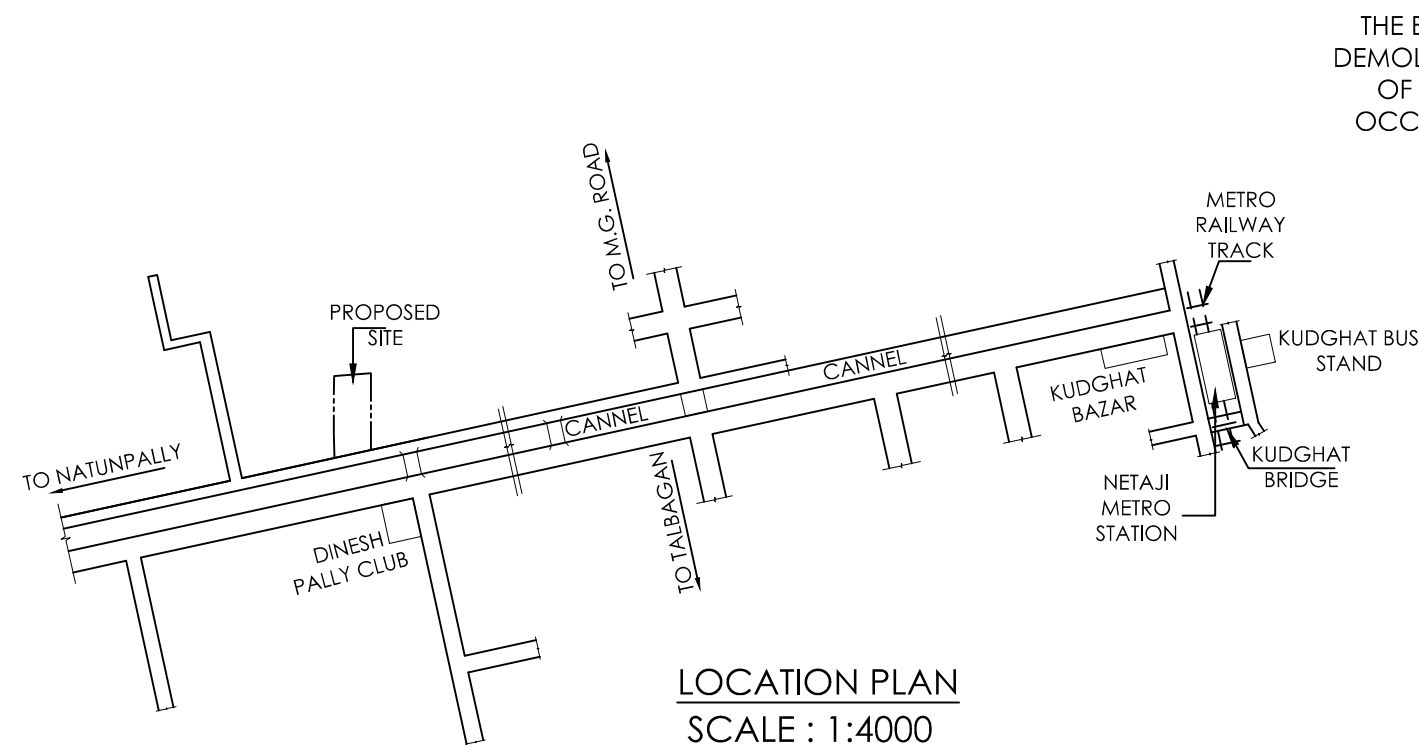
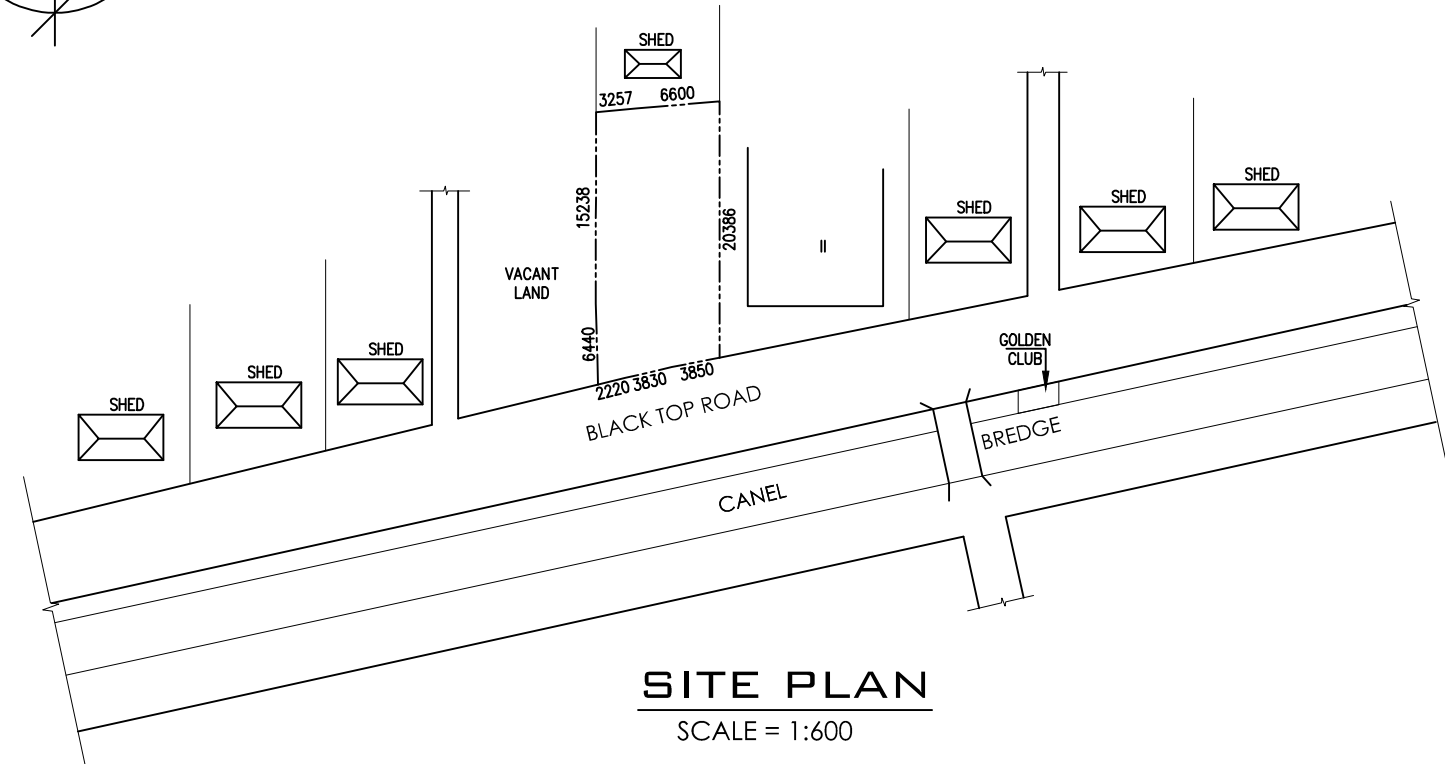
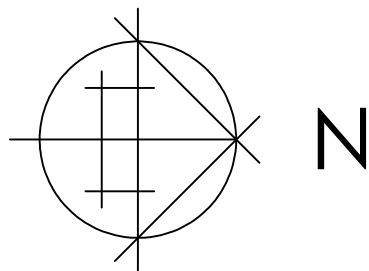
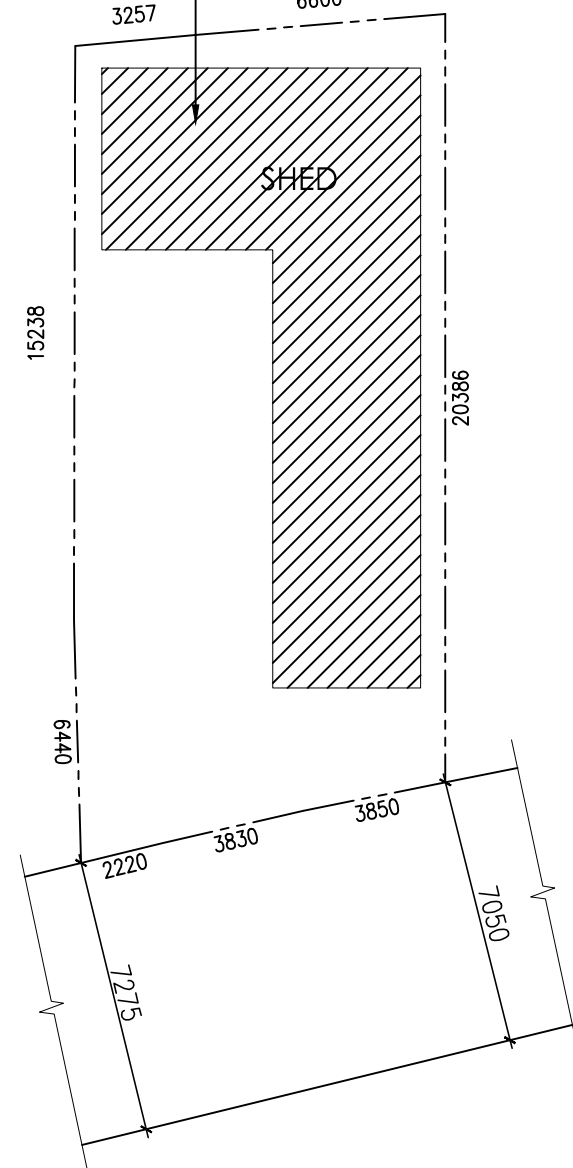


AVERAGE BACK AS PER AMENDMENT VIDE
NOTIFICATION NO. 480/MA/0/C-4/3R-13/2012
DATED 21/10/2014.

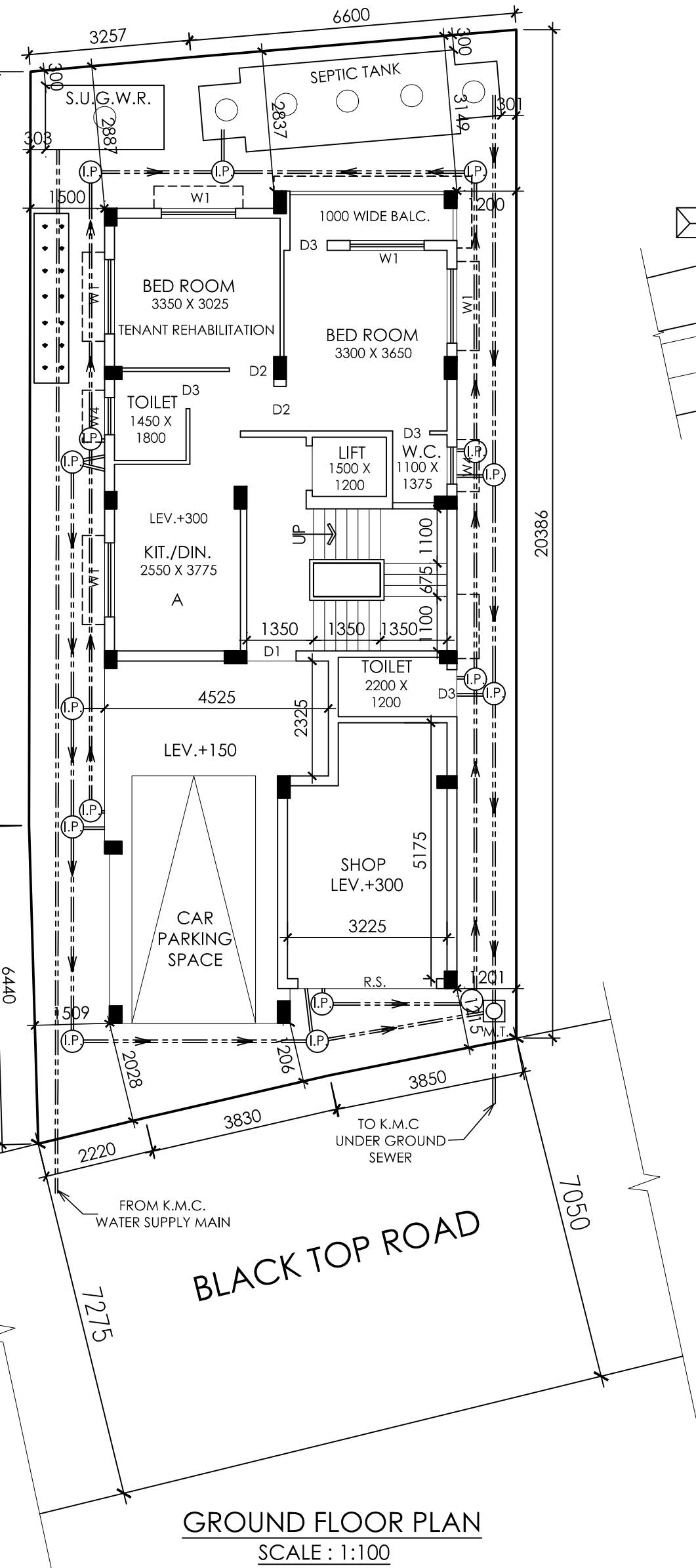
WIDTH OF THE BUILDING = 7.125 M.
21.560 SOM.
7.125 M.
= 3.026 Sq.M.



THE EXISTING STRUCTURE SHOULD BE
DEMOLISHED BEFORE COMMENCEMENT
OF THE CONSTRUCTION WHICH IS
OCCUPIED BY THE OWNER & TENANT



EXISTING STRUCTURE PLAN
SCALE - 1: 200



DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (Hxb)	REMARKS
D1	1000mm X 2100mm (H)	FLASH	W1	1500mm X 1200mm (H)	STEEL FULLY GLAZED
D2	900mm X 2100mm (H)	FLASH	W2	1200mm X 1200mm (H)	-DO-
D3	750mm X 2100mm (H)	FLASH	W3	1000mm X 1050mm (H)	-DO-
			W4	600mm X 750mm (H)	-DO-

OWNER'S DECLARATION :-

- I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
- I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
- 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 UNDER THE GUIDANCE OF L.B.S. / E.S.E.
- DURING SITE INSPECTION WE WERE PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.
- DEPTH OF THE SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION

JHUMA BORAL
AS CONSTITUTED ATTORNEY OF
SRI SANJOY HALDER
NAME OF OWNER

CERTIFICATE FROM GEO-TECH ENGINEER.
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 & STABLE IN ALL
RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF G.T.E.
DR. SANTOSH KUMAR CHAKRABORTY
G.T. / I / 16

CERTIFICATE FROM E.S.E. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 732, PURBAPUTIARY DAKHIN PARA, WARD NO. - 114, BOROUGH NO. XI, P.S.- REGENT PARK, KOLKATA :- 700093 HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY ACUMEN GEO CONSULTANTS OF 2F, NABA ROY LANE, ALIPORE, KOLKATA- 700027, RECOMMENDED & SIGNED BY GEO-TECH ENGINEER DR. SANTOSH KUMAR CHAKRABORTY G.T. / I / 16.

NAME OF E.S.E.
HIMANGSHU BHUSAN LAHIRI
E.S.E. - 428 (II)

CERTIFICATE FROM L.B.S. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 732, PURBAPUTIARY DAKHIN PARA, WARD NO. - 114, BOROUGH NO. XI, P.S.- REGENT PARK, KOLKATA :- 700093 HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING 7.050 M. (MIN.) WIDE BLACK TOP ROAD ON THE EASTERN SIDE CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

NAME OF L.B.S.
HIMANGSHU BHUSAN LAHIRI
L.B.S. - 1416 (II)

NOTES :-

- ALL DIMENSIONS ARE IN mm, UNLESS OTHER WISE STATED.
- ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

SPECIFICATIONS :-

- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
- CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
- 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
- GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
- 450 mm PROJECTED CHAJJAH.
- 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
- ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.	31-114-18-0732-1
2. DETAILS OF REGISTERED DEED	BOOK = 1, CD VOLUME = 5, BEING = 01680, PAGE = 504 TO 516, YEAR = 2010, A.R.A. - I KOLKATA, DATE = 27/02/2010.
3. DETAILS OF REGISTERED BOUNDARY DECLARATION DEED	BOOK = 1, VOLUME = 1601-2022, BEING = 160100808, PAGE - 42887 TO 42903, YEAR -2022, D.S.R. -I SOUTH 24 PARGANAS, DATE = 11/03/2022.
4. DETAILS OF REGISTERED NON EVICTION OF TENANT	BOOK = 1, VOLUME = 1601-2022, BEING = 160100809, PAGE - 42936 TO 42949, YEAR -2022, D.S.R. -I SOUTH 24 PARGANAS, DATE = 14/03/2022.
5. (A). AREA OF THE PLOT OF LAND (B). NO OF STORIED INCLUDING BASEMENT IF ANY	= 200.669 Sq.m. G+III STORIED
6. NO OF TENAMENTS	7 NOS.
7. NO OF TENAMENTS	BELOW 50 Sq.M. - NIL. 50 TO 75 Sq.M. - 7 NOS. 75 TO 100 Sq.M. - NIL.

PART - B.

- AREA OF LAND:-
 - AS PER TITLE DEED = 200.668 Sq.m. (3 K, 0 Ch, 0 Sq.ft.)
- AS PER BOUNDARY DECLARATION = 206.142 Sq.m.
- AS PER BLRO = 200.297 Sq.m.
- EFFECTIVE LAND AREA = 200.297 Sq.m.
- ROAD WIDTH = 7.05 m. (MIN.)
- USER GROUP = RESIDENTIAL
- (i) PERMISSIBLE GROUND COVERAGE (59.990 %) = 120.158 Sq.m.
- (ii) PROPOSED GROUND COVERAGE (57.901 %) = 115.974 Sq.m.
- PROPOSED HEIGHT = 12.500 m.
- PERMISSIBLE TREE COVER AREA = (464.240 X 0.0025 X 200.297) / 100 = 2.325 Sq.m.
- PROVIDED TREE COVER AREA = 2.40 Sq.m.
- BLRO MUTATION :- MEMO NO 18/MUT/3998 /BLRO/ATM/KASBA/17 DT.06/07/2017.
- BLRO CONVERSION :- MEMO NO 17/1732/CON CERTIFICATE /BLRO/KOL/S24-PGS/2020 DT. 23/09/2020. AS BASTU.

13. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m ²	LESS STAIR WELL IN m ²	LESS LIFT WELL IN m ²	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA LIFT LOBBY In Side Stair & Area in m ²	NET FLOOR AREA IN m ²
GROUND	115.974	0.000	0.000	115.974	10.733	103.501
FIRST	115.974	0.911	1.800	113.263	1.740	100.790
SECOND	115.974	0.911	1.800	113.263	1.740	100.790
THIRD	115.974	0.911	1.800	113.263	1.740	100.790
TOTAL	463.896	2.733	5.400	455.763	6.960	405.871

14. TENAMENT AREA

TENEMENTS & CAR PARKING CALCULATION					
TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m ²	No of Tenement	No of Car Required
A	49.324	1.1753	57.970	1	1
B	48.928	1.1753	57.505	3	
C	50.731	1.1753	59.624	3	

CALCULATION OF F.A.R	
1. EFFECTIVE LAND AREA IN SQ.M	200.297
2. TOTAL REQUIRED CAR PARKING	1
3. CAR PARKING AREA EXEMPTED IN m ²	25.00
4. CAR PARKING AREA PROVIDED IN m ²	27.853
5. PERMISSIBLE F.A.R	2.0
6. PROPOSED F.A.R	1.902

CALCULATION OF OTHER FEES	
7. STAIR HEAD ROOM AREA IN m ²	13.906
8. OVER HEAD RESERVOIR AREA IN m ²	7.324
9. TOTAL OTHER AREA ONLY FOR FEES IN m ²	62.622
10. RELAXATION OF THE AUTHORITY, IF ANY	
11. ROOF AREA IN m ²	115.974
12. LIFT MACHINE ROOM AREA IN m ²	13.239
13. LIFT MACHINE ROOM STAIR AREA IN m ²	3.25
14. TOTAL C.B. AREA IN m ²	9.489
15. SHOP COVERED AREA IN m ²	18.545
16. SHOP CARPET AREA IN m ²	15.382

ARCHITECTURAL DRAWING

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULES 2009 VIDE OFFICE CIRCULAR NO.02 OF 2020-21 DATED - 13/06/2020 AT PREMISES NO.-732, PURBAPUTIARY DAKHIN PARA, WARD NO.-114, BOROUGH NO.-XI, P.S.-REGENT PARK, KOLKATA- 700093, UNDER THE KOLKATA MUNICIPAL CORPORATION.

BUILDING PERMIT NUMBER : 2022110100

SANCTION DATE : 02/06 /2022

VALID UPTO: 01/06 /2027