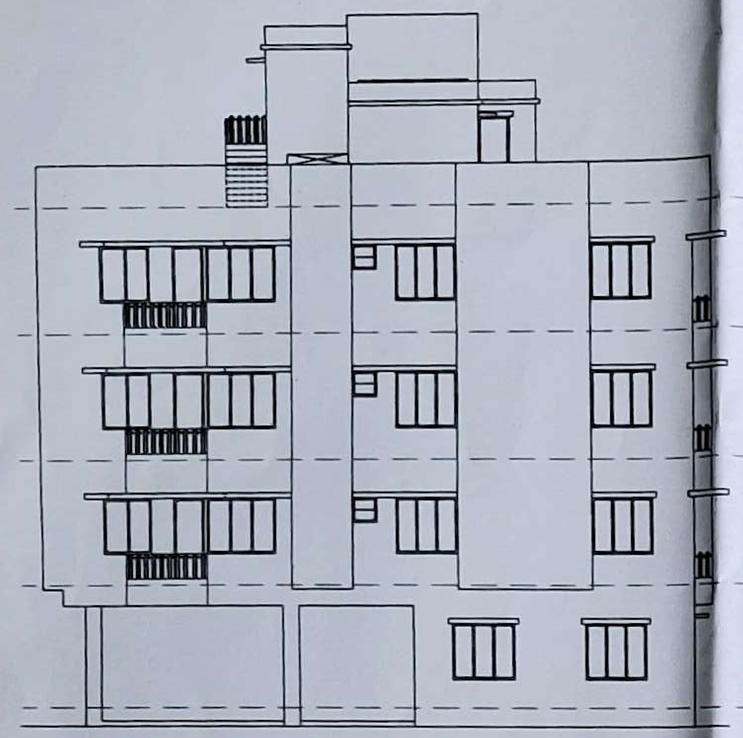
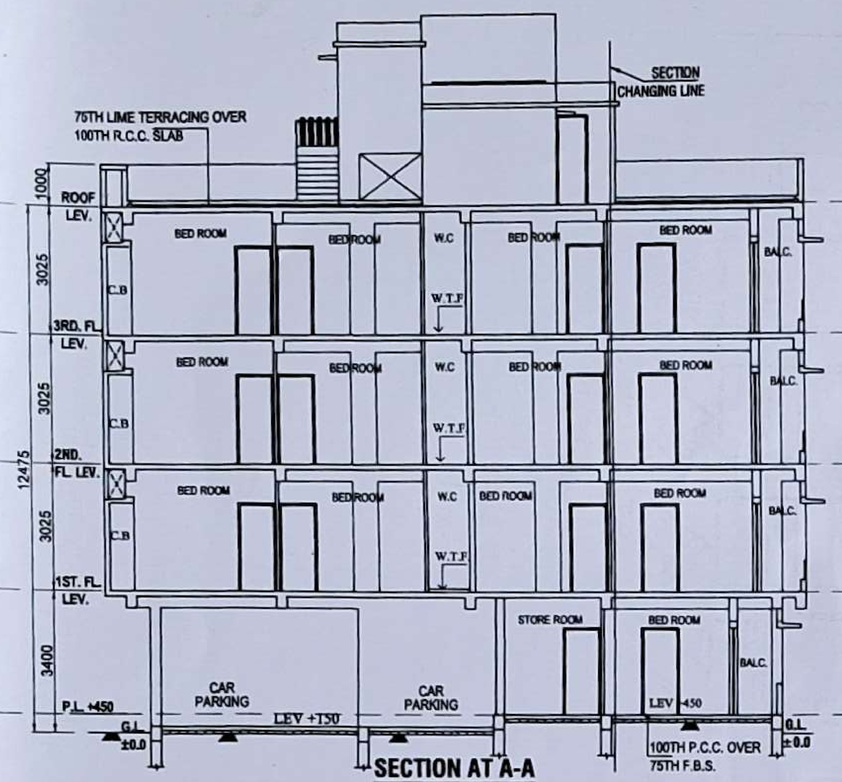
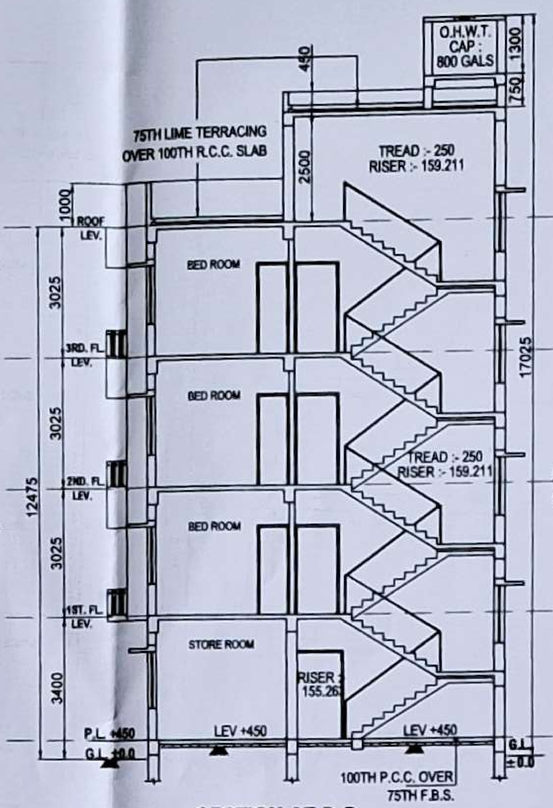


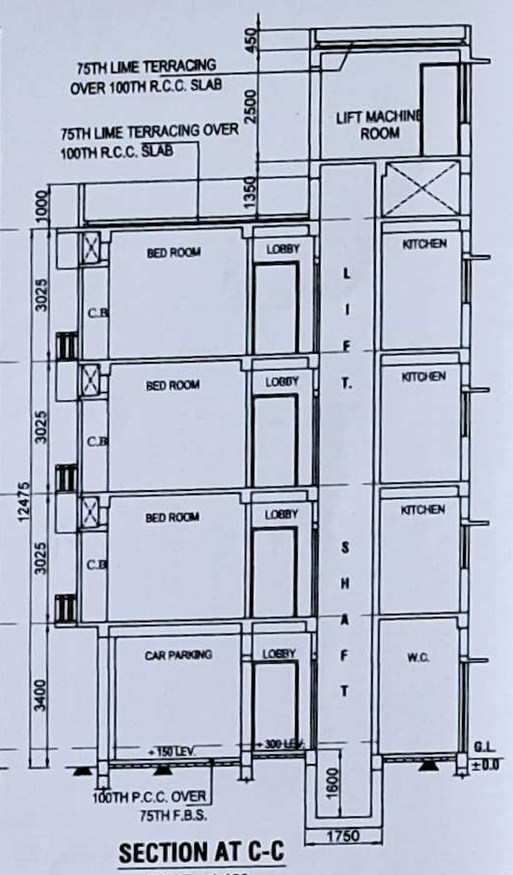
FRONT ELEVATION
SCALE :- 1:100



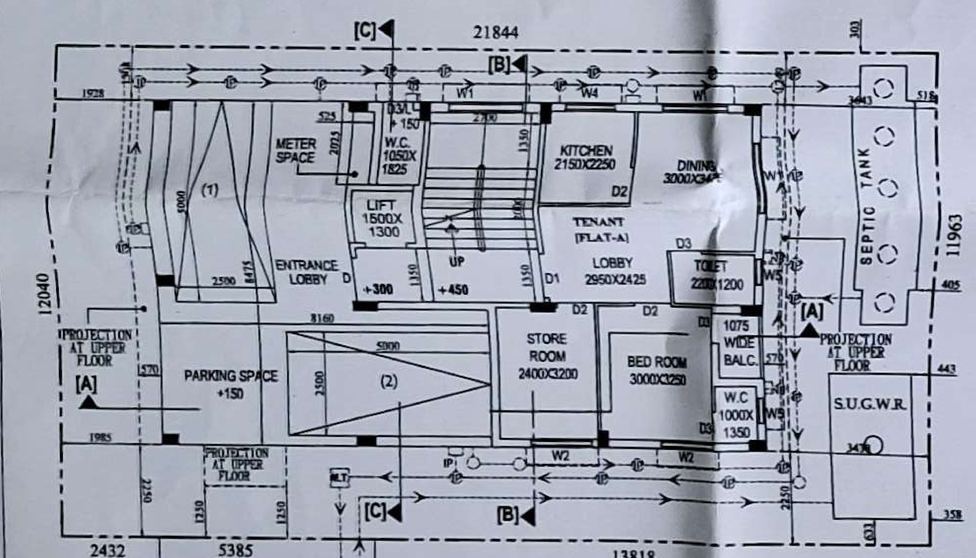
SECTION AT A-A
SCALE :- 1:100

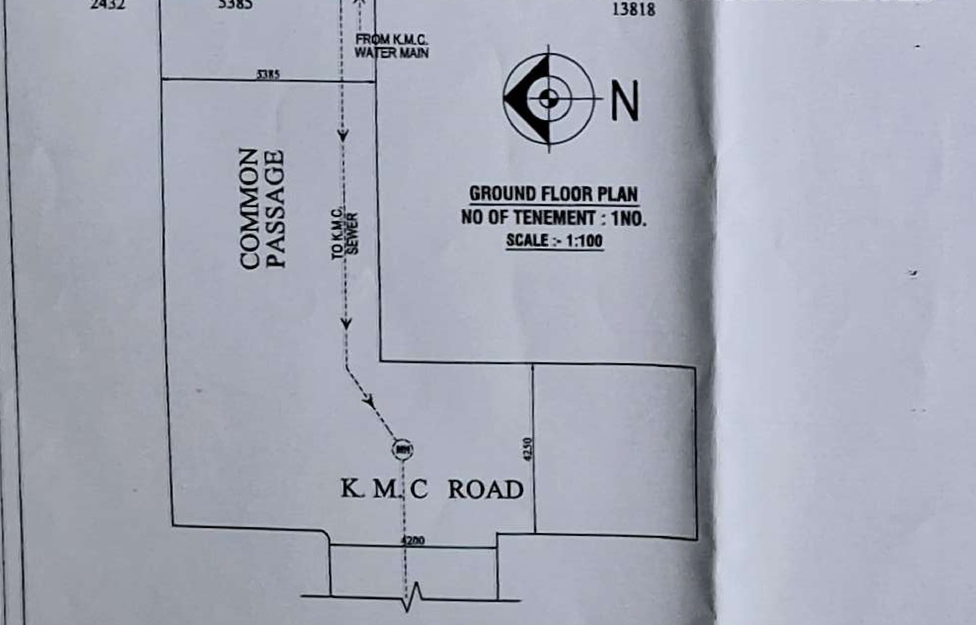


SECTION AT B-B
SCALE :- 1:100

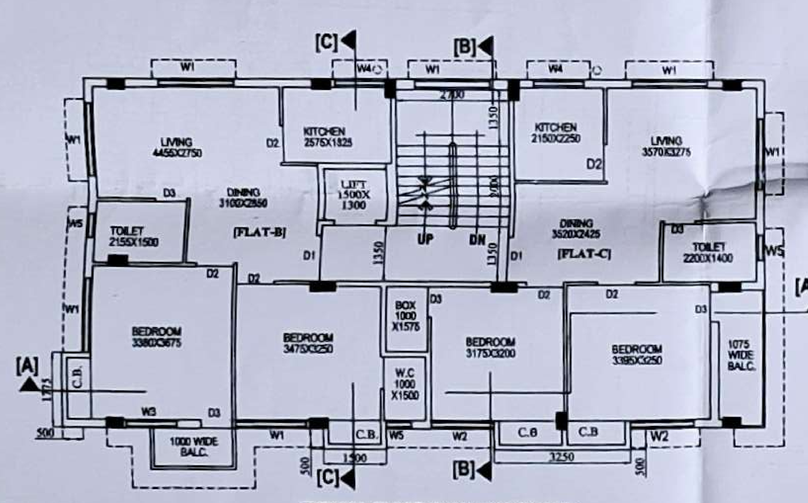


SECTION AT C-C
SCALE :- 1:100

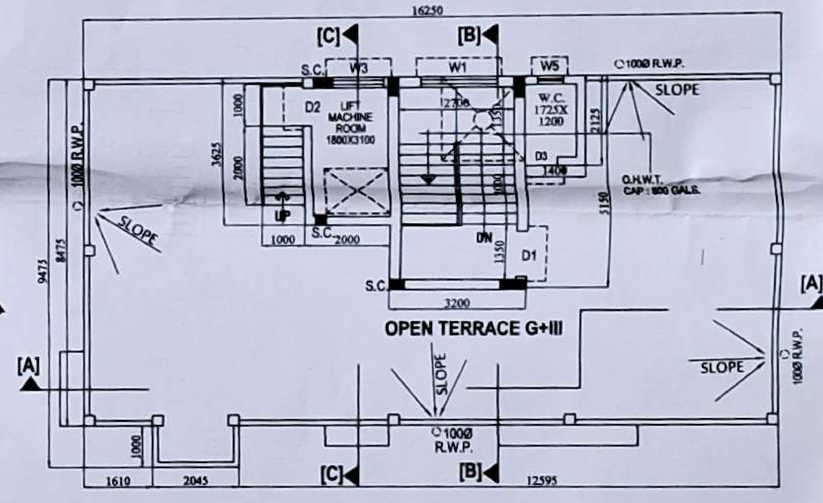




GROUND FLOOR PLAN
NO OF TENEMENT : 1NO.
SCALE :- 1:100



TYPICAL FLOOR PLAN (1ST TO 3RD)
NO OF TENEMENT : 2NO. PER FLOOR
SCALE :- 1:100



ROOF PLAN
SCALE :- 1:100

SCHEDULE OF DOORS				
MKD.	SIZE	LINTEL	SILL	REMARKS
D1	1100X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-
SCHEDULE OF WINDOWS				
W1	1800X1350	2100	750	-
W2	1500X1350	2100	750	-
W3	1200X1350	2100	750	-
W4	1200X1000	2100	1100	-
W5	600X600	2100	1500	-

NOCAS ID : BEHA/EAST/B/110820/509205
DATE: 27.11.2020 VALID UPTO : 25.11.2028
PERMISSIBLE TOP ELEVATION : 26.25 M.
SITE ELEVATION: 4.25 M.

SPECIFICATION :

1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
2. GRADE OF REINFORCEMENT Fe - 500 .
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
5. 75TH LIME TERRACING (2:2:7) ON ROOF .
6. ALL DIMENSIONS ARE IN MILLIMETER .
7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND .
8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
9. 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
10. 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING , ETC.
11. 32 MM THICK CAST -IN -SITU MARBLE FLOOR.
12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
13. 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSION ARE TO BEFOLLWED .
16. 450 MM CHAJJA PROJECTION .
17. DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

STATEMENT OF PLAN PROPOSAL

PART - A:

- **ASSESSEE NO.** :- 411280401151.
- **DETAILS OF DEED** :-
BOOK NO. -1 , VOLUME NO. - 97, PAGES - 251 TO 258, BEING NO. - 4504, YEAR - 1996, DATED : 08.12.1995.
- **DETAILS OF PREVIOUS POWER ATTORNEY** :- (MAA TARA CONSTRUCTION TO SAMPRIT CONSTRUCTION)
BOOK NO. -1 , VOLUME NO. - 1604-2022, PAGES - 174289 TO 174305, BEING NO. - 160404999, YEAR -2022, DATED: 24.05.2022, OFF. - D.S.R. - IV SOUTH 24 PARGANAS, WEST BENGAL.
- **DETAILS OF PRESENT POWER ATTORNEY** :
BOOK NO. -1 , VOLUME NO. - 1604-2022, PAGES - 172086 TO 172103, BEING NO. - 160405044, YEAR -2022, DATED: 23..05.2022, OFF. - D.S.R. - IV SOUTH 24 PARGANAS, WEST BENGAL.
- **DETAILS DEED BOUNDARY DECLARATION** :-
BOOK NO. -1 , VOLUME NO. - 1604-2022, PAGES - 291470 to 291481, BEING NO. - 160410023, YEAR - 2022, DATED- 29/08/2022, OFF. - D.S.R. - IV SOUTH 24 PARGANAS , WEST BENGAL.
- **DETAILS OF COMMON PASSAGE** :-
BOOK NO. -1 , VOLUME NO. - 1604-2022, PAGES - 293733 to 293742, BEING NO. - 160410072, YEAR - 2022, DATED- 30/08/2022, OFFICE - D.S.R. - IV SOUTH 24 PARGANAS , WEST BENGAL.
- **DETAILS OF NON-EVICTION OF TENANT** :-
BOOK NO. -1 , VOLUME NO. - 1604-2022, PAGES - 291460 to 291469, BEING NO. - 160410022, YEAR - 2022, DATED- 29/08/2022, OFFICE - D.S.R. - IV SOUTH 24 PARGANAS , WEST BENGAL.

- LAND AREA AS PER DEED : 04K - 10CH - 09SFT (310.201 SQM)
- LAND AREA AS PER PHYSICAL MEASUREMENT : 03K - 14CH - 18 SFT (260.870 SQM)
- NO. OF STORIES INCLUDING BASEMENT IF ANY: G+III.
- NO. & SIZE OF TENEMENT : 50 SQM. TO 75 SQM - 7 NOS.

PART - B:

- ACTUAL AREA OF LAND (AS PER B/D) : 03K - 14CH - 18SFT. (260.870 SQM)
- PERMISSIBLE GROUND COVERAGE :- 57.971% (151.229 SQM)
- PROPOSED GROUND COVERAGE :- 53.576% (139.764 SQM)

FLOOR MKD.	TOTAL COVERED AREA	LIFT WELL	STAIR (CARPET)	LIFT LOBBY	NET AREA FOR F.A.R CALCULATION
GROUND	128.057 SQM.	-	12.690 SQM.	2.396 SQM.	112.971 SQM.
FIRST	139.764 SQM.	1.950 SQM.	12.690 SQM.	2.396 SQM.	122.728 SQM.
SECOND	139.764 SQM.	1.950 SQM.	12.690 SQM.	2.396 SQM.	122.728 SQM.
THIRD	139.764 SQM.	1.950 SQM.	12.690 SQM.	2.396 SQM.	122.728 SQM.
TOTAL	547.349 SQM.	5.850 SQM.	50.760 SQM.	9.584 SQM.	481.155 SQM.

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	REQUIRED PARKING
A	51.570 SQM.	9.586 SQM.	61.156 SQM.	1	1
B	62.207 SQM.	11.564 SQM.	73.771 SQM.	3	
C	58.003 SQM.	10.782 SQM.	68.785 SQM.	3	

- NO. OF CAR PARKING (MANDATORY) : 1 NOS. (25 SQM.)
- NO. OF CAR PARKING(PROVIDED) : 2 NOS.
(CAR PARKING AREA = 52.676 SQM)
- PERMISSIBLE F.A.R :- 1.75
- PROPOSED F.A.R. : 481.155 - 25 = 456.155/260.870 = 1.749
- PROPOSED HEIGHT OF THE BUILDING :- 12.475 M.
- PROPOSED DEPTH OF THE BUILDING :- 9.475 M.
- TERRACE AREA :- 139.764 SQM.
- CUP BOARD AREA :- 9.789 SQM.
- STAIR HEAD ROOM AREA :- 16.642 SQM.
- LIFT MACHINE ROOM AREA :- 7.250 SQM.
- LIFT MACHINE ROOM STAIR AREA :- 3.000 SQM.
- ROOF TANK AREA :- 3.900 SQM.
- ROOF TOP TOILET AREA :- 2.974 SQM.

CERTIFICATE OF 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 &THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING COMMON PASSAGE 5.385M CONFIRM WITH THE PLAN , WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILD ABLE SITE & NOT A TANK OR FILLED- UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALLS . THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANJAN DUTTA
CA/93/16409
NAME OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY DR. SUJIT KUMAR BOSE OF 'BOSE ENGINEERS' OF 53, PURNA CHANDRA MITRA LANE, KOLKATA - 700 033 . THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION .

BHASKARJYOTI ROY
ESE/I/167 (K.M.C)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL 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.

SUJIT KUMAR BOSE
G.T/I/12 (K.M.C)
NAME OF GEO-TECHNICAL ENGINEER

OWNER'S DECLARATION :

I / WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & 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.

MOUSUMI DAS PROPRIETOR OF M/S. SAMPRIT CONSTRUCTION
C.A. OF KAMALENDU DAS
NAME OF OWNER

B.P.NO.:-2022140313 DATE:-19.11.2022
VALID UP TO:-18.11.2027

UTTAM PARAMANIK
SIGNATURE OF A.E.

SUPERSEADING PLAN FOR G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC BUILDING ACT 1980 COMPLYING WITH KMC BUILDING RULE 2009 AT PREMISES NO. - 114, BASUDEVPUR ROAD, WARD NO. - 128 , BOROUGH - XIV , UNDER K.M.C. KOLKATA - 700061 , P.S. - PARNASREE , DIST. -24 PARGANAS (SOUTH).

PREVIOUS B.S PLAN:- 2021140177 **DATED:-** 26/08/2021

OWNER'S NAME :- SRI KAMALENDU DAS