



NOTES:-

1. ALL DIMENSIONS ARE IN MM.
2. ALL PROJECTED CHAJJIA ARE 450 WIDE.
3. ALL TOILETS FLOOR ARE WATER TIGHT.
4. ALL EXTERNAL WALLS ARE 200 THICK BALL INTERNAL PARTITION WALLS ARE 75 TH EXCEPT OTHER WISE MENTIONED.
5. THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF FOUNDATION OF BUILDING.

SPECIFICATION:-

1. SPECIFICATION OF MATERIAL & WORKMAN SHIP FOLLOWS N.B.C. 1984
2. GRADE OF STEEL F415 & GRADE OF CONCRETE M20.
3. 250TH 200 TH. & 125 TH. 75 TH. BRICK WORK WILL BE 1st. CLASS BRICK IN CEMENT SAND MORTAR 1:6 & 1:4 RESPECTIVELY.
4. 25TH D.P.C. WITH C.C. (1:2:4) WITH WATER PROOFING COMPOUND.
5. PLAIN CEMENT CONCRETE WITH BRICK KHOLA (1:3:6).
6. PLASTERING WITH CEMENT SAND MORTAR (1:6) FOR BRICK WORKS.
7. PLASTERING WITH CEMENT SAND MORTAR (1:4) FOR R.C.C. WORKS.
8. LIME TERRACING WITH BRICK KHOLA SURKI AND LIME (7:2:2).
9. LIFT WALL ARE 125 TH. R.C.C. WALL.

SCHEDULE OF DOORS

DOOR MKD	WIDTH	HEIGHT	WIND. MKD	WIDTH	HEIGHT
D	1200	2100	W10	1500	1650
D1	1000	2100	W1	1500	1200
D2	925	2100	W2	1200	1200
D3	750	2100	W3	900	1000
			W4	600	600

OWNERS / APPLICANTS DECLARATION:-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER 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 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. ALL FLOORS ARE IN MARBLE FINISHED. THE PLOT IS BOUNDED BY BOUNDARY WALL AND IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION.

NAME OF OWNERS / APPLICANTS

BEPARI DEVELOPERS PVT. LTD.
 REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI
 AS CONSTITUTED ATTORNEY OF
 SRI NILOY DATTA & BEPARI DEVELOPERS PVT. LTD.

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A				PART - B																												
01. ASSESSEE NO.: 31-109-08-113-85. 02. DETAILS OF POWER OF ATTORNEY: BOOK NO. I, VOL. NO. 1801/2022, PAGES - 58089 TO 58118, BEING NO. 180101167, YEAR - 2022, DATED - 05/05/2022, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. 03. NAME OF THE OWNER'S: SRI NILOY DATTA AND BEPARI DEVELOPERS PVT. LTD. REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI 04. NAME OF THE CONSTITUTED ATTORNEY: BEPARI DEVELOPERS PVT. LTD. REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI 05. DETAILS OF REG. DEED: I) BOOK NO. I, CD VOL. NO. 10, PAGES - 6209 TO 6226, BEING NO. 18011184, YEAR - 2022, DATED - 16.07.2010, REG. AT OFFICE OF THE D.S.R. - II, SOUTH 24-PARGANAS, W.B. II) BOOK NO. I, VOL. NO. 1801/2022, PAGES - 37007 TO 37036, BEING NO. 180100683, YEAR - 2022, DATED - 02.03.2022, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. 06. DETAILS OF REG. DEED OF AMALGAMATION: I) BOOK NO. I, VOL. NO. 1601/2022, PAGES - 58010 TO 58036, BEING NO. 180101184, YEAR - 2022, DATED - 05.05.2022, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. 07. DETAILS OF REG. BOUNDARY DECLARATION: BOOK NO. I, VOL. NO. 1603-2022, PAGES - 348665 TO 348680, BEING NO. 180309847, YEAR - 2022, DATED - 29.06.2022, REG. AT OFFICE OF THE D.S.R. - III, SOUTH 24-PARGANAS, WEST BENGAL. 08. DETAILS OF REG. DECLARATION (COMMON PASSAGE): BOOK NO. I, VOL. NO. 1803-2022, PAGES - 348681 TO 348694, BEING NO. 180309848, YEAR - 2022, DATED - 29.06.2022, REG. AT OFFICE OF THE D.S.R. - III, SOUTH 24-PARGANAS, WEST BENGAL. 09. BILLRO MUTATION - MEMO NO.18/JMUT/6337/BLLRO/ATM/KASBA/18, DT-12/11/18, AND IDN:1630025, KHATIAN NO.2702 COPY NO.7345, DATE:18/05/2022. 10. BILLRO CONVERSION - MEMO NO.17/1978/CON CERTIFICATE/BLLRO/3-24-POS./KOL/2020, DT. 12/10/2020, AND MEMO NO.17/2003/BL & IRO/KOL, DT. 08/06/2022, AS BASTU (SHALL TO BASTU). 11. NO. OF STORIES INDICATING BASEMENT IF ANY: G+FOUR STORED RESIDENTIAL BUILDING (HT. = 15.4 M). 12. KMC MUTATION: O/10907/JUN/22/43422, DATED- 07/06/2022. 13. ASSESSMENT IB COPY - DATED- 09/07/2022 (AMALGAMATED WITH 913,NAYABAD.) 14. DECLARATION BEFORE 1ST CLASS JUDICIAL REGISTRAR, ALIPORE VIDE NO. 3408/2022, DATED- 07/07/2022 (REGARDING L.R. AND R.S. DAG NO. & KHATIAN NO.)				5. (A) PARKING CALCULATION:- <table border="1"> <thead> <tr> <th>TENEMENT SIZE</th> <th>PROPORTIONATE AREA TO BE ADDED</th> <th>ACTUAL AREA</th> <th>TEN. NO.</th> <th>REQUIRED PARKING</th> </tr> </thead> <tbody> <tr> <td>FLAT 1A, 2A, 3A, 4A = 90.696 SQ.M.</td> <td>13.437 SQ.M.</td> <td>104.123 SQ.M.</td> <td>4 NOS.</td> <td>8 NOS.</td> </tr> <tr> <td>FLAT 1B, 2B, 3B, 4B = 88.382 SQ.M.</td> <td>13.088 SQ.M.</td> <td>101.420 SQ.M.</td> <td>4 NOS.</td> <td>8 NOS.</td> </tr> <tr> <td>SHOP AREA GROSS = 13.910 SQ.M. SHOP AREA CARPET = 11.740 SQ.M.</td> <td></td> <td></td> <td></td> <td>NIL</td> </tr> <tr> <td colspan="4">TOTAL</td> <td>NIL</td> </tr> </tbody> </table>				TENEMENT SIZE	PROPORTIONATE AREA TO BE ADDED	ACTUAL AREA	TEN. NO.	REQUIRED PARKING	FLAT 1A, 2A, 3A, 4A = 90.696 SQ.M.	13.437 SQ.M.	104.123 SQ.M.	4 NOS.	8 NOS.	FLAT 1B, 2B, 3B, 4B = 88.382 SQ.M.	13.088 SQ.M.	101.420 SQ.M.	4 NOS.	8 NOS.	SHOP AREA GROSS = 13.910 SQ.M. SHOP AREA CARPET = 11.740 SQ.M.				NIL	TOTAL				NIL
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6. PERMISSIBLE AREA FOR PARKING - (i) GROUND FLOOR = 149.100 SQ.M. 6. PERMISSIBLE F.A.R. = 2.23 7. PROPOSED F.A.R. = 198.565 SQ.M. / 149.100 SQ.M. / 367.055 SQ.M. = 1.269 8. ADDITIONAL AREA FOR FEES = 63.748 SQ.M. (STAIR HEAD RM. + LIFT MACHINE ROOM + C.B. + LOFT + LIFT MACHINE ROOM STAIR)				<table border="1"> <thead> <tr> <th>FLOOR</th> <th>LOFT</th> <th>CUPBOARD</th> <th>LEDGE / TEND</th> </tr> </thead> <tbody> <tr> <td>1ST FLOOR</td> <td>4.484 SQ.M.</td> <td>2.240 SQ.M.</td> <td>NIL</td> </tr> <tr> <td>2ND FLOOR</td> <td>4.484 SQ.M.</td> <td>2.240 SQ.M.</td> <td>NIL</td> </tr> <tr> <td>3RD FLOOR</td> <td>4.484 SQ.M.</td> <td>2.240 SQ.M.</td> <td>NIL</td> </tr> <tr> <td>4TH FLOOR</td> <td>4.484 SQ.M.</td> <td>2.240 SQ.M.</td> <td>NIL</td> </tr> <tr> <td>TOTAL</td> <td>17.936 SQ.M.</td> <td>8.996 SQ.M.</td> <td>NIL</td> </tr> </tbody> </table>				FLOOR	LOFT	CUPBOARD	LEDGE / TEND	1ST FLOOR	4.484 SQ.M.	2.240 SQ.M.	NIL	2ND FLOOR	4.484 SQ.M.	2.240 SQ.M.	NIL	3RD FLOOR	4.484 SQ.M.	2.240 SQ.M.	NIL	4TH FLOOR	4.484 SQ.M.	2.240 SQ.M.	NIL	TOTAL	17.936 SQ.M.	8.996 SQ.M.	NIL	
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9. SHOP AREA COVERED = 13.910 SQ.M. 10. SHOP CARPET AREA = 11.740 SQ.M. 11. STAIR HEAD ROOM AREA = 15.934 SQ.M. 12. ROOF TANK AREA = 6.276 SQ.M. 13. LIFT MACHINE ROOM AREA = 7.657 SQ.M. 14. LIFT MACHINE ROOM STAIR AREA = 3.225 SQ.M. 15. TREE COVER AREA = 2.000 SQ.M.																																

4. PROPOSED FLOOR AREA:

FLOOR	COMMON AREA	FLOOR AREA	STAIR WAY	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	35.705 SQ.M.	198.715 SQ.M.	13.365 SQ.M.	1.957 SQ.M.	183.393 SQ.M.
1ST FLOOR	17.599 SQ.M.	198.715 SQ.M.	13.365 SQ.M.	1.957 SQ.M.	181.293 SQ.M.
2ND FLOOR	17.599 SQ.M.	198.715 SQ.M.	13.365 SQ.M.	1.957 SQ.M.	181.293 SQ.M.
3RD FLOOR	17.599 SQ.M.	198.715 SQ.M.	13.365 SQ.M.	1.957 SQ.M.	181.293 SQ.M.
4TH FLOOR	17.599 SQ.M.	198.715 SQ.M.	13.365 SQ.M.	1.957 SQ.M.	181.293 SQ.M.
TOTAL	106.101 SQ.M.	993.575 SQ.M.	66.825 SQ.M.	9.785 SQ.M.	908.565 SQ.M.

L.B.S. DECLARATION:-

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 WIDTH OF THE BUTTING ROAD 9.050 MT. AT NORTHERN SIDE & 7.4 MT. WESTERN SIDE CONFORM WITH THE PLAN & SITE, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT 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. THE PLOT IS BEYOND 500 M. FROM THE C.I. OF E. M. BY PASS. SIGNATURE OF THE OWNER'S IS AUTHENTICATED BY ME.

G.T.E. DECLARATION:-

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.

E.S.E. DECLARATION:-

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE 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. SOIL TESTING HAS BEEN DONE BY JAYANTA MAJUMDAR, OF J.P. TECHNICALS OF 227, KENDUJA MAIN ROAD, KOLKATA - 700 084. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SCALE:-

1:100, 1:50, 1:600, 1:4000

PROPOSED G+FOUR STORED RESIDENTIAL BUILDING PLAN
U/S - 393A OF K.M.C. ACT. 1980 AND AS PER BUILDING RULE -2009
AT PREMISES NO. 1138, NAYABAD, KOLKATA- 700 099, WARD NO.109,
BOROUGH NO. XII, MOUZA - NAYABAD, J.L. NO. 25, R.S. & L.R. DAG
NO.195, R.S. KHATIAN NO.117 & 118 AND L.R. KHATIAN NO. 2702,
P.S. - PANCHASAYAR.

BUILDING PERMIT NO. : 2022120266 **DATE :** 24-AUG-22

VALID UPTO : 23-AUG-27

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR. - XII **DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR. - XII**