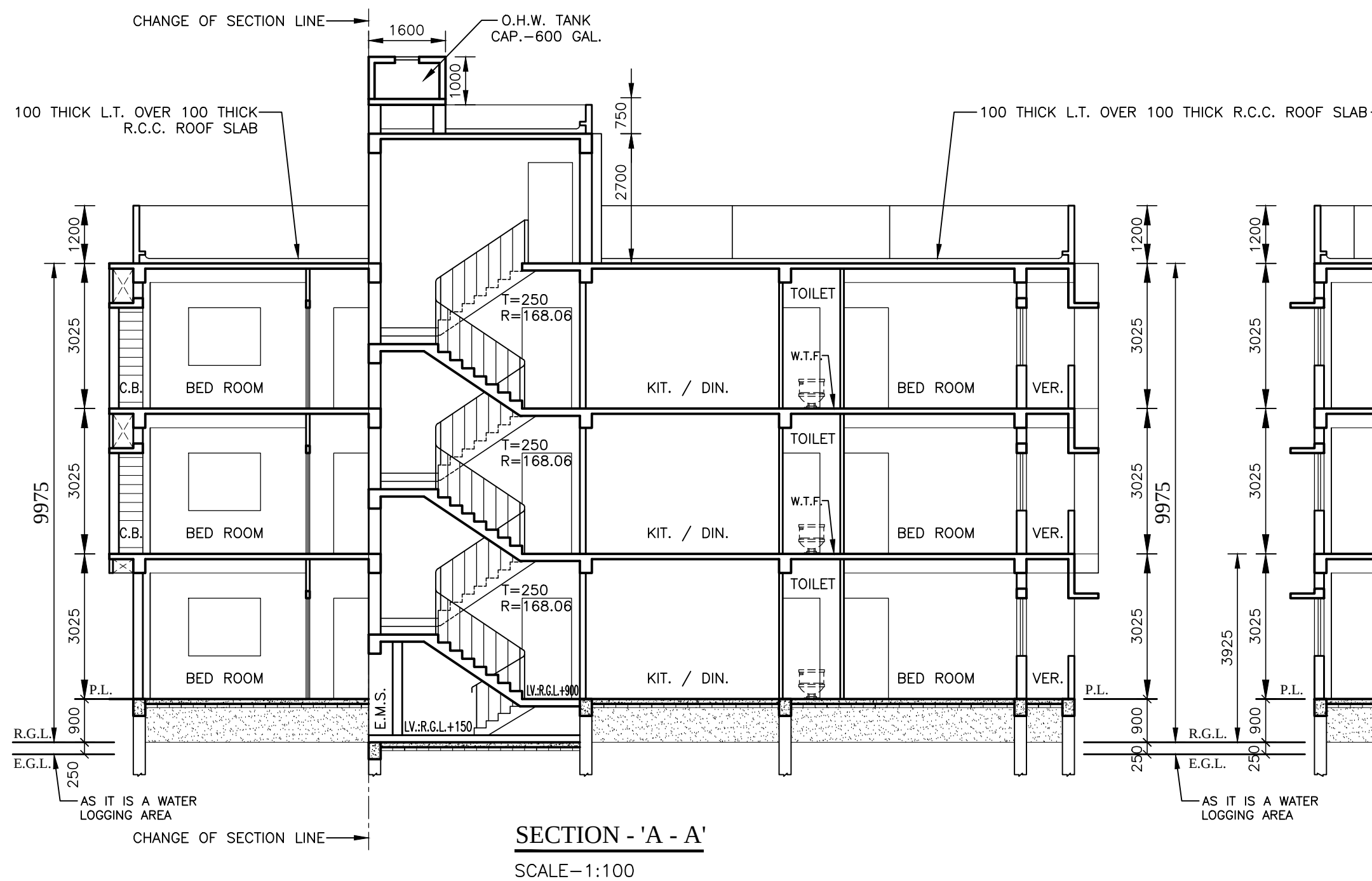
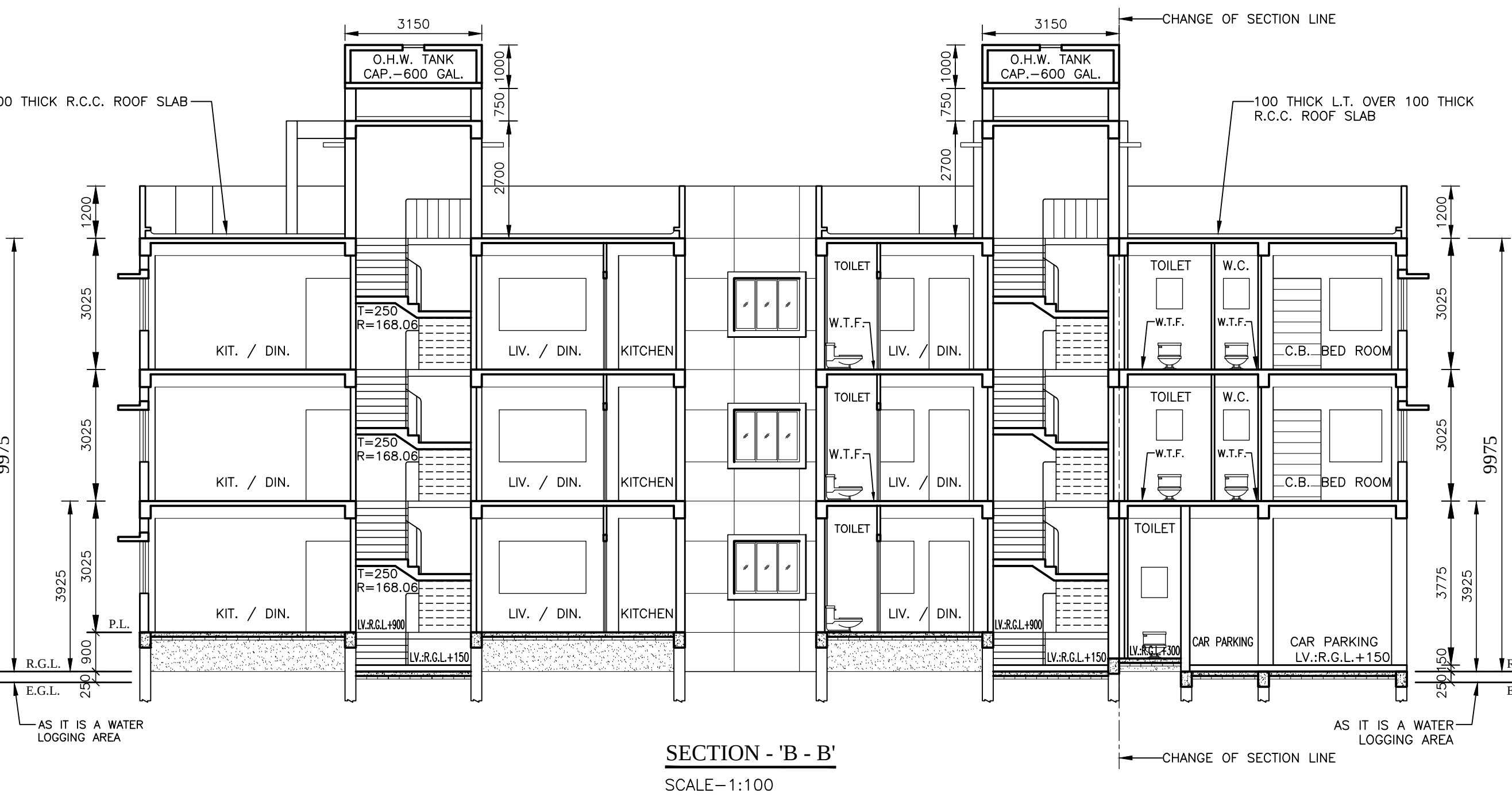




FRONT SIDE ELEVATION
SCALE - 1:100

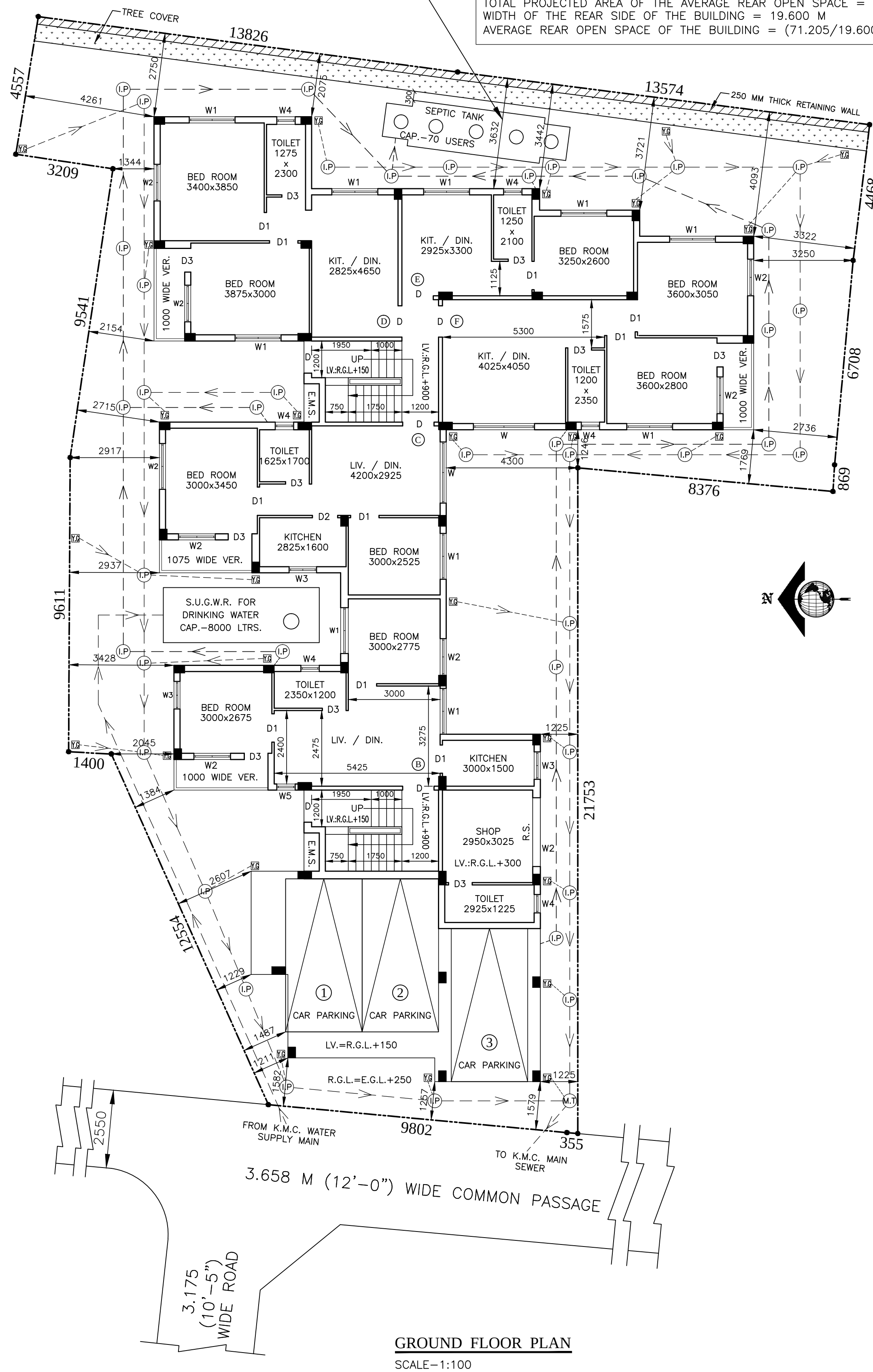


SECTION - 'A - A'
SCALE-1:100

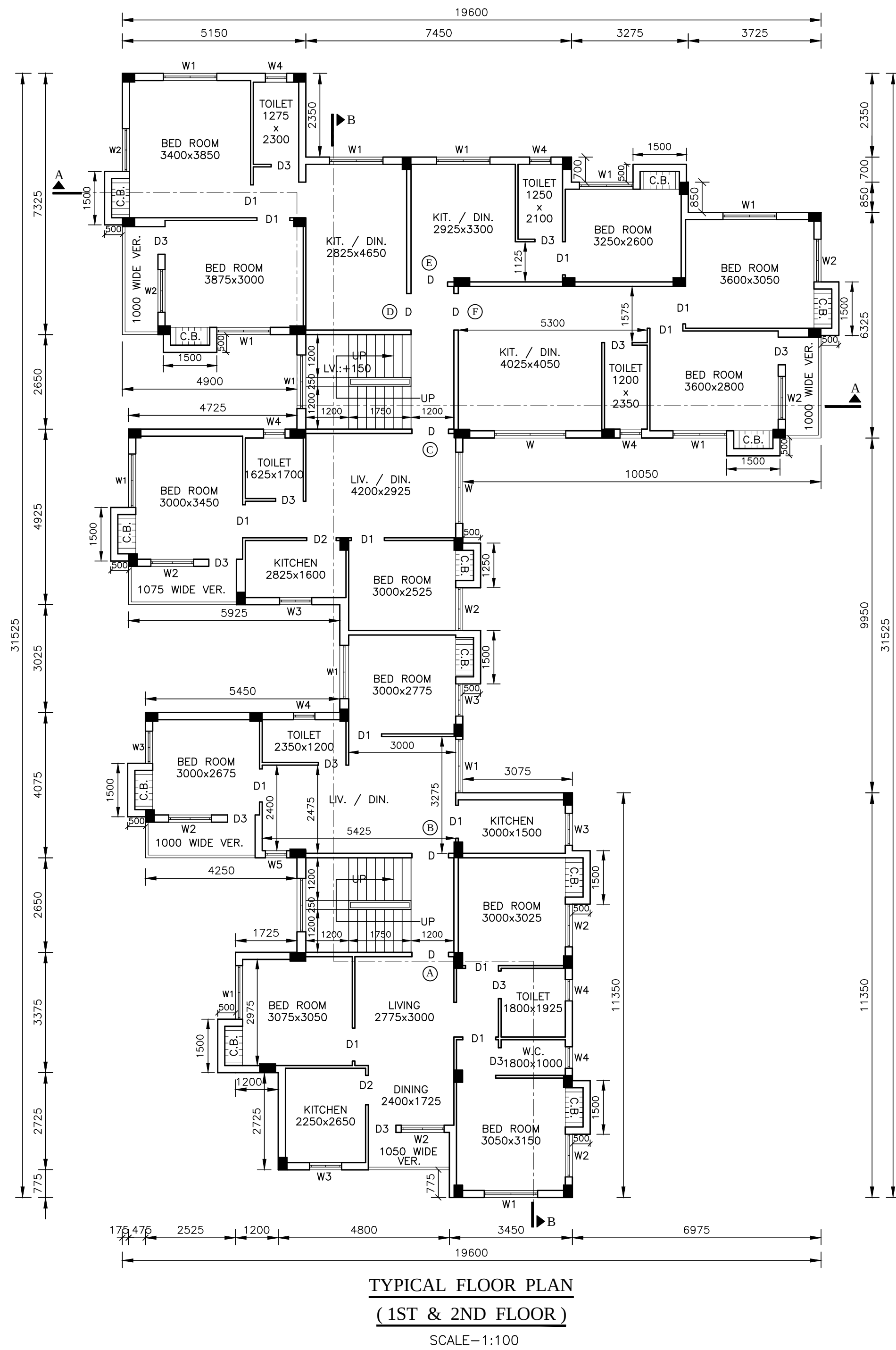


SECTION - 'B - B'
SCALE-1:100

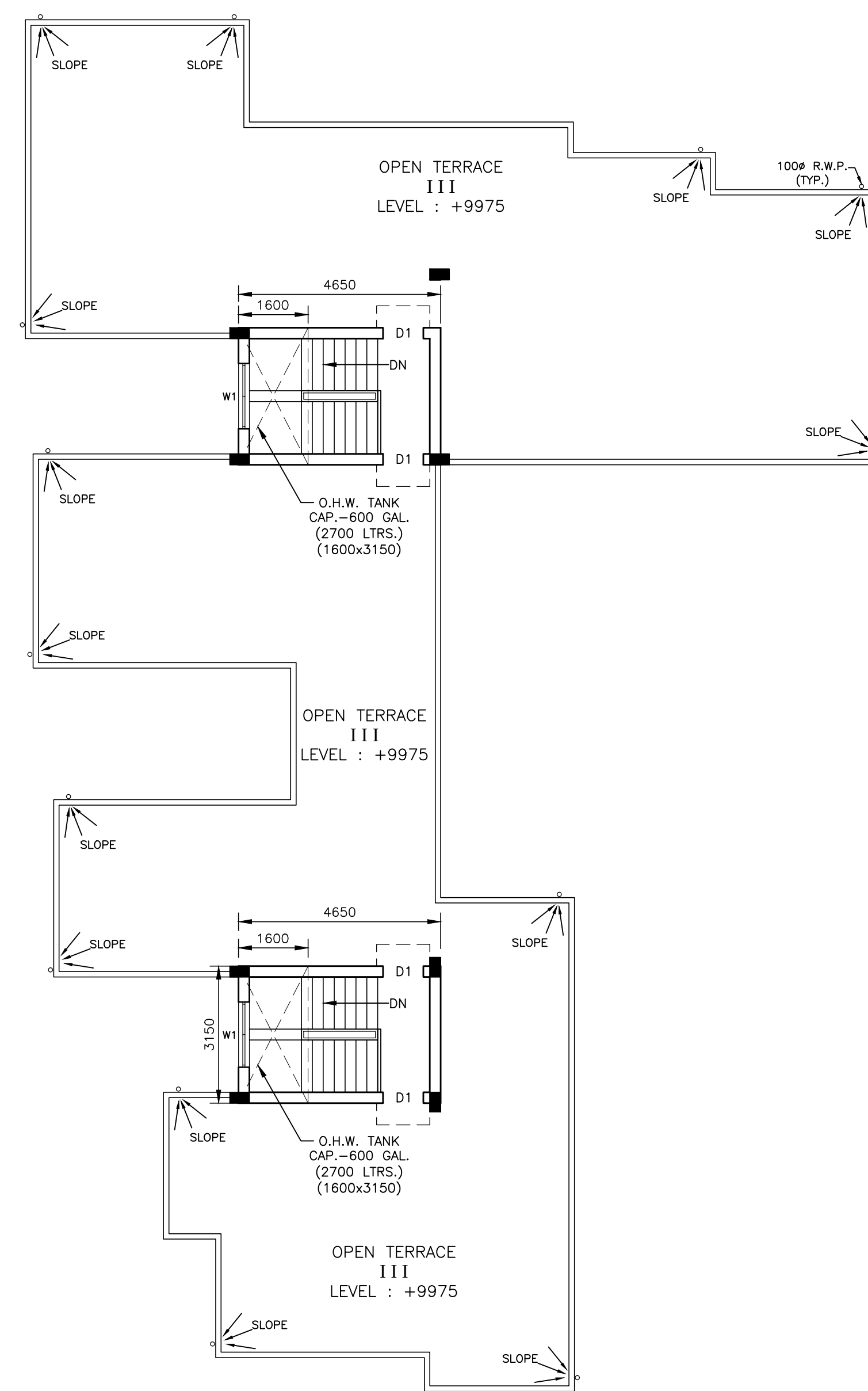
AVERAGE BACK AS PER AMENDMENT RULE VIDE NOTIFICATION No. - 480/MA/O/C-4/3R-13/2012, DATED - 21.10.2014, OF BUILDING RULE 2009.
TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE = 71.205 SQM
WIDTH OF THE REAR SIDE OF THE BUILDING = 19.600 M
AVERAGE REAR OPEN SPACE OF THE BUILDING = (71.205/19.600) = 3.632 M



GROUND FLOOR PLAN
SCALE-1:100



TYPICAL FLOOR PLAN
(1ST & 2ND FLOOR)
SCALE-1:100



ROOF PLAN
SCALE-1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

001. ASSESSEE No. : 21-067-10-1518-6
02. NAME OF OWNERS: PRIYABRATA GHOSH, SANKAR NATH GHOSH, PRAKASH CHANDRA GHOSH, NABA KUMAR GHOSH, DHIRENDRA NATH GHOSH, AVA GHOSH, SOVA RANI GHOSH, NIVA GHOSH, SUKUMAR GHOSH, SANDHYA GHOSH, MOUSUMI GHOSH, SANDHYA GHOSH, SUBHABRATA GHOSH, SAMPA GHOSH, SOMA DEY GHOSH, TAPAN KUMAR GHOSH.
03. NAME OF APPLICANTS : SRI AMAR KUMAR ROY, SRI DEBABRATA MAITY, SRI SUJIT BURMAN DIRECTORS OF M/S DHATRI CONSTRUCTION PVT. LTD. AS C.A. OF PRIYABRATA GHOSH, SANKAR NATH GHOSH, PRAKASH CHANDRA GHOSH, NABA KUMAR GHOSH, DHIRENDRA NATH GHOSH, AVA GHOSH, SOVA RANI GHOSH, NIVA GHOSH, SUKUMAR GHOSH, SANDHYA GHOSH, MOUSUMI GHOSH, SANDHYA GHOSH, SUBHABRATA GHOSH, SAMPA GHOSH, SOMA DEY GHOSH, TAPAN KUMAR GHOSH.
04. DETAILS OF REGISTERED DEED (I) :
BOOK No. : I VOL. No. : 9 PAGE No. : 4539-4562
BEING No.: 03722 DATE:16.05.2014 PLACE : D.S.R. III, 24 PGS.(S)
05. DETAILS OF REGISTERED DEED (II) :
BOOK No. : I VOL. No. : 18 PAGE No. : 2177-2195
BEING No. : 07632 DATE:29.09.2014 PLACE : D.S.R. III, 24 PGS.(S)
06. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : I VOL. No.:1603-2022 PAGE No. : 21663-21747
BEING No.:160313136 DATE:18.01.2022 PLACE:D.S.R. III, 24 PGS.(S)
07. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No.:1603-2022 PAGE No. : 268286-268303
BEING No.:160307747 DATE:23.05.2022 PLACE:D.S.R. III, 24 PGS.(S)
08. DETAILS OF REGISTERED COMMON PASSAGE :
BOOK No. : I VOL. No.:1603-2022 PAGE No. : 147256-147272
BEING No.:160304405 DATE:22.03.2022 PLACE: D.S.R. III, 24 PGS(S)
09. No. OF STOREY = 111
10. No. OF TENEMENTS = 17 Nos.
11. SIZE OF TENEMENTS : BELOW 50 SQM=3 Nos. & 50-75 SQM=14 Nos.

04. DETAILS OF REGISTERED DEED (I) :
BOOK No. : I VOL. No. : 9 PAGE No. : 4539-4562
BEING No.: 03722 DATE:16.05.2014 PLACE : D.S.R. III, 24 PGS.(S)
05. DETAILS OF REGISTERED DEED (II) :
BOOK No. : I VOL. No. : 18 PAGE No. : 2177-2195
BEING No. : 07632 DATE:29.09.2014 PLACE : D.S.R. III, 24 PGS.(S)
06. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : I VOL. No.:1603-2022 PAGE No. : 21663-21747
BEING No.:160313136 DATE:18.01.2022 PLACE:D.S.R. III, 24 PGS.(S)
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BOOK No. : I VOL. No.:1603-2022 PAGE No. : 147256-147272
BEING No.:160304405 DATE:22.03.2022 PLACE: D.S.R. III, 24 PGS(S)
09. No. OF STOREY = 111
10. No. OF TENEMENTS = 17 Nos.
11. SIZE OF TENEMENTS : BELOW 50 SQM=3 Nos. & 50-75 SQM=14 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2100	W	2000	1200
D1	900	2100	W1	1500	1200
D2	800	2100	W2	1200	1200
D3	750	2100	W3	900	1200
			W4	600	700
			W5	600	1200

SPECIFICATIONS

1. ALL GRADE OF CONCRETE - M20.
2. ALL GRADE OF STEEL - Fe 500
3. ALL OUTER WALL - 200 MM THICK 1:6 MORTAR EXCEPT OTHERWISE MENTIONED.
4. ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
7. ALL OTHER MATERIALS USED AS PER IS CODE :
a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALLS. THIS MEASURES INDICATES THE SEPTIC TANK & S.U.G.W. RESERVOIR MAINLY.
b) ALL DIMENSIONS ARE IN MM.

PART-B:

01. AREA OF LAND :
AS PER TITLE DEED (09 K - 09 CH - 05 SFT) = 640.097 SQM
02. AS PER PHYSICAL MEASUREMENTS =(09K-08CH-32.15FT)=638.434 SQM
03. AREA OF SPLAY CORNER = NA
04. AREA OF STRIP = NA
05. LAND AREA = 638.434 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 319.217 SQM
07. PROPOSED HEIGHT = 9.975 M
08. DEPTH OF BUILDING = 31.525 M
09. FRONTAGE OF PLOT = (9.802 + 0.355) = 10.157 M
10. No. OF TREE = 10 Nos. & TREE COVER AREA= 15.623 SQM (2.45%)

11. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT LOBBY (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	319.021	0.000	319.021	19.816	299.205
1ST FLOOR	319.021	0.874	318.147	21.120	297.027
2ND FLOOR	319.021	0.874	318.147	21.120	297.027
TOTAL	957.063	1.748	955.315	62.056	893.259

12. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

WARD	TENEMENT TO BE ADDED (SQM)	PROPORTIONAL AREA (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENTS	REQUIRED CAR PARKING (SQM)
A	66.068	6.004	72.072	2	
B	49.391	4.489	53.880	3	
C	48.889	4.443	53.332	3	
D	52.173	4.741	56.914	3	
E	25.431	2.311	27.742	3	
F	52.130	4.737	56.867	3	

(B) MERCANTILE RETAIL :

- (i) SHOP BUILT-UP AREA = 15.253 SQM
- (ii) SHOP CARPET AREA = 13.128 SQM (REQUIRED CAR PARKING = NA)
13. TOTAL REQUIRED CAR PARKING = 3 Nos.
14. TOTAL PROVIDED CAR PARKING = 3 Nos.
15. PERMISSIBLE AREA FOR PARKING = 75.000 SQM
16. PROVIDED AREA OF PARKING = 49.714 SQM
17. COMMON AREA = 74.172 SQM
18. PERMISSIBLE F.A.R = 1.75
19. PROPOSED F.A.R = (893.259 - 49.714) / 638.434 = 1.321 < 1.75
20. OVER HEAD TANK AREA = (5.040 + 5.040) = 10.080 SQM
21. STAIR HEAD ROOM AREA = (14.647 + 14.647) = 29.294 SQM
22. TERRACE AREA = 319.021 SQM
23. AREA OF CURBOARD = [(0.625 x 2 Nos.)+(0.750 x 22 Nos.)] = 17.750 SQM
24. ADDITIONAL AREA FOR FEES = (29.294 + 17.750) = 47.044 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

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

DIPANKAR BHOWMICK
E.S.E.-CLASS-11/343
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN ITSELF 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 AND THE SITE CONDITION INCLUDING THE ADJUTING ROAD IS CONFIRMED WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS LYING WITH EXISTING STRUCTURE FULLY OCCUPIED BY THE OWNERS TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

ASHOKE BARDHAN
ARCHITECT - CA/87/11057
NAME OF ARCHITECT

DECLARATION OF OWNERS / APPLICANTS

1. WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF ARCHITECT/E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
6. DURING DEPARTMENTAL INSPECTION THE PLOT SHALL BE IDENTIFIED BY US.

1. AMAR KUMAR ROY
2. DEBABRATA MAITY
3. SUJIT BURMAN
(DIRECTORS OF M/S DHATRI CONSTRUCTION PVT. LTD.)
AS CONSTITUTED ATTORNEY OF:
PRIYABRATA ALIAS PRIYABRATA GHOSH, SHANKAR NATH GHOSH ALIAS SANKAR NATH GHOSH, PRAKASH CHANDRA GHOSH ALIAS PRAKASH CHANDRA GHOSH, NABA KUMAR GHOSH, DHIRENDRA NATH GHOSH, AVA GHOSH, SOVA RANI GHOSH ALIAS SHOVA RANI GHOSH, NIVA GHOSH, SUKUMAR GHOSH, SANDHYA GHOSH, MOUSUMI GHOSH, SANDHYA GHOSH, SUBHABRATA GHOSH, SAMPA GHOSH, SOMA DEY GHOSH, TAPAN KUMAR GHOSH.

NAME OF OWNERS / APPLICANTS

GROUND, 1ST & 2ND FLOOR PLANS, ROOF PLAN, SECTION-AA & BB, FRONT SIDE ELEVATION.

PROJECT :
PROPOSED 111 STORED RESIDENTIAL BUILDING OF HEIGHT 9.975 M (U/S - 393 A OF CMC ACT, 1980 UNDER BUILDING RULE, 2009) AT PREMISES No. - 22 A / 2, DHARMATALA ROAD, WARD No. - 67, BOROUGH - V I I, KOLKATA - 700042, P. S. - KASBA.

PLAN CASE No. - 2022-07-0018

BUILDING PERMIT No. - 2022070153

DATED - 01/12/2022 VALID UPTO - 30/11/2027

Koushik Swarna Kar Digitally signed by Koushik Swarna Kar Date: 2022.12.01 16:18:04 +05'30'

Dibyendu Pal Digitally signed by Dibyen Du Pal Date: 2022.12.01 16:19:55 +05'30'

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.



DHATRI CONSTRUCTION Pvt. Ltd.

40/1E, DHARMATALA ROAD, KOLKATA- 700 042

Ref. No.

Date.

DECLARATION REGARDING COMMON FACILITIES

This is to certify that the Common facilities provided to the allottees are overhead water tank, underground water reservoir, Water pump, water pipes and other common plumbing installations, Drainage and sewers, Boundary walls and main gate, Stairs, Stairs landings of all floors, Roof, Care taker Room if any, Such other common facilities specified by the Developer expressly to be common parts of the said New building except car parking space at the premises no. 22A/2 Dharmatala Road, Ward No. 67, Kolkata-700042.

For Dhatri Construction Private Limited

DHATRI CONSTRUCTION PRIVATE LIMITED

Debabrata Maity

Director

Director