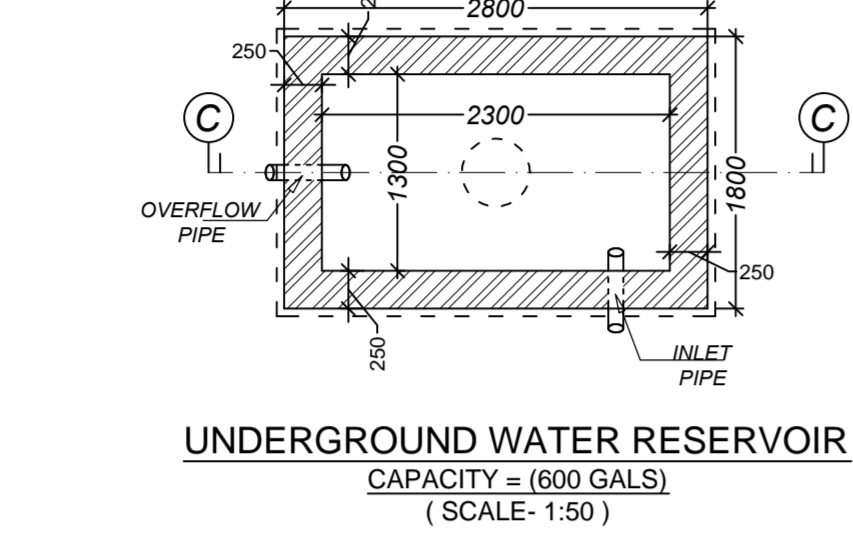
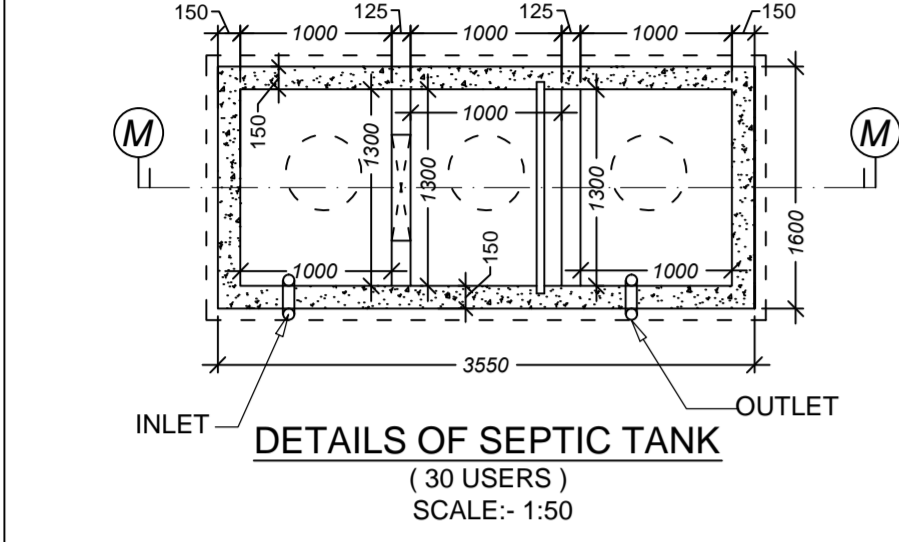


D	1200 x 2100	W	2100 x 1650
D1	1000 x 2100	W1	1800 x 1650
D2	900 x 2100	W2	1500 x 1650
D3	850 x 2100	W3	1500 x 1200
D4	750 x 2100	W4	1200 x 1650
D5	700 x 2100	W5	1200 x 1200
		W6	900 x 1050
		W7	600 x 750

1.	ALL DIMENSIONS ARE IN MM.
2.	THE HEIGHT OF THE BUILDING IS 12.475 m.
3.	THE BUILDING IS R.C.C. FRAME STRUCTURE.
4.	ALL OUTER WALL ARE 250 / 200 mm. THICK.
5.	ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6.	GRADE OF CONCRETE IS M20.
7.	GRADE OF STEEL IS Fe - 415.
8.	100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9.	12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTAR.
10.	HEIGHT OF PARAPET WALL IS 1200 mm.

POINT	LATITUDE	LONGITUDE	SITE ELEVATION FROM A.M.S.L.
A	22°48'52.28" N	88°36'31.12" E	8 M.
B	22°48'51.69" N	88°36'33.40" E	8 M.
C	22°48'49.36" N	88°36'32.83" E	8 M.
D	22°48'49.67" N	88°36'30.94" E	8 M.

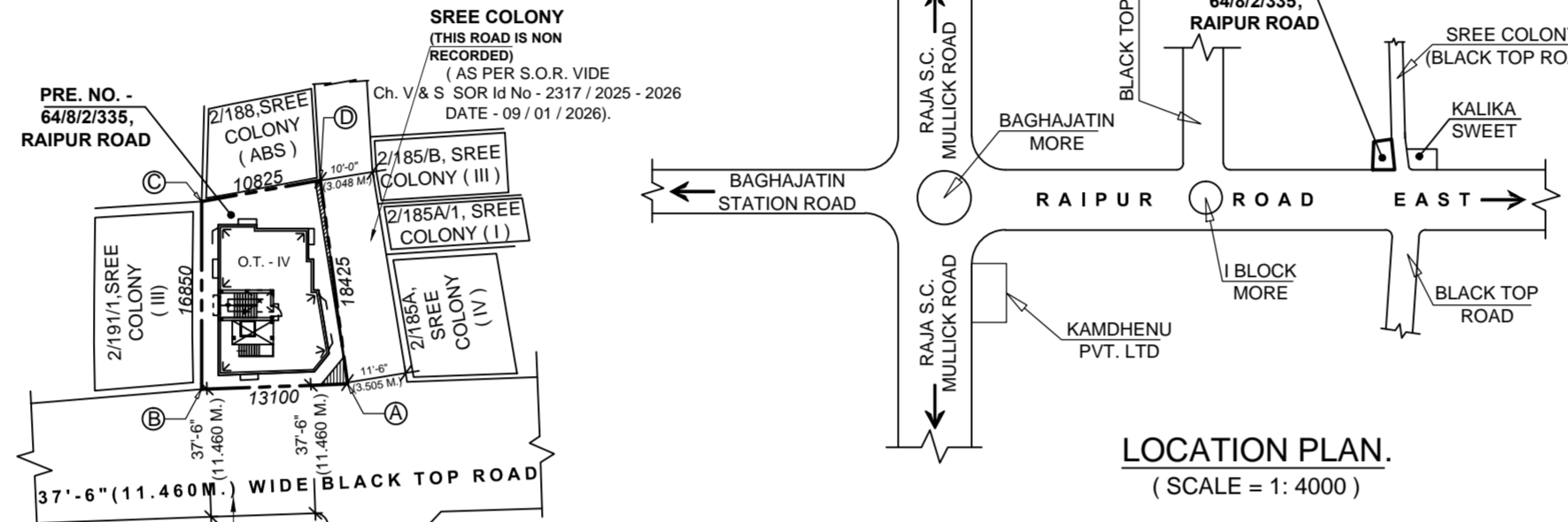
Permissible height from AMSL in reference to CCZM issued by AAI is 33 Metres.



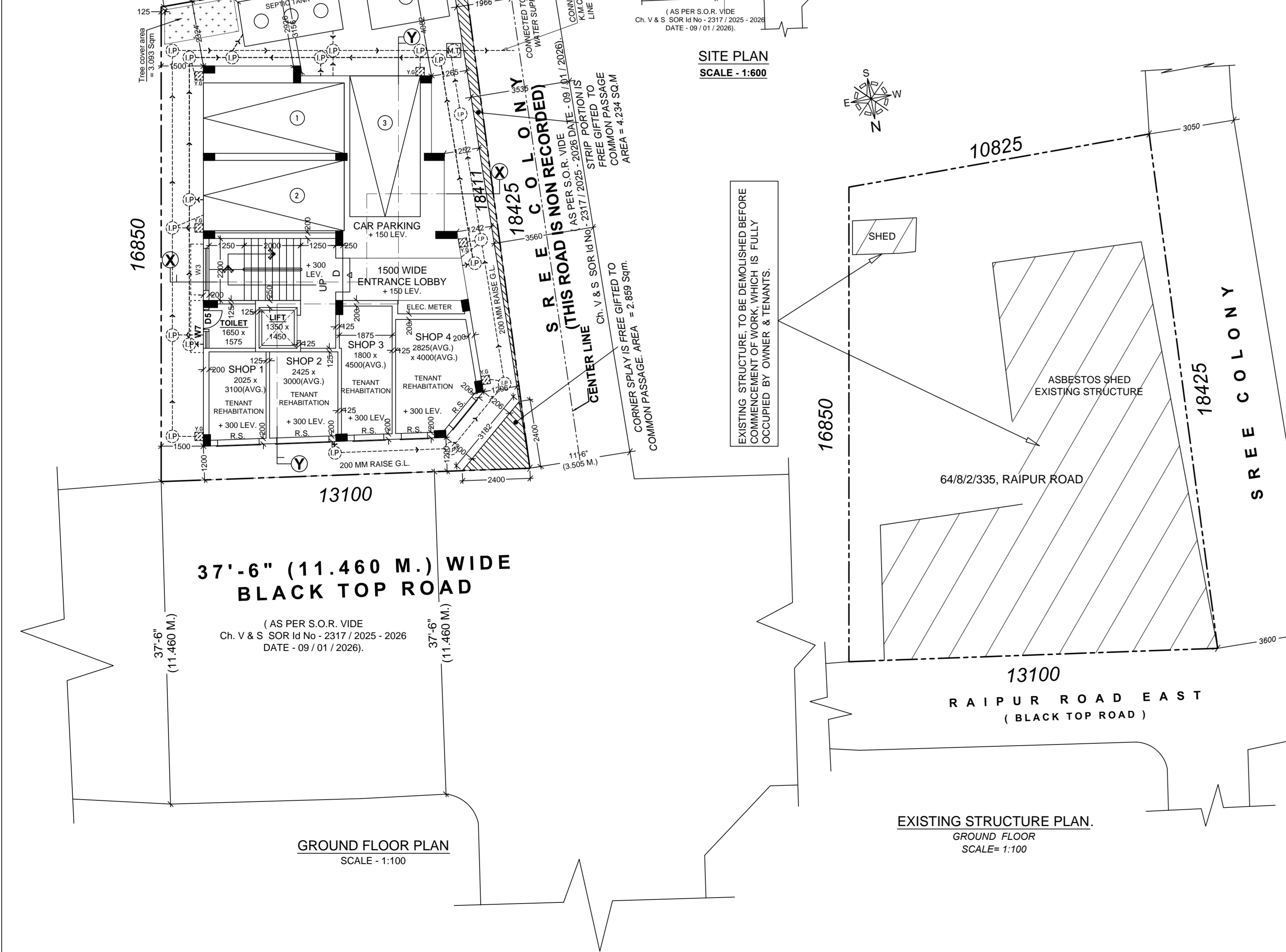
Average Rear Open Space as per Notifications No. - 480/MA/O/C-4/3R-13/2012, Date :- 21/10/2014.
Average Rear Open Space Calculation. -
= Total Rear Area / Rear Dimension of Proposed Building
= 25.562 / 8.100 = 3.156 m.

ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF U.G.W.R. TOP SLAB OF U.G.W.R. IS FINISHED AT FLOOR LEVEL. THE DEPTH OF U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE BUILDING.

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SITE PLAN SCALE - 1:600



PART - A
1. ASSESSEE NO. : 210990431164
2. NAME OF THE OWNERS : SHRI ANJAN KUMAR DEY, SHRI PRANAB BOSE, SHRI PRABIR BOSE, SMT. DEBJANI CHOWDHURY, SMT. ANJANA DUTTA & SMT. SHAFALI GHOSH.
3. DETAILS OF REGISTERED DEED : BOOK NO. - I, VOL. NO. - 1, PAGE NO. 85 - 88, BEING NO. - 2122, DATE - 21/07/1988, YEAR - 1988 REGD. AT - ALIPUR, SOUTH 24 PARGANAS.
4. DETAILS OF REGISTERED POWER OF ATTORNEY : BOOK NO. - I, VOL. NO. 1603 - 2025, PAGE NO. 84787 TO 84806, BEING NO. 160302525 DATE - 25/02/2025, YEAR - 2025 REGD. AT - D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.
5. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK NO. - I, VOL. NO. 1604 - 2025, PAGE NO. 251638 TO 251650, BEING NO. 160408496 DATE - 12/11/2025, YEAR - 2025 REGD. AT - D.S.R. - IV SOUTH 24 PARGANAS, WEST BENGAL.
6. DETAILS OF REGISTERED STRIP : Area = 4.234 Sqm. (45.575 Sft.)
7. DETAILS OF REGISTERED CORNER SPLOYED : Area = 2.859 Sqm. (30.774 Sft.)
8. DETAILS OF REG. UNDERTAKING FOR TENANT : BOOK NO. - I, VOL. NO. 1604 - 2025, PAGE NO. 251276 TO 251287, BEING NO. 160408498 DATE - 12/11/2025, YEAR - 2025 REGD. AT - D.S.R. - IV SOUTH 24 PARGANAS, WEST BENGAL.
Mutation Case No. - O/099/12/09-2025/66157 DATED - 12/09/2025.

PART - B
1. AREA OF LAND : AS PER Deed / Assessment Book : 03K-03CH-00 SQFT = 213.211 Sqm AS PER Boundary Declaration : 03K-02CH-9.676 SQFT = 209.929 Sqm AREA OF STRIP = 4.234 SQ.M. AREA OF SPLOYED CORNER = 2.859 SQ.M.
2. NET AREA OF LAND = (209.929 + 4.234 - 2.859) Sqm. = 202.836 SQM
3. PERMISSIBLE GROUND COVERAGE = 121.702 Sqm. = 60 %
4. PROPOSED GROUND COVERAGE = 117.487 Sqm. = 57.922 %
5. PROPOSED AREA :

TOTAL FLOOR AREA	CUTOUT		Covered Area (Excluding Stair void & Lift Duct)	EXEMPTED AREA (Excl. Stair Void)	Net Floor Area (Excluding Stair, Lift Duct & Lobby)
	Stair Duct Area	Lift Duct Area			
Ground Floor	117.487 Sqm.	—	117.487 Sqm.	9.900 Sqm. + 8.491 Sqm. (Entrance Lobby) = 16.391 Sqm.	98.971 Sqm.
First Floor	117.487 Sqm.	1.958 Sqm.	115.529 Sqm.	9.900 Sqm.	103.504 Sqm.
Second Floor	117.487 Sqm.	1.958 Sqm.	115.529 Sqm.	9.900 Sqm.	103.504 Sqm.
Third Floor	117.487 Sqm.	1.958 Sqm.	115.529 Sqm.	9.900 Sqm.	103.504 Sqm.
Total	469.948 Sqm.	5.874 Sqm.	464.074 Sqm.	8.50 Sqm.	409.483 Sqm.

TOTAL EXEMPTED AREA = (46.091 + 8.500) = 54.591 Sqm.

6. PARKING CALCULATION :

A. Tenement Mkd.	Individual Tenement	Prop. Area To be Added	Actual Tenement	Tenement Nos.	Category	Required Parking
1	102.514 Sqm.	22.217	124.731 Sqm.	2	Above 100 Sqm.	2 Nos.
2	38.515 Sqm.	8.347	46.862 Sqm.	1	Below 50 Sqm.	—
3	63.999 Sqm.	13.870	77.869 Sqm.	1	Between 75-100 Sqm.	—

Mercantile (SHOP) Carpet Area
SHOP 1 = 6.280 Sqm.
SHOP 2 = 7.322 Sqm.
SHOP 3 = 8.282 Sqm.
SHOP 4 = 10.182 Sqm.
Total Carpet Area = 32.066 Sqm.

Mercantile (SHOP) Covered Area
SHOP 1 = 7.854 Sqm.
SHOP 2 = 8.527 Sqm.
SHOP 3 = 9.875 Sqm.
SHOP 4 = 12.277 Sqm.
Total Covered Area = 38.533 Sqm.

One car parking space for every 50 Sqm Total Built up Area.

Total Required Parking = 2 Nos.

B) NOS. OF PARKING REQUIRED = 2 Nos.
NOS. OF PARKING PROVIDED = 3 Nos.
C) PERMISSIBLE AREA FOR PARKING : (a) GROUND FLOOR = 2 Nos. x 25 Sqm. = 50.00 Sqm.
D) ACTUAL AREA OF PARKING PROVIDED : (a) GROUND FLOOR PARKING = 51.346 Sqm.
7. PERMISSIBLE F. A. R. = 2.25
8. PROPOSED F. A. R. = (409.483 - 50) / 209.929 = 1.712
9. TOTAL CUP-BOARD AREA = 8.69 Sqm. (2.507 %)
10. STAIR HEAD ROOM AREA = 13.365 Sqm.
11. OVER HEAD TANK AREA = 4.875 Sqm.
12. LIFT MACHINE ROOM AREA = 8.973 Sqm.
13. LIFT MACHINE ROOM STAIR CASE AREA = 3.229 Sqm.
14. TOTAL ADDITIONAL FLOOR AREA FOR FEES = 34.255 Sqm.
15. HEIGHT OF THE BUILDING = 12.475 m.
16. RELAXATION OF AUTHORITY = U/R 62 OF KMC BUILDING RULE 2009.
17. PERMISSIBLE TREE COVER AREA = 464.026 X 15 % X 202.836 = 112.797 Sqm.
PROPOSED TREE COVER AREA = 6000
18. TOTAL EXISTING FLOOR AREA = 3.093 Sqm.
112.797 Sqm.

TOTAL COMMON AREA = 66.652 SQM
TERRACE AREA = 117.487 SQM
TOTAL AREA FOR FEES = 498.329 SQ.M.

DECLARATION OF OWNERS
WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS FULLY OCCUPIED BY OWNERS & THERE ARE TENANTS.
7. DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

DECLARATION OF L.B.S.
CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS FULLY OCCUPIED BY OWNERS & TENANTS.

DECLARATION OF E.S.E
THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING 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.
SOIL TESTING IS DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 161) OF J. B. ASSOCIATES, OF (ADDRESS) 1418, NAYABAD, PANCHASAYER, KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL.
[L.B.S. No. - 526 (Class - I)]
NAME OF L.B.S.

DECLARATION OF G.T.E
UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DR. S. K. CHAKRABORTY.
K.M.C. G.T.E. NO. - 16 (Class - I)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED G+III STORIED (Height of the Building is 12.475 m.) RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 & K.M.C. Building Rules 2009, AT PRE. No. - 64/8/2/335, RAIPUR ROAD, UNDER K.M.C. WARD NO. - 099, BOROUGH - X, KOLKATA - 700 092.

*** DETAILS OF ARCHITECTURAL DRAWING ***

"DRAWN BY" KAKALI	"Checked BY" M.C. Paul	"ARCHITECTS & ENGINEERS" Deep Pal Consultancy (P) Ltd. 18, Sunn Tagore Road, Kolkata - 700 019. E-mail - dpcor@yahoo.com
"Date"		

BUILDING PERMIT NUMBER: 2025100259
DATE: 12/03/2026 VALID UP TO: 11/03/2031

DIGITAL SIGNATURE OF A.E