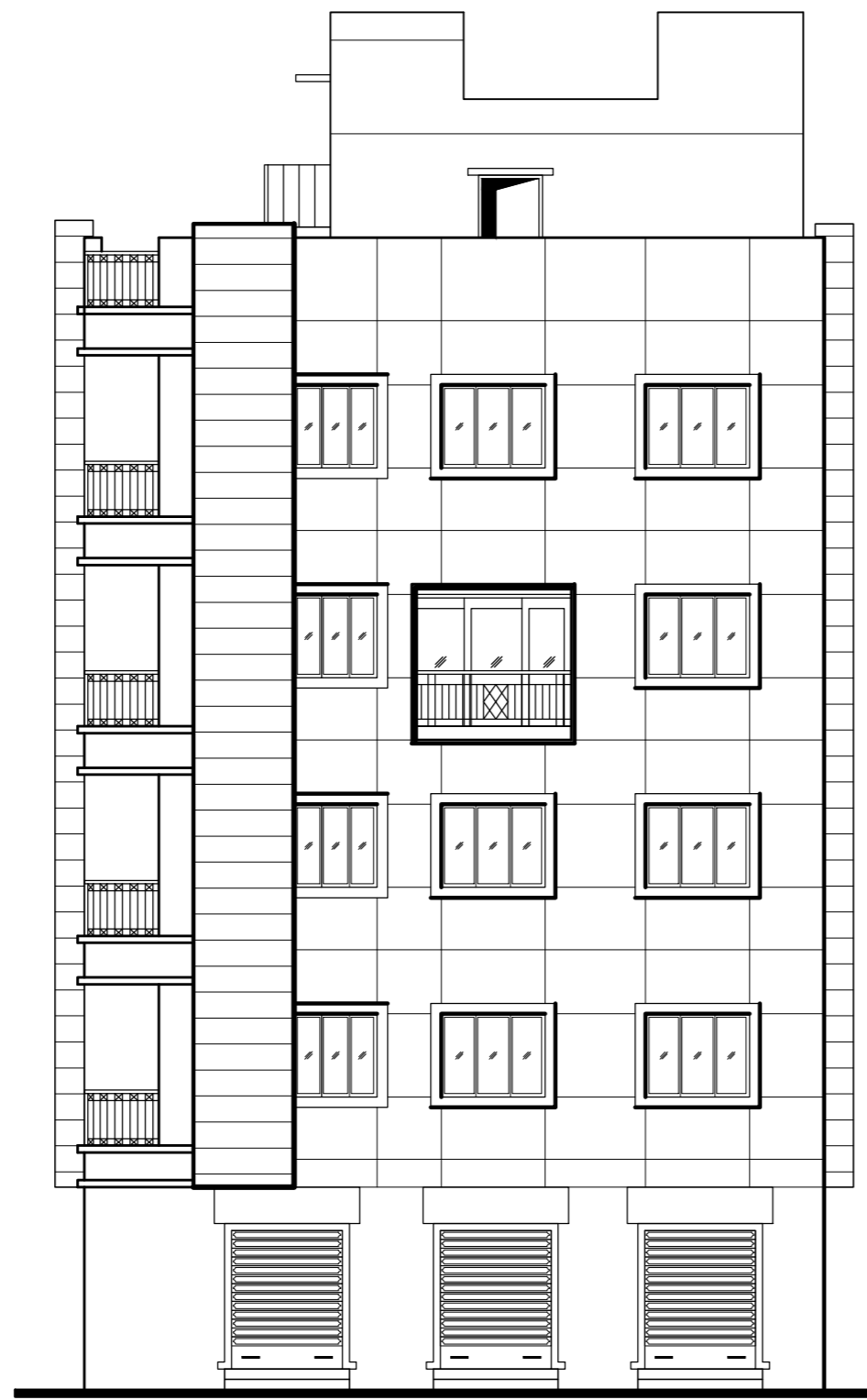
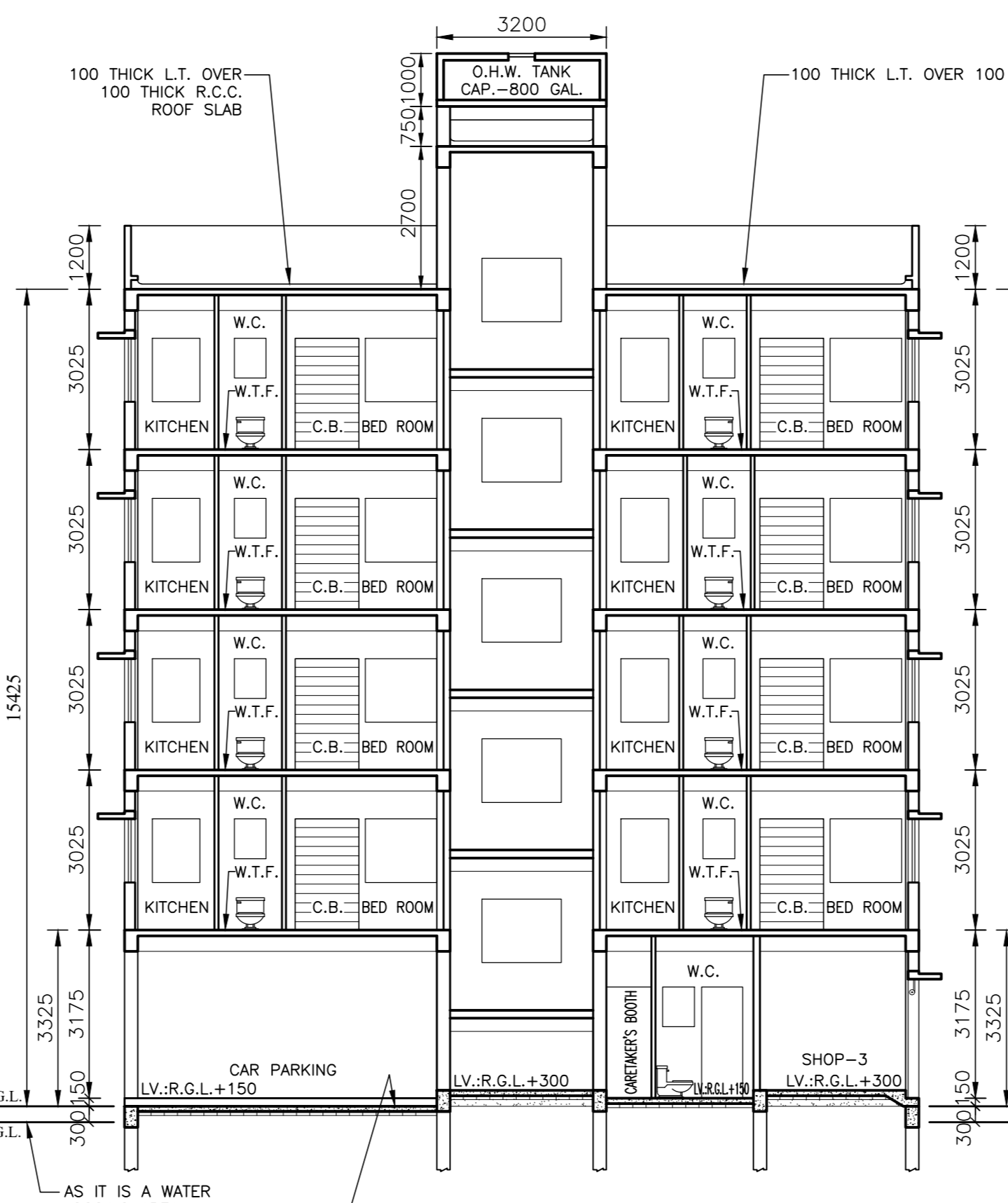


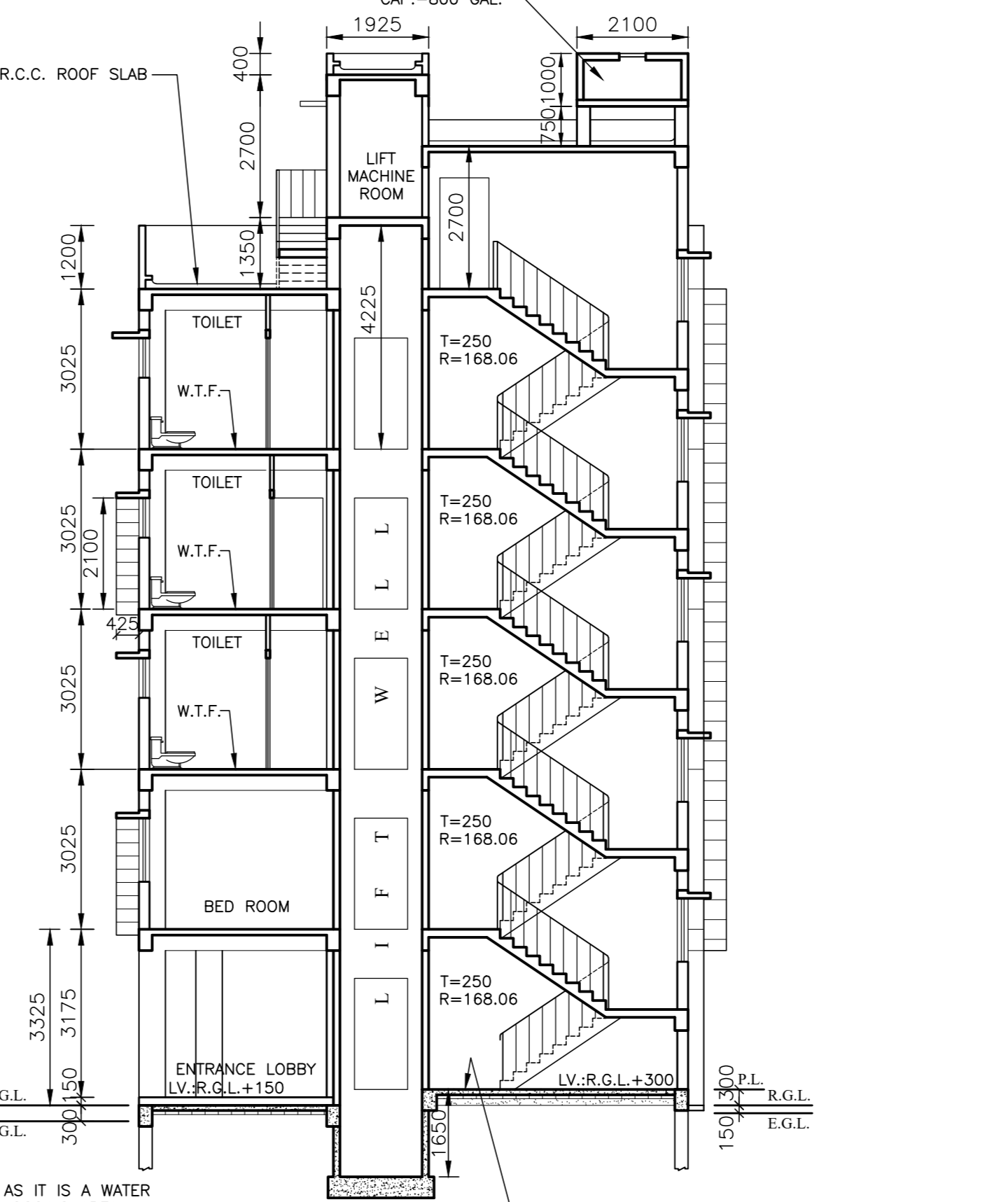
FRONT SIDE ELEVATION
SCALE - 1:100



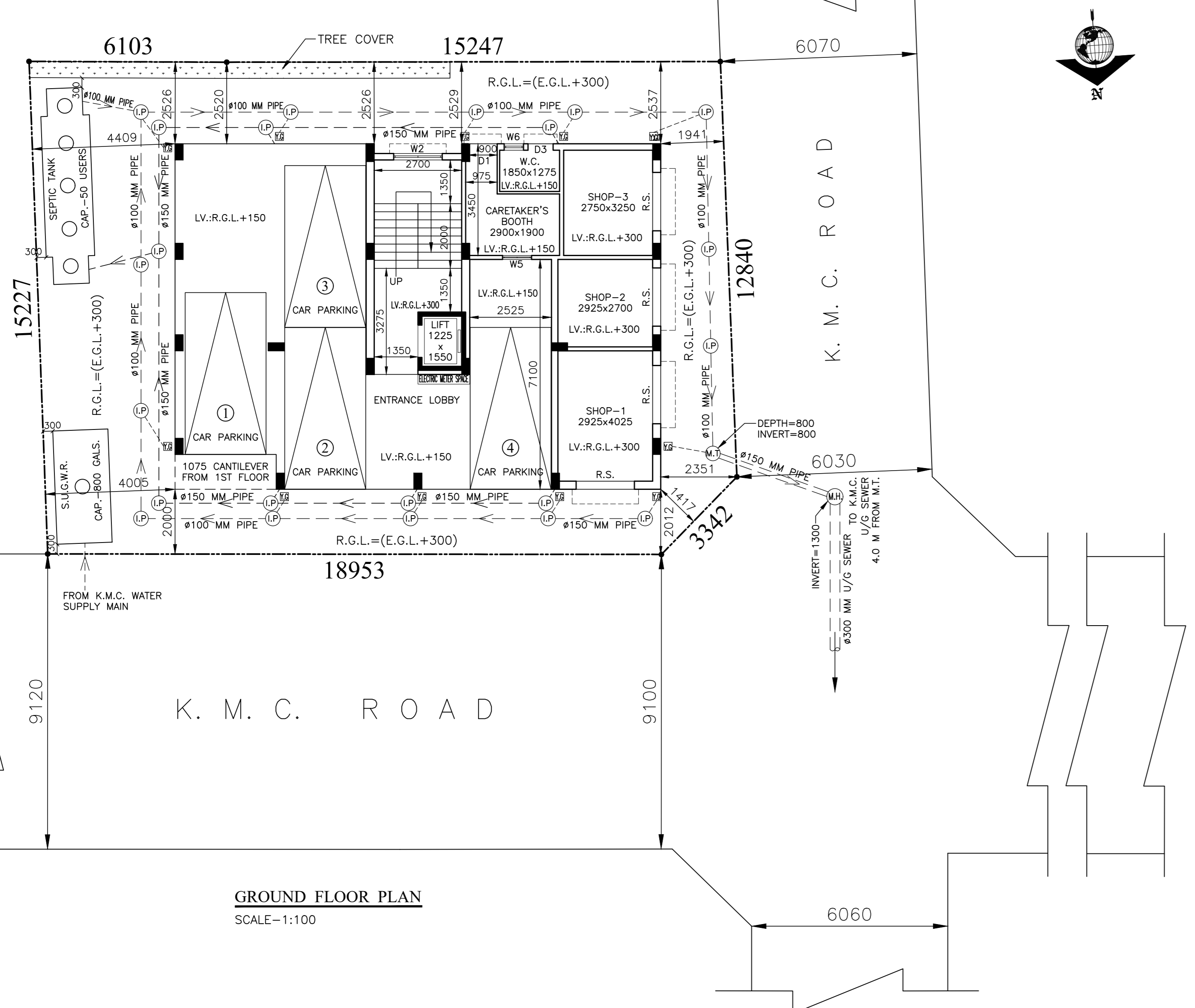
WEST SIDE ELEVATION
SCALE - 1:100



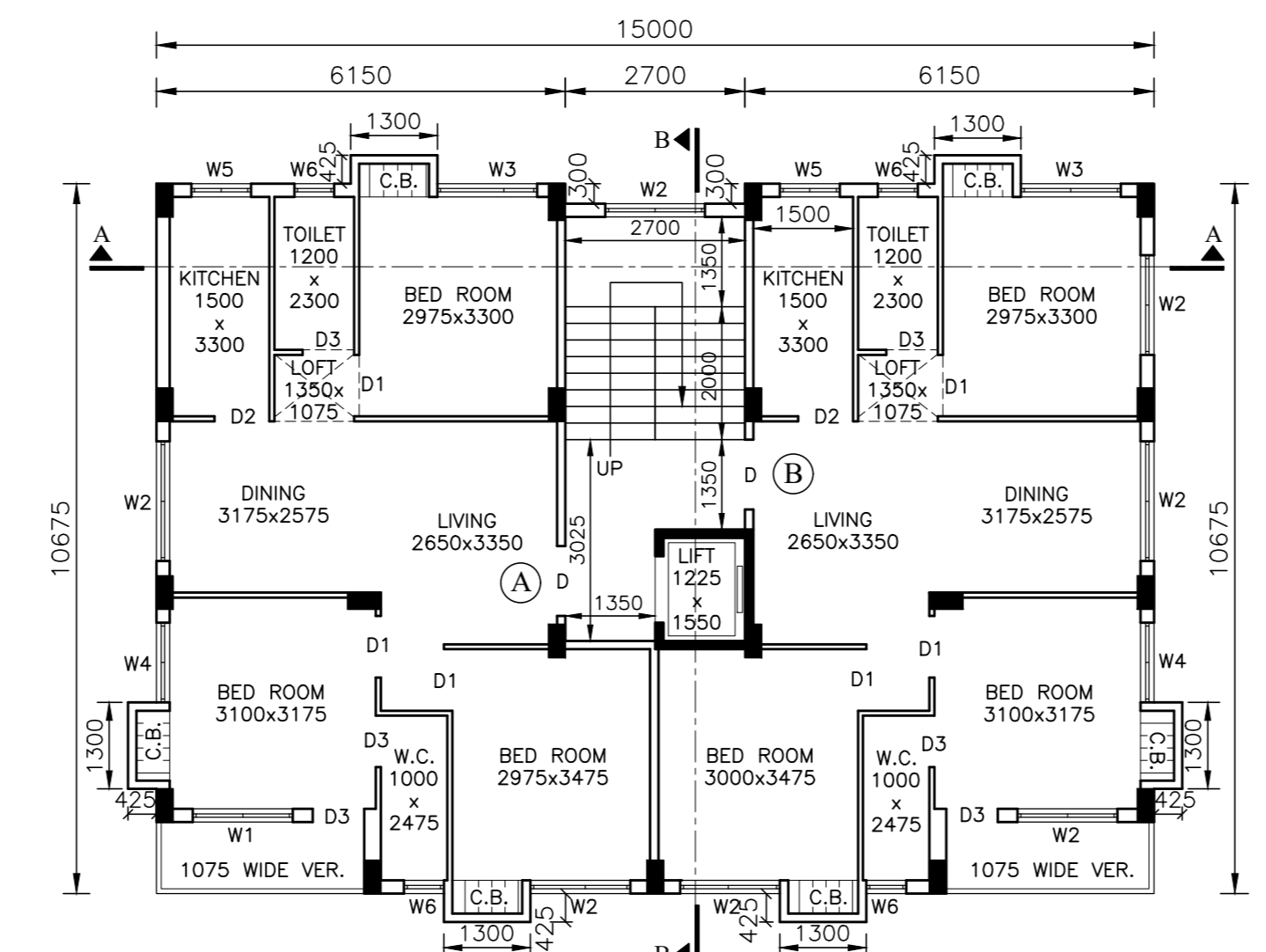
SECTION - 'A - A'
SCALE=1:100



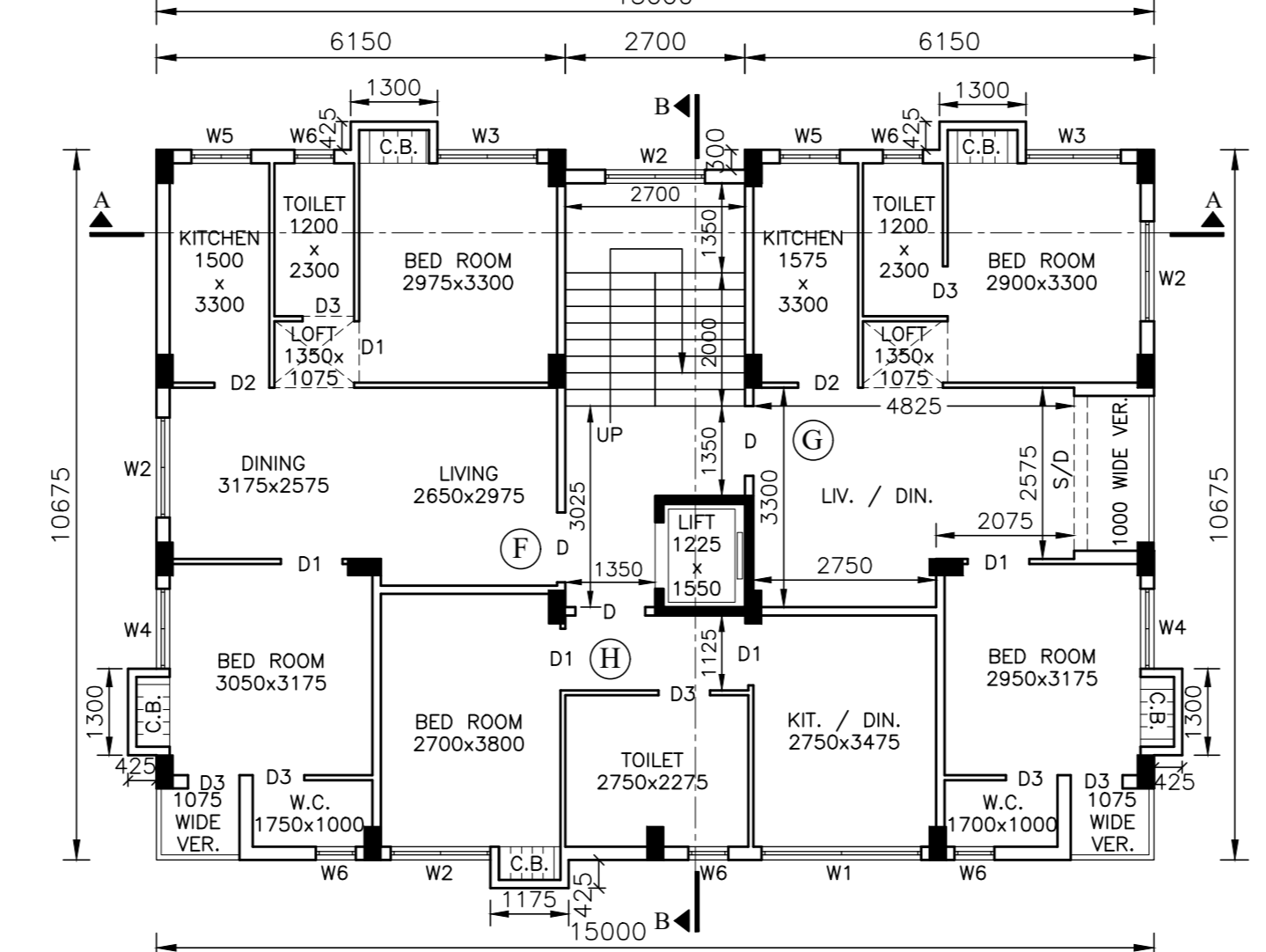
SECTION - 'B - B'
SCALE=1:100



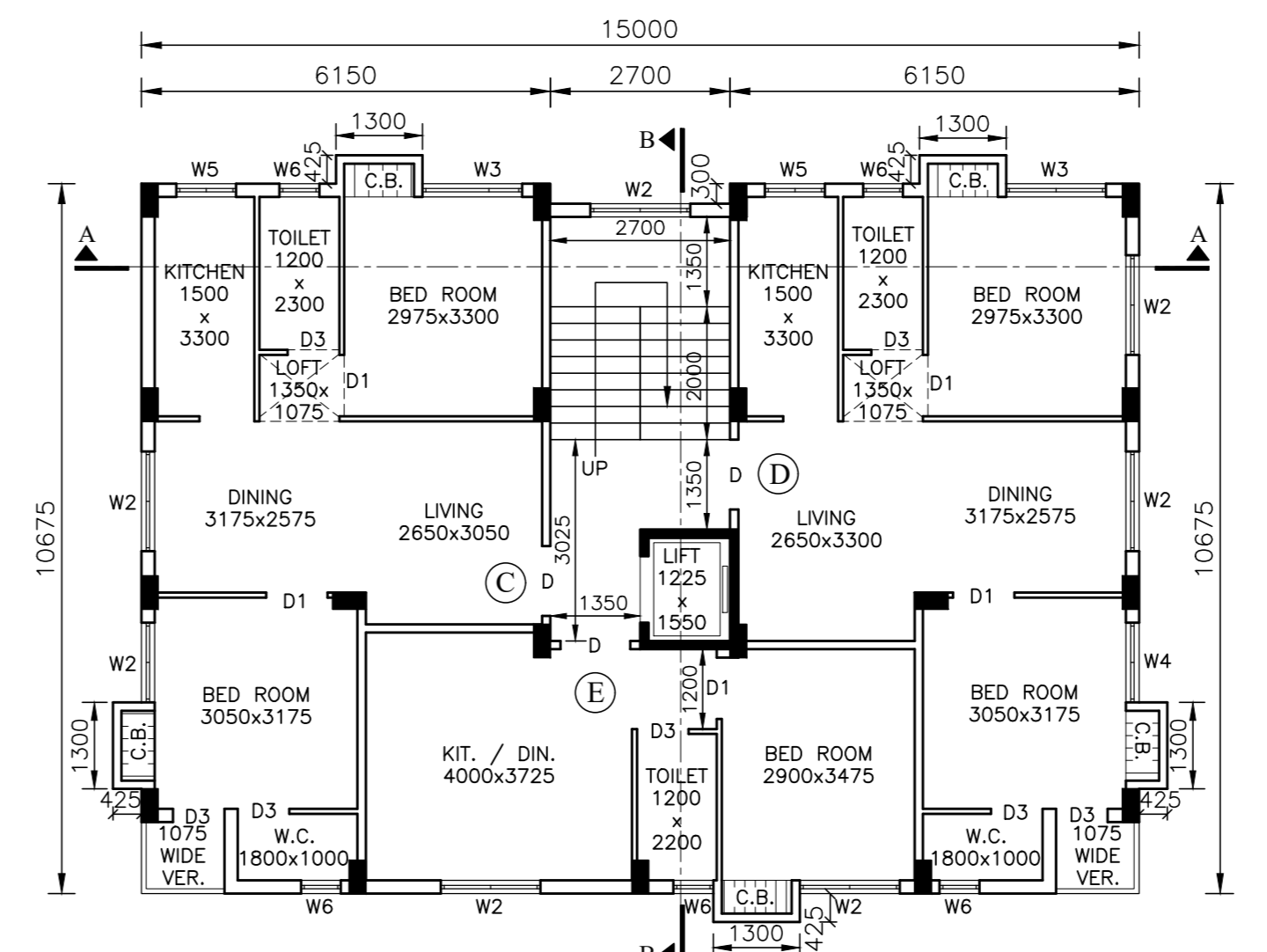
GROUND FLOOR PLAN
SCALE-1:100



TYPICAL FLOOR PLAN
(2ND & 4TH FLOOR)
SCALE-1:100



3RD FLOOR PLAN
SCALE-1:100



ROOF PLAN
SCALE-1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:
01. ASSESSEE No. : 31-109-08-2887-7
02. NAME OF OWNERS : SRI SANDIP CHAUDHURI & SMT. JABA CHAUDHURI
03. NAME OF APPLICANT : SRI SRIVAN KUMAR CHOWDHURY AS C.A. OF SRI SANDIP CHAUDHURI & SMT. JABA CHAUDHURI
04. DETAILS OF REGISTERED DEED (I) :
BOOK No. : I VOL. No. : 110 PAGE No. : 205 - 218
BEING No. : 4211 DATE : 03.10.2000 PLACE : D.S.R. III. 24 PGS.(S)
05. DETAILS OF REGISTERED DEED (II) :
BOOK No. : I VOL. No. : 126 PAGE No. : 93 - 106
BEING No. : 4831 DATE : 14.11.2000 PLACE : D.S.R. III. 24 PGS.(S)
06. DETAILS OF REGISTERED DEED OF POWER OF ATTORNEY :
BOOK No. : I VOL. No. : 1603-2021 PAGE No.:25655-25673
BEING No.:160300935 DATE:15.02.2021 PLACE : D.S.R. III. 24 PGS.(S)
07. DETAILS OF REGISTERED DECLARATION OF POWER OF ATTORNEY :
BOOK No. : I VOL. No. : 1603-2021 PAGE No.:153966-153980
BEING No.:160305182 DATE:04.08.2021 PLACE : D.S.R. III. 24 PGS.(S)
08. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No. : 1630-2022 PAGE No.:20940-20956
BEING No.:163000441 DATE:24.01.2022 PLACE : D.S.R.-V. 24 PGS.(S)
09. DETAILS OF K.M.C. MUTATION CERTIFICATE :
CASE No. : 0/109/10-AUG-21/38618 DATED : 10/08/2021
10. DETAILS OF BLRO MUTATION CERTIFICATE :
NAME : SANDIP CHAUDHURY DATED : 01.12.2021
NAME : JABA CHAUDHURY DATED : 30.11.2021, 01.12.2021
11. DETAILS OF BLRO CONVERSION CERTIFICATE (SHALI TO BASTU) :
(a) MEMO No. - 17/209/BLRO/KOL/22 DATED : 25/01/2022
(b) MEMO No. - 17/210/BLRO/KOL/22 DATED : 25/01/2022
(c) MEMO No. - 17/211/BLRO/KOL/22 DATED : 25/01/2022
(d) MEMO No. - 17/212/BLRO/KOL/22 DATED : 25/01/2022
12. UNDERTAKING REGARDING L.R. & R.S. KHATAN NO. GIVEN BEFORE 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE VIDE No.-18695 DATED-23.03.2022
13. NATURE OF LAND = "Shali Converted To Bastu"
14. No. of STOREY = G+1V
15. No. of TENEMENTS = 11 Nos.
16. SIZE OF TENEMENTS : BELOW 50 SQM=3 Nos., 50-75 SQM=6 Nos. & 75-100 SQM=2 Nos.

PART-B:

01. AREA OF LAND : 02. AS PER TITLE DEED (04 K - 13 CH - 35 SFT) = 325.158 SQM
03. AREA OF SPRAY CORNER = NA 04. AS PER BOUNDARY DECLARATION=(04K-13CH-1.47SFT) = 322.043 SQM
04. AREA OF STRIP = NA 05. LAND AREA CONSIDER = 322.043 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (55.932%) = 180.125 SQM
(ii) EXECUTED GROUND COVERAGE (49.47%) = 159.315 SQM
07. HEIGHT OF THE BUILDING = 15.425 M
08. DEPTH OF BUILDING = 10.675 M
09. FRONTAGE OF PLOT = 18.953 M
10. TREE COVER AREA = 6.495 SQM

11. CONSTRUCTED AREA :

FLOORS	GROSS COVERED AREA (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	STAIR & LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	155.955	0.000	155.955	12.690	2.261	141.004
1ST FLOOR	159.315	1.899	157.416	12.690	2.261	142.465
2ND FLOOR	159.315	1.899	157.416	12.690	2.261	142.465
3RD FLOOR	159.315	1.899	157.416	12.690	2.261	142.465
4TH FLOOR	159.315	1.899	157.416	12.690	2.261	142.465
TOTAL	793.215	7.596	785.619	63.540	11.305	710.864

12. TENEMENTS & CAR PARKING CALCULATION :
(A) RESIDENTIAL :
TENEMENT WORKED SIZE (SQM) PROPORTIONAL AREA TO BE ADDED (SQM) ACTUAL TENEMENT AREA (SQM) No. OF TENEMENTS (SQM) REQUIRED CAR PARKING (SQM)

A	70.734	11.993	82.727	1	
B	70.829	12.009	82.838	1	
C	54.337	9.213	63.550	2	
D	55.046	9.333	64.379	2	
E	32.180	5.456	37.636	2	2
F	54.124	9.177	63.301	1	
G	54.672	9.270	63.942	1	
H	32.766	5.556	38.322	1	

(B) BUSINESS :
(i) SHOP BUILT-UP AREA = 34.930 SQM
(ii) SHOP CARPET AREA = (12.673+8.348+9.387) = 30.408 SQM (REQUIRED CAR PARKING = NIL)

13. TOTAL REQUIRED CAR PARKING = 2 Nos.
14. TOTAL PROVIDED CAR PARKING = 4 Nos.
15. PERMISSIBLE AREA FOR CAR PARKING = 50.000 SQM
16. PROVIDED AREA OF CAR PARKING = 88.431 SQM
17. PERMISSIBLE F.A.R. = 2.25
18. CONSUMED F.A.R. = (710.864 - 50.000) / 322.043 = 2.052 < 2.250
19. OVER HEAD TANK AREA = 6.720 SQM
20. STAIR HEAD ROOM AREA = 15.680 SQM
21. LIFT MACHINE ROOM AREA = 6.160 SQM
22. LIFT MACHINE ROOM STAIR AREA = 2.613 SQM
23. TERRACE AREA = 159.315 SQM
24. AREA OF LOFT = 11.610 SQM
25. AREA OF CUPBOARD = 11.550 SQM
26. OTHER AREA ONLY FOR FEES = (63.450+11.305+2.613+11.550) = 88.918 SQM
27. ADDITIONAL AREA FOR FEES = (15.680+6.160+2.613+11.610+11.550) = 47.613 SQM
28. TOTAL AREA FOR FEES = 833.233 SQM

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2100	W1	2400	1350
D1	900	2100	W2	1500	1350
D2	800	2100	W3	1350	1350
D3	750	2100	W4	1200	1350
R.S.	1800	2100	W5	900	1350
S/D	2500	2100	W5	600	750

- SPECIFICATIONS
1. ALL GRADE OF CONCRETE - M20.
 2. ALL GRADE OF STEEL - Fe 500
 3. ALL OUTER WALL - 200 MM THICK 1:6 MORTAR
 4. ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
 5. ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.
 6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
 7. ALL OTHER MATERIALS USED AS PER IS CODE :
a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & S.U.G.W. RESERVOIR MAINLY.
b) ALL DIMENSIONS ARE IN MM.

CERTIFICATE OF GEO-TECH. ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON, 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 EXECUTED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DIPANKAR BHOSMICK
E.S.E. - CLASS-11/343
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT
I HEREBY CERTIFY THAT THE ERECTION OF THE BUILDING ON PREMISES No.-2762, NAYABAD, WARD No.-109, BOROUGH-XII, KOLKATA-700099, P.S.-PURBA JADAVPUR (OLD), PANCHASAYER (NEW), HAS BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED WHOLLY ON 29.02.2024, ACCORDING TO THE PLAN SANCTION VIDE B.S. PLAN No.-2022120120, DATED-31.05.2022. THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN & TO MY BEST SATISFACTION, THE WORKMANSHIP AND ALL THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. ACT 1980 AND K.M.C. BLDG. RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS STRUCTURALLY SAFE AND STABLE IN ALL RESPECT AND FIT FOR USE WHICH IT HAS BEEN ERRECTED. DUE TO CONSTRUCTION OF O.H. RESERVOIR, UNDERGROUND RESERVOIR, LIFT MACHINE ROOM AND STAIR HEAD ROOM THE STABILITY OF STRUCTURE WILL NOT BE EFFECTED.

ASHOKE BARDHAN
ARCHITECT - CA / 87 / 11057
NAME OF ARCHITECT

DECLARATION OF OWNER/APPLICANT
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I HAVE ENGAGED L.B.A. & E.S.E. DURING CONSTRUCTION.
I HAVE FOLLOWED THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
IF ANY SUBMITTED DOCUMENTS ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN/COMPLETION PLAN.
THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.

SRI SRIVAN KUMAR CHOWDHURY
AS CONSTITUTED ATTORNEY OF
SRI SANDIP CHAUDHURI &
SMT. JABA CHAUDHURI
NAME OF OWNER/APPLICANT

PROJECT :
FULL COMPLETION PLAN OF G+1V STORIED RESIDENTIAL BUILDING OF HEIGHT 15.425 M (U/S - 393 A OF CMC ACT, 1980 UNDER BUILDING RULE, 2009) AT PREMISES No. - 2762, NAYABAD, WARD No. - 109, BOROUGH - X II, KOLKATA - 700099, P. S. - PURBA JADAVPUR (OLD), PANCHASAYER (NEW) R.S. DAG No. - 195, R. S. KHATIAN No. - 127, L. R. KHATIAN No. - 1291, 1292, 2572 & 2573, MOUZA - NAYABAD, J. L. No. - 25. AS SANCTIONED VIDE B. P. No. - 2022120120 DATED - 31.05.2022.

PLAN CASE No. - 2021120348
BUILDING PERMIT No. - 2022120120
SANCTION DATE - 31.05.2022 VALID UPTO - 30.05.2027
PLINTH CASE No. - 2022120120
CC No. - 2024120149 DATE 27/09/2024

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.