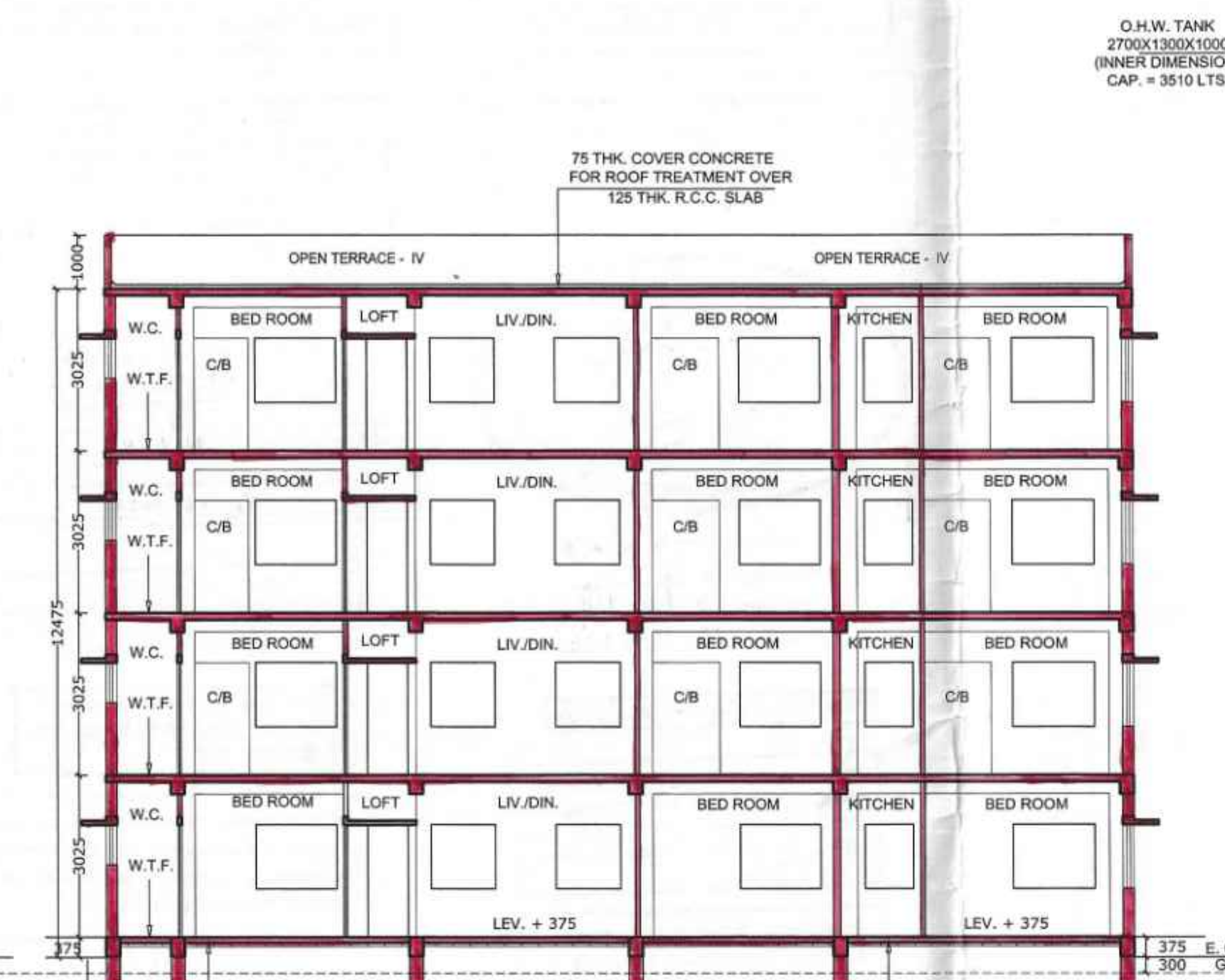
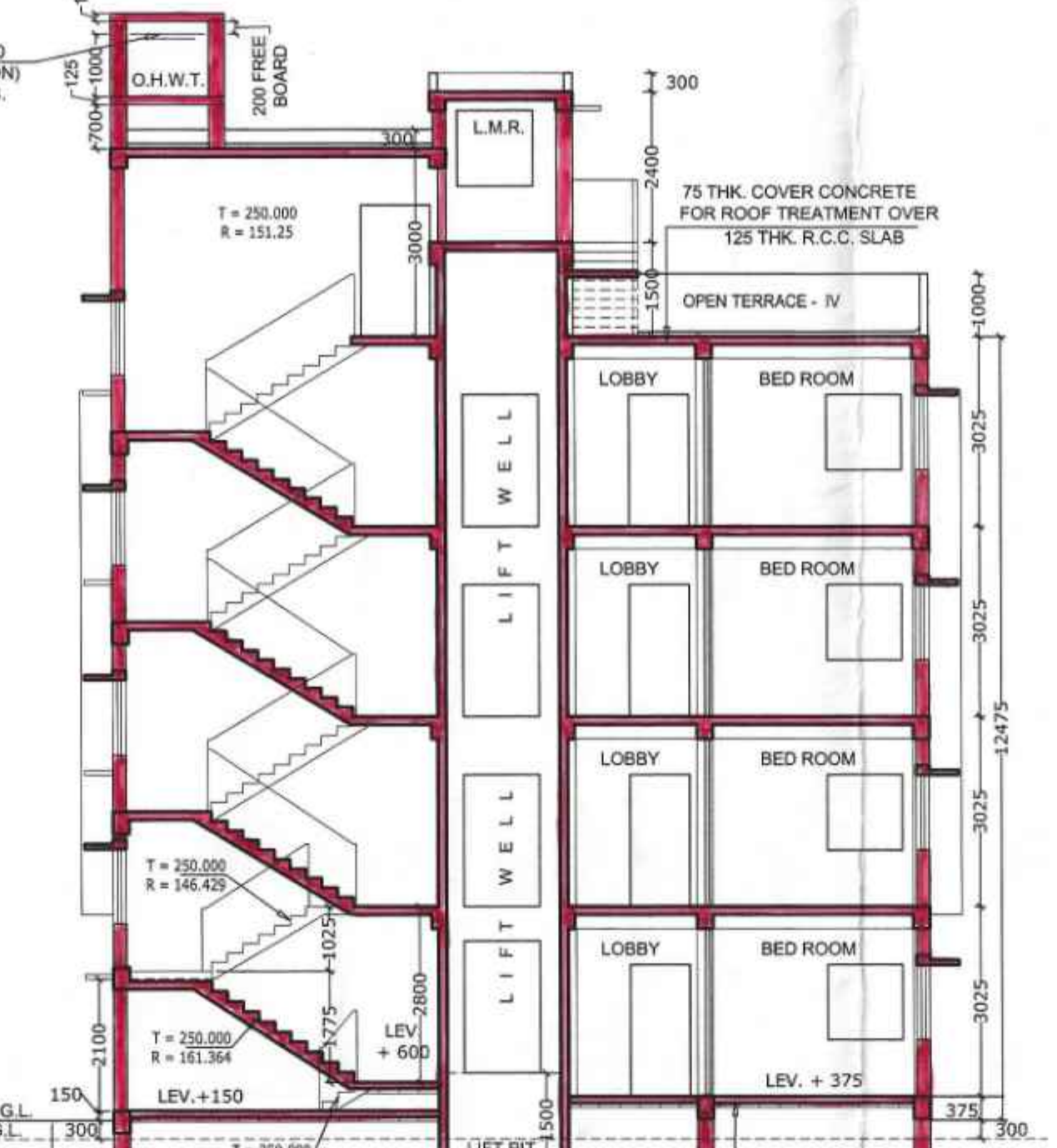




FRONT SIDE ELEVATION



SECTION A-A
SCALE: 1:100



SECTION B-B
SCALE: 1:100

** COMMON AREA (STAIR CASE ONLY) EXEMPTED IN CALCULATION **

SL.	NAME OF OWNER	USE	FLOOR	EXISTING			USE	FLOOR	PROPOSED				
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL		
1	SOU MEN PAUL	RESIDENTIAL	FIRST	160.039	0.000	160.039	RESIDENTIAL	FIRST	132.246	(F-E) 66.374	0.840	67.214	
									(F-F) 65.872	0.833	66.705		
		RESIDENTIAL	SECOND	144.474	0.000	144.474		SECOND	197.226	(F-D) 64.980	0.822	65.802	
									(F-E) 66.374	0.840	67.214		
								(F-F) 65.872	0.833	66.705			
								THIRD	197.226	(F-D) 64.980	0.822	65.802	
									(F-E) 66.374	0.840	67.214		
(F-F) 65.872	0.833	66.705											
TOTAL				304.513	0.000	304.513	TOTAL		526.698	6.663	533.361		

** COMMON AREA (STAIR CASE ONLY) EXEMPTED IN CALCULATION **

SL.	NAME OF THE TENANTS TO BE REHABILITATED	USE	FLOOR	AREA (SQ.M.)			USE	FLOOR	AREA (SQ.M.)			
				OCCUPIED	COMMON	TOTAL			OCCUPIED	COMMON	TOTAL	
1	RUJMAN ENTERPRISE	RESIDENTIAL	GROUND	144.642	0.000	144.642	RESIDENTIAL	GROUND	136.170	(F-A) 57.960	0.733	58.693
										(F-B) 78.210	0.989	79.199
2	TAPAS GHOSH	RESIDENTIAL	GROUND	110.224	0.000	110.224	RESIDENTIAL	GROUND	48.936	(F-C) 48.936	0.619	49.555
										64.980	(F-D) 64.980	0.822
TOTAL				254.866	0.000	254.866	TOTAL		250.086		3.163	253.249

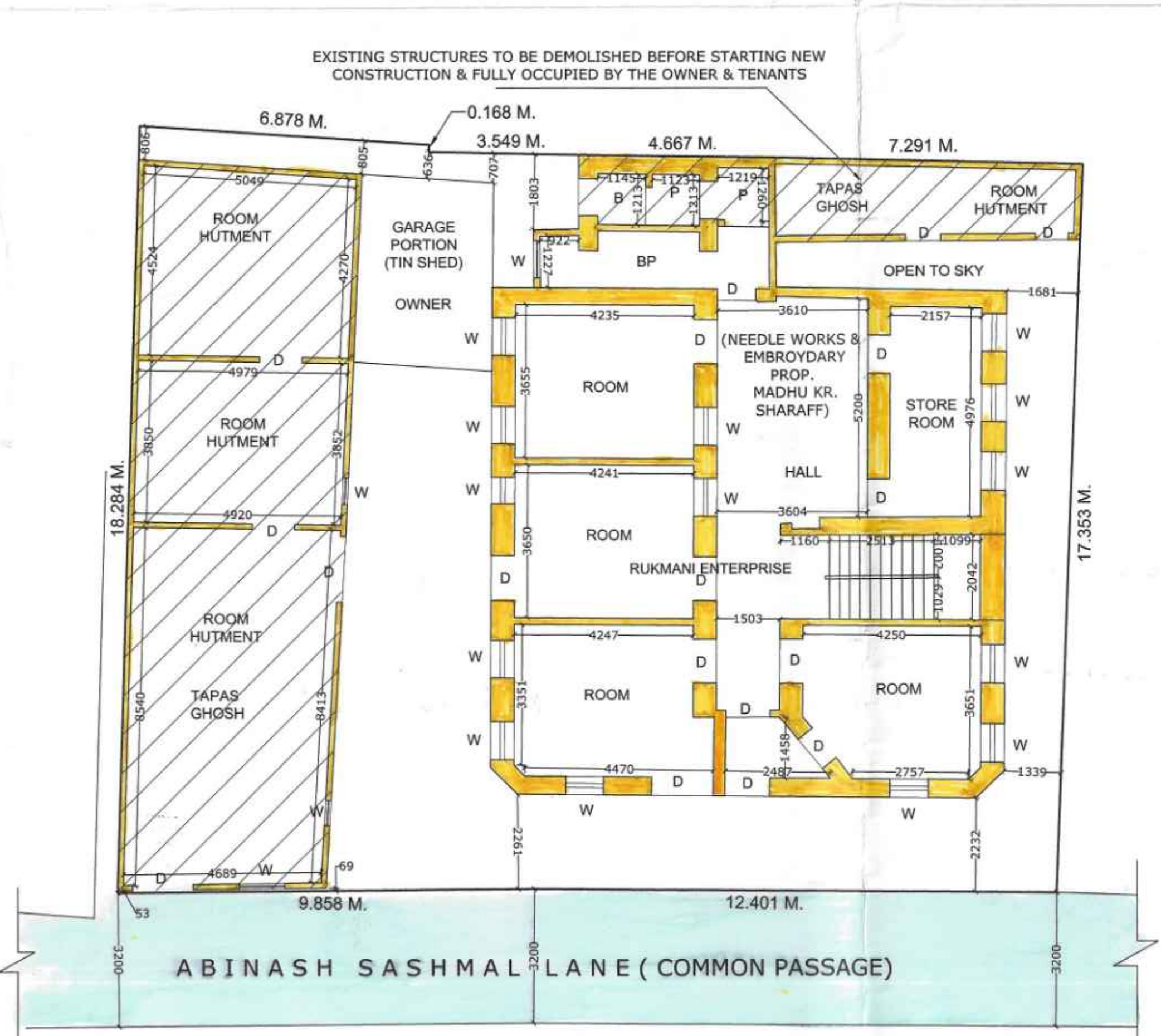
** EXISTING BUILDING AREA DETAILS **

GROUND FLOOR AREA = 265.655 SQ.M.
NET TENANT AREA = 144.642 SQ.M.
NET TENANT AREA = 110.224 SQ.M.
STAIR AREA = 10.790 SQ.M.

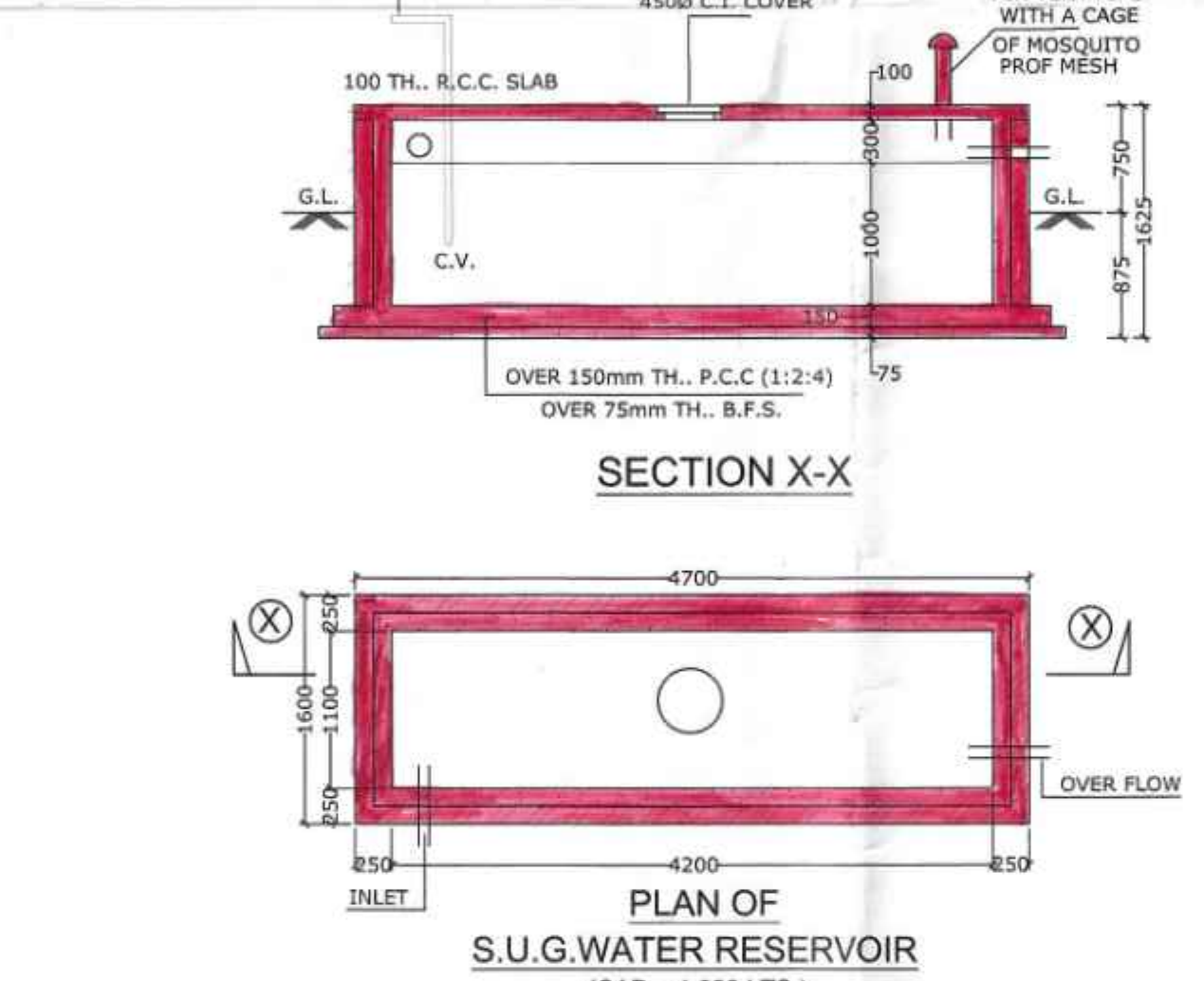
1ST. FLOOR AREA = 169.185 SQ.M.
NET TENANT AREA = 160.039 SQ.M.
STAIR AREA = 9.146 SQ.M.

2ND. FLOOR AREA = 154.306 SQ.M.
NET TENANT AREA = 144.474 SQ.M.
STAIR AREA = 9.832 SQ.M.

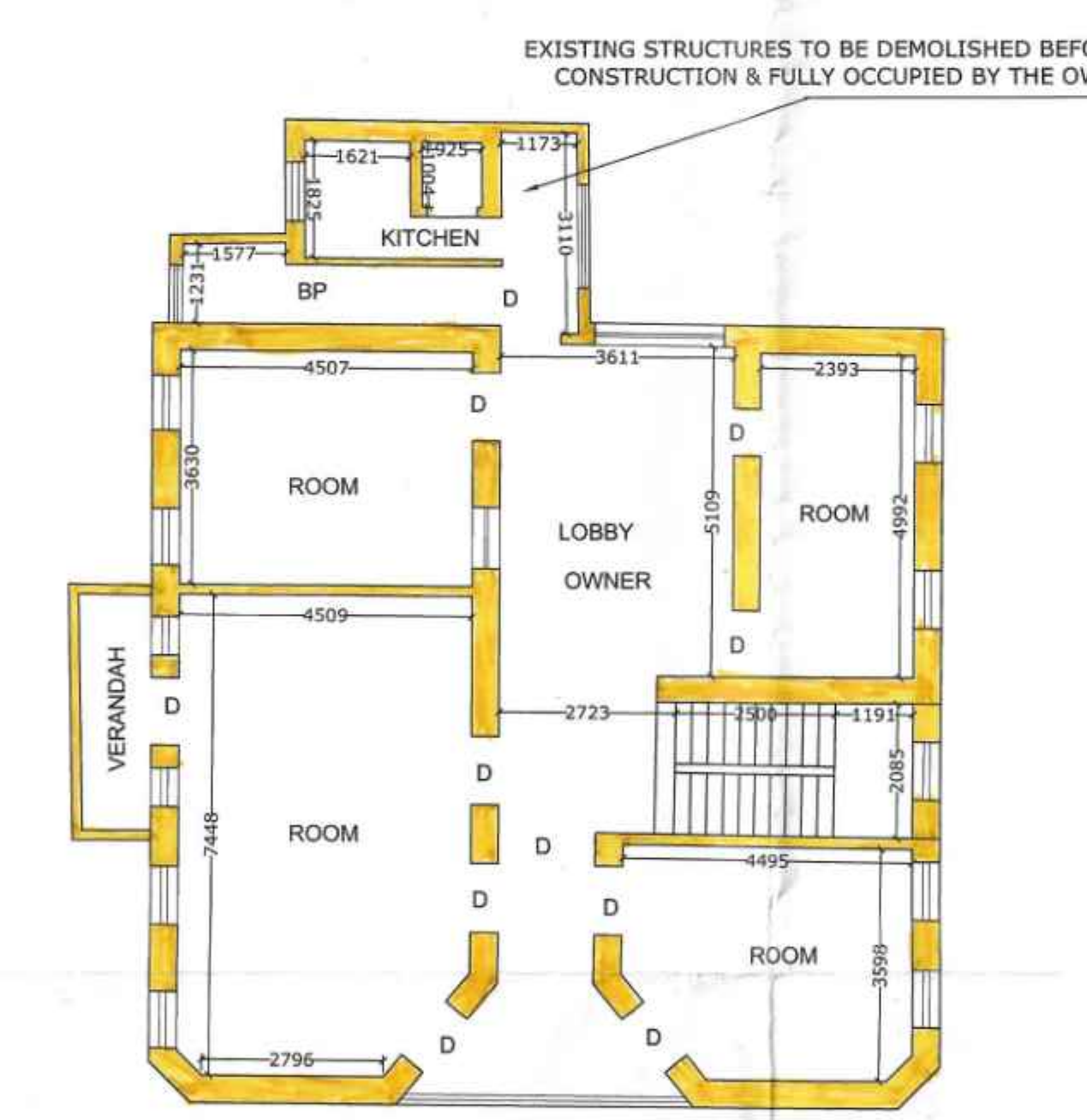
PERMISSIBLE NET BUILDING AREA = $[110.224 + 144.642 \times 2] \times 160.039 + 144.474$ SQ.M. = 814.245 SQ.M. (EXCLUDING EXEMPTED AREA)
PROPOSED NET BUILDING AREA = $(850.598 - 63.988)$ SQ.M. = 786.610 SQ.M. (EXCEPT LIFT DUCT AREA, EXEMPTED AREA & PARKING AREA)



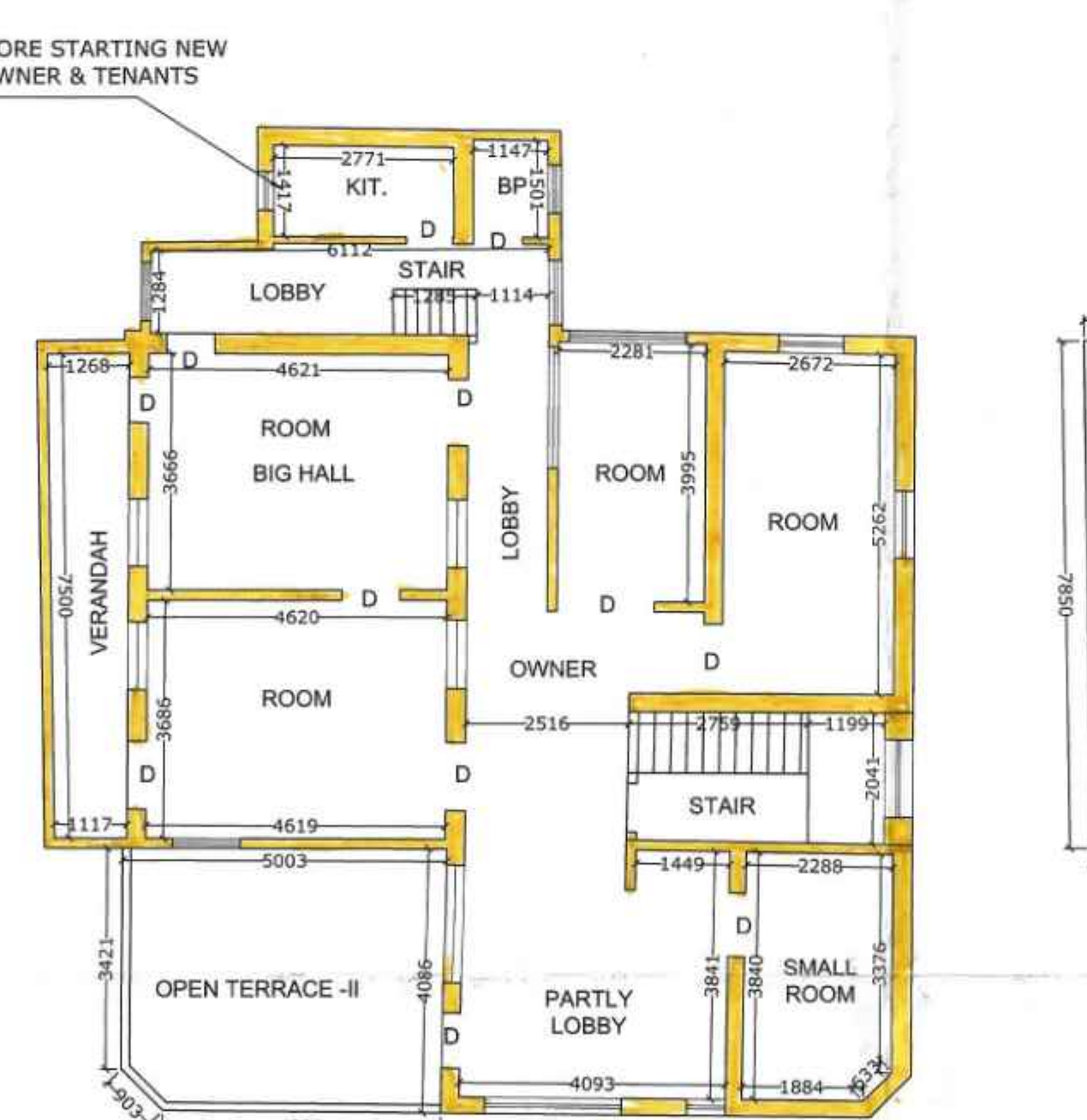
EXISTING GROUND FLOOR PLAN
SCALE: 1:100



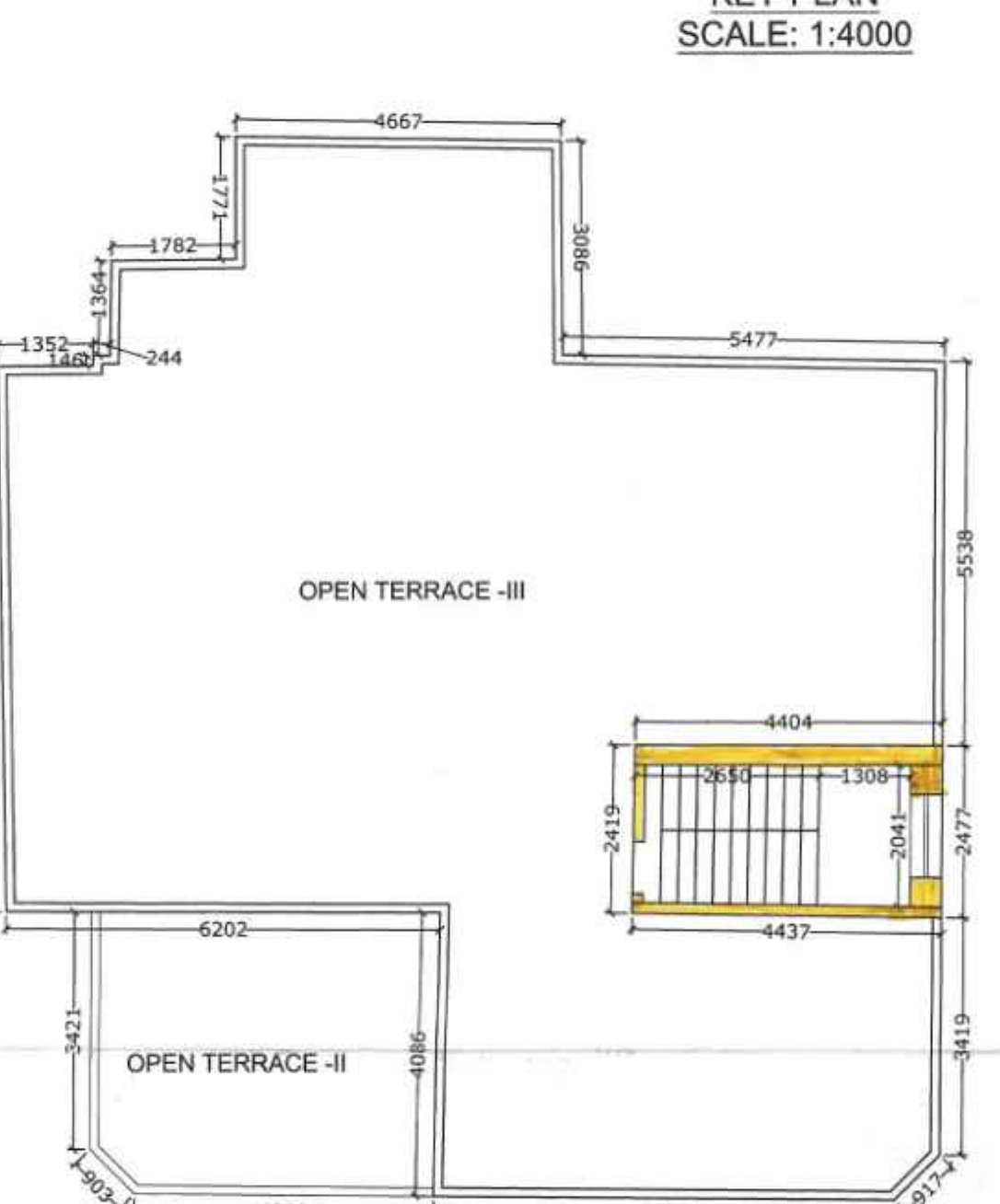
SECTION X-X



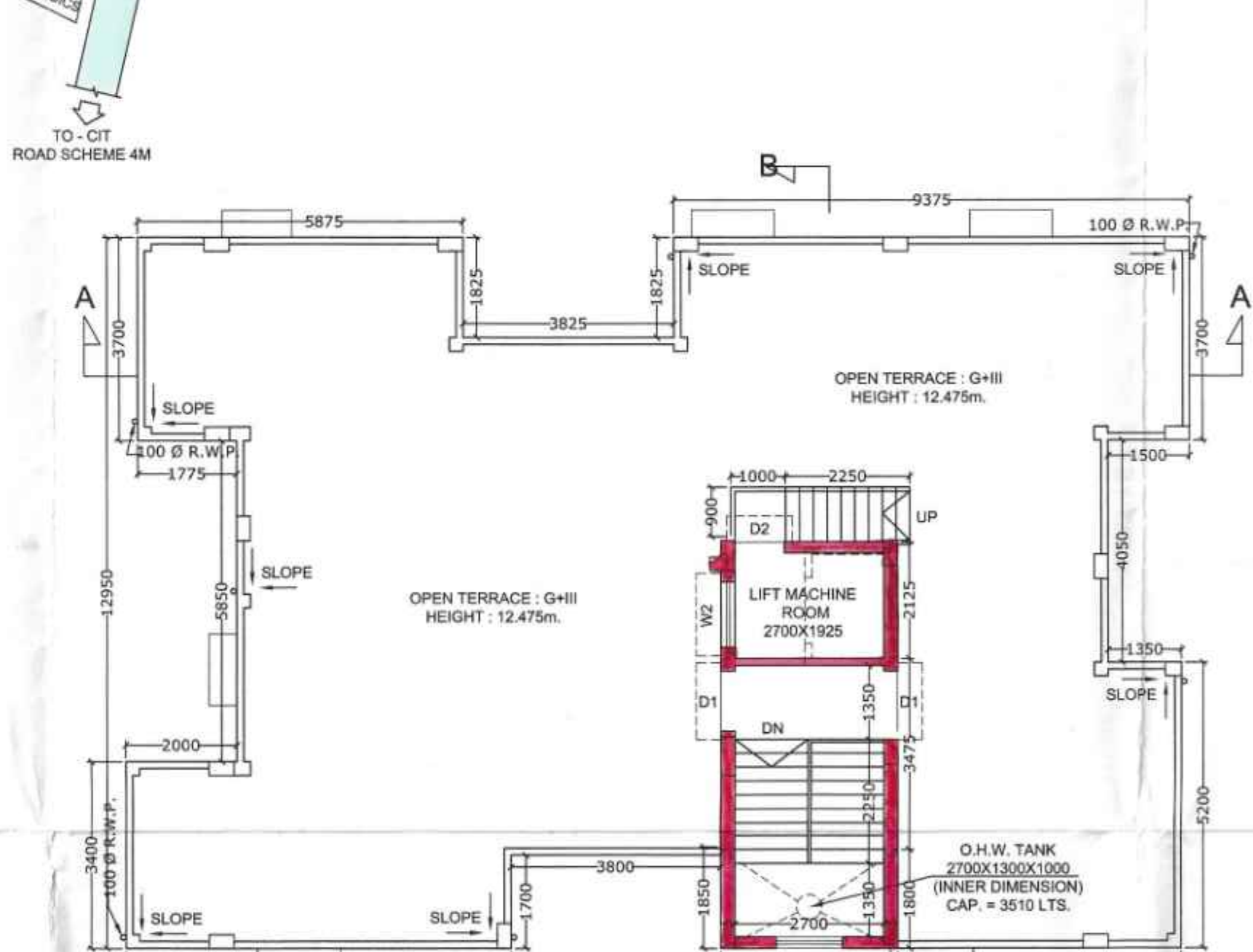
SITE PLAN
SCALE: 1:600



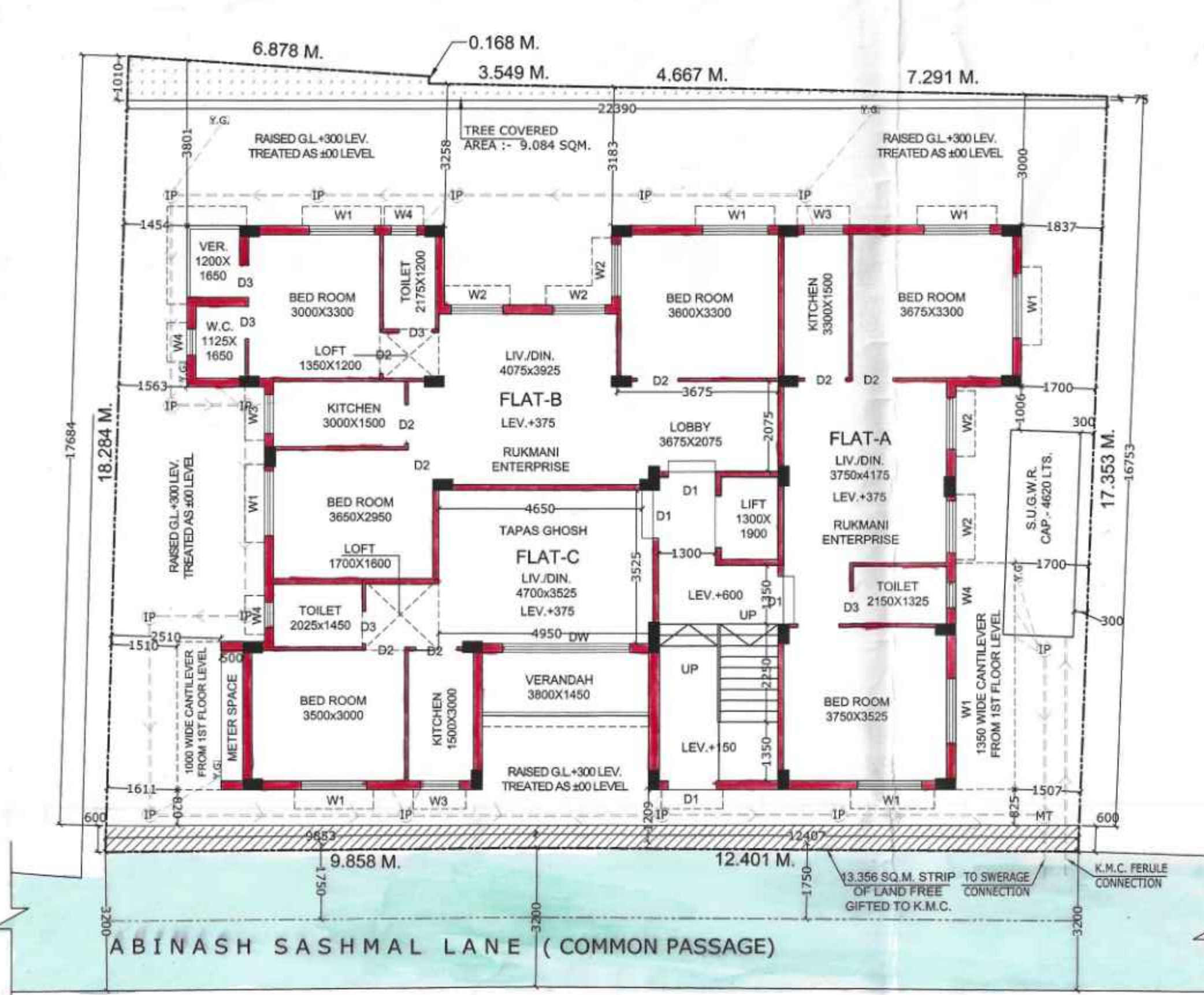
EXISTING FIRST FLOOR PLAN
SCALE: 1:100



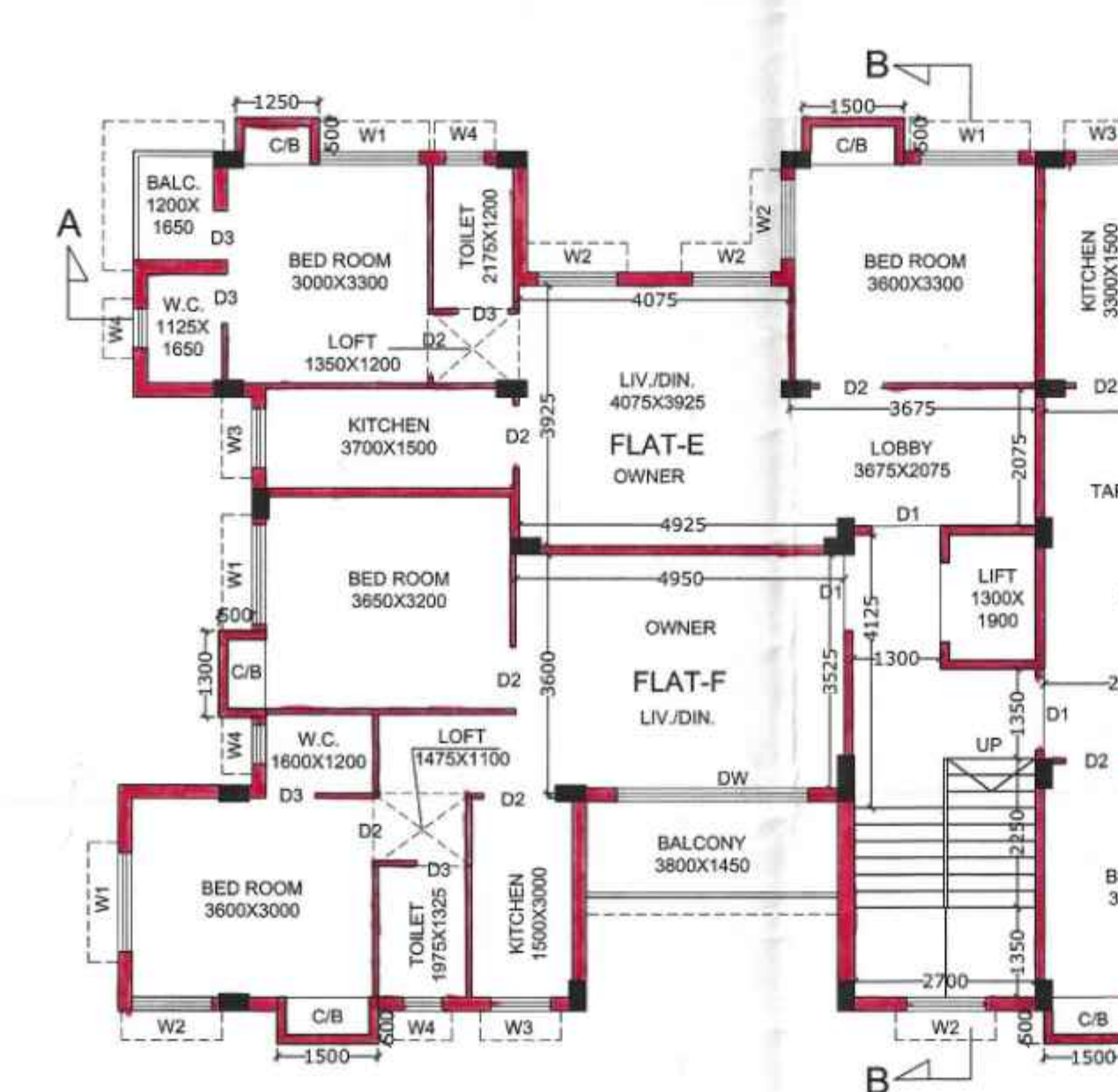
EXISTING SECOND FLOOR PLAN
SCALE: 1:100



EXISTING ROOF PLAN
SCALE: 1:100



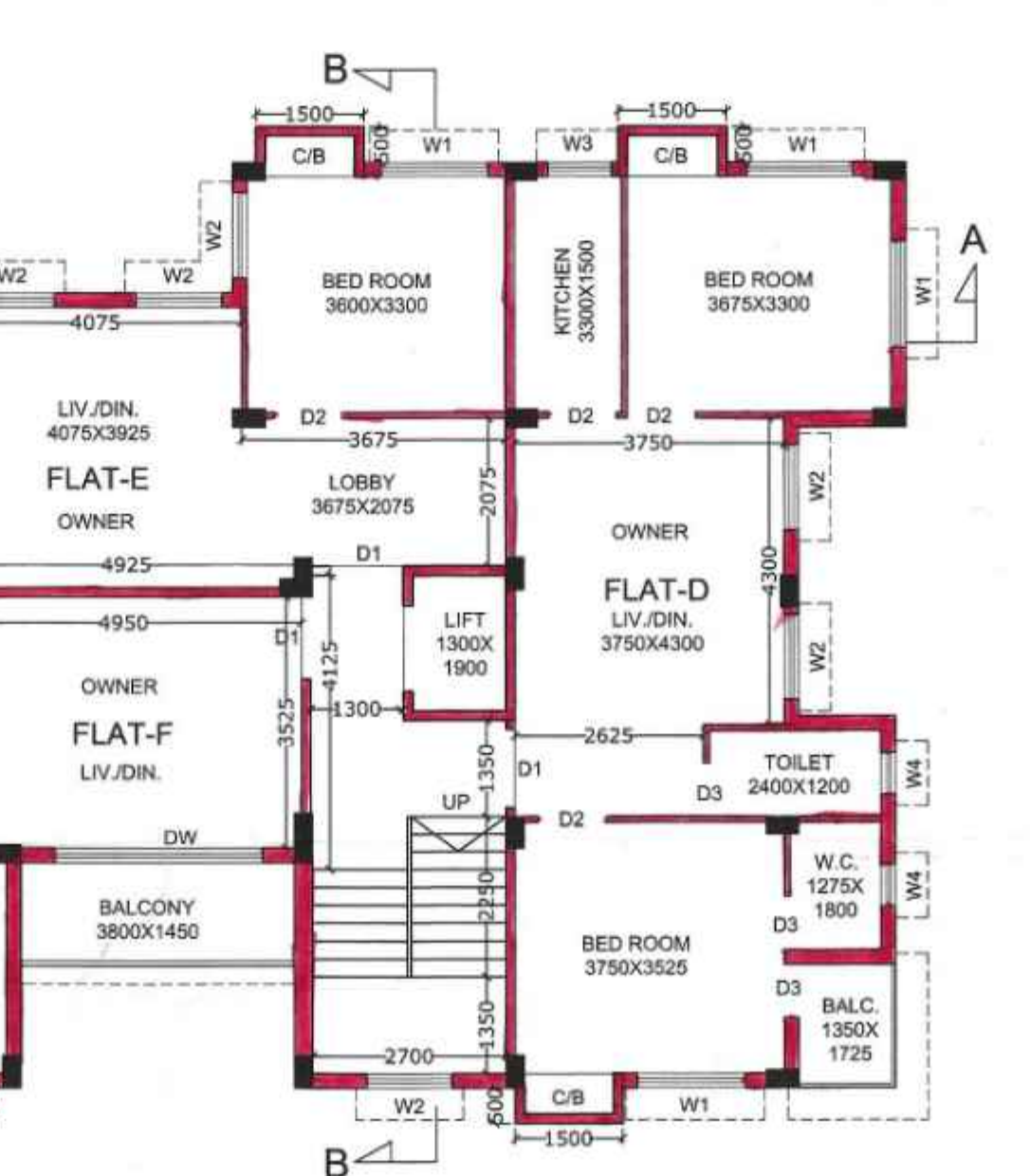
PROPOSED GROUND FLOOR PLAN
(FULLY REHABILITATION OF TENANT)
SCALE: 1:100



PROPOSED FIRST FLOOR PLAN
(FULLY REHABILITATION OF TENANT AND PARTLY OWNER)
SCALE: 1:100



PROPOSED SECOND FLOOR PLAN
(OWNER'S ALLOCATION)
SCALE: 1:100



PROPOSED THIRD FLOOR PLAN
(OWNER'S ALLOCATION)
SCALE: 1:100

PART-A

1. ASSESSEE NO-11034020159

2. NAME OF OWNER: SOUMEN PAUL

3. DETAILS OF REGISTERED DEED OF CONVEYANCE

BOOK NO-1
VOLUME NO-1
PAGE NO-11911 TO 11919
BENG NO-10802475
DATE-14/03/2015
REGD. AT-A.D.S.R. SEALDAH

4. DETAILS OF REGISTERED DEED OF GIFT (SOUMEN PAUL TO SOUMEN PAUL)

BOOK NO-1
VOLUME NO-2
PAGE NO-5301 TO 5322
BENG NO-10763
DATE-14/03/2015
REGD. AT-A.D.S.R. SEALDAH

5. DETAILS OF REGISTERED DEED OF GIFT (SOUMEN PAUL TO SOUMEN PAUL)

BOOK NO-1
VOLUME NO-1902-2022
PAGE NO-7881 TO 7891
BENG NO-10209488
DATE-02/03/2022
REGD. AT-A.D.S.R. SEALDAH

6. DETAILS OF REGISTERED BOUNDARY DECLARATION

BOOK NO-1
VOLUME NO-1606-2022
PAGE NO-5347 TO 5358
BENG NO-10602352
DATE-17/05/2022
REGD. AT-A.D.S.R. SEALDAH

PLAN CASE NO- 202203148

7. DETAILS OF REGISTERED COMMON PASSAGE

BOOK NO-1
VOLUME NO-1
PAGE NO-11911 TO 11919
BENG NO-10802475
DATE-14/03/2015
REGD. AT-A.D.S.R. SEALDAH

8. DETAILS OF REGISTERED STRIP OF LAND

BOOK NO-1
VOLUME NO-1606-2023
PAGE NO-7820 TO 7824
BENG NO-10602814
DATE-28/07/2023
REGD. AT-A.D.S.R. SEALDAH

9. DETAILS OF DECLARATION OF TENANT

BOOK NO-1
VOLUME NO-1606-2023
PAGE NO-7820 TO 7829
BENG NO-10602813
DATE-28/07/2023
REGD. AT-A.D.S.R. SEALDAH

PART-B

1. AREA OF LAND -
a) AS PER TITLE DEED - 8.8 - 13 CH - 7.8 FT. = 389.446 SQ.M. (AS PER DEED CONSIDERING IN THE YEAR OF 2020.
b) AS PER BOUNDARY DECLARATION = 389.446 SQ.M.
c) AREA OF STRIP OF LAND = 13.356 SQ.M.
d) LAND AREA AFTER GIFT = 386.190 SQ.M.

2. PERMISSIBLE GROUND COVERAGE - (80%) = 233.688 SQ.M.
3. PROPOSED GROUND COVERAGE - (85.749%) = 217.107 SQ.M.
4. PROPOSED HEIGHT = 12.475 M.

PROPOSED AREA

FLOOR	ROOMS	COVERED AREA	LIFT WELLS	NET FLOOR	STAIRCASE	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	206.875 SQ.M.	206.875 SQ.M.	13.356 SQ.M.	220.231 SQ.M.	2.602 SQ.M.	100.690 SQ.M.	100.690 SQ.M.
1ST FLOOR	217.107 SQ.M.	217.107 SQ.M.	2.470 SQ.M.	219.637 SQ.M.	13.356 SQ.M.	2.602 SQ.M.	186.640 SQ.M.
2ND FLOOR	217.107 SQ.M.	217.107 SQ.M.	2.470 SQ.M.	219.637 SQ.M.	13.356 SQ.M.	2.602 SQ.M.	186.640 SQ.M.
3RD FLOOR	217.107 SQ.M.	217.107 SQ.M.	2.470 SQ.M.	219.637 SQ.M.	13.356 SQ.M.	2.602 SQ.M.	186.640 SQ.M.
TOTAL	858.196 SQ.M.	858.196 SQ.M.	11.346 SQ.M.	869.542 SQ.M.	51.966 SQ.M.	116.694 SQ.M.	786.610 SQ.M.

PROPOSED TENEMENT AREA CALCULATION & FLAT ALLOCATION FOR OWNER AND TENANTS (INCLUDING EXEMPTED AREA)

FLOOR	MENTION	FLAT MARKING	TENEMENT AREA EXCLUDING COMMON	PROPORTIONED AREA TO BE ADDED	TENEMENT SIZE	FLAT IS ALLOCATED FOR
GRD. FLOOR	A	57.960 SQ.M.	5.509 SQ.M.	63.469 SQ.M.	RUJMAN ENTERPRISE	
	B	78.210 SQ.M.	7.432 SQ.M.	85.642 SQ.M.	RUJMAN ENTERPRISE	
	C	48.936 SQ.M.	4.690 SQ.M.	53.626 SQ.M.	TAPAS GHOSH	
	D	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	TAPAS GHOSH	
1ST. FLOOR	E	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
	F	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
	G	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
	H	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
2ND. FLOOR	I	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
	J	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
	K	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
	L	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
3RD. FLOOR	M	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
	N	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
	O	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	
	P	64.980 SQ.M.	6.175 SQ.M.	71.155 SQ.M.	OWNER	

LAND AREA: 386.190 SQ.M.
EXISTING GROUND COVERAGE = 233.688 SQ.M. (80.21 % OF LAND)
EXISTING 1ST FLOOR AREA = 186.185 SQ.M.
EXISTING 2ND FLOOR AREA = 154.306 SQ.M.
TOTAL EXISTING FLOOR AREA = 340.491 SQ.M.

PERMISSIBLE NET BUILDING AREA = $186.185 + 154.306 \times 2$ SQ.M. = 494.797 SQ.M.
[$(144.642 + 110.224 \times 2) + 160.039 + 144.474$] SQ.M. = 814.245 SQ.M. (EXCLUDING EXEMPTED AREA)
PROPOSED NET BUILDING AREA = $(850.598 - 63.988)$ SQ.M. = 786.610 SQ.M.
[EXCEPT LIFT DUCT AREA, EXEMPTED AREA & PARKING AREA]

AREA OF EXISTING PARKING = 14.361 SQ.M.
EXISTING EXEMPTED AREA (STAIR) = 20.797 SQ.M.
PROPOSED EXEMPTED AREA (STAIR + LIFT LOBBY) = 63.988 SQ.M.
MINIMUM ROAD WIDTH: 3.200 M. WIDE ABINASH SASHMAL LANE.

PERMISSIBLE F.A.R. = $186.185 + 154.306 \times 2 = 494.797$ SQ.M.
PROPOSED F.A.R. = $(186.185 + 154.306 \times 2) = 494.797$ SQ.M.
EXISTING F.A.R. = $(186.185 + 154.306 \times 2) = 494.797$ SQ.M.

AREA OF STAIR HEAD ROOM = 14.361 SQ.M.
AREA OF OVER HEAD WATER TANK = 5.760 SQ.M.
LIFT MACHINE STAIR AREA = 3.250 SQ.M.
TOTAL STAIR AREA = 12.851 SQ.M.
TOTAL AREA = 217.107 SQ.M.

TREE COVERED AREA = 7.804 SQ.M.
(A) PERMISSIBLE AREA = 8.440 SQ.M.
(B) PROPOSED AREA = 9.084 SQ.M.

NOTES AND SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & F4 500.
200 M.M. THK. EXTERNAL, 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
STEEL 2 SECTION WINDOWS.
ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
1:4 CEMENT PLASTER ON NON-INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
P.O.P. PLUMBING ON INTERNAL WALLS & CEILING.
ALL FLOOR WILL BE MARBLE FINISHED.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE S.O.B. INVESTIGATION THEREON. IT IS CERTIFIED THAT EXISTING S.O.B. OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREON IS SAFE & STABLE IN ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
E.I.E. (HONS), M.I.E.
REGISTERED NO. 22214 IN 2018 HODS00000014
(SIGNATURE OF GEO-TECHNICAL ENGINEER)
RUPAK KUMAR BANERJEE
E.I.E. (HONS), M.I.E.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER THE S.O.B. OF INDIA BASED ON SOIL TEST DONE BY M/S. GEO STAR, 85, CHIT KALPAPUR, KOLKATA-700016, CONDUCTED BY RUPAK KUMAR BANERJEE (G.I.T.S.) CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

Moujendra Datta
MOUJENDRA DATTA
E.I.E. (HONS), M.I.E.
REGISTERED NO. 1048 (I) OF KOLKATA MUNICIPAL CORPORATION
(SIGNATURE OF STRUCTURAL ENGINEER)
MOUJENDRA DATTA
E.I.E. (HONS), M.I.E.

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE AFTERSHOCK 3.00 M WIDE COMMON PASSAGE AT THE EAST SIDE, DOES CONFORM WITH THE S.O.B. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL, THE CONSTRUCTION OF SUGARWATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS EXISTING STRUCTURE WITH BOUNDED BY BOUNDARY WALL.

Sanjoy Saha
SANJOY SAHA
CLASS-I, L.B.S. OF K.M.C.
Regd. License No. 1048 (I) OF KOLKATA MUNICIPAL CORPORATION
(SIGNATURE OF L.B.S.)
SANJOY SAHA
CLASS-I, L.B.S. OF K.M.C. (REGD. LICENSE NO. 1048)

PROJECT

PLAN OF PROPOSED (G+11) STORED (HT - 12.475 M) RESIDENTIAL BUILDING AT PRE. NO-32, ABINASH SASHMAL LANE, KOLKATA - 700 010, WARD NO. - 34, BOROUGH - II, P.S. - BELAGHATA.

PLAN PROPOSAL SUBMITTED UNDER RULE 142 OF K.M.C. BLDG. RULE 2009 READ WITH SUBSEQUENT CIRCULARS AND GUIDELINES & U.S. 393 OF K.M.C. ACT, 1980.

DESIGNED BY: BAPTISTAN CONSULTANCY (PVT) LTD.
CONTACT PERSON: SANJOY SAHA
MOB NUMBER: 9831014018



Ref. 1. Premises No. 32, Abanash Sakinal Lane, P.S. Beliaghata, Kolkata - 700 010, Ward No. - 34, Borough - III, of Kolkata Municipal Corporation, Assessee No. 110310200150, Plan Case No. 202200148.

I, SRI SOMEN PAUL, son of Homendra Kumar Paul, by birth - Hindu, by occupation - Business, by Nationality - Indian, residing at Beliaghata, P.O. & P.S. - Hazra, Dist North 24 Parganas, owners of the Premises No. 32, Abanash Sakinal Lane, Kolkata - 700 010, Ward - 34, Borough - III, P.S. - Beliaghata, I declare to construct IV seated residential building in the same premises, I am the land owner of the Address to construct IV seated residential building in the same premises, I am the land owner of the Premises No. 32, Abanash Sakinal Lane, P.S. Beliaghata, Kolkata - 700 010, Ward No. - 34, Borough - III, P.S. - Beliaghata, I am the land owner of the Premises No. 32, Abanash Sakinal Lane, Kolkata - 700 010, P.S. - Beliaghata, Ward - 034, Borough - III do hereby affirm and say as follows:

That an application for sanction of building plan is, 395/195A of K.M.C. Act, 1980, read with Rule 142 of the K.M.C. Building Rules, 2009 (as amended), for construction of a IV seated building of height 12.475M, all the subject premises upon description of the party two delineated / old structure standing thereon is to be submitted by me to the K.M.C.

That the portion allotted to any tenant, can be transferred by means of sale or gift within five years from the date of issuance of Completion Certificate.

That the above mentioned statement are true to the best of our knowledge and belief.

Deposits

Srujan Paul

Executive Engineer (C)

Building Department

Kolkata Municipal Corporation

CERTIFIED COPY

Plan for Water Supply arrangement including SEMILLI 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.

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.

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



Recommended by M.B. &

Meeting No. 417

Item No. 47/23-24

Read 16-05-2023

DEVIATION WOULD MEAN DEMOLITION

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

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

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UNDER ITA/2012 OF ONG ACT 1980 IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEIPTABLES ETC MUST BE EMPTIED COMPLETELY TWICE A WEEK.

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.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to the above conditions.

THE SANCTION IS VALID UP TO 31.03.2028

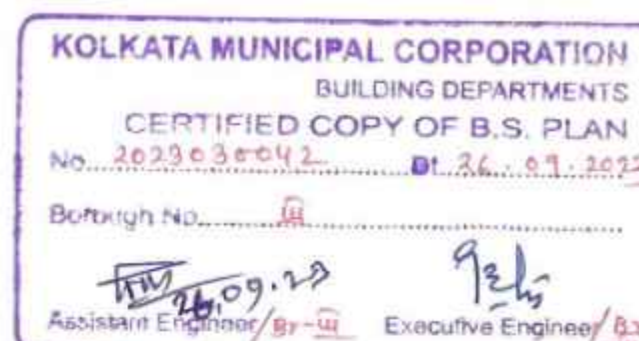
APPROVED BY: 16-05-2023

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

Approved subject to Compliance of requisition of West Bengal Fire Services, if any.

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

CERTIFIED COPY



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

RESIDENTIAL BUILDING

Building Department
Borough-III, K.M.C.
Date 31.03.23, Sign 16-05-2023
Contents Not Verified