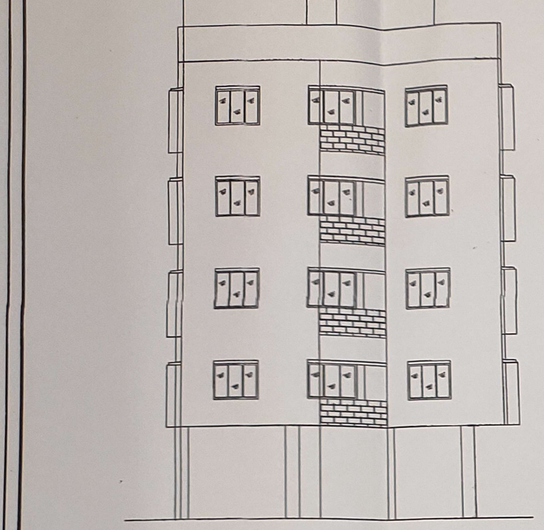
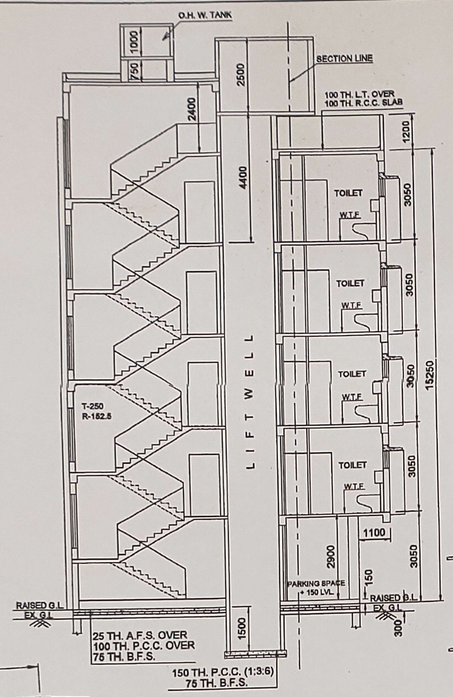
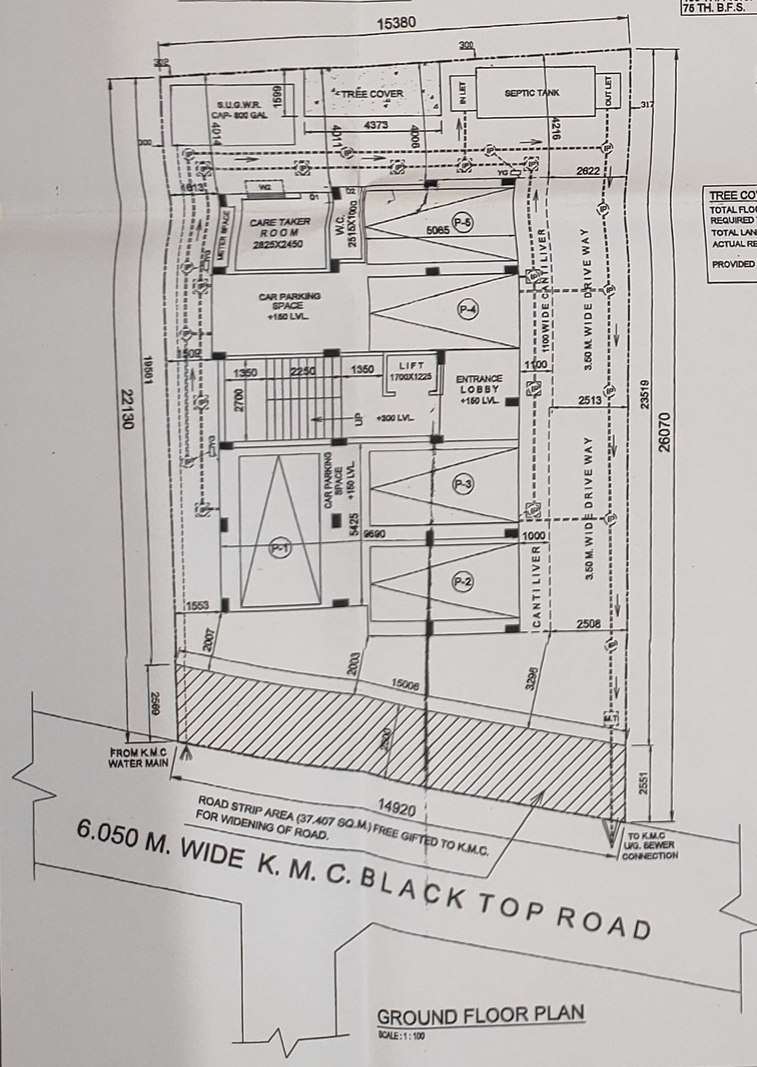


FRONT SIDE ELEVATION



SECTION ON A-B

SCALE : 1 : 100



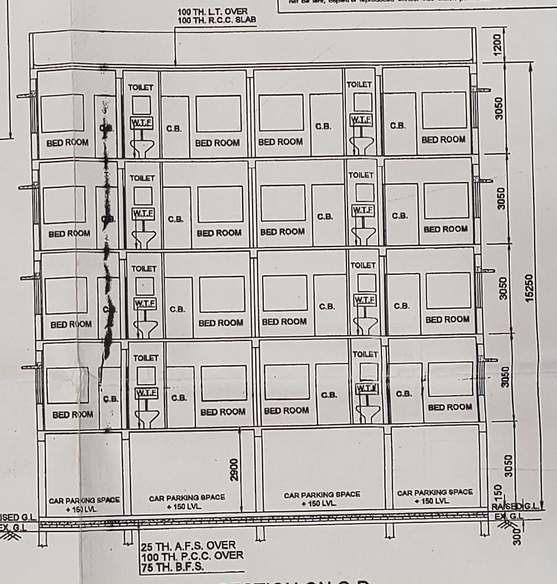
GROUND FLOOR PLAN

SCALE : 1 : 100

TREE COVER AREA CALCULATION

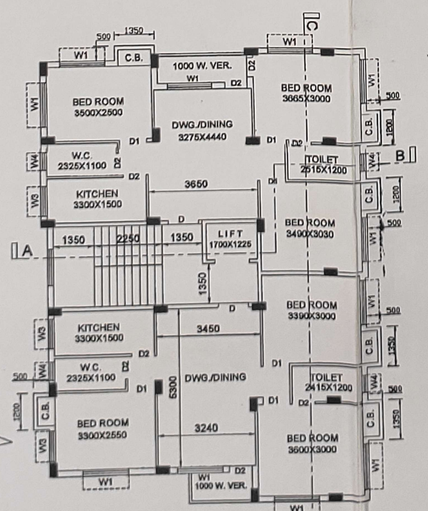
TOTAL FLOOR AREA=777.052 SQ.M.
REQUIRED TREE COVER AREA= 15X777.052 / 6000=1.9426%
TOTAL LAND AREA =360.715 SQ.M.
ACTUAL REQUIRED TREE COVER AREA=360.715X1.9426/100 7.007 SQ.M.

PROVIDED TREE COVER AREA=7.478 SQ.M. > 7.007 SQ.M.



SECTION ON C-D

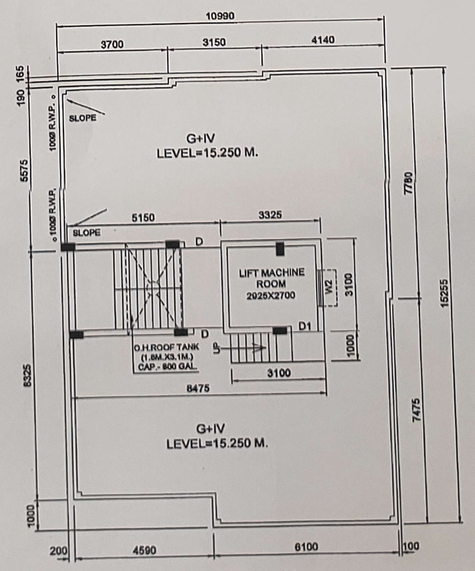
SCALE : 1 : 100



TYPICAL FLOOR PLAN

(1st.,2nd.,3rd. & 4th. floor)

SCALE : 1 : 100



ROOF PLAN

SCALE : 1 : 100

DOORS & WINDOWS' SCHEDULE

DOORS			WINDOWS				
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT	SILL. HT.	LINT. HT.
D	1000	2100	W1	1500	1200	900	2100
D1	900	2100	W2	1200	1200	900	2100
D2	750	2100	W3	1000	1200	900	2100
			W5	600	600	1500	2100

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 125 / 75 MM THICK UNLESS MENTIONED OTHERWISE.
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6/1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT IS AS PER IS 1176
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:2:4
6. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEMI UNDERGROUND RESERVOIR
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION

CITY BUILD ENGINEERS & ASSOCIATES
Engineers and Consultants
AN I.S.O 9001-2008 COMPANY
C/24, Ramakrishna Upavihar, Jagatpur, Bus stop : Sukanta More, Kolkata-700092
✆ 4014-9582; Mobile : 98310-67048; e-mail ID : citybuildi@in.com
Website: www.citybuildgroup.com
AN I.S.O 9001-2008 CERTIFIED COMPANY

TITLE : ARCHITECTURAL PLAN		REVISION NO : 0	SHEET NO : 01
DRAWN BY : ROHIT DAS		CHECKED BY :	
DATE : 05/05/2022	SCALE : 1: 100	JOB ID. :	

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MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO. - 31-109-06-7886-7
2. K.M.C. MUTATION DETAILS: (included Pr. No. 3874 Nayabad) CASE NO. M/109/19-APR-22/1119 DATED- 21/04/2022.
3. K.M.C. I.B. COPY DETAILS: I.B. COPY OF ASSESSMENT DEPARTMENT DATED- 21/04/2022.
4. NAME OF THE OWNER'S / APPLICANT'S:- M/S. OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED, REPRESENTED BY ITS DIRECTOR- SRI. PRABIR PAUL.

5a. DETAILS OF REGD TITLE DEED(1)
BOOK NO - I
VOL NO - 1604-2022
PAGE NO - 106927 to 106958
BEING NO - 160402643
DATE - 23/03/2022
REGD AT - D.S.R.-IV, 24 PGS.(S)

5b. DETAILS OF REGD TITLE DEED(2)
BOOK NO - I
VOL NO - 1604-2022
PAGE NO - 106959 to 106996
BEING NO - 160402644
DATE - 23/03/2022
REGD AT - D.S.R.-IV, 24 PGS.(S)

PART B

1. AREA OF LAND - (AS PER DEED) 360.739 Sq.m.(5K.-6CH.-13 SFT.)
2. AREA OF LAND - (AS PER B/D)..... ~~360.715 Sq.m.~~ 37.407 Sq.m.
3. AREA OF ROAD STRIP.....
4. PERMISSIBLE GROUND COVERAGE - 197.105 Sq.m. (54.643%)
5. PROPOSED GROUND COVERAGE - 158.617 Sq.m. (43.973%)
6. Statement of other areas for fees -

	LOFT	CUPBOARD	LEDGE/TEND
1ST FLOOR		3.825 sq.m.	
2ND FLOOR		3.825 sq.m.	
3RD FLOOR		3.825 sq.m.	
4TH FLOOR		3.825 sq.m.	
TOTAL		15.30 sq.m.	

7. Stair Head Room area..... 15.965 SQ.M
8. Over head W. Tank Area..... 5.580 SQ.M.
9. Lift Machine Room Area..... 10.308 SQ.M.
10. Lift Mac.Room Stair Area..... 3.10 SQ.M.
11. Additional Area for fees ..... 44.673 SQ.M.
12. Tree Cover Area ..... 7.479 SQ.M.

7a. DETAILS OF BOUNDARY DEC.
BOOK NO - I, VOL. NO.1603-2022
PAGES FROM-227358 TO 227372
BEING NO. 160304468
DATE- 28-04-2022
REGD. AT- D.S.R-III, 24 PGS.(S)

7b. DETAILS OF STRIP OF LAND (2.5 MTR. WIDE)
BOOK NO - I, VOL. NO.1603-2022
PAGES FROM-227417 TO 227431
BEING NO. 160304467
DATE- 28-04-2022
REGD. AT- D.S.R-III, 24 PGS.(S)

8. PARKING CALCULATION -

Tenement Area	Prop. area to be added	Actual Area	Number of Tenements
69.914 sq.m.	13.711 sq.m.	83.625 sq.m.	4 Nos.
69.871 sq.m.	13.703 sq.m.	83.574 sq.m.	4 Nos.
Total No. of Tenements			8 Nos.
Total required car parking..			4 NOS.

9.a) Nos of parking provided... 5 NOS.
b) Permissible area for parking..... 4X25.00=100.00 SQ.M.
c) Actual parking area provided..... 99.927 SQ.M.
10. Permissible F.A.R..... 1.750
11. Proposed F.A.R.....
689.406-99.927=589.479/360.715=1.634<1.75
12. B.L. & L.R.O. (L.R.) MUTATION CERTIFICATE DETAILS.
1. Copy No.-4208 Dt.25/04/2022. DIGITALLY SIGNED BY BIDISHA MUKHERJEE. (SHALI)
12. B.L. & L.R.O. CONVERSION CERTIFICATE DETAILS.
1. Memo No.-17/739/Con Certificate/BLLRO/Kol/2022 Dt. 06/03/2022. (Shall to Sattu)
2. Memo No.-17/680/BLLRO/Kol/2022 Dt. 07/03/2022. (Shall to Sattu)
3. Memo No.-17/681/BLLRO/Kol/2022 Dt. 07/03/2022. (Shall to Sattu)
4. Memo No.-17/682/BLLRO/Kol/2022 Dt. 07/03/2022. (Shall to Sattu)
14. 1ST. CLASS JUDICIAL MAGISTRATE DECLARATION DETAILS REGARDING DAG & KHATIAN NOS :-
Affidavit No. 3272 on 06/05/2022, at Judicial Magistrate 1st. Class, Alipore.

13. PROPOSE AREA -

	Total floor area	Total Exempted Area: Stair way	Stair well	Lift Well	Lift Lobby	Net Floor area
GR. FLOOR	142.584 sq.m.	13.365 Sq.m.		—	2.633 Sq.m.	126.586 Sq.m.
1ST. FLOOR	158.617 Sq.m.	13.365 Sq.m.		2.083 Sq.m.	2.464 Sq.m.	140.705 Sq.m.
2ND. FLOOR	158.617 Sq.m.	13.365 Sq.m.		2.083 Sq.m.	2.464 Sq.m.	140.705 Sq.m.
2ND. FLOOR	158.617 Sq.m.	13.365 Sq.m.		2.083 Sq.m.	2.464 Sq.m.	140.705 Sq.m.
2ND. FLOOR	158.617 Sq.m.	13.365 Sq.m.		2.083 Sq.m.	2.464 Sq.m.	140.705 Sq.m.
TOTAL	777.052 Sq.m.	66.825 Sq.m.		8.332 Sq.m.	12.489 Sq.m.	689.406 Sq.m.

DECLARATION BY THE GEO-TEC. 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.

DR. SANTOSH KUMAR CHAKRABORTY
License No- GT/I/15 (K.M.C.)
Name of the Geo-Tech. Engineer

DECLARATION BY THE 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 seismic load as per the national building code of india and certified that it is safe and stable in all respect.

ASOK CHAKRABARTI
E.S.E. NO- I/135
Name of the Structural Engineer

DECLARATION BY THE L.B.S./ARCHITECT

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 condition including the width of the abutting 6.050 m. wide Black top road at West side confirms with the plan, which has been measured and verified by me.
It is buildable site and not a tank or filled up tank.
The land is demarcated by boundary wall.
The plot is beyond 500 mt. from the C/L of E.M. Bye Pass.
The construction of U.G. water tank and septic tank will be completed before starting of building foundation work.

RAAJ DAS.
L.B.S. NO- I/1383
Name of the L.B.S.

DECLARATION BY THE OWNER'S

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
I/WE 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 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 WILL BE UNDERTAKEN UNDER 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/US.

M/S. OIENDRILA PROMOTERS & DEVELOPERS PRIVATE LIMITED.
REPRESENTED BY ITS DIRECTOR- SRI. PRABIR PAUL.

Name of the Applicant

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING OF HEIGHT 15.250 M. UNDER SECTION 393 A OF K.M.C. ACT. 1980 AND AS PER BUILDING RULES 2009, AT PREMISES NO. 3875,NAYABAD, KOLKATA- 700 094, WARD NO.109, BOROUGH NO - XII, UNDER THE K.M.C. P.S. - PANCHASAYAR, IN MOUZA- NAYABAD, J.L. NO.- 25, R.S. & L.R. DAG NO.-161, R.S. KHATIAN NO-75, L.R. KHATIAN NO- (PREVIOUS)- 2637,2638,2639,2640. PRESENT L.R. KHATIAN NO. 2680

BUILDING PERMIT NO :- 2022120178 DATE. 02-JUL-22

VALID UP TO :- 01-JUL-27

KAJAL ROY — Digitally signed by KAJAL ROY Date: 2022.07.02 13:06:53 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C)/BLDG./BR-XII

SHIBA PRASAD JANA — Digitally signed by SHIBA PRASAD JANA Date: 2022.07.02 13:11:19 +05'30'

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (C)/BLDG./BR-XII