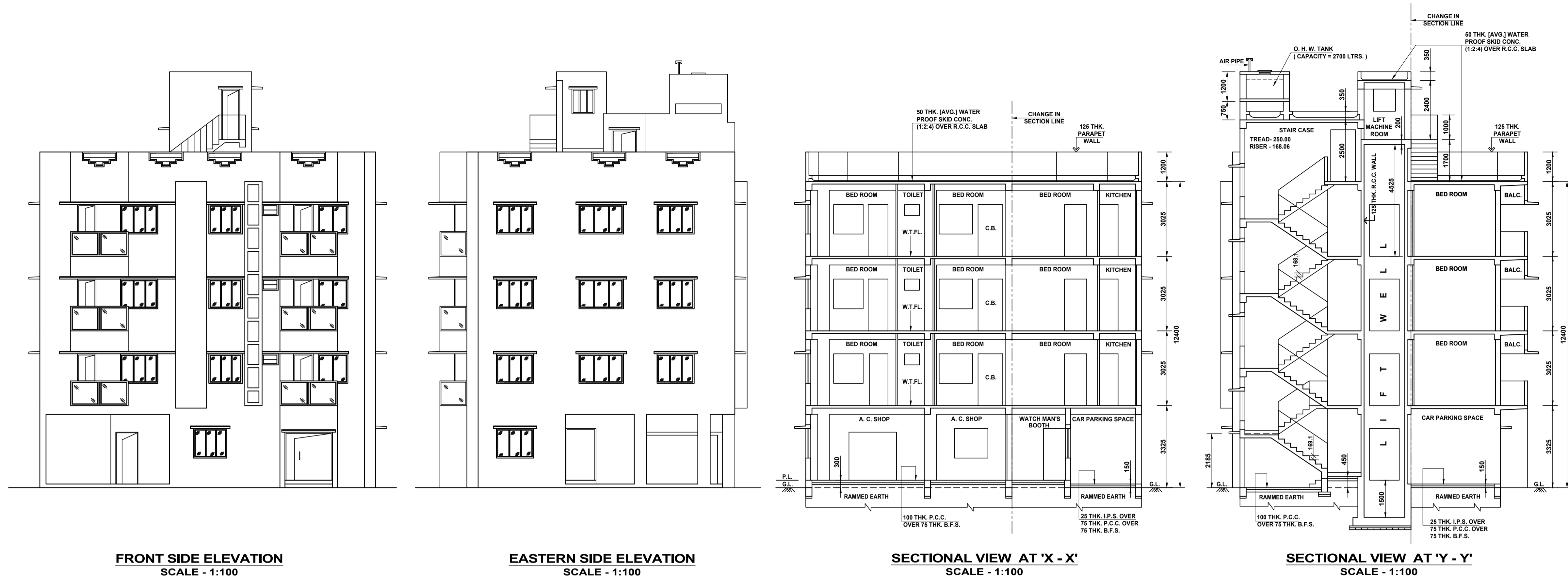


MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A											
1. ASSESSEE NO. - 31 - 109 - 08 - 1315 - 1	5. DETAILS OF REGD. POWER OF ATTORNEY										
2. NAME OF OWNER - SRI RAJESH KUMAR SAHANI	BOOK NO. - I VOLUME NO. - 1603 - 2024										
3. NAME OF THE APPLICANT / CONSTITUTED POWER OF ATTORNEY : SRI PANKAJ KUMAR CHOWDHURY (PROPRIETOR OF M.S. PRATIMA BUILDER) AS CONSTITUTED POWER OF ATTORNEY OF SRI RAJESH KUMAR SAHANI	PAGE NO. - 518438 to 518454 DATE - 03 / 12 / 2024 BEING NO.- 1603 20153 REGD. AT - D. S. R. - III, SOUTH 24 PGS.										
4. DETAILS OF REGD. DEED	6. DETAILS OF BOUNDARY DECLARATION										
BOOK NO. - I VOLUME NO. - 1602 - 2023 PAGE NO. - 436688 to 436707 DATE - 13 / 09 / 2023 BEING NO.- 1602 13153 REGD. AT - D. S. R. - II, SOUTH 24 PGS.	BOOK NO. - I VOLUME NO. - 1630 - 2024 PAGE NO. - 19403 to 19414 DATE - 07 / 03 / 2024 BEING NO.- 1630 00737 REGD. AT - D. S. R. - V, SOUTH 24 PGS.										
7. DETAILS OF B.L.L.R.O. CONVERSION MEMO NO. 57 (C) / 195 / 5987 / 1 (2) / P / 24, DATED - 16.12.2024 (BEEL MACH CHAS TO BASTU)											
8. DETAILS OF K.M.C. MUTATION - CASE NO. - O / 109 / 09 - OCT - 23 / 51130, DATED - 09.10.2023 APPROVED BY - DY. ASSESSOR COLLECTOR (BOROUGH - XII), DATED - 03.10.2023											
9. DETAILS OF BL & LRO MUTATION COPY NO. : 18459 (1630025), DATED - 05.12.2023											
PART - B											
1. AREA OF LAND :- a) AS PER TITLE DEED & ASSESSMENT BOOK / 265.886 SQM [MORE / LESS] b) AS PER PHYSICAL MEASUREMENT & BOUNDARY DECLARATION = 03 K. - 14 CH. - 40.81 SFT / 262.989 SQM [MORE / LESS]	2. PERMISSIBLE GROUND COVERAGE :- 57.900 % OF LA. = 152.271 SQM 3. PROPOSED GROUND COVERAGE :- 57.764 % OF LA. = 151.914 SQM										
4. AREA STATEMENT :-											
	RESIDENTIAL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD AREA (SQM)	LOFT AREA (SQM)			
GROUND FLOOR	R - 106.454 M - 40.078	-----	146.532	11.015	2.396	133.121	-----	-----			
FIRST FLOOR	151.914	2.021	149.893	11.015	2.396	136.482	1.875	2.385			
SECOND FLOOR	151.914	2.021	149.893	11.015	2.396	136.482	1.875	2.385			
THIRD FLOOR	151.914	2.021	149.893	11.015	2.396	136.482	1.875	2.385			
TOTAL	602.274	6.063	596.211	44.060	9.584	542.567	5.625	7.155			
5. TENEMENTS CALCULATION (A) RESIDENTIAL:		LOFT AREA = 7.155 SQM		CUP BOARD AREA = 5.625 SQM		STAIR HEAD ROOM AREA = 14.430 SQM		LIFT MACHINE ROOM AREA = 6.880 SQM		LIFT MACHINE ROOM STAIR = 3.306 SQM	
TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	TOTAL COMMON AREA = 72.729 SQM						
A	60.475	10.807	71.282	3	CAR PARKING CALCULATION						
B	75.192	13.436	88.628	3	REQUIRED / PERMISSIBLE		NO.	AREA (SQM)			
CARPET AREA OF SHOP = 35.403 SQM					PROVIDED		05	50.000			
6. PERMISSIBLE F. A. R. = 2.25					7. PERMISSIBLE TOTAL FLOOR AREA = 591.725 SQM + EXEMPTED AREA + MANDATORY CAR PARKING						
8. PROPOSED F. A. R. = 542.567 - 50.000 / 262.989 = 1.873 < 2.25					11. TOTAL AREA FOR FEES = 633.607 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)						
9. AREA OF O. H. W. TANK = 5.400 SQM					10. AREA OF TREE COVER = 4.500 SQM						



FRONT SIDE ELEVATION
SCALE - 1:100

EASTERN SIDE ELEVATION
SCALE - 1:100

SECTIONAL VIEW AT 'X - X'
SCALE - 1:100

SECTIONAL VIEW AT 'Y - Y'
SCALE - 1:100

SCHEDULE OF DOOR & WINDOWS

MKD.	OBJECT	SIZE (W. X H.)
D	DOOR	1000 X 2100
D1	DOOR	900 X 2100
D2	DOOR	750 X 2100
W	WINDOW	1800 X 1200
W1	WINDOW	1500 X 1200
W2	WINDOW	1350 X 1200
W3	WINDOW	1200 X 1200
W4	WINDOW	900 X 1000
W5	WINDOW	600 X 450

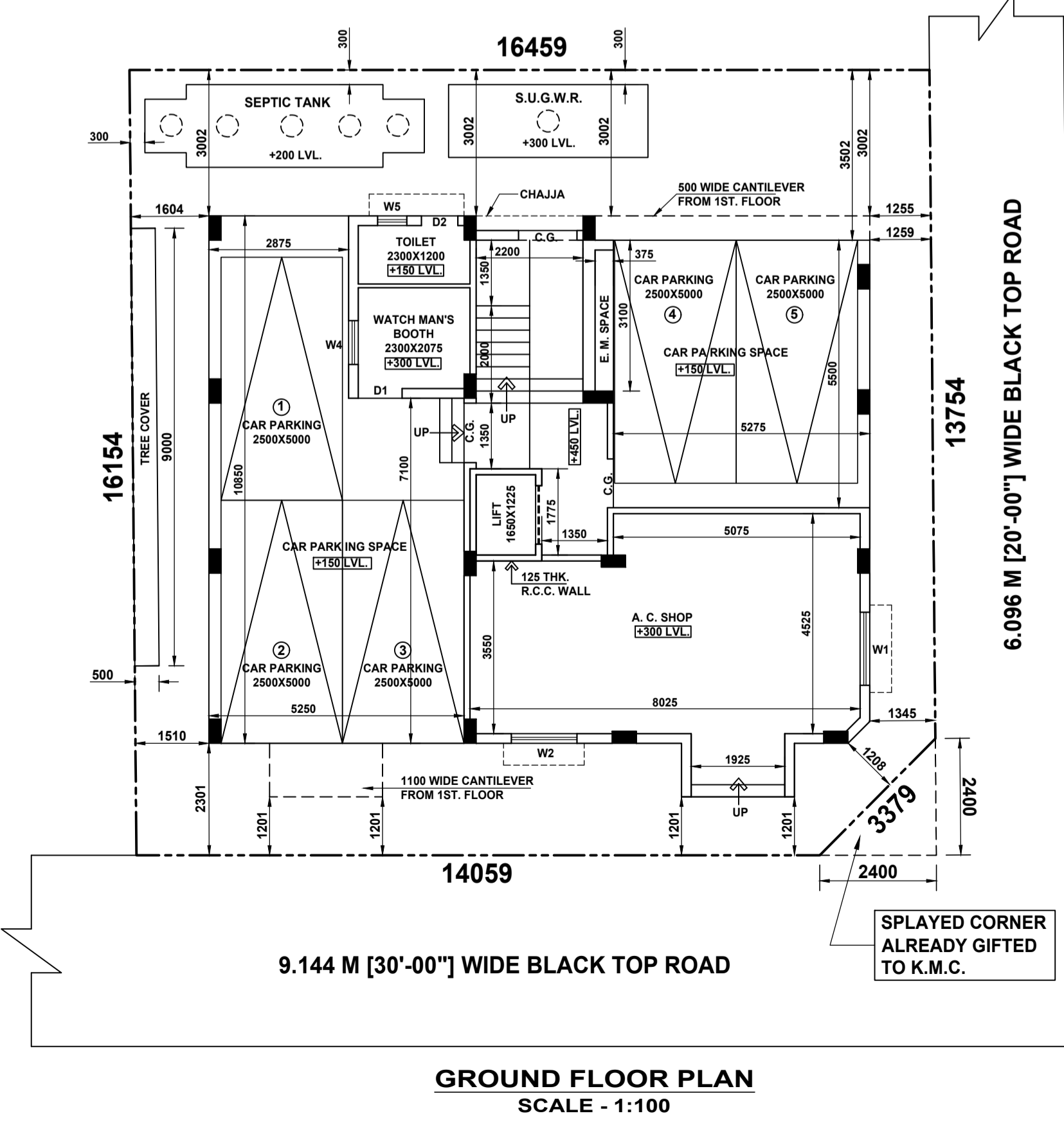
NOTE :
DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

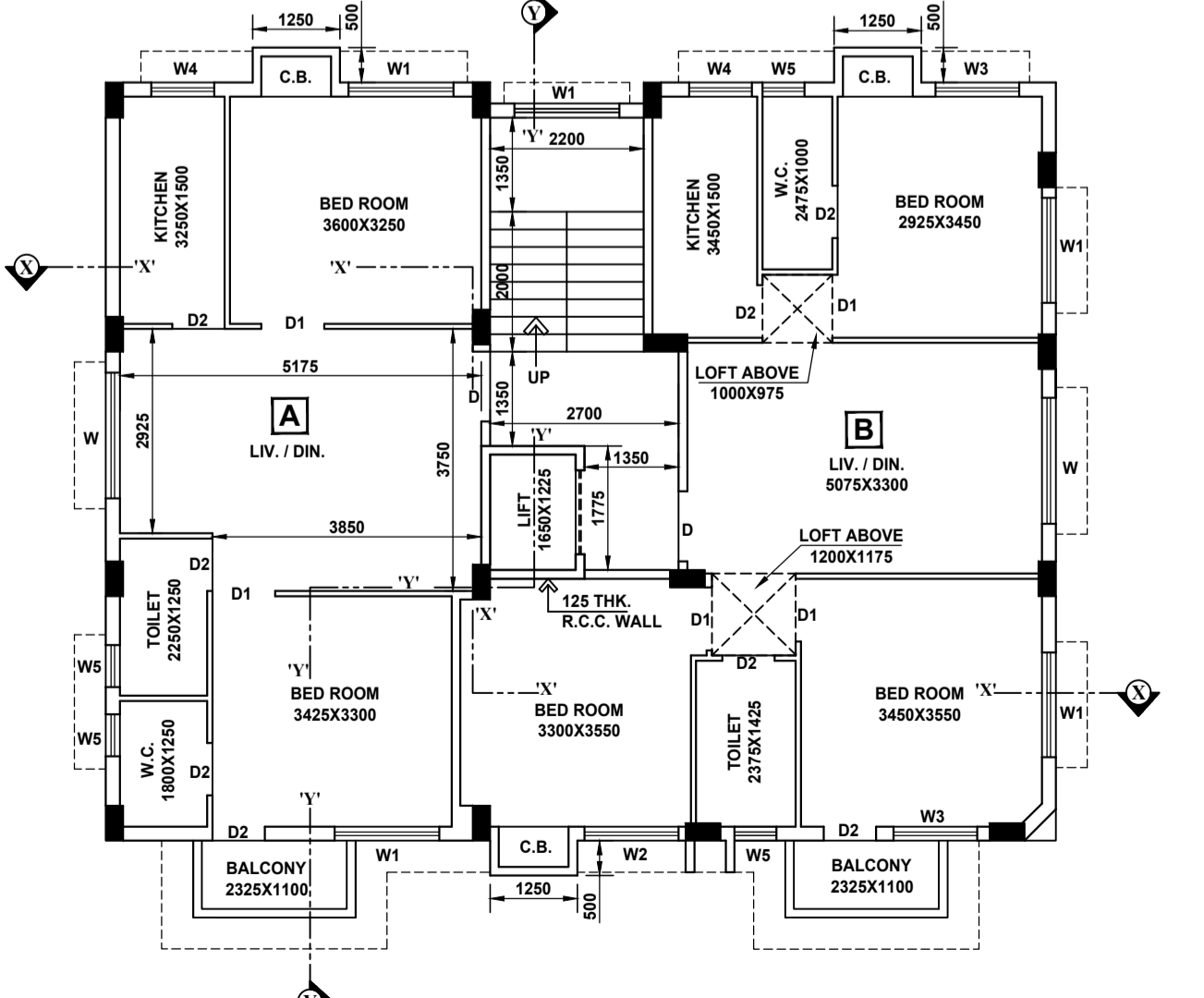
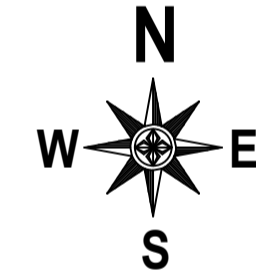
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22° 29' 1.2"	88° 24' 46"	5.0 M.
2	22° 29' 1.2"	88° 24' 46"	5.0 M.
3	22° 29' 1.2"	88° 24' 46"	5.0 M.
4	22° 29' 1.2"	88° 24' 46"	5.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

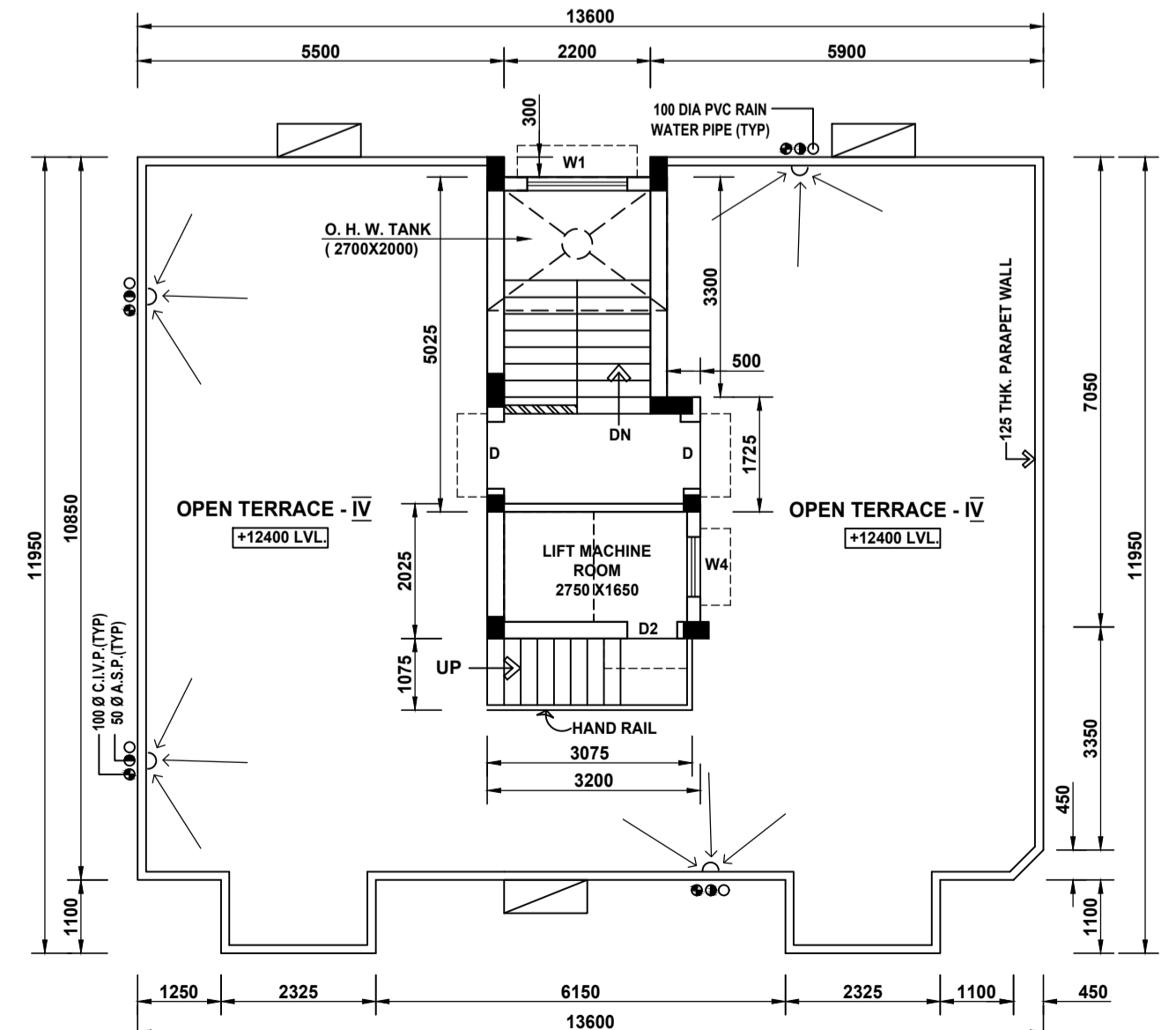
- SPECIFICATION :-**
- ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.
 - ALL 200 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (6:1) SAND, CEMENT MORTAR.
 - ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.
 - ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1.5:1) (UNLESS OTHERWISE MENTIONED).
 - GRADE OF CONCRETE - M20
 - GRADE OF STEEL - Fe500.
 - ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.



GROUND FLOOR PLAN
SCALE - 1:100



TYPICAL FLOOR PLAN
(1ST, 2ND. & 3RD. FLOOR)
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

****NOTE :-**
1. ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.
2. SCALE - 1:100

DECLARATION OF C.A. / APPLICANT :-
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 INSTRUCTIONS OF L.B.S. & E.S.E. FOR STRUCTURAL STABILITY OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND 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 WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.

SRI PANKAJ KUMAR CHOWDHURY
(PROPRIETOR OF M.S. PRATIMA BUILDER)
AS CONSTITUTED POWER OF ATTORNEY
OF SRI RAJESH KUMAR SAHANI
NAME OF OWNER / APPLICANT

CERTIFICATE OF L.B.S. :-
I CERTIFIED 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 ADJOINING ROADS 3.144 M [30'-00"] WIDE BLACK TOP ROAD SOUTHERN SIDE & 6.096 M [20'-00"] WIDE BLACK TOP ROAD EASTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M FROM THE C / L OF THE E. M. BYE - PASS.

SHOME NATH DAS, L.B.S. // 969
NAME OF L.B.S.

DECLARATION STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
SOIL TESTING REPORT HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF TECHNICAL SOIL OF GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 7000150, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SHOME NATH DAS, E.S.E. // 11 / 371
NAME OF E.S.E.

CERTIFICATE OF GEO-TECHNICAL 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 RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL, G.T. // 49
NAME OF GEO-TECHNICAL ENGINEER

PROJECT
PROPOSED PLAN FOR G + III STORIED RESIDENTIAL BUILDING OF HEIGHT - 12.400 MT., U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009, AT PREMISES NO.- 1315, NAYABAD, WARD NO.- 109, BOROUGH - XII, P.S.- PANCHASAYER, KOLKATA - 700099, C.S. DAG NO.- 102, R.S. & L.R. DAG NO.- 191, C.S. KHATIAN NO.- 6, R.S. KHATIAN NO.- 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, 133, L.R. KHATIAN NO.- 3168, MOUZA - NAYABAD, J.L. NO.- 25, TOUZI NO.- 56, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2024120426 DATE - 08-FEB-25
VALID UPTO - 07-FEB-30

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E. (C) / BLDG.