Floor Plan Part-1

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - B :

1. AREA OF THE LAND AS PER DEED/ ASSESSMENT BOOK — 09 KATHA 02 CHATAK 00 Sq.ft. = 610.387 Sq.M.
2. AREA OF THE LAND AS PER PHYSICAL MEASUREMENT — 09 KATHA 02 CHATAK 00 Sq.ft. = [illegible] Sq.M.
3. AREA OF STRIP OF LAND GIFTED TO [illegible]
4. AREA OF THE SPLAYED CORNER GIFTED TO [illegible]
5. PERMISSIBLE GROUND COVERAGE
6. PROPOSED GROUND COVERAGE
7. PERMISSIBLE F.A.R.
   PROPOSED F.A.R.
8. PROPOSED AREA

FLOOR	TOTAL FLOOR AREA	CUT OUT: LIFT VOID	CUT OUT: DUCT
GROUND	240.989	----	----
FIRST	268.757	3.230	0.936
SECOND	268.757	3.230	0.936
THIRD	268.757	3.230	0.936
FOURTH	268.757	3.230	0.936
TOTAL	1316.017	12.920	3.744

9. TOTAL RESIDENTIAL AREA — 1287.913 Sq.M.
10. TOTAL COMMON AREA — 114.042 Sq.M.
11. CAR PARKING CALCULATION

a)

TENEMENT MKD	TENEMENT SIZE (Sq.M.)	TENEMENT RANGE (Sq.M.)	TENEMENT No.	REQUIRED PARKING
FLAT A	77.221	75 - 100	4	2
FLAT B	60.241	50 - 75	4	1
FLAT C	60.241	50 - 75	4	1
FLAT D	77.221	75 - 100	4	2
MERCANTILE RETAIL CARPET AREA : 7.740 Sq.M.				0
MERCANTILE RETAIL COVERED AREA : 11.440 Sq.M.				0
TOTAL CAR PARKING REQUIRED				6

B) Nos. OF CAR PARKING PROVIDED
COVERED - 6 Nos. OPEN - 0 No.

C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) - 6 x 25 = 150
D) ACTUAL AREA FOR PARKING PROVIDED - 168.483 Sq.M.

12. PROPOSED F.A.R. - (1217.842 - 150) / 610.387 = 1.749
13. AREA OF CUPBOARD : 29.304 Sq.M.
14. TOTAL ADDITIONAL AREA FOR FEES

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
1299.353 Sq.M.	59.945 Sq.M.	1359.298 Sq.M.

15. AREA OF STAIR HEADROOM : 16.560 Sq.M.
16. AREA OF OVERHEAD TANK : 7.76 Sq.M.
17. AREA OF LIFT MACHINE ROOM : 10.8 Sq.M.
18. AREA OF LIFT MACHINE ROOM STAIR : 3.291 Sq.M.
19. TOTAL PROPOSED TREE COVER AREA : 20.441 Sq.M.

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1050	2100	W1	1500	1800
D2	900	2100	W2	1200	1800
D3	800	2100	W3	900	1050
D4	750	2100	W4	600	750

BUILDING PERMIT No. : 2022120435 **Date : 23-DEC-22**

VALID UP TO : 22-DEC-27

DEBASIS SOM — Digitally signed by DEBASIS SOM, Date: 2022.12.23 16:03:33 +05'30'

SIGNATURE OF A.E.

SHIBA PRASAD JANA — Digitally signed by SHIBA PRASAD JANA, Date: 2022.12.23 16:02:12 +05'30'

SIGNATURE OF E.E.

SPECIFICATIONS

1. STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS
2. GRADE OF REINFORCEMENT Fe 415
3. SINGLE LAYER BRICK WITH PICKED JHAMA BRICKS
4. CEM. CONC. WITH JHAMA KHOA 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 THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED HB NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS
7. [illegible] WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND [illegible] ROOFING COMPOUND.
8. DOOR FRAMES WITH SAL WOOD.
9. DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH [illegible] V
10. ALUMINIUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
11. M. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
12. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
13. [illegible] (IN-SITU) MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 [illegible] STRIPS OF DIFFERENT COLOUR AS PER DIRECTION ALSO [illegible] RING AS PER SPECIFIC REQUIREMENT.
14. [illegible] COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT [illegible] PER APPROVED STANDARD PAINT.
15. [illegible] PES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, [illegible] & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
16. [illegible] UNDER (GROUND WATER RESERVOIR SHALL NOT EXCEED THE [illegible] NDATION OF NEIGHBORING COLUMNS.

[illegible] ST, SECOND, THIRD & FOURTH FLOOR PLANS, [illegible] SECTIONS.

[illegible] - S.P. — DATE - 22.07.2022

[illegible] - J.D.

N

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A :

ASSESSEE No. 311090804163
NAME OF THE RECORDED OWNERS
1. SRI ARDHENDU SEKHAR CHOWDHURY
2. SRI BIDYUT KUMAR CHOWDHURY

NAME OF THE APPLICANT :
SRI SWAPAN KUMAR SAHA, PROPRIETOR OF SUBARNA ENTERPRISE, CONSTITUTED ATTORNEY OF THE OWNRERS.

1. **DETAILS OF REGISTERED DEED :** BOOK No. I, VOLUME No. 37, PAGE FROM 143 TO 148, BEING No. 2167, DATED : 09/06/1972 AT J.S.R.-I OF ALIPORE AT BEHALA.
   - AFFIDAVIT BEFORE 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE VIDE No. - 011308 DATED : 11/02/2015.
2. **DETAILS OF REGISTERED BOUNDARY DECLARATION** BOOK No. I, VOLUME No.1630-2022, PAGE FROM 104249 To 104260, BEING No. 163002389 DATED : 13/04/2022 AT D.S.R.-V, SOUTH 24 PARGANAS.
3. **DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND)**
   (A) (2.5 Mtr. WIDE) BOOK No. I, VOLUME No. 1630-2022, PAGE FROM 104221 To 104234, BEING No. 163002391, DATED : 13/04/2022 AT D.S.R.-V, SOUTH 24 PARGANAS.
   (B) BOOK No. I, VOLUME No. 1630-2022, PAGE FROM 104235 To 104248, BEING No. 163002390, DATED : 13/04/2022 AT D.S.R.-V, SOUTH 24 PARGANAS.
4. **DETAILS OF REGISTERED DEED OF GIFT (PLAYED CORNER)** BOOK No. I, VOLUME No. 1630-2022, PAGE FROM 104207 To 104220, BEING No. 163002392, DATED : 13/04/2022 AT D.S.R.-V, SOUTH 24 PARGANAS.
5. **DETAILS OF REGISTERED POWER OF ATTORNEY (PREVIOUS)** BOOK No. I, VOLUME No. 1901-2022, PAGE FROM 23396 To 23489, BEING No. 190110021, DATED : 13/01/2022 AT A.R.A.-I, KOLKATA.
6. **DETAILS OF REGISTERED POWER OF ATTORNEY (PRESENT)** BOOK No. I, VOLUME No. 1604-2022, PAGE FROM 173007 To 173022, BEING No. 160405285, DATED : 23/05/2022 AT D.S.R.-IV, SOUTH 24 PARGANAS.
7. **DETAILS OF K.M.C. MUTATION** 5139/15-MAR-21/373/94 DATED : 28/09/2021.
8. **DETAILS OF BL & LRO. MUTATION** 1B/MUT/8689/BL & LRO/ATM/KASBA, 15 DATED : 16/09/2015 (BEEL). 1B/MUT/8689/BL & LRO/ATM/KASBA, 15 DATED : 16/09/2015 (BEEL).
9. **DETAILS OF BL & LRO. CONVERSION** 31A(C)/P4/4584/(3)(P/16 DATED 14/11/2019 (BEEL TO BASTU). 31A(C)/1B/4587/(3)(P/16 DATED 14/11/2019 (BEEL TO BASTU).
10. **N.O.C. FROM U.L.C.** 27/42/ULC/ALIPORE/2021 DATED 08/11/2021

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 SIGNED BY - **ALOK ROY (G.T. 911)** OF **GEOTEST ENGINEERS PVT. LTD.** HAVING IT'S OFFICE AT 6A, MILAN PARK, KOLKATA-700084.

E.S.E.
NILAY MAITY
E.S.E. II / 344

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.
ALOK ROY
G.T.E. I / 11

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 (4.250 MTR. MINIMUM) 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. THE PLOT IS BEYOND 500 MTR. FROM CENTRE LINE OF E.M. BYEPASS.

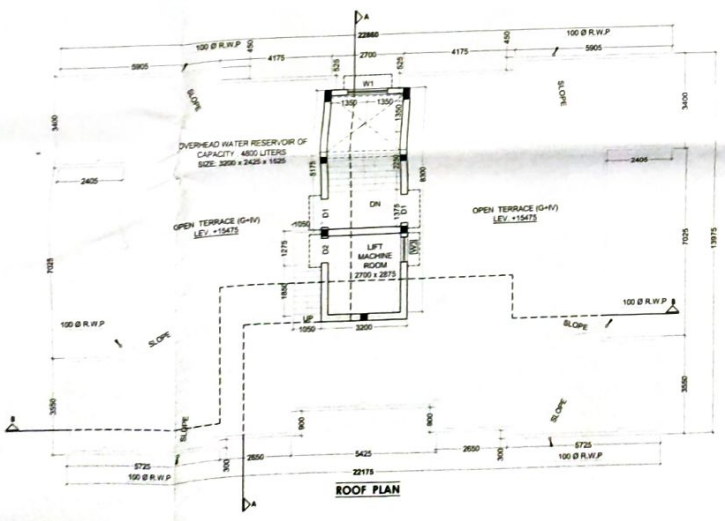
ARCHITECT
Jaydeep Deb
B. ARCH (JU), M.ARCH (Urban Design)
Cox Regn. No. CA/2003/30584
Associate of I.I.A.

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

1. WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2. WE 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 US.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

APPLICANT
SRI SWAPAN KUMAR SAHA
PROPRIETOR OF SUBARNA ENTERPRISE .
CONSTITUTED ATTORNEY OF
1) SHRI ARDHENDU SEKHAR CHOWDHURY
2) SHRI BIDYUT KUMAR CHOWDHURY

PROPOSED G+IV STORIED (15.475 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULES 2009 AT PREMISES No.- 416 , NAYABAD, PLOT NO.-C/21, DAG No. - 110, KHATIAN No. - 139, MOUZA - NAYABAD, WARD-109, BOROUGH- XII, P.S.-PANCHASAYAR, KOLKATA - 700094.



ROOF PLAN

SHEET 2 OF 2