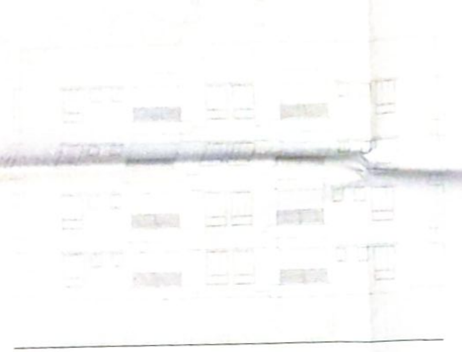
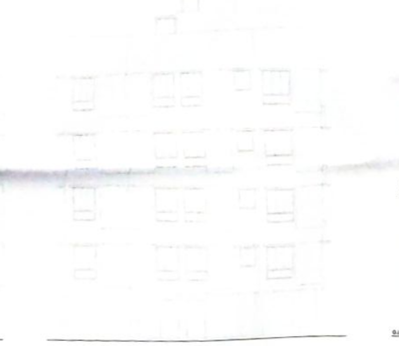
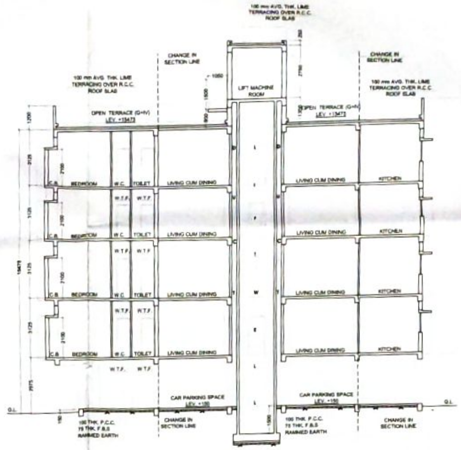


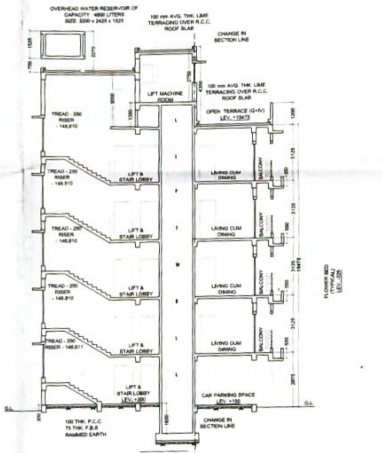
FRONT (WEST SIDE) ELEVATION



NORTH SIDE ELEVATION

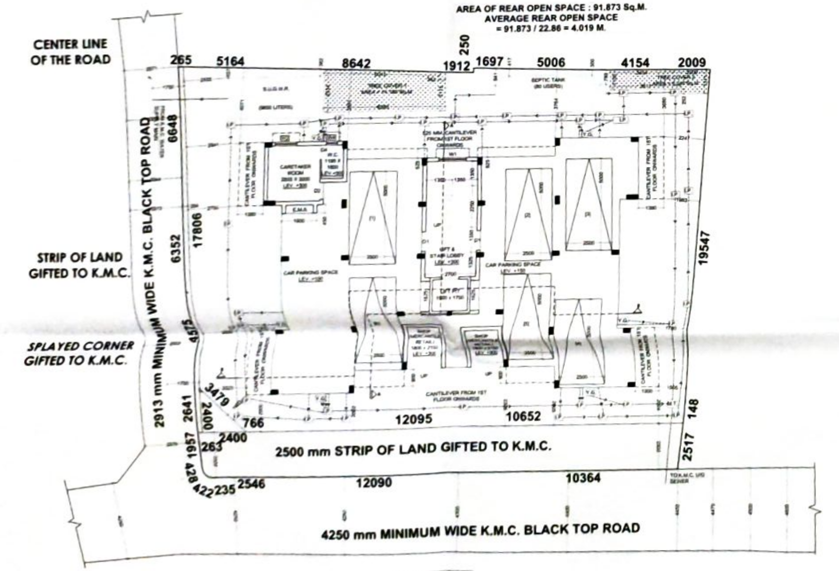


SECTION B-B

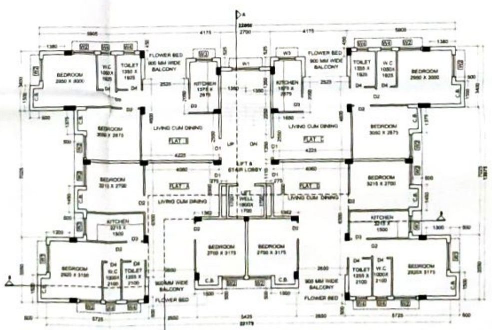


SECTION A-A

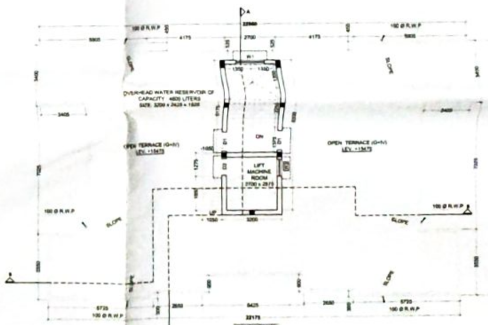
AREA OF REAR OPEN SPACE : 91.873 Sq.M.
AVERAGE REAR OPEN SPACE
= 91.873 / 22.86 = 4.019 M.



GROUND FLOOR PLAN



TYPICAL (1ST - 4TH) FLOOR PLAN



ROOF PLAN

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - B :

1. AREA OF THE LAND AS PER DEED/ ASSESSMENT BOOK — 09 KATHA 03 CHATAK 00 Sq.ft. = 610.387 Sq.M
2. AREA OF THE LAND AS PER PHYSICAL MEASUREMENT — 09 KATHA 02 CHATAK 00 Sq.ft. = 610.387 Sq.M
3. AREA OF STRIP OF LAND GIFTED TO K.M.C. (STRIP 1) 64.844 Sq.M (STRIP 2) 5.685 Sq.M
4. AREA OF THE SPLAYED CORNER GIFTED TO K.M.C. 2.879 Sq.M
5. PERMISSIBLE GROUND COVERAGE 305.184 Sq.M (50%)
6. PROPOSED GROUND COVERAGE 268.757 Sq.M (44.03%)
7. PERMISSIBLE F.A.R. 1.750
   PROPOSED F.A.R. 1.749
8. PROPOSED AREA

FLOOR	TOTAL FLOOR AREA	CUT OUT: LIFT VOID	CUT OUT: DUCT	EFFECTIVE FLOOR AREA	EXEMPTED AREA: STAIRWAY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
GROUND	240.889	—	—	240.889	13.265	2.997	224.627
FIRST	268.757	3.230	0.936	264.591	13.365	2.997	248.229
SECOND	268.757	3.230	0.936	264.591	13.365	2.997	248.229
THIRD	268.757	3.230	0.936	264.591	13.365	2.997	248.229
FOURTH	268.757	3.230	0.936	264.591	13.365	2.997	248.229
TOTAL	1316.917	12.920	3.744	1299.253	66.625	14.985	1217.643

9. TOTAL RESIDENTIAL AREA 1287.813 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 - 188.487 Sq.M

12. PROPOSED F.A.R. - (1217.642 - 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
1299.253 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 : 3.281 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 16:08:12 +05'30'
SIGNATURE OF E.E.

SPECIFICATIONS

1. STRUCTURAL CEM. CONC. M-25 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 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. 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. 35 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. 22 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
GROUND, FIRST, SECOND, THIRD & FOURTH FLOOR PLANS ELEVATIONS & SECTIONS.

DRAWN BY - S.P.	DATE - 22.07.2022
DEALT BY - J.D.	N
SCALE - 1:100 [illegible]	

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A

ASSESSEE No. [illegible]
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 OWNERS.

1. DETAILS OF REGISTERED DEED :
   BOOK No. I, VOLUME No. 37, PAGE FROM 143 TO 148, BEING No. 2187 DATED [illegible] AT J.S.R.-I OF ALIPORE AT BEHALA.
   - AFFIDAVIT BEFORE 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE VIDE No. - [illegible] DATED [illegible]
2. DETAILS OF REGISTERED BOUNDARY DECLARATION
   BOOK No. I, VOLUME No. 1630-2022, PAGE FROM [illegible] To [illegible], BEING No. [illegible] DATED [illegible] AT D.S.R.-V, SOUTH 24 PARGANAS.
3. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND)
   (A) (2.5 MR. WIDE) BOOK No. I, VOLUME No. 1630-2022, PAGE FROM [illegible] To [illegible], BEING No. [illegible] DATED [illegible] AT D.S.R.-V, SOUTH 24 PARGANAS.
   (B) BOOK No. I, VOLUME No. 1630-2022, PAGE FROM [illegible] To [illegible], BEING No. [illegible] DATED [illegible] AT D.S.R.-V, SOUTH 24 PARGANAS.
4. DETAILS OF REGISTERED DEED OF GIFT (SPLAYED CORNER)
   BOOK No. I, VOLUME No. 1630-2022, PAGE FROM [illegible] To [illegible], BEING No. [illegible] DATED [illegible] AT D.S.R.-V, SOUTH 24 PARGANAS.
5. DETAILS OF REGISTERED POWER OF ATTORNEY (PREVIOUS)
   BOOK No. I, VOLUME No. [illegible], PAGE FROM [illegible] To [illegible], BEING No. [illegible] DATED [illegible] AT A.R.A.-4, KOLKATA.
6. DETAILS OF REGISTERED POWER OF ATTORNEY (PRESENT)
   BOOK No. I, VOLUME No. [illegible], PAGE FROM [illegible] To [illegible], BEING No. [illegible] DATED [illegible] AT D.S.R.-V, SOUTH 24 PARGANAS.
7. DETAILS OF K.M.C. MUTATION
   [illegible] DATED [illegible]
8. DETAILS OF BL & LRO. MUTATION
   [illegible]
   [illegible]
9. DETAILS OF BL & LRO. CONVERSION
   [illegible]
   [illegible]
10. N.O.C. FROM ULC.
    [illegible] DATED [illegible]

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. [illegible]) OF GEOTEST ENGINEERS PVT. LTD. HAVING IT'S OFFICE AT 6A, MILAN PARK, KOLKATA-700084

E.S.E.
NILAY MAITY
[illegible]

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.
[illegible]

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
[illegible]

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.