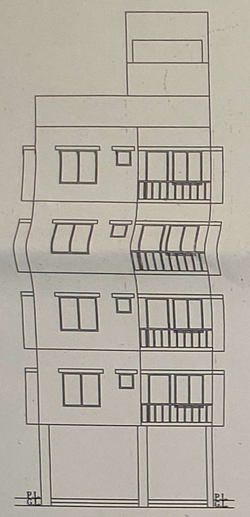
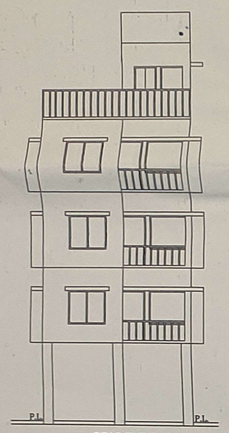
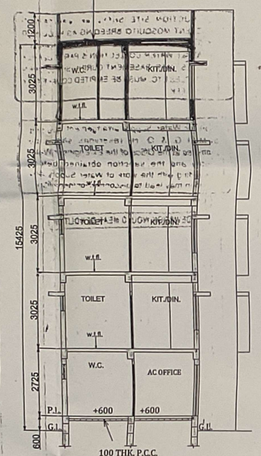


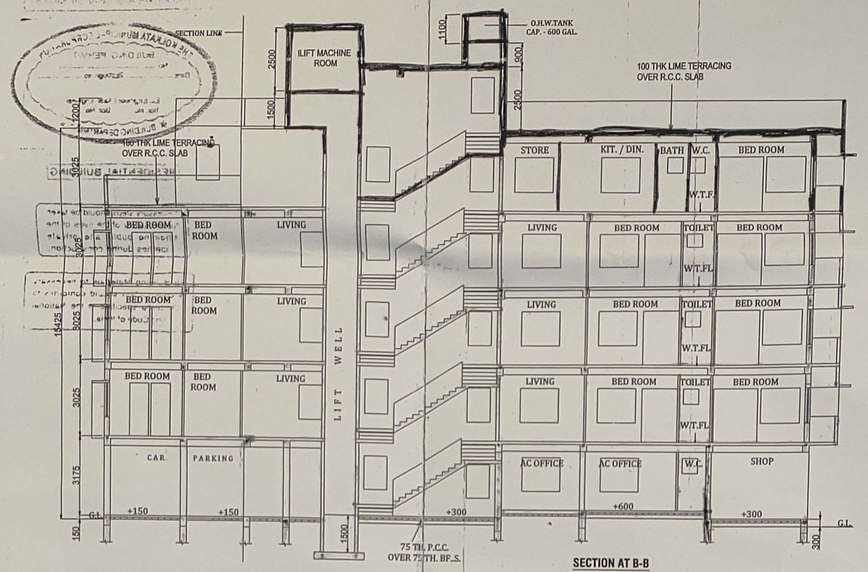
FRONT ELEVATION
SCALE : 1 : 100



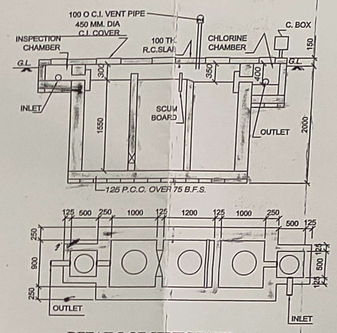
REAR ELEVATION
SCALE : 1 : 100



SECTION AT A-A
SCALE :- 1:100



SECTION AT B-B
SCALE :- 1:100



DETAILS OF SEPTIC TANK
SCALE - 1 : 50

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO. 311090354508
2. NAME OF THE OWNER: SMT. ANASUA BANERJEE
3. NAME OF THE APPLICANT: DEBABRATA BHATTACHARYA PROPRIETOR OF M/S. BASBHUMI
4. DETAILS OF REGD. DEEDS: a) BOOK - I, VOLUME - 1, PAGES - 9796 TO 9812, BEING NO. 00502, DATED - 13/02/2015, REGD. AT - A.D.S.R., SEALDAH
   b) BOOK - I, VOLUME - 16, PAGES - 1174 TO 1191, BEING NO. - 05052, DATED - 16/06/2011, REGD. AT - A.D.S.R., BARUIPUR.
5. DETAILS OF REGD. POWER OF ATTORNEY: BOOK - I, VOLUME - 1630-2017, PAGES - 35467 TO 35486, BEING NO. - 163001210, DATED - 25/04/2017, REGD. AT - D.S.R.-V, SOUTH 24 PGNS.
6. DETAILS OF REGD. BOUNDARY DECLARATION: BOOK - I, VOLUME 1604-2022, PAGES - 369910 TO 369922, BEING NO. - 160412797, DATED - 04/11/2022, REGD. AT - D.S.R.-IV, SOUTH 24 PGNS.
7. DETAILS OF REGD. DEED OF GIFT (STRIP OF LAND): BOOK - I, VOLUME 1630-2020, PAGES - 14649 TO 14662, BEING NO.-163000377, DATED - 11/02/2020, REGD. AT - D.S.R.-V, 24 PGNS. (S).

PART B

1. *AREA OF LAND AS PER DEED - 326.086 SQ.M.*
   AREA OF LAND - 326.079 SQ.M. STRIP OF LAND - 0.765 SQM. SO, NET LAND AREA - 325.314 SQM.
2. ***PERMISSIBLE GROUND COVERAGE = 55.797% = 181.942 SQ.M.***
4. ***PROPOSED GROUND COV. = 178.770 SQ.M. = 54.824%***
5. **PROPOSED AREA**

	TOTAL COV. AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COV. AREA (SQ.M.)	EXEMPTED AREAS STAIRWAY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR. FL.	**176.255**	—	—	**176.255**	17.317	1.876	**157.062**
1ST.FL.	**177.862**	2.063	1.875	**173.924**	17.317	1.876	**154.731**
2ND.FL.	**177.862**	2.063	1.875	**173.924**	17.317	1.876	**154.731**
3RD.FL.	**177.862**	2.063	1.875	**173.924**	17.317	1.876	**154.731**
4TH.FL.	**178.234**	2.063	1.875	**124.296**	17.317	1.876	**105.103**
TOTAL	838.075	8.252	7.500	822.323	86.585	9.380	726.358

6. (a) Tenements & Car Parking Calculation (Residential):

TENEMENT MARK	TENEMENT SIZE	PROPORTIONATE AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	73.927 SQM.	17.876 SQ.M.	91.803 SQ.M.	3 NOS.	3 NOS.
B	77.494 SQM.	18.738 SQ.M.	96.232 SQ.M.	3 NOS.	
C	31.288 SQM.	7.565 SQ.M.	38.853 SQ.M.	1 NO.	
D	37.418 SQM.	9.048 SQ.M.	46.466 SQ.M.	1 NO.	
E	27.866 SQM.	6.738 SQ.M.	34.604 SQ.M.	1 NO.	

6. (b) Car Parking Calculation (Marcantile Retail):

ITEM	TOTAL COVD. AREA	TOTAL CARPET AREA	PROP. AT FLOOR	REQUIRED CAR PARKING
MERCANTILE	28.740 SQ.M.	25.498 SQ.M.	GROUND FLOOR	NIL
BUSINESS	43.172 SQ.M.	38.294 SQ.M.	GROUND FLOOR	

7. PROP. AREA OF PARKING = 74.637 SQ.M.
8. PERMISSIBLE F.A.R. = 2.00
9. PROP. F.A.R. = 1.999
10. STAIR HEAD ROOM AREA = 22.751 SQ.M.
11. LIFT MACHINE ROOM AREA = 5.791 SQ.M. L.M.R. STAIR AREA - 2.025 SQ.M.
12. ROOF AREA = 177.862 SQ.M.
13. OVER HEAD TANK AREA = 7.506 SQ.M.
14. CUP-BOARD AREA = 18.550 SQ.M.
15. OTHER AREA FOR FEES (STAIRWAY+LIFT LOBBY+C.B.+STAIR FOR LIFT) = (86.585 + 9.380 + 18.550 + 2.025) = 116.540 SQM.

DETAILS OF B.L.&L.R.O. MUTATION & CONVERSION CERTIFICATE

B.L.&L.R.O. MUTATION - MEMO NO.-18/MUT/227/BL&LRO/ATM/KASBA DATED 29/01/2016.
CONVERSION CERTIFICATE - MEMO NO. 17/2987/CON CERTIFICATE/BLLRO/ATM/KASBA/ 19 DATED 12/06/2019.

SCHEDULE OF DOOR & WINDOW

NO	SILL	LINTEL	SIZE
W1	900	2100	1800X2100
W2	900	2100	900X2100
W3	1500	2100	600X600
D	____	2100	1000X2100
D1	____	2100	900X2100
D2	____	2100	750X2100

OWNERS DECLARATION

I DO HEREBY DECLARE WITH FULL REPONSIBILITY 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). THE PLOT IS IDENTIFIED BY ME. IF ANY DISPUTE ARISE IN FUTURE. REGARDING PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK UNDERTAKEN [illegible]

For BASBHUMI
Proprietor

AS CONSTITUTED ATT[illegible] T.ANASUA B[illegible] GEN. POWER O[illegible]

DEBABRATA BHATTACHARYA PROPRIETOR OF M/S. BASBHUMI & C. A. OF SMT. ANASUA BANERJEE
SIGNATURE OF OWNER.

CERTIFICATE OF L.B.S.

I DO HERE BY 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 PLOT IS VACANT & DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. PLOT IS WITHIN 500 M. FROM C.L. OF E.M. BYE PASS. SIGNATURE OF OWNER IS IDENTIFIED BY ME.

SANJIB SENGUPTA
L.B.S. NO. 1047(I), K.M.C
E-156, B. P. TOWNSHIP
KOLKATA - 700 094
9432818481 / 9748766228
SANJIB SENGUPTA L.B.S. NO. 1047(I)
SIGNATURE OF L.B.S.

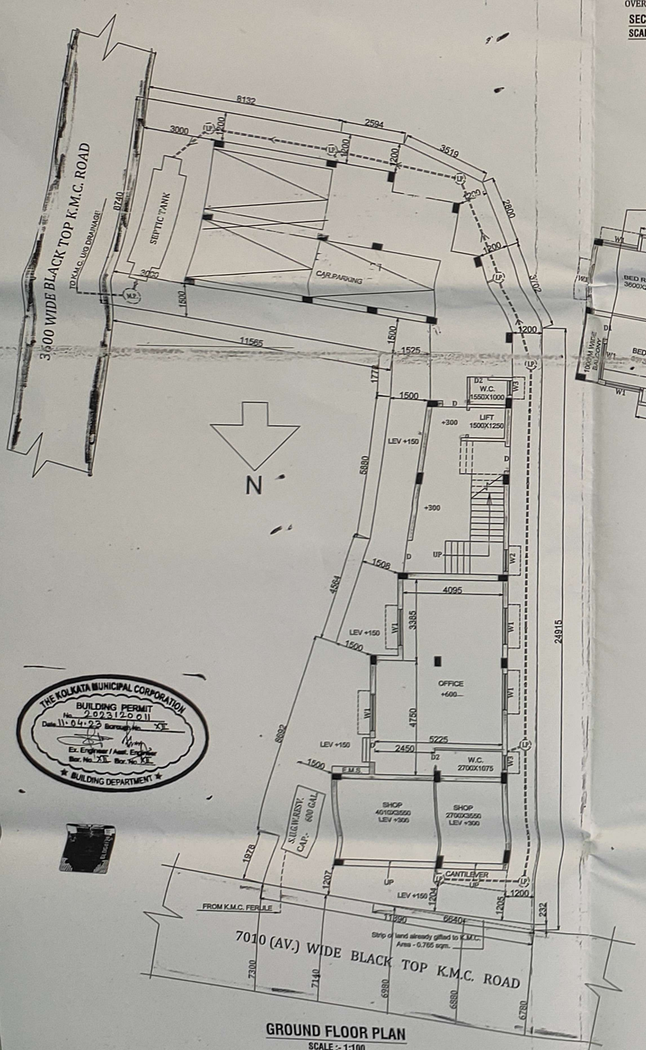
CERTIFICATE OF STRUCTURAL ENGINEER.

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. BHASKAR JYOTI ROY OF SOIL TECH OF 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA - 700032. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

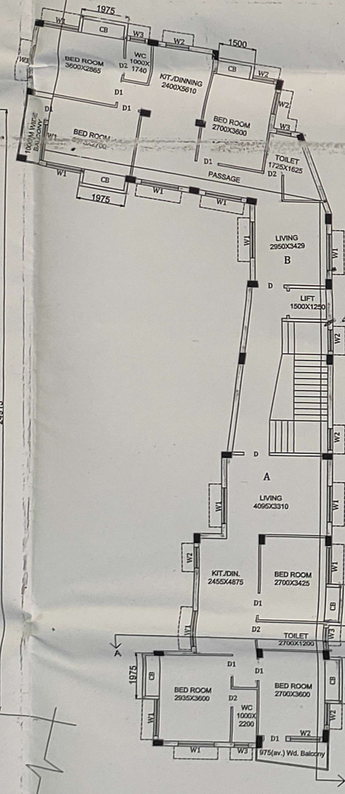
Debjani Sengupta
Debjani Sengupta
E.S.E. No. 508/II
Kolkata Municipal Corporation

DEBJANI SENGUPTA E.S.E. NO. 508/II
SIGNATURE OF STRUCTURAL ENGG.

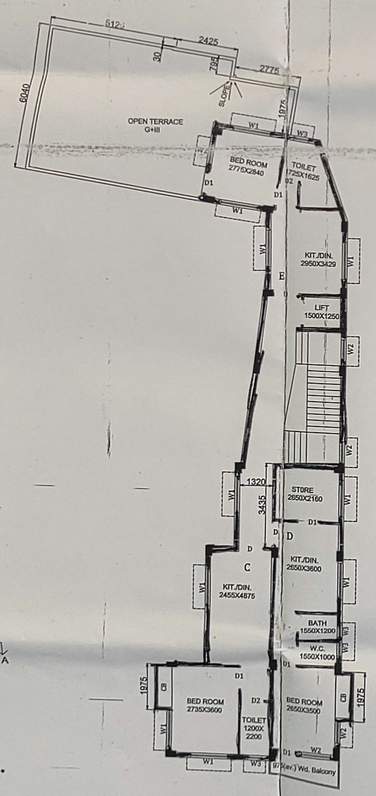
ADDITION & ALTERATION PLAN AS PER CIRCULAR 4 OF 2019-20 DATED 05/08/2019 OF A G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 2127, CHAKGARIA, WARD NO. 109, BOROUGH - XII, P.S. - SURVEY PARK, UNDER MOUZA - CHAKMASUR, J.L. - 30, R.S. DAG NO - 47/109, 48/108, R.S. KHATIAN NO. 84, DIST. SOUTH 24 PARGANAS, KOLKATA - 700 099. SANCTIONED VIDE B.P. NO. 2020120330 DATED 15/01/2021 & SUBSEQUENTLY REGULARISED U/R 26 (2a) & (2b) APPROVED BY DY.C.E. (C)/BLDG./SOUTH DATED 10/03/2023.



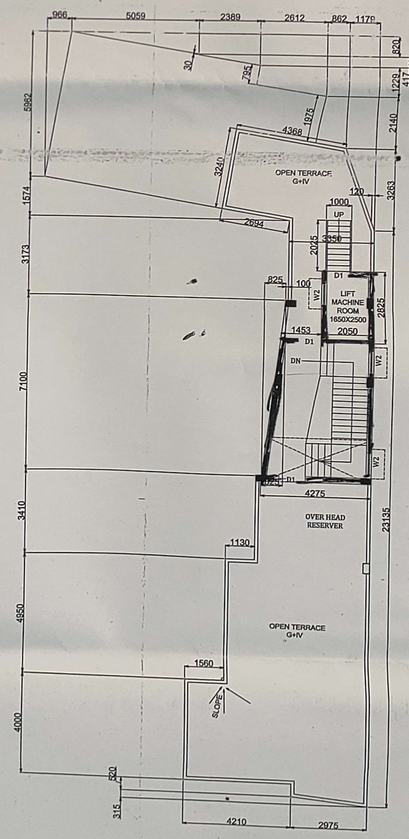
GROUND FLOOR PLAN
SCALE :- 1:100



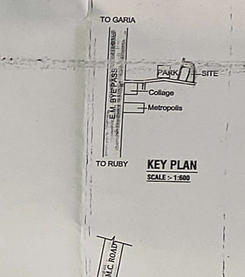
1ST , 2ND. & 3RD FLOOR PLAN
SCALE :- 1:100



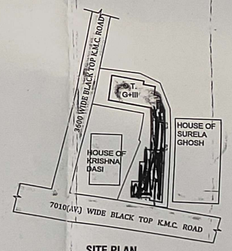
4TH FLOOR PLAN
SCALE :- 1:100



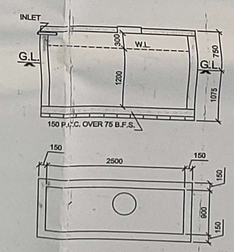
ROOF PLAN
SCALE :- 1:100



KEY PLAN
SCALE :- 1:600



SITE PLAN
SCALE :- 1:600



DET. OF S.U.G.W.RESV.
CAP. - 600 GAL. SCALE - 1 : 50