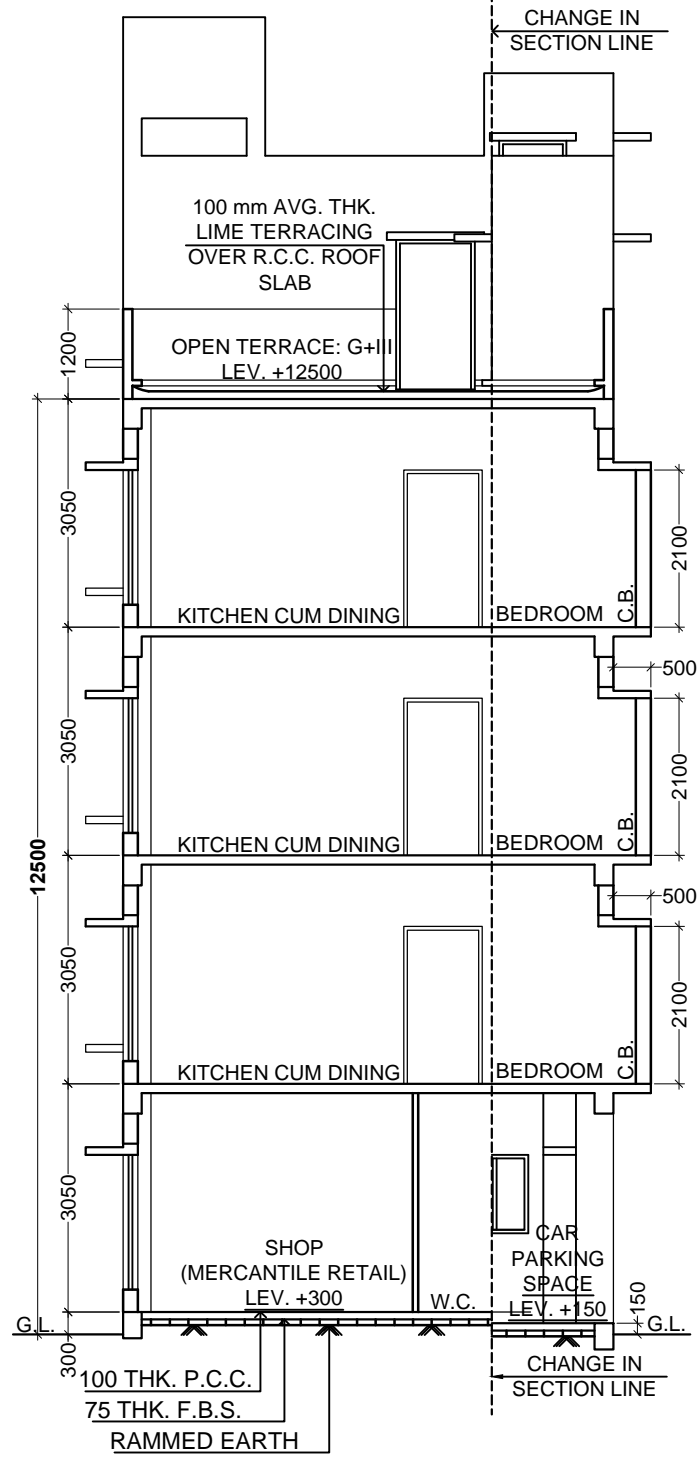


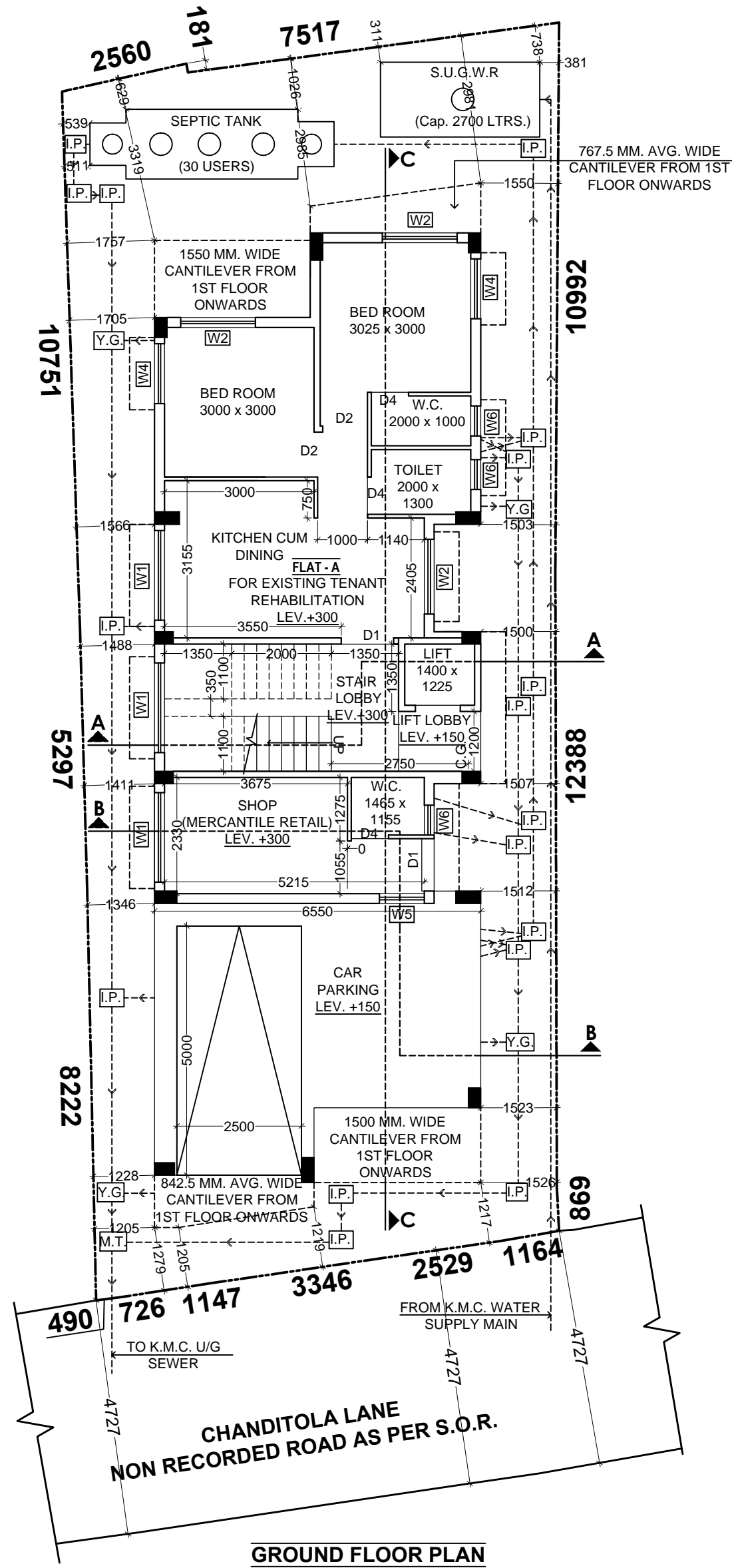
FRONT (WEST SIDE) ELEVATION



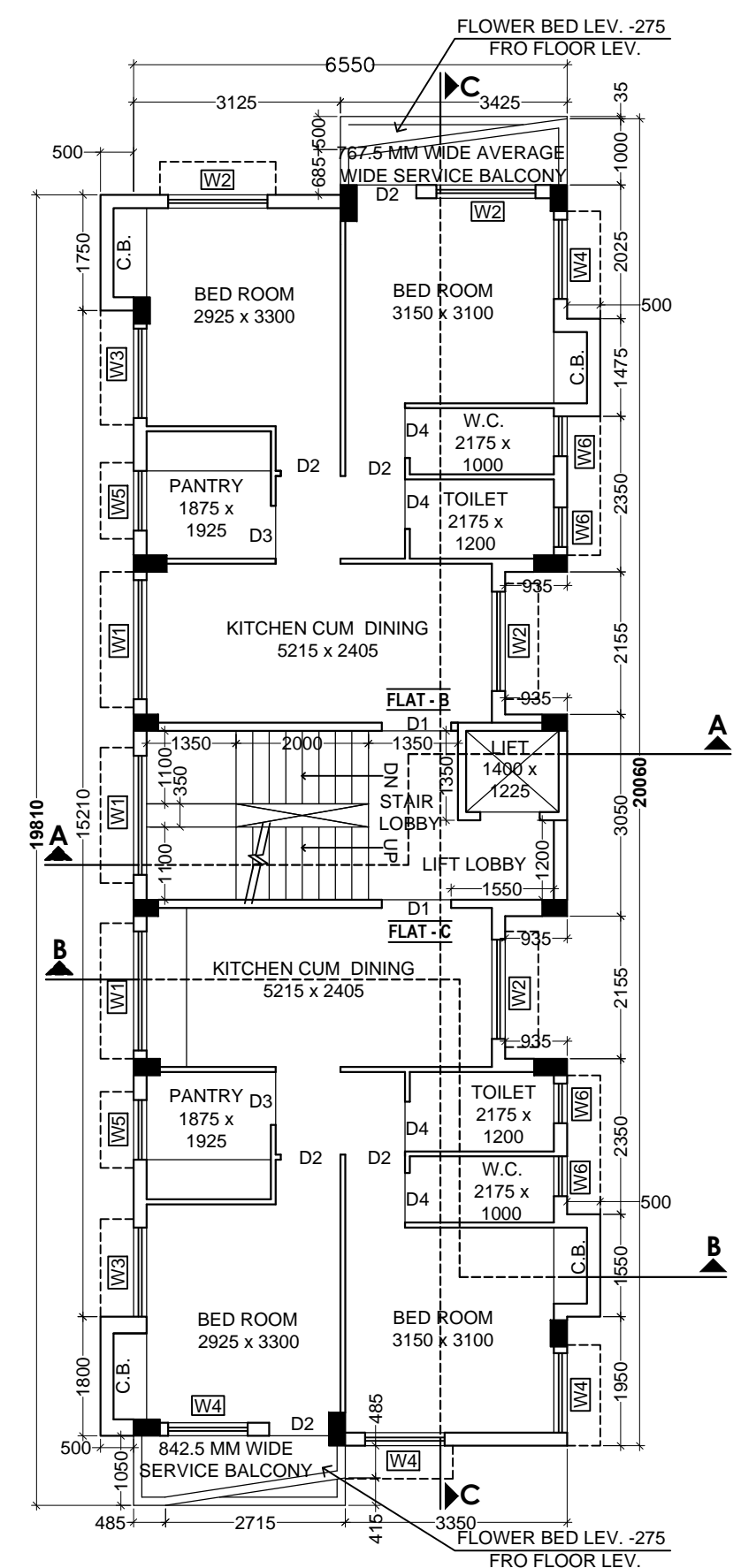
SECTION B-B



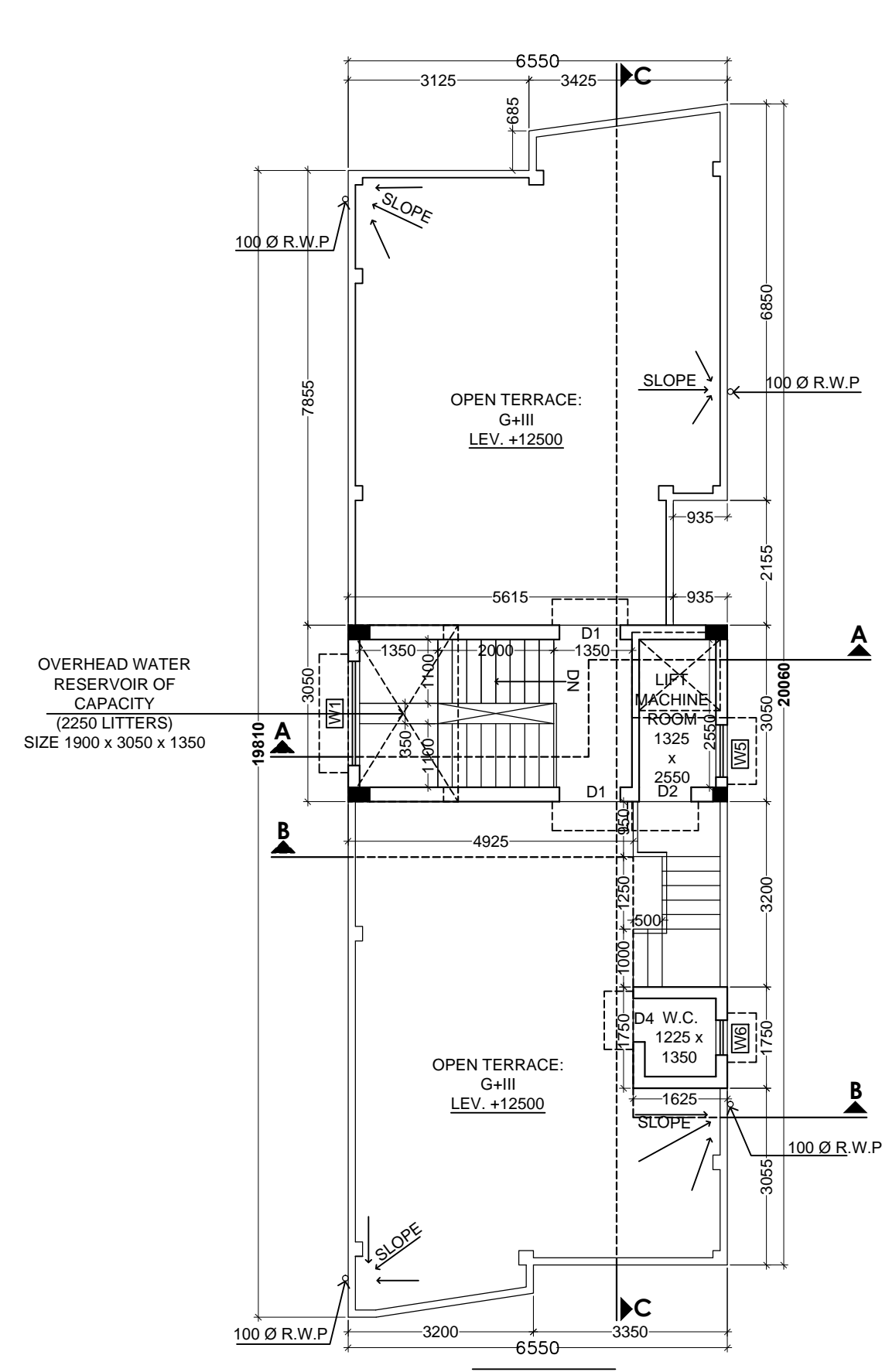
SECTION C-C



GROUND FLOOR PLAN



TYPICAL (1ST, 2ND & 3RD) FLOOR PLAN



ROOF PLAN

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A :

ASSEESSEE No. 210970300417

NAME OF THE RECORDED OWNERS :

- 1) BUDDHADEB DAS.
- 2) MANJU DAS.
- 3) GAUTAM DAS.

1. DETAILS OF REGISTERED DEED:

BOOK No. 1, VOLUME No. 29, PAGES: 233 - 242, BEING No. 1722, DATED 20/06/1946, AT S.J.S.R., ALIPORE, 24 PARGANAS

2. DETAILS OF REGISTERED POWER OF ATTORNEY:

BOOK No. 1, VOLUME No. 1602-2021, PAGE FROM 409253 TO 409281, BEING No. 160209537, DATED 09-11-2021 AT D.S.R. - II, SOUTH 24 PARGANAS

3. DETAILS OF REGISTERED BOUNDARY DECLARATION:

BOOK No. 1, VOLUME No. 1601-2021, PAGE FROM 108728 TO 109755, BEING No. 160102042, DATED: 14-09-2021 AT D.S.R. - I, SOUTH 24 PARGANAS

4. DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION:

BOOK No. 1, VOLUME No. 1630-2021, PAGE FROM 206600 TO 206612, BEING No. 163006016, DATED: 29-12-2021 AT D.S.R. - V, SOUTH 24 PARGANAS

PART - B :

1. AREA OF THE LAND

AS PER DEED : 03K-6 Ch -39 Sq.ft.= 229.376 Sq.m.

AS PER BOUNDARY DECLARATION : 03K-7 Ch -29.96 Sq.ft. = 232.717 Sq.m.

2. PERMISSIBLE GROUND COVERAGE : 135.380 Sq.m. (59.02 %)

3. PROPOSED GROUND COVERAGE : 125.290 Sq.m. (54.62 %)

6. PROPOSED AREA

FLOOR	TOTAL FLOOR AREA	STAIR	LIFT VOID	EFFECTIVE FLOOR AREA	EXEMPTED AREA	NET FLOOR AREA	
					STAIRWAY	LIFT LOBBY	
GROUND	110.033	—	—	110.033	11.285	1.980	96.768
FIRST	125.290	0.700	1.715	122.875	11.285	1.740	109.850
SECOND	125.290	0.700	1.715	122.875	11.285	1.740	109.850
THIRD	125.290	0.700	1.715	122.875	11.285	1.740	109.850
TOTAL	485.903	2.100	5.145	478.658	45.140	7.20	426.318

7. TOTAL RESIDENTIAL AREA : 463.750 Sq.m.

8. TOTAL COMMON AREA : 61.435 Sq.m.

9. CAR PARKING CALCULATION

A)

TENEMENT MKD.	TENEMENT SIZE (Sq.m.)	TENEMENT RANGE (Sq.m.)	TENEMENT No.	REQUIRED PARKING
A	54.213		1	
B	62.924	50-75	3	1
C	63.106		3	

MERCANTILE RETAIL CARPET AREA : 11.967 Sq.m.

MERCANTILE RETAIL COVERED AREA : 14.908 Sq.m.

TOTAL CAR PARKING REQUIRED - 1

B) Nos. OF CAR PARKING PROVIDED COVERED - 1 No. OPEN : 0 No.

C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) : 1 x 25 = 25

D) ACTUAL AREA FOR PARKING PROVIDED : 31.446 Sq.m.

10. PROPOSED F.A.R. : (426.318 - 25) / 229.376 = 1.750

11. STATEMENT OF OTHER AREAS

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND	—	—	—
FIRST	—	0.875 + 0.900 + 0.775 + 0.738 = 3.288	—
SECOND	—	0.875 + 0.900 + 0.775 + 0.738 = 3.288	—
THIRD	—	0.875 + 0.900 + 0.775 + 0.738 = 3.288	—
TOTAL	—	9.864	—

12. TOTAL FLOOR AREA FOR FEES

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
478.658 Sq.m.	37.260 Sq.m.	515.918 Sq.m.

13. AREA OF STAIR HEADROOM : 14.945 Sq.m.

14. AREA OF OVERHEAD TANK : 5.795 Sq.m.

15. AREA OF LIFT MACHINE ROOM : 5.032 Sq.m.

16. AREA OF LIFT MACHINE ROOM STAIR : 4.575 Sq.m.

17. AREA OF SERVICE W.C. AT ROOF : 2.844 Sq.m.

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
C.G.	1200	2100	W1	1800	1800
D1	1050	2100	W2	1500	1800
D2	900	2100	W3	1350	1800
D3	800	2100	W4	1200	1800
D4	750	2100	W5	900	1050
			W6	600	750

BUILDING PERMIT No.: 2021100198 DATE: 21-MAR-2022

valid for 5 years from date of sanction.

SIGNATURE OF A.E. (C) / Bldg / Br-X / KMC :

SPECIFICATIONS

1. STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
2. GRADE OF REINFORCEMENT Fe 415.
3. SINGLE LAYER BFS WITH PICKED JHAMA BRICKS.
4. CEM. CONC. WITH JHAMA KHOLA IN FOUNDATION AND UNDER FLOOR.
5. 250 MM AND 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:6) AT OUTSIDE WALLS.
6. 125 MM & 75 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED HB NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
7. 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
8. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
9. 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
10. WINDOWS ARE ALUMINIUM FULLY GLAZED AND paneled fitted with M.S. GRILL.
11. 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
12. 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
13. 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
14. PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
15. RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
16. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

SHEET TITLE

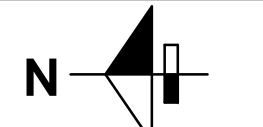
PROPOSED GROUND, FIRST, SECOND AND THIRD FLOOR PLANS, ROOF PLAN, ELEVATION, SECTIONS.

DRAWN BY - S.P.

DATE - 23.02.2022

DEALT BY - J.D.

SCALE - 1:100
(Unless mentioned otherwise)



CERTIFICATE OF THE GEO TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

G.T.E.
Rupak Kumar Banerjee
G.T./I/3

CERTIFICATE OF THE STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION. SOIL TEST WILL BE DONE BY - RUPAK KUMAR BANERJEE OF M/S EARTH FILE HAVING ITS OFFICE AT 148/1/A, PEARY MOHAN ROY ROAD, KOLKATA-700027

E.S.E.
Kunal Sinha Mahapatra
E.S.E. II/617 (K.M.C.)

CERTIFICATE OF THE ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (4.727 MTR.) CONFORM WITH THE PLAN. THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. (1) THE SITE IS DEMARCATED BY BOUNDARY WALL (2) SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

1. I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
6. DURING INSPECTION PLOT WAS IDENTIFIED BY ME.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

APPLICANT
Subrata Samajpati
Proprietor of Delta & Co.
Lawful Constituted Attorney of
Buddhaddeb Das,
Manju Das
& Gautam Das

PROPOSED G+III STORIED (12.500 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980, K.M.C. BUILDING RULES 2009 & COMPLY OFFICE CIRCULAR 2 OF 2020-21, DATED 13/06/2020 AT PREMISES No. 4/28A, CHANDITOLA LANE, WARD 97, BOROUGH : X, P.S. : REGENT PARK, KOLKATA - 700040.
PLAN CASE No. : 2021100223