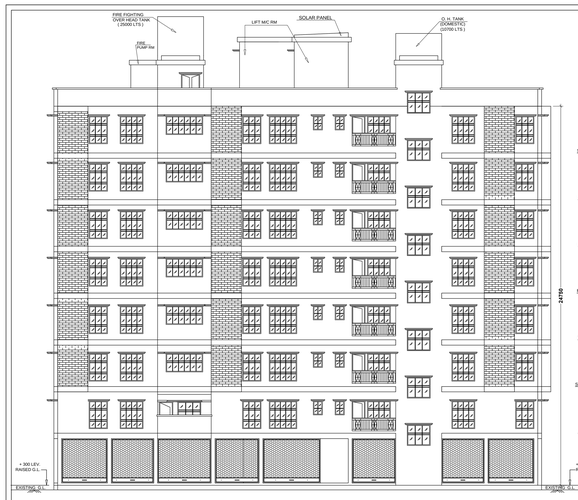
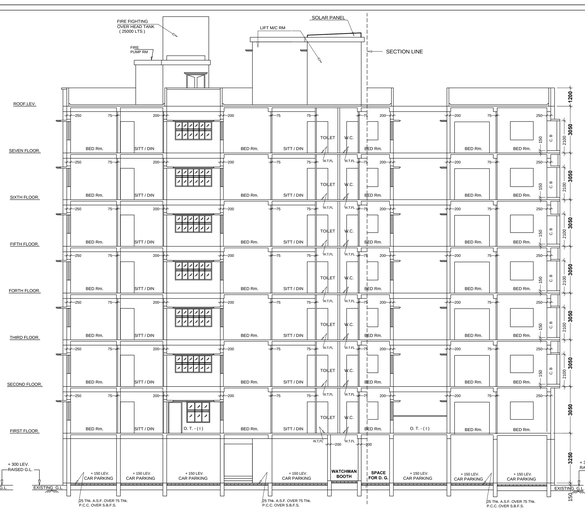
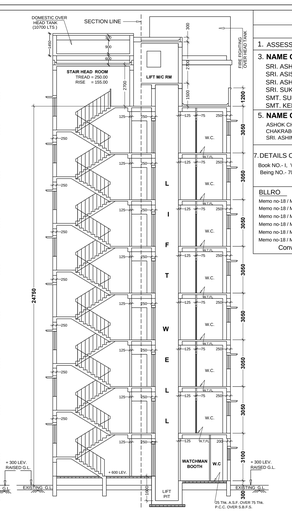


FRONT ELEVATION



SECTION = X - X.



SECTION = Y - Y.

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **31-106-16-0230-0**
3. **NAME OF THE OWNER/S :**
SRI. ASHIM PRAKASH MAITRA
SRI. ASIS PROKASH MOITRA
SRI. ASHOK PRAKASH MAITRA
SRI. SUKUMAR BHATTACHARJEE
SMT. SUDESHNA BHATTACHARJEE
SMT. KEKA MAJUMDER
5. **NAME OF THE APPLICANT :**
ASHOK CHAKRABORTY PROPRIETOR OF CHAKRABORTY ENTERPRISE ON BEHALF OF SRI. ASHIM PRAKASH MAITRA & FIVE OTHERS

2. DETAILS OF POWER OF ATTORNEY
Book NO.- I, VOL. NO.- 1603-2019, Pages.-54781 to 54811, Being NO.- 160301443, YEAR - 2019, D.S.R. - III, South 24 - Parganas, Date :-03/06/2019.

4. DETAILS OF BOUNDARY DECLARATION
Book NO.- I, VOL. NO.- 103-2019, Pages.-100527 to 100547, Being NO.- 160303130, YEAR - 2015, D.S.R. - III, South 24 - Parganas, Date :- 17/09/2019.

6. DETAILS OF GIFT DEED STRIP OF LAND
Book NO.- I , VOL. NO.- 1604 - 2021, Pages.-351078 to 351097, WEST BENGAL Being no.- 160409499 , Date :- 26 /11 /2021 Year : - 2021,D.S.R. - IV,South 24 - Parganas.

7.DETAILS OF REGD. TITLE DEEDS
Book NO.- I, VOL. NO.- 137, Pages.- 88 to 73, Being NO.- 7025, Year.- 1997, Date :- 23/08/1957 .

BILLRO
Memo no-18 / Mut /1777 / BLLRO / Kol / 2020 dt.-29.09.2020
Memo no-18 / Mut /1779 / BLLRO / Kol / 2020 dt.-29.09.2020
Memo no-18 / Mut /1779 / BLLRO / Kol / 2020 dt.-29.09.2020
Memo no-18 / Mut /1780 / BLLRO / Kol / 2020 dt.-29.09.2020
Memo no-18 / Mut /1781 / BLLRO / Kol / 2020 dt.-29.09.2020
Memo no-18 / Mut /1782 / BLLRO / Kol / 2020 dt.-29.09.2020
Memo no-18 / Mut /1201 / BLLRO / Kol / 2020 dt.-19.06.2020
Memo no-18 / Mut /1202 / BLLRO / Kol / 2020 dt.-19.06.2020
Memo no-18 / Mut /1203 / BLLRO / Kol / 2020 dt.-19.06.2020
Memo no-18 / Mut /1204 / BLLRO / Kol / 2020 dt.-19.06.2020
Memo no-18 / Mut /1205 / BLLRO / Kol / 2020 dt.-19.06.2020
Memo no-18 / Mut /1206 / BLLRO / Kol / 2020 dt.-19.06.2020
Conversion Certificate - vide memo no - 51A (C) / 89 / 1728 / P / 14 / dt.- 06.05.2016

PART - B

1. AREA OF LAND :
As per Title deed : 6822.742 Sqm.
As per Boundary deed(88K-11CH-35.46 SQFT): 6604.465 Sqm.
As per Assessment Book Copy : 6604.465 Sqm.
As per U. L. C. [POND AND LAND] : 6604.465 Sqm.

2.**AREA OF LAND** (11K-13CH-35.46) : 793.428 SQM.
AREA OF TANK / POND : 5811.037 SQM
6604.465 Sqm.
(After free gift / splayed corner etc.) Strip of land vesting/vested, strip of land gifted to K.M.C.
Area of Strip of Land = 1.479 sqm
NET LAND AREA : 793.428 - 1.479 = 791.949 SQM

3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 396.714 Sqm.
4. PROPOSED GROUND COVERAGE = 46.159 % = 366.235 Sqm.
5. PROPOSED AREA :

	CUTOUT AREA			Covered Area (Include Lift Duct)	EXEMPTED AREA				Floor Area (Excluding Stair, Lift Duct & Lobby)
	Lift Duct Area-1	Lift Duct Area-2	Total Area		Stair Way Area-1 (Excld Stair Void)	Stair Way Area-2 (Excld Stair Void)	Lift Lobby-1	Lift Lobby-2	
Ground Floor				366.235 sqm	11.875 sqm	11.875 sqm	2.860sqm	2.860sqm	336.765 sqm
1st. Floor	2.565 sqm	2.565 sqm	5.130sqm	326.805 sqm	11.875 sqm	11.875 sqm	2.860sqm	2.860sqm	297.335 sqm
2nd. Floor	2.565 sqm	2.565 sqm	5.130sqm	326.805 sqm	11.875 sqm	11.875 sqm	2.860sqm	2.860sqm	297.335 sqm
3rd. Floor	2.565 sqm	2.565 sqm	5.130sqm	326.805 sqm	11.875 sqm	11.875 sqm	2.860sqm	2.860sqm	297.335 sqm
4th. Floor	2.565 sqm	2.565 sqm	5.130sqm	326.805 sqm	11.875 sqm	11.875 sqm	2.860sqm	2.860sqm	297.335 sqm
5th. Floor	2.565 sqm	2.565 sqm	5.130sqm	326.805 sqm	11.875 sqm	11.875 sqm	2.860sqm	2.860sqm	297.335 sqm
6th. Floor	2.565 sqm	2.565 sqm	5.130sqm	326.805 sqm	11.875 sqm	11.875 sqm	2.860sqm	2.860sqm	297.335 sqm
7th. Floor	2.565 sqm	2.565 sqm	5.130sqm	326.805 sqm	11.875 sqm	11.875 sqm	2.860sqm	2.860sqm	297.335 sqm
Total	**17.955sqm**	**17.955sqm**	**35.910sqm**	**2653.070 sqm**	**95.000 sqm**	**95.000 sqm**	**22.880sqm**	**22.880sqm**	**2418.110 sqm**

EXEMPTED AREA = 190.000 + 45.760 = 235.760 Sqm.
(TOTAL Stair Way + Lift Lobby Area)

6. PARKING CALCULATION :
A)

	Prop. Share	Tenement Size	Tenement No	Required Parking
Between 75 - 100 Sqm.				
2 - 60.305 Sqm.	14.712	75.017 Sqm.	7 Nos.	7 NOS.
4 - 60.305 Sqm.	14.712	75.017 Sqm.	7 Nos.	
Between 75 - 100 Sqm.				
1 - 76.978 Sqm.	18.779	95.757 Sqm.	7 Nos.	7 NOS.
3 - 76.978 Sqm.	18.779	95.757 Sqm.	7 Nos.	
			Total Required Parking =	**14 NOS.**

B) NOS. OF PARKING PROVIDED = 14 Nos. (Covered Parking)
NOS. OF PARKING PROVIDED = 0 Nos. (Open Parking)
14 NOS.

D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 263.039 Sqm.
C) Permissible area for parking : (a) GROUND FLOOR = 14 Nos. x 25

7. PERMISSIBLE F. A. R. = 2.00
8. PROPOSED F. A. R. = {2418.110 - 263.039} / 6604.465 = 0.326
9. TOTAL ADDITIONAL FLOOR AREA FOR FEES : (cupboard,stair head,LR m/c rm,LBr m/c rm stair) = 84.687 Sqm.
10. CUPBOARD AREA = 24.894 Sqm.
11. STAIR HEAD ROOM AREA = 15.825 + 15.825 = 31.65 Sqm.
12. LIFT MACHINE ROOM AREA =12.555 + 11.985 = 24.54 Sqm.
13. LIFT MACHINE ROOM STAIR AREA = 3.603 Sqm.
14. OVER HEAD TANK AREA = 31.650 Sqm.
Area of Over Head Tank = 15.825 Sqm.
Area of O. H. Fire Fighting Tank = 15.825 Sqm.
15. HEIGHT OF THE BUILDING = 24.750 m.
16. AREA OF PUMP RM AT ROOF = 4.715 Sqm.
17. RELAXATION OF AUTHORITY = U/R 62, 74(4) & 76 (i) OF KMC BUILDING RULES, 2009
18. WATER-BODY = 5811.037 SQM (87.99 %)
19. SOLAR PANEL AREA = 11.985 SQM

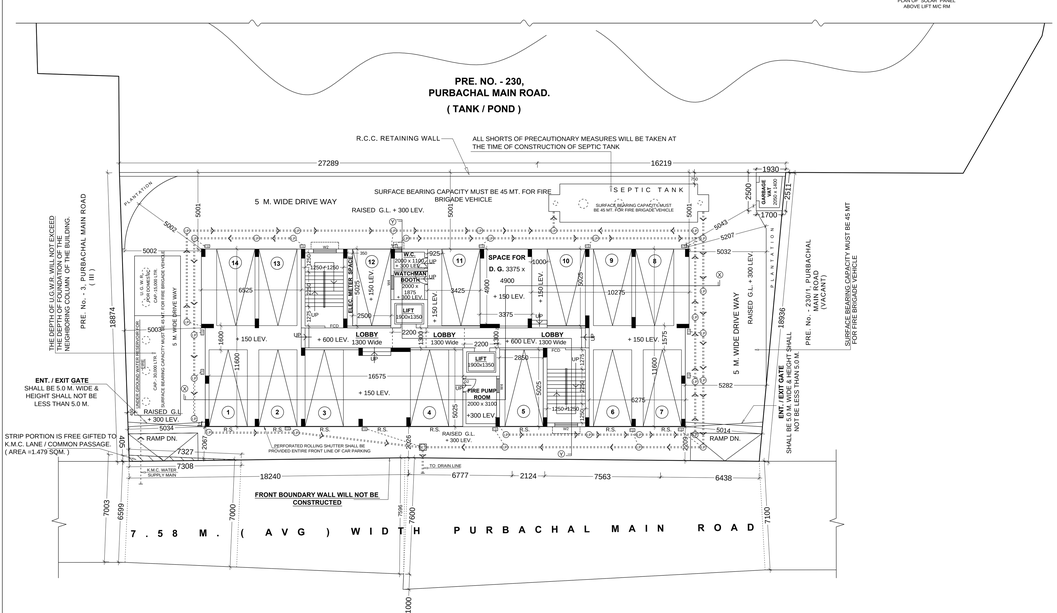
S P E C I F I C A T I O N

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 24.750 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 : 4) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

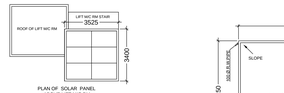
NOTE:- CONSUMPION OF ELECTRICITY IS BELOW 100 kVA

SCHEDULE OF DOORS AND WINDOWS

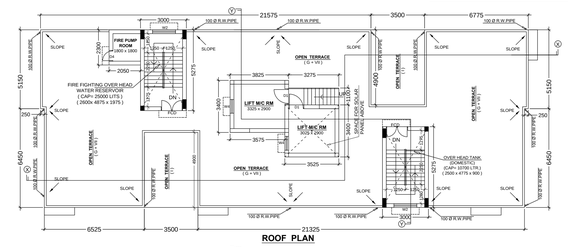
D1	1000 x 2100	W	2400 x 1200
D2	900 x 2100	W1	1800 x 1200
D3	850 x 2100	W2	1500 x 1200
D4	700 x 2100	W3	1200 x 1200
		W4	900 x 1200
		W5	900 x 1050
		W6	600 x 900
		W7	1150 x 1200
		W8	450 x 750



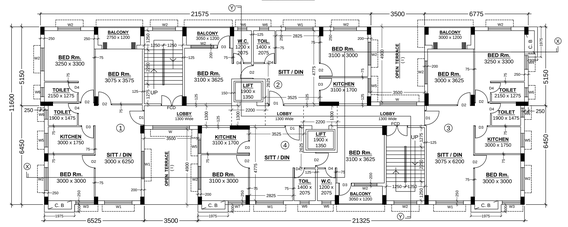
GROUND FLOOR PLAN. (SCALE = 1: 100)



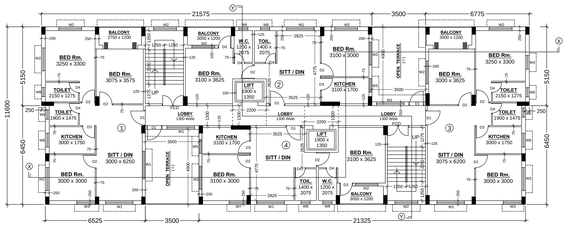
PLAN OF SOLAR PANEL ABOVE LIFT M/C RM



ROOF PLAN



TYPICAL FLOOR PLAN
(2ND. TO 7TH. FLOOR)



1ST. FLOOR PLAN

DECLARATION OF OWNERS

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1. I HAVE APPOINTED ARCHITECT A.E.S.E. DURING CONSTRUCTION
2. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 RESERVOIRS AND SEPTIC TANK WILL BE CONSTRUCT UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

ASHOK CHAKRABORTY PROPRIETOR OF CHAKRABORTY ENTERPRISE ON BEHALF OF
SRI. ASHIM PRAKASH MAITRA
SRI. ASIS PROKASH MOITRA
SRI.ASHOK PRAKASH MAITRA
SRI.SUKUMAR BHATTACHARJEE
SMT.SUDESHNA BHATTACHARJEE
SMT.KEKA MAJUMDER

NAME OF APPLICANT.

DECLARATION OF ARCHITECT

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME. THE MEASUREMENT OF SITE AGREES WITH THE BOUNDARY DECLARATION / DEED PLAN AND WIDTH OF THE ABUTTING ROAD IS CONFIRM WITH THE PLAN. THE SITE IS A BUILDABLE SITE AND NOT A FILLED UP TANK. PLOT IS BOUNDED BY BOUNDARY WALL. LAND WITH EXISTING STRUCTURE ALSO CONFIRM WITH THE PLAN.

JULIE GUHA
C.A / 93 / 16031
NAME OF ARCHITECT

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 HAS BEEN SIGNED BY DR. S.K. CHAKRABORTY, G.T.E. (KMC) NO : 1/16 OF 2. B. ASSOCIATES OF (ADDRESS) 26B, AHIRI PUKUR ROAD. KOLKATA - 700 019 . THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL, E.S.E. NO.- 229 / II.
NAME OF E.S.E.

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 + VII) STORIED (Height of the Building is 24.750 m.) RESIDENTIAL BUILDING U / S 393A OF KMC ACT 1980 & K.M.C. Building Rules 2009, AT PRE. No. - 230, PURBACHAL MAIN ROAD. KOLKATA - 700 078,
P. S. - GARFA. WARD NO. - 106. BROUGH - XII. [R.S KHAITAN NO.- 928 , 979, PLOT NO.& DAG NO-1084, 1086,1087 1102,1103,1089/4158 , J.L. NO.- 19, MOUZA.- GARFA]

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

SCALE	W - 106 B - (XII)	*ARCHITECTS & ENGINEERS*
1: 50 1: 200 1: 1200 1: 4000	* SHEET * 2	Deep Pal Consultancy (P) Ltd., 49/1A, Dr. Suresh Sarkar Road, Kolkata - 700 014 E-mail - dpckol@yahoo.com

DRAWN BY	*Checked BY*	*DATE*
Mannak	M.C.Paul	01.06.2022

B.P NO.- 2022120476

DATE - 30-JAN-23
VALID UPTO - 29-JAN-28

DEBASIS SOM Digitally signed by DEBASIS SOM Date: 2023.01.30 13:38:15 +05'30'
DIGITAL SIGNATURE OF A.E

SHIBA PRASAD JANA Digitally signed by SHIBA PRASAD JANA Date: 2023.01.30 13:42:54 +05'30'
DIGITAL SIGNATURE OF E.E