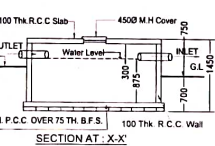
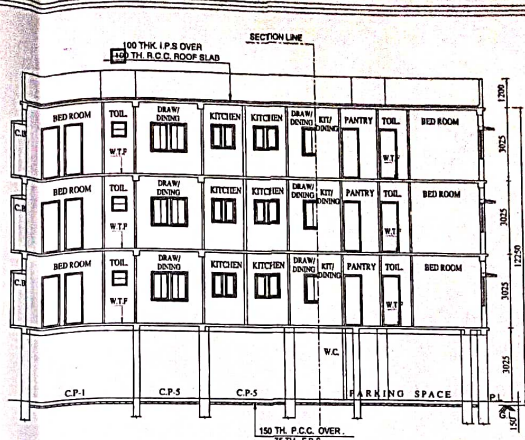
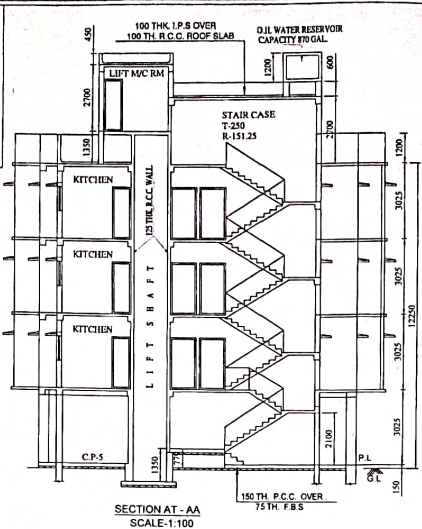
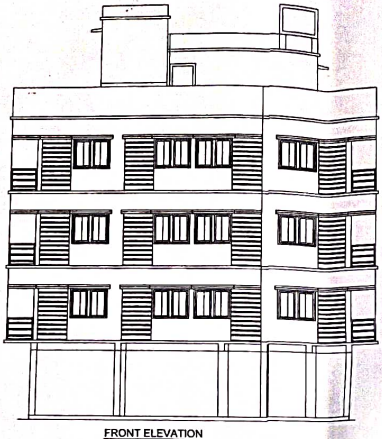




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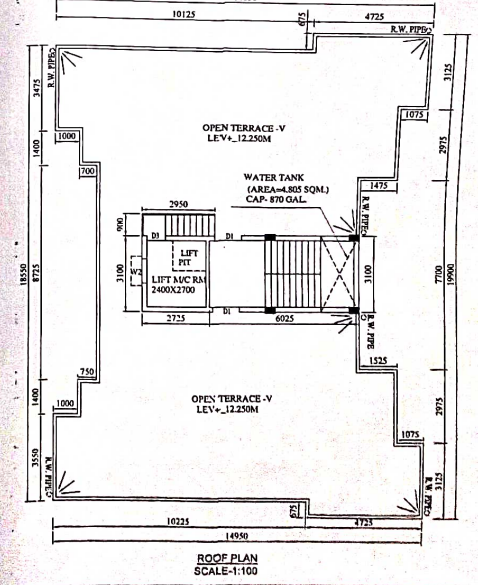
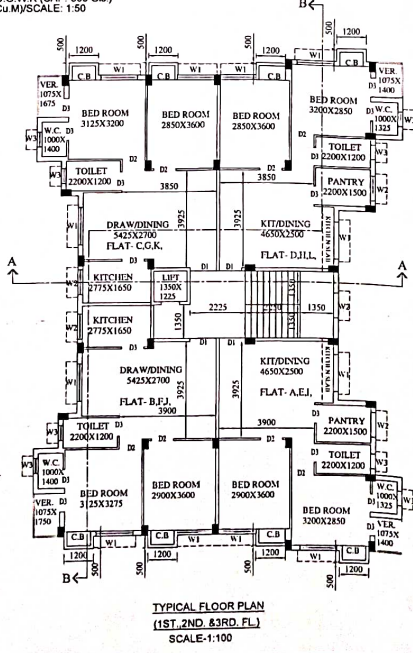
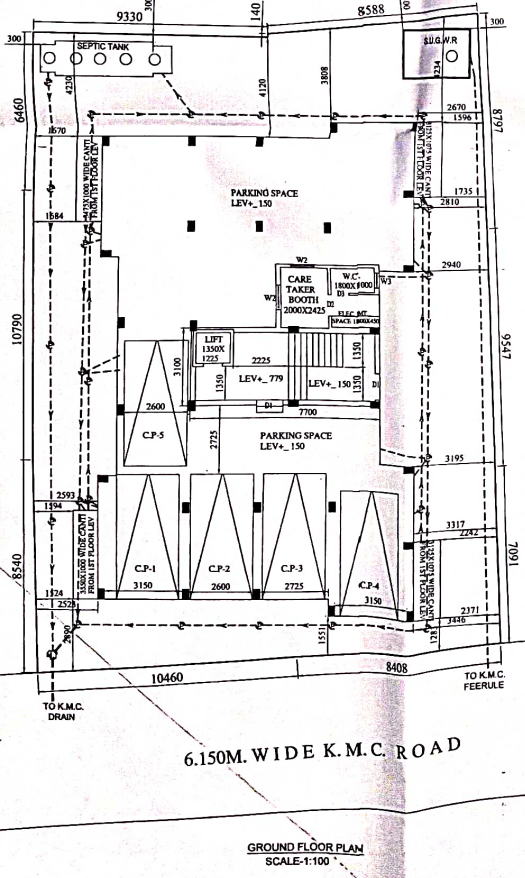
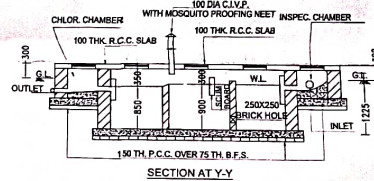
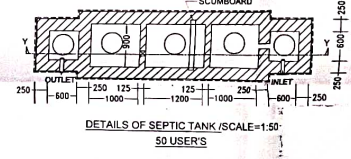
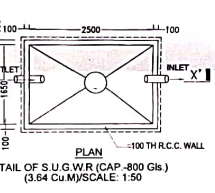
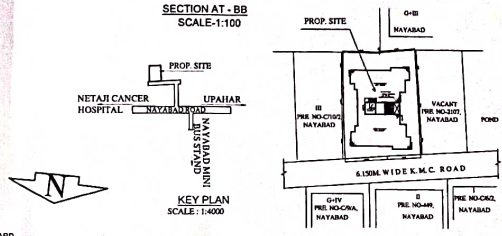
SPECIFICATIONS

1. FOUNDATION: R.C.C. FOOTING WITH FOUNDATION BEAM
 2. SUPERSTRUCTURE: R.C.C. FRAME STRUCTURE WITH 100 TH. EXTERNAL WALL AND 125 TH. INTERNAL WALL (Unless mentioned) WITH (1) CEMENT MORTAR
 3. FLOORING: SALWOOD FRAME AND DANDA
 4. DOORS: SALWOOD FRAME AND DANDA
 5. WINDOWS: SALWOOD FRAME AND DANDA
 6. PLASTER: EXTERNAL WALL: FROM THE SAND CEMENT MORTAR 1:4
 7. ROOF: 100 TH. (A) LIME TERRACE AND APPROPRIATE ROOF TREATMENT
 8. ELECTRICAL PLUMBING: ALL CONFORMS TO IS.



DOOR & WINDOW SCHEDULE

DOOR	NO.	SIZE	WIN. MKD.	SIZE
D1	1020x1100	W1	1500x1200	
D2	900x1100	W2	1800x1000	
D3	1500x1100	W3	600x600	



PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.-2108, NAYABAD, UNDER- K.M.C WARD NO-109, BOROUGH - XII, OF HEIGHT-12.250 M., MOUZA - NAYABAD, J.L NO - 25, R.S. KHATIAN NO-139, R.S. DAG NO.-110, COMPLYING K.M.C. BUILDING RULE 2009.Under SECTION 393A OF K.M.C. ACT-1980. PLAN CASE NO-2019120825

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A

1. ASSESSEE NO. : 31-109-08-2108-1		6. DETAILS OF BOUNDARY DECLARATION:-	
2. NAME OF THE OWNER : SMT. SIPRA DASGUPTA		BOOK	VOLUME
3. DETAILS OF REGISTETED DEED:-		I	1603-2020
BOOK	VOL.	PAGES	BEING
I	19	6846-6868	7845
4. DETAILS DEED OF DECLARATION:-		DATE	OFFICE
5. K.M.C. MUTATION		17.08.2006	D.S.R.- III SOUTH 24 PGS
O/109/19-NOV-11/7558, DT.-21/11/2019		7. DETAILS OF B.L.L.R.O MUTATION :- YES	
		MEMO NO-18/MUT/4074/BLLRO/ATM/KASBA/15, DT.- 7/8/2015 CHARACTER OF LAND BILL .	
		8. DETAILS OF B.L.L.R.O COVERSION :-	
		MEMO NO-51 A(C)/316/4548/1(3)/P/17, DT.- 14/09/2017 CHARACTER OF LAND BILL TO BASTU	

PART - B

<p>1. a) AREA OF LAND:- (As per physical measurement- 07K-00 CH-00 SFT.= 468.227 SQ.M. (As per deed- 07K-00 CH-00 SFT.= 468.227 SQ.M. (As per Assesment- 07K-00 CH-00 SFT.= 468.227 SQ.M.</p> <p>2. ROAD WIDTH - 6.150 M.</p> <p>3. PERMISSIBLE GROUND COVERAGE (51.059%)= 239.072 SQM.</p> <p>4. PROPOSED GROUND COVERAGE = 238.696 SQM.(50.979%)</p> <p>5. PERMISSIBLE TOTAL FLOOR AREA= 819.398 SQM.+C.P +ST.+ST. LOBBY AREA+LIFT+LIFT LOBBY</p>	<p>6. REQUIRED NOS. OF CAR PARKING:-3 NOS</p> <p>7. PROPOSED NOS. OF CAR PARKING:-5 NOS</p> <p>8. NOS. OF TENEMENTS = 12 nos (a) TEN.-A,E,I, - 60.363 Sqm. (3NO.) (b) TEN.-B,F,J, - 64.473 Sqm. (3NO.) (a) TEN.-C,G,K, - 63.782 Sqm. (3NO.) (b) TEN.-D,H,L, - 60.055 Sqm. (3NO.)</p>
---	--

STATEMENT OF AREA

TOTAL EXEMPTED AREA						
FLOOR	FL. AREA	LIFT WELL	NET FL AREA	LIFT LOBBY	STAIR + STAIR LOBBY	NET FLOOR AREA
GR. FLOOR	224.953 SQ.M	NIL	224.953 SQ.M	1.993	15.727	207.233 SQ.M
1ST. FLOOR	238.696 SQ.M	1.654	237.042 SQ.M	1.993	15.727	219.322 SQ.M
2ND. FLOOR	238.696 SQ.M	1.654	237.042 SQ.M	1.993	15.727	219.322 SQ.M
3RD. FLOOR	238.696 SQ.M	1.654	237.042 SQ.M	1.993	15.727	219.322 SQ.M
TOTAL	941.042 SQ.M	4.961	936.080 SQ.M	7.970	62.910	865.200 SQ.M

1. PERMISSIBLE F.A.R.=1.75
2. PROPOSED F.A.R. (865.200 / 75.00)=790.200/468.227=1.688 <1.75
3. STAIR COVER AREA = 18.678 SQ.M.
4. CAR PARKING AREA =190.053 SQ.M. (Covered at Gr.Fl.)
5. NO OF. TENEMENT -12 NOS
6. LIFT M/C. ROOM AREA = 8.448 SQ.M.

Size of Tenement (Sq.m.)					Required Car Parking
FLOOR	FLAT MARKED	FLAT AREA	PROPORTIONATE SHARE OF COMMON AREA	TENEMENT AREA	PARKING CALCULATION (Multiple Tenement)
FIRST	FLAT-A	53.026	7.237	60.363	TOTAL NO. OF FLAT =12 NOS (>50 <75- 12nos. SO AS PER KMC RULE 78(2)(B)(b) REQUIRED NO. OF PARKING GENERATE= 3 nos
	FLAT-B	56.636	7.837	64.473	
	FLAT-C	56.029	7.753	63.782	
	FLAT-D	52.755	7.300	60.055	
SECOND	FLAT-E	53.026	7.337	60.363	
	FLAT-F	56.636	7.837	64.473	
	FLAT-G	56.029	7.753	63.782	
	FLAT-H	52.755	7.300	60.055	
THIRD	FLAT-I	53.026	7.337	60.363	
	FLAT-J	56.636	7.837	64.473	
	FLAT-K	56.029	7.753	63.782	
	FLAT-L	52.755	7.300	60.055	

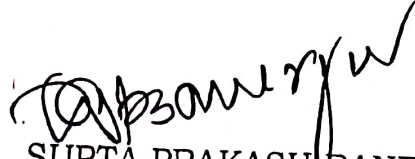
Required Car Parking - 3 nos
 Proposed Covered Car Parking - 5 nos
 Proposed Open Car Parking - nil
 Depth of Building - 19.900 M.
 Total C.B. Area - 14.400 Sqm
 Terrace Area-238.696 SQ.M

Roof tank Area = 4.805 SQM
 Total Exempted area = 87.935 SQ.M
 (stair way+lift lobby+lift st. + c.b)

Certificate of Owner.
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURE STABILITY OF THE BUILDING AND 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 THE GUIDANCE OF E.S.E./ L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION OF THE SITE. THE PLOT IS IDENTIFIED BY ME. WHICH WAS OCCUPIED BY THE OWNER & THERE WAS NO TENENT. THE PLOT IS BEYOND 500M. FROM C/L OF E. M. BYE PASS.

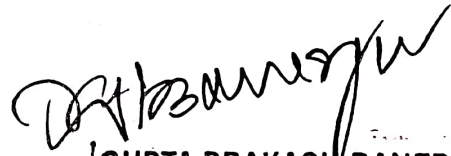
Sipra Das Gupta
SMT. SIPRA DASGUPTA
 SIGNATURE OF OWNER

I 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 AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD 6.150 M. CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARKED BY BOUNDARY WALL. NOW THE PLOT IS VACANT LAND. THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. SIGNATURE OF THE OWNER IS AUTHENTICATED BY ME.


SUPTA PRAKASH BANERJEE
B. TECH. (CIVIL)
LICENSED BUILDING SURVEYOR
KOLKATA MUNICIPAL CORPORATION
LICENCE No:- 1070 CLASS- 1


SUPTA PRAKASH BANERJEE LICENCE NO-1070(I)
SIG. OF L.B.S.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & 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 OF LATEST REVISION AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY RUPAK KUMAR BANERJEE, OF ACUMEN GEO CONSULTANTS, 2F, NABA ROY LANE, ALIPORE, KOLKATA- 700027, WEST BENGAL, INDIA. THE RECOMMENDATIONS SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURE CALCULATIONS. LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C. OF INDIA.


SUPTA PRAKASH BANERJEE
Empanelled Structural Engineer
Kolkata Municipal Corporation
Licence No.- ESE/II-554

SUPTA PRAKASH BANERJEE ESE-554(II)
SIG. OF E.S.E.

UNDER SIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. 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 HERE IN IS SAFE AND STABLE, IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.


RUPAK KUMAR BANERJEE
B.C.E., M.E., MIGS
M.I.E., CHARTERED ENGINEER
ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
G.T./I/3 (K.M.C.) LM-4279, M.-153878-5

RUPAK KUMAR BANERJEE, LICENCE NO. GT-/I/3(K.M.C)
SIG. OF GEO TECHNICAL CONSULTANT

DRAWN BY : SUDIP MANDAL
SCALE = 1:100, 1:50, 1:600, 1:4000
DATE-10/08/2020



CONSTECH INDIA
28D RAJA S.C. MALLIK ROAD
JADAVPUR, KOLKATA -700032

Memo no. 18/114/4074/BLLR/AM/Naibab/15 dt. 07/8/15

Form A
A Certificate of Mutation
(See Rule 63)

To Smt. Saira Dasgupta, W/o. Mr. Rama Prasad Dasgupta, 697, Nayabad,
(Name and address of the applicant) Hatibari, Mouza, P.O. Panchabajar,
P.S. Panchabajar, Kol-34

Reference M/c. No. = 456/15

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 24 Parganas (South)
2. Police Station Panchabajar
3. Mouza Nayabad
4. J. L. No 25
5. Khatian No 139
6. Plot No. 110
7. Area 07 kh. 0 ch. 00 ft. = 11.55-dec.
8. Classification (As per R.O.C) Bill.



SAP, Kolkata-700 015
07/8/15

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

Saira Dasgupta

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

Government of West Bengal
Office of Additional District Magistrate & District Land & Land Revenue Officer
South 24 Parganas
New Treasury Building 1st & 2nd Floor, Alipore
Kolkata-700 022

Memo No. SA/TG/316/4548
Dated 14.09.2017

To
✓ Smt. Saira Dasgupta
273, Harnabashi, P.O. - Batanagar,
P.S. - Mahastala, Kolkata - 700

GOVERNMENT OF WEST BENGAL
SOUTH 24 PARGANAS

✓ sub Your application dated 16.03.17 praying for changing of character of land from Bul to Bule ✓

In terms of the provisions laid down in Section 4C of the W.B.L.R. Act, 1955 as amended upto date read with provisions of rule 5A of W.B.L.R. rules, 1965 permission is hereby accorded to you for conversion of land from one class to another as stated in the schedule - I below with effect from the date subject to the terms and conditions as noted in schedule - B

SCHEDULE - I

Schedule of lands specially demarcated in the site plan for which conversion is allowed vide case no 316 / 2017 of the office of the D.L.R.O. South 24 Parganas

Mouza with J.L. No & P.S.	Khatian No.		Classification as per R.O.C	Total area of the plot in acres	Area allowed to convert in acres	Classification of land to which conversion is allowed
	B	R				
Mouza Nayabadi, J.L. No - 25, P.S. - Panchabajar	139	110	B4	34.57	7 Katta = 11.55 Dec	Bule

- SCHEDULE - II**
Terms and conditions for conversion
- a) That the order directing change, conversion or alternation is without prejudice to any of the provisions of Chapter - IIB of the W.B.L.R. Act.
 - b) That the order directing change, conversion or alternation is without prejudice to the provision of sub-section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act I of 1954).
 - c) That where the land is situated within any urban agglomeration within the meaning of the urban land (Ceiling & Regulation) Act, 1976 (33 of 1976), the order directing change, conversion or alternation is without prejudice to the provisions of the said act.
 - d) 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 Ben Act XIII of 1979), the order directing change, conversion or alternation is without prejudice to the provisions of the said act.
 - e) That where the land is situated within the area of East Kolkata wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Ben Act VII of 2006), the order directing change, conversion or alternation is without prejudice to the provisions of the said Act.
 - f) That where the object change of conversion is to use the land for a purpose for which approval or permission or license from an appropriate authority is necessary, the order directing change conversion or alternation is subject to obtaining such approval or permission or license from such authority as soon as the order granting changing or conversion is sought for is made.
 - g) That where the application relates to permission for change, conversion or alternation of any land having water body, the order directing change, conversion or alternation is subject to creation of compensatory water body or equal or large size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alternation as sought for is made.
 - h) The land Revenue shall be determined as per sec 23 of the W.B.L.R. Act, 1955 as amended up to date and
 - i) Conversion is allowed however necessary no-objection / approval from the concerned authorities must be obtained as required for such project

Memo No. SA/TG/316/4548(1/3) 11/17
Dated 14.09.2017

20/11/2017
Collector U/s 4C of the W.B.L.R. Act, 1955
District Land Revenue Officer
South 24 Parganas

- Copy forwarded to
1. The S.D.L & R.O. Sadar Alipore, South 24 Parganas for information and necessary action
 2. The Block Land & Land Revenue Officer, A.T.M. Bule, South 24 Parganas
 3. The Revenue Inspector G.P. South 24 Parganas for information

Saira Dasgupta
District Land Revenue Officer
South 24 Parganas

2108, Mayabād

PARTY'S COPY

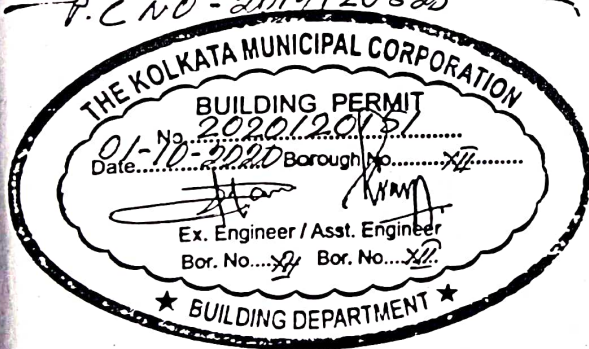
Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.

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 in case unfiltered water from street main is not available.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

P.C NO - 2019120825



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's to standered 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 VALIED UP TO 30-09-2025

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 EMPITED 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