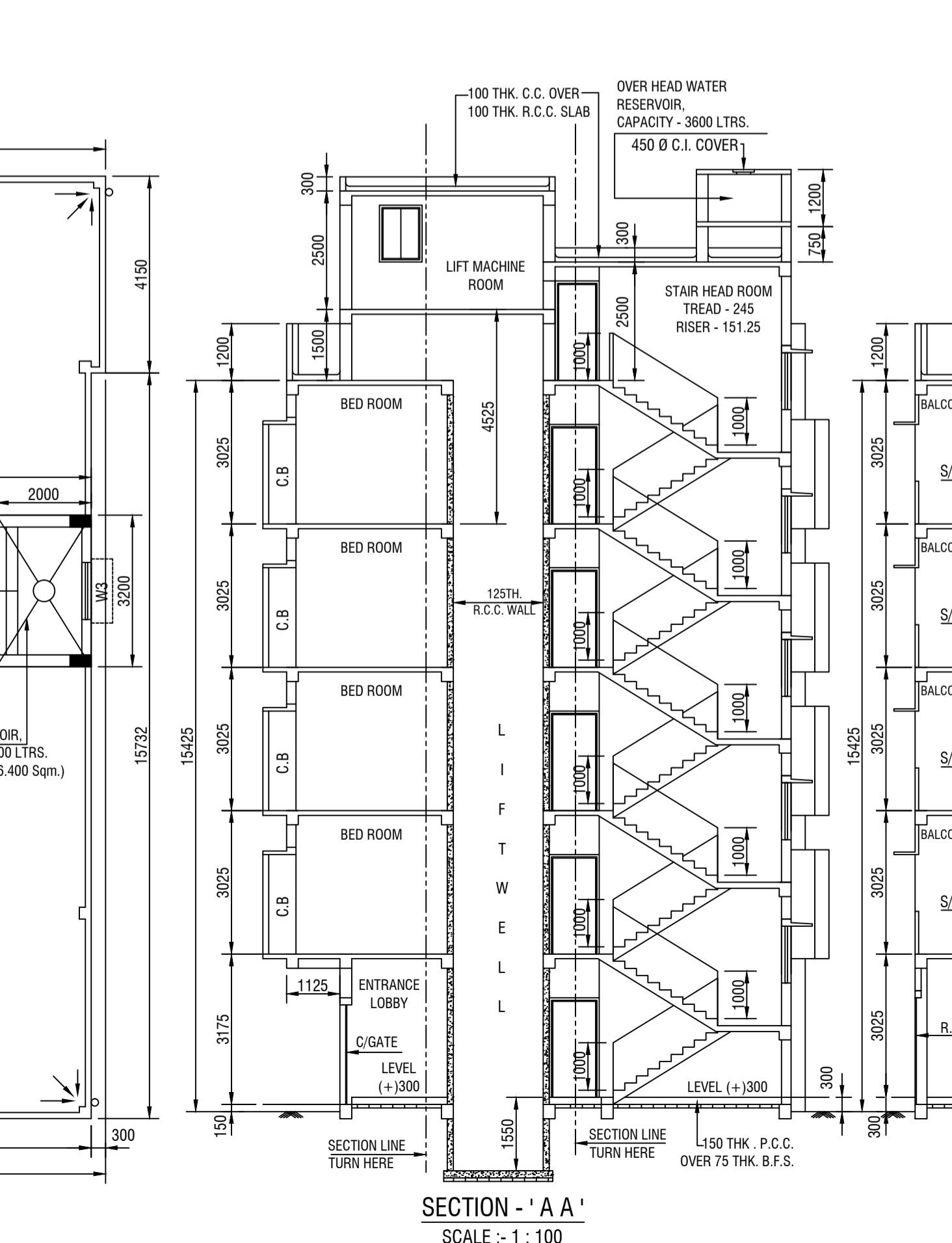
SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE	TYPE	SIZE
D1	1100x2100	W1	1500x1200
D2	1000x2100	W1A	1800x1050
D3	850x2100	W1B	2000x1200
-----	-----	W1C	1500x1050
-----	-----	W2	900x1200
-----	-----	W2A	900x1050
-----	-----	W3	1200x1200
-----	-----	W4	750x1050
-----	-----	W5	600x750

DECLARATION 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 (AS PER B. S. PLAN).
- 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 UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- SITE HAS BEEN IDENTIFY BY ME AT THE TIME OF DEPARTMENTAL INSPECTION AND THERE IS NO TENANT.
- THERE IS NO COURT CASE PENDING AGAINST THIS MENTIONED PREMISES.

NAME OF OWNER : 'SMILING STAR REALTORS PRIVATE LIMITED' REPRESENTED BY ITS DIRECTOR MR. DEBASIS SANYAL.



SECTION - 'A A' SCALE :- 1 : 100

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M A S 4, GARFA MAIN ROAD, KOLKATA-75 AND SIGNED BY KALLOL KUMAR GHOSHAL, B.E.(CIVIL),MIE K. M. C. EMPANELMENT NO. G.T./V/49

NAME OF GEO-TECHNICAL ENGINEER : KALLOL KUMAR GHOSHAL, B.E.(CIVIL),MIE K. M. C. EMPANELMENT NO. G.T./V/49

DECLARATION OF L. B. S.

CERTIFIED 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 THE ABUTTING ROAD WIDTH NORTHERN SIDE OF THE PREMISES 9.480 M. WIDE BLACK TOP ROAD WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

- PLOT IS VACANT AND BOUNDED BY BOUNDARY WALL.
- WIDTH OF THE ROAD NORTHERN SIDE OF THE PREMISES 9.480 M. WIDE BLACK TOP ROAD.
- PLOT IS BEYOND 500 M. FROM THE CL. OF E.M.BYE PASS ROAD.
- HEIGHT OF THE BUILDING IS 15.425 M.
- SITE PLAN AND KEY PLAN AS PER SITE.
- THE OWNER / APPLICANT IS AUTHENTICATED BY ME.

THE WIDTH OF ROAD HAS BEEN MEASURED AND VERIFIED BY ME AND FOUND 9.480 M. WIDE BLACK TOP ROAD ON THE NORTHERN SIDE OF THE PREMISES.

NAME OF L. B. S. : SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/1

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M A S 4, GARFA MAIN ROAD, KOLKATA-75 AND SIGNED BY KALLOL KUMAR GHOSHAL, B.E.(CIVIL),MIE K. M. C. EMPANELMENT NO. G.T./V/49

NAME OF E.S.E. : SURANJAN DUTTA, E. S. E. NO. 220/1

S C A L E :- 1:100

PLAN OF PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S - 393A OF K.M.C ACT. 1980 & AS PER K.M.C. B / R - 2009 AT PREMISES NO. - 2224, NAYABAD IN WARD NO. - 109, BOROUGH NO. - XII, KOLKATA - 700 094, P.S. PURBA JADAVPUR OF C.S. DAG NO. - 31, R.S. & L.R. DAG NO. - 92, C.S. KHATIAN NO. - 6, R.S. KHATIAN NO. - 119 & 128, L.R. KHATIAN NO. - 702. & 703 AND PRESENT L.R. KHATIAN NO- 2946, J.L. NO. - 25, MOUZA - NAYABAD & HEIGHT OF THE BUILDING 15.425 M.

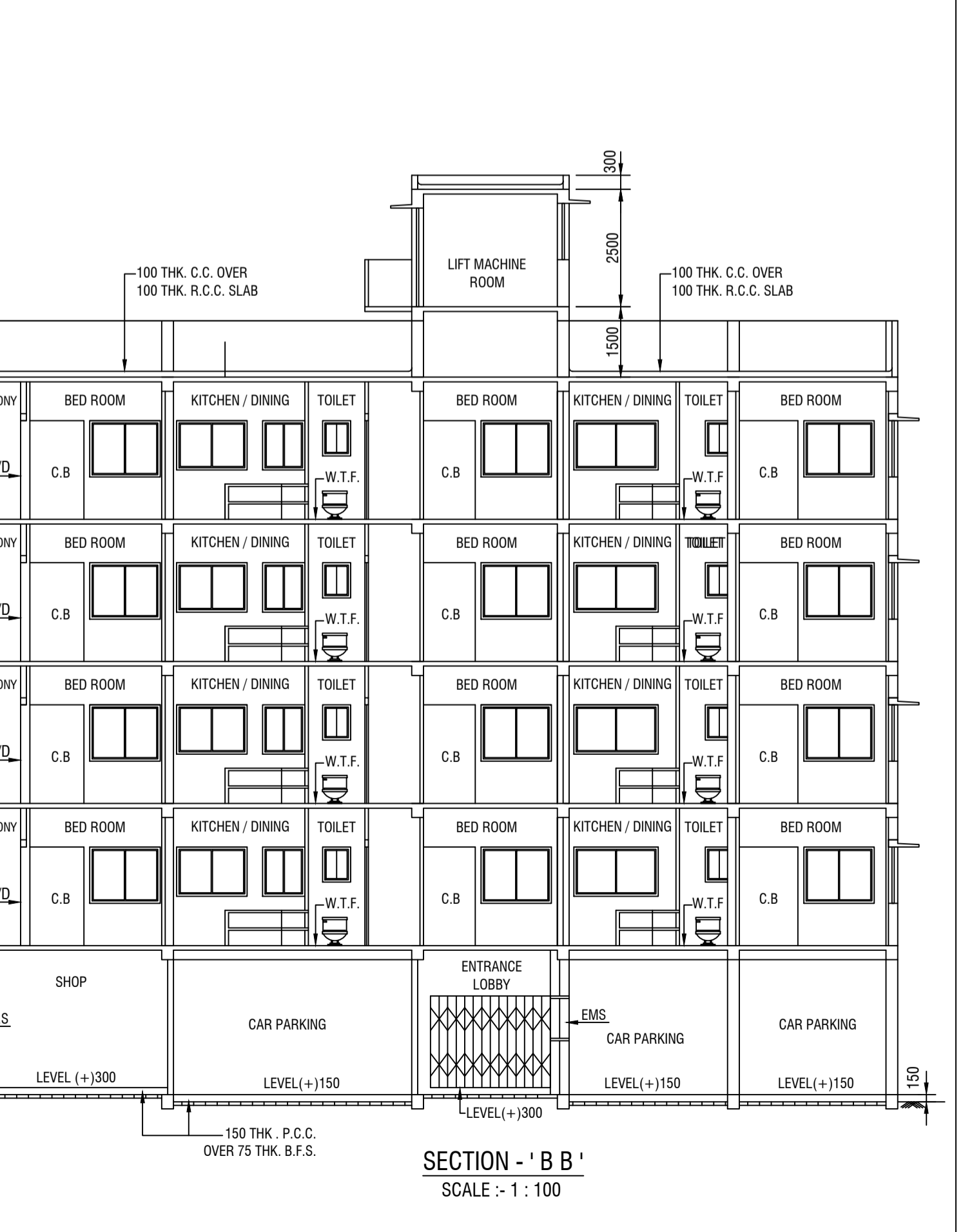
B.P. NO- 2023120279 SANCTION DATE - 21.09.2023

VALID UPTO -20.09.2028

DIGITAL SIGNATURE FOR E.E

DIGITAL SIGNATURE FOR A.E

SHEET NO(2/2)



SECTION - 'B B' SCALE :- 1 : 100