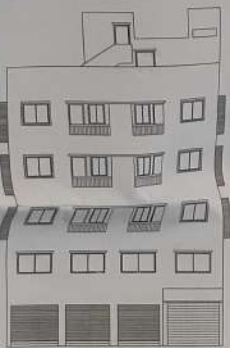
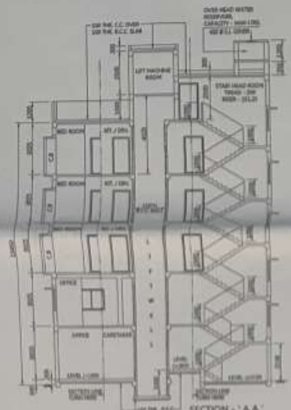


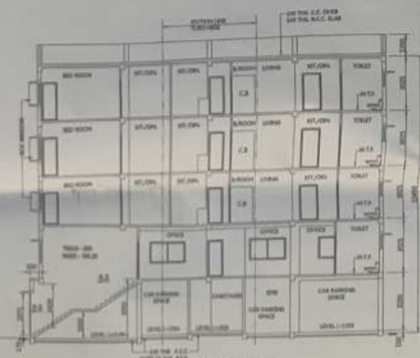
SOUTHERN SIDE ELEVATION

SCALE :- 1 : 100



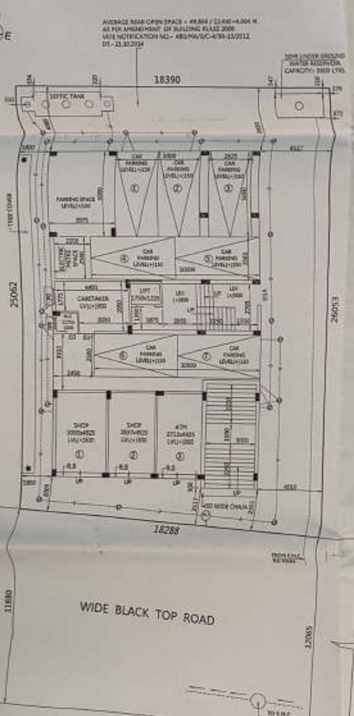
SECTION - 'A A'

SCALE :- 1 : 100



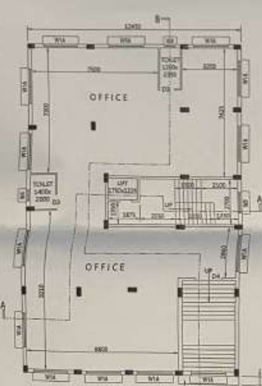
SECTION - 'B B'

SCALE :- 1 : 100



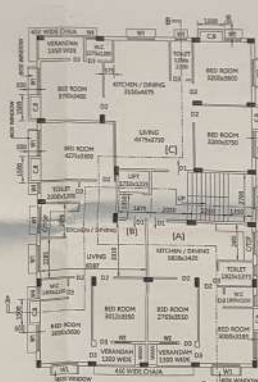
GROUND FLOOR PLAN

SCALE :- 1 : 100



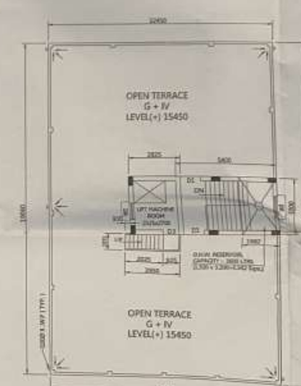
1ST FLOOR PLAN

SCALE :- 1 : 100



2ND, 3RD & 4TH FLOOR PLAN

SCALE :- 1 : 100



ROOF PLAN

SCALE :- 1 : 100

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')

1. ASSESSEE NO: 311090896263	6. DETAILS OF B.L.R.O. MUTATION :- MEMO NO.- 18/MUT/4902/BLLRO/ATM/KASBA. DT.- 21.09.2010 REFERENCE M/C CASE NO. 659/2010 CLARIFICATION BEEL AS PER ROR.
2. NAME OF THE OWNER (RECORDED) : PRADIP BISWAS.	
3. NAME OF THE APPLICANT : PRADIP BISWAS.	
4. DETAILS REGISTERED DEED :- BOOK NO. I, CD VOL. NO. 16, PAGES - 3955 TO 3981, BEING NO. 05183, FOR THE YEAR 2007, DT.- 20.10.2009, D.S.R.- III / SOUTH 24 PARGANAS W.B.	7. DETAILS OF B.L.R.O. CONVERSION :- MEMO NO.- 51 A (C)/610/4590/ 1(3)/P/17 DT.- 15.06.2018 BEEL TO BASTU (COMMERCIAL).
5. DETAILS OF REGD. BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1604-2022, PAGES - 231701 TO 231712, BEING NO. 160407508, FOR THE YEAR 2022, DT.- 08.07.2022 D.S.R.- IV / SOUTH 24 PARGANAS (W.B)	8. DETAILS OF K.M.C MUTATION - CASE NO.- O/109/07-AUG-21/38584, DT.- 07.08.2021

PART 'B'

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 468.237 Sqm. (07 K - 00 CH - 00 Sqft.)	2. AREA OF THE PLOT OF LAND AS PER PHYSICAL MEASUREMENT :- 468.186 Sqm. (07 K - 00 CH - 00 Sqft.)
3. PERMISSIBLE GROUND COVERAGE :- 51.069 % i.e. 239.098 Sqm.	4. PROPOSED GROUND COVERAGE :- 239.022 Sqm. i.e. 51.052 %

5. AREA STATEMENT :-

GROUND FLOOR	GROSS COVER AREA (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)
MERCANTILE / BUSINESS / RESIDENTIAL / TOTAL	[illegible] / [illegible] / [illegible] / 239.022	—	—	[illegible]	[illegible]	[illegible]	[illegible]	—	—
1ST FLOOR BUSINESS / RESIDENTIAL / TOTAL	216.438 / 20.858 / 237.297	—	2.144	235.153	15.255 / 15.750	2.531	201.617	—	—
2ND FLOOR	237.297	—	2.144	235.153	15.255	2.531	217.367	4.500	—
3RD FLOOR	237.297	—	2.144	235.153	15.255	2.531	217.367	4.500	—
4TH FLOOR	237.297	—	2.144	235.153	15.255	2.531	217.367	4.500	—
TOTAL	1188.210	—	8.576	1179.634	92.025	12.655	1074.954	13.500	—

6. TENEMENTS CALCULATION

(A) RESIDENTIAL :

TENEMENT TYPE	TENEMENT AREA ACT (SQM)	NO. OF TENEMENT
A	61.478	03
B	58.461	03
C	58.609	03
—	—	—

BUSINESS AREA COVERED = 237.374 SQM.
MERCANTILE AREA COVERED = 46.081 SQM.
REQUIRED NO CAR PARKING = 7 NOS.
PROVIDED CAR PARKING = 7 NOS.

STAIR HEAD ROOM AREA - 17.280 SQM.
CUP BOARD AREA - 13.500 SQM.
LIFT MACHINE ROOM - 9.040 SQM.
LIFT MACHINE ROOM STAIR - 2.972 SQM.
ADDITIONAL AREAS FOR FEES - 42.792 SQM.

CAR PARKING CALCULATION
REQUIRED FOR BUSINESS = 2 NOS.
REQUIRED FOR MERCANTILE = 1 NO.
REQUIRED FOR RESIDENTIAL (TENEMENT) = 3 NOS.
ACTUAL CAR PARKING AREA = 131.365 SQM.

7. PERMISSIBLE F.A.R. = 2.25
8. PROPOSED F.A.R. = (1074.954 (-) 131.345 (C.P) + 945.409) / 468.186 = 2.015 < 2.25
9. AREA OF STAIR HEAD ROOM = 17.280 SQM
10. AREA OF LIFT MACHINE ROOM = 9.040 SQM
11. AREA OF LIFT MACHINE ROOM STAIR = 2.972 SQM
12. AREA OF O.H.W.TANK = 0.940 SQM
13. AREA OF SHOP (COVERED) = 46.081 SQM
14. AREA OF SHOP (CARPET) = 39.611 SQM
15. AREA OF OFFICE (COVERED) = 237.374 SQM
16. AREA OF OFFICE (CARPET) = 183.483 SQM
17. AREA OF TREE COVER = 14.00 SQM
18. TOTAL AREA FOR FEES = 1222.427 SQM.
(NET COVER AREA + ADDITIONAL AREA FOR FEES)

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 PRECAUTIONARY 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	2000x1200
D1	1100x2100	W1	1500x1200
D2	1000x2100	W2	900x1200
D3	850x2100	W3	1200x1200
D4	1500x2100	W4	600x750

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT.
I) I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION.
II) I 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 ME AT THE TIME OF DEPARTMENTAL INSPECTION AND THERE IS NO TENANT.
VII) THERE IS NO COURT CASE PENDING AGAINST THIS MENTIONED PREMISES.

NAME OF OWNER
PRADIP BISWAS

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M A S 4, GARFA MAIN ROAD ,KOLKATA-75 AND SIGNED BY KALLOL KUMAR GHOSHAL, B.E.(CIVIL),MIE K. M. C. EMPANELMENT NO. G.T./ II/ 14

NAME OF GEO-TECHNICAL ENGINEER
(KALLOL KUMAR GHOSHAL, B.E.(CIVIL),MIE
K. M. C. EMPANELMENT NO. G.T./ II/ 14

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 SOUTHERN SIDE OF THE PREMISES 11.880 M. VARIES 12.065 M. WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE 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 AN EXISTING BUILDING AND BOUNDED BY BOUNDARY WALL.
2. EXISTING BUILDING OCCUPIED BY OWNER & THERE IS NO TENANT.
3. WIDTH OF THE ROAD SOUTHERN SIDE OF THE PREMISES 11.880 M. VARIES 12.065 M. WIDE BLACK TOP ROAD.
4. PLOT IS BEYOND 500 M. FROM THE C/L OF E.M.BYE PASS ROAD.
5. HEIGHT OF THE BUILDING IS 15.450 M.
6. SITE PLAN AND KEY PLAN AS PER SITE.
7. THE OWNER / APPLICANT IS AUTHENTICATED BY ME.

THE WIDTH OF ROAD HAS BEEN MEASURED AND VERIFIED BY ME AND FOUND 11.880 M. VARIES 12.065 M. WIDE BLACK TOP ROAD ON THE SOUTHERN SIDE OF THE PREMISES.

NAME OF L . B . S .
SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/I

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 A S 4, GARFA MAIN ROAD ,KOLKATA-75 AND SIGNED BY KALLOL KUMAR GHOSHAL, B.E.(CIVIL),MIE K. M. C. EMPANELMENT NO. G.T./ II/ 14

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

S C A L E :- 1:100

PLAN OF PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S - 393A OF K.M.C ACT. 1980 & AS PER K.M.C. B / R -2009 AT PREMISES NO.- 3821, NAYABAD IN WARD NO.- 109, BOROUGH NO.- XII, KOLKATA - 700 099, P.S. PURBA JADAVPUR OF R . S . DAG NO- (PLOT) 110, R.S. KHATIAN NO- 145, J.L.NO -25 , MOUZA - NAYABAD & BUILDING HEIGHT OF 15.450 M.

B.P. NO.- 2022120247	DATED - 10-AUG-22
VALID UPTO - 09-AUG-27	
KAJAL ROY Digitally signed by KAJAL ROY Date: 2022.08.10 14:29:47 +05'30' DIGITAL SIGNATURE FOR A.E	SHIBA PRASAD JANA Digitally signed by SHIBA PRASAD JANA Date: 2022.08.10 14:44:55 +05'30' DIGITAL SIGNATURE FOR E.E

SHEET NO(2/2)