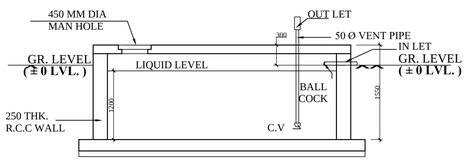
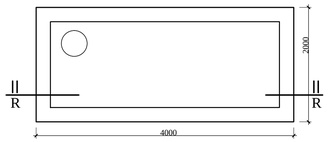
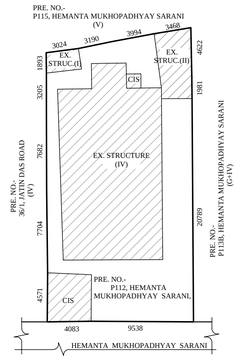


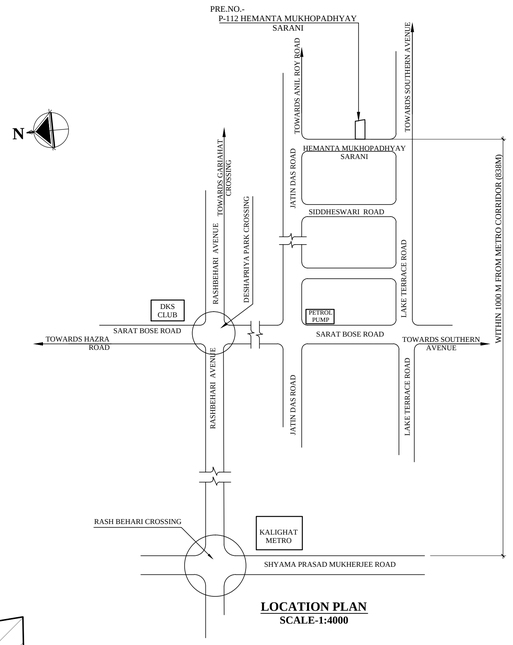
SECTION - PP
SCALE - 1:50



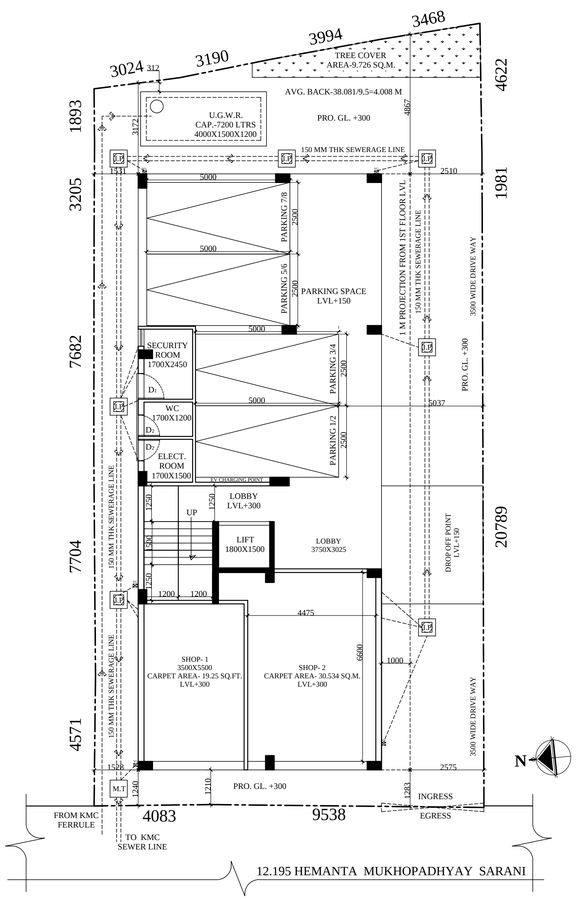
PLAN OF SEMI U.G. WATER RESERVOIR
SCALE - 1:50 (CAP=7200 LTRS)
(4000X1500X1200)



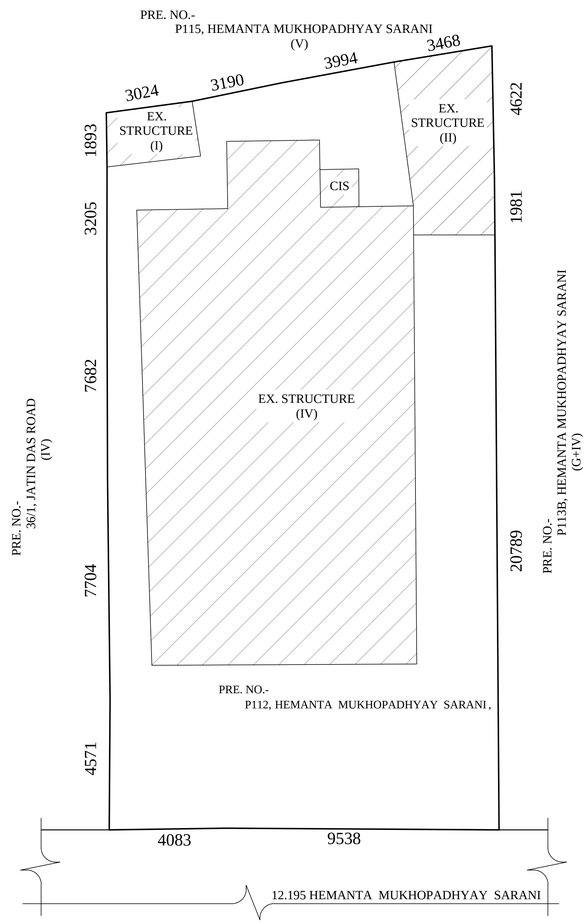
SITE PLAN
SCALE-1:600



LOCATION PLAN
SCALE-1:4000



PROPOSED GROUND FLOOR PLAN
SCALE-1:100



ON SITE GROUND FLOOR PLAN
(EXISTING STRUCTURE TO BE DEMOLISHED)
SCALE 1:100

STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 110900700921
2. REGD. DEED - I
   BEING NO. - 1116 , BOOK NO. - I
   VOL. NO. - 12, PAGES NO. - 284 TO 292
   YEAR - 1975, PLACE -ALIPORE. DATED-28.02.1975
3. REGD. DEED - II
   BEING NO. - 37 , BOOK NO. - I , VOL. NO. - 4,
   PAGES NO. - 199 TO 208, YEAR - 1997,
   PLACE -ADD.REG.ASSURANCES KOLKATA,
   DATED-11.10.1996
4. REGD. DEED - III
   BEING NO. - 38 , BOOK NO. - I
   VOL. NO. - 4, PAGES NO. - 209 TO 218, YEAR - 1997,
   PLACE -ADD.REG.ASSURANCES KOLKATA,
   DATED-11.10.1996
5. REGD. BOUNDARY DECLARATION
   BEING NO. - 160500687 , BOOK NO. - I
   VOL. NO. - 1605-2026, PAGES NO. - 27516 TO 27528
   YEAR - 2026, PLACE -A.D.S.R.-ALIPORE.
   DATED-17.04.2026
6. REGD. POWER OF ATTORNEY -
   BEING NO. - 160214342, BOOK NO. - I
   VOL . NO. - 1602-2025 , PAGES NO. - 652210 TO 652230,
   YEAR - 2025, PLACE - D.S.R.-II SOUTH 24 PARGANAS.
   DATED-10/10/2025
7.(a) LAND AREA (AS PER DEED) = 359.439 sqm
   (b) LAND AREA (AS PER PHYSICAL) = 355.074 sqm
   (c) NO. OF STOREY - G+IV (FOUR)
8. NO. OF TENEMENTS - 5 NOS.
9. SIZE OF TENEMENTS -
   >200 SQ.M.< 300 SQ.M. - 3 FLATS
   >100 SQ.M.<200 SQ.M. - 1 FLATS
   >75 SQ.M.<100 SQ.M. - 1 FLATS

MKD.	SIZE	LINTEL HEIGHT	SILL HEIGHT	REMARKS
SCHEDULE OF DOOR				
D	1000 X 2100	2100	—	WOODEN
D_1	900 X 2100	2100	—	WOODEN
D_2	750 X 2100	2100	—	UPVC
SD	2500 X 2600	BEAM SOFIT	—	UPVC
SCHEDULE OF WINDOW				
W	6000X2000	BEAM SOFIT	600	UPVC
W1	2500X2000	BEAM SOFIT	600	UPVC
W2	2000X2000	BEAM SOFIT	600	UPVC
W3	900X2000	BEAM SOFIT	600	UPVC
W4	600X2000	BEAM SOFIT	600	UPVC
W5	900X2000	BEAM SOFIT	1500	UPVC
W6	600X2200	BEAM SOFIT	300	UPVC

SPECIFICATIONS :
1. STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19MM DOWN STONECHIPS
2. GRADE OF REINFORCEMENTS Fe-500
3. 200 THK. FIRSTCLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE STATED.
4. 75 THK. FIRSTCLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125 THK. LIMETERRACING (2:2:7) ON ROOF.
6. ALL DIMENSIONS ARE IN MILLIMETER.
7. 25MM. THK. D.P.C. WITH CEMET CONCRETE (1:2:4) WITH 6MM. DOWN STONECHIPS & 5% WATERPROOFING COMPOUND.
8. 19MM. THK. CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
9. 12MM. THK. CEMENT PLASTER (1:6) TO INTERNAL WALLS.
10. 6MM. THK. CEMENT PLASTER (1:6) TO BEAM, CEILING ETC.
11. 32MM. THK. CAST-IN-SITU MOSAIC FLOOR.
12. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
13. 200MM, X 25MM. X 6MM. M.S. CLAMPS FOR DOORS &WINDOWS.
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
16. 500MM. CHAJJA PROJECTION.
17. DEPTH OF SEMI-UNDER GROUND WATER RESERVOIR DOES NOT EXCEED THE DEPTH OF FOUNDATION.

PERMISSIBLE HEIGHT IN REFERENCE CCZM ISSUED BY AAI=33.0 M
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION
	LATITUDE	LONGITUDE	
1	22°30'58.7"N	88°21'15.1"E	5.5
2	22°30'58.7"N	88°21'15.3"E	5.5

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

DECLARATION OF OWNER :
I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:-
1.WE SHALL ENGAGE ARCHITECT , G.T.E. & E.S.E. DURING CONSTRUCTION
2. WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, G.T.E. & 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 AND ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL BE REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANKWILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK .
6. DURING INSPECTION PLOT WAS IDENTIFIED BY US.
7. THER IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
8. EXISTING THREE STORIED STRUCTURE OCCUPIED BT THE OWNER. THERE IS NO TENANT.TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

KARAN AGARWALA & HARSHIT BAHETI
CONSTITUTED ATTORNEY OF MANJU KARATI, APARAJITA MAITRA & PARAMITA KARATI
NAME OF OWNER

B

1. GROUND COVERAGE : PER. - (60%) = 213.044 SQ.M
   PROP.- (55.717%) = 197.838 SQ.M
2. TOTAL BUILT-UP AREA :
   PER. - = 918.754 SQM. (355.074X2.5875)
   PROP.- = 957.565- {80.688 (car parking area) +60.688 (total exempted and cut out area)+11.343 (additional lobby at gr.floor)} = 804.846 SQ.M.
3. F.A.R. PER. - 2.25+0.3375(15%)=2.5875 (METRO CORRIDOR)
   PROP. - (804.846/355.074) -2.267
4. NO. OF CAR PARKING (MANDATORY) - 8 NOS.
5. NO. OF CAR PARKING (PROVIDED) - 8 NOS.

FLOORS	COVERED AREA (SQ.M)	CUT OUT AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)	EXEMPTED: STAIR AREA (SQ.M.)	EXEMPTED: LIFT LOBBY AREA (SQ.M.)	EFFECTIVE AREA (SQ.M.)
GROUND	177.013	-	177.013	9.6	2.688	164.725
1ST	197.838	2.7	195.138	9.6	2.5	183.038
2ND	197.838	2.7	195.138	9.6	2.5	183.038
3RD	197.838	2.7	195.138	9.6	2.5	183.038
3RD	197.838	2.7	195.138	9.6	2.5	183.038
TOTAL	968.365	10.8	957.565	48.00	12.688	896.877

TENEMENT CALCULATION

TOTAL COMMON AREA = 96.781 SQ.M.
TOTAL FLAT AREA =723.704 SQ.M.
TOTAL STAIR & SERVICE AREA / TOTAL FLAT AREA=0.133730

FLAT MRKD.	AREA (SQ.M)	TENEMENT AREA (SQ.M)	NO.OF FLATS
A	180.926	205.121	3
B	113.714	128.921	1
C	67.212	76.200	1

CAR PARKING REQUIRED :-8 NOS & PROPOSED-8 NOS	
PERMISSIBLE TREE COVER AREA-(2.243%)-7.964 SQ.M.	
PROPOSED TREE COVER AREA-(1.996%)- 9.726 SQ.M.	
PERMISSIBLE AREA OF PARKING	100 Sq.m.
PROVIDED AREA OF PARKING	80.688 Sq.m.
PERMISSIBLE F.A.R.	2.5875
PROPOSED F.A.R.	2.267
STAIR HEAD ROOM AREA	14.582 SQ.M.
LIFT COVERED AREA	3.816 SQ.M.
OVER HEAD TANK AREA	5.32 SQ.M.
TERRACE AREA	197.838 SQ.M.
CUPBOARD AREA	19.5 SQ.M.
TOTAL SHOP COVERED AREA	56.389 SQ.M.
TOTAL SHOP CARPET AREA	49.784 SQ.M.
TOTAL RESIDENTIAL AREA	901.177 SQ.M.

CERTIFICATE OF ARCHITECT :
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES,2009,AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD (12.195 M. MINIMUM) CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK .(i)THE SITE IS DEMARCATED BY BOUNDARY WALL.(ii)SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE. (iii) EXISTING FOUR STORIED STRUCTURE OCCUPIED BY THE OWNER. THERE IS NO TENANT. TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION,

INDRANIL GHOSH
CA/2002/29164
NAME OF ARCHITECT

CERTIFICATE OF GEO-TECHNICAL ENGINEER :
I DO HEREBY UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVENT I.S. CODE OF PRACTICE AND NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK.
THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK.I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATION,STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.
I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

ALOK ROY
G.T.E NO.-1/11
NAME OF G.T.E.

CERTIFICATE OF STRUCTURAL ENGINEER :
I DO HEREBY UNDERTAKE THAT AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVENT I.S. CODE OF PRACTICE AND NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK.THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK.I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATION,STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

ASHIM KUMAR DAS
E.S.E NO.-1/90
NAME OF E.S.E.

BUILDING PERMIT NUMBER : 2026080027

DATED : 24-06-2026

VALID UPTO : 23-06-2031

SANDIP MANDAL Digitally signed by SANDIP MANDAL Date: 2026.06.24 12:37:30 +05'30'

DIGITAL SIGNATURE OF A.E (C)/B-VIII
BUILDING DEPARTMENT
KMC

PARTHA GHOSH Digitally signed by PARTHA GHOSH Date: 2026.06.24 12:40:10 +05'30'

DIGITAL SIGNATURE OF E.E (C)/B-VIII
BUILDING DEPARTMENT
KMC

PROPOSED G+IV STORIED RESIDENTIAL BUILDING AT PRE. NO.-P112, HEMANTA MUKHOPADHYAY SARANI, U/S 393A OF K.M.C. ACT.1980 & K.M.C. BUILDING RULES 2009, KOLKATA- 700029, WARD-090, BOROUGH-VIII, UNDER KOLKTA MUNICIPAL CORPORATION

N

akRiti
ARCHITECTS . ENGINEERS . INTERIORS
78, S.P.MUKHERJEE ROAD.
KOLKATA : 700026
Ar.Indranil Ghosh