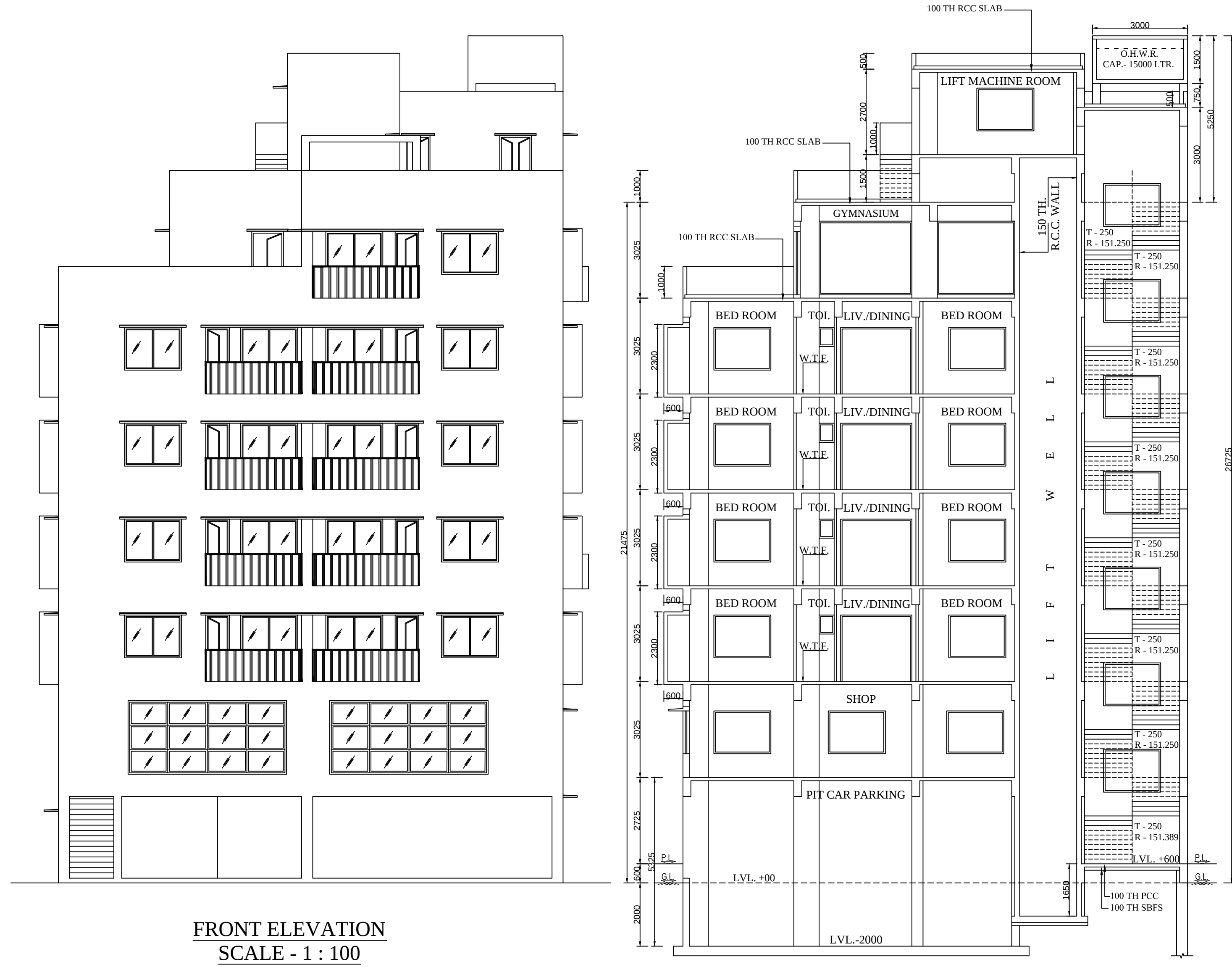
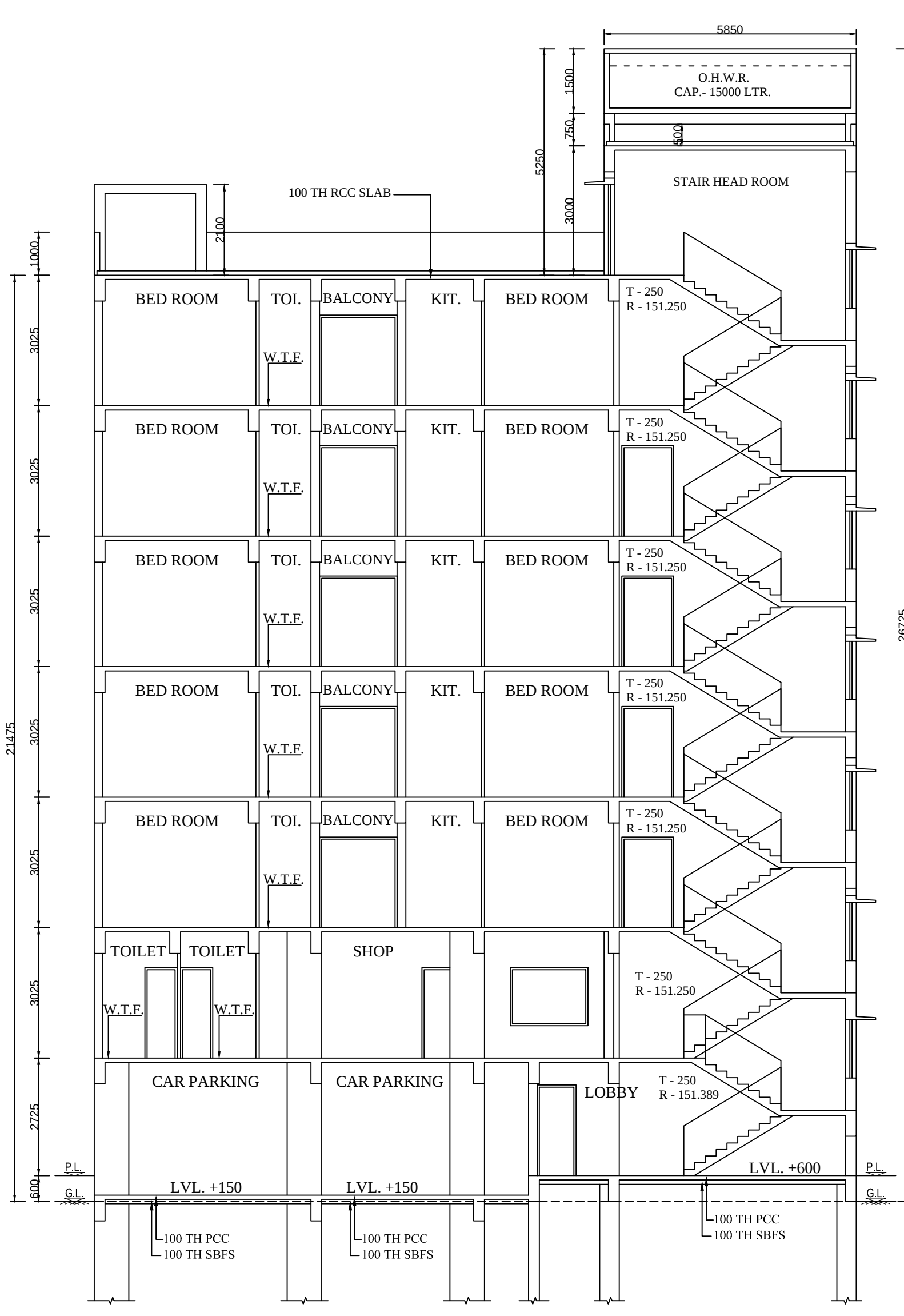


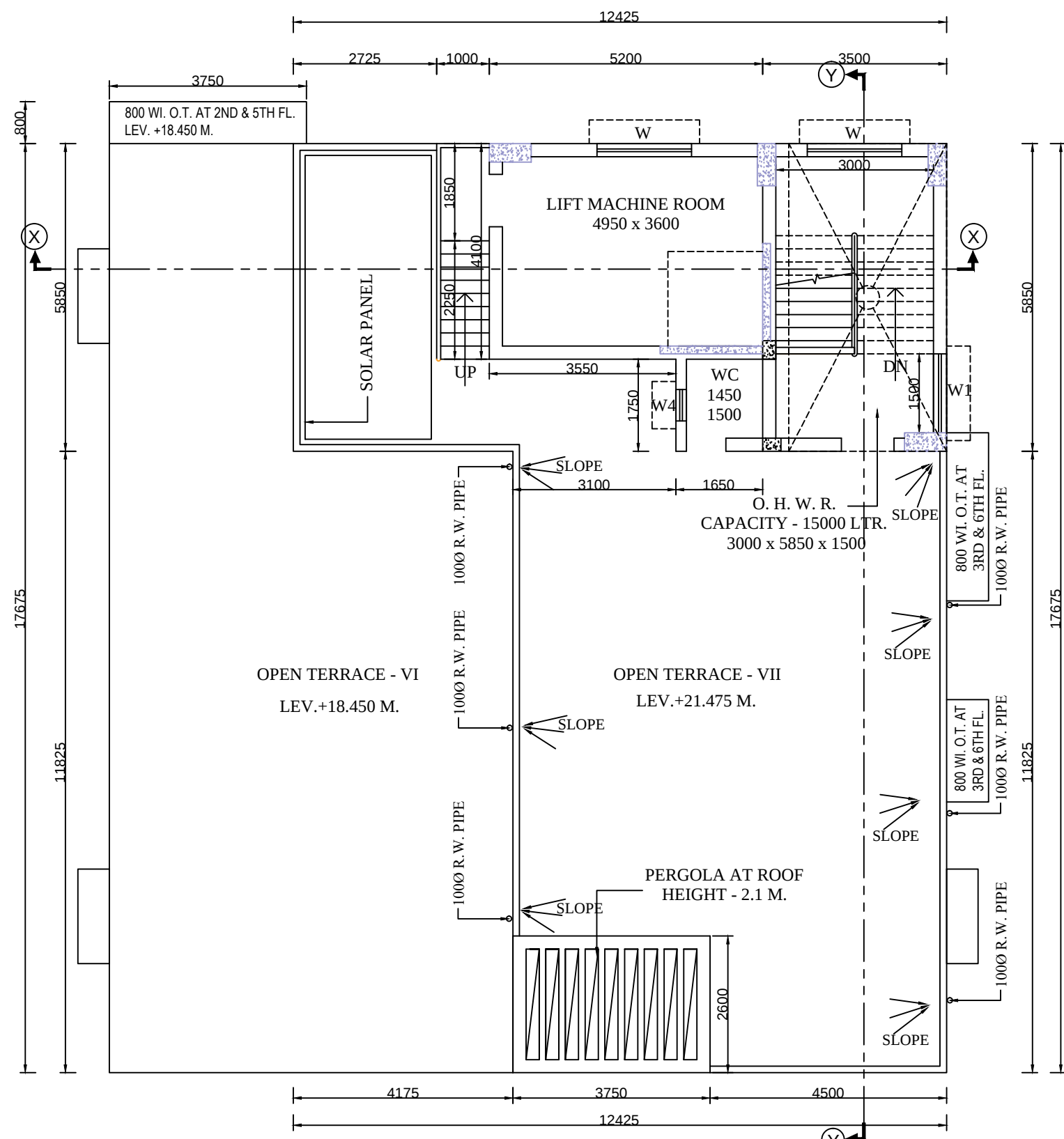


FRONT ELEVATION
SCALE - 1 : 100

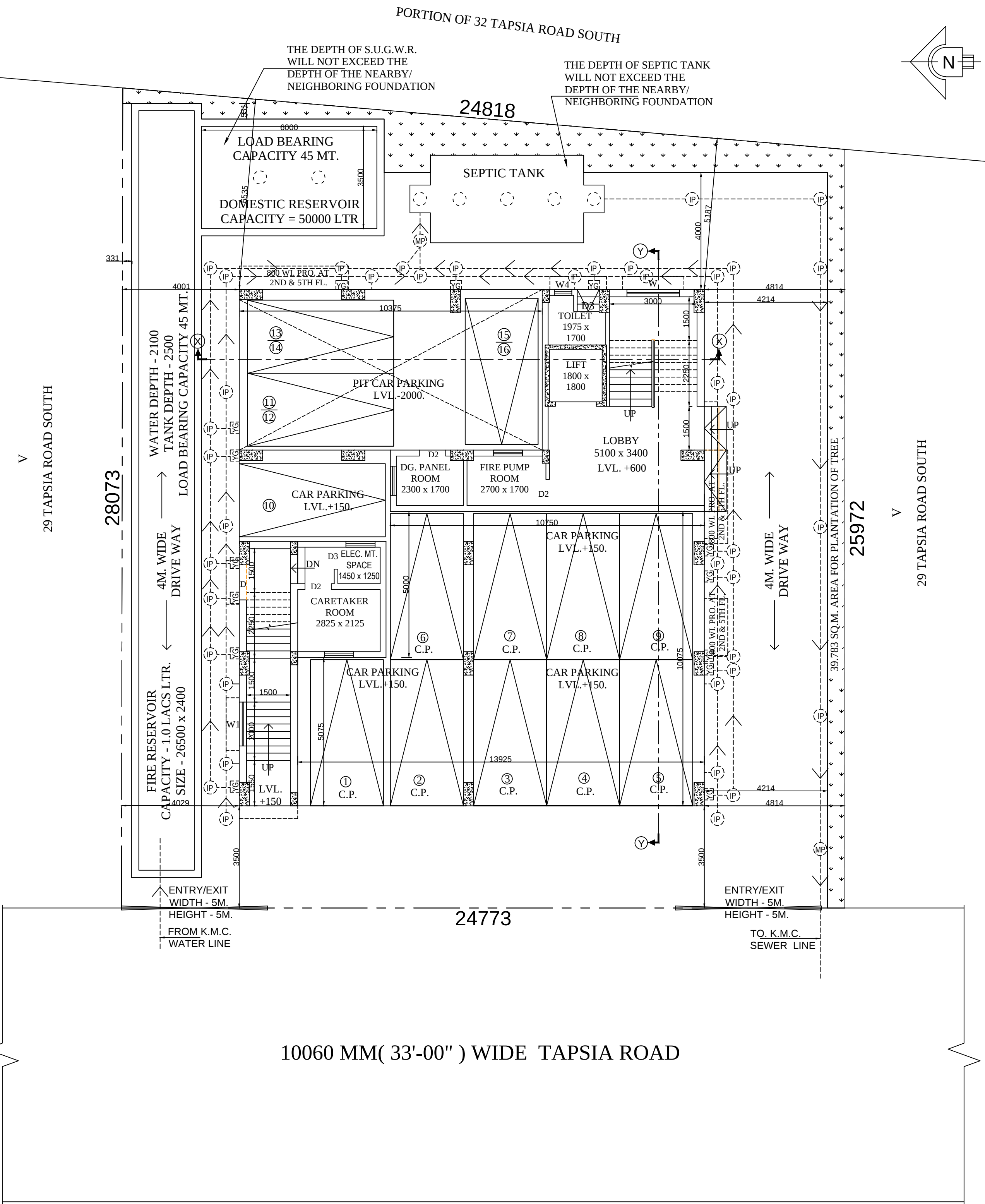
SECTION AT X-X
SCALE - 1 : 100



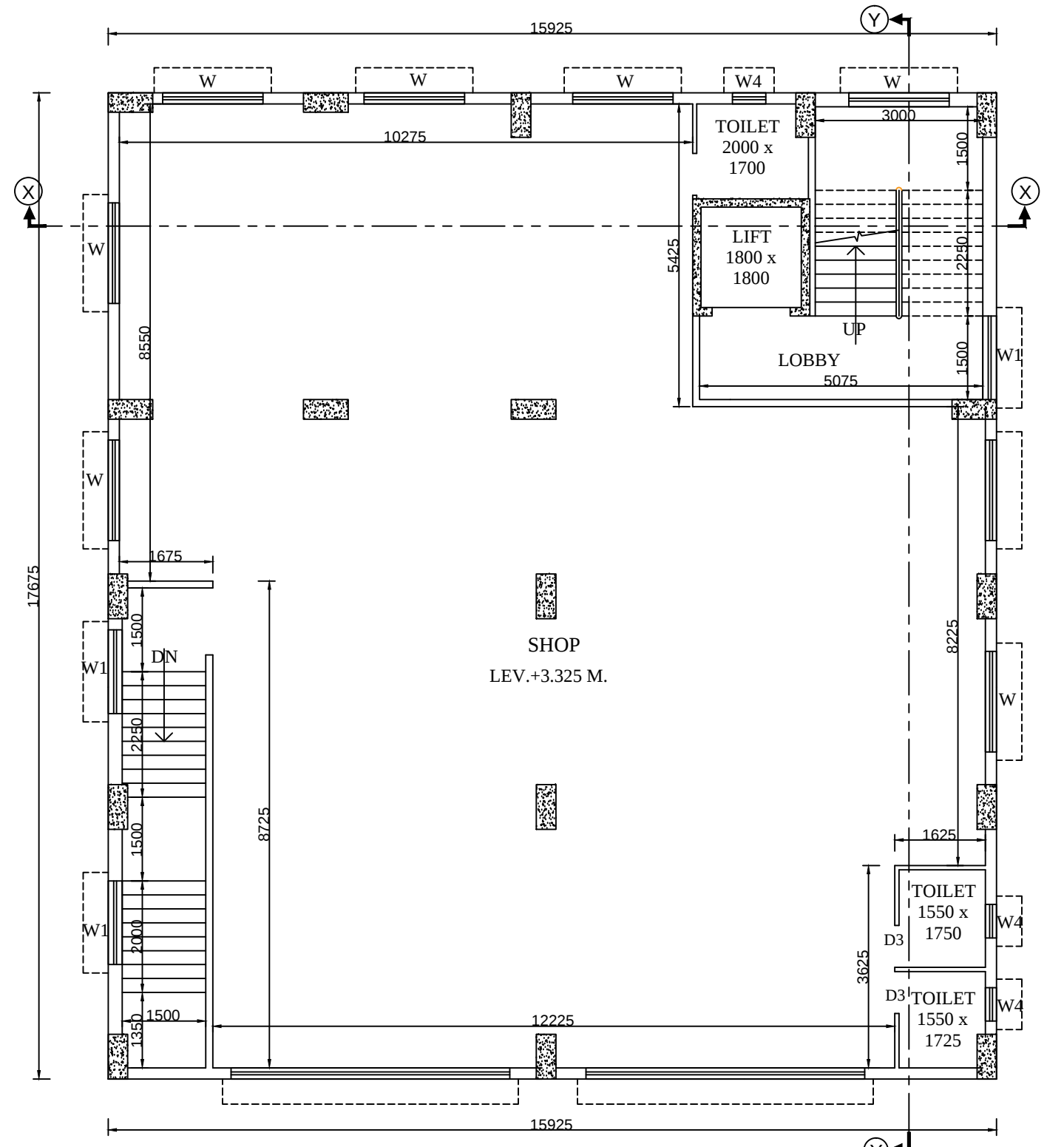
SECTION AT Y-Y
SCALE - 1 : 100



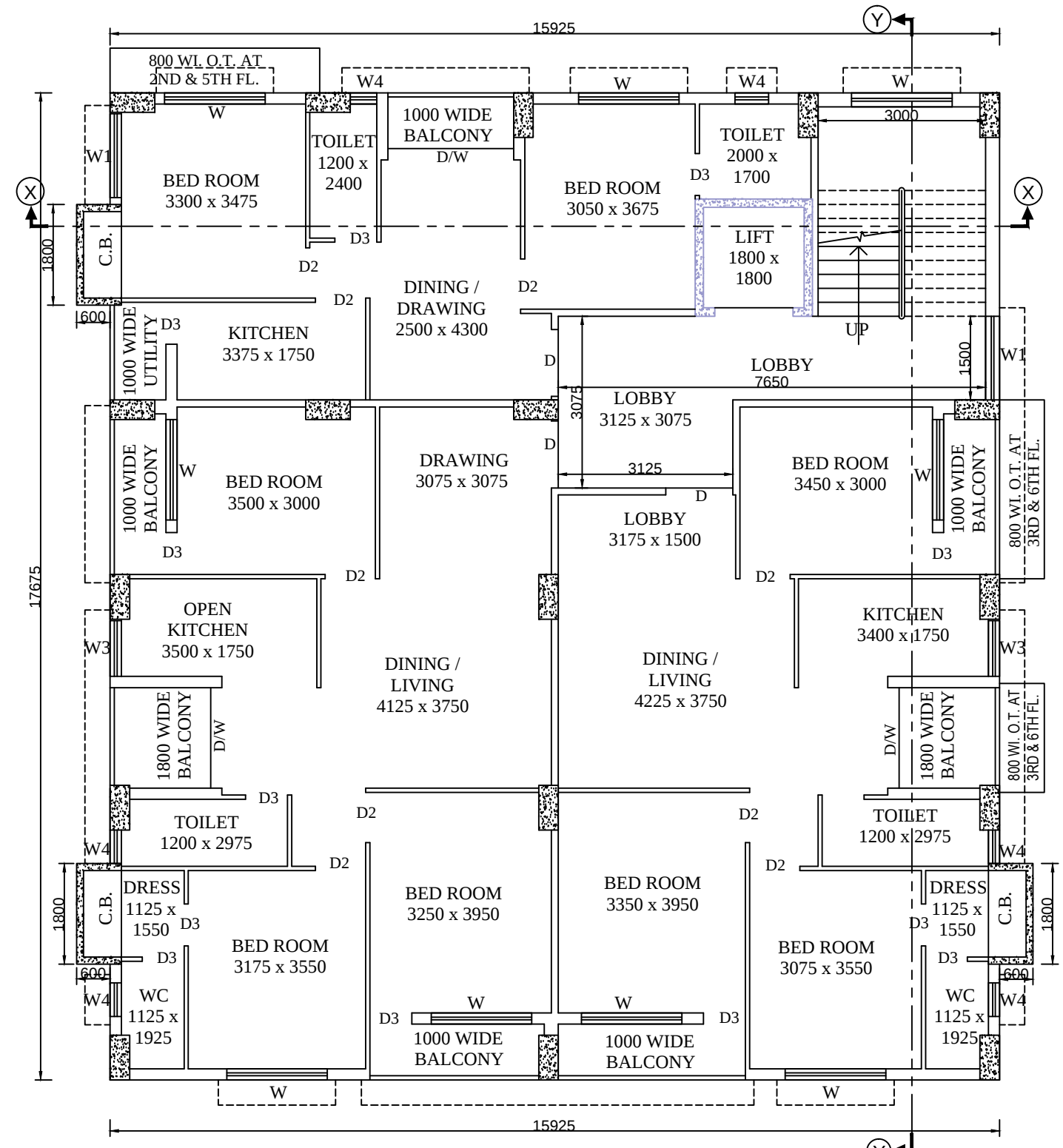
PROPOSED ROOF PLAN
SCALE - 1 : 100



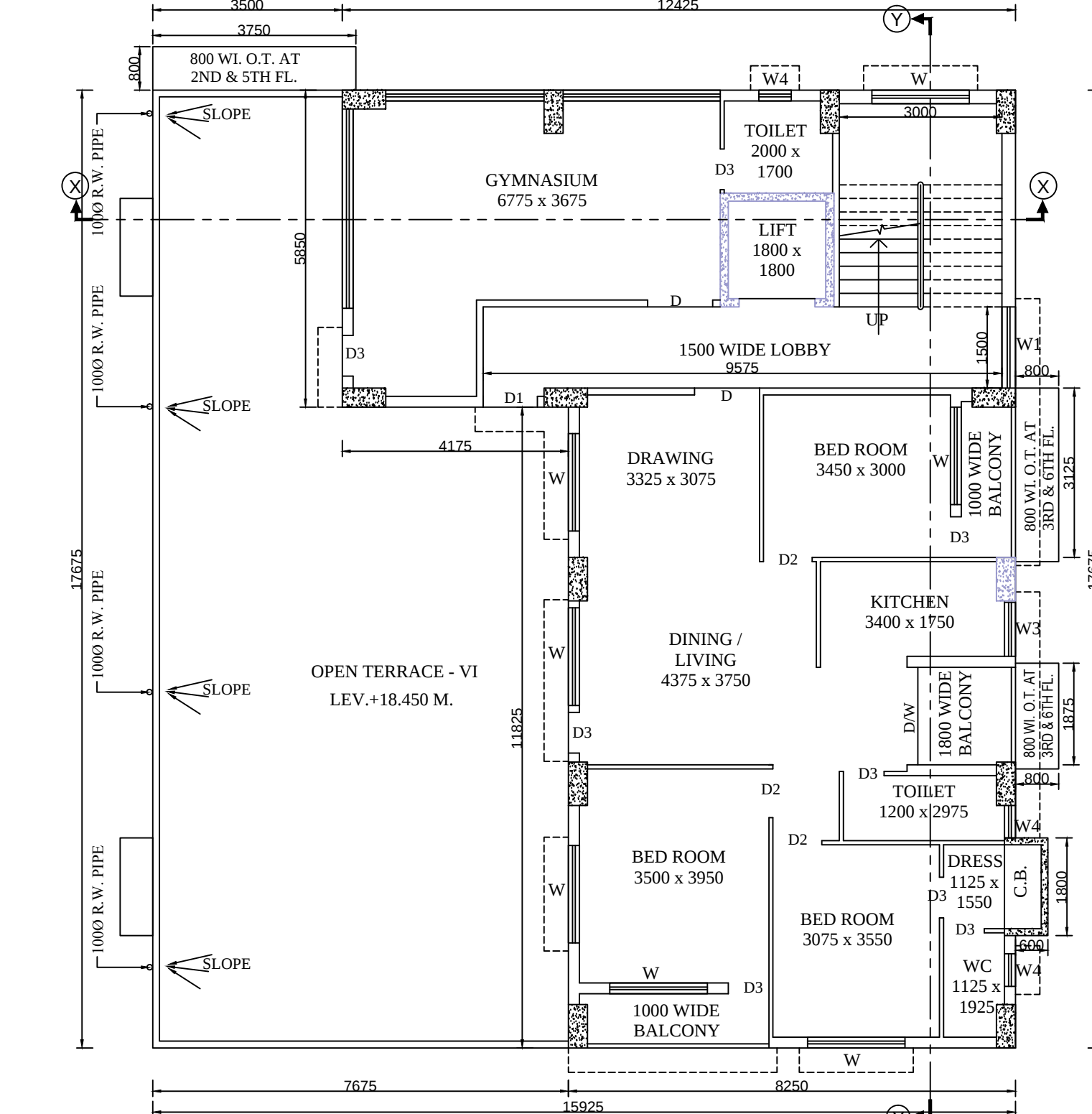
PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100



PROPOSED 1ST FLOOR PLAN
SCALE - 1 : 100



PROPOSED 2ND, 3RD, 4TH & 5TH FLOOR PLAN
SCALE - 1 : 100



PROPOSED 6TH FLOOR PLAN
SCALE - 1 : 100

PROJECT:

PLAN FOR PROPOSED G+VI STORIED RESIDENTIAL BUILDING (U/S - 393A OF K.M.C. ACT, 1980 FOLLOWED BY K.M.C. BUILDING RULE 2009) AT PREMISES NO. - 29/4, TAPSIA ROAD SOUTH, K.M.C WARD NO - 059, BOROUGH NO - VII, KOLKATA-700046, P.S.-TOPSIA, UNDER THE KOLKATA MUNICIPAL CORPORATION.

BUILDING PERMIT NO. - 2025070176

DATE - 30.03.2026

VALIDATED UP TO -30.03.2031

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1. ASSESSEE NO: 11-059-22-0344-3
2.a) DETAIL OF REGISTERED DEED. >
BOOK NO: 1 VOL. NO: 42 PAGE NO: 471-494
BEING NO: 1616 YEAR: 1999 DATED: 13/04/1999
PLACE: D.S.R-III, ALIPORE
2.b) DETAIL OF REGISTERED DEED. >
BOOK NO: 1 VOL. NO: 49 PAGE NO: 16-40
BEING NO: 1840 YEAR: 1999 DATED: 13/04/1999
PLACE: D.S.R-III, ALIPORE
2.c) DETAIL OF REGISTERED DEED. >
BOOK NO: 1 VOL. NO: 1606-2023 PAGE NO: 132784-132804
BEING NO: 160694793 YEAR: 2023 DATED: 01/12/2023
PLACE: A.D.S.R, SEALDAH
2.d) DETAIL OF REGISTERED DEED. >
BOOK NO: 1 VOL. NO: 1606-2023 PAGE NO: 132874-132901
BEING NO: 160694843 YEAR: 2023 DATED: 01/12/2023
PLACE: A.D.S.R, SEALDAH
2.e) DETAIL OF BOUNDARY DECLARATION. >
BOOK NO: 1 VOL. NO: 1604-2025 PAGE NO: 226734-226744
BEING NO: 160408053 YEAR: 2025 DATED: 16/10/2025
PLACE: D.S.R-IV
3. a) AREA OF LAND- AS PER DEED : 668.897 SQM. = 10 K. - 0 CH. - 0 SFT.
b) AS PER BOUNDARY DECLARATION : 668.852 SQM. = 9 K. - 15 CH. - 44 SFT.
4. NO OF STOREY : VII
5. NO. OF TENEMENTS : 13 NOS.
6. SIZE OF TENEMENTS :
a) BELOW 50 SQ.M. NIL
b) 50 SQ.M TO 75 SQ.M. 4 NOS.
c) 75 SQ.M TO 100 SQ.M. NIL
d) ABOVE 100 SQ.M. 9 NOS.

SIGNATURE OF E.E.(C)

SIGNATURE OF A.E.(C)

PART-B:
1. AREA OF LAND- AS PER TITLE DEED = 668.897 SQM. = 10 K. - 0 CH. - 0 SFT.
2. AS PER BOUNDARY DECLARATION = 668.852 SQM. = 9 K. - 15 CH. - 44 SFT.
3. (i) PERMISSIBLE GROUND COVERAGE (50%) = 334.426 SQM.
(ii) PROPOSED GROUND COVERAGE (42.083%) = 281.474 SQM.
4. PROPOSED HEIGHT = 21.475 M.

5A. PROPOSED AREA (AREA STATEMENT):

	TOTAL COVERED AREA	CUTOUT	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	281.474 SQM	3.260 + 12.9 = 16.160 SQM	281.474 SQM	281.474 SQM
FIRST FLOOR	281.474 SQM	3.260 + 12.9 = 16.160 SQM	281.474 SQM	281.474 SQM
SECOND FLOOR	281.474 SQM	3.260 + 12.9 = 16.160 SQM	281.474 SQM	281.474 SQM
THIRD FLOOR	281.474 SQM	3.260 + 12.9 = 16.160 SQM	281.474 SQM	281.474 SQM
FOURTH FLOOR	281.474 SQM	3.260 + 12.9 = 16.160 SQM	281.474 SQM	281.474 SQM
FIFTH FLOOR	281.474 SQM	3.260 + 12.9 = 16.160 SQM	281.474 SQM	281.474 SQM
SIXTH FLOOR	281.474 SQM	3.260 + 12.9 = 16.160 SQM	281.474 SQM	281.474 SQM
TOTAL	1688.887 SQM	196.160 SQM	1492.727 SQM	1492.727 SQM

5B. TENEMENTS & CAR PARKING CALCULATION:

RESIDENTIAL:

	AREA	NO. OF TENEMENTS	NO. OF CAR PARKING
A	81.923 SQM	21.975 NOS	113.688 NOS
B	16.340 SQM	2.889 NOS	1.118 NOS
C	13.885 SQM	1.147 NOS	4 NOS
D	10.441 SQM	2.975 NOS	1 NOS

6C. MERCANTILE RETAIL:

(I) SHOP BUILT-UP AREA = 243.565 SQ.M.

(II) SHOP CARPET AREA = 228.626 SQ.M.

(III) REQUIRED CAR PARKING = 5 NOS

6D. ASSEMBLY:

(I) GYMNASIUM BUILT-UP AREA = 37.513 SQ.M.

(II) GYMNASIUM CARPET AREA = 32.464 SQ.M.

(III) REQUIRED CAR PARKING = 1 NOS

7A. TOTAL REQUIRED CAR PARKING > 16 NOS.

7B. TOTAL PROPOSED CAR PARKING > 16 NOS.

8. PROPOSED AREA OF PARKING > 198.250 SQ.M.

9. PERMISSIBLE F.A.R = 2.25

10. PROPOSED F.A.R = 1881.584 - 198.250 = 1483.334 / 668.852 = 2.218 < 2.25

11. STAIR HEAD ROOM AREA > 19.400 SQ.M.

12. LIFT MACHINE ROOM AREA > 22.345 SQ.M.

13. TERRACE AREA > 111.232 + 170.242 = 281.474 SQ.M.

14. RELAXATION OF AUTHORITY, IF ANY - N/A

15. OVER HEAD TANK AREA = 17.550 SQ.M.

16. AREA OF CUP-BEARD = 14.040 SQ.M.

17. LIFT MACHINE ROOM STAIR AREA > 4.10 SQ.M.

18. AREA OF ROOF TOILET = 2.889 SQ.M.

19. AREA OF PERGOLA = 9.750 SQ.M.

20. AREA OF SOLAR PANEL = 12.960 SQ.M.

21. OTHER AREA ONLY FOR FEES = 32.340 + 123.450 + 21.713 = 177.503 SQ.M.

22. (i) REQUIRED TREE COVERED AREA = 31.088 SQ.M. (4.648%)
(ii) PROPOSED TREE COVERED AREA = 30.783 SQ.M. (5.948%)

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.2 & IRON GRADE Fe-550 20 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
STEEL Z- SECTION WINDOWS.
MARBLE FLOORING.
1:5 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER B.C.C. OF INDIA CERTIFYING THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUMON MONDAL
KMC-ESI-41545
SIGNATURE OF E.S.E.

CERTIFICATE OF GEO- TECH ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THERE AFTER DEMOLITION OF EXISTING STRUCTURE.

SUBHANKAR ROY
KMC-GT-1/5
NAME OF GEO-TECH.

DECLARATION OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE 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 & ADDING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK WILL BE TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SANGEETA CHATTERJEE
CA/2018/98768
SIGNATURE OF ARCHITECT

DECLARATION OF OWNERS

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE 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 & ADDING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK WILL BE TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

MD SHARUKH ALIAS MOHAMMED SHARUKH
SIGNATURE OF OWNER

GROUND FLOOR PLAN, 1ST TO 5TH FLOOR PLAN, 6TH FLOOR PLAN, ROOF PLAN, SECTION X-X, AND Y-Y, FRONT ELEVATION LOCATION PLAN, SITE PLAN.