

**PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U.S.**  
393 (A) OF K.M.C. ACT 1980 ALONG WITH BUILDING RULE 2009, AT  
PREMISES NO.- 42D, JAINUDDY MISTRY LANE, IN WARD NO.- 82,  
BOROUGH NO.- IX, UNDER K.M.C. P.S. - CHETLA, KOL.- 700027.

|   |  |
|---|--|
| SCALE = 1:100, 1:50, 1:200, 1:600, 1:4000 | 1. GRADE OF CONCRETE IS - M 20.<br>2. THICKNESS OF WALL IS - 500.<br>3. BEARING CAPACITY OF SOIL AS PER SOL REPORT<br>4. 200 THK. BRICK WORK WALL IN C.M. - 1.4<br>5. 125 & 75 THK. BRICK WORK WALL IN C.M. - 1.4.<br>6. ALL OTHER SPECIFICATION AS PER I.S. CODE. |
| SPECIFICATION                             | ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.   |

**MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**

**PART-A'**

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|--|---|
| 1. ASSIGNEE NO - 110820800930  | 4. DETAIL OF REGISTERED POWER OF ATTORNEY<br>BOOK NO : 1465-2017<br>VOL. NO : 1465<br>PAGE NO : 147627 TO 147642<br>MEN NO : 00059<br>DATE : 30/08/2017 |
| 2. DETAIL OF REGISTERED DEED<br>BOOK NO : 1465-2017<br>VOL. NO : 1465<br>PAGE NO : 147627 TO 147642<br>MEN NO : 00059<br>DATE : 30/08/2017 | 3. DETAIL OF BOUNDARY DECLARATION<br>BOOK NO : 1<br>PAGE NO : 95324 TO 95324<br>MEN NO : 95324<br>DATE : 27/04/2021                                     |

**PART-B'**

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| 1. AREA OF THE LAND AS PER DEED = 04K - 09 CH - 04 SFT. = 327.216 SQ.M.<br>HEIGHT OF THE BUILDING = 12.5 MT.<br>AREA OF THE LAND AS PER BIDEOL = 327.216 SQ.M.<br>FRONT STRIP GIFTED AREA = N.A.<br>SPLEDY PORTION GIFTED AS PER K.M.C. = N.A.<br>AS PER U.L.C. = N.A. |
| 2. NET AREA OF THE LAND = 327.216 SQ.M.  |
| 3. PERMISSIBLE GROUND COVERAGE = 182.452 SQM. (55.75%)   |
| 4. PROPOSED GROUND COVERAGE = 182.169 SQ.M. (55.672%)  |

| 5. PROPOSED AREA | TOTAL FLOOR AREA | CUT OUT AREAS(M) | TOTAL EXEMPTED AREA        | STAIR & STAIR CLOS BY | LIFT WEL     | LIFT LOBBY    | NET FLOOR AREA |
|------------------|------------------|------------------|----------------------------|-----------------------|--------------|---------------|----------------|
| GR. FLOOR        | 182.169 SQ.M.    | 0.00 SQ.M.       | 12.69 (R) + 0.75 (S) SQ.M. | 2.10 SQ.M.            | 2.578 SQ.M.  | 157.151 SQ.M. |                |
| 1ST FLOOR        | 182.169 SQ.M.    | 9.75 SQ.M.       | 12.69 (R)                  | 2.10 SQ.M.            | 2.578 SQ.M.  | 155.051 SQ.M. |                |
| 2ND FLOOR        | 182.169 SQ.M.    | 0.00 SQ.M.       | 12.69 SQ.M.                | 2.10 SQ.M.            | 2.578 SQ.M.  | 164.891 SQ.M. |                |
| 3RD FLOOR        | 182.169 SQ.M.    | 0.00 SQ.M.       | 12.69 SQ.M.                | 2.10 SQ.M.            | 2.578 SQ.M.  | 164.891 SQ.M. |                |
| TOTAL            | 728.676 SQ.M.    | 9.75 SQ.M.       | 60.51 SQ.M.                | 6.3 SQ.M.             | 10.312 SQ.M. | 641.804 SQ.M. |                |

|                    |               |                  |                      |                 |
|--------------------|---------------|------------------|----------------------|-----------------|
| 6(A) TENEMENT MKD. | TENEMENT AREA | AREA TO BE ADDED | TENEMENT AREA ACTUAL | NO. OF TENEMENT |
| A                  | 62.307 SQ.M.  | 15.640 SQ.M.     | 77.347 SQ.M.         | 2 NOS.          |
| B                  | 61.859 SQ.M.  | 14.933 SQ.M.     | 76.782 SQ.M.         | 2 NOS.          |
| C                  | 39.719 SQ.M.  | 9.597 SQ.M.      | 48.766 SQ.M.         | 2 NOS.          |

|  |
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| (B) REQUIRED CAR PARKING = 2 NOS. (FOR RESIDENTIAL) = 2 NOS. (FOR BUSINESS) = TOTAL = 4 NOS. |
| (C) NOS. OF PARKING PROVIDED = COVERED = 6 NOS.  |
| (D) PERMISSIBLE AREA FOR PARKING = > GROUND FLOOR = 100.00 SQ.M.<br>n) BASEMENT FLOOR = N.A. |
| (E) ACTUAL AREA OF PARKING PROVIDED = 138.902 SQ.M.  |

7. PERMISSIBLE F.A.R. = 2.25

8. PROPOSED F.A.R. = 182.169 SQ.M. (55.672%)

9. STATEMENT OF OTHER AREA FOR FEES: = 60.51 SQ.M.

| FLOORS                     | LOFT | CUPBOARD | LEDGE/TEND |
|----------------------------|------|----------|------------|
| GR. FLOOR                  | N.A. | N.A.     | N.A.       |
| 1ST, 2ND, 3RD, & 4TH FLOOR | N.A. | N.A.     | N.A.       |
| TOTAL                      | N.A. | N.A.     | N.A.       |

10. STAIR CASE AREA = 16.08 SQ.M.

11. LIFT MACHINE ROOM & STAIR AREA = 10.125 SQ.M. 14. ROOF AREA = 182.169 SQ.M.

12. ROOF TOILET AREA = NIL 15. DEPTH OF THE BUILDING = 10.500 MT.

13. OVER HEAD WATER TANK AREA = 6.4 SQ.M. 16. COMMERCIAL BUSINESS AREA (COVERED) = 164.416 SQ.M. SQ.M = 167.396

DECL. OF L.B.S.

I, DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009, AND THAT THE SITE IS LOCATED IN THE BOUNDARY OF THE SITE CONDITION INCLUDING WIDTH OF (ABUTTING K.M.C. ROAD) COMBINATION OF THE PLANS ARE AS PER THE DRAWINGS AND DESIGN AS PER K.M.C. AND THAT THE SITE IS A BUILDING SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCHED WITH BOUNDARY BY BOUNDARY AND THAT THE SITE IS NOT IN A SLOP. THE SITE IS NOT COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ATANU DUTTA I/156

NAME OF L.B.S.

THE STRUCTURAL DESIGN CALCULATION AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE HAS BEEN MADE BY ME, INCLUDING ALL POSSIBLE LOADS, INCLUDING THE SEISMIC LOADS AS PER THE N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SAURABH ROY / E.S.E - II/663

NAME OF E.S.E.

DECL. OF GEO. TECHNICAL ENGINEER

UNDERSIGNED HAVE INSPECTED THE SITE & CARRIED OUT THE EXISTING SOIL OF THE SITE THEREIN. IT IS CERTIFIED THAT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO. TECHNICAL POINT OF VIEW.

SAIBAL BHATTACHARJEE (I/30)

NAME OF GEOTECHNICAL ENGINEER

DECL. OF OWNER

I, DO HERE BY DECLERE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING. THE CONSTRUCTION OF THE STRUCTURES, IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U.G. WATER RESERVOIR IS NOT ALLOWED AS PER THE GUIDANCE OF L.B.S. E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

THE PLOT HAS BEEN IDENTIFIED BY ME. IF ANY DISPUTES ARISE IN FUTURE REGARDING OWNERSHIP, K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

JALADHAR CHATTERJEE

CONSTITUTED POWER OF ATTORNEY

ON BEHALF OF SUMUKHAA CONSTRUCTION

REPRESENTED BY ITS PARTNERS

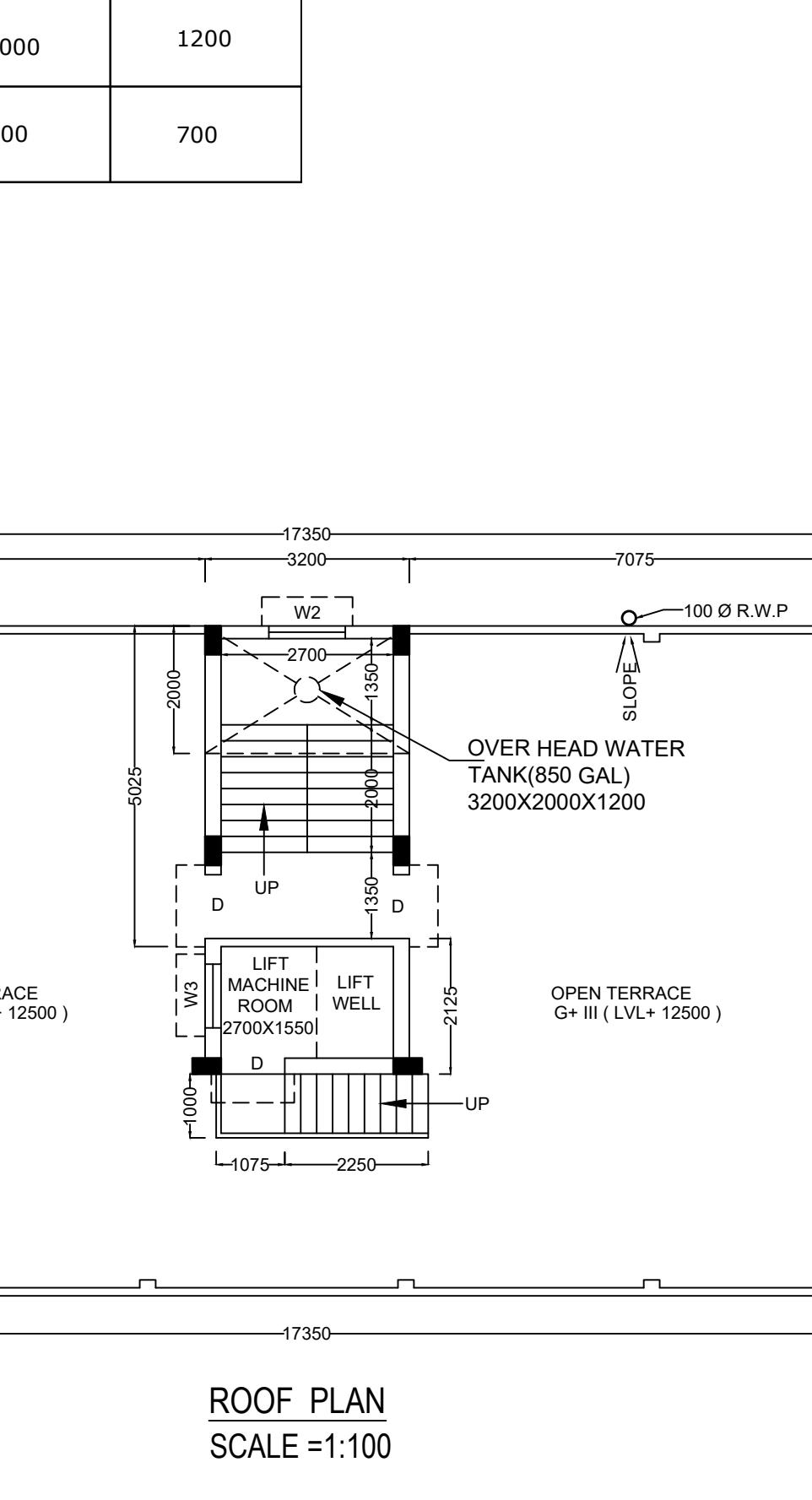
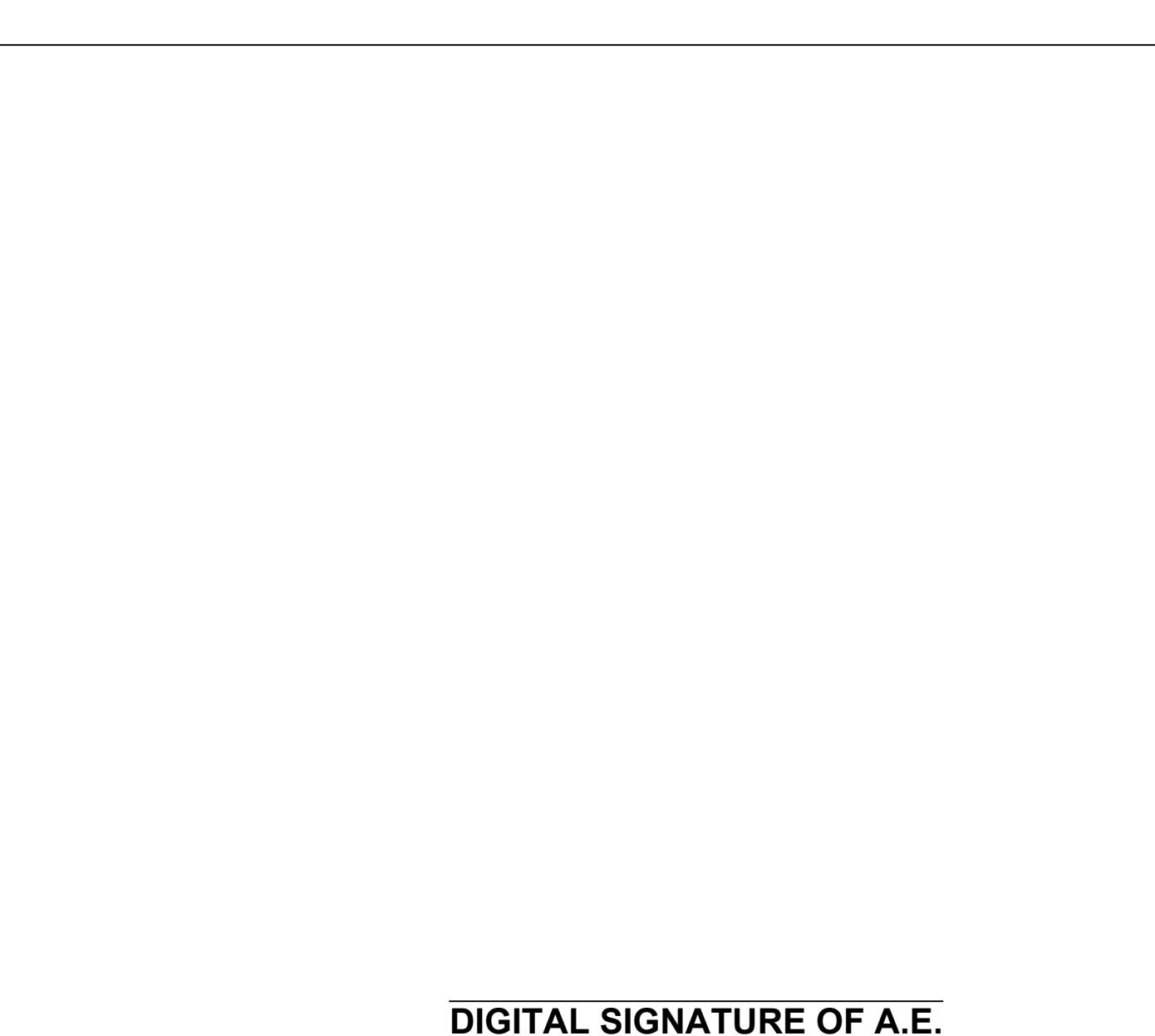
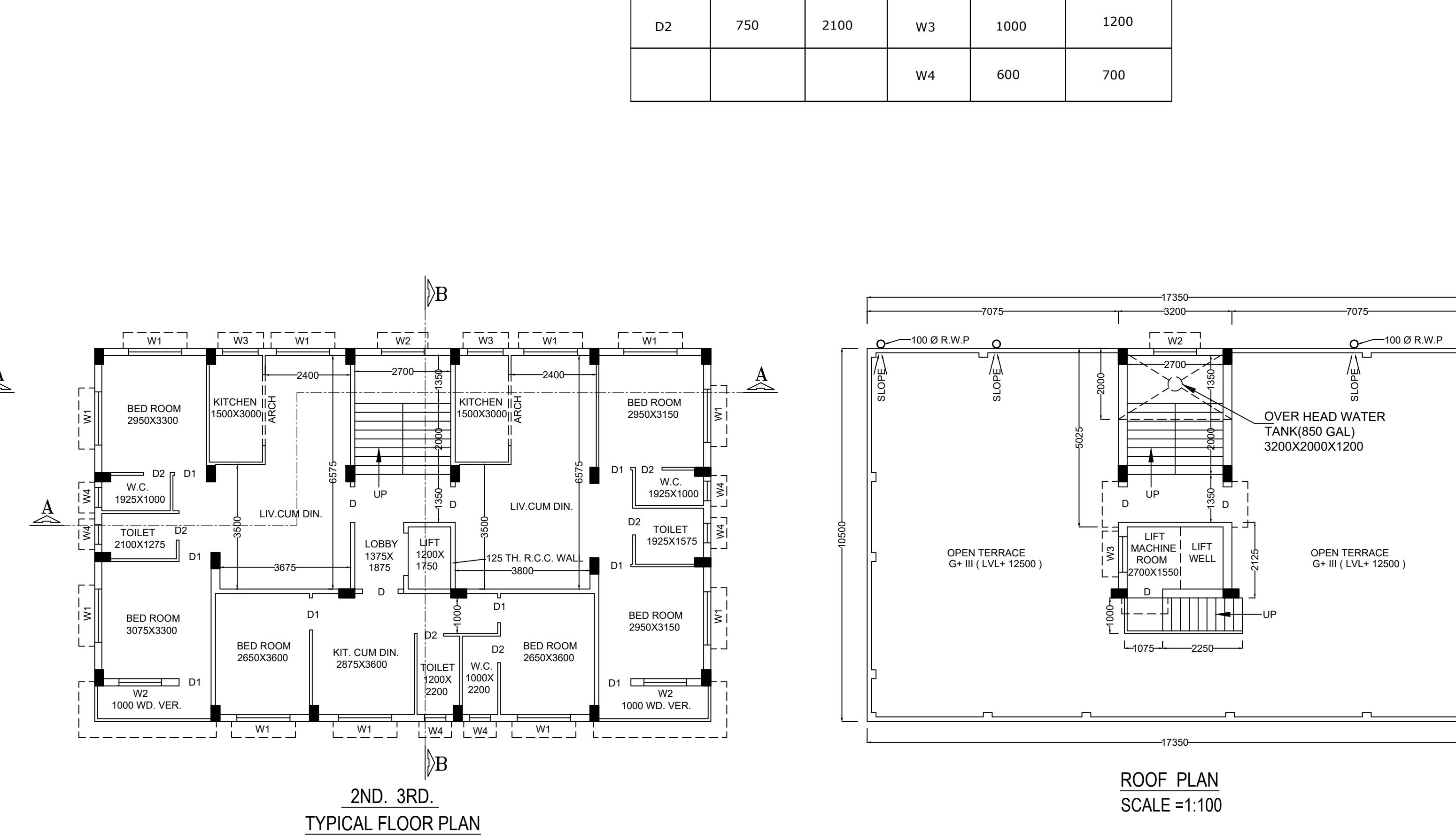
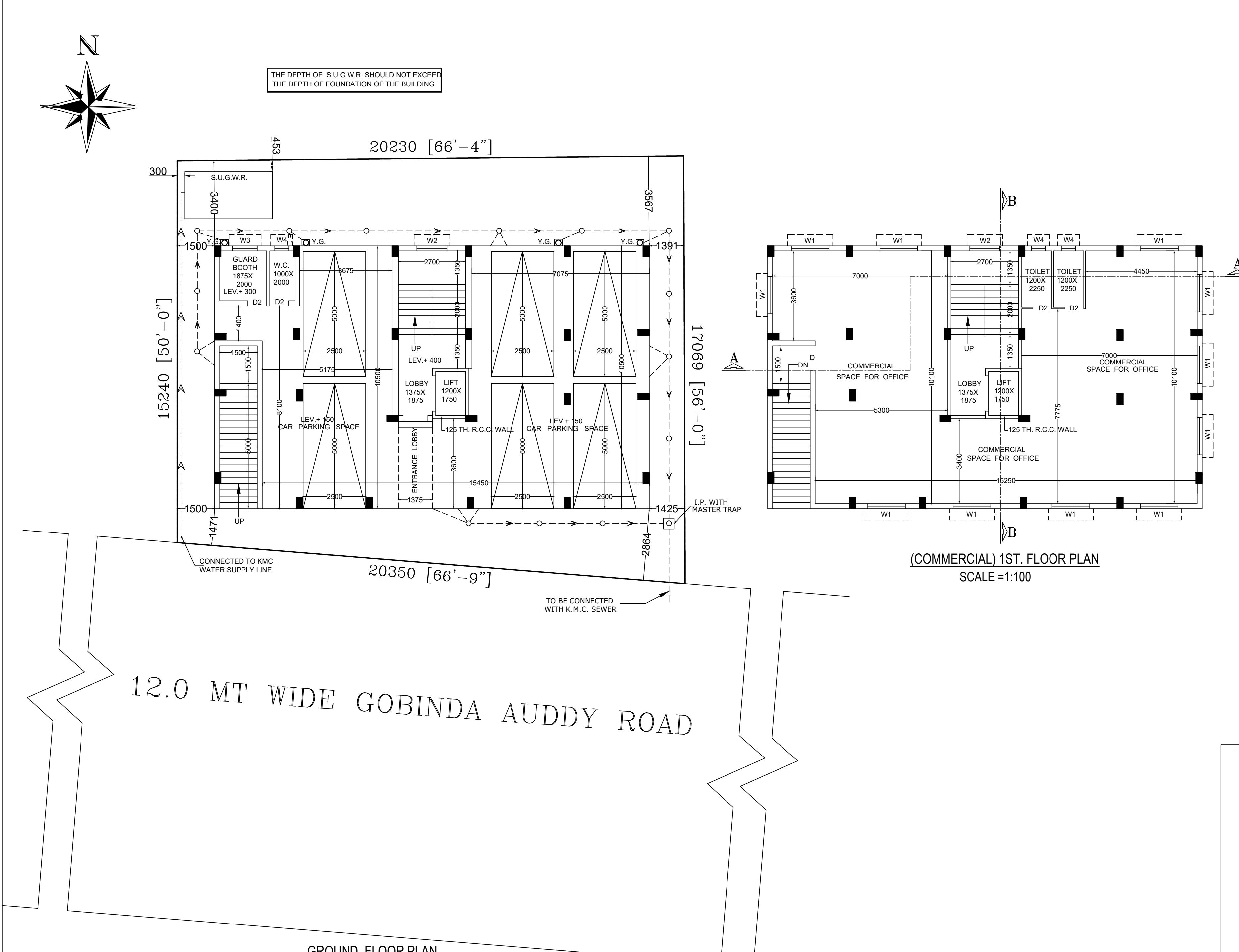
1) RAHUL BAJI & SAURABH BAJI

NAME OF OWNERS / C.A.

BUILDING PERMIT NO:- 202109076

DATE: 23/02/2022

VALID UP TO: 22/02/2027



DIGITAL SIGNATURE OF E.E.