

- ASSESSOR NO: 11016040018
- DETAIL OF REGISTERED DEED 1.
BOOK NO: 1, VOLUME NO: 1901-2022, PAGE NO: 202847 TO 202875, BEING NO: 190103146, YEAR: 2022, DATE: 11.05.2022, PLACE: A.R.-I, KOLKATA, WEST BENGAL.
DETAIL OF REGISTERED DEED 2.
BOOK NO: 1, VOLUME NO: 1901-2022, PAGE NO: 202819 TO 202846, BEING NO: 190103145, YEAR: 2022, DATE: 11.05.2022, PLACE: A.R.-I, KOLKATA, WEST BENGAL.
DETAIL OF REGISTERED DEED 3.
BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 128976 TO 129003, BEING NO: 190204093, YEAR: 2016, DATE: 10.05.2016, PLACE: A.R.-II, KOLKATA, WEST BENGAL.
DETAIL OF REGISTERED DEED 4.
BOOK NO: 1, VOLUME NO: 1908-2019, PAGE NO: 550562 TO 550616, BEING NO: 190411192, YEAR: 2019, DATE: 13.12.2019, PLACE: A.R.-IV, KOLKATA, WEST BENGAL.
DETAIL OF REGISTERED DEED 5.
BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 128953 TO 128977, BEING NO: 190204092, YEAR: 2016, DATE: 08.10.2016, PLACE: A.R.-II, KOLKATA, WEST BENGAL.
DETAIL OF REGISTERED DEED 6.
BOOK NO: 1, C.D. VOLUME NO: 27, PAGE NO: 3561 TO 3582, BEING NO: 050880, YEAR: 2014, DATE: 20.05.2014, PLACE: A.R.-II, KOLKATA, WEST BENGAL.
DETAIL OF REGISTERED DEED 7.
BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 129004 TO 129028, BEING NO: 190204094, YEAR: 2016, DATE: 10.05.2016, PLACE: A.R.-II, KOLKATA, WEST BENGAL.
DETAIL OF REGISTERED DEED 8.
BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 69314 TO 69340, BEING NO: 190202230, YEAR: 2016, DATE: 24.05.2016, PLACE: A.R.-II, KOLKATA, WEST BENGAL.
DETAIL OF REGISTERED DEED 9.
BOOK NO: 1, VOLUME NO: 1902-2016, PAGE NO: 128927 TO 128952, BEING NO: 190204091, YEAR: 2016, DATE: 10.05.2016, PLACE: A.R.-II, KOLKATA, WEST BENGAL.
DETAIL OF REGISTERED DEED 10.
BOOK NO: 1, VOLUME NO: 1901-2022, PAGE NO: 239594 TO 206641, BEING NO: 190104657, YEAR: 2022, DATE: 26.05.2022, PLACE: A.R.-I, KOLKATA, WEST BENGAL.
- DETAIL OF POWER ATTORNEY
BOOK NO: 1, VOL. NO: 1902-2022, PAGE NO: 364753 TO 364769, BEING NO: 190212623, YEAR: 2022, DATE: 05.09.2022, PLACE: A.R.-III, KOLKATA, WEST BENGAL.
- DETAIL OF BOUNDARY DECLARATION
BOOK NO: 1, VOL. NO: 1902-2022, PAGE NO: 371018 TO 371122, BEING NO: 190210578, YEAR: 2022, DATE: 13.09.2022, PLACE: A.R.-II, KOLKATA, WEST BENGAL.
- U.L.C. VIDE NO: 952 / 1 JUL / KOLKATA / 2023, DATE: 07.07.2023.
- A.A.I. DETAIL: KOLK/EAST/B/092323/699562 DATE: 14.10.2022.

- AREA OF LAND - 1166.388 SQ.M. / 17K-07 CH-00 SQ.FT. (AS PER DEED)
LAND AREA - 1166.39 SQ.M. / 17K-07 CH-00 SQ.FT. (AS PER U.L.C.)
= 1172.113 SQ.M. / 17K-08CH-16.624 SQ.FT. (AS PER PHYSICAL)
- AREA OF STRIP OF LAND = 8.094 SQ.M.
- (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 583.194 SQ.M.
(ii) PROPOSED GROUND COVERAGE (31.179%) = 363.665 SQ.M.
- PERMISSIBLE F.A.R. = 3 + 0.6 = 3.6 (U/R 69A(1c) FOR METRO CORRIDOR)
- PROPOSED F.A.R. = 3.384
- PROPOSED HEIGHT = 40.00 MT.

| FLOOR | COVERED AREA | LIFT WELL | VOID | EFFECTIVE AREA | STARWAY | LIFT LOBBY | NET FLOOR AREA | PRE-FEED AREA |
|------------|----------------|--------------|--------------|----------------|---------------|--------------|----------------|---------------|
| GR. FLOOR | 361.72 SQ.M. | | | 361.72 SQ.M. | 34.375 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 1ST FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 2ND FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 3RD FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 4TH FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 5TH FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 6TH FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 7TH FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 8TH FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 9TH FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 10TH FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 11TH FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| 12TH FLOOR | 363.665 SQ.M. | 1.885 SQ.M. | 8.488 SQ.M. | 362.222 SQ.M. | 23.125 SQ.M. | 6.00 SQ.M. | 378.747 SQ.M. | |
| TOTAL | 4248.105 SQ.M. | 19.205 SQ.M. | 40.256 SQ.M. | 4072.222 SQ.M. | 317.875 SQ.M. | 78.000 SQ.M. | 4211.351 SQ.M. | 42.188 SQ.M. |

| MARKED | TENEMENT SIZE | PROPORTIONAL AREA TO BE ASSIGNED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|--------|-------------------------------|----------------------------------|----------------------|-----------------|----------------------|
| FLAT A | 94.560 SQ.M. | 18.100 SQ.M. | 112.660 SQ.M. | 11 | 11 NOS. |
| FLAT B | 133.748 SQ.M. | 26.610 SQ.M. | 159.348 SQ.M. | 11 | 11 NOS. |
| FLAT C | 84.841 SQ.M. | 16.228 SQ.M. | 101.069 SQ.M. | 11 | 11 NOS. |
| D | OFFICE BUSINESS CARPET AREA | | 194.655 SQ.M. | 33 | 33 NOS. |
| | OFFICE BUSINESS BUILT-UP AREA | | 233.128 SQ.M. | | 36 NOS. |

7. TENEMENTS & CAR PARKING CALCULATION - (A) RESIDENTIAL

BUSINESS AREA = 233.128 SQ.M.
RESIDENTIAL AREA = 4266.098 SQ.M.
CAR PARKING PROVIDED = 36 NOS. (33 NOS COVERED & 6 NOS OPEN)
PERMISSIBLE AREA FOR PARKING = (25X31) = 775 SQ.M.
PROVIDED AREA FOR PARKING = 264.087 SQ.M.
PROPOSED F.A.R. = 4211.351/264.087 / 1166.388 = 3.384 < 3.6
COMMON AREA = 659.343 SQ.M.
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 433.969 SQ.M.
AREA OF BATTERY ROOM = 5.525 SQ.M.
STAIR HEAD ROOM AREA = 30.047 SQ.M.
LIFT ROOM AREA = (19.931 + 5.625) SQ.M. = 25.556 SQ.M.
OVER HEAD TANK AREA = 29.348 SQ.M.
W.C. AREA = 2.890 SQ.M.
AREA OF CLIP-BOARD = 44.099 SQ.M. AREA OF FIRE REFUGE = 42.188 SQ.M.
OPEN TERRACE AREA = 361.528 SQ.M. DEPTH OF BUILDING = 19.450 M.
ROOF STRUCTURE AREA = 79.040 SQ.M. AREA OF SOLAR PANEL = 27.510 SQ.M.

GREEN AREA CALCULATION:-
15% AREA TAKEN FROM 6000 SQ.M. BUILT UP
% OF GREEN AREA = 15X4601.226/6000
= 11.503%
MIN 11.503% OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA
REQUIRED GREEN AREA (PROPOSED) = 134.169 SQ.M. (11.503%)
PROVIDED GREEN AREA = 138.914 SQ.M. (11.909%)

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 N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY DR. SUJIT KUMAR BOSE G.T.E. K.M.C. NO. - I/12, THE RECOMMENDATIONS OF SOIL TEST REPORT TO BE CONSIDERED DURING STRUCTURAL CALCULATION.

DR. SUJIT KUMAR BOSE (G.T.E. - I/12)
NAME OF GEOTECHNICAL ENGINEER

KOUSHIK SENGUPTA (E.S.E. 1/76)
SIG. OF STRUCTURAL ENGINEER

DECLARATION OF OWNER.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE LAND IS FULLY OCCUPIED BY THE OWNERS. THERE IS NO TENANT. THE PLOT HAVE BEEN IDENTIFIED BY US AT THE TIME OF DEPARTMENTAL INSPECTION.

RANJAN SAHA,
DIRECTOR OF GRHAM REAL ESTATES PVT. LTD.
C.A. OF MR. AVIJIT SINGHA ROY & M/S R K I SMELTERS PVT. LTD.
NAME OF APPLICANT.

DECLARATION OF ARCHITECT.

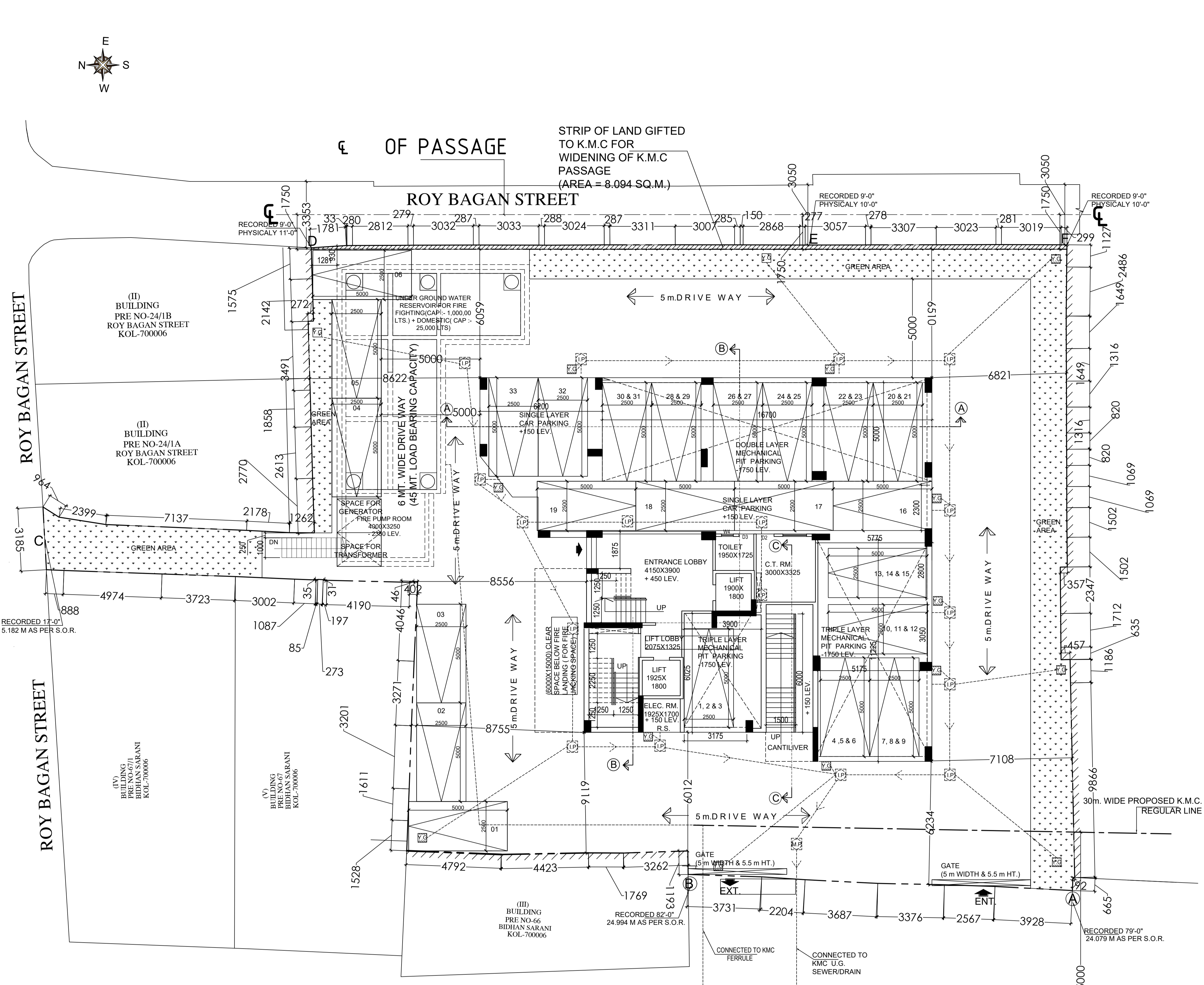
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME. THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK, AND IT IS OCCUPIED BY THE OWNER. THERE IS NO TENANT. THE PLOT IS BEYOND 500 M. FROM THE C/L OF THE E.M. BYE-PASS

ANJAN UKIL (CA/94/16721)
NAME OF ARCHITECT.

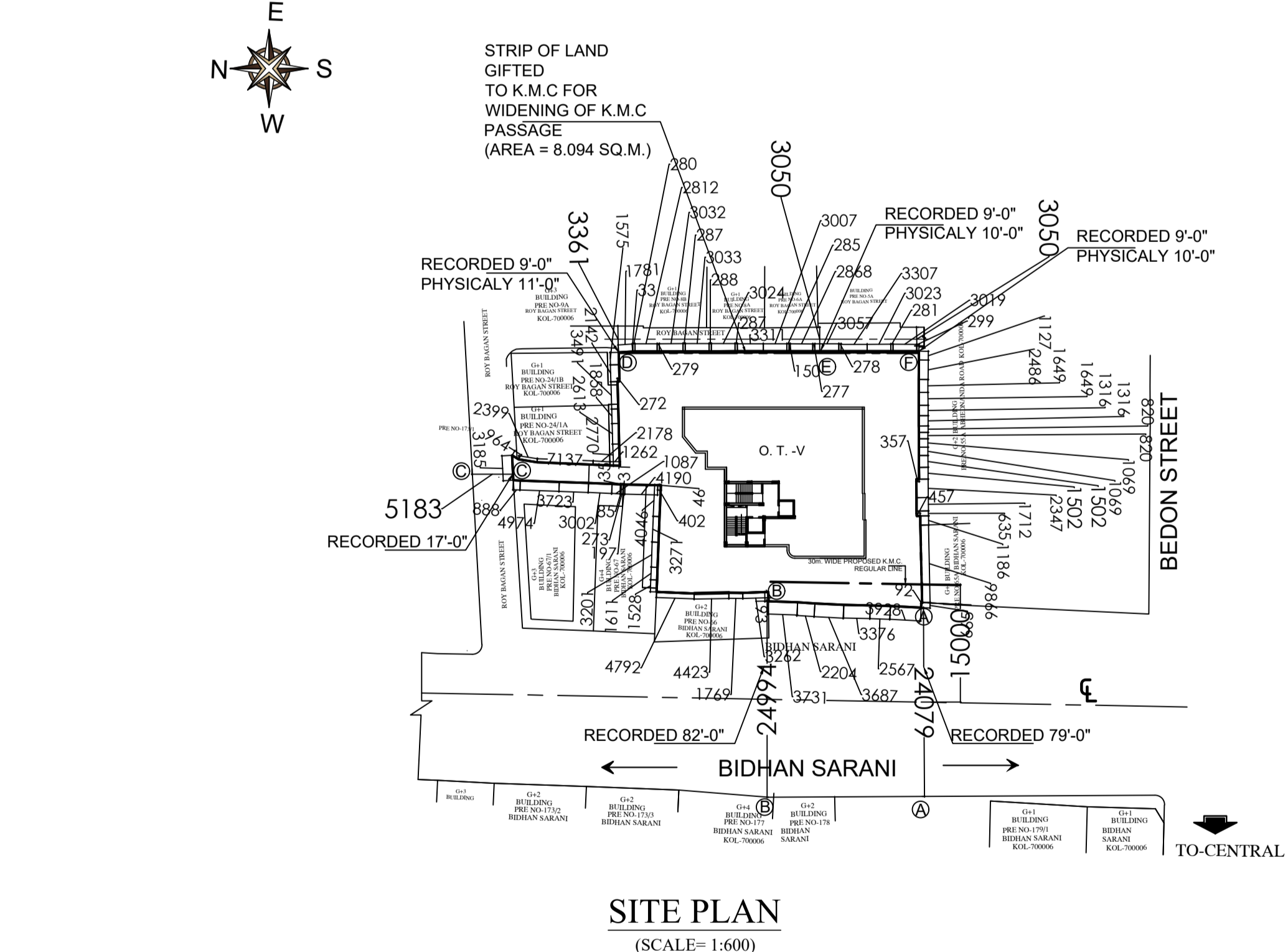
| JOB NO. | DRG. NO. | DATE | DEALT |
|---------|---------------|------------|--------|
| 1215 | ARCH/1215/C-1 | 10.07.2023 | RESHMI |

BUILDING PERMIT NO.: 2023020069 DATE: 15/03/2024
VALID UP TO: 14/03/2029

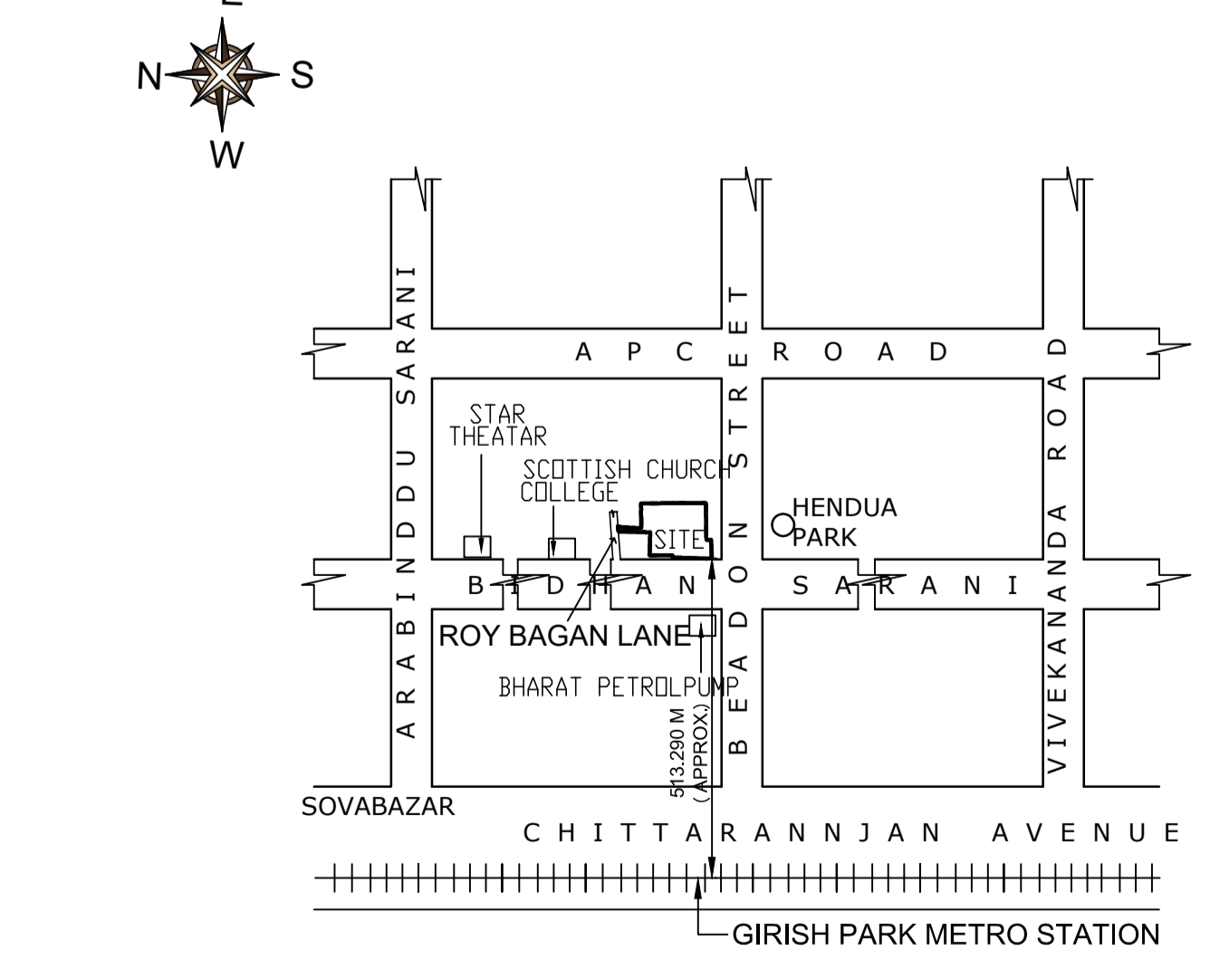
ANJAN UKIL (CA/94/16721)
architect
SIGNATURE OF ASSISTANT ENGINEER (C) BLDG./BR.-II
SIGNATURE OF EXECUTIVE ENGINEER (C) BLDG./BR.-II



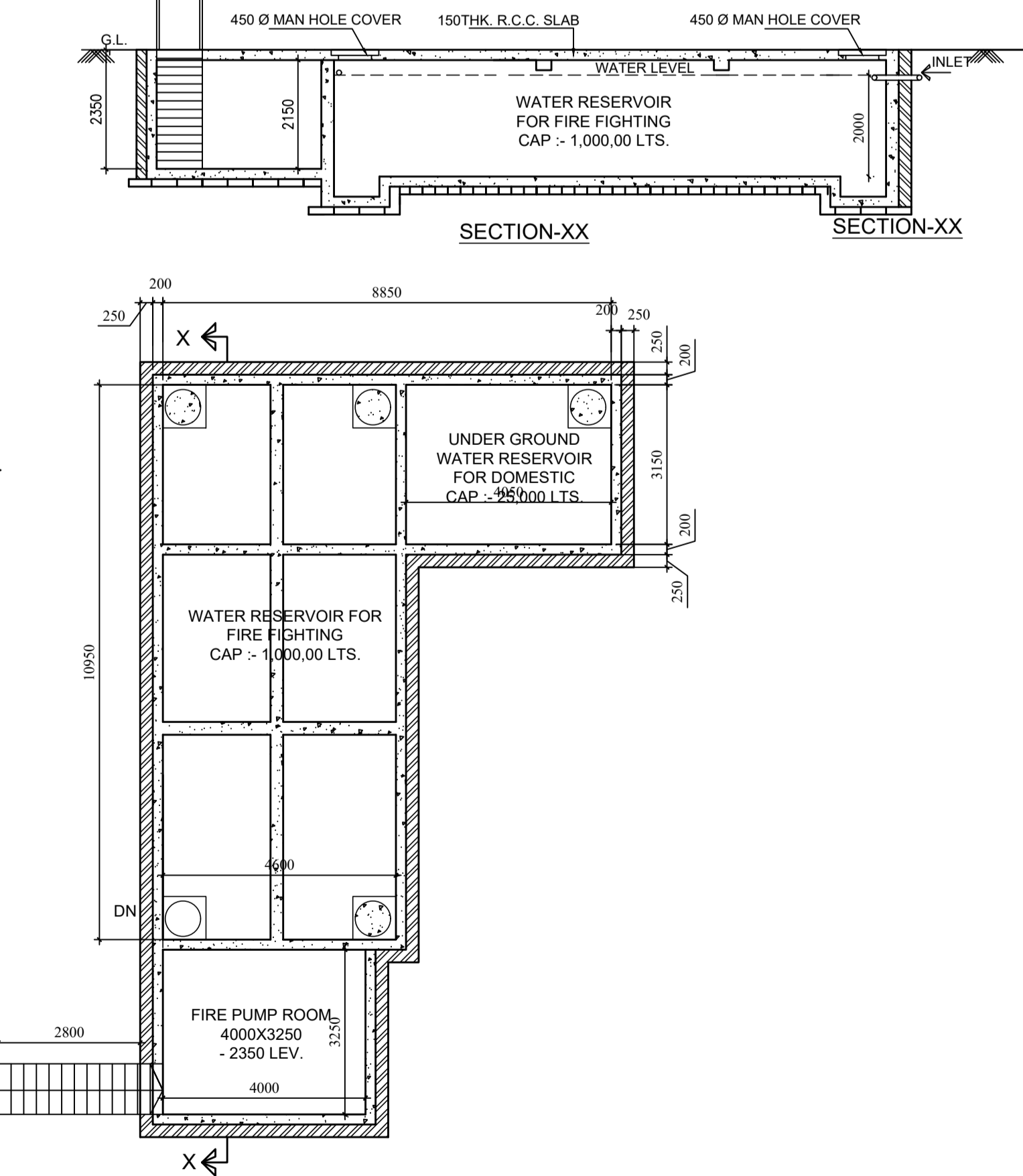
GROUND FLOOR PLAN.
(SCALE= 1:100)



SITE PLAN
(SCALE= 1:600)



LOCATION PLAN
SCALE:1:4000



DETAIL OF UNDER GROUND WATER RESERVOIR FOR FIRE FIGHTING & DOMESTIC
(CAP. 1,000.00L.TS. + 25,000 L.TS.)
SCALE=1:100

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO. - 65, BIDHAN SARANI, KOLKATA - 700 006, WARD NO. - 016, BOROUGH - II.

ASSESSOR NO. - 11016040018

NAME OF OWNER(S)/APPLICANT(S):
RANJAN SAHA,
DIRECTOR OF GRHAM REAL ESTATES PVT. LTD.
C.A. OF MR. AVIJIT SINGHA ROY & M/S R K I SMELTERS PVT. LTD.

AREA OF LAND:
= 1166.388 SQ.M. / 17K-07 CH-00 SQ.FT. (AS PER DEED)
= 1166.39 SQ.M. / 17K-07 CH-00 SQ.FT. (AS PER U.L.C.)
= 1172.113 SQ.M. / 17K-08CH-16.624 SQ.FT. (AS PER PHYSICAL)

NAME OF ARCHITECT: ANJAN UKIL (CA/94/16721)

PERMISSIBLE HEIGHT IN REFERENCE TO CGM.M. MEASURED BY A.M. 33.00 M.
PROPOSED HEIGHT OF BUILDING (AS PER U.L.C.) HT. OF BLDG. (HT. TO THE TOP ROOF STRUCTURE): 52.2 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | COURSE/STAKE | LATITUDE | LONGITUDE | SITE ELEVATION (AMSL) |
|--|---------------|--------------|--------------|-----------------------|
| "A" | SP/2021/147-N | 22°28'13.8"N | 88°29'18.1"E | 5.96 Meter |
| "B" | SP/2021/147-N | 22°28'14.1"N | 88°29'18.1"E | |
| "C" | SP/2021/147-N | 22°28'13.7"N | 88°29'18.1"E | |
| "D" | SP/2021/147-N | 22°28'14.1"N | 88°29'18.1"E | |
| "E" | SP/2021/147-N | 22°28'13.7"N | 88°29'18.1"E | |
| "F" | SP/2021/147-N | 22°28'13.7"N | 88°29'18.1"E | |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECTS AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THIS WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

RANJAN SAHA,
DIRECTOR OF GRHAM REAL ESTATES PVT. LTD.
C.A. OF MR. AVIJIT SINGHA ROY & M/S R K I SMELTERS PVT. LTD.
NAME OF OWNER/APPLICANT

ANJAN UKIL (CA/94/16721)
NAME OF ARCHITECT

TITLE:
GROUND FLOOR PLAN, LOCATION PLAN, SITE PLAN, U.G. W. R. DETAIL.

PROJECT:
PROPOSED G+XII STORIED (HT.-40.0 m) RESIDENTIAL BUILDING, U/S 393A OF KMC ACT 1980 COMPLYING BUILDING RULE 2009, AT PREMISES NO. 65, BIDHAN SARANI, KOLKATA-700 006, WARD NO-16, BR. NO-II, P.S.- BURTOLLA.

SCALE: 1:100, 1:600, 1:4000