

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')	
1. ASSESSEE NO: 311010402923	7. DETAILS OF REGISTERED GIFT DEED : BOOK NO. I, CD VOL. NO. 17, PAGES - 3738 TO 3752 BEING NO. 04181, FOR THE YEAR 2023, A.D.S.R. - ALIPORE WEST BENGAL , DATE - 28.05.2013
2. NAME OF THE OWNER (RECORDED) : SRI. ADITYA SAMANTA, SRI. RANAJIT SINHA, SRI. DEBASISH SARKAR BOTH PARTNARS OF M/S DEBDUT ENTERPRISE	8. REGISTERED BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1601-2023, PAGES - 41393 TO 41408, BEING NO. 160101117, FOR THE YEAR 2023, DT.- 25.05.2023, D.S.R- I, SOUTH 24 PARGANAS (W.B)
3.NAME OF THE APPLICANT : SRI. ADITYA SAMANTA, SRI. RANAJIT SINHA, SRI. DEBASISH SARKAR BOTH PARTNARS OF M/S DEBDUT ENTERPRISE	9. DETAILS OF STRIP OF LAND (GIFT DEED) :- BOOK NO. I, VOL. NO. 1601-2023, PAGES - 41409 TO 41426 BEING NO. 160101118, FOR THE YEAR 2023, D.S.R. - I SOUTH 24 PARGANAS WEST BENGAL , DATE - 25.05.2023
4. DETAILS OF REGISTERED DEED (ONE) : BOOK NO. I, VOL. NO. 1601-2022, PAGES - 109431 TO 109454, BEING NO. 160102451, FOR THE YEAR 2022, D.S.R. - I SOUTH 24 PARAGANAS WEST BENGAL , DATE - 14.10.2022	10. B.L.L.R.O. CONVERSION - MEMO NO.-17/997/B.L & L.R.O/KOL - DT. 26/04/23, REFERENCE CASE NO -CN/2023/1630/704
5. DETAILS OF REGISTERED DEED (TWO) : BOOK NO. I, VOL. NO. 1601-2022, PAGES - 109455 TO 109479, BEING NO. 160102459, FOR THE YEAR 2022, D.S.R. - I SOUTH 24 PARAGANAS WEST BENGAL , DATE - 14.10.2022	10A. B.L.L.R.O CONVERSION - MEMO NO.-17/1557/CON CERTIFICATE/ BLLRO/S 24- PGS./2020 DT. 28/08/2020, REFERENCE CASE NO -318/2019
6. K.M.C MUTATION - CASE NO. M/101/02-NOV-22/897, DT.- 02.12.2022	11. L.R. MUTATION - NO.-1630033, COPY NO.- 17416 DT.- 05.12.2022 11A. L.R. MUTATION - NO.-1630033, COPY NO.- 17362 DT.- 02.12.2022
	12. DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE SOUTH 24 PARAGANAS AT ALIPORE REGARDING DEBDUT ENTERPRISE AND DEBODUT ENTERPRISE L.R. DAG NO.- 896, L.R. KHATIAN NO.- 229 OF MOUZA- RAIPUR, J.L. NO - 33 :- AFFIDAVIT NO.- 13281, DATE :- 01.08.2023

DECLARATION OF L . B . S

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 ABUTTING ROAD WIDTH OF THE ROAD FRON OF THE PREMISES 3.544 M. SOUTHERN SIDE AND 2.425M.WIDE C.C. ROAD ON THE NORTHERN SIDE OF THE PREMISES HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILD ABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

1. PLOT IS VACANT LAND AND BOUNDED BY BOUNDARY WALL.
2. HEIGHT OF THE BUILDING IS 9.900 M.
3. PLOT IS BEYOND 500 M. FROME THE C/L OF E.M. BYE PASS ROAD.
4. SITE PLAN AND KEY PLAN AS PER SITE.
5. THE WIDTH OF ROAD FRONT OF THE PREMISES IS 3.544 M.
SOUTHERN SIDE AND 2.425M.WIDE C.C. ROAD ON THE NORTHERN SIDE OF THE PREMISES.
6. THE WIDTH OF THE ROAD FRONT SIDE HAS BEEN MEASURED
AND VERIFIED BY ME AND FOUND 3.544 M. WIDE AND 2.425M. WIDE C.C. ROAD . NAME OF L . B . S.
SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/1

- NOTES**
1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
 2. FOLLOW WRITTEN DIMENSION ONLY.
 3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
 4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
 5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.
 6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
 7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
 8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
 9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
 10. ALL SORTS OF PRECATUONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

SCHEDULE OF DOORS & WINDOWS			
TYPE	SIZE	TYPE	SIZE
D1A	1200x2100	W1A	1750x1200
D1	1000x2100	W1	1500x1200
D2	975x2100	W2	1200x1200
D3	850x2100	W3	900x1200
D4	700x2100	W4	600x750

DECLARATION OF OWNERS

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT.

- i) WE SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION.
- ii) WE SHALL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING (AS PER B. S. PLAN).
- iii) K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
- iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE , THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- vi) SITE HAS BEEN IDENTIFY BY US AT THE TIME OF DEPARTMENTAL INSPECTION AND THERE IS NO TENANT.
- vii) THERE IS NO PENDING COURT CASE ABOVE MENTION PREMISES.

NAME OF OWNERS
SRI. ADITYA SAMANTA, SRI. RANAJIT SINHA,
SRI. DEBASISH SARKAR BOTH PARTNARS OF
M/S DEBDUT ENTERPRISE

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'B')										
1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 460.981 Sqm. (06 K - 14 CH - 12 Sqft.)					2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 421.546 Sqm. (06 K - 04 CH - 38 Sqft.) 2A. AREA OF THE STRIP OF LAND :- 6.724 Sqm. 2B. NET AREA OF THE LAND :- (+)421.546 (-)6.724 = 414.822 Sqm.					
1A. AREA OF THE PLOT OF LAND AS PER B.L.L.R.O. MUTATION :- 10.40 DECIMEL (06 K - 04 CH - 38 Sqft.)					4. PROPOSED GROUND COVERAGE :- 190.280 Sqm. i.e, 45.139 %					
3. PERMISSIBLE GROUND COVERAGE :- 52.839 % i.e, 222.742 Sqm.										
5. AREA STATEMENT :-										
FLOOR	RESIDENTIAL (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)	
GR. FL.	190.280	-----	-----	190.280	12.090	2.600	175.590	-----	1.500	
1ST FL.	190.280	0.600	2.013	187.667	12.090	2.600	172.977	3.750	1.500	
2ND FL.	190.280	0.600	2.013	187.667	12.090	2.600	172.977	3.750	1.500	
TOTAL	570.840	1.200	4.026	565.614	36.270	7.800	521.544	7.500	4.500	
6. TENEMENTS CALCULATION							STAIR HEAD ROOM AREA - 16.480 SQM. CUP BOARD AREA - 7.500 SQM. LIFT MACHINE ROOM - 10.244 SQM. LIFT MACHINE ROOM STAIR - 3.500 SQM LOFT AREA - 4.500 SQM			
TENEMENT. MKD.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT		ADDITIONAL AREAS FOR FEES :-			42.224 SQM			
A	77.502	02								
B	55.642	02		CAR PARKING CALCULATION						
C	55.394	02		NO.			AREA			
D	121.502	01		REQUIRED			00 00			
E	67.037	01		ACTUAL			00 00			
7. PERMISSIBLE F.A.R. =		1.25								
8. PROPOSED F.A.R. =		521.544/ 421.546 = 1.237 < 1.25								
9. AREA OF STAIR HEAD ROOM = 16.480 SQM										
10. AREA OF LIFT MACHINE ROOM = 10.244 SQM										
11. AREA OF LIFT MACHINE ROOM STAIR = 3.500 SQM				13. AREA OF TREE COVER = 6.467 SQM						
12. AREA OF O.H.W.TANK = 5.120 SQM				14. TOTAL AREA FOR FEES = 607.838 SQM. (NET COVER AREA + ADDITIONAL AREA FOR FEES)						

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER- STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH AND SIGNED BY BHASKAR JOYTI ROY, B. C. E. , M.I. E., M.I.G.S. CONSULTING GEOTECHNICAL ENGINEERING, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA- 700 032.

NAME OF GEO-TECHNICAL ENGINEER
BHASKARJOYTI ROY, B.C.E. M. I. E.,M.I.G.S.
CHARTERED ENGINEER, EMPANELMENT NO. - G.T/1/50(KMC)

NAME OF E.S.E.
SURANJAN DUTTA, E. S. E. NO. 220/1

S C A L E :- 1 : 100 / 1 : 50 / 1 : 600 & 1 : 4000

PLAN OF PROPOSED THREE STORIED RESIDENTIAL BUILDING U/SEC. 393A OF K. M. C.ACT 1980 AND AS PER B/R 2009 OF BUILDING HEIGHT 9.900 M. AT PREMISES NO - 292, BAGHAJATIN 'E' BLOCK IN WARD NO.- 101, BOROUGH NO.- XII, KOLKATA- 700 086, P.S. JADAVPUR NOW PATULI OF DAG NO.- 896, L.R. KHATIAN NO.- 214, KHATIAN NO.- 230 R.S. KHATIAN NO.- 423, MOUZA - RAIPUR, J.L. NO.- 33.

B.P. NO- 2023120280 DATED - 22-SEP-2023

VALID UPTO 21-SEP-2028

DIGITAL SIGNATURE FOR E.E

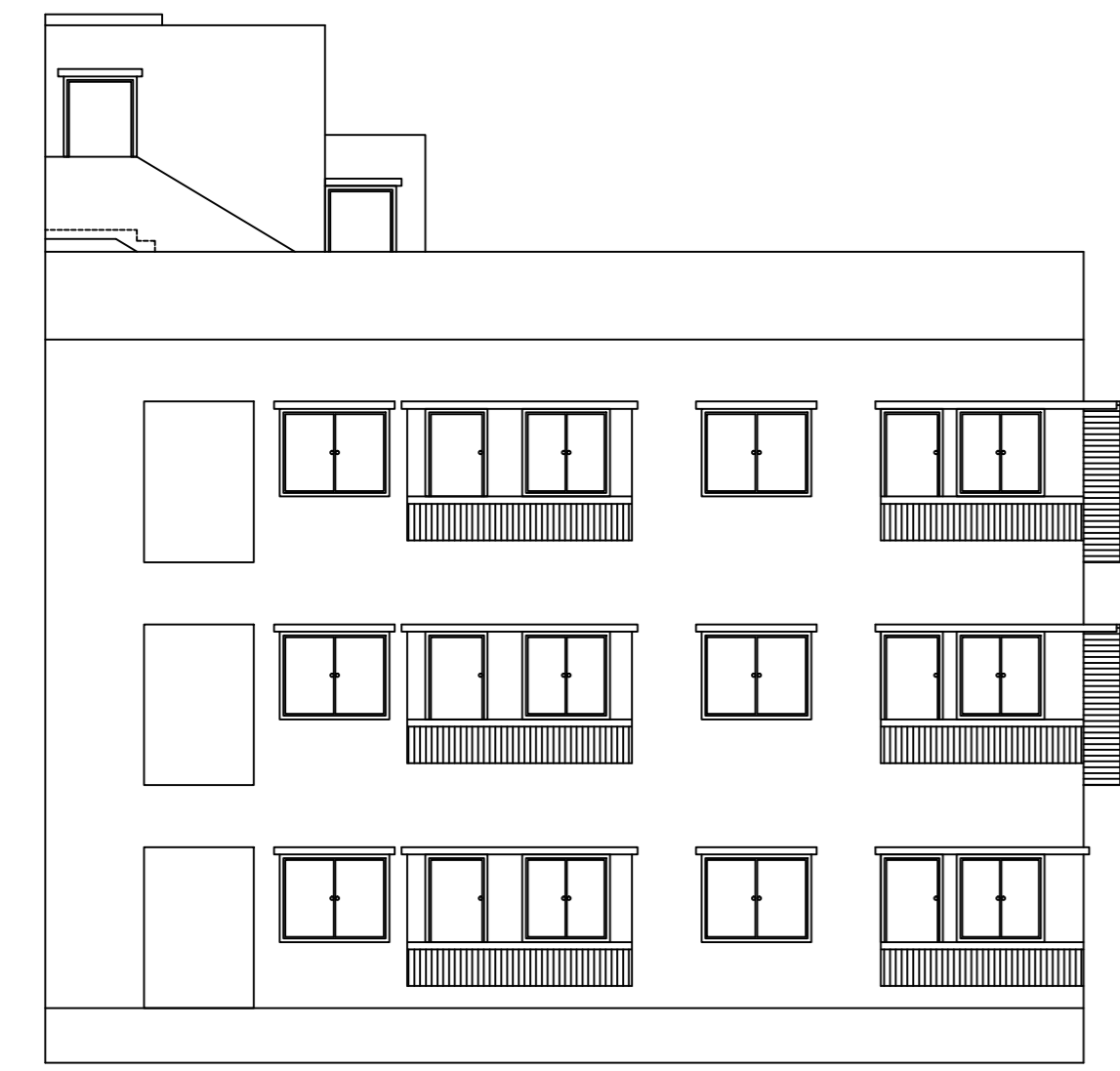
SHEET NO(2/2)

DIGITAL SIGNATURE FOR A.E

SHEET NO (2)



NORTHERN SIDE ELEVATION
SCALE :- 1 : 100



SOUTHERN SIDE ELEVATION
SCALE :- 1 : 100