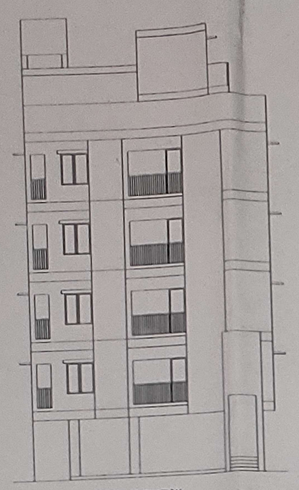
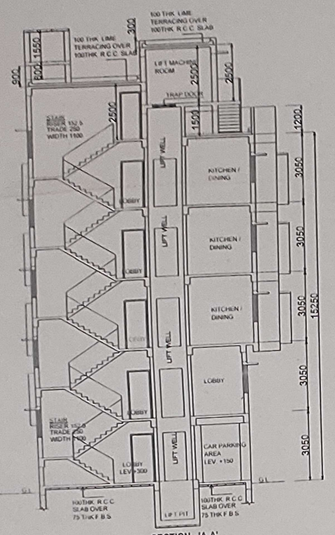
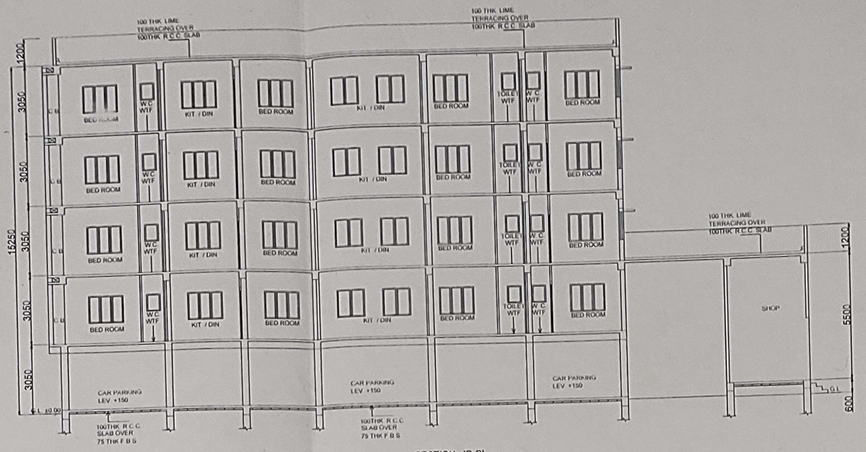


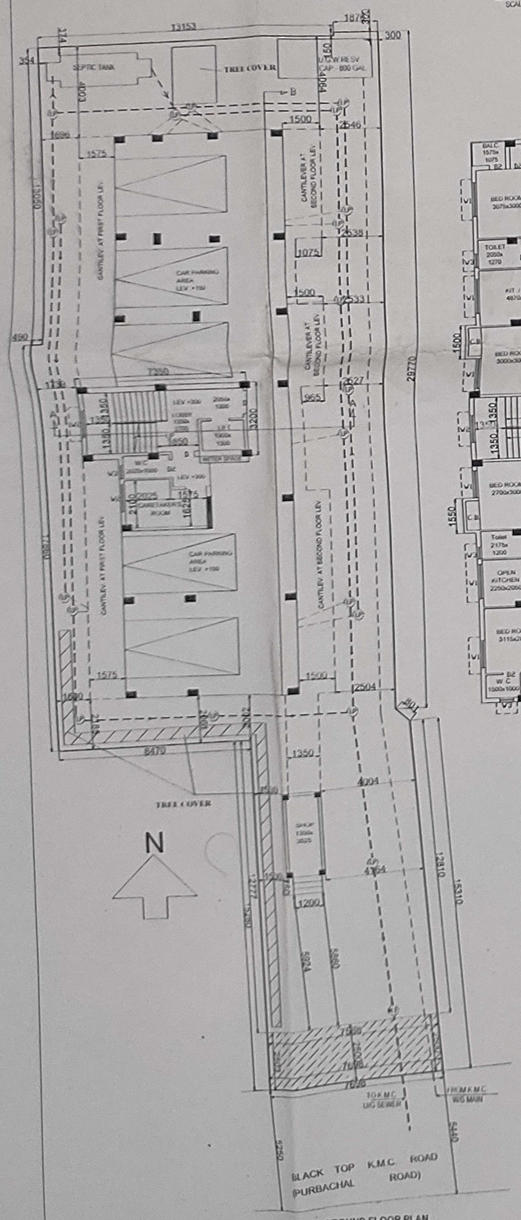
FRONT ELEVATION
SCALE : 1 : 100



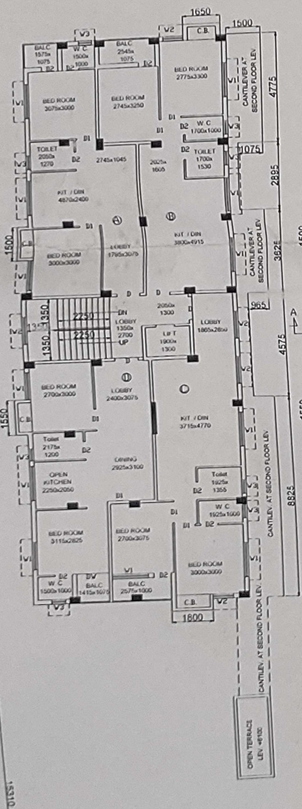
SECTION - 'A-A'
SCALE : 1 : 100



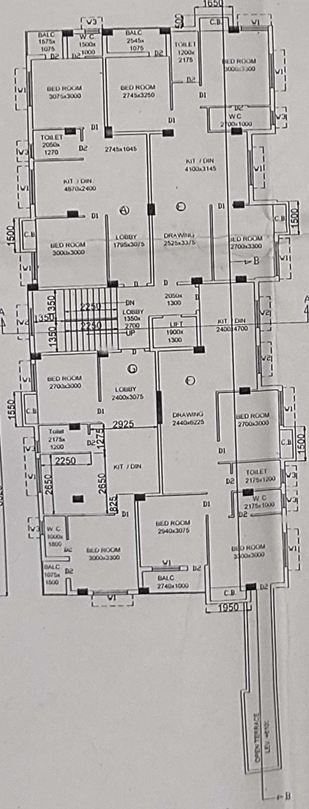
SECTION - 'B-B'
SCALE : 1 : 100



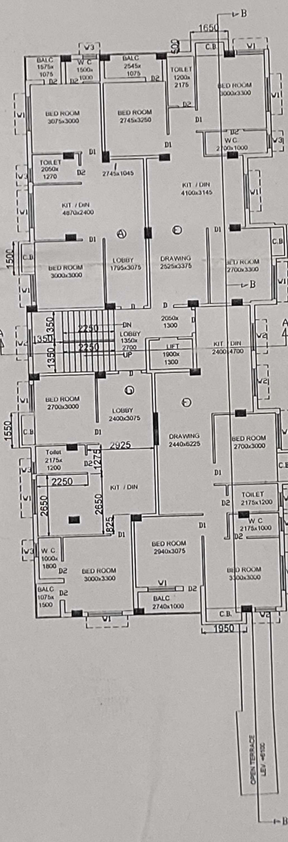
GROUND FLOOR PLAN
SCALE : 1 : 100



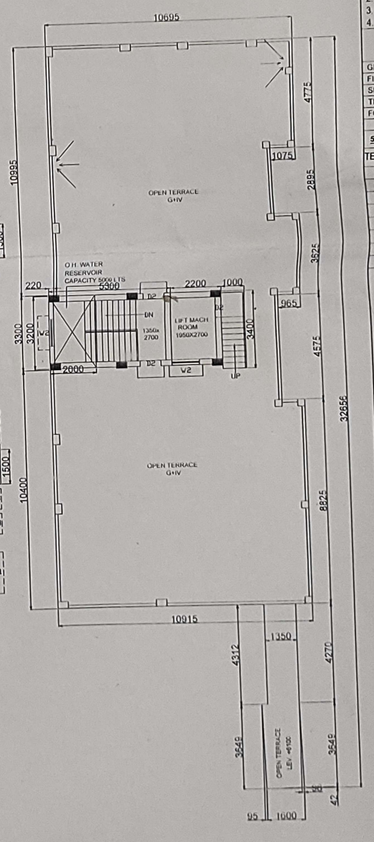
1ST FLOOR PLAN
SCALE : 1 : 100



2ND FLOOR PLAN
SCALE : 1 : 100



3RD & 4TH (TYPICAL) FLOOR PLAN
SCALE : 1 : 100



ROOF PLAN
SCALE : 1 : 100

SCALE - 1:100

SCHEDULE OF DOOR & WINDOW

NO	SILL	LINTEL	SIZE	NO	SILL	LINTEL	SIZE
W1	900	2100	1500X1200	D	——	2100	1000X2100
W2	900	2100	1200X1200	D1	——	2100	900X2100
W3	1500	2100	6000X600	D2	——	2100	750X2100

NOTES :-

(a) ALL DIMENSIONS ARE IN MM (b) ALL EXTERNAL WALLS ARE 250 THK
(c) ALL INTERNAL WALLS ARE 150 THK (d) GRADE OF STEEL : Fe415
(e) GRADE OF CONCRETE : M20
(f) OTHER SPECIFICATIONS WILL BE AS GIVEN AS PER N.B.C.

DETAILS OF B.L. & L.R.O. MUTATION & CONVERSION CERTIFICATE

B.L. & L.R.O. MUTATIONS : MEMO NO. 18/MUT/4669/BLLRO/ATM/KASBA/19 DATED 01/10/2019, MEMO NO. 18/MUT/4666/BLLRO/ATM/KASBA/19 DATED 24/10/2019, MEMO NO. 18/MUT/4670/BLLRO/ATM/KASBA/19 DATED 01/10/2019, MEMO NO. 18/MUT/4666/BLLRO/ATM/KASBA/19 DATED 24/10/2019, MEMO NO. 18/MUT/4669/BLLRO/ATM/KASBA/19 DATED 01/10/2019 & 18/MUT/4666/BLLRO/ATM/KASBA/19 DATED 24/10/2019.
MEMO NO. 18/MUT/4667/BLLRO/ATM/KASBA/19 DATED 24/10/2019.
CONVERSION CERTIFICATES - MEMO NO. 17/1473/CON CERTIFICATE/BLLRO/KOLJS 24-PGS / 2020 DATED 14/08/2020, MEMO NO. 17/1471/CON CERTIFICATE/BLLRO/KOLJS 24-PGS / 2020 DATED 14/08/2020, MEMO NO. 17/1472/CON CERTIFICATE/ BLLRO/KOLJS 24-PGS / 2020 DATED 14/08/2020.
MUTATION CERTIFICATE ISSUED ON 16/11/2018 VIDE CASE NO. : 106/16-NOV-18/36286.
CLEARANCE FROM ULC : MEMO NO. - 2456/ULC/ALIPORE/2021 DATED - 05/10/2021.

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A
1. ASSESSEE NO. - 311061700448
2. NAME OF THE OWNER: SRI MADHU SUDHAN DEY, SRI SANJIB DEY & SRI TARUN KUMAR DEY
3. NAME OF THE APPLICANT: SRI MANORANJAN MONDAL PROPRIETOR OF M/S. APARTECH & CONSTITUTED ATTORNEY
4. DETAILS OF REGD. DEEDS: a) BOOK - I, VOLUME - 82, PAGES - 204 to 208, BEING NO. - 5401, DATED - 22/06/1962, REGD. AT - S.R. ALIPORE.
b) BOOK - I, VOLUME - 127, PAGES - 67 TO 71, BEING NO. - 5534, DATED - 12/12/1973, REGD. AT - S.R. ALIPORE.
5. DETAILS OF REGD. POWER OF ATTORNEY: BOOK - I, VOLUME - 1604-2021, Pages - 158177 TO 158224, BEING NO. - 160403892, Dated - 25/06/2021, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.
6. DETAILS OF REGD. BOUNDARY DECLARATION: BOOK - I, VOLUME - 1630-2021, PAGES - 110862 TO 110874, BEING NO. - 163003064, DATED - 10/09/2021, REGD. AT - D.S.R. - V, SOUTH 24 PARGANAS.
7. DETAILS OF REGD. DEED OF GIFT (STRIP OF LAND): BOOK - I, VOLUME - 1630-2021, PAGES - 110847 TO 110861, BEING NO. - 163003065, DATED - 10/09/2021, REGD. AT - D.S.R. - V, SOUTH 24 PARGANAS.

PART B
1. AREA OF LAND : AS PER DEED - 577.945 SQM. AS PER BOUNDARY DECLARATION - 572.451 SQM.
STRIP OF LAND AREA - 19.108 SQM.
2. PERMISSIBLE GROUND COVERAGE = (50%) 286.225 SQ.M.
3. PROPOSED GROUND COVERAGE = 272.129 SQ.M. (47.538 %)
4. PROPOSED AREA.

	TOTAL COVERED AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COVERED AREA (SQ.M.)	EXEMPTED AREAS STAIRWAY (SQ.M.)	EXEMPTED AREAS LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND FLOOR	202.104	—	—	202.104	13.365	2.665	186.074
FIRST FLOOR	230.085	—	2.470	227.615	13.365	2.665	211.585
SECOND FLOOR	265.233	—	2.470	262.763	13.365	2.665	246.733
THIRD FLOOR	259.600	—	2.470	257.130	13.365	2.665	241.100
FORTH FLOOR	259.600	—	2.470	257.130	13.365	2.665	241.100
	1216.622	—	9.880	1206.742	66.825	13.325	1126.592

5. TENEMENTS & CAR PARKING CALCULATION (RESIDENTIAL):

TENEMENT MARK	TENEMENT SIZE NET (SQM)	SHARE OF SERVICE (SQM)	ACTUAL (SQM)	TENEMENT NO	REQD. CAR PARK	PROV. CAR PARKING
A	49.803	5.599	55.402	4 NOS.	5 NOS.	5 NOS. AREA - 159.463 SQM
B	53.982	6.069	60.051	1 NO.		
C	57.613	6.477	64.090	1 NO.		
D	49.246	5.536	54.782	1 NO.		
E	67.779	7.620	75.399	3 NOS.		
F	69.168	7.776	76.944	3 NOS.		
G	53.410	6.004	59.414	3 NOS.		

SHOP : COVERED AREA = 5.640 SQM. CARPET AREA = 4.665 SQM.

6. PROPOSED AREA OF PARKING = 159.463 SQ.M. PROVIDED CAR PARKING - 5 NOS.
7. PERMISSIBLE F.A.R. = 1.75
8. PROPOSED F.A.R. = 1.7497 SAY 1.75
9. STAIRHEAD ROOM AREA = 16.960 SQ.M.
10. LIFT MACHINE ROOM AREA = 7.840 SQ.M.
11. OVER HEAD TANK AREA = 6.400 SQ.M.
12. LIFT MACHINE ROOM STAIR AREA = 3.400 SQ.M.
13. ROOF AREA = 271.073 SQ.M.
14. CUP-BOARD AREA = 17.725 SQ.M.
15. ADDITIONAL FLOOR AREA FOR FEES = 45.925 SQ.M.
16. Tree Cover Area : Required = 15/6000 x1206.742 = 3.017% = 17.270 SQM. PROPOSED = 18.108 SQM. (3.163%)

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENIFIED BY US. IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC 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.

SRI MANORANJAN MONDAL PROPRIETOR OF M/S. APARTTECH & CONSTITUTED ATTORNEY OF
SRI MADHU SUDHAN DEY, SRI SANJIB KUMAR DEY & SRI TARUN KUMAR DEY
NAME OF OWNERS

CERTIFICATE OF L.B.S.

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME, THAT THE NATURE & WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. PLOT IS BEYOND 500 M. FROM C.L. OF E.M. BYE PASS. EXISTING STRUCTURES FULLY OCCUPIED BY THE OWNERS & THERE IS NO TENANT. SIGNATURE OF OWNERS IS IDENTIFIED BY ME.

SANJIB SENGUPTA, L.B.S. NO. 1047(I)
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING HAS BEEN DONE BY MR. KALLOL KUMAR GHOSHAL OF TECHNO SOIL OF GORKHARA, ARUNACHAL,SONARPUR, KOLKATA - 700150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

DEBJANI SENGUPTA E.S.E. NO. 508(I)
NAME OF STRUCTURAL ENGINEER

DECLARATION 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.

SRI KALLOL KUMAR GHOSHAL G.T.E. 14(I)
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 44, PURBACHAL ROAD, WARD NO. - 106, BOROUGH - XII, P.S. - GARFA, KOLKATA - 700 078, UNDER MOUZA - KASBA, J.L. NO. - 13, R.S. DAG NOS. - 4127 & 4129, R.S. KHATIAN NOS.- 364 & 866, DIST. SOUTH 24 PARGANAS, U/S 393A OF KOLKATA MUNICIPAL CORPORATION ACT 1980.

SHEET 2 OF 2

B.P NO - 2022120350 DATE - 21-OCT-22
VALID UPTO - 20-OCT-27

DEBASIS SOM
Digitally signed by DEBASIS SOM
Date: 2022.10.21 14:56:48 +05'30'
DIGITAL SIGNATURE OF A.E.

SHIBA PRASAD JANA
Digitally signed by SHIBA PRASAD JANA
Date: 2022.10.21 15:02:03 +05'30'
DIGITAL SIGNATURE OF E.E.