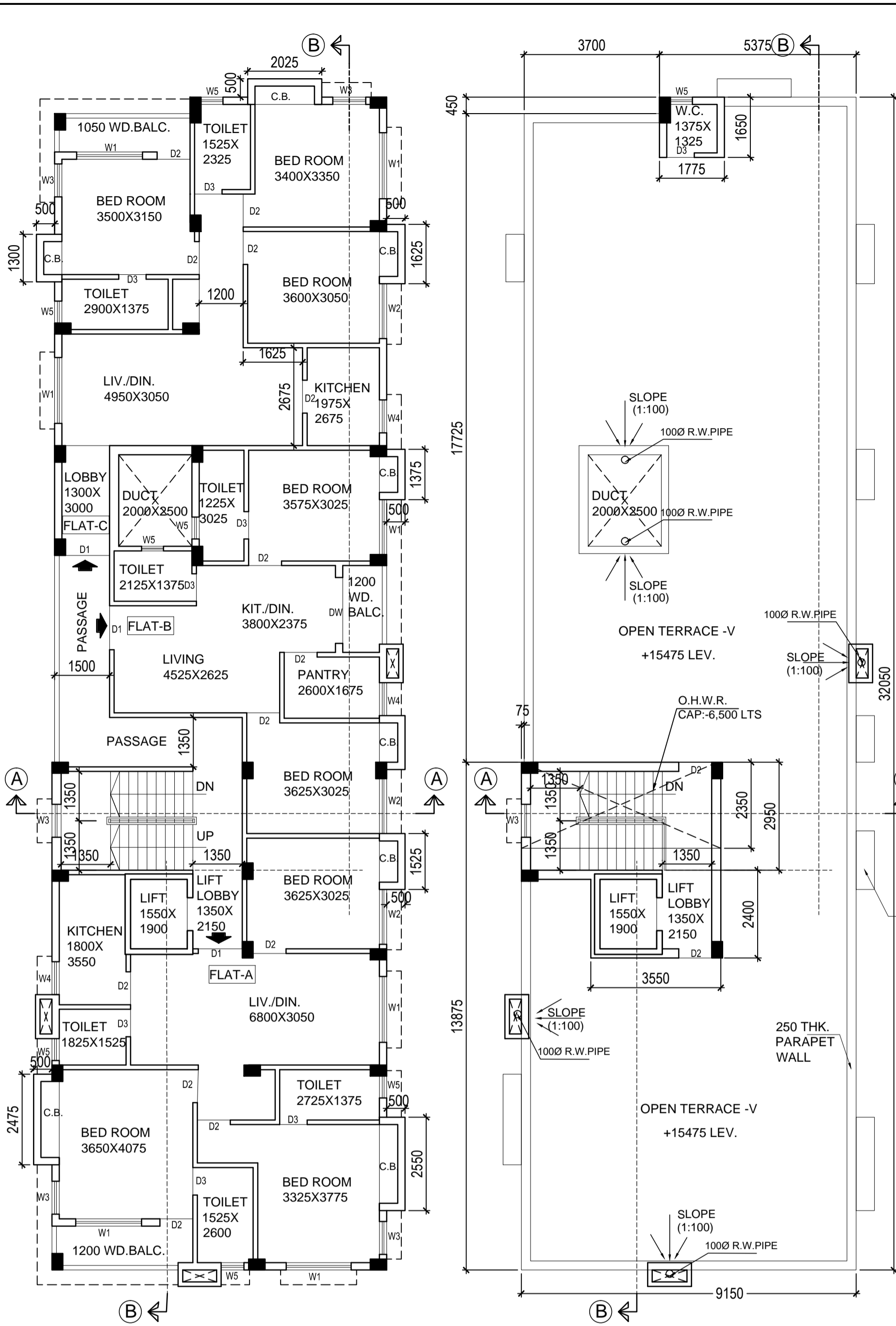


GROUND FLOOR PLAN.
(SCALE =1:100)



1ST. TO 4TH. FLOOR PLAN.
(SCALE =1:100)

ROOF PLAN.
(SCALE =1:100)

| DOOR WINDOW SCHEDULE | | | | | |
|----------------------|-------|------|------|-------|------|
| TYPE | WIDTH | HT. | TYPE | WIDTH | HT. |
| D1 | 1200 | 2150 | W1 | 1800 | 1250 |
| D2 | 900 | 2150 | W2 | 1500 | 1250 |
| D3 | 750 | 2150 | W3 | 900 | 1250 |
| DW | 2400 | 2150 | W4 | 900 | 1000 |
| | | | W5 | 600 | 950 |

| STATEMENT OF THE PLAN PROPOSAL | |
|---|--|
| PART:- A | |
| 1. ASSESSE NO : 210990501166 | |
| 2. DETAIL OF REGISTERED DEED:- | |
| BOOK NO -I. VOL. NO : 1605-2024, PAGE NO : 13503 TO 13533, BEING NO : 160500301, YEAR-2024, DATE : 23.02.2024 , PLACE- A.D.S.R. ALIPORE | |
| 3. DETAIL REGISTERED OF POWER ATTORNEY | |
| A. BOOK NO - IV , VOL. NO : 1605-2024, PAGE NO : 1489 TO 1502, BEING NO : 160500078 , YEAR-2024 , DATE - 02.04.2024 PLACE- A.D.S.R. ALIPORE, WEST BENGAL. | |
| 4. DETAIL REGISTERED OF KMC BOUNDARY DECLARATION:- | |
| BOOK NO : I , VOL. NO : 1630-2024 , PAGE NO : 46972 TO 46982 , BEING NO : 163001728, DATE : 28.05.2024 YEAR- 2024 , PLACE- D.S.R.-V SOUTH 24- PARGANAS. | |
| 5. U.L.C. VIDE NO.: 1063/ULC/KOLKATA/ 2024 DATE: 23.07.2024 | |

| | | | | | |
|---|---------------|-------------------------------|----------------------|-----------------|----------------------|
| PART:- B | | | | | |
| STATEMENT OF AREA:- | | | | | |
| AREA OF LAND:- (08K.-09CH.-08SQFT.) = 573.485 SQM.(AS PER DEED) | | | | | |
| AREA OF LAND:- 571.539 SQM.(AS PER PHYSICAL MEASUREMENT) | | | | | |
| PERMISSIBLE GROUND COVERAGE (50.0%) = 285.769 SQM. | | | | | |
| PROPOSED GROUND COVERAGE (49.907%) = 285.241 SQM. | | | | | |
| PERMISSIBLE F.A.R. = 2.25 | | | | | |
| PROPOSED HEIGHT = 15.475 SQM. | | | | | |
| PROPOSED AREA :- | | | | | |
| GROUND FL | 285.241 SQ.M | - | 285.241 SQ.M | 13.365 SQ.M | 2.903 SQ.M |
| 1ST FLOOR | 285.241 SQ.M | 2.945 SQ.M | 282.296 SQ.M | 13.365 SQ.M | 2.903 SQ.M |
| 2ND FLOOR | 285.241 SQ.M | 2.945 SQ.M | 282.296 SQ.M | 13.365 SQ.M | 2.903 SQ.M |
| 3RD FLOOR | 285.241 SQ.M | 2.945 SQ.M | 282.296 SQ.M | 13.365 SQ.M | 2.903 SQ.M |
| 4TH FLOOR | 285.241 SQ.M | 2.945 SQ.M | 282.296 SQ.M | 13.365 SQ.M | 2.903 SQ.M |
| TOTAL | 1426.206 SQ.M | 11.780 SQ.M | 1414.425 SQ.M | 66.825 SQ.M | 14.515 SQ.M |
| TOTAL AREA = 1333.085 SQM. | | | | | |
| BONUS FOR CAR PARKING = 193.620 SQM. | | | | | |
| NET AREA (1333.085-193.620) = 1139.465 SQM. | | | | | |
| PROPOSED F.A.R. (1139.465/571.539) = 1.993 | | | | | |
| TENEMENTS & CAR PARKING CALCULATION :- | | | | | |
| MARKED | TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
| A | 97.114 SQ.M | 17.727 SQ.M | 114.841 SQ.M | 4 | 4 NOS. |
| B | 62.516 SQ.M | 11.411 SQ.M | 73.927 SQ.M | 4 | 1 NOS. |
| C | 90.797 SQ.M | 16.574 SQ.M | 107.371 SQ.M | 4 | 4 NOS. |
| MERCANTILE RETAIL BUILT UP AREA = 36.252 SQM. | | | | | |
| MERCANTILE RETAIL CARPET AREA = 31.510 SQM. (PARKING 1 NOS.) | | | | | |
| RESIDENTIAL AREA = 1378.173 SQM. | | | | | |
| CAR PARKING REQUIRED = 10 NOS. | | | | | |
| CAR PARKING PROVIDED = 11 NOS. | | | | | |
| PERMISSIBLE AREA FOR PARKING = (25X10)= 250 SQM. | | | | | |
| PROVIDED AREA FOR PARKING = 193.747 SQM. | | | | | |
| COMMON AREA = 182.849 SQM. | | | | | |
| STAIR HEAD ROOM AREA = 17.440 SQM. | | | | | |
| LIFT ROOM AREA = 7.633 SQM. | | | | | |
| OVER HEAD TANK AREA = 12.808 SQ.M. | | | | | |
| SERVICE TOILET AREA = 2.929 SQ.M. | | | | | |
| AREA OF CUP-BOARD = 28.696 SQM. | | | | | |
| TOTAL ADDITIONAL AREA = 112.965 SQM. | | | | | |
| TOTAL AREA FOR FEES = 1527.390 SQM. | | | | | |
| OPEN TERRACE AREA = 285.241 SQM. | | | | | |
| ROOF STRUCTURE AREA = 28.002 SQM. | | | | | |

| | |
|---|--|
| GREEN AREA CALCULATION:- | |
| 15% AREA TAKEN FROM 6000 SQ.M. BUILT UP | |
| % OF GREEN AREA = 15X1414.425/6000 | |
| = 3.536% | |
| MIN 3.536 % OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA | |
| REQUIRED GREEN AREA(PROPOSED) = 20.209 SQ.M.(3.536 %) | |
| PROVIDED GREEN AREA :- | |
| = 25.748 SQ.M. (4.505 %) | |

TITLE:- GROUND FL. PLAN, 1ST. FLOOR PLAN, 2ND FL. PLAN, 3RD. FL. PLAN & 4TH FL. PLAN.

PROJECT.

PROPOSED G+ IV STORIED (HT.-15.475M)RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, KMC BUILDING RULE 2009 ,AT PREMISES NO. 87/ 12 /56A,RAJA SUBODH CHANDRA MULLICK ROAD. KOLKATA-700 047. WARD NO-99, BR. NO-X,P.S.- NETAJI NAGAR.

| | | | |
|------------------------------|--------------|------------|--------|
| JOB NO. | DRG. NO. | DATE | DEALT |
| 1302 | ARCH/CORP-01 | 26.11.2024 | RESHMI |
| SCALE : 1:100 & as mentioned | | | |
| architect | | | |

| | |
|-----------------------------|--------------------------|
| SCALE: 1:100, 1:600, 1:4000 | B.P. NO.: 2024100190 |
| DATE: 27/11/2024 | VALID UP TO: 27-NOV-2029 |

| | |
|----------------------------------|-----------------------------------|
| SIGNATURE OF ASSISTANT ENGINEER. | SIGNATURE OF EXECUTIVE ENGINEER . |
|----------------------------------|-----------------------------------|

| | |
|---|-----------------------|
| AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022 | |
| PREMISES NO. - 87 /12 /56A, RAJA SUBODH CHANDRA MULLICK ROAD, WARD NO. - 99, BOROUGH NO. - X, | |
| ASSESSEE NO. -210990501166 NAME OF OWNER(S)/APPLICANT(S): | |
| PARTHO SARATHI DAS (C.A) PROPRITER OF M/S PRATTAY AS CONSTITUTED ATTORNEY OF SUNGLOW CAPITAL VENTURES & 1. MR. SIDDHARTH PODDAR AND 2. MRS. DEEPALI PODDAR | |
| AREA OF LAND: (08K.-09CH.-08SQFT.) = 573.485 SQM.(AS PER DEED) 571.539 SQM.(AS PER PHYSICAL) | |
| NAME OF ARCHITECT: ANJAN UKIL (CA/94/16721) | |
| PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M. PROPOSED HEIGHT OF BUILDING (AMSL+G.L.+HT. OF BLDG.+ HT.TOP ROOF STRUCTURE) : 26.625 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) | |
| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE | CO-ORDINATE IN WGS 84 |
| | LATITUDE |
| "A" | 22°28'40.8"N |
| "B" | 22°28'40.9"N |
| "C" | 22°28'41.7"N |
| "D" | 22°28'42.0"N |
| | LONGITUDE |
| | 88°22'26.1"E |
| | 88°22'26.4"E |
| | 88°22'26.4"E |
| | 88°22'26.0"E |
| THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN 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. | |
| PARTHO SARATHI DAS (C.A) PROPRITER OF M/S PRATTAY AS CONSTITUTED ATTORNEY OF SUNGLOW CAPITAL VENTURES & 1. MR. SIDDHARTH PODDAR AND 2. MRS. DEEPALI PODDAR | |
| ANJAN UKIL (CA/94/16721) | |
| NAME OF OWNERS/APPLICANTS | |
| NAME OF ARCHITECT | |

DECLARATION OF OWNER./ APPLICANT

DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 TENENT. THE PLOT HAVE BEEN IDENTIFIED BY US AT THE TIME OF DEPARTMENTAL INSPECTION.

PARTHO SARATHI DAS (C.A)
PROPRITER OF M/S PRATTAY AS CONSTITUTED ATTORNEY OF SUNGLOW CAPITAL VENTURES &
1. MR. SIDDHARTH PODDAR AND
2. MRS. DEEPALI PODDAR
NAME OF OWNER/APLICANT.

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 .

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

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 RUPAK KUMAR BANERJEE. G.T.E. K.M.C. NO.- I/3, THE RECOMMENDATIONS OF SOIL TEST REPORT TO BE CONSIDERED DURING STRUCTURAL CALCULATION.

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

CERTIFICATE OF GEO-TECNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & WILL CARRY 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 THERE IN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

(RUPAK KUMAR BANERJEE. G.T.E-I/3)
NAME OF GEO-TECHNICAL ENGINEER