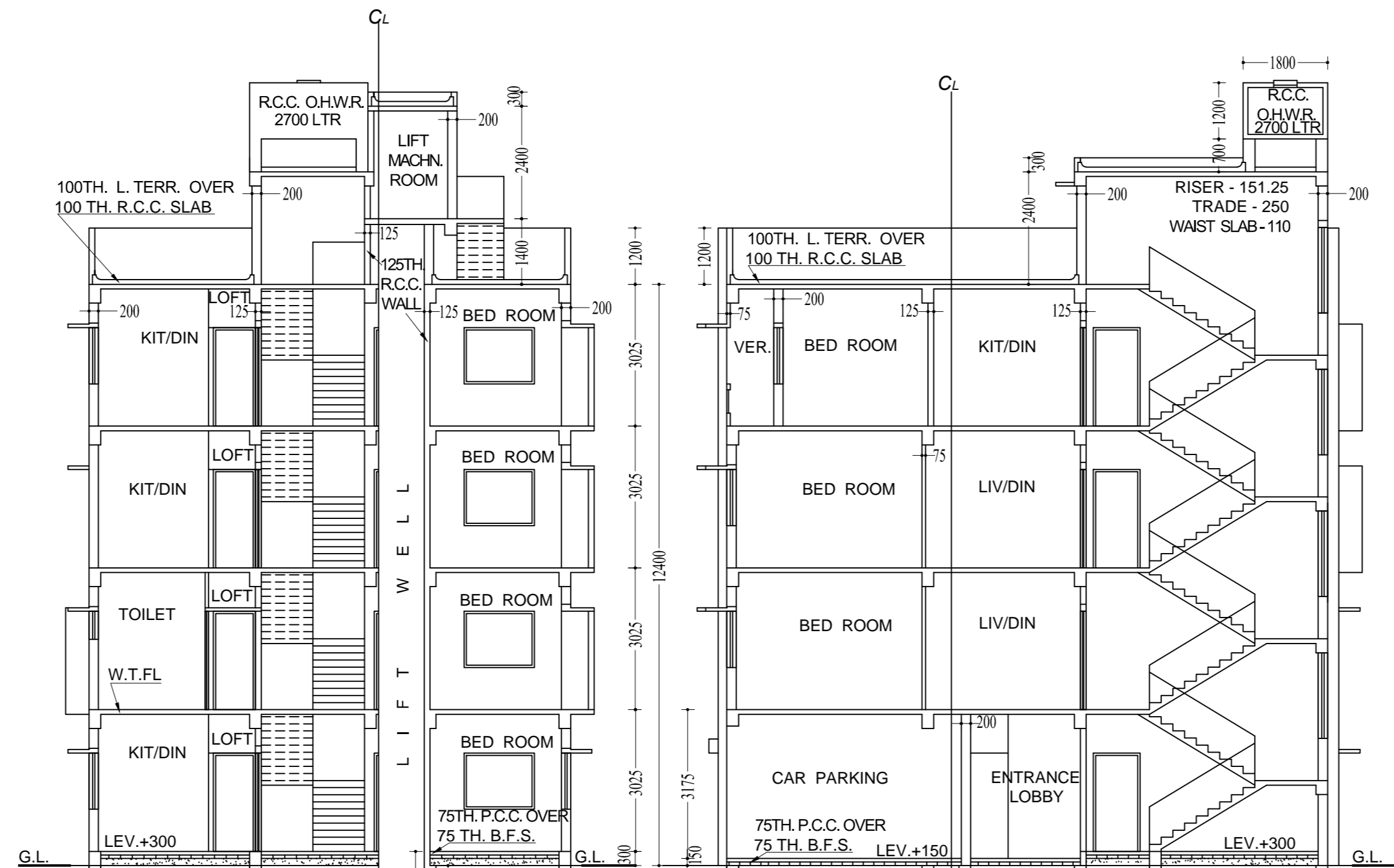




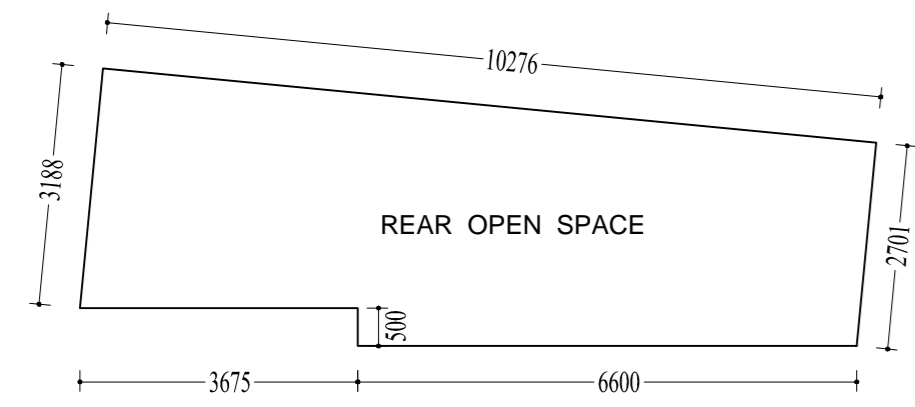
FRONT ELEVATION

EAST SIDE ELEVATION



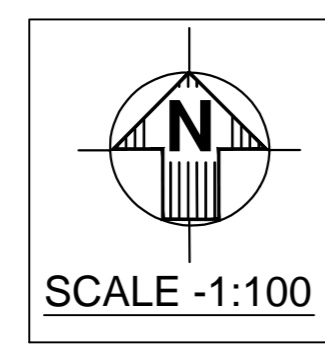
SECTION A-A'

SECTION B-B'

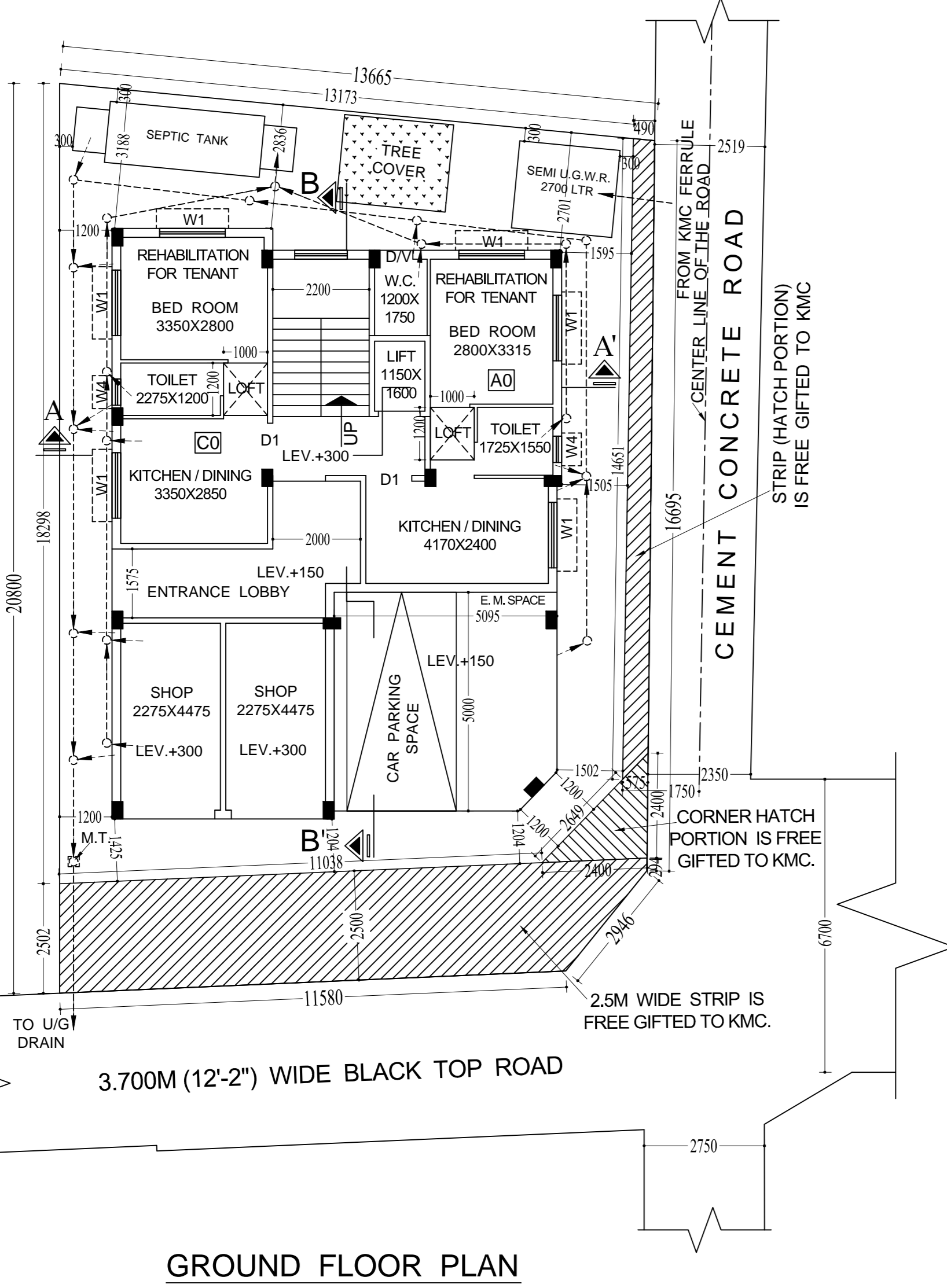


AREA OF REAR OPEN SPACE = 30,989 SQ.M.  
AVERAGE REAR OPEN SPACE CALCULATION = 30,989 SQ.M. / (3.675x6.600) M. = 3.016 M.

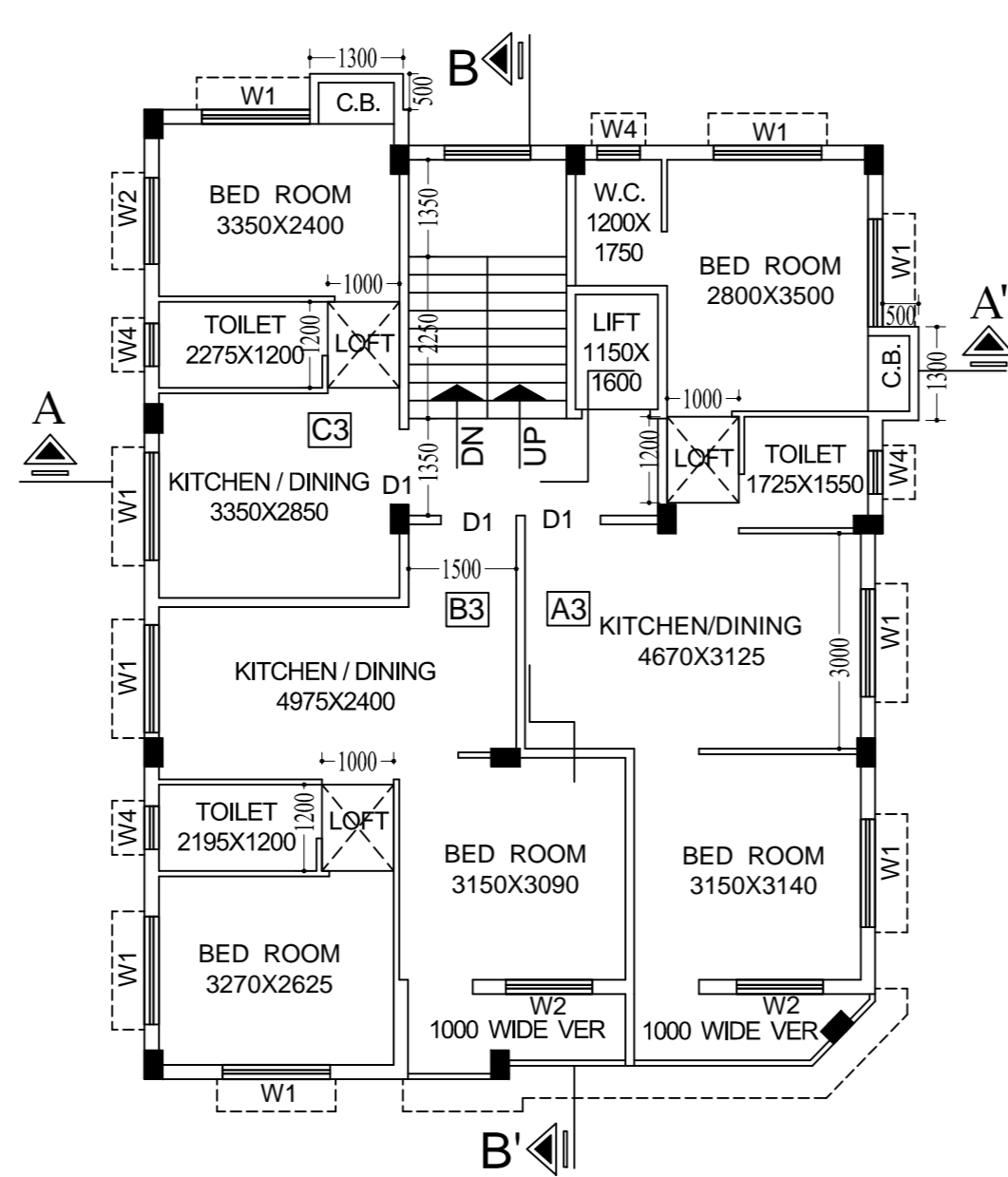
NOTE:  
AVERAGE REAR OPEN SPACE-3.016 M.  
VIDE NOTIFICATION NO.-  
480/MA/C-4/3R-13/2012. DATE-21.10.2014.



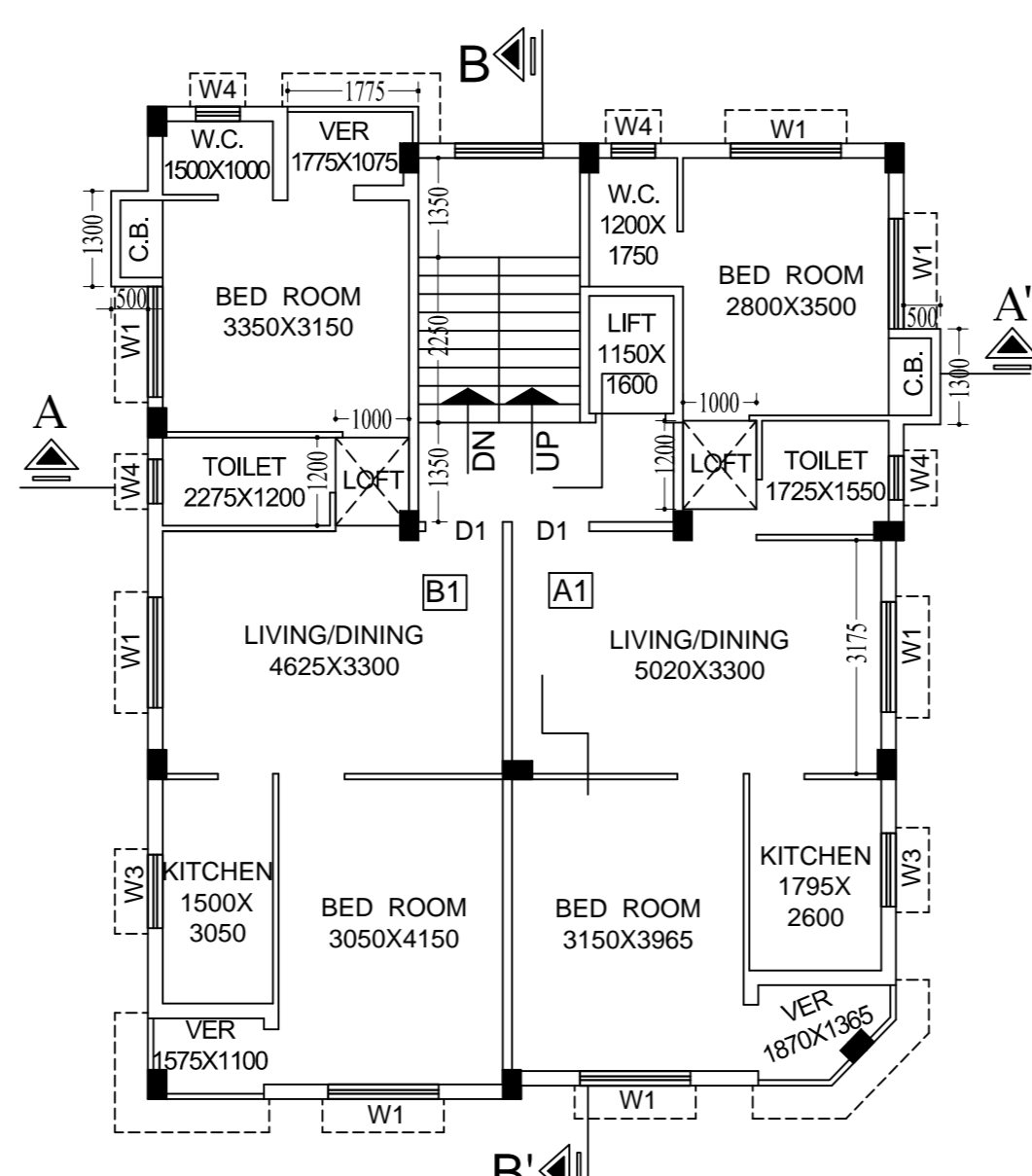
SCALE - 1:100



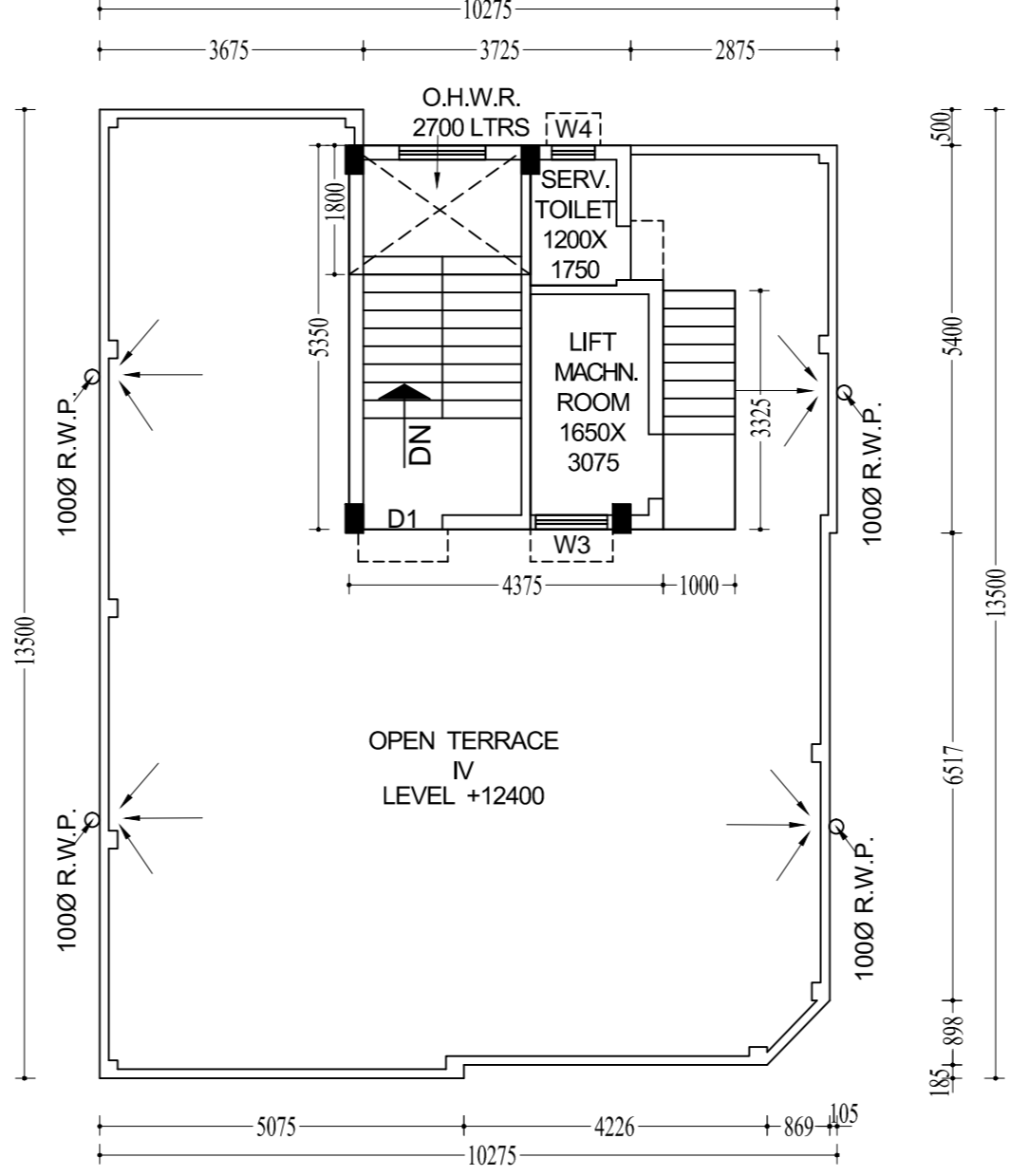
GROUND FLOOR PLAN



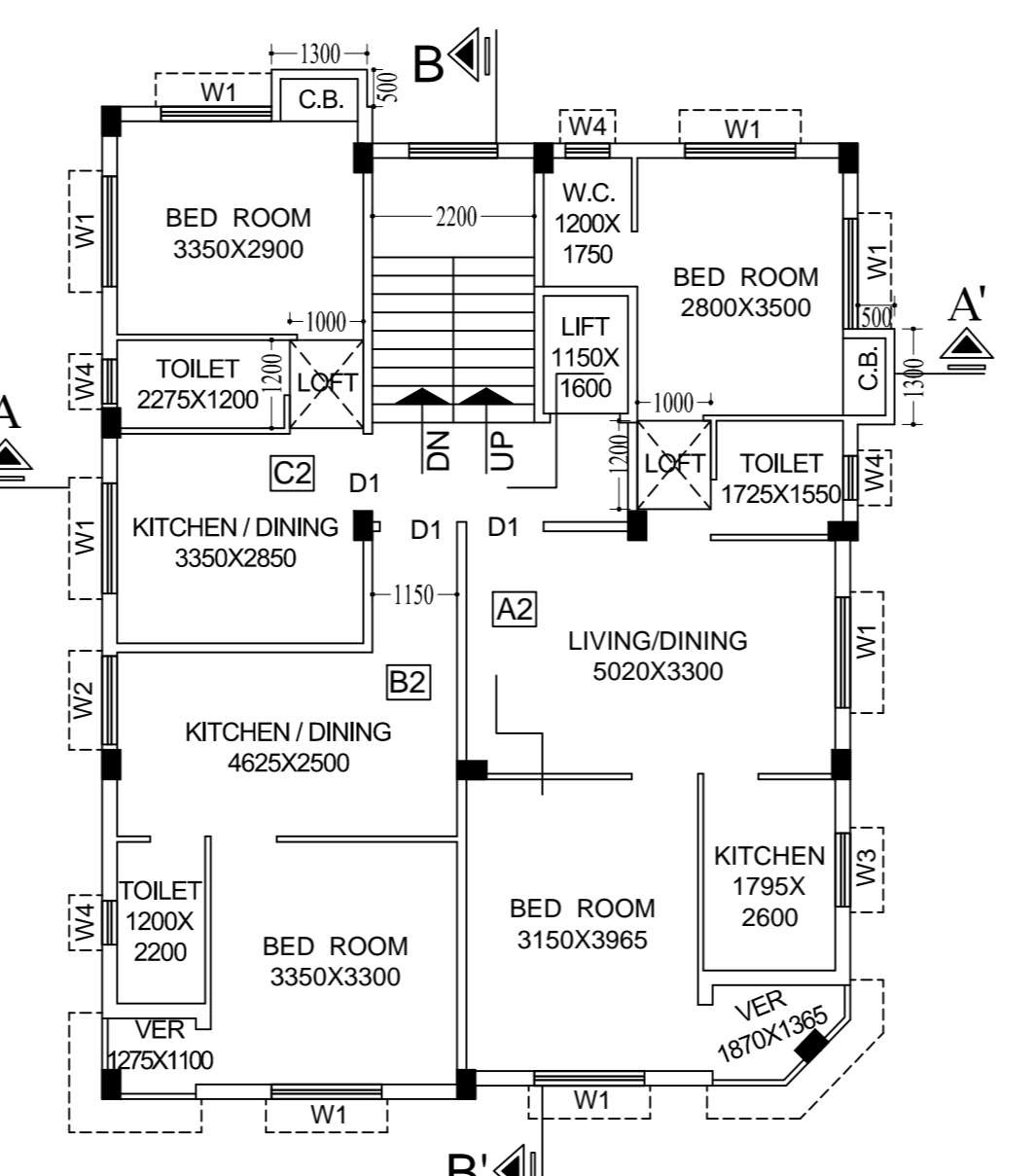
THIRD FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



SECOND FLOOR PLAN

**NOTES -**  
1) ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE STATED.  
2) ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.  
3) THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI U.G.W.R WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.  
4) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING THE CONSTRUCTION OF SEPTIC TANK AND SEMI U.G.W.R.

**SPECIFICATIONS -**  
1) ALL EXTERNAL WALLS ARE 200 MM THICK (1:6) AND INTERNAL WALLS ARE 125 MM & 75 MM THICK (1:4) WITH CEMENT MORTAR.  
2) PLASTER ON WALLS AND CEILING WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.  
3) 75MM THICK SCREED CONCRETE WITH PROPER WATER PROOFING COMPOUND OVER 100MM THICK ROOF SLAB.  
4) ASSUMED BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.  
5) GRADE OF CONC. = M20 AND GRADE OF STEEL = Fe 415.  
6) CEMENT MORTAR - 1:6 FOR 200 MM THICK B.W. 1:4 FOR 125 MM THICK S.W. AND 1:3 FOR 75 MM THICK BRICKWORK.  
7) ALL OTHER WORKS WILL BE AS PER I.S. CODE AND N. B. C. 1984 RECOMMENDATION.  
8) MARBLE FLOORING WILL BE PROVIDED.

DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1000mm X 2100mm	W1	1500mm X 1200mm
D2	900mm X 2100mm	W2	1200mm X 1200mm
D3	750mm X 2100mm	W3	600mm X 600mm

**DECLARATION OF OWNER --**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S./E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER S.S. PLAN. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER S.S. PLAN. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER S.S. PLAN. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER S.S. PLAN. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER S.S. PLAN.

SANKAR MALAKAR  
CONSTITUTED ATTORNEY OF  
SACHIDANANDA SENGUPTA, GOURANGA  
SENGUPTA, NUPUR SENGUPTA, JHUMUR  
GHOSH & ADHISEK GUPTA  
NAME OF OWNERS

**DECLARATION OF GEO-TECH ENGINEER--**  
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

BHASKAR JYOTI ROY  
GEO-TECH NO. - II/4  
NAME OF GEO-TECH ENGINEER

**DECLARATION OF STRUCTURAL ENGINEER--**  
THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

MANIBHUSAN CHAKRAVARTI  
E.S.E. NO. - II/97  
NAME OF E.S.E.

**DECLARATION OF L.B.S. ---**  
CERTIFY 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 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING 3.700M WIDE BLACK TOP K.M.C. ROAD IN THE SOUTH CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK WHICH IS A LAND WITH STRUCTURE. THE LAND IS DEMARCATED BY BOUNDARY WALLS.

BISWAJIT RAY  
L.B.S. NO. - I/1455  
NAME OF L.B.S.

SHEET NO. (2/2)

BUILDING PERMIT NUMBER - 2022110251

SANCTON DATE:- 06/09/2022

VALID UPTO:- 05/09 /2027

**PLAN OF PROPOSED (G + THREE) STORIED RESIDENTIAL BUILDING U/S 393A OF THE KMC ACT. 1980 AND KMC BUILDING RULES 2009, AT PREMISES NO.- 24, NIRANJAN PALLY 'C' BLOCK, KOLKATA - 700070, P.S.- BANSDRONI, WARD NO.- 113, BOROUGH - XI, UNDER K.M.C.**

**STATEMENT OF PLAN PROPOSAL**

**PART - A**

1) ASSESSEE NO.	31-113-18-0024-5
2) DETAILS OF REGISTERED DEED	BOOK NO.= I, VOLUME NO.= 16, BEING NO.= 1937, PAGE = 425 TO 428, YEAR = 1990, A.D.S.R. ALIPORE, DATE = 29.10.1990.
3) DETAILS OF GENERAL POWER OF ATTORNEY	BOOK = I, VOLUME = 1605-2022, BEING NO.= 160502299, PAGE - 25980 TO 25994, YEAR = 2022, A.D.S.R. ALIPORE, DATE = 09.03.2022.
4) DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK = I, VOLUME = 1605-2021, BEING NO.= 160502289, PAGE - 102621 TO 102635, YEAR = 2021, A.D.S.R. ALIPORE, DATE = 28.09.2021.
5) DETAILS OF REGISTERED GIFT OF STRIP OF LAND IN THE EAST SIDE	BOOK = I, VOLUME = 1605-2021, BEING NO.= 160502290, PAGE - 97388 TO 97402, YEAR = 2021, A.D.S.R. ALIPORE, DATE = 17.09.2021.
6) DETAILS OF REGISTERED GIFT OF STRIP OF LAND IN THE EAST SIDE	BOOK = I, VOLUME = 1605-2021, BEING NO.= 160502292, PAGE - 97403 TO 97417, YEAR = 2021, A.D.S.R. ALIPORE, DATE = 17.09.2021.
7) DETAILS OF REGISTERED GIFT OF CORNER SPLAY	BOOK = I, VOLUME = 1605-2021, BEING NO.= 160502291, PAGE - 102639 TO 102652, YEAR = 2021, A.D.S.R. ALIPORE, DATE = 28.09.2021.
8) DETAILS OF REGISTERED NON-EVICTION OF TENANT	BOOK = IV, VOLUME = 1605-2021, BEING NO.= 16050281, PAGE - 6008 TO 6020, YEAR = 2021, A.D.S.R. ALIPORE, DATE = 16.09.2021.
9) AREA OF LAND -	
A) AS PER TITLE DEED -----	271.739 M <sup>2</sup> (4K - 01CH - 00SFT)
B) AS PER BOUNDARY DECLARATION	266.019 M <sup>2</sup> (3K - 15CH - 28SFT)
10) ROAD WIDTH	3.700 M (12'-2")
11) PROPOSED HEIGHT OF THE BUILDING	12.400 M
12) NO. OF STORIED	(G + III)
13) SIZE OF TENEMENTS	BELOW 50 M <sup>2</sup> - 5 NOS & 50 - 75 M <sup>2</sup> - 5 NOS.

**PART - B**

1) NET LAND AREA	266.019 - (31.541(2.5M STR.) + 616(STR.) + 2.878(SPLAY)) M <sup>2</sup> = 223.986 M <sup>2</sup>
2) PERMISSIBLE GROUND COVERAGE	57.801% = 153.763 M <sup>2</sup>
3) PROPOSED GROUND COVERAGE	50.102% = 133.282 M <sup>2</sup>
4) PERMISSIBLE COVERED AREA	465.533 M <sup>2</sup>

FLOOR	TOTAL COVERED AREA IN M <sup>2</sup>	LIFT WELL IN M <sup>2</sup>	ACTUAL FLOOR AREA IN M <sup>2</sup>	EXEMPTED AREA STAIR/LIFT LOBBY	NET FLOOR AREA IN M <sup>2</sup>
GROUND	133.282		133.282	(10.89+1.84)	120.552
FIRST	133.282	1.840	131.442	(10.89+1.84)	118.712
SECOND	133.282	1.840	131.442	(10.89+1.84)	118.712
THIRD	133.282	1.840	131.442	(10.89+1.84)	118.712
TOTAL	533.128	5.520	527.608	50.92	476.688

**TENEMENTS & CAR PARKING CALCULATION**

TENEMENT MARKED	TENEMENT SIZE IN M <sup>2</sup>	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN M <sup>2</sup>	No of Tenement	No of Car Required
A0	28.002	1.1715	32.805	1	
C0	26.919	1.1715	31.537	1	
A1, A2	58.866	1.1715	68.964	2	
B1	59.165	1.1715	69.314	1	1
B2	32.215	1.1715	37.741	1	
C2	26.950	1.1715	31.573	1	
A3	49.567	1.1715	58.070	1	
B3	43.320	1.1715	50.751	1	
C3	25.144	1.1715	29.467	1	
MERCANTILE RETAIL(SHOP)	20.312 (CARPET)	--	23.346 (COVERED)		0

**CALCULATION OF F.A.R**

1. EFFICTIVE LAND AREA IN SQ.M	266.019
2. TOTAL REQUIRED CAR PARKING	1
3. TOTAL COVERED CAR PARKING PROVIDED	1
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN M <sup>2</sup>	25
5. ACTUAL CAR PARKING AREA PROVIDED IN M <sup>2</sup>	25.085
6. CAR PARKING AREA EXEMPTED IN M <sup>2</sup>	25
7. PERMISSIBLE F.A.R	1.75
8. PROPOSED F.A.R	1.698

**CALCULATION OF OTHER AREAS**

9. STAIR HEAD ROOM AREA IN M <sup>2</sup>	13.509
10. COVER HEAD RESERVOIR AREA IN M <sup>2</sup>	4.545
11. AREA OF CURBBOARD IN M <sup>2</sup>	3.900
12. AREA OF LOFT IN M <sup>2</sup>	10.800
13. AREA OF LIFT MACHINE ROOM IN M <sup>2</sup>	6.339
14. AREA OF STAIR OF LIFT MACHINE ROOM IN M <sup>2</sup>	3.325
15. AREA OF SERVICE TOILET IN M <sup>2</sup>	2.715
16. AREA OF TREE COVER IN M <sup>2</sup>	5.00
17. COVERED AREA OF MERCANTILE RETAIL IN M <sup>2</sup>	23.346
18. CARPET AREA OF MERCANTILE RETAIL IN M <sup>2</sup>	20.312

DIGITAL SIGNATURE OF A.E/ BR.-XI

NOT APPLICABLE

DIGITAL SIGNATURE OF E.E (C)/BR.-XI