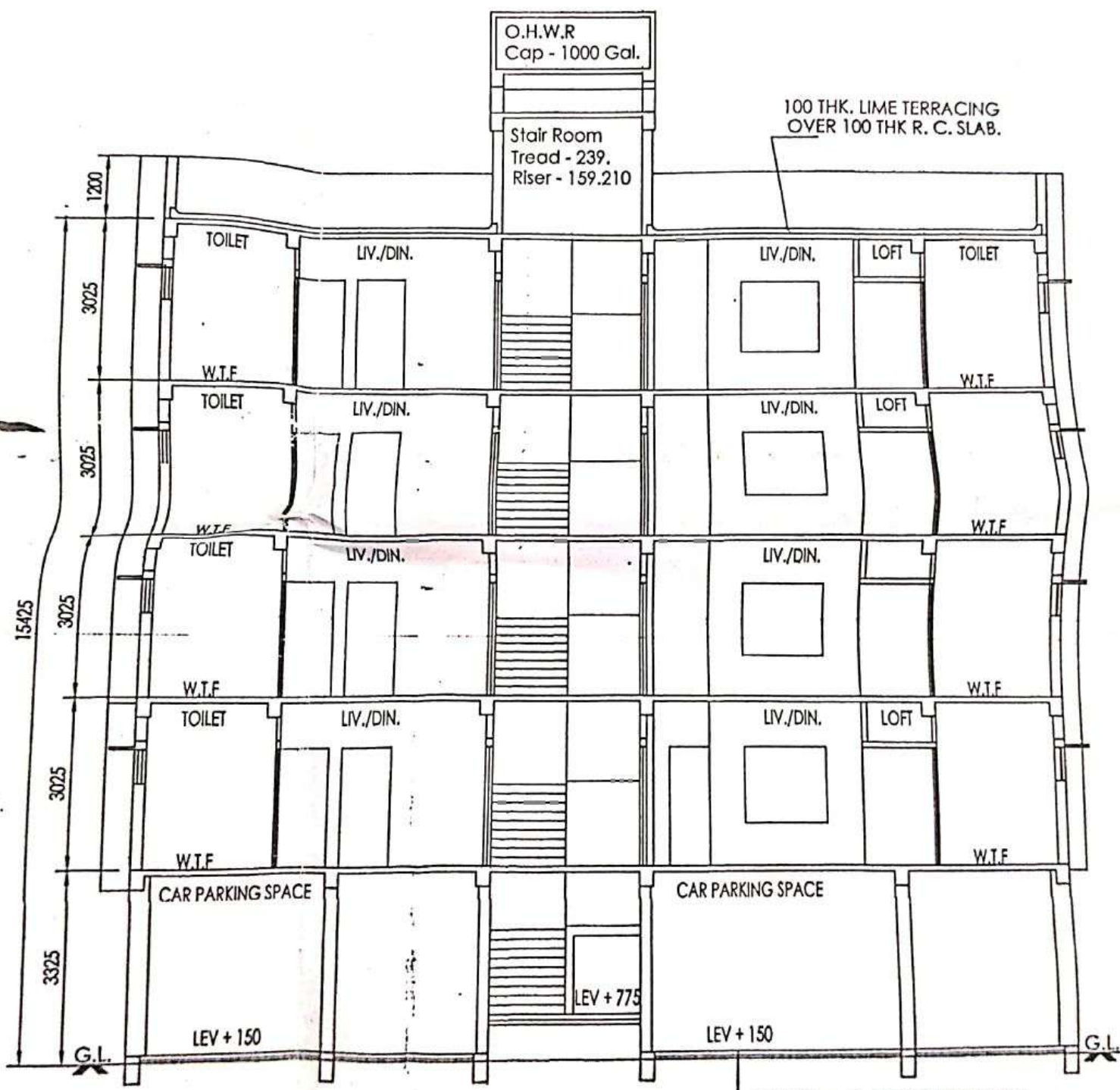




FRONT SIDE ELEVATION

TREE COVER AREA :- 80.99 Sqm. = 4.55 % > Per. Limit - 78.91 Sqm. = 4.44 %



O.H.W.R
Cap - 1000 Gal.

Stair Room
Tread - 239.
Riser - 159.210

100 THK. LIME TERRACING
OVER 100 THK R. C. SLAB.

TOILET

LIV./DIN.

LIV./DIN.

LOFT

TOILET

W.T.F

W.T.F

TOILET

LIV./DIN.

LIV./DIN.

LOFT

W.T.F

W.T.F

W.T.F

TOILET

LIV./DIN.

LIV./DIN.

W.T.F

W.T.F

W.T.F

TOILET

LIV./DIN.

LIV./DIN.

LOFT

W.T.F

W.T.F

W.T.F

CAR PARKING SPACE

CAR PARKING SPACE

LEV + 775

LEV + 150

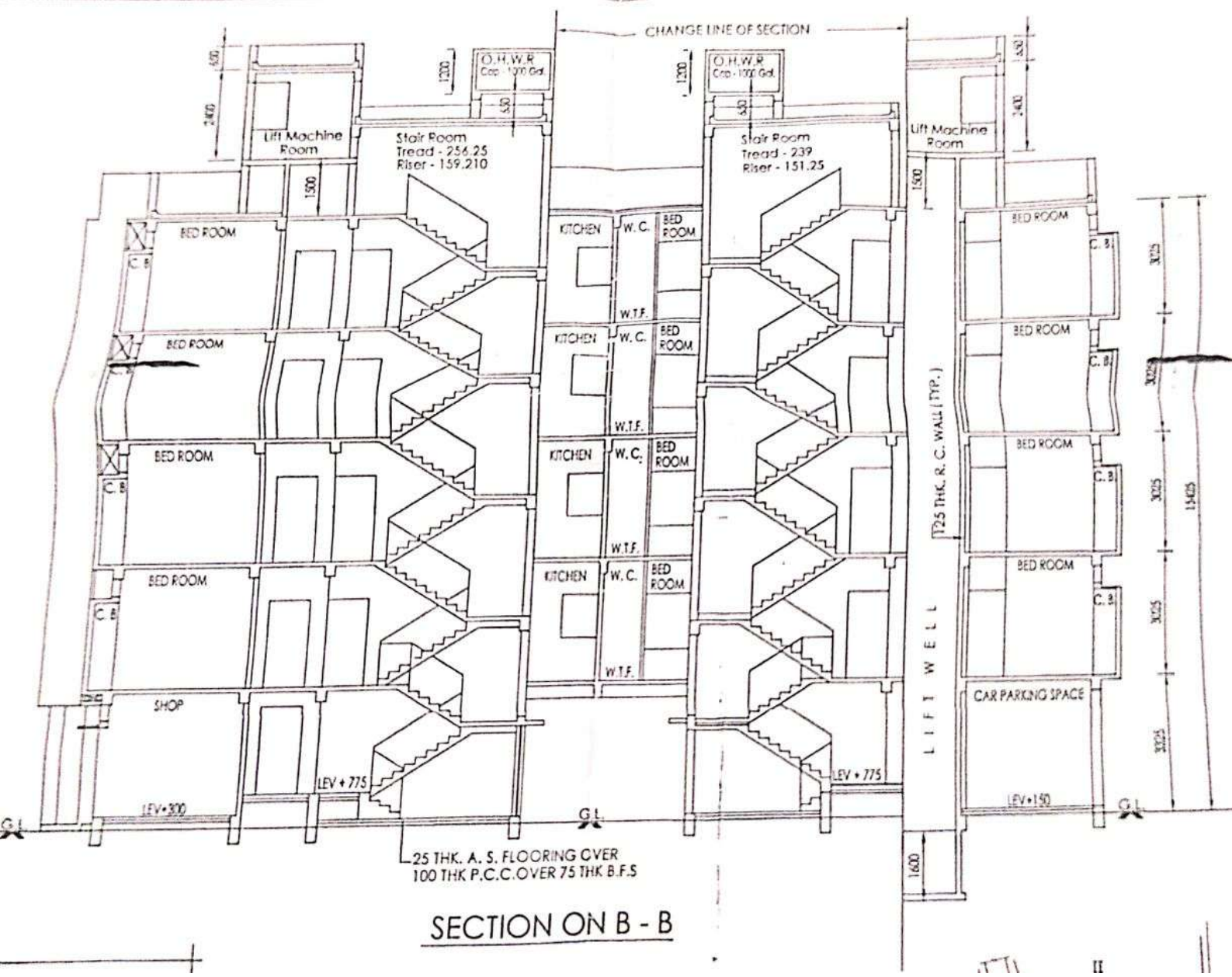
LEV + 150

G.L.

G.L.

SECTION ON A- A

25 THK. A. S. FLOORING OVER
100 THK P.C.C. OVER 75 THK B.F.S



DETAILS OF REGISTERED DEED

1. Details of Registered Deed -
Book No.- 1, Volume No.- 38, Being No - 2204,
Page - 193 TO 198, Year - 1951,
Date - 04/04/1951 . At S. R. Alipore.
2. Details of Registered Deed -
Book No.- 1, Volume No.- 29, Being No - 06960,
Page - 2320 TO 2340, Year - 2013,
Date - 04/09/2013 . At A. D. S. R. Alipore.
3. Deed Of Conveyance -
Book No.- 1, Volume No.- 1605 - 2015,
Page - 124261 TO 124282,
Being - 160508432 , Year - 2015 .
Date - 18/12/2015 . At A.D S. R. Alipore.
4. Deed Of Conveyance -
Book No.- 1, Volume No.- 1605 - 2016,
Page - 24040 TO 24059,
Being - 160500837 , Year - 2016 .
Date - 09/02/2016 . At A.D S. R. Alipore.
5. Deed Of Conveyance -
Book No.- 1, Volume No.- 1601 - 2016,
Page - 116451 TO 116475,
Being - 160103890 , Date - 30/12/2016.
Year - 2016 .At D S. R.-1 South 24 parganas.
6. Deed Of Conveyance -
Book No.- 1, Volume No.- 1605 - 2017,
Page - 110285 TO 110307,
Being - 160502278 , Date - 13/07/2017.
Year - 2017 .At A.D.S. R.- Alipore.
7. Deed Of Conveyance -
Book No.- 1, Volume No.- 1605 - 2017,
Page - 95028 TO 95049,
Being - 160503575 , Date - 28/06/2017.
Year - 2017 .At A.D.S. R.- Alipore.
8. Deed Of Gift -
Book No.- 1, Volume No.- 1605 - 2017,
Page - 8478 TO 8504,
Being - 160500328 , Date - 24/01/2017.
Year - 2017 .At A.D.S. R.- Alipore.
9. Deed Of Sale -
Book No.- 1, Volume No.- 1605 - 2018,
Page - 37328 TO 37358 ,
Being - 160501292 , Date - 06/03/2018.
Year - 2018 .At A.D.s. R.- Alipore.

AREA STATMENT

Area Of The Land :-

As Per Deed :- 829.598 Sqm = 20.5 SATAK.

As Per Boundary Declaration :- 800.008 Sqm.

Permissible F. A. R. :- 1.75

Permissible Covered Area :- 1400.014 Sqm. + Exempted Area + Car Parking Area (225.0 Sqm.)

Permissible Ground Coverage :- 400.004 Sqm. (50.0 %)

Proposed Ground Coverage :- 370.45 Sqm. (46.305 %)

	Total Floor Area	Lift Well Area	Net Floor Area	Exempted Area		Effective Floor Area
				Stair Area	Lift Lobby Area	
Ground Floor Area :-	320.78 Sqm	—	320.78 Sqm	25.92 Sqm	4.74 Sqm	290.12 Sqm
First Floor Area :-	367.92 Sqm	3.84 Sqm	364.08 Sqm	25.92 Sqm	4.74 Sqm	333.42 Sqm
Second Floor Area :-	367.92 Sqm	3.84 Sqm	364.08 Sqm	25.92 Sqm	4.74 Sqm	333.42 Sqm
Third Floor Area :-	367.92 Sqm	3.84 Sqm	364.08 Sqm	25.92 Sqm	4.74 Sqm	333.42 Sqm
Fourth Floor Area :-	367.92 Sqm	3.84 Sqm	364.08 Sqm	25.92 Sqm	4.74 Sqm	333.42 Sqm
Total Floor Area :-	1792.46 Sqm	15.36 Sqm	1777.10 Sqm	129.60 Sqm	23.70 Sqm	1623.80 Sqm

$$\text{Proposed F. A. R. :- } \frac{1623.80 - 225}{800.008} = 1.748$$

No. Of Tenament :- 24 Nos.

Size Of Tenament :-

[A] 78.73 Sqm. :- 4 Nos. [B] 56.95 Sqm. :- 4 Nos. [C] 59.70 Sqm. :- 4 Nos. [D] 53.12 Sqm. :- 4 Nos. [E] 75.07 Sqm. :- 4 Nos.

[F] 53.31 Sqm. :- 4 Nos.

Area Of Shop :- (a) Covered :- 34.92 Sqm. (b) Carpet :- 31.62 Sqm.

Area Of Office :- (a) Covered :- 9.49 Sqm. (b) Carpet :- 8.01 Sqm.

Area Of Car Parking :- 225.13 Sqm.

No. Car Parking Space - (a) Mendatory - 09 Nos. (b) Provided - 12 Nos.

Area Of C. B. Area - 23.15 Sqm.

Area Of Loft - 27.12 Sqm.

Other Area For Fees :- 182.80 Sqm.

Area Of O. H. W. Tank Area :- 13.44 Sqm.

Area Of Stair Head Room Area :- 32.25 Sqm.

Area Of Lift Machine Room Area :- 20.32 Sqm.

Area Of Lift Machine Room Stair Area :- 6.35 Sqm.

STATEMENT OF THE PLAN PROPOSAL.

A. | B.

A.

1. Assessee NO. - 31 - 114 - 21 - 0072 - 5
2. Details of Registered Deed - [Mother Deed]
Book No.- 1, Volume No.- 38, Being No - 2204,
Page - 193 TO 198, Date - 04 / 04 / 1951
At S. R. Alipore.
3. Details of Boundary Declaration :-
Book No.- 1, Volume No.- 1605 - 2018,
Page No. - 105194 To 105214,
Being No. - 160503427, Date - 29/05/2018.
At A. D. S. R. Alipore
4. Details of Front Strip Gift To K. M. C.
Book No.- 1, Volume No.- 1605 - 2018,
Page No. - 105173 To 105193,
Being No. - 160503426, Date - 29/05/2018
At A. D. S. R. Alipore
5. Details of Corner Splay Gift To K. M. C.
Book No.- 1, Volume No.- 1605 - 2018,
Page No. - 105151 To 105172,
Being No. - 160503425, Date - 29/05/2018
At A.D.S.R Alipore
6. Details Of Power Of Attorney :-
Book No.- 1, Volume No.- 1605 - 2018,
Page No. - 37432 To 37473,
Being No. - 160501045, Date - 06/03/2018
At A. D. S. R. Alipore
7. a. Area Of Land :- 829.598 Sqm. = 20 5 SATAK.
(As Per Deed)
b. Area Of Land :- 800.008 Sqm.
(As Per Boundary Declaration)
(-) Area Of Front Strip Land :- 56.77 Sqm.
(-) Area Of Corner Splayed Land :- 2.87 Sqm.
c. Net Area Of Land :- 740.368 Sqm.
d. No of storey :- G + Four

B.

1. Ground Coverage
a) Permissible:- 400.004 Sqm.
b) Proposed:- 370.45 Sqm.
2. F.A.R:-
a) Permissible :- 1.75. (b) Proposed :- 1.748
- 3) Total covered area :-
a) Permissible - 1400.014 Sqm + Exempted Area
+ Car Parking Area
b) Pro-I) 1777.10 Sqm.(Including exempted area)
ii) 1623.80 Sqm. (Excluding exempted area)
iii) 153.30 Sqm.(Exempted area)
4. Total service area :- N.A
5. Total car parking area :- 225.13 Sqm.
6. No. of car parking space:-
a) Mandatory :- 9 Nos. (b) Proposed :- 12 Nos.

I do 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 condition including width of the abutting black top road [4800 (Min.) & 3575 (Min.)] conforming with the site and It is a buildable site not a tank or filled up tank . It is bounded by boundary wall. The existing structure should be demolished before construction which is occupied by the owner.

Kush Kundu
KUSH KUNDU (D.C.E)
L.B.S of K.M.C
Lic No 1412/1
90E, Jadunath Ukil Road
Kolkata-700 041
KUSH KUNDU
I/1412
SIGNATURE OF L.B.S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that It is safe and stable in all respect.
Soil Testing Report Has Been Done By
M/S, EARTHFILE Of 148/1/1A, Peary Mohan Roy Road,
Kolkata - 700027, duly signed by
RUPAK KUMAR BANERJEE, GEO- TECH ENGINEER (G.T.No - 1/3)
The Recommendations Of Soil Report Has Been Considered During Structural Calculation.

Prasanta Kumar Basu
PRASANTA KUMAR BASU
Consulting Chartered Engineer & Registered Valuer
L.B.S. (1/126) & ESE (11/143) of K.M.C.
B-9/8, Golf Green, Phase-1, Kol.-95
PRASANTA KUMAR BASU
II/143
SIGNATURE OF E. S.E.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo - Technical point of view.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.C.E., M.E., MGS
M.I.E., CHARTERED ENGINEER
ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
G.T./1/3 (K.M.C.) M-4279, M.-153878-5

Rupak Kumar Banerjee
G.T.E. NO - 3, CLASS- I

SIGNATURE OF GEO-TECHNICAL ENGINEER

I do hereby undertake with full responsibility that-

- 1) I shall engage L.B.S & E.S.E during Construction.
- 2) I shall follow the instruction of L.B.S & E.S.E during Construction of the building (As per B.S.plan)
- 3) K.M.C authority will not be responsible for Structural Stability of the building & adjoining structure.
- 4) If any submitted documents are found to be fake, the K. M. C. authority will revoke the sanction plan.
- 5) The construction of water reservoir and septic tank will be under the guidance of L. B. S./ E. S. E.
- 6) During site inspection I was physically present & Identified the plot on which plan proposal submitted.

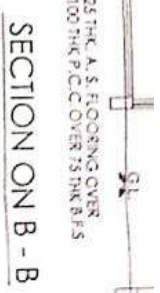
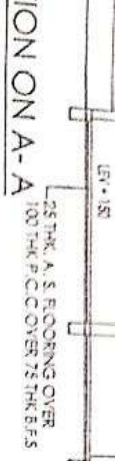
Uttam Mondal

UTTAM MONDAL
[Director Of
PRIYAJEET DEVELOPERS PVT. LTD.]
Self And
As Constituted Attorney Of
SHEKHAR NATH MAHALANBISH.
ANJALI MAHALANBISH.
ASHOKE MAHALANBISH.
SANGHAMITRA CHOWDHURY.

SIGNATURE OF OWNER

PROPOSED PLAN OF A G + FOUR STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 72, SCHOOL ROAD, UNDER K. M. C. WARD NO - 114, BOROUGH NO.- XI, P. S. - REGENT PARK, U/S 393 A OF K. M. C. ACT 1980 UNDER BUILDING RULES 2009, COMPLYING NOTIFICATION NO - 80/MA/O/C-4/3R-7/2017, DATED - 31/01/2018.

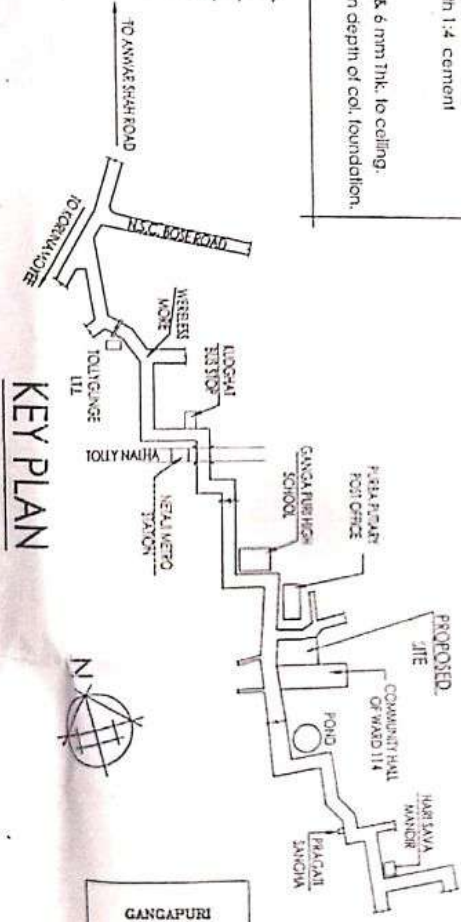
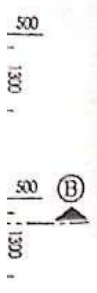
ARCHITECTURAL SHEET.



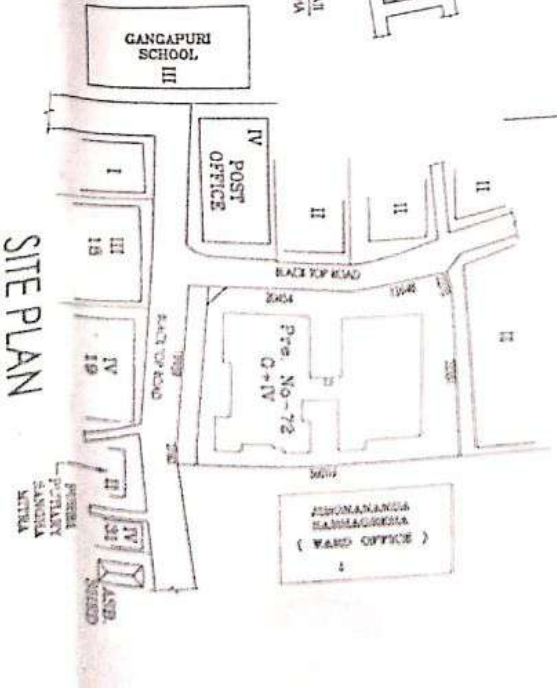
NOTES AND SPECIFICATION

1. Thk. of all outer walls are 200 mm with 1:6 cement sand mortar.
2. Thk. of all inner walls are 75 & 125 mm (mentioned in drawing) with 1:4 cement
3. Width of the chajja 450 mm.
4. 15 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm thk. to ceiling.
5. Depth of septic tank and S.U.G.W.R should not exceed more than depth of col. foundation.
6. Grade of concrete M-20 Grade of steel Fe-500.

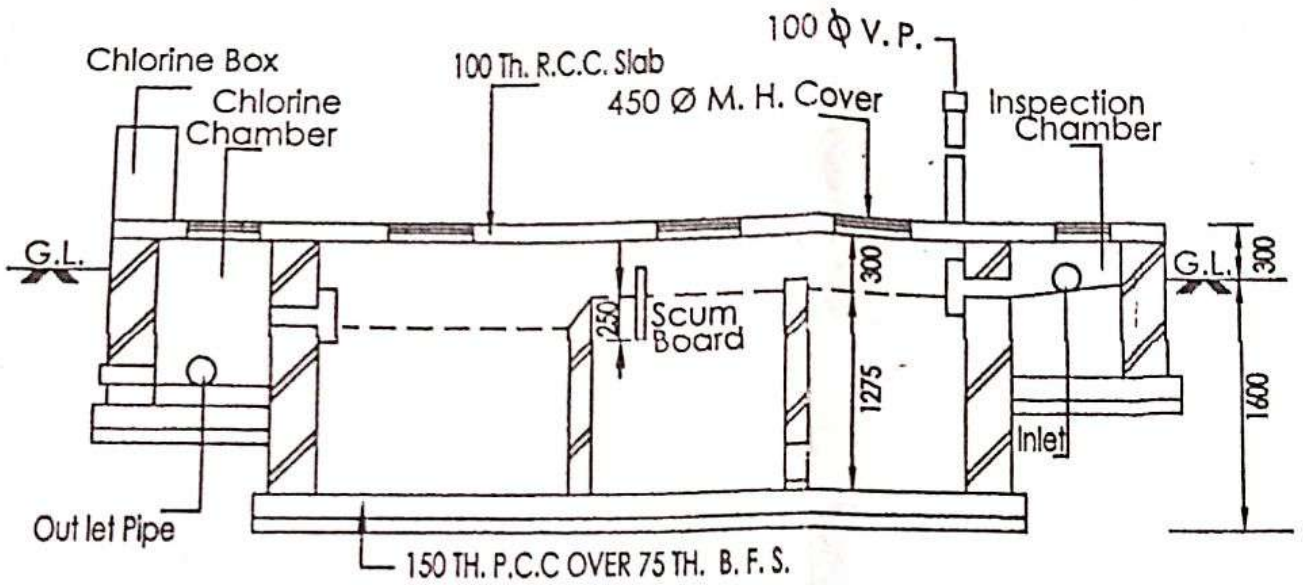
SCHEDULE FOR DOOR AND WINDOW			
NO.	SIZE	NO.	SIZE
D	1200 X 2100	W1	1500 X 1350
D1	1000 X 2100	W2	1200 X 1350
D2	900 X 2100	W3	900 X 1350
		W4	600 X 1600
		W5	900 X 1050
		W6	600 X 600
		W7	1400 X 1350



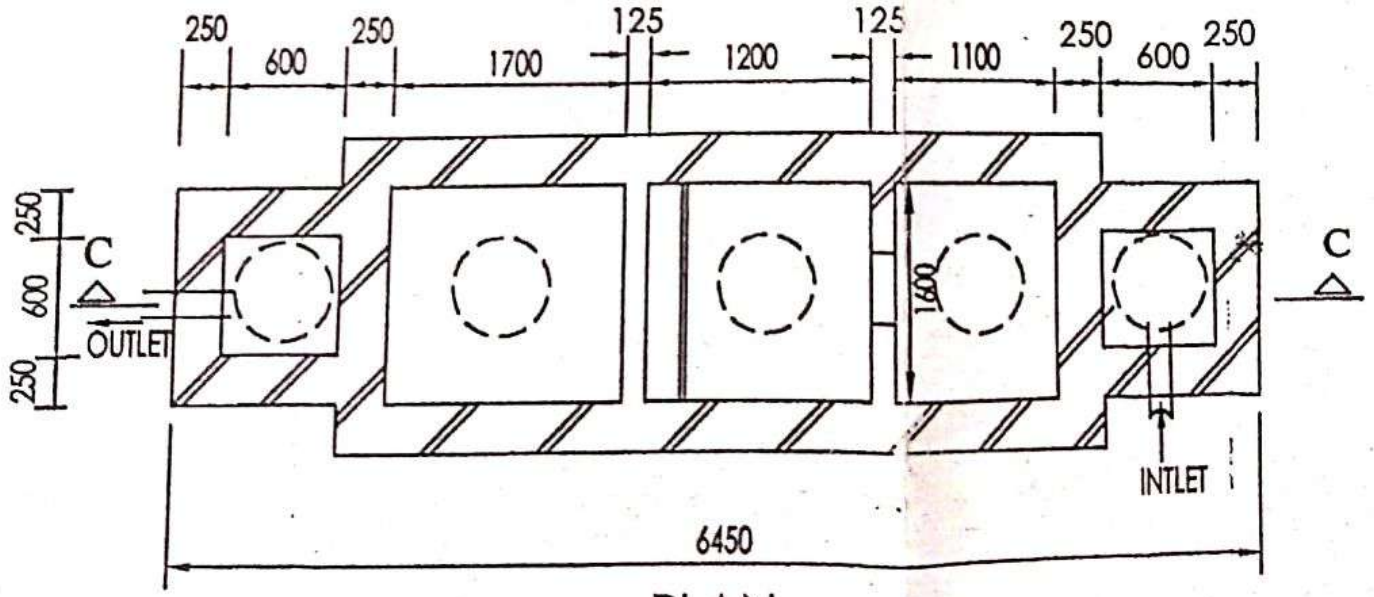
KEY PLAN
SCALE: 1:400



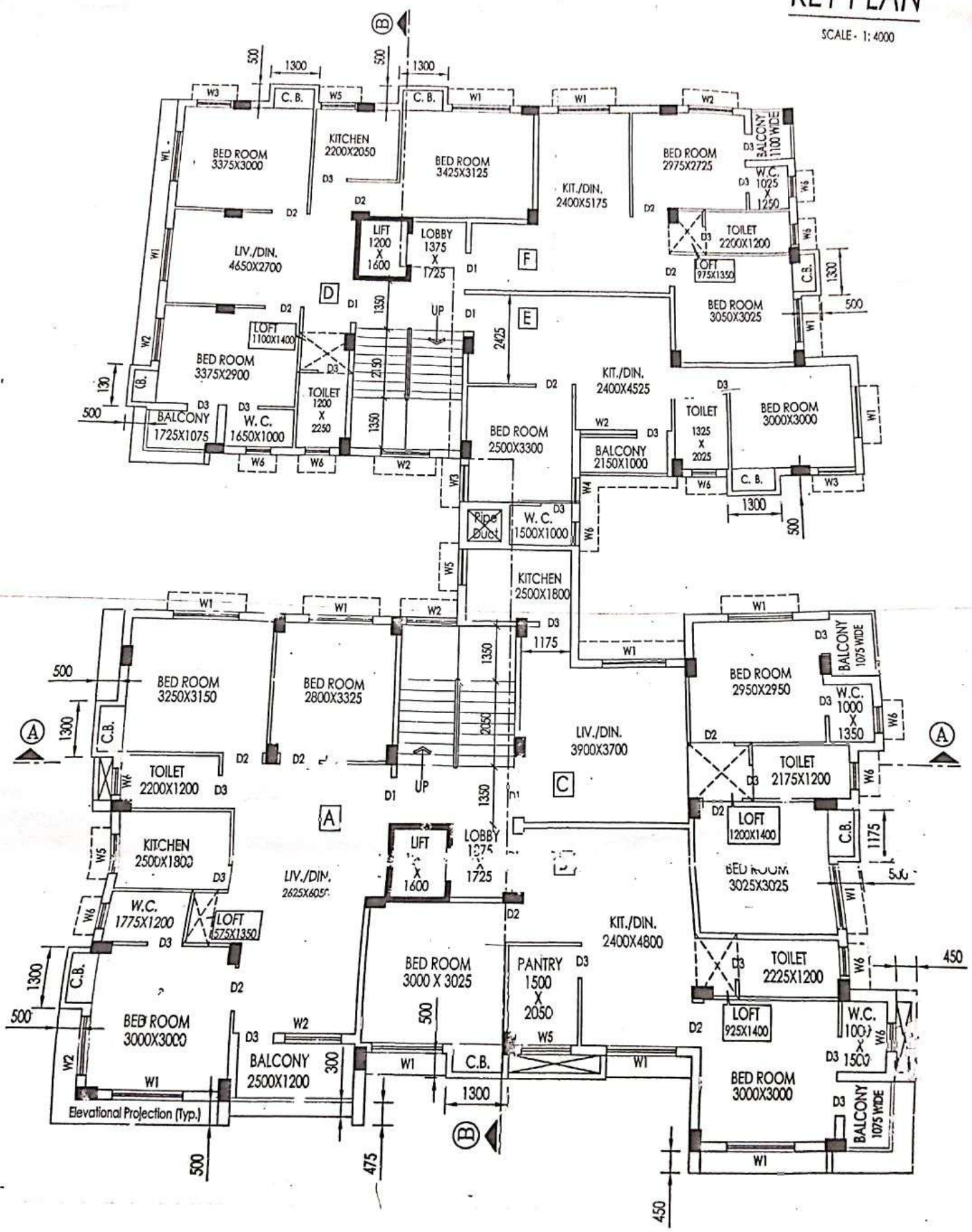
SITE PLAN
SCALE: 1:500



SECTION ON C - C

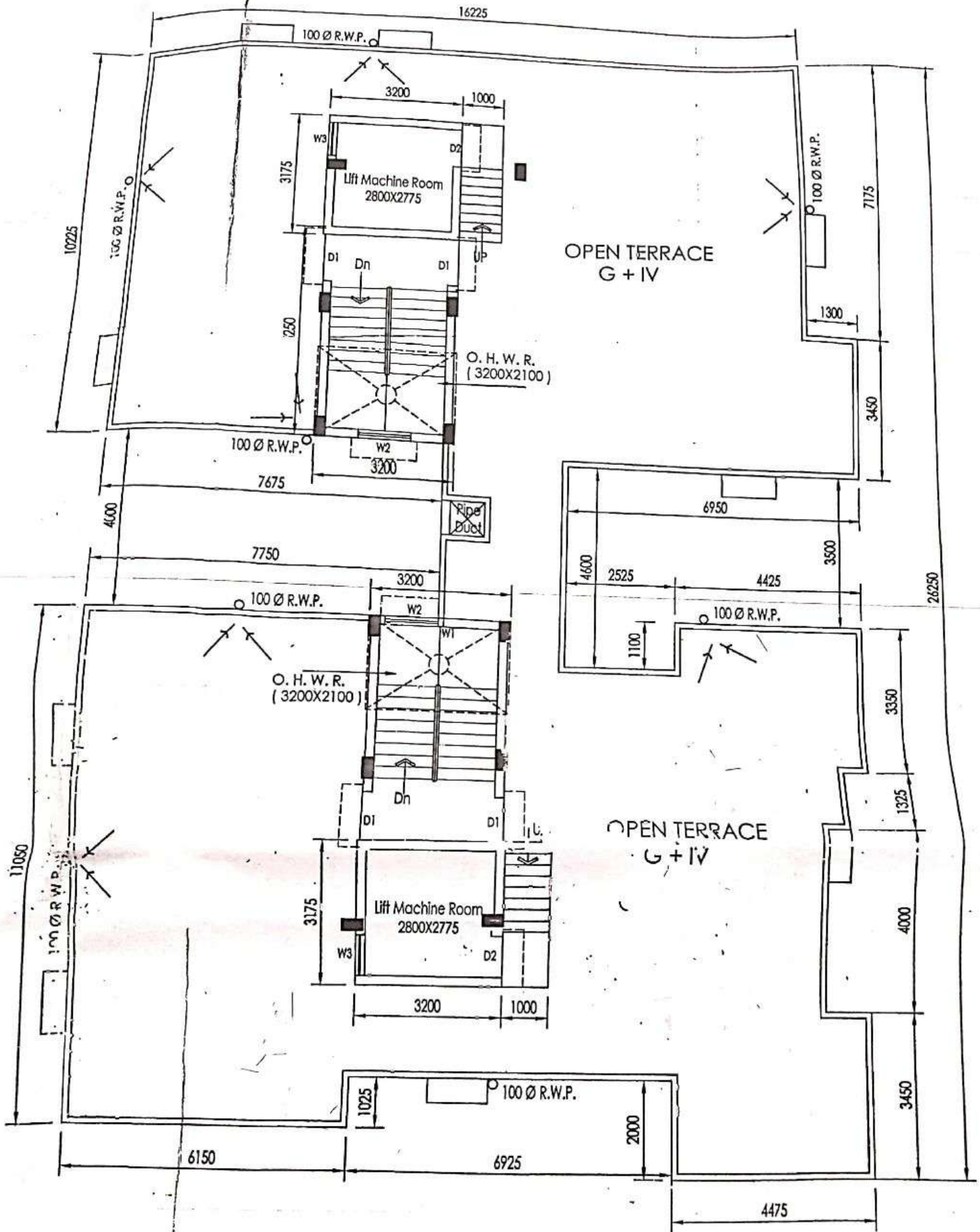


PLAN
DETAIL OF SEPTIC TANK
(60 USERS)
SCALE - 1:50



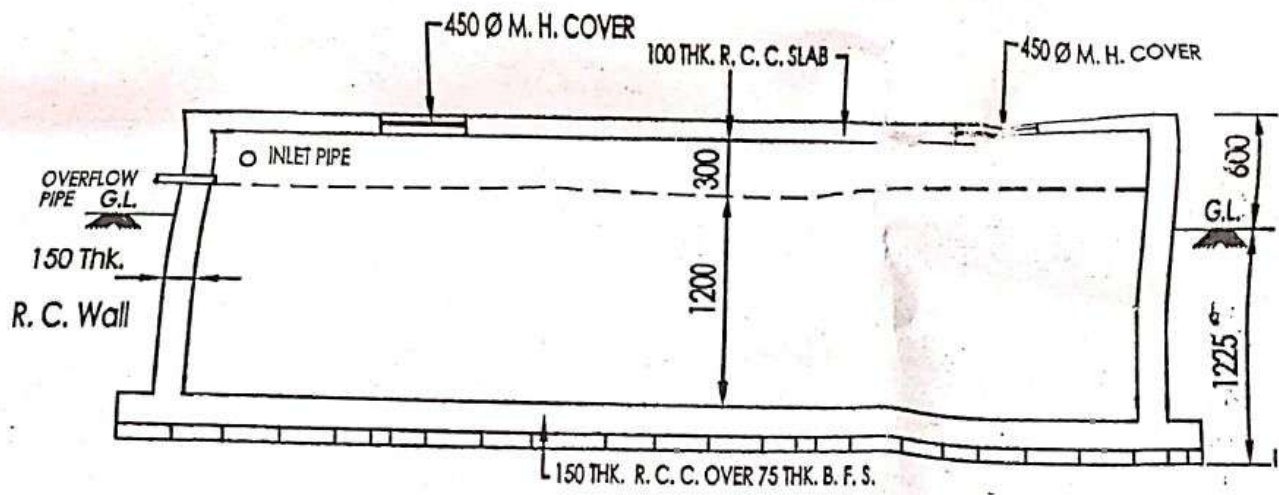
1ST, 2ND, 3RD & 4TH. FLOOR PLAN

SCALE - 1:100

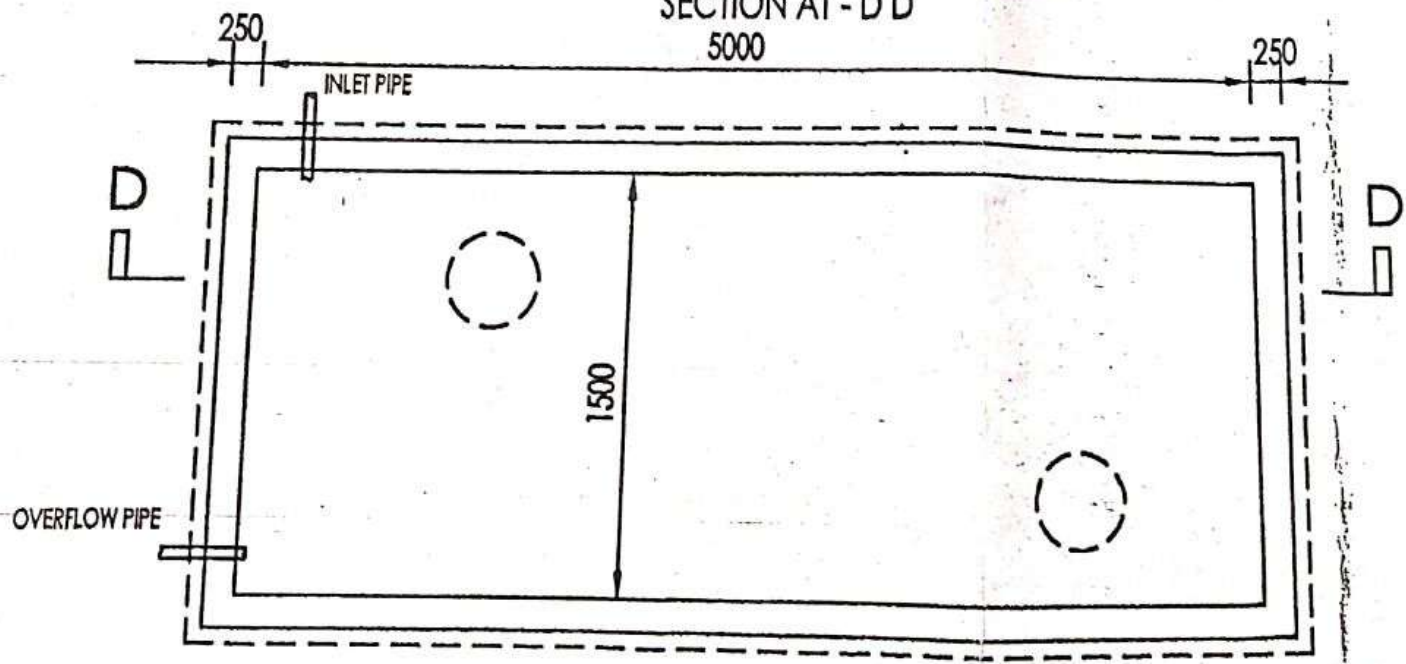


ROOF PLAN

SCALE - 1:100



SECTION AT - D D
5000

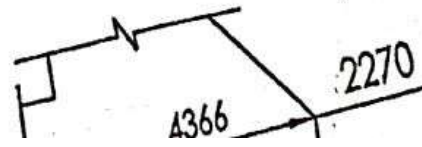


PLAN

DETAIL OF SEMI UNDER GROUND WATER RESERVOIR CAPACITY - 2000 Gal.

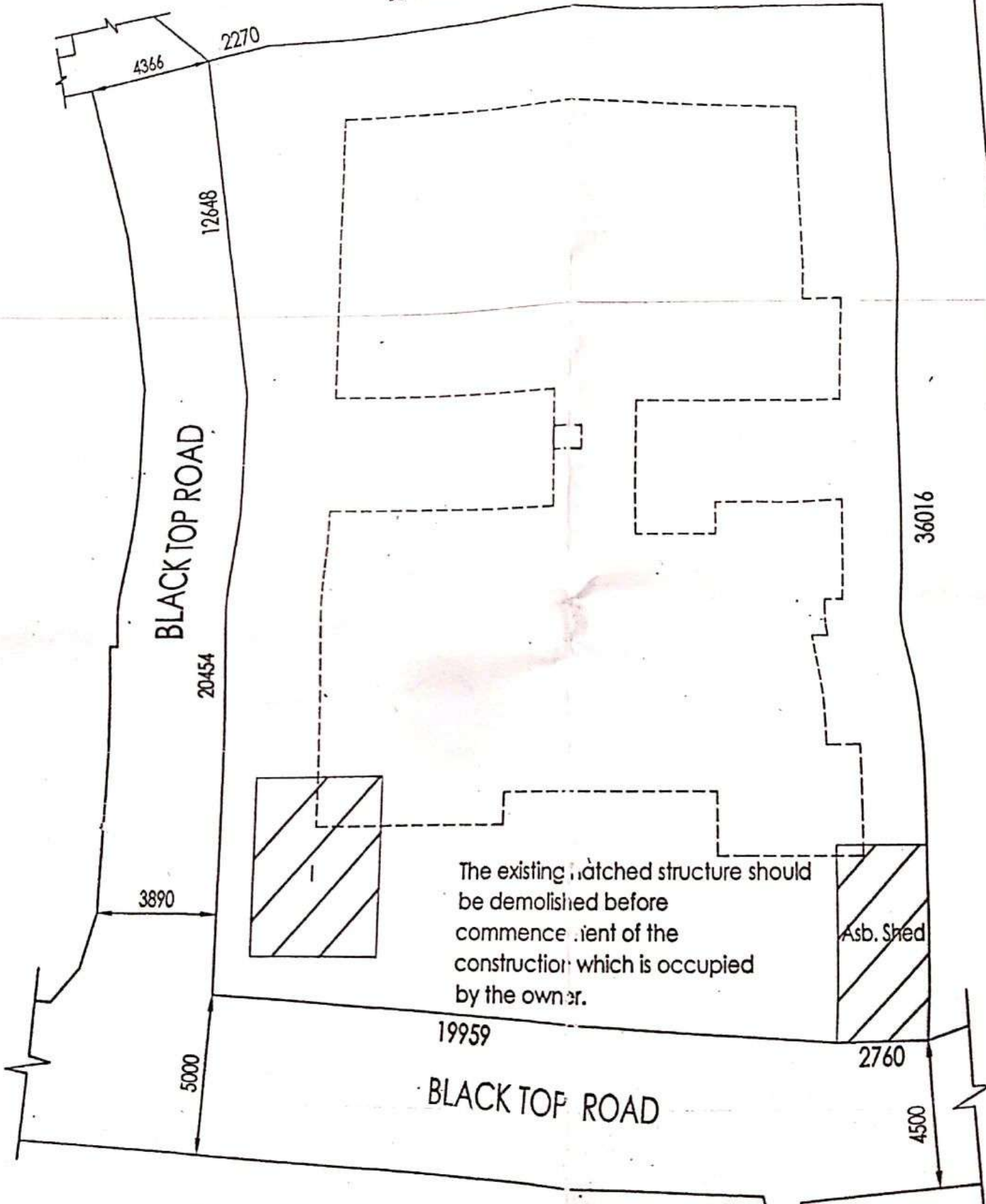
SCALE= 1:50

22351



SCALE = 1:50

22351



EXISTING STRUCTURE PLAN

SCALE - 1:200

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- 2)
- 3



Before starting any construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

PARTY'S COPY

A suiche pump has to be provided for pumping unfettered water for the distribution to the flushing cisterns and urinals in the building unless unfettered water from street main is not available.

Splayed portion - Sanctioned conditionally by undertaking of the owner that the splayed portion will be free gifted to the K. M. C. No wall can be constructed o



DEVIATION WOULD MEAN DEMOLITION

THE SANCTION IS VALUED UP TO 25.00 LAKHS ONLY

RESIDENTIAL BUILDING

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Approved By: P.D. DAS, MAJ The Building Committee

Sanctioned subject to a renovation of existing structure to provide open space as per plan before construction is started
Executive Engineer (C) Mr. A.V.
Asst. Engineer (C) Mr. P.V.V.

The building materials that will be stajged on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UNDER THE MOBILE ACT 1939 IN SUCH MANNER SO THAT ALL WASTE COLLECTORS AND PARTICULARLY LIFT WELLS, VAIS, BASEMENT CURING SITES, OPEN RECEPICLES ETC MUST BE EMPTIED COMPLETELY TWICE A WEEK

- 1) Upon construction area/building with concrete type retaining wall barrier, or other system, as per plan.
- 2) Apply water and maintain site in a suitable degree of hydrated condition for temporary stabilization.
- 3) Apply water prior to setting or by other such means necessary to keep the soil moist throughout the process.
- 4) Limit vehicle speeds to 15 mph on the work site.
- 5) Clean wheel and undercarriage of haul trucks prior to leaving construction site.
- 6) Apply a cover or screen to transport on haul roads.
- 7) Apply and maintain dust suppressant on haul roads.
- 8) Stabilize surface soils to an acceptable condition of the site/road.
- 9) Stabilize surface soils where heavy support equipment and vehicles will operate by using water and organic materials.
- 10) Stabilize adjacent disturbed soils following piling activities with immediate landscaping activity or maintenance control during working hours and clean track out from paved surfaces at the end of the work stretch. Track out must now exceed 50 feet or more and must be cleaned daily at the site.
- 11) Stabilize surface soils using soil binders until vegetation or ground cover can effectively reduce erosion.
- 12) Removal of debris in consultation with the local authorities following proper environmental management practices.
- 13) During construction work, including cutting of materials, ambient noise level should not exceed more than 65 dBA.

- a) Practices to be discarded for pollution free environments.
- 1) Don't dig up debris indiscriminately.
- 2) Don't leave the vehicles to rot at high speed within the work site.
- 3) Don't use materials without proper environmental control facility.
- 4) Don't allow access in the work area except for fueling, activities, vegetation, trees or other habitat barrier.
- 5) Don't remove the soil, sand and cement stockpile.
- 6) Don't keep materials or debris on the roads or pavements.
- 7) Turning of oil tines in the work area not during construction and repair of the roads for mobility control should be discarded.

Memo no - 18/mul/5706/BLS/013 T. 12/10/17 Dt 26.10.17

A Certificate of Mutation
Form A

To: Smt. Anjali Malakar (See Rule 53)
(Name and address of the applicant) 110-A, Pandit Mahalanabis

Reference: M.C.10 - 175/17 2017-17

He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below:

The Schedule

1. District: South 24 Parganas
2. Police Station: Rosita
3. Muzza
4. J.L.No.: 43
5. Khattan No.: RS - 398
6. Plot No.: RS - 119
7. Area: 10 ch. 30 sq ft (1.09 dec)
8. Classification (as per R.O.R.): Rosita



Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Uttam Mondal

UTTAM MONDAL
DIRECTOR OF
PROJECT DEVELOPERS PVT. LTD.
SHEKHAR NATH MAHALANABISH
SHEKHAR MAHALANABISH
SHEKHAR MAHALANABISH
SHEKHAR MAHALANABISH
SHEKHAR MAHALANABISH

S.B.P./CA/15

Memo no - 18/mul/5705/BLS/Rosita/12/10/17 Dt 26.10.17

A Certificate of Mutation
Form A

To: Smt. Anjali Malakar (See Rule 53)
(Name and address of the applicant) 110-A, Pandit Mahalanabis

Reference: M.C.10 - 175/17 2017-17

He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below:

The Schedule

1. District: South 24 Parganas
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3. Muzza
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6. Plot No.: RS - 119
7. Area: 10 ch. 30 sq ft (1.09 dec)
8. Classification (as per R.O.R.): Rosita



Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Uttam Mondal

UTTAM MONDAL
DIRECTOR OF
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SHEKHAR NATH MAHALANABISH
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SHEKHAR MAHALANABISH
SHEKHAR MAHALANABISH
SHEKHAR MAHALANABISH

Memo no- 18/mut/6508/BILRO/ATM/Kasbi/17 dt 26.10.17

Form A

A Certificate of Mutation

Smt. Sanghamitra Choudhury, W/O - Dr. Tapendra Chandra Choudhury, Sonit Talagan, Purbaputray, Regent Park, Post-70093

Reference: M/CNO-1878/17

He/She is informed that his/her name has been mutated in respect of the land described in the schedule below:

- The Schedule
1. District: Sonit Talagan
2. Police Station: Regent Park
3. Mouza: Purbaputray
4. J. L. No.: 43
5. Khatian No.: RS-398
6. Plot No.: RS-119
7. Area: 02 catta 10 ch. 30 sqft. (4.39 dec)
8. Classification (as per R.O.R.): Rasti



Dated 26.10.17

Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Celtam Maitray

SPVT. LTD. ATTORNEY OF MAHALANOBISH ANJALI MAHALANOBISH MITRA CHOWDHURY

UTTAM MONDAL DIRECTOR OF PRIVATE DEVELOPERS PVT. LTD. & CONSTITUTED ATTORNEY OF ANJALI MAHALANOBISH MITRA CHOWDHURY

S.B.P./Cal-15

S.B.P./Cal-1

Memo no- 15/mut/6507/ALLRS/ATM/Kasbi/17/dt: 26.10.17

Form A

A Certificate of Mutation

Smt. Rita Bose, D/O - Dr. Rabindra Nath Mahalanobish, 72, School Road, Regent Park, Post-70093

Reference: M/CNO-1877/17

He/She is informed that his/her name has been mutated in respect of the land described in the schedule below:

- The Schedule
1. District: Sonit Talagan
2. Police Station: Regent Park
3. Mouza: Purbaputray
4. J. L. No.: 43
5. Khatian No.: RS-398
6. Plot No.: RS-119
7. Area: 1 catta (1.65 dec)
8. Classification (as per R.O.R.): Rasti



Dated 26.10.17

Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

Celtam Maitray

S.B.P./Cal-15

UTTAM MONDAL DIRECTOR OF PRIVATE DEVELOPERS PVT. LTD. & CONSTITUTED ATTORNEY OF ANJALI MAHALANOBISH MITRA CHOWDHURY

Form No - 18/mul/6510/BLS/187M/15/2017 Dt. 26.10.17

A Certificate of Mutation
Form A

To Utam Mondal, S/o Rajendra Lal Mondal, 20, Barabazar, Calcutta
(Name and address of the applicant)

Reference: M/C No - 1880/17
Dt. 26.10.17

He/She is informed that his/her name has been mutated in respect of the land described in the schedule below:

- 1. District: The Schedule
- 2. Police Station: South 24 - Panchsala
- 3. Mouza: Rajabpally
- 4. J.L. No.: 43
- 5. Khata No.: RS - 378
- 6. Plot No.: 119
- 7. Area: 16.50 Sq. Ft. (0.375 Aca)
- 8. Classification (as per R.O.R.): Baula



S.B.P./CAL-15

Utam Mondal
DIRECTOR OF
MUTATION

Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

MANAGER DEVELOPERS PVT. LTD.
SELF & CONSTITUTED ATTORNEY OF
ANALI MAHALANOBISH
SHEKHAR PATH MAHALANOBISH
ASHOND EMBALANOBISH

Form No - 18/mul/6509/BLS/187M/15/2017 Dt. 26.10.17

A Certificate of Mutation
Form A

To Sankar Malabar, S/o Rajendra Nath Malabar, 72, Sankar Road, Calcutta
(Name and address of the applicant)

Reference: M/C No - 1879/17
Dt. 26.10.17

He/She is informed that his/her name has been mutated in respect of the land described in the schedule below:

- 1. District: The Schedule
- 2. Police Station: South 24 - Panchsala
- 3. Mouza: Rajabpally
- 4. J.L. No.: 43
- 5. Khata No.: RS - 378
- 6. Plot No.: 119
- 7. Area: 01.65 Aca (1.65 Aca)
- 8. Classification (as per R.O.R.): Baula



S.B.P./CAL-15

Utam Mondal
DIRECTOR OF
MUTATION

Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

MANAGER DEVELOPERS PVT. LTD.
SELF & CONSTITUTED ATTORNEY OF
ANALI MAHALANOBISH
SHEKHAR PATH MAHALANOBISH
ASHOND EMBALANOBISH