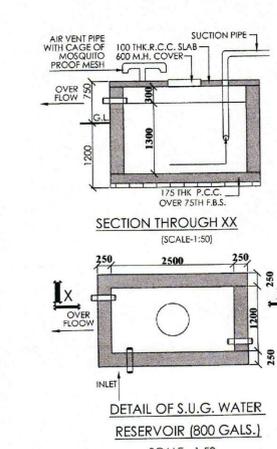
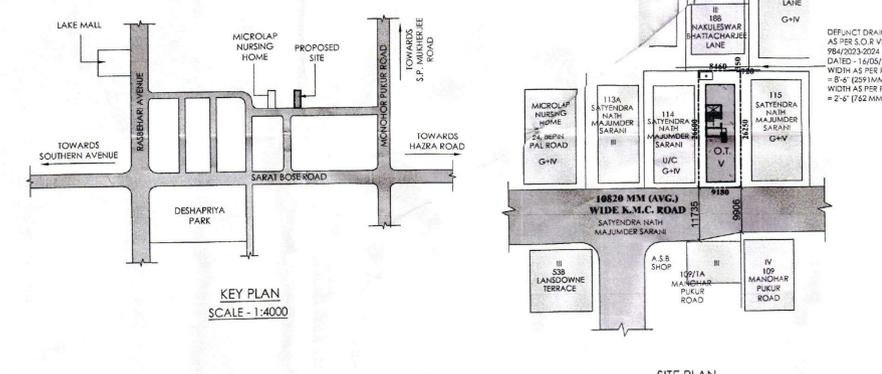


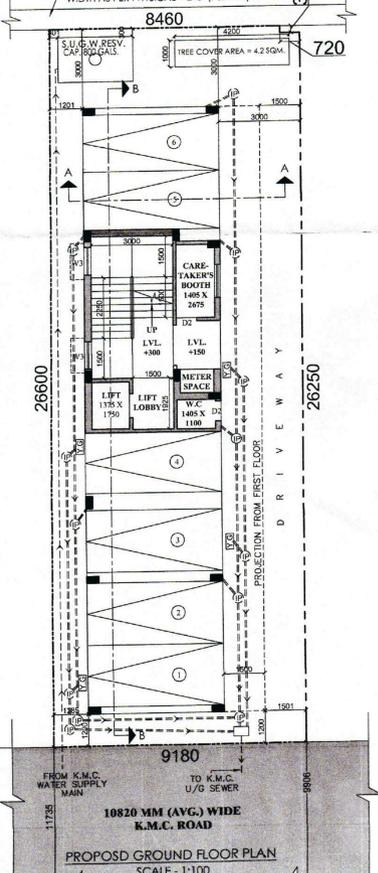
FRONT ELEVATION SCALE - 1:100
SECTION - A A SCALE - 1:100
SECTION - B B SCALE - 1:100
SECTION - C C (EXISTING BUILDING) SCALE - 1:100



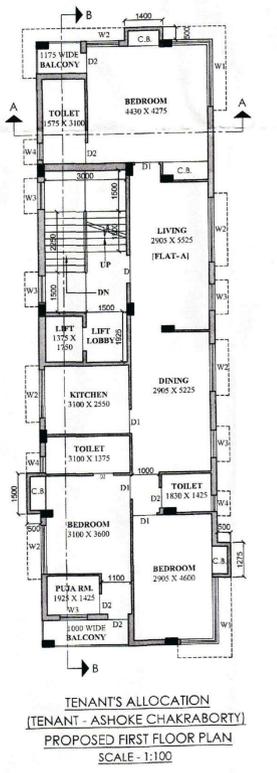
DETAIL OF S.U.G. WATER RESERVOIR (800 GALS.) SCALE - 1:50



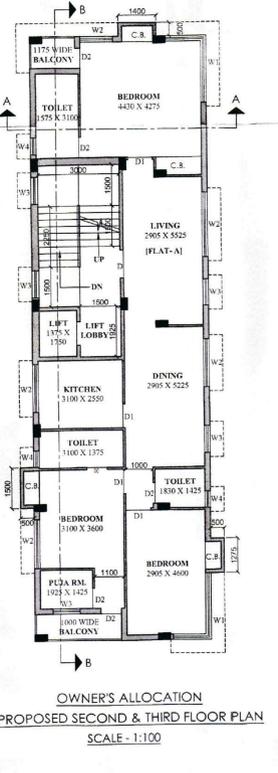
KEY PLAN SCALE - 1:4000
SITE PLAN SCALE - 1:600



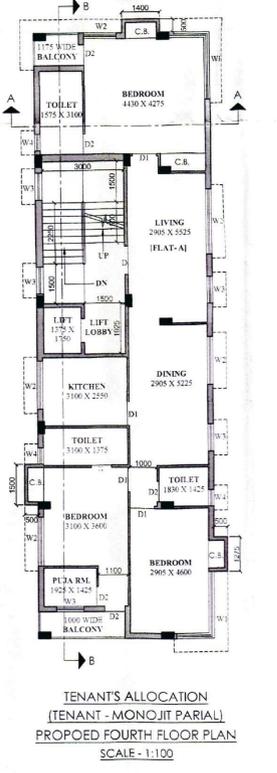
PROPOSED GROUND FLOOR PLAN SCALE - 1:100



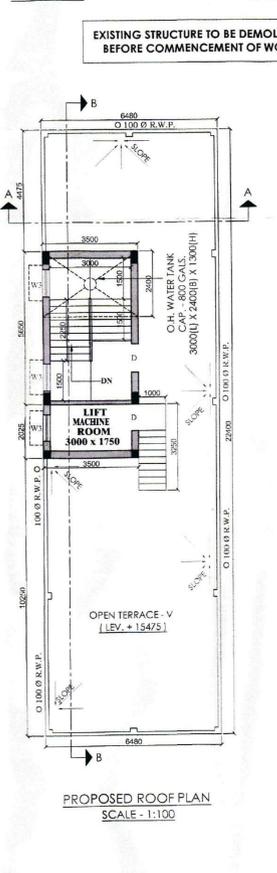
TENANTS' ALLOCATION (TENANT - ASHOKE CHAKRABORTY) PROPOSED FIRST FLOOR PLAN SCALE - 1:100



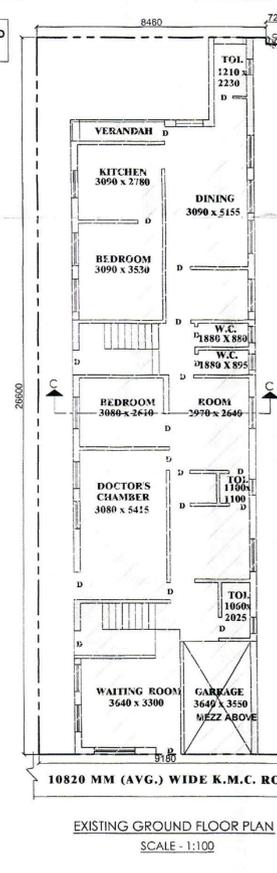
OWNER'S ALLOCATION PROPOSED SECOND & THIRD FLOOR PLAN SCALE - 1:100



TENANTS' ALLOCATION (TENANT - MONOJIT PARIAL) PROPOSED FOURTH FLOOR PLAN SCALE - 1:100



PROPOSED ROOF PLAN SCALE - 1:100



EXISTING GROUND FLOOR PLAN SCALE - 1:100



EXISTING FIRST FLOOR PLAN SCALE - 1:100
EXISTING SECOND FLOOR PLAN SCALE - 1:100
EXISTING THIRD FLOOR PLAN SCALE - 1:100

EXISTING AND PROPOSED AREA CALCULATION OF TENANTS & OWNER :

a) AREA STATEMENT OF OWNER :

SL. NO.	NAME OF OWNER	USE	FLOOR	EXISTING AREA (SQ.M.)			PROPOSED AREA (SQ.M.)				
				OCCUPIED	COMMON	TOTAL	OCCUPIED	COMMON	TOTAL		
01	TARUN KUMAR GANGULY	RESI.	GROUND	152.114	15.882	167.996	RESI.	GROUND	152.114	15.882	167.996
			THIRD	152.114	15.882	167.996	RESI.	THIRD	152.114	15.882	167.996
			TOTAL	304.228	31.764	335.992	TOTAL	304.228	31.764	335.992	
TOTAL EXISTING AREA = 335.992						TOTAL PROPOSED AREA = 322.38					

a) AREA STATEMENT OF TENANTS :

SL. NO.	NAME OF OWNER	USE	FLOOR	EXISTING AREA (SQ.M.)			PROPOSED AREA (SQ.M.)				
				OCCUPIED	COMMON	TOTAL	OCCUPIED	COMMON	TOTAL		
01	ASHOKE CHAKRABORTY	RESI.	SECOND	152.114	15.882	167.996	RESI.	FIRST	120.764	21.982	142.746
			TOTAL	152.114	15.882	167.996	TOTAL	120.764	21.982	142.746	
02	MONOJIT PARIAL	RESI.	FIRST	152.114	15.882	167.996	RESI.	FOURTH	120.764	21.982	142.746
			TOTAL	152.114	15.882	167.996	TOTAL	120.764	21.982	142.746	
TOTAL EXISTING AREA = 335.992						TOTAL PROPOSED AREA = 285.49					

TOTAL EXISTING TENANTED AREA - 335.992 SQ.M. TOTAL EXISTING OWNER'S AREA - 335.992 SQ.M.
 SO. TOTAL EXISTING AREA - 609.456 SQ.M. TOTAL EXISTING STAIR AREA - 63.528 SQ.M.
 PERMISSIBLE AREA - TENANT AREA X 2 + OWNER AREA = 335.992 X 2 + 335.992 = 1007.976 SQ.M.
 PROPOSED AREA - 322.38 + 285.49 = 607.87 SQ.M.
 PERMISSIBLE F.A.R. = 1007.976/243.936 = 4.132
 PROPOSED F.A.R. = 607.87/243.936 = 2.492

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

- PART A**
- ASSEESSEE NO. 11984101388
 - NAME OF THE OWNER: TARUN KUMAR GANGULY
 - NAME OF THE APPLICANT: ANJAN DUTTA PROPRIETOR OF E SQUARE DEVELOPER CONSTITUTED ATTORNEY OF TARUN KUMAR GANGULY
 - Details of Regd. Deed: BOOK - I, VOLUME - 18, PAGES - 252 TO 267, BEING NO. - 02871, DATED - 28/08/2005, REGD. AT - DISTRICT SUB REGISTRAR, SOUTH 24 PARGANAS.
 - Details of Regd. Undertaking (Non-Eviction of Tenant) BOOK - I, VOLUME - 1602-2023, PAGES - 608949 to 608951, BEING NO. - 16021588, DATED - 01/11/2022, REGD. AT - D.S.R.H. SOUTH 24 PGNS.
 - Details of Regd. Boundary Declaration: BOOK - I, VOLUME - 1602-2024, PAGES - 37392 TO 37394, BEING NO. - 160211041, DATED - 02/03/2024, REGD. AT - D.S.R.H. SOUTH 24 PGNS.
 - Details of Regd. Power of Attorney: BOOK - I, VOLUME - 1602-2022, PAGES - 310969 TO 310987, BEING NO. - 160208171, DATED - 06/07/2022, REGD. AT - D.S.R.H. SOUTH 24 PGNS.
- PART B**
- AREA OF LAND AS PER DEED & ASSESSMENT BOOK COPY - 243.936 SQ.M.
 - AS PER BOUNDARY DECLARATION - 243.936 SQ.M.
 - PROPOSED GROUND COVERAGE - 145.152 SQ.M. (59.504%)
 - PROPOSED AREA

GR. FL.	TOTAL COV. AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COV. AREA (SQ.M.)	EXEMPTED AREAS (SQ.M.)	NET FLOOR AREA (SQ.M.)
1ST FL.	145.152	2.406	2.406	147.746	15.750	124.146
2ND FL.	145.152	2.406	2.406	147.746	15.750	124.146
3RD FL.	145.152	2.406	2.406	147.746	15.750	124.146
4TH FL.	145.152	2.406	2.406	147.746	15.750	124.146
TOTAL	580.608	9.624	9.624	599.600	62.250	475.146

- 6. TENEMENT AREA CALCULATION:**
- | TENEMENT MARK | TENEMENT SIZE | PROPORTIONATE AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT |
|---------------|---------------|--------------------------------|----------------------|-----------------|
| A | 121.833 SQ.M. | 30.107 SQ.M. | 151.940 SQ.M. | 4 NOS. |
- PROPOSED AREA OF PARKING = 74.656 SQ.M.
 - PERMISSIBLE F.A.R. AS PER BUILDING RULE = 2.25
 - PROPOSED F.A.R. = (589.536 - 74.656) / 243.936 = 2.111
 - STAIR HEAD ROOM AREA = 19.775 SQ.M.
 - LIFT MACHINE ROOM AREA = 7.088 SQ.M.
 - LIFT STAIR AREA = 3.250 SQ.M.
 - OVER HEAD TANK AREA = 8.400 SQ.M.
 - ROOF AREA = 143.132 SQ.M.
 - CUP-BOARD AREA = 2.088 SQ.M. PER FLOOR X 4 = 8.352 SQ.M.
 - OTHER AREA FOR FEES = 104.602 SQ.M.
 - TREE COVER AREA: REQUIRED = 243.936 X 682.536 = 1.706% OF LAND AREA 243.946 = 4.162 SQ.M. PROVIDED = 4.200 SQ.M. (1.722%)

SCHEDULE OF DOOR & WINDOW

NO.	LINTEL	SILL	SIZE	NO.	LINTEL	SIZE	NO.	NOTES
W1	2100	900	1500X1200	D	2100	1000X1200	1	ALL INTERIOR WALLS ARE 100 MM.
W2	2100	900	1500X1200	D	2100	1000X1200	1	GRADE OF CONCRETE SHALL BE FOLLOWED AS PER IN.S.C.
W3	2100	1500	600X600	D3	2100	750X1200	1	

CERTIFICATE

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI - 33.0 M.
 CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84	CO-ORDINATES IN WGS 84	SITE ELEVATION (AMSL)
A	22°31'14.17N	88°21'10.27E	8.0 M.
B	22°31'14.37N	88°21'10.27E	8.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF 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.

E SQUARE DEVELOPER
 Anjan Dutta
 Proprietor
 AS CONSTITUTED ATTORNEY OF
 SRI TARUN KUMAR GANGULY

SANJIB SENGUPTA
 L.B.S. NO. 10470, K.M.C.
 E-156, B. P. TOWNSHIP
 KOLKATA-700 094
 9432818481/9748765778
 SIGNATURE OF L.B.S.

OWNERS DECLARATION

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY ME, IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. 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 AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE OCCUPIED BY ME & TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

CERTIFICATE OF L.B.S.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAW 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 PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. SIGNATURE OF OWNER IS IDENTIFIED BY ME.

DR. SUJIT KUMAR BOSE
 Ph.D., M.C.E.(S&I), B.C.E.(Hons.)
 MRSIS, MIRC
 Chartered Geotechnical
 Engineer Under KMC
 License No. - G.T/12

SHANKARJYOTI ROY
 B.E.(M.E.), M.L.S.
 Chartered Engineer
 Employment No.-167 (K.M.C.)

PROPOSED V STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 114/1, SATYENDRA NATH MAJUMDAR SARANI, WARD NO. - 084, BOROUGH - VIII, P.S. - TOLLYGUNGE, KOLKATA - 700 026, UNDER SECTION 393 OF KOLKATA MUNICIPAL CORPORATION ACT 1980 & U/R 142 OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009.



1. THE MUNICIPAL CORPORATION, KOLKATA, HAS THE HONOUR TO ANNOUNCE THAT THE SANCTIONED BUILDING PERMIT FOR THE CONSTRUCTION OF A RESIDENTIAL BUILDING AT NO. 123, BROADWAY, KOLKATA, HAS BEEN GRANTED BY THE MUNICIPAL CORPORATION, KOLKATA, ON THE 12/08/76. THE SANCTIONED BUILDING PERMIT IS VALID UP TO 12/08/78. THE SANCTIONED BUILDING PERMIT IS VALID UP TO 12/08/78. THE SANCTIONED BUILDING PERMIT IS VALID UP TO 12/08/78.

CERTIFIED COPY

Plan for Water Supply arrangement including SEMI L.G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

The building materials that will be stacked 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.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building hence unfiltered water from street main is not available.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UNDER (1) & (2) OF CMCACT 1960. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VENTS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

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.

All Building Materials to necessary & construction should conform to standards specified in the National Building Code of India.

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Non Commencement of Erection/Re-Erection within Five year will Require Fresh Application for Sanction

DEVIATION WOULD MEAN DEMOLITION

Approved By : MPC Meeting No. 123/76-78
Item No. 123/76-78, Dt. 12/08/76

THE SANCTION IS VALID UP TO 12/08/78



RESIDENTIAL BUILDING

