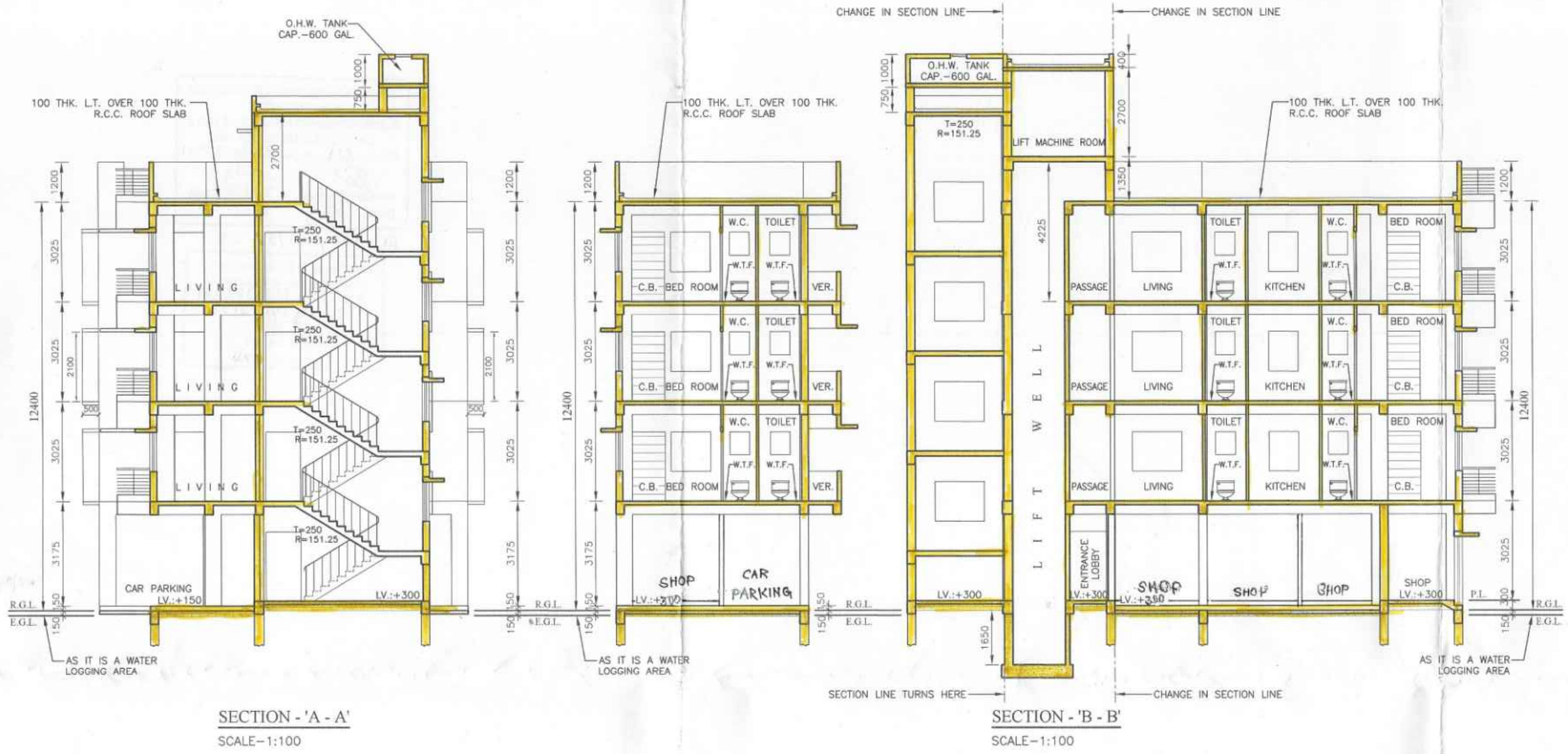


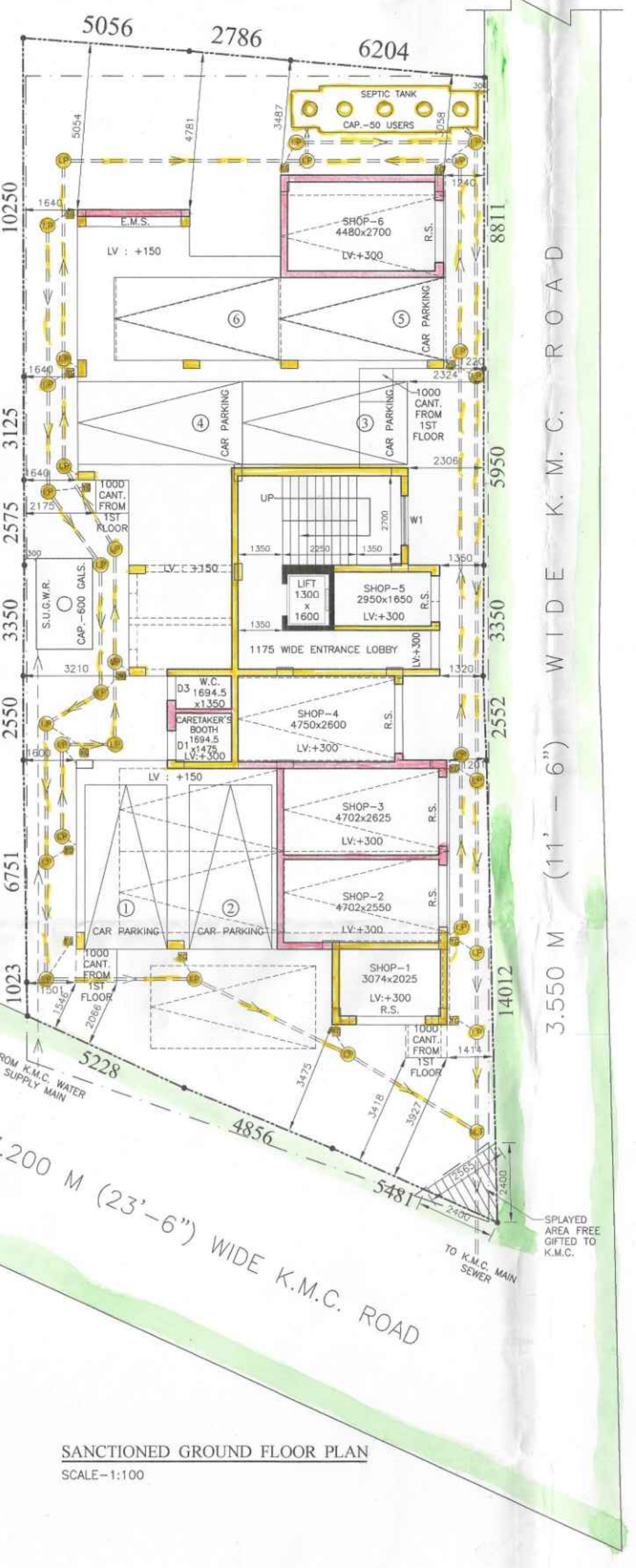


FRONT SIDE ELEVATION
SCALE - 1:100

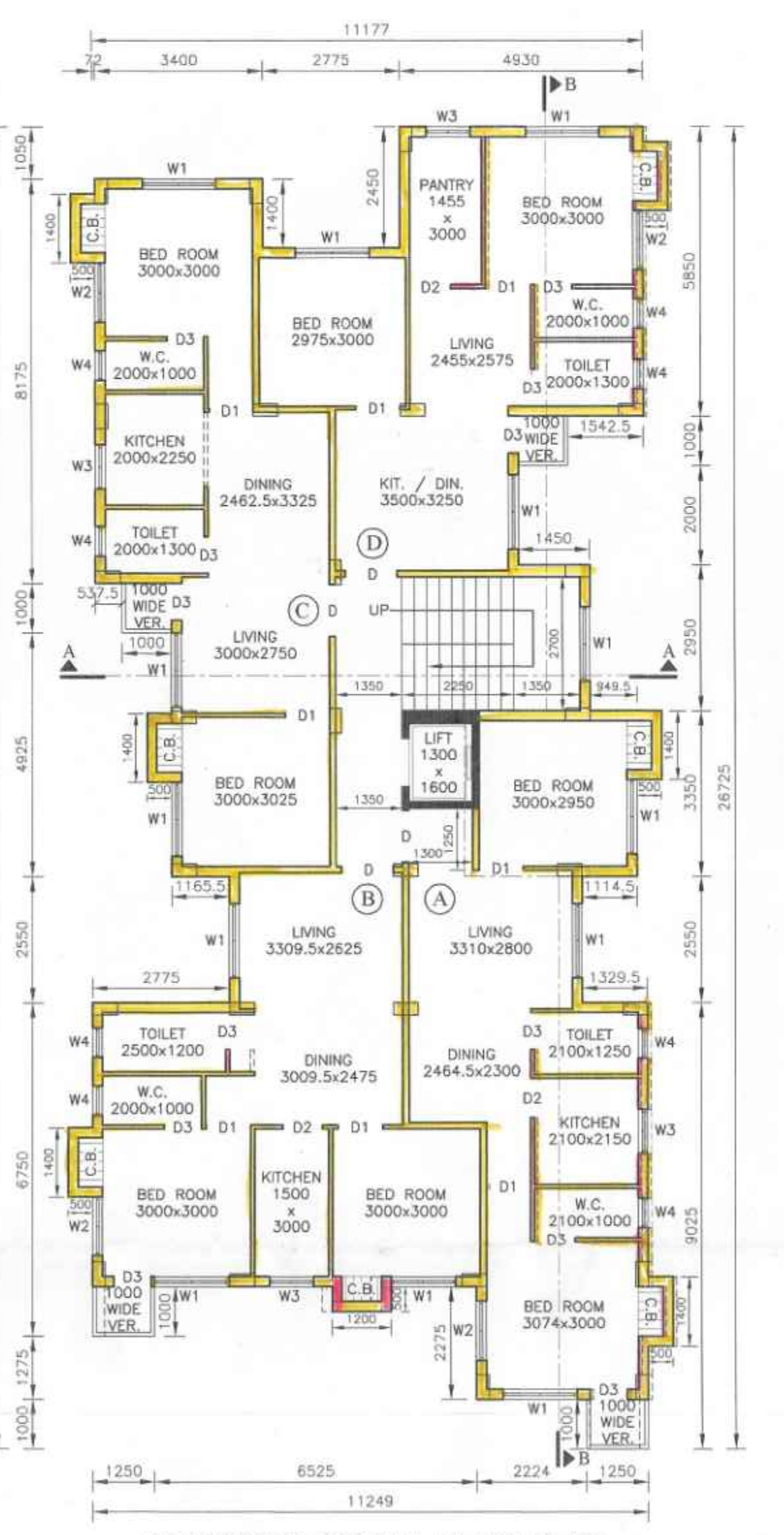


SECTION - 'A' - 'A'
SCALE-1:100

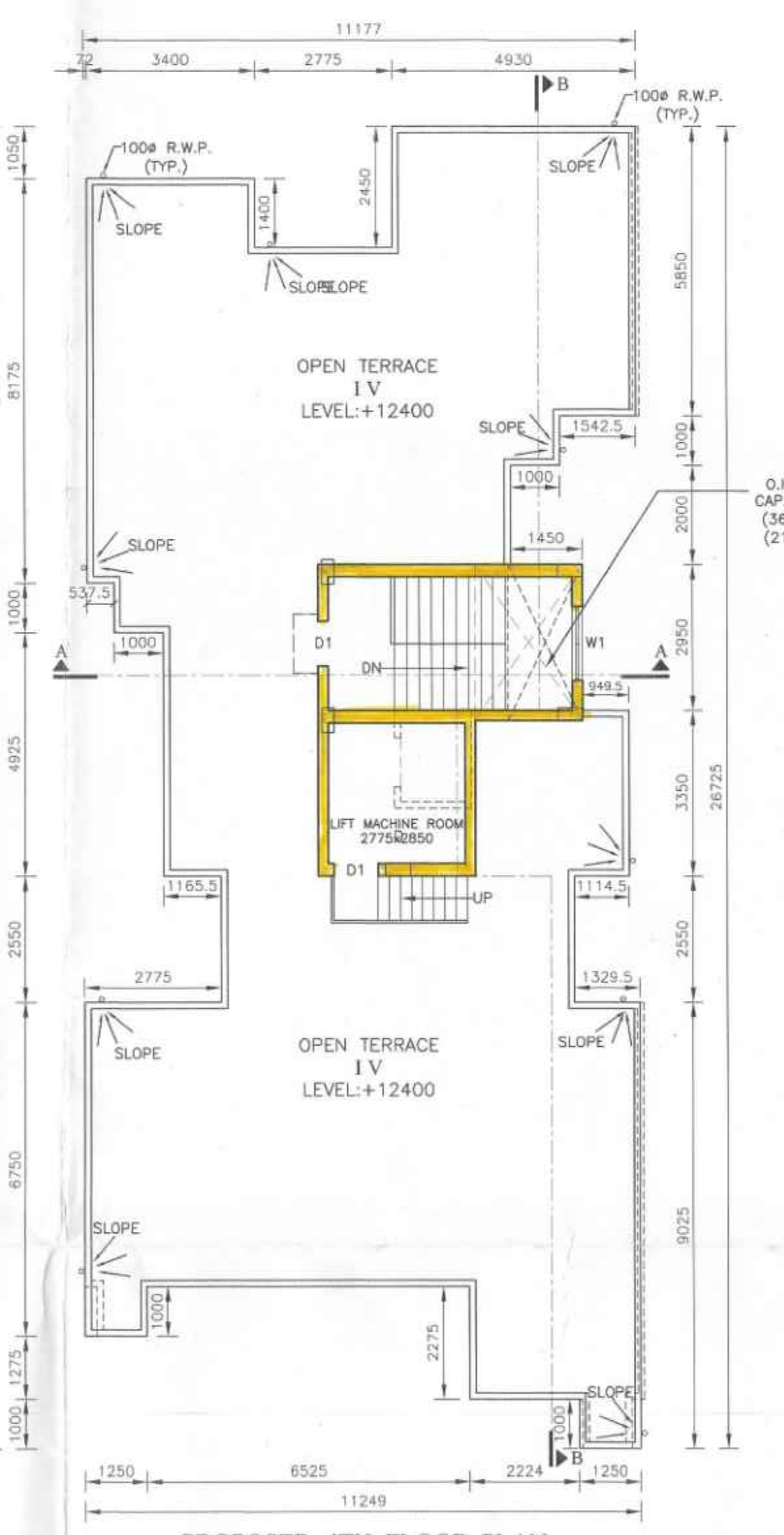
SECTION - 'B' - 'B'
SCALE-1:100



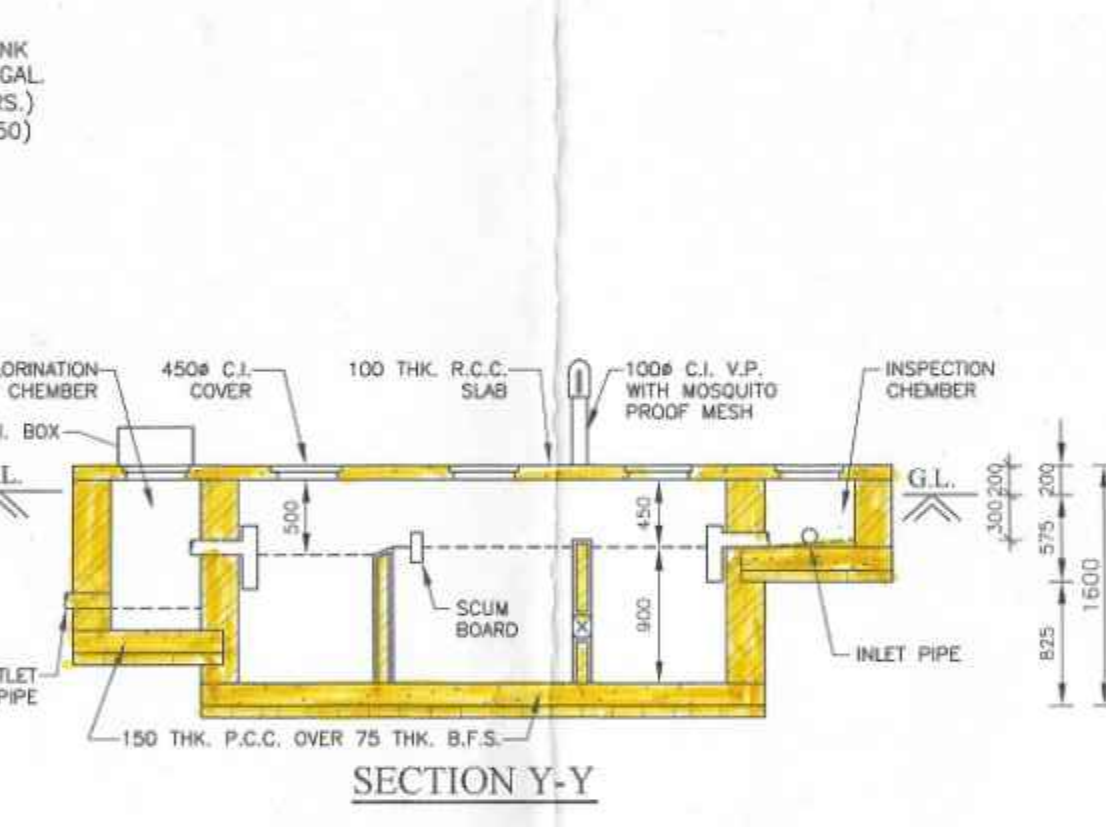
SANCTIONED GROUND FLOOR PLAN
SCALE-1:100



SANCTIONED TYPICAL FLOOR PLAN
(SANCTIONED 1ST, 2ND & 3RD FLOOR)
SCALE-1:100



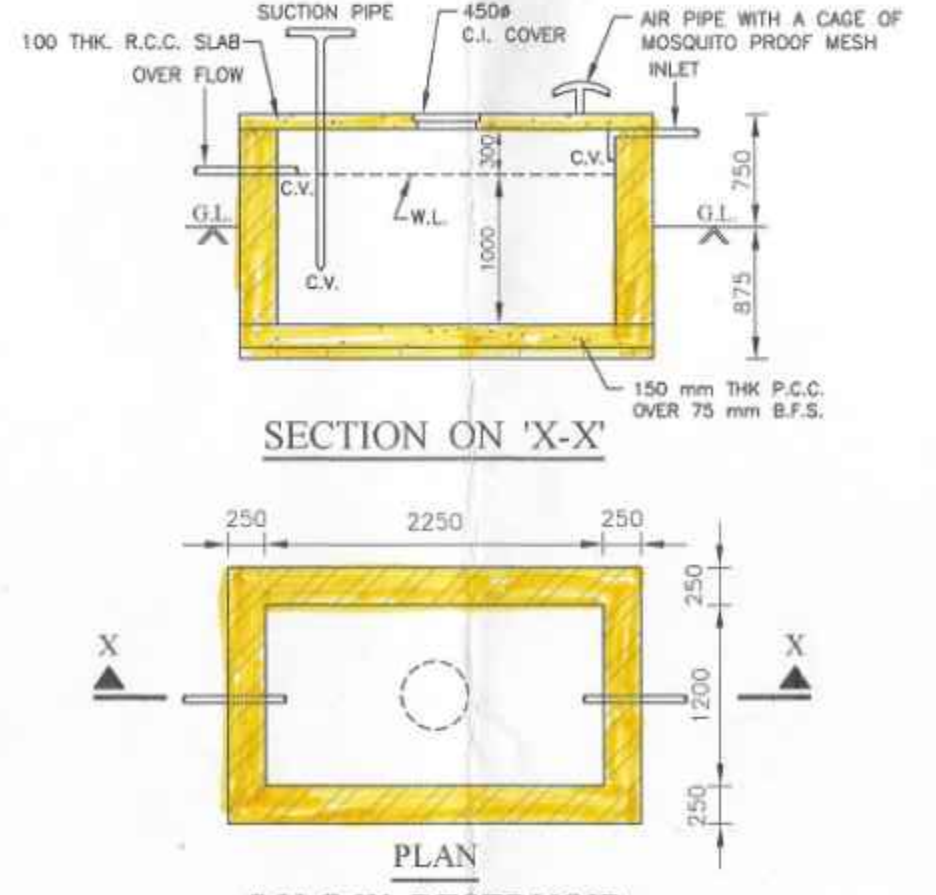
PROPOSED 4TH FLOOR PLAN
SCALE-1:100



SECTION Y-Y
PLAN
DETAIL OF SEPTIC TANK (50 USERS)
SCALE - 1:50



SITE PLAN
SCALE-1:600



SECTION ON 'X-X'
S.U.G.W. RESERVOIR
CAP. - 600 GALS. (2700 Ltrs.)
SCALE-1:50

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2100	W	1975	1800
D1	900	2100	W1	1500	1200
D2	800	2100	W2	1200	1200
D3	750	2100	W3	900	1200
S/D	2375	2100	W4	600	700
R/S					

- SPECIFICATIONS
- ALL GRADE OF CONCRETE - M20.
 - ALL GRADE OF STEEL - Fe 415
 - ALL OUTER WALL - 200 MM THICK 1:6 MORTAR.
 - ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
 - ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.
 - BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
 - ALL OTHER MATERIALS USED AS PER IS CODE.
 - ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE DEPTH OF THE FOUNDATION. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W. RESERVOIR MAINLY.
 - ALL DIMENSIONS ARE IN MM.

DECLARATION OF L.B.S
I HEREBY CERTIFY THAT THE ERECTION OF G+11 STORED BUILDING AT PREMISES NO. 1586, MADURDAH, WARD NO. 108, BOROUGH - XII, HAS BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED WHOLLY ACCORDING TO THE PLANS SANCTIONED VIDE B.P. NO. 2021102021, DATED - 08/10/2021. CERTIFY THAT THIS CHANGE WILL NOT EFFECT THE STRUCTURAL STABILITY OF THE BUILDING.
THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN AND TO MY BEST SATISFACTION THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION.
NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 AND THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.
THE BUILDING IS STRUCTURALLY SAFE & STABLE IN ALL RESPECT AND FIT FOR USE FOR WHICH IT HAS BEEN ERECTED.

Debrup Chanda
DEBRUPCHANDA
L.B.S. CLASS-I/1502
E.S.E. CLASS-II/565
KOLKATA MUNICIPAL CORPORATION

DEBRUP CHANDA
L.B.S. - I/1503

SIGNATURE OF L.B.S.

DECLARATION OF OWNERS

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE HAVE ENGAGED L.B.S & E.S.E. DURING CONSTRUCTION. I/WE HAVE FOLLOWED THE INSTRUCTIONS OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER S.P. PLAN), K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL 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 WAS UNDERTAKEN UNDER THE GUIDANCE OF L.B.S & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY MYSELF.

EXECUTED AREA

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL AREA (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA (SQM)	STAR LOBBY AREA (SQM)	LIFT LOBBY AREA (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	228.237	0.000	228.237	13.365	2.666	2.666	212.206
1ST FLOOR	232.736	0.000	230.656	13.365	2.666	2.666	214.625
2ND FLOOR	232.736	0.000	230.656	13.365	2.666	2.666	214.625
3RD FLOOR	232.736	0.000	230.656	13.365	2.666	2.666	214.625
TOTAL	926.445	0.000	920.205	53.460	10.664	10.664	856.081

TENEMENTS & CAR PARKING CALCULATION

(A) RESIDENTIAL

WORK	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. of Tenement (No.)	No. of Required Car Parking (No.)
A	54.604	7.877	62.481	3	
B	52.545	7.590	60.125	3	
C	52.672	7.599	60.271	3	
D	51.710	7.460	59.170	3	

BLRO MUTATION CERTIFICATE

MEMO No. 18/MUT/7767/BLRO/ATM/KASBA/17 DATED : 22.12.2017

MEMO No. 18/MUT/7766/BLRO/ATM/KASBA/17 DATED : 22.12.2017

MEMO No. 18/MUT/7753/BLRO/ATM/KASBA/17 DATED : 22.12.2017

MEMO No. 18/MUT/7776/BLRO/ATM/KASBA/17 DATED : 26.12.2017

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MEMO No. 17/5033/CON CERTIFICATE/BLRO/ATM/KASBA/18 DATED : 18.09.2018

MEMO No. 17/5031/CON CERTIFICATE/BLRO/ATM/KASBA/18 DATED : 18.09.2018

MEMO No. 17/5032/CON CERTIFICATE/BLRO/ATM/KASBA/18 DATED : 18.09.2018

CERTIFICATE OF STRUCTURAL ENGINEER

MEMO No. 17/5030/CON CERTIFICATE/BLRO/ATM/KASBA/18 DATED : 18.09.2018

PARTICULARS	SANCTIONED	PROPOSED
01 LAND AREA	452.215 SQM	450.878 SQM
02 HEIGHT OF BUILDING	12.400 M	12.400 M
03 DEPTH OF BUILDING	26.725 M	26.725 M
04 FRONTAGE OF PLOT	14.842 M	15.585 M
05 PERMISSIBLE GROUND COVERAGE	233.311 SQM (51.59%)	232.822 SQM (51.64%)
06 PROPOSED GROUND COVERAGE	233.218 SQM (51.57%)	232.736 SQM (51.62%)
07 GROUND FLOOR AREA	213.177 SQM	212.206 SQM
08 1ST FLOOR AREA	215.097 SQM	214.625 SQM
09 2ND FLOOR AREA	215.097 SQM	214.625 SQM
10 3RD FLOOR AREA	215.097 SQM	214.625 SQM
11 TOTAL AREA	858.468 SQM	856.081 SQM
12 TENEMENT No.	12 Nos.	8 Nos.
13 TENEMENT AREA	64.478 SQM	62.481 SQM
14 TENEMENT AREA	61.400 SQM	60.125 SQM
15 TENEMENT AREA	61.843 SQM	60.271 SQM
16 TENEMENT AREA	61.194 SQM	59.170 SQM
17 CAR PARKING No.	3	5
18 AREA OF CAR PARKING	166.900 SQM	117.399 SQM
19 F.A.R.	1.733	1.638
20 OVER HEAD TANK AREA	4.725 SQM	6.851 SQM
21 STAIR HEAD ROOM AREA	17.011 SQM	17.011 SQM
22 LIFT MACHINE ROOM AREA	9.842 SQM	9.842 SQM
23 LIFT MACHINE ROOM STAIR AREA	2.612 SQM	2.612 SQM
24 TERRACE AREA	233.208 SQM	232.736 SQM
25 AREA OF CLIPBOARD	14.400 SQM	14.400 SQM
26 OPEN SPACE :		
a) FRONT	2.813 M	1.546 M
b) BACK	3.000 M	3.000 M
c) SIDE 1	1.201 M	1.201 M
d) SIDE 2	1.500 M	1.501 M
27 TOTAL EXEMPTED AREA	64.124 SQM	64.124 SQM
28 OTHER AREA ONLY FOR FEES	81.136 SQM	81.136 SQM
29 SHOP BUILT UP AREA	8.949 SQM	73.721 SQM
30 SHOP CARPET AREA	6.992 SQM	62.731 SQM

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSEESSE No. : 31-108-05-1962-3
- NAME OF OWNER : SMT. DEBARTI RAY, SMT. GITA SETH, SRI SAUMAVA SETH & SRI ARUP KUMAR CHATTOPADHYAY
- NAME OF APPLICANT (C.A.) : SRI KOUSICK GUPTA & SMT SUSAMA GUPTA
- DETAILS OF REGISTERED DEED (I) :
BOOK No. : 1 VOL. No. : 95 PAGE No. : 266 - 273
BEING No. : 4949 DATE : 13.04.1993 PLACE : D.S.R.-I, ALIPORE
- DETAILS OF REGISTERED DEED (II) :
BOOK No. : 1 VOL. No. : 1603-2020 PAGE No. : 282 - 289
BEING No. : 4951 DATE : 13.04.1993 PLACE : D.S.R.-I, ALIPORE
- DETAILS OF REGISTERED DEED (III) :
BOOK No. : 1 VOL. No. : 95 PAGE No. : 299 - 306
BEING No. : 4953 DATE : 13.04.1993 PLACE : D.S.R.-I, ALIPORE
- DETAILS OF REGISTERED DEED OF EXCHANGE (IV) :
BOOK No. : 1 VOL. No. : 1603-2020 PAGE No. : 690-722
BEING No. : 160304302 DATE: 03.01.2020 PLACE: D.S.R.-III, 24PGS (5)
- DETAILS OF REGISTERED DEED OF EXCHANGE (V) :
BOOK No. : 1 VOL. No. : 1603-2020 PAGE No. : 624-661
BEING No. : 160304300 DATE: 03.01.2020 PLACE: D.S.R.-III, 24PGS (5)
- DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : 1 VOL. No. : 1603-2020 PAGE No. : 129244-129278
BEING No. : 160606154 DATE: 02.12.2022 PLACE: A.D.S.R., SEALDAH
- DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : 1 VOL. No. : 1606-2022 PAGE No. : 181270-181280
BEING No. : 160606154 DATE: 13.12.2022 PLACE: A.D.S.R.-, SEALDAH
- DETAILS OF REGISTERED DEED OF GIFT (SPLAY CORNER) :
BOOK No. : 1 VOL. No. : 1606-2022 PAGE No. : 181257-181269
BEING No. : 160606154 DATE: 13.12.2022 PLACE: A.D.S.R.-, SEALDAH
- No. OF STOREY = G+1V
- No. OF TENEMENTS = 145 Nos.
- SIZE OF TENEMENTS : 50 - 75 SQM = 15 Nos.

PART-B:

- AREA OF LAND :
AS PER TITLE DEED (06 K - 14 CH - 23 SFT) = 462.002 SQM
- AS PER BOUNDARY DECLARATION=(06K-11CH-38.25SFT)=450.878 SQM
- AREA OF SPLAY CORNER = 2.602 SQM
- AREA OF STRIP = NA
- NET LAND AREA = 448.276 SQM
- (i) PERMISSIBLE GROUND COVERAGE (51.64%) = 232.822 SQM
- (ii) PROPOSED GROUND COVERAGE (51.62%) = 232.736 SQM
- PROPOSED HEIGHT = 12.400 M
- DEPTH OF BUILDING = 26.725 M
- FRONTAGE OF PLOT = (5.228 + 4.856 + 5.481) = 15.565 M

DECLARATION OF OWNERS

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE HAVE ENGAGED L.B.S & E.S.E. DURING CONSTRUCTION. I/WE HAVE FOLLOWED THE INSTRUCTIONS OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER S.P. PLAN), K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL 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 WAS UNDERTAKEN UNDER THE GUIDANCE OF L.B.S & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY MYSELF.

SKARMA CONSTRUCTION PVT. LTD.
Sudhakar Gupta
Director

As Constituted Attorney of
Debarti Ray, Smt. Gita Seth
Sri Saumava Seth and
Sri Arup Kumar Chattopadhyay
SRI KOUSICK GUPTA & SMT SUSAMA GUPTA
CONSTITUTED ATTORNEY OF
SMT DEBARTI RAY, SMT GITA SETH,
SRI SAUMAVA SETH & SRI ARUP KUMAR CHATTOPADHYAY

SIGNATURE OF OWNERS

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CERTIFICATE OF STRUCTURAL ENGINEER

MEMO No. 17/5030/CON CERTIFICATE/BLRO/ATM/KASBA/18 DATED : 18.09.2018

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS DEFACITO ON THE PREMISES NO. 1586, MADURDAH, WARD NO. 108, BOROUGH - XII, HAS BEEN SUPERVISED & CHECKED BY ME AND HAS BEEN COMPLETED WHOLLY ACCORDING TO THE PLANS SANCTIONED VIDE B.P. NO. 2021102021, DATED - 08/10/2021. CERTIFY THAT THIS CHANGE WILL NOT EFFECT THE STRUCTURAL STABILITY OF THE BUILDING.
THE WORK HAS BEEN COMPLETED IN ACCORDANCE AS PER PROVISION OF K.M.C. BUILDING RULE 2009, AS ANNOUNCED TIME TO TIME AND THAT THE SITE CONDITION CONFORM WITH THE PLAN. THE LAND IS DEMARKED BY BOUNDARY WALL AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE WORKMANSHIP AND ALL THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL & DETAILED SPECIFICATION. THE BUILDING IS SAFE & FIT FOR USE FOR WHICH IT HAS BEEN ERECTED.

Debrup Chanda
DEBRUPCHANDA
L.B.S. CLASS-I/1502
E.S.E. CLASS-II/565
KOLKATA MUNICIPAL CORPORATION

DEBRUP CHANDA
E.S.E. - CLASS - II/565

SIG OF STRUCTURAL ENGINEER

GROUND, 1ST, 2ND & 3RD FLOOR PLANS, ROOF PLAN, PLAN & SECTION OF S.U.G.W. RESERVOIR AND SEPTIC TANK, SITE PLAN, KEY PLAN, SECTION-AA & BB, FRONT SIDE ELEVATION.

PROJECT :
PROPOSED REGULARIZATION PLAN OF A SANCTIONED G+11 STORED RESIDENTIAL BUILDING U/R 26 (2a & 2b), OF HEIGHT 12.400 M (U/S-394 OF KMC ACT, 1980 UNDER BUILDING RULE, 2009) AT PREMISES No. - 1586, MADURDAH, WARD NO. - 108, BOROUGH - XII II, KOLKATA - 700107, P. S. - ANANDAPUR.
R. S. DAG No. - 187, R. S. KHATAN No. - 206, MOUZA - MADURDAH, J. L. No. - 12.
AS SANCTIONED VIDE B.P. No. - 2021102021, DATED - 08.10.2021.

PARTY'S COPY

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26 (2a) & (2b) of
C.M.C. BUILDING RULES 1980
B.P. No. 281 Br. No. XII dt. 09-10-21
Assistant Engineer Ex. Engr. (Civil)
Br. No.: XII Br. No.: XII
SL- 136 / XII / 22-23
This Plan is To Be Treated As Part
And Parcel And Conforms To
B. S. Plan No. 4821/12/22/23
Dated 08-10-2021
Ex. Engineer (C-8)
Br. No.: XII

Contains Not Verified
RECEIVED
Date: 08/10/23