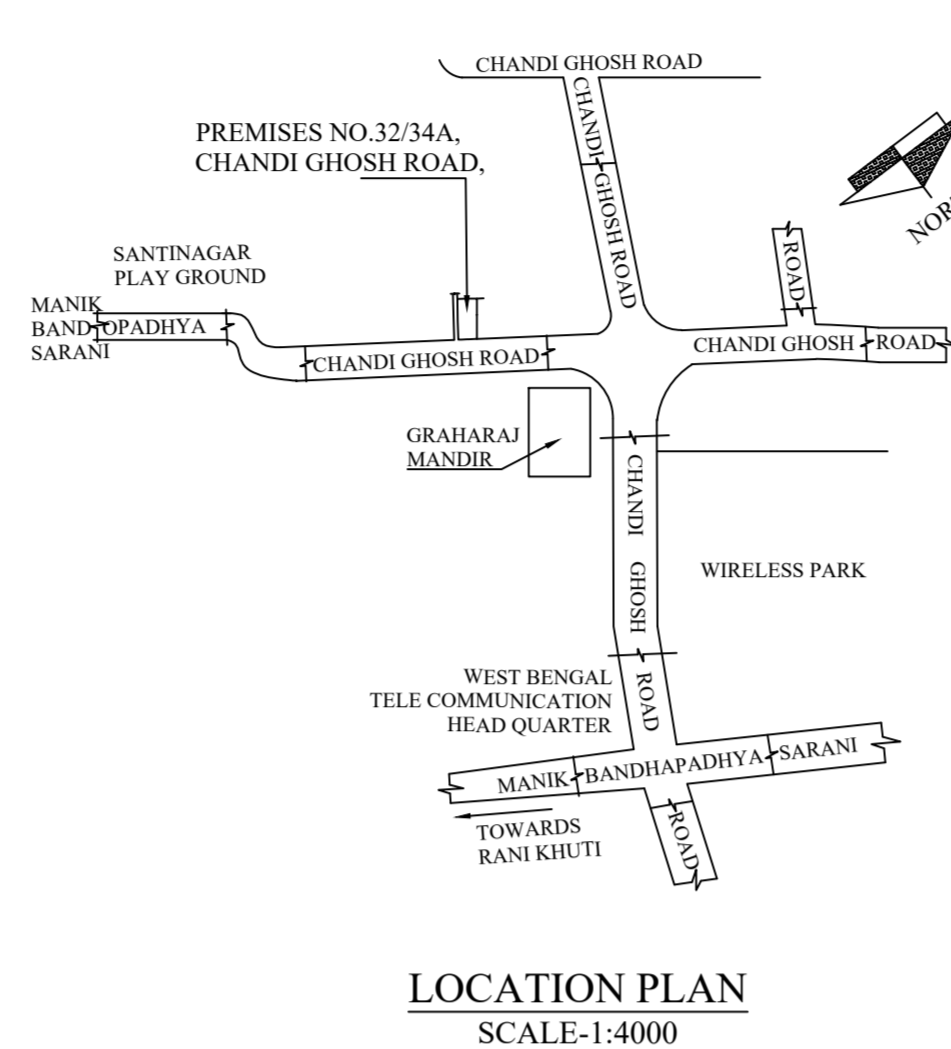
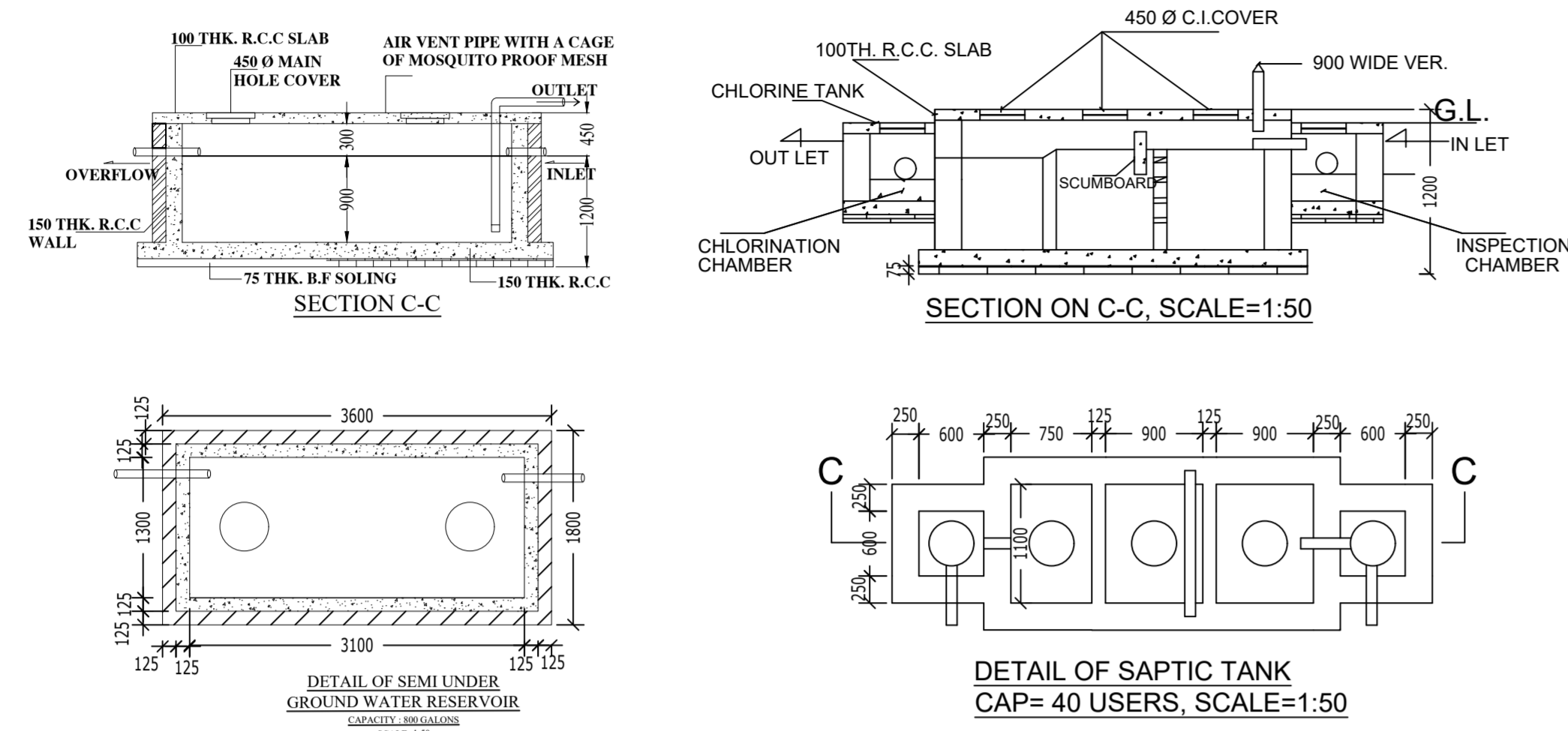


PROPOSED MASTER PLAN WITH GROUND FLOOR PLAN OF BLOCK-A WITH DETAIL OF SANITARY LINE



STATEMENT OF THE PLAN PROPOSAL PART - A

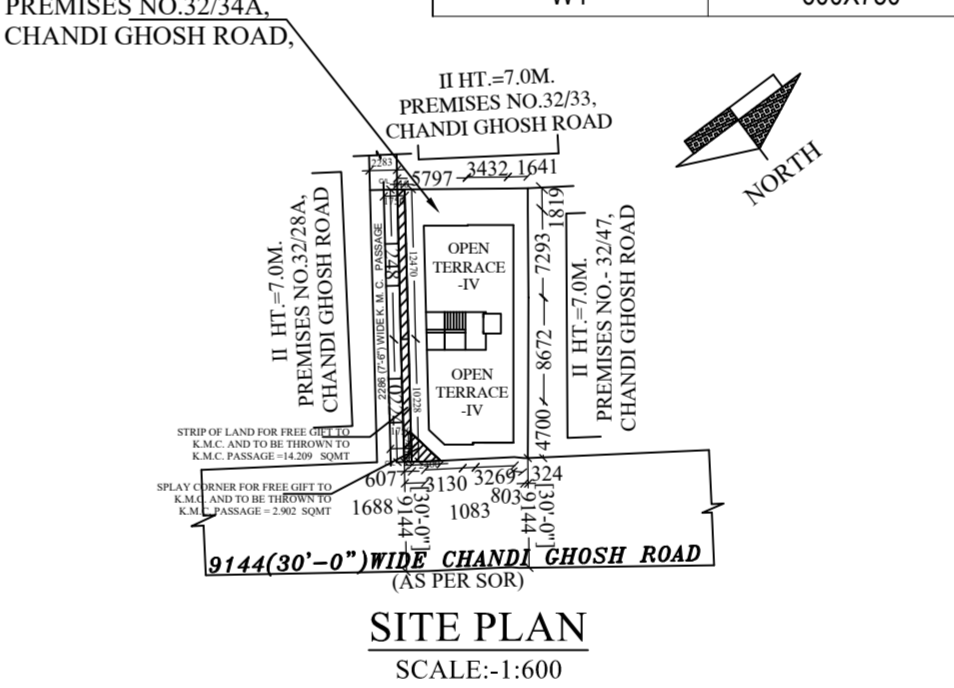
- ASSEESSEE NO. 210970201210
APPLICANT- SOUVON RAY CHAUDHURI, ARIJIT DUTTA & ABHIJIT CHOUDHURI
NAME OF THE OWNER- DEBASISH PAUL, NIPUL CHANDRA DAS, KANCHANI & KANCHON DAS & SUSHMITA DAS
- a) DETAILS OF REGISTERED DEED OF CONVEYANCE : BOOK NO. : I, VOL. NO. 125, BEING NO. 7586, PAGES NO. : 111 TO 114, DATE : 09.12.1953, PLACE : S.R. ALIPORE.
b) DETAILS OF REGISTERED DEED OF CONVEYANCE : BOOK NO. : I, VOL. NO. 35, BEING NO. 3419, PAGES NO. : 286 TO 290, DATE : 17.03.1959, PLACE : S.R. ALIPORE.
c) DETAILS OF REGISTERED DEED OF CONVEYANCE : i) BOOK NO. : I, VOL. NO. 20, BEING NO. 04691, PAGES NO. : 2789 TO 2806, DATE : 02.12.2013, PLACE : D.S.R. SOUTH 24 PARGANAS
ii) BOOK NO. : I, VOL. NO. 1605-2019, BEING NO. 160501137, PAGES NO. : 41513 TO 41539, DATE : 01.03.2019, PLACE : A.D.S.R. ALIPORE
d) DETAILS OF REGISTERED DEED OF AMALGAMATION : BOOK NO. : I, VOL. NO. 1605-2025, BEING NO. 160500339, PAGES NO. : 15794 TO 15818, DATE : 12.03.2025, PLACE : A.D.S.R. ALIPORE
e) DETAILS OF REGISTERED DEED OF AMALGAMATION : BOOK NO. : I, VOL. NO. 1605-2025, BEING NO. 160500340, PAGES NO. : 15819 TO 15849, DATE : 12.03.2025, PLACE : A.D.S.R. ALIPORE
- DETAILS OF REGISTERED DEED OF BOUNDARY DECLARATION : BOOK NO. : I, VOL. NO. 1605-2025, BEING NO. 160500065, PAGES NO. : 1165 TO 1180, YEAR : 2025, DATE : 13.03.2025, PLACE : A.D.S.R. ALIPORE WEST BENGAL
- DETAILS OF POWER OF ATTORNEY : BOOK NO. : IV, VOL. NO. 1605 - 2025, BEING NO. 160500065, PAGES NO. : 1165 TO 1180, YEAR : 2025, DATE : 13.03.2025, PLACE : A.D.S.R. ALIPORE WEST BENGAL
- DETAILS OF REGISTERED DEED OF GIFT FOR STRIP OF LAND : BOOK NO. : I, VOL. NO. 1605-2025, BEING NO. 160501516, PAGES NO. : 69459 TO 69473, DATE : 29.10.2025, PLACE : A.D.S.R. ALIPORE WEST BENGAL
b) DETAILS OF REGISTERED DEED OF GIFT OF STRIP OF LAND : BOOK NO. : I, VOL. NO. 1605-2025, BEING NO. 160501517, PAGES NO. : 69444 TO 69458, DATE : 29.10.2025, PLACE : A.D.S.R. ALIPORE WEST BENGAL
c) DETAILS OF REGISTERED DEED OF GIFT OF STRIP OF LAND : BOOK NO. : I, VOL. NO. 1605-2025, BEING NO. 160501517, PAGES NO. : 69444 TO 69458, DATE : 29.10.2025, PLACE : A.D.S.R. ALIPORE WEST BENGAL
d) DETAILS OF REGISTERED UNDERTAKING FOR NON-EVICTION OF TENANT : BOOK NO. : IV, VOL. NO. 1605 - 2025, BEING NO. 160500170, PAGES NO. : 3982 TO 3993, DATE : 29.10.2025, PLACE : A.D.S.R. ALIPORE WEST BENGAL

SPECIFICATION :

- SUPERSTRUCTURE** 200 mm FIRST CLASS BRICK WORK AT EXTERNAL WALL WITH 1:6 CEMENT-SAND MORTAR UNLESS OTHERWISE MENTIONED. 125/75 mm FIRST CLASS BRICK WORK AT INTERNAL WALL WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED. 125 mm LIME TERRACING (2:2.7) ON R.C.C. ROOF SLAB. GRAY CEMENT TERRAZZO FLOORING AND DADO.
- FLOORING** 25 mm thick D.P.C. WITH CEMENT CONCRETE (1:1.5:3) WITH 6 mm. m. DOWN STONCHIPS & WATER PROOFING COMPOUND.
- DOORS** SALWOOD FRAME AND TEAK WOOD PANELLED SHUTTER.
- WINDOWS** SALWOOD FRAME AND GAMARIWOOD PANELLED SHUTTER FRAME AND GLASS.
- PLASTER** EXTERNAL WALL - 18mm THK. SAND CEMENT MORTAR 1:6
INTERNAL WALL - 12mm THK. SAND CEMENT MORTAR 1:5
CEILING - 6mm THK. SAND CEMENT MORTAR 1:6
- ROOF** 125 mm LIME TERRACING (2:2.7) ON R.C.C. ROOF SLAB.

SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE
D	1200X2100
D1	900X2100
D2	850X2100
D3	750X2100
W	1800X1200
W1	1500X1200
W2	1200X1200
W3	1000X1050
W4	600X750



NOTE: EXISTING STRUCTURES OCCUPIED BY OWNERS AND TENANTS TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION

BUILDING PERMIT NO: 2025100241
DATE: 24/02/2026
VALID UP TO: 24/02/2031

ASSISTANT ENGINEER (CIVIL)/BLDG/BR-X/K.M.C.

AREA STATEMENT

TOTAL LAND AREA AS PER DEED: 257.339 SQ.MT (03 K. 13 CH. 25 SFT.)
AS PER ASSESSMENT BOOK COPY: 257.339 SQ.MT (03 K. 13 CH. 25 SFT.)
AS PER BOUNDARY DECLARATION: 239.50 SQ.MT (03 K. 9 CH. 13 SFT.)

TOTAL AREA OF STRIP OF LAND & SPLAY CORNER GIFTED TO K.M.C. AS REGISTERED DEED OF GIFT-14.209+17.111 SQ.MT
NET LAND AREA-222.889 SQ.MT

PERMISSIBLE GROUND COVERAGE = 143.700 SQ.MT @ 60%
PROPOSED GROUND COVERAGE = 131.083 SQ.MT @ 54.731%

PROPOSED AREA :

FLOOR	COVERED AREA	STAIR CUTOUT	LIFT CUTOUT	GROSS AREA	EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	131.083 SQ.M	---	---	131.083 SQ.M	11.63 SQ.M	119.015 SQ.M
1ST FLOOR	131.083 SQ.M	0.438 SQ.M	1.68 SQ.M	128.965 SQ.M	11.63 SQ.M	116.897 SQ.M
2ND FLOOR	131.083 SQ.M	0.438 SQ.M	1.68 SQ.M	128.965 SQ.M	11.63 SQ.M	116.897 SQ.M
3RD FLOOR	131.083 SQ.M	0.438 SQ.M	1.68 SQ.M	128.965 SQ.M	11.63 SQ.M	116.897 SQ.M
TOTAL	524.339 SQ.M	1.314 SQ.M	5.04 SQ.M	517.978 SQ.M	45.520 SQ.M	471.460 SQ.M

TOTAL GROUND FLOOR AREA = 131.083 SQ.MT
TOTAL FLOOR AREA INCLUDING EXEMPTED AREA = 517.978 SQ.MT
TOTAL EXEMPTED AREA = 48.271 SQ.MT
TOTAL FLOOR AREA (EXCLUDING EXEMPTED AREA) = 469.707 SQ.MT
TOTAL CAR PARKING AREA = (GROUND) = 35.858 SQ.MT
PROPOSED F.A.R. = 471.460 / 35.858 = 13.148
PERMISSIBLE F.A.R. = 2.25

TENEMENT AREA CALCULATION

NOS. OF TENEMENTS = 8 NOS.

TENEMENT NO.	TENEMENT AREA	AREA TO BE ADDED	TENEMENT AREA (ACT.)	TENEMENT NO.	REQUIRED PARKING
A	59.640 Sq.Mt.	7.564 Sq.Mt.	67.230 Sq.Mt.	3 Nos.	BELOW 50 SQ.MT-2NOS. REQUIRED NO OF CAR -NIL
B	56.990 Sq.Mt.	6.814 Sq.Mt.	64.243 Sq.Mt.	3 Nos.	50 SQ.MT TO 75 SQ.MT-6NOS. REQUIRED NO OF CAR = 1(ONE)NO.
C	42.095 Sq.Mt.	6.832 Sq.Mt.	47.453 Sq.Mt.	1(ONE) No.	75 SQ.MT TO 100 SQ.MT-1(ONE)NO. REQUIRED NO OF CAR = 1(ONE)NO.
D	23.897 Sq.Mt.	2.947 Sq.Mt.	26.938 Sq.Mt.	1(ONE) No.	100 SQ.MT TO 150 SQ.MT-1(ONE)NO. REQUIRED NO OF CAR = 1(ONE)NO.

Required Parking

= 1(ONE)NO.

TOTAL BUSINESS OFFICE BUILD UP AREA OFFICE = 13.301 SQ.MT
REQUIRED NO OF CAR - NIL

CAR PARKING AREA CALCULATION

TOTAL CAR PARKING REQUIRED = 1(ONE)NO.
TOTAL CAR PARKING PROVIDED = 2 NOS. COVERED
TOTAL CAR PARKING AREA PROVIDED = 35.858 SQ.MT

STATEMENT OF OTHER AREAS FOR FEES:

ITEM	AREA	REMARKS
TOTAL EXEMPTED AREA	48.271 SQ.MT	
CUPBOARD AREA	7.501 SQ.MT	
TOTAL LIFT MACHINE ROOM AREA	2.386 SQ.MT	
TOTAL STAIR COVERED AREA	15.470 SQ.MT	
OTHER AREA FOR FEES (INCLUDING EXEMPTED AREA)	73.428 SQ.MT	
TOTAL OVER HEAD WATER TANK AREA	7.243 SQ.MT	
TOTAL ROOF STRUCTURE AREA	24.899 SQ.MT	
TOTAL TERRACE AREA	131.083 SQ.MT	
REQUIRED TREE COVER AREA	3.099 SQ.MT (1.294%)	
TREE COVER AREA PROVIDED	3.395 SQ.MT (1.417%)	

L.B.S./I.B.A. DECLARATION :

THIS IS TO CERTIFY WITH FULL RESPONSIBILITY THAT THE PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C.M.C. BUILDING RULES 2009 AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND NOT A TANK OR FILLED UP TANK ALSO CERTIFY THAT THE BOUNDARY OF THE PREMISES DESPOTICALLY AGREE WITH THE PLAN. EXISTING STRUCTURES OCCUPIED BY OWNERS AND TENANTS TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

GAUTAM CHAKRABARTI
L.B.S. NO. 311 CLASS I
NAME OF L.B.S.

E.S.E. DECLARATION :

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY GOPAL CHANDRA BAG G.T.E. (KMC) - 42 CLASS-4 OF ALMO FOUNDATION ENGINEERING OF 16B, DILKHUSA STREET, KOLKATA - 700017. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

ELORA CHAKRABARTI
E.S.E. NO - 128 (I) K.M.C.
NAME OF STRUCTURAL ENGINEER.

DECLARATION OF GEO TECHNICAL ENGINEER:

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW. ON SOIL INVESTIGATION REPORT CONDUCTED IN ALMO FOUNDATION ENGINEERING OF 16B, DILKHUSA STREET, KOLKATA - 700017.

GOPAL CHANDRA BAG
G.T.E. (KMC) - 42 CLASS-4
NAME OF GEO-TECHNICAL ENGINEER

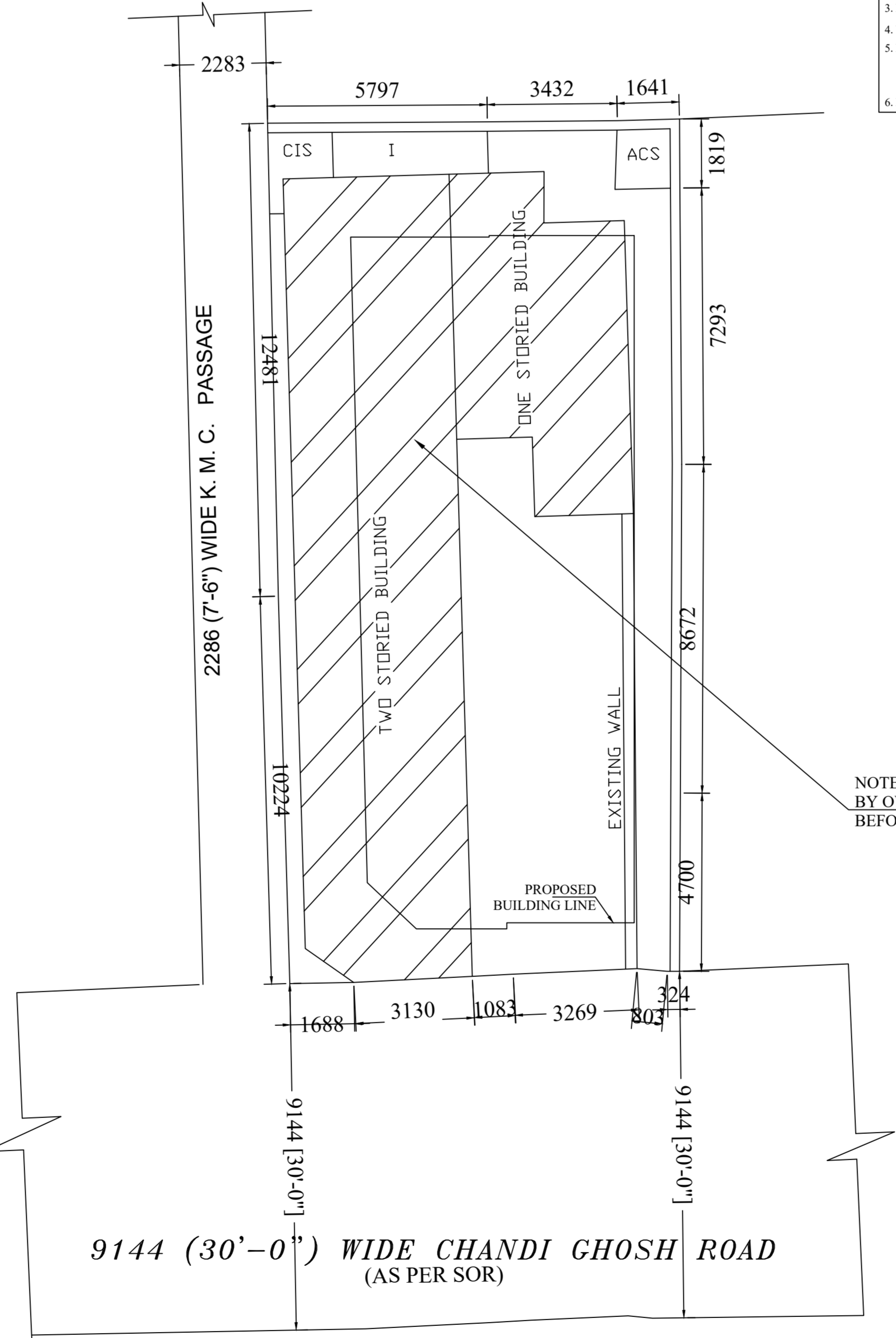
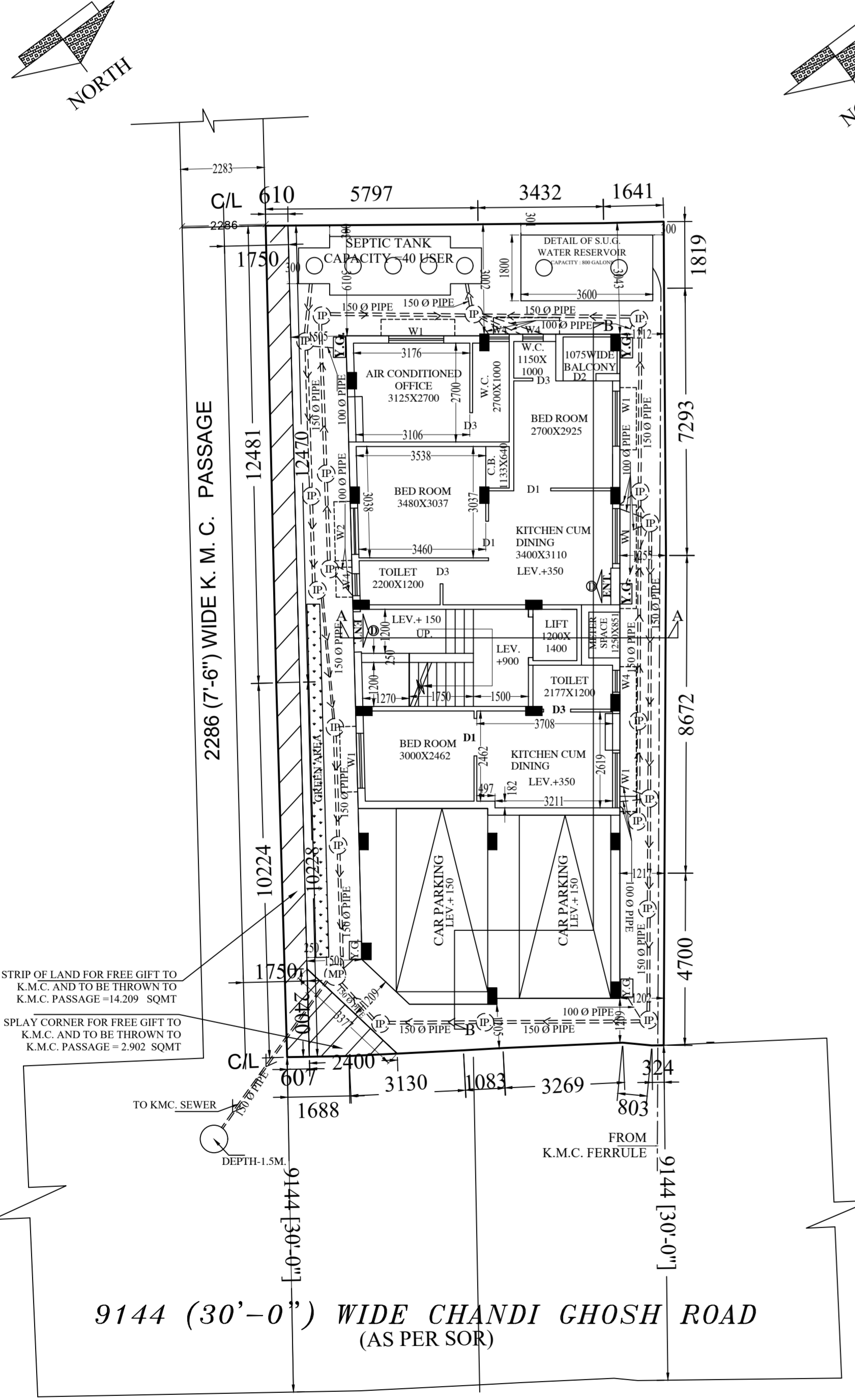
OWNERS DECLARATION :

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE 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.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT WAS IDENTIFIED BY US DURING. EXISTING STRUCTURES OCCUPIED BY US AND THE TENANTS TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SOUVON RAY CHAUDHURI, ARIJIT DUTTA & ABHIJIT CHOUDHURI are constituted attorneys of DEBASISH PAUL, NIPUL CHANDRA DAS, KANCHANI & KANCHON DAS & SUSHMITA DAS
NAME OF THE OWNERS.

PROPOSED GROUND + III STORIED RESIDENTIAL BUILDING (HEIGHT : 12.450 M.) U/S 393A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AS AMENDED TIME TO TIME, AT PREMISES NO.-32/34A, CHANDI GHOSH ROAD, KOLKATA-700040. WARD NO.- 097, BOROUGH NO.- X, P.S. - REGENT PARK,

CONSULTANT: **G. M. Chakrabarti Group**
ARCHITECTS & ENGINEERS
95A, ELLIOT ROAD, KOLKATA-700016
PH: 222-64646



PROPOSED GROUND FLOOR PLAN

EXISTING GROUND FLOOR PLAN