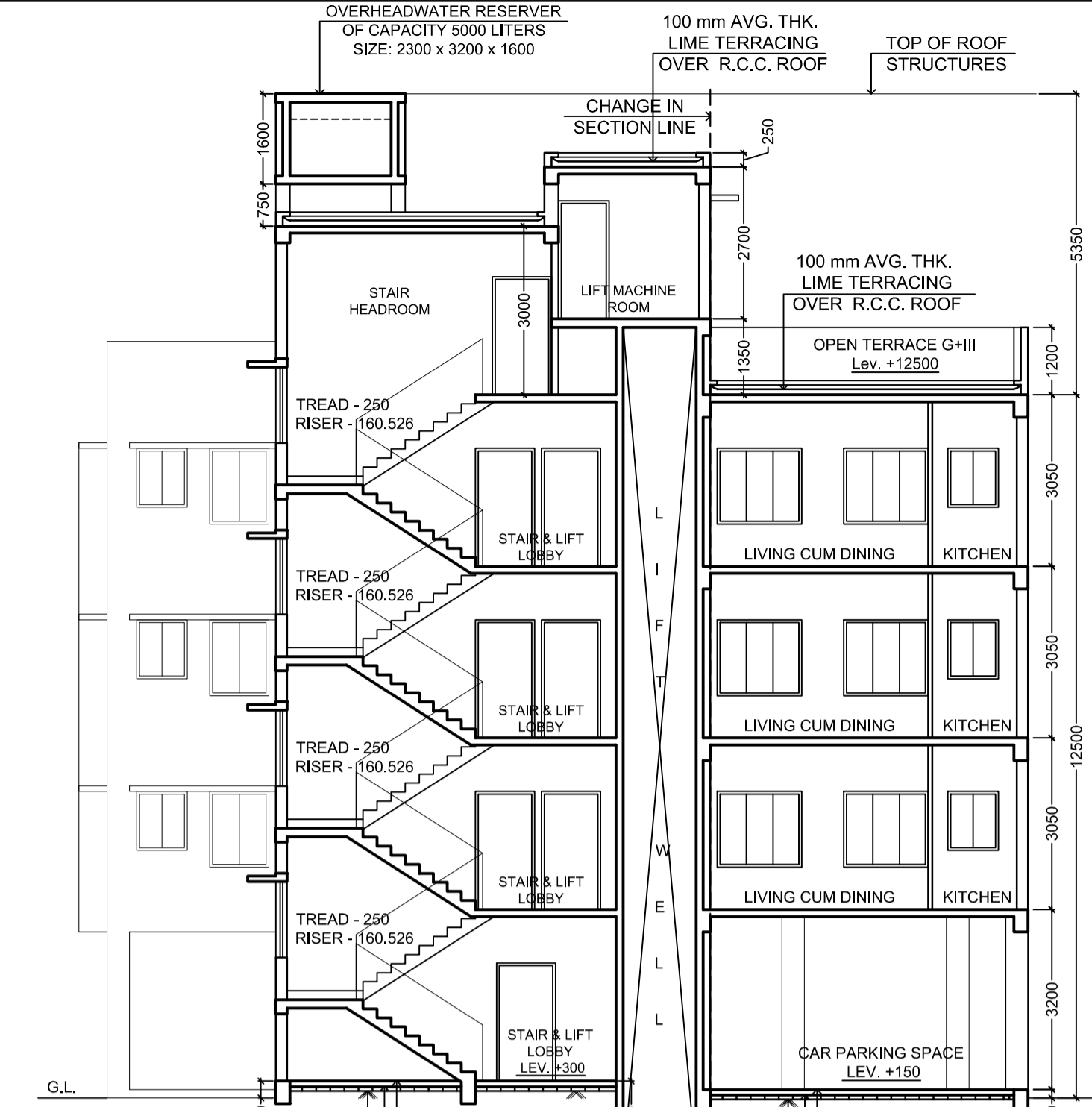
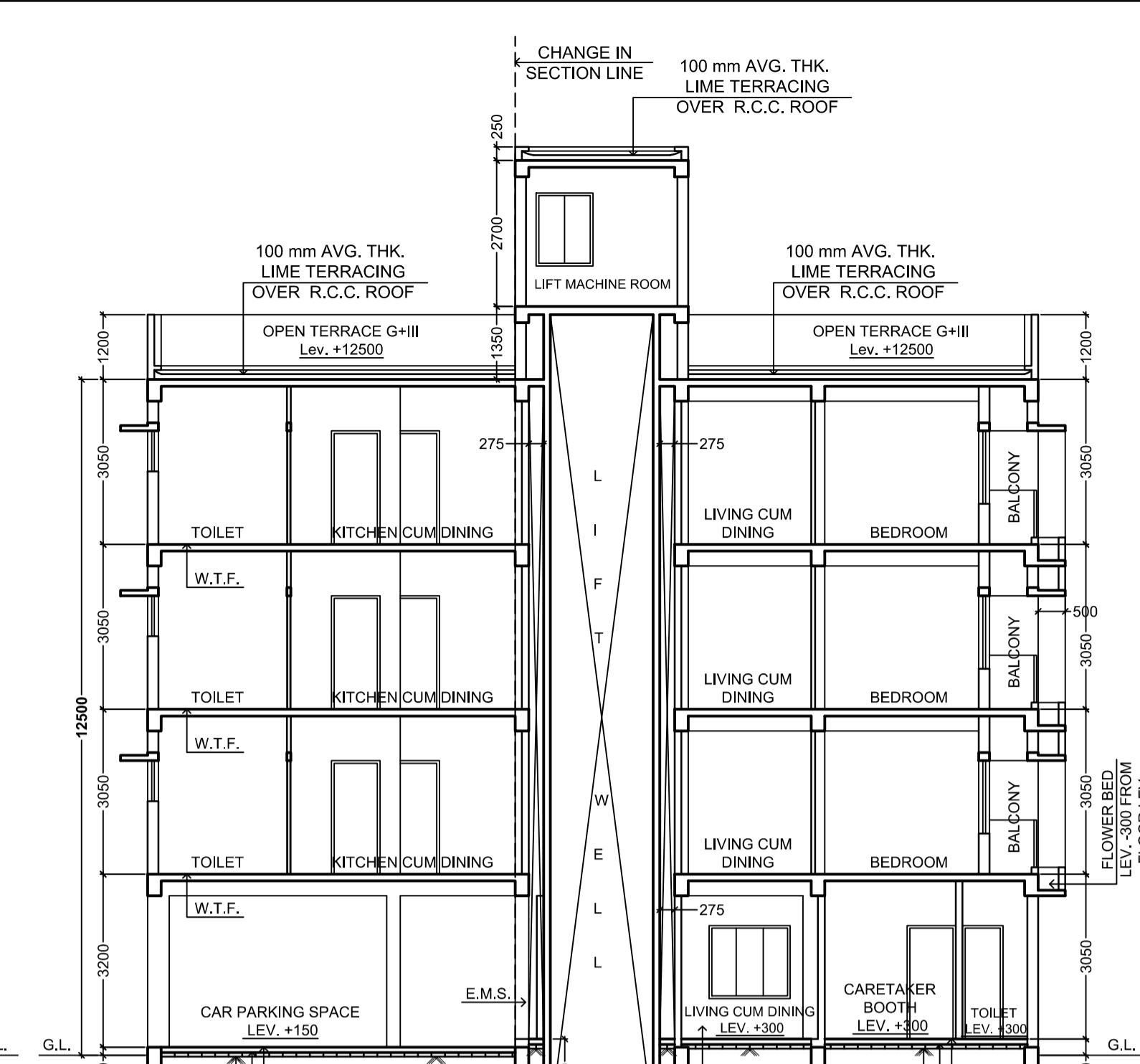




FRONT (NORTHERN) SIDE ELEVATION



SECTION A-A



SECTION B-B

**MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**

- PART - A :**  
ASSEESSEE No. 311121902076
- NAME OF THE RECORDED OWNER(S):**  
(i) SRI BIJENDRA RAY, (ii) SMT MANIDIPA CHATTERJEE, (iii) SMT DIPANWITA BHOWMICK & (iv) MILAN SARKAR
  - NAME OF THE APPLICANT(S):**  
ROHINI ROY Proprietress of MIS ROY ENTERPRISE constituted attorney of i) SRI BIJENDRA RAY ALIAS BIJENDRA RAY, ii) SMT MANIDIPA CHATTERJEE, iii) SMT DIPANWITA BHOWMICK & iv) MILAN SARKAR
  - DETAILS OF REGISTERED DEED:**
    - i) BOOK No. I, VOLUME No. 344, PAGE FROM 40 TO 50, BEING No. 14143, DATED: 28/09/1991 AT REGISTER OF ASSURANCE, CALCUTTA.
    - ii) BOOK No. I, VOLUME No. 126, PAGE FROM 435 TO 442, BEING No. 5161, DATED: 18/10/2000 AT ADDITIONAL REGISTER OF ASSURANCE, CALCUTTA.
    - iii) BOOK No. I, VOLUME No. 64, PAGE FROM 264 TO 284, BEING No. 00982, DATED: 05/02/2003 AT A.D.S.R., ALIPORE, SOUTH 24 PARGANAS.
    - iv) BOOK No. I, VOLUME No. 7, PAGE FROM 1340 TO 1452, BEING No. 01610, DATED: 06/05/2015 AT D.S.R.-I, SOUTH 24 PARGANAS.
    - v) BOOK No. I, VOLUME No. 7, PAGE FROM 1353 TO 1365, BEING No. 01611, DATED: 06/05/2015 AT D.S.R.-I, SOUTH 24 PARGANAS.
    - vi) BOOK No. I, VOLUME No. 7, PAGE FROM 1366 TO 1378, BEING No. 01612, DATED: 06/05/2015 AT D.S.R.-I, SOUTH 24 PARGANAS.
    - vii) BOOK No. I, VOLUME No. 1605 - 2015, PAGE FROM 113198 TO 113215, BEING No. 160508001, DATED: 02/12/2015 AT A.D.S.R. ALIPORE.
    - viii) BOOK No. I, VOLUME No. 1605 - 2016, PAGE FROM 7971 TO 7998, BEING No. 16050283, DATED: 19/01/2016 AT A.D.S.R. ALIPORE.
    - ix) BOOK No. I, VOLUME No. 1605 - 2016, PAGE FROM 8041 TO 8058, BEING No. 16050284, DATED: 19/01/2016 AT A.D.S.R. ALIPORE.
  - DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY:**  
BOOK No. I, VOLUME No. 1604 - 2022, PAGE FROM 205928 TO 205947, BEING No. 160405440, DATED: 17/06/2022 AT D.S.R.-IV, SOUTH 24 PARGANAS.
  - DETAILS OF REGISTERED BOUNDARY DECLARATION:**  
BOOK No. I, VOLUME No. 1604-2023, PAGE FROM 44235 TO 44246, BEING No. 160401535, DATED: 10/02/2023 AT D.S.R.-IV, SOUTH 24 PARGANAS.
  - DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND GIFTED TO K.M.C.):**  
BOOK No. I, VOLUME No. 1604-2023, PAGE FROM 44323 TO 44336, BEING No. 160401537, DATED: 10/02/2023 AT D.S.R.-IV, SOUTH 24 PARGANAS.
  - DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION:**  
BOOK No. I, VOLUME No. 1604-2023, PAGE FROM 44286 TO 44297, BEING No. 160401536, DATED: 10/02/2023 AT D.S.R.-IV, SOUTH 24 PARGANAS.
  - DETAILS OF B/L&RO MUTATION:**  
MEMO No. 181 MUT | 1885 | B/LRO | ATM | KASBA | 18, DATED: 05/04/2018, MEMO No. 181 MUT | 1886 | B/LRO | ATM | KASBA | 18, DATED: 05/04/2018, SERIAL No. 1630047, COPY No. 1687, DATED 04/02/2023, SERIAL No. 1630047, COPY No. 1806, DATED 07/02/2023.
  - DETAILS OF B/L&RO CONVERSION:**  
MEMO No. 171421/B/LRO/K&K/22, DATED 21/10/2022, MEMO No. 1714217/B/LRO/K&K/22, DATED 21/10/2022, MEMO No. 51A(C)/481/0438/P/21, DATED 17/10/2022.

**SPECIFICATIONS**

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT F6 415.
- SINGLE LAYER BFS WITH PICKED JHAMA BRICKS.
- CEM. CONC. WITH JHAMA KHOA IN FOUNDATION AND UNDER FLOOR.
- 250 MM AND 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:3) AT OUTSIDE WALLS.
- 125 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED HB NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK OPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAL WOOD.
- 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD. ALSO FLUSH DOORS WITH COMMERCIAL PLY.
- WINDOWS ARE ALUMINIUM FULLY GLAZED AND paneled FITTED WITH M.S. GRILL.
- 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
- 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOURS AS PER DIRECTION. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINTING AND COLOUR PRIMING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

**SHEET TITLE**  
GROUND, FIRST, SECOND, THIRD FLOOR PLANS, ELEVATION & SECTIONS.

**DRAWN BY - M.L.**      **DATE - 20.04.2023**

**DEALT BY - J.D.**

**SCALE - 1:100**  
(Unless mentioned otherwise)

**SCHEDULE FOR DOOR AND WINDOW**

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1500	2100	W1	1800	1350
D2	1050	2100	W2	1500	1350
D3	900	2100	W3	1050	1050
D4	850	2100	W4	900	1350
D5	750	2100	W5	600	750

**CERTIFICATE OF THE GEO TECHNICAL ENGINEER**

UNDERSEIGNED HAS INSPECTED THE SITE AND FOUND THAT THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE, SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLITION OF THE EXISTING STRUCTURE BY OWNER BEFORE STARTING A NEW CONSTRUCTION. THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

**G.T.E.**  
Rupak Kumar Banerjee  
G.T./J/3

**CERTIFICATE OF THE STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE MEMBERS OF THE PROPOSED BUILDING WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE, SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLITION OF THE EXISTING STRUCTURE BY OWNER BEFORE STARTING A NEW CONSTRUCTION. THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH COMPLETION REPORT.

**E.S.E.**  
Kunal Sinha Mahapatra  
E.S.E. II/617 (K.M.C.)

**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 (3.80 MTR.) 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 (J.U.), M.Arch (Urban Design)  
CoA Regn. No. C.A./2003/30584  
Associate of I.I.A.

**I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:-**

- I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- 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.
- DURING INSPECTION PLOT WAS IDENTIFIED BY US.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

**APPLICANT**  
ROHINI ROY Proprietress of MIS ROY ENTERPRISE constituted attorney of i) SRI BIJENDRA RAY ALIAS BIJENDRA RAY, ii) SMT MANIDIPA CHATTERJEE, iii) SMT DIPANWITA BHOWMICK & iv) MILAN SARKAR

**BUILDING PERMIT NO. :** 2023110044  
**SANCTION DATE :** 29.04.2023  
**VALID UPTO :** 28.04.2028

**SIGNATURE OF A.E.**      **SIGNATURE OF E.E.**

**PROPOSED G+III STORED (12.50 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.- 207, SOUTH RAY NAGAR, WARD - 112, BOROUGH - XI, P.S.-BANSDRONI, KOLKATA - 700 070.**

- B) Nos. OF CAR PARKING PROVIDED**  
COVERED : 5 Nos. OPEN : 0 No.
- C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) :** 3 x 25 = 75 Sq.M.
- D) ACTUAL AREA FOR PARKING PROVIDED:** 144.108 Sq.M.

**9. PROPOSED F.A.R. :** (918.328 - 75) / 491.693 = 1.715

**10. AREA OF CURBOARD :** 12.672 Sq.M.

**11. TOTAL ADDITIONAL AREA FOR FEES :**

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
978.976 Sq.M.	40.217 Sq.M.	1019.193 Sq.M.

- AREA OF LIFT MACHINE ROOM STAIR : 2.825 Sq.M.
- AREA OF LIFT MACHINE ROOM : 5.040 Sq.M.
- AREA OF OVERHEAD TANK : 7.360 Sq.M.
- AREA OF STAIR HEADROOM : 15.68 Sq.M.
- AREA OF PROPOSED TREE COVER : 16.426 Sq.M. (3.34 % OF LAND)

**17. CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL)**

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
Point - A	22°27'56.0"N	88°21'30.5"E
Point - B	22°27'55.9"N	88°21'31.1"E
Point - C	22°27'55.1"N	88°21'31.2"E
Point - D	22°27'55.4"N	88°21'30.1"E

9.14 METERS

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

**APPLICANT**  
ROHINI ROY Proprietress of MIS ROY ENTERPRISE constituted attorney of i) SRI BIJENDRA RAY ALIAS BIJENDRA RAY, ii) SMT MANIDIPA CHATTERJEE, iii) SMT DIPANWITA BHOWMICK & iv) MILAN SARKAR

**ARCHITECT**  
Jaydeep Deb  
B. Arch (J.U.), M.Arch (Urban Design)  
CoA Regn. No. C.A./2003/30584  
Associate of I.I.A.

**PART - B :**

- AREA OF THE LAND**  
AS PER DEED, ASSESSMENT & BOUNDARY DECLARATION : 07 KATHA 06 CHATAK 19 Sq.ft. = 495.076 Sq.M.
- AREA OF STRIP OF LAND GIFTED TO K.M.C.**  
AS PER B/L&RO : 07 KATHA 05 CHATAK 27.583 Sq.ft. = 491.693 Sq.M.

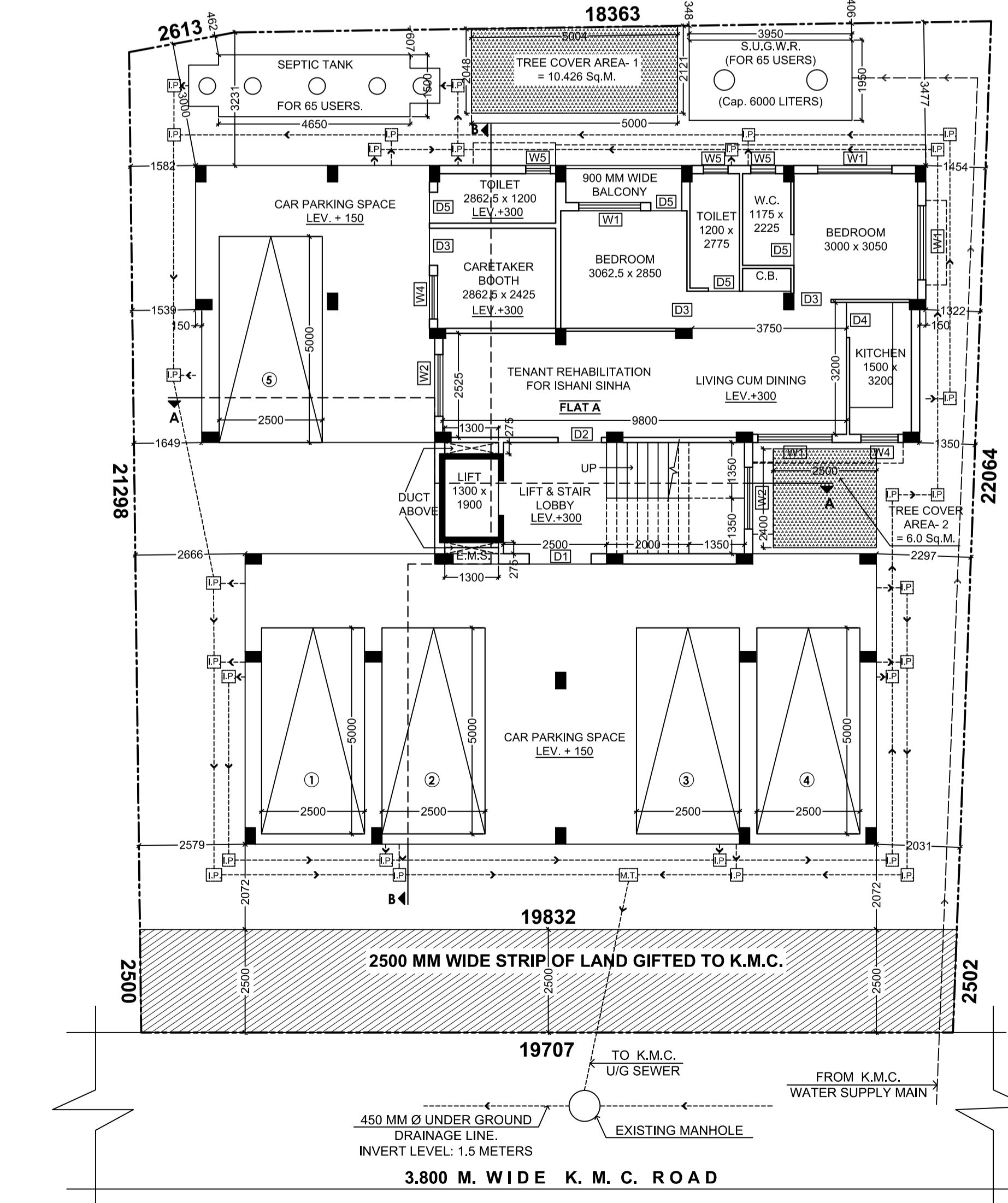
- PERMISSIBLE GROUND COVERAGE** : 247.208 Sq.M. (50.28%)
- PROPOSED GROUND COVERAGE** : 247.132 Sq.M. (50.26%)
- PERMISSIBLE F.A.R.** : 1.75
- PROPOSED F.A.R.** : 1.715

**7. PROPOSED AREA**

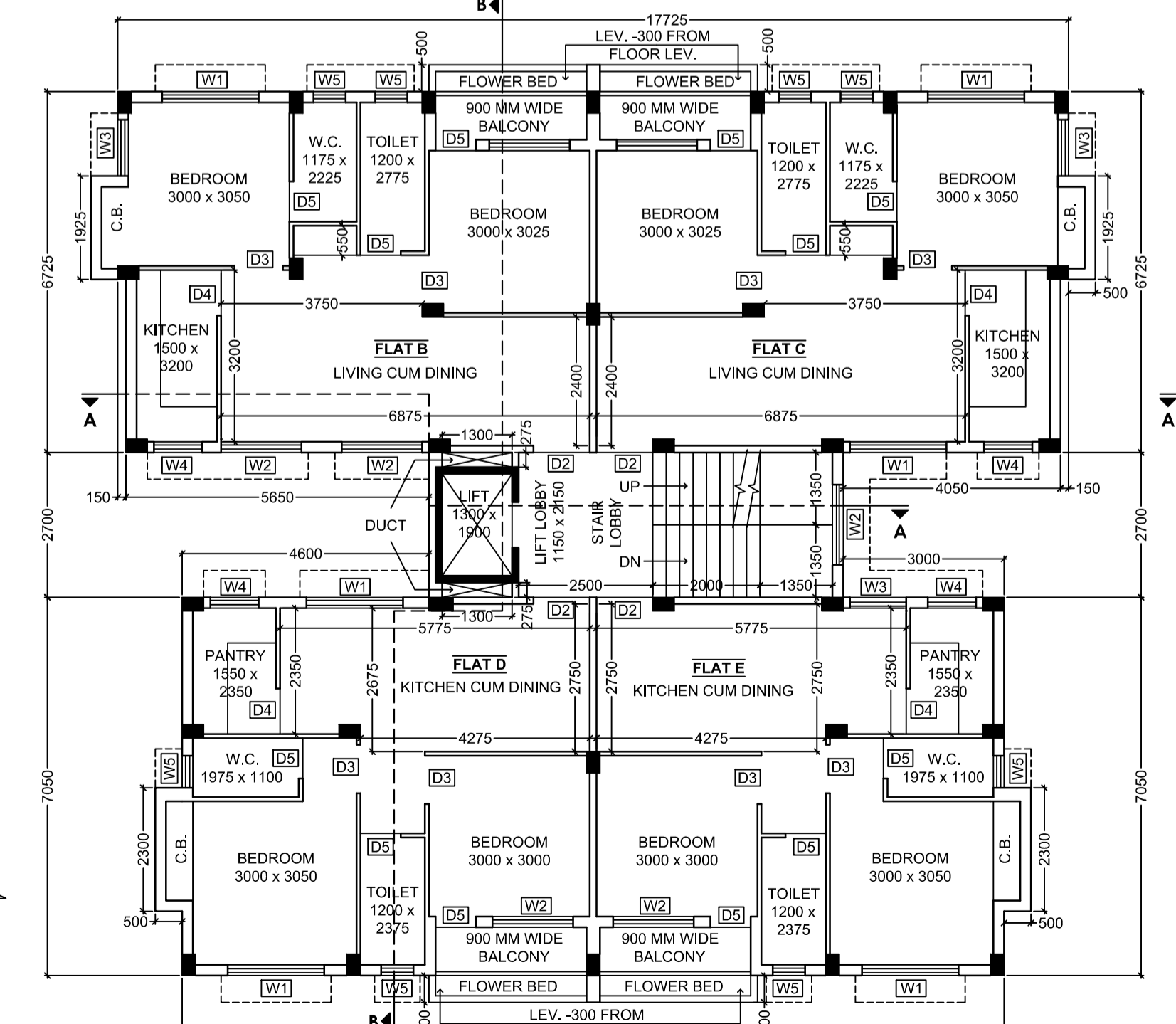
FLOOR	TOTAL FLOOR AREA	CUT OUT	DUCT	LIFT VOID	EFFECTIVE FLOOR AREA	STAIRWAY	EXEMPTED AREA	LIFT LOBBY	NET FLOOR AREA
GROUND	247.132	—	—	—	247.132	12.690	2.472	231.97	
FIRST	247.132	0.714	2.47	243.948	12.690	2.472	228.786		
SECOND	247.132	0.714	2.47	243.948	12.690	2.472	228.786		
THIRD	247.132	0.714	2.47	243.948	12.690	2.472	228.786		
<b>TOTAL</b>	<b>988.528</b>	<b>2.142</b>	<b>7.410</b>	<b>978.976</b>	<b>50.760</b>	<b>9.888</b>	<b>918.328</b>		

**8. CAR PARKING CALCULATION**

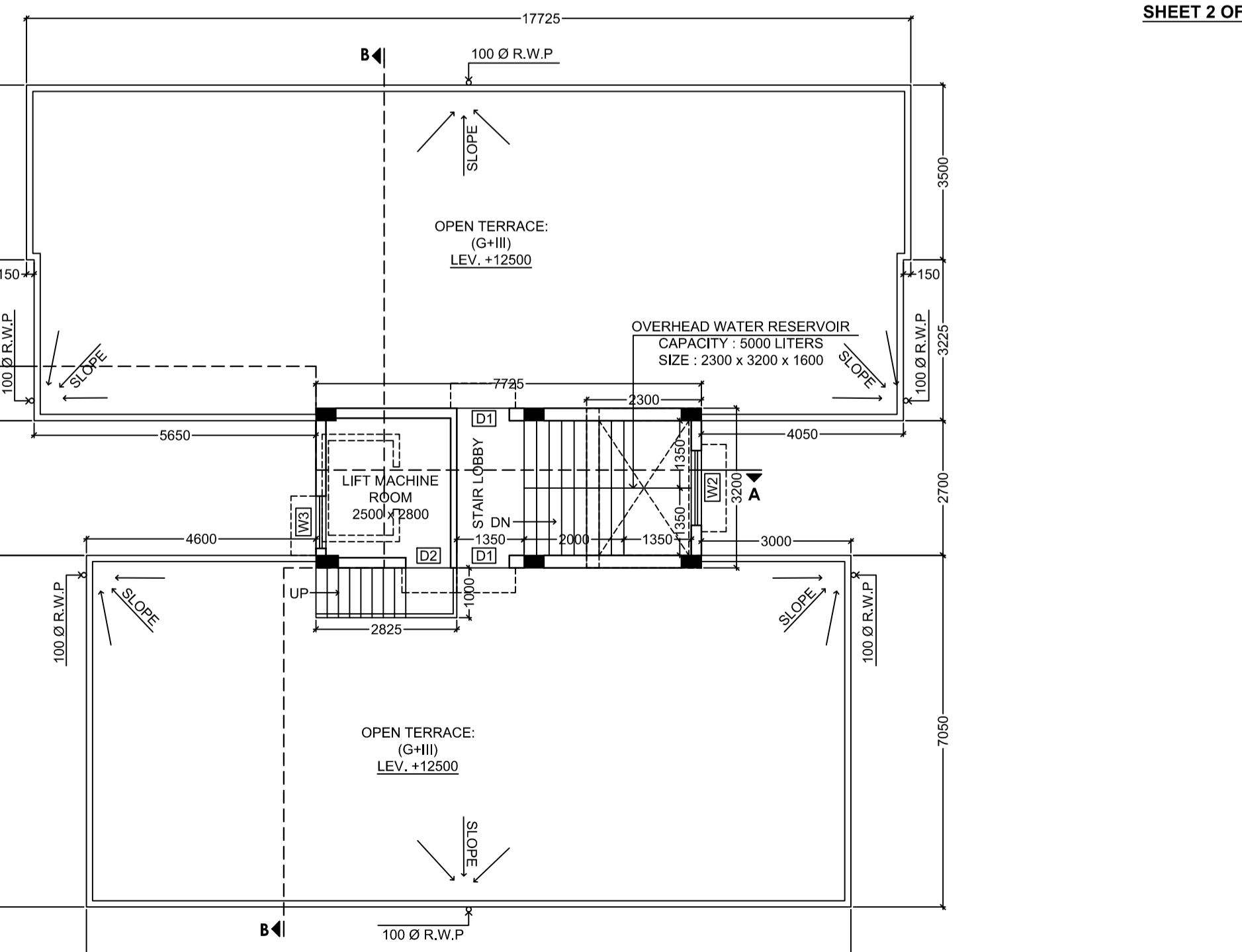
MKD.	COVERED AREA (Sq.M.)	SHARE OF COMM. SIZE (Sq.M.)	TENEMENT SIZE (Sq.M.)	TENEMENT RANGE (Sq.M.)	Nos. of TENEMENT	REQUIRED PARKING
FLAT A	67.674	6.012	75.686	75 - 100	1	0
FLAT B	59.117	6.999	66.116		3	
FLAT C	59.117	6.999	66.116	50 - 75	3	3
FLAT D	54.021	6.395	60.416		3	
FLAT E	54.021	6.395	60.416		3	
<b>TOTAL CAR PARKING REQUIRED</b>						<b>3</b>



GROUND FLOOR PLAN



TYPICAL (1ST - 3RD) FLOOR PLAN



ROOF PLAN