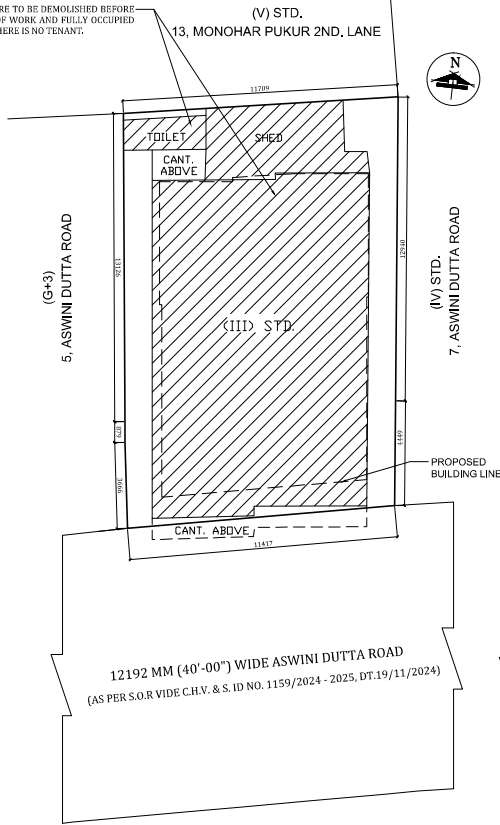


PROPOSED GROUND FLOOR PLAN
SCALE=1:100



EXISTING GROUND FLOOR PLAN
SCALE=1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART "B"

1. ASSESSEE NO: 110850100070

2. NAME OF THE OWNERS: KETAKI DUTTA, BITHI CHAUDHURI, TANAL PAL

3. NAME OF THE APPLICANTS: PRASANTA ROSE, DEBDEYUT GHOSH PARTNERS OF SPACE DEVELOPER C.A. OF KETAKI DUTTA, BITHI CHAUDHURI, TANAL PAL

4. DETAIL OF REGISTERED DEED, BOOK NO: 1 VOL. NO: 102 PAGE NO: 215 TO 219 BEING NO: 5046 YEAR: 1995 PLACE: K.S.R. - IV SOUTH 24-PARGANAS DATE: 18.12.1935

5. DETAIL OF DEED OF GIFT, BOOK NO: 1 VOL. NO: 1602-2023 PAGE NO: 650/96 TO 650/16 BEING NO: 160217785 YEAR: 2023 PLACE: K.S.R. - IV SOUTH 24-PARGANAS DATE: 17.12.2023

6. DETAIL OF DEED OF GIFT, BOOK NO: 1 VOL. NO: 1604-2024 PAGE NO: 1466 TO 1485 BEING NO: 160409795 YEAR: 2024 PLACE: K.S.R. - IV SOUTH 24-PARGANAS DATE: 05.01.2024

7. DETAIL OF POWER OF ATTORNEY, BOOK NO: 1 VOL. NO: 1604-2024 PAGE NO: 261890 TO 261916 BEING NO: 160409830 YEAR: 2024 PLACE: K.S.R. - IV SOUTH 24-PARGANAS DATE: 09.08.2024

8. DETAIL OF BOUNDARY DECLARATION, BOOK NO: 1 VOL. NO: 1604-2024 PAGE NO: 287213 TO 287227 BEING NO: 160409795 YEAR: 2024 PLACE: K.S.R. - IV SOUTH 24-PARGANAS DATE: 04.06.2024

SPECIFICATION :-

ALL EXTERNAL BRICK WORK 200mm, THICK WITH 1:6 CEMENT MORTAR, ALL INTERNAL WALLS 125mm, & 75mm, THICK WITH 1:6 CEMENT MORTAR AND WIRE NET BONDING. ALL R.C.C. WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN, EXTERNAL PLASTER WITH 1:5 CEMENT MORTAR (20 mm) INTERNAL PLASTER WITH 1:5 CEMENT MORTAR (12mm) CEILING PLASTER WITH 1:6 CEMENT MORTAR (6mm)

SCALE -1:100 & AS MENTIONED

PROMISEE NO. ASWINI DUTTA ROAD

ASSESSEE NO: 110850100070

NAME OF THE OWNERS: KETAKI DUTTA, BITHI CHAUDHURI, TANAL PAL

NAME OF THE APPLICANTS: PRASANTA ROSE, DEBDEYUT GHOSH PARTNERS OF SPACE DEVELOPER C.A. OF KETAKI DUTTA, BITHI CHAUDHURI, TANAL PAL

AREA OF LAND: 202.779 SQM. (AS PER BOUNDARY DECLARATION)

NAME OF LAND: 12192 MM (40'-00") WIDE ASWINI DUTTA ROAD

PROMISSIBLE HEIGHT IN REFERENCE TO CGM TOSED BY AAI: 27 MT.

CD - ORIGINATE IN WGS 84 AND SITE ELEVATION (AMSL)

Reference points marked in the site plan of the proposal	CD - ORIGINATE IN WGS 84	Site Elevation (AMSL)
	Latitude Longitude	
	22° 31' 12.7" N 88° 07' 21.24" E	60 MET.

The above information is true and correct in all respect and at any stage, it is found otherwise, then I shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

PRASANTA ROSE, DEBDEYUT GHOSH PARTNERS OF SPACE DEVELOPER C.A. OF KETAKI DUTTA, BITHI CHAUDHURI, TANAL PAL

NAME OF OWNERS/APPLICANTS

DEBDEYUT GHOSH LBS-1/1508

NAME OF LBS

ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.

PART "B"

F.A.R. CALCULATION

1.(a) LAND AREA: 03 KH. - 00 CH. - 15 SQ.FT = 202.062 SQM. (AS PER DEED)

1.(b) LAND AREA: 03 KH. - 00 CH. - 23 SQ.FT = 202.779 SQM. (AS PER BOUNDARY DECLARATION)

2. ROAD WIDTH = 12192 MM (40'-00") WIDE ASWINI DUTTA ROAD (AS PER S.O.R VIDE CH.V. & S. ID NO. 1159/2024 - 2025, DT.19/11/2024)

3. HEIGHT OF THE BUILDING = 12.400 MT.

4.(a) PERMISSIBLE GROUND COVERAGE = 121.098 SQM. (59.931%)

4.(b) PROPOSED GROUND COVERAGE = 116.338 SQM. (57.575%)

5. PERMISSIBLE F.A.R. = 2.25

6.(a) PERMISSIBLE TOTAL COVERED AREA = 454.639 SQM.

6.(b) PROPOSED COVERED AREA: 361.094 SQM. (EXCLUDING ALL EXEMPTION AREA & CAR PARKING AREA)

FLR MKD.	COVERED AREA (SQM.)	STAIR VOID LIFT AREA (SQM.)	GROSS FLOOR AREA (SQM.)	STAIR AREA (SQM.)	LOBBY AREA (SQM.)	NET FLOOR AREA (SQM.)	
GR FLR.	(99,679+16,660)=116,338	NIL	NIL	116,338	10,340	1,787	104,211
1ST FLR.	116,338	NIL	1,650	114,688	10,340	1,787	102,561
2ND FLR.	116,338	NIL	1,650	114,688	10,340	1,787	102,561
3RD FLR.	116,338	NIL	1,650	114,688	10,340	1,787	102,561
TOTAL =	465,352	NIL	4,950	460,402	41,360	7,148	411,894

7. CAR PARKING AREA: 80.355 SQM. (25 SQM. FOR 1 CAR PARKING)

8. NO. OF TENEMENT: 04 NOS.

FLAT MKD.	SIZE OF TENEMENT (SQM.)	PROPORTIONED COMMON AREA (SQM.)	ACTUAL TENEMENT AREA (SQM.)	NOS.	REQ. CAR FLOOR	LOFT	C.B.	FLOWER BED (SQM.)
FLAT A	51.218 SQM.	9.846	61.064 SQM.	1	1ST, FLR.	NIL	2,713 SQM.	6,772 SQM.
FLAT B	50.381 SQM.	9.685	60.066 SQM.	1	2 NOS.	2ND, FLR.	2,764 SQM.	5,443 SQM.
FLAT C	101.599 SQM.	19.531	121.130 SQM.	2	3RD, FLR.	NIL	3,639 SQM.	5,443 SQM.
COMMERCIAL SPACE/A.C. OFFICE CARPET AREA	13.423 SQM.	1	NIL	TOTAL =	NIL	9,516 SQM.	17,658 SQM.	

9.(a) REQUIRED CAR PARKING = 02 NOS.

9.(b) PROPOSED CAR PARKING = 04 NOS.

10. PROPOSED R.A.R. (41,694 + 50,009) / 202.062 = 1.791 + 2.25

11.(a) ROOF AREA = 116.338 SQM.

11.(c) ROOF TANK AREA = 6.057 SQM.

11.(e) TOTAL C.B. AREA = 9.116 SQM.

12. PROPOSED COMMON AREA = 58,591 SQM.

13.(a) COMMERCIAL/A.C. OFFICE COVERED AREA = 16,660 SQM.

13.(b) COMMERCIAL/A.C. OFFICE CARPET AREA = 13,423 SQM.

14.(a) REQUIRED TREE COVER AREA = 1.151% = 2.326 SQM.

14.(b) PROPOSED TREE COVER AREA = 1.237% = 2.500 SQM.

CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.

I DO HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

MANI SANKAR CHATTERJEE
E.S.P. NO. 1/205
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.

I DO HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

SUBHANKAR ROY
G.T.E. NO. 1/5
NAME OF G.T.E.

DECLARATION OF L.B.S.

CERTIFY 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 THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING K.M.C. ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U/G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS AN EXIST. STRUCTURE, WHICH IS FULLY OCCUPIED BY THE OWNERS WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION. THE SITE WILL BE INSPECTED BY ME.

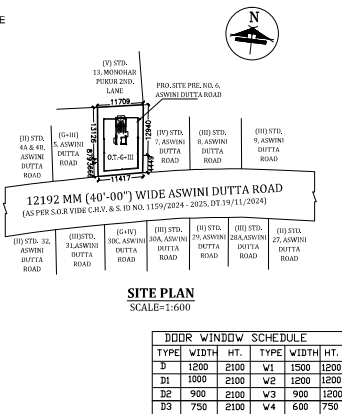
DEBDEYUT GHOSH
LBS NO. 1/1508
NAME OF LBS

DECLARATION OF OWNERS

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE LBS & E.S.E. BUILDING RULES 2009. I SHALL FOLLOW THE INSTRUCTION OF LBS AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER IS PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL BEYOND THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./LBS BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES AND THERE ARE NO TENANTS.

PRASANTA ROSE, DEBDEYUT GHOSH PARTNERS OF SPACE DEVELOPER C.A. OF KETAKI DUTTA, BITHI CHAUDHURI, TANAL PAL

NAME OF OWNERS/APPLICANTS



TITLE :- PRO. GROUND FLOOR, EX. GROUND FLOOR, SITE PLAN, KEY PLAN, S.U.G.W RESERVOIR

PROPOSED PLAN OF G+III STORIED (12.40 MT HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND B/R 2009 AT PREMISES NO. 6, ASWINI DUTTA ROAD, P.S. - RABINDRA SAROJAR, WARD NO. -085, BOROUGH- VII, KOLKATA - 700 0029 WITH IN THE K.M.C.

B.P. NO. - 2024080119 DATE: - 27-02-2025

VALID UPTO: - 26-02-2030

ATISH RANJAN MANNA Digitally signed by ATISH RANJAN MANNA
Date: 2025.02.27 16:40:28 +05'30'

DIGITAL SIGNATURE OF A.E.(C)/Bldg. Br. VIII