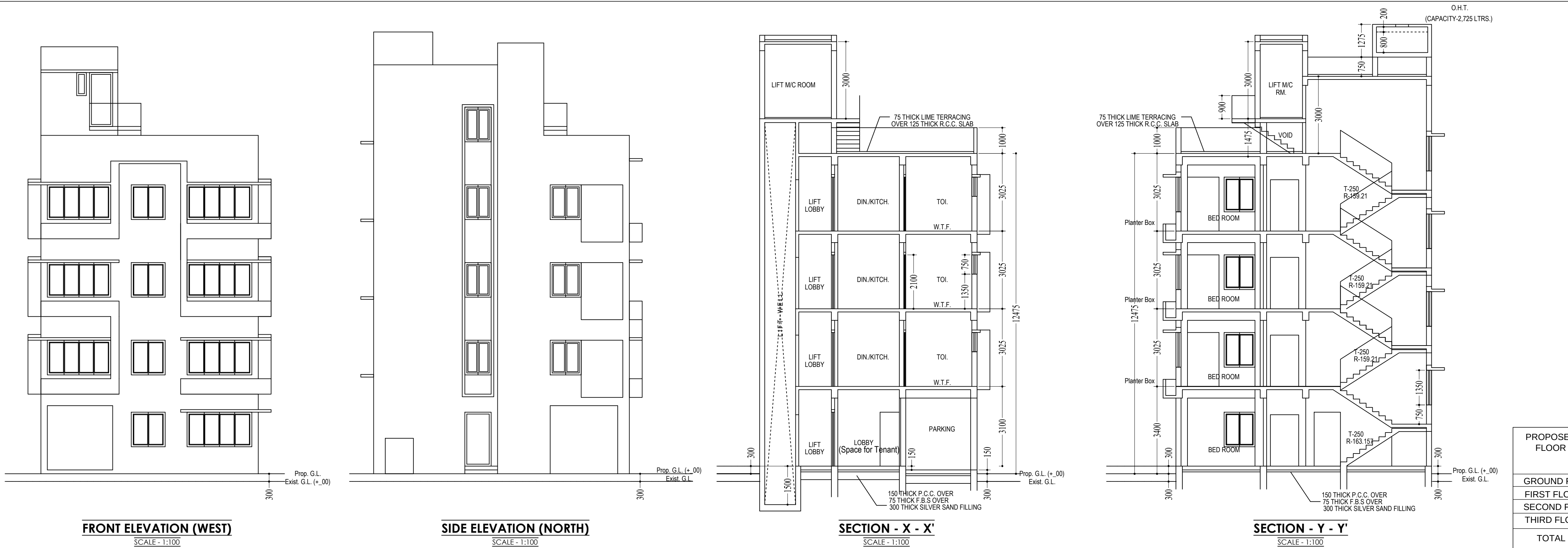
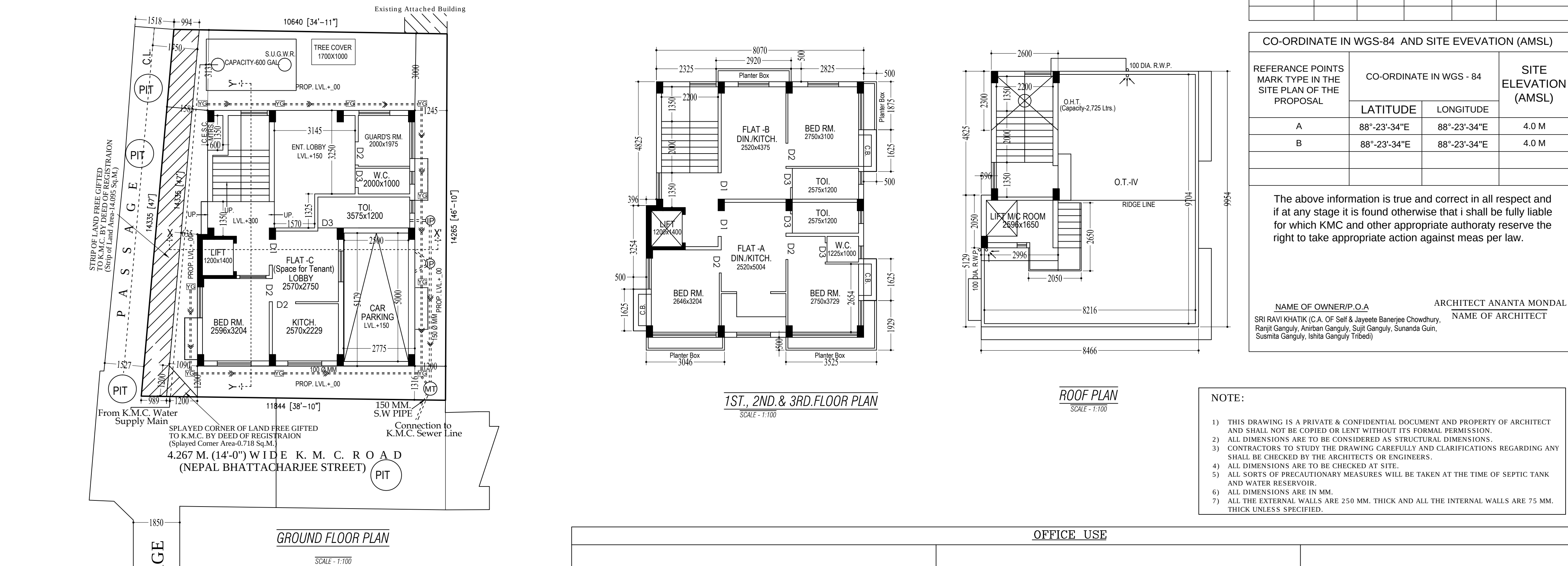




MAIN CHARACTERISTICS OF THE PLAN PROPOSAL :					
PART A :					
01. ASSESSEE NO. - 11-083-25-0055-0					
02. NAME OF OWNERS - SRI RAVI KHATIK (C.A. OF Self & Jayeete Banerjee Chowdhury, Ranjit Ganguly, Anirban Ganguly, Sujit Ganguly, Sunanda Guin, Susmita Ganguly, Ishita Ganguly Tribedi)					
03. a) K.M.C. MUTATION CASE NO. O/083/21-08-25/170412, DATED: 21.08.2025					
04. DETAILS OF REGISTERED TITLE DEED :					
i) Book No.-I, Volume No.: 1602-2024, Pages- 528243 to 528263, Being No.-160215561, DSR-II, Alipore, Year-2024, Dated :04.12.2024					
ii) Book No.-I, Volume No.: 1602-2024, Pages- 528222 to 528242, Being No.-160215562, DSR-II, Alipore, Year-2024, Dated :04.12.2024					
05. DETAILS OF REGISTERED P.O.A. :					
i) Book No.-I, Volume No.: 1603-2025, Pages- 150873 to 150895, Being No.-160304840, DSR-III, Alipore, Year-2025, Dated :02.04.2025					
ii) Book No.-I, Volume No.: 1602-2025, Pages- 5530 to 5550, Being No.-160216931, DSR-II, Alipore, Year-2024 Dated :06.01.2025					
iii) Book No.-I, Volume No.: 1602-2025, Pages- 5551 to 5571, Being No.-160216932, DSR-II, South 24 Pgs, Year-2025, Dated :06.01.25					
iv) Book No.-I, Volume No.: 1630-2022, Pages- 121719 to 121765, Being No.-163002883, DSR-V, Alipore, Year-2022, Dated :23.05.2022					
v) Book No.-I, Volume No.-1630-2026, Pages-59503 to 59519, Being No.-160301971, DSR-V, South 24, Year-2026, Dated:10.04.2026					
06. DETAILS OF BOUNDARY DECLARATION: Book No.-I, Volume No.-1603-2025, Pages-438707 to 438718, Being No.-160316234, DSR-III, Alipore, Year-2025, Dated:29.08.25					
07. DETAILS OF STRIP OF LAND DECLARATION : Book No.-I, Volume No.-1603-2025, Pages-438674 to 438685, Being No.-160316231, DSR-III, Alipore, Year-2025, Dated:29.08.25					
08. DETAILS OF SPLED CORNER DECLARATION Book No.-I, Volume No.-1603-2025, Pages- 438756 to 438768, Being No.-160316238, DSR-III, Alipore, Year-2025, Dated:29.08.25					
09. DETAILS OF COMMON PASSAGE DECLARATION: Book No.-I, Volume No.-1603-2025, Pages-438697 to 438706, Being No.-160316233, DSR-III, Alipore, Year-2025, Dated:29.08.25					
10. DETAILS OF TENANT DECLARATION : Book No.-I, Volume No.-1603-2025, Pages-438686 to 438696, Being No.-160316232, DSR-III, Alipore, Year-2025, Dated:29.08.25					
PART B :					
1. AREA OF LAND AS PER TITLE DEED :- 02 K. - 09 CH. - 00 SFT = 171.404 SQM. LAND AREA AS PER BOUNDARY DECLARATION :- 160.543 SQM. AREA OF STRIP OF LAND :- 14.095 SQM. AREA OF SPLED CORNER :- 0.718 SQM.					
2. PER. GROUND COVERAGE : 60 % = 96.325 SQM.					
3. PROPOSED GROUND COVERAGE : 51.495 % = 82.673 SQM.					
4. WIDTH OF THE ROAD = 4.267 M.					
PROPOSED FLOOR	TOTAL COVERED AREA (SQ.M.)	LIFT WELL (SQ.M.)	TOTAL GROSS FLOOR AREA(SQ.M.)	TOTAL EXEMPTED AREA STAIR + STAIR LOBBY (SQ.M.)	NET FLOOR AREA
GROUND FLOOR	82.673 SQ.M.	----	82.673 SQ.M.	9.599 SQ.M.	1.938 SQ.M.
FIRST FLOOR	82.354 SQ.M.	1.680 SQ.M.	80.674 SQ.M.	10.340 SQ.M.	1.938 SQ.M.
SECOND FLOOR	82.354 SQ.M.	1.680 SQ.M.	80.674 SQ.M.	10.340 SQ.M.	1.938 SQ.M.
THIRD FLOOR	82.354 SQ.M.	1.680 SQ.M.	80.674 SQ.M.	10.340 SQ.M.	1.938 SQ.M.
TOTAL	329.735 SQ.M.	5.040 SQ.M.	324.695 SQ.M.	40.619 SQ.M.	7.752 SQ.M.
					276.324 SQ.M.



05. PARKING CALCULATION : A) TOTAL COMMON AREA = 80.404 SQ.M.				
TENEMENT AREA	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	TENEMENT NO.	REQUIRED PARKING
A= 40.007 SQM.	14.002 SQM.	54.009 SQM.	03 NOS.	01
B= 26.294 SQM.	9.203 SQM.	35.497 SQM.	03 NOS.	
C= 31.016 SQM.	10.856 SQM.	41.872 SQM.	01 NOS.	
B) NOS OF PARKING PROVIDED : 01 NOS.				
06. TOTAL COVERED CAR PARKING AREA PROVIDED =14.372 SQ.M.				
07. PERMISSIBLE F.A.R. - 1.75				
08. PROPOSED F.A.R. - (276.324-14.372)/160.543=1.632				
09. AREA OF STAIR HEADROOM - 13.065 SQ.M.				
10. AREA OF LIFT MACHINE ROOM - 6.141 SQ.M.				
11. STAIR OF LIFT MACHINE ROOM AREA- 3.420 SQ.M.				
12. AREA OF ROOF TANK - 5.980 SQ.M.				
13. CUP BOARD AREA - 7.317 SQ.M.				
14. ADD. AREA FOR FEES = 29.943 SQ.M.				
15. PROPOSED TREE COVER - 1.7 SQ.M.				
DECLARATION OF OWNER : I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION & ALSO FOLLOW THE INSTRUCTIONS OF L.B.A. & E.S.E. DURING CONSTRUCTION OF BUILDING AS PER B.S. PLAN. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY ME AT DURING DEPARTMENTAL INSPECTION.				
SRI RAVI KHATIK (C.A. OF Self & Jayeete Banerjee Chowdhury, Ranjit Ganguly, Anirban Ganguly, Sujit Ganguly, Sunanda Guin, Susmita Ganguly, Ishita Ganguly Tribedi)				
CERTIFICATE OF ARCHITECTS : I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE-2009 AS AMENDED FROM TIME TO TIME THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN KEY PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS. THE WIDTH OF THE K.M.C. ABUTTING THE WESTERN SIDE OF THE SITE IS 4.267 M WIDE. THE SIGNATURE OF OWNER IS AUTHENTICATED BY ME/US.				
ARCHITECT ANANTA MONDAL (Regn. No. CA/99/25346) NAME OF THE ARCHITECT				
CERTIFICATE OF E.S.E. : THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING 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 NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.				
SRI SOUMEN ADAK (K.M.C. Empanelled No. E.S.E. - 1/191) NAME OF STRUCTURAL ENGINEER				
CERTIFICATE OF GEO-TECH. ENGINEER THE 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 PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.				
SRI. RABIN KUMAR BANERJEE (K.M.C. Empanelled No. G.T.E.-1/28) NAME OF GEO-TECHNICAL.				
PROJECT TITLE PLAN PROPOSAL OF (G+III) STORIED (12.475 M. BUILDING HEIGHT) RESIDENTIAL BUILDING U/S - 393A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AT PREMISES NO.-10/4D, NEPAL BHATTACHARJEE STREET, WARD NO.- 083, BOROUGH - VIII, P.S.- KALIGHAT, KOLKATA - 700026, UNDER K.M.C.				
	PREPARED BY : ANANTA MONDAL ASSOCIATES LLP 186, KALITALA ROAD, GROUND FLOOR, KOLKATA-700099 PHONE NO. - 033-40086213, MOBILE-09830448275, 09903873755 E-Mail - ananta_architect@yahoo.co.in, Website - www.anantaaspi.com			
	SCALE 1:100	REV/DATE	DEALT BY: A.MONDAL (Architect)	DRWG. NO. KMC/10/4DNBS/ARCH-002/25-26 SHEET: A.Dwg.

SUBHRANSU
SHEKHAR MONDAL

Digitally signed by SUBHRANSU
SHEKHAR MONDAL
Date: 2026.04.30 16:29:07 +05'30'

ASSISTANT ENGINEER(C)
Bldg/Br.- VIII

B.P. NO - 2026080011

DATE - 30-04-2026

VALID UPTO - 29-04-2031