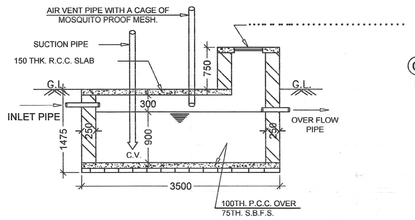
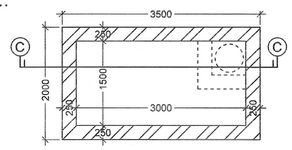


SECTION = C - C

(SCALE- 1:50)



DETAILS OF SEMI UNDER GROUND WATER RESERVOIR.

(CAP - 1000 GALLONS = 4560 Lts.) (SCALE- 1:50)

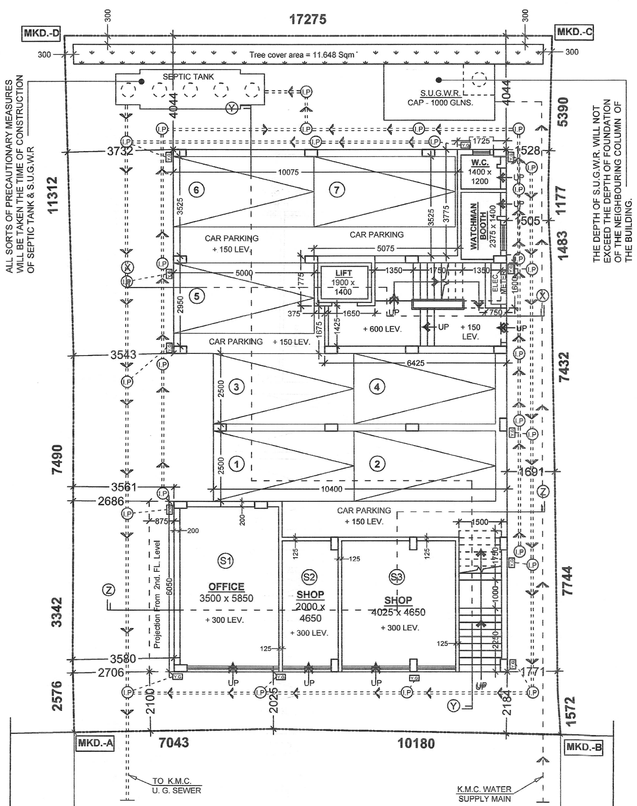
SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2250	W1	1800 x 1200
D1	1350 x 2250	W2	1500 x 1200
D2	1000 x 2250	W3	1200 x 1200
D3	900 x 2250	W4	1000 x 1200
D4	800 x 2250	W5	900 x 1050
		W6	600 x 900

Co-ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site Elevation
	Latitude	Longitude	
' A '	22° 48' 11.30" N	88° 35' 74.0" E	7.0 m.
' B '	22° 48' 12.30" N	88° 35' 73.0" E	7.0 m.
' C '	22° 48' 11.40" N	88° 35' 71.7" E	7.0 m.
' D '	22° 48' 10.70" N	88° 35' 72.5" E	7.0 m.

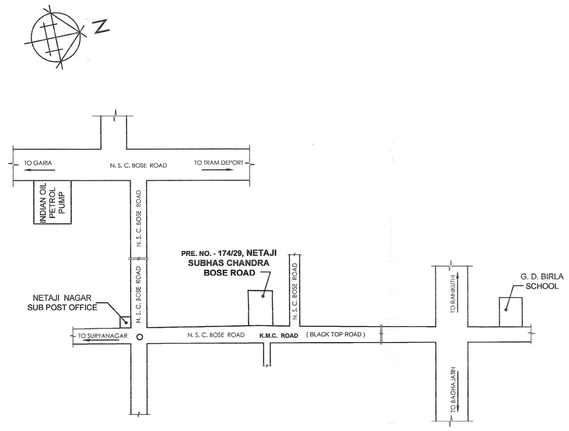
Permissible height in Reference to CCZM issued by AAI : 33.00 M.

7. DETAILS OF DEED OF CONVEYANCE:						
SL.	BOOK	VOL. NO.	BEING NO.	PAGE	DATE	OFFICE
1.	I	1604-2023	160406856	227053 TO 227088	21/06/2023	DSR IV S24 PGN
2.	I	1604-2023	160406857	227016 TO 227052	21/06/2023	DSR IV S24 PGN
3.	I	1604-2023	160406860	221992 TO 222026	19/06/2023	DSR IV S24 PGN
4.	I	1604-2023	160406861	223573 TO 223607	19/06/2023	DSR IV S24 PGN
5.	I	1604-2023	160406862	223608 TO 223641	19/06/2023	DSR IV S24 PGN
6.	I	1604-2023	160406864	208614 TO 208648	09/06/2023	DSR IV S24 PGN
7.	I	1604-2023	160406863	208468 TO 208502	09/06/2023	DSR IV S24 PGN
8. DETAILS OF DEED OF AMALGAMATION:						
1.	I	1604-2023	160406846	209716 TO 209749	09/06/2023	DSR IV S24 PGN
2.	I	1604-2023	160406847	227112 TO 227146	21/06/2023	DSR IV S24 PGN
3.	I	1604-2023	160406853	221859 TO 221895	19/06/2023	DSR IV S24 PGN
4.	I	1604-2023	160406854	227147 TO 227195	21/06/2023	DSR IV S24 PGN
5.	I	1604-2023	160406855	229670 TO 229730	22/06/2023	DSR IV S24 PGN



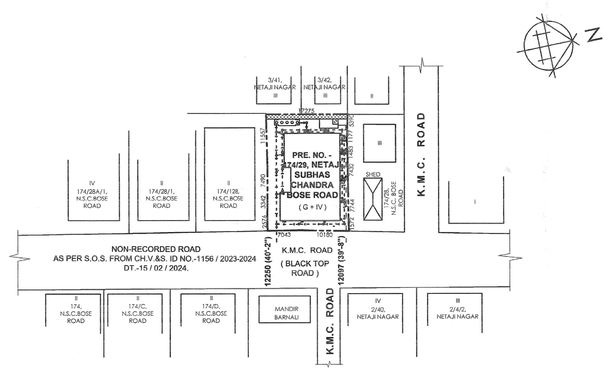
GROUND FLOOR PLAN.

(SCALE = 1 : 100)



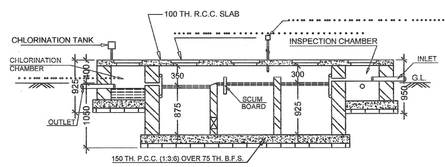
LOCATION PLAN

SCALE= 1 : 4000

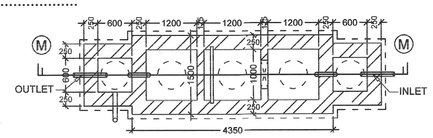


SITE PLAN

SCALE= 1 : 600



SECTION = M - M



DETAILS OF SEPTIC TANK

(50 USERS) (SCALE:- 1:50)

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

1. ALL DIMENSIONS IN MM.
2. THE HEIGHT OF THE BUILDING IS 15.450 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 - 500.
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 MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **21-098-06-0124-9**
2. **NAME OF THE OWNER/S : (Recorded)** Smt. Puja Chatterjee, Smt. Mousumi Mukherjee, Sri. Anjay Kumar Singh.
3.(I) **DETAILS OF REGD. TITLE DEEDS** Book NO.- I, VOL. NO.- 3, Pages.- 281 to 266, Being NO.- 208, Year : 1952. District Registrar Alipore. West Bengal. Date :- 18/01/1952
3.(II) **DETAILS OF REGD. TITLE DEEDS** Book NO.- I, VOL. NO.- 12, Pages.- 14 to 18, Being NO.- 209, Year : 1952. District Registrar Alipore. West Bengal. Date :- 18/01/1952
3.(III) **DETAILS OF REGD. GRANT OF PROBATE OF WILL** NO.- 0.51 OF 1996
3.(IV) **DETAILS OF REGD. TITLE DEEDS** Book NO.- I, VOL. NO.- 102, Pages.- 221 to 243, Being NO.- 01503, Year : 2003. District Sub-Registrar Alipore. South 24 Paraganas. West Bengal. Date :- 25/03/2003
4. **DETAILS OF REGD. DEED OF GIFT** Book NO.- I, VOL. NO.- 1604-2023, Pages.- 302607 to 302637, Being NO.- 160409739, Year : 2023. D.S.R.- IV, South 24-Parganas. West Bengal. Date :- 07/08/2023.
5. **DETAILS OF REGD. BOUNDARY DECLARATION** Book NO.- I, VOL. NO.- 1603-2023, Pages.- 419165 to 419176, Being NO.- 160316090, Year : 2023. D.S.R.-III, South 24-Parganas. West Bengal. Date :- 11/10/2023.
6. **DETAILS OF REGD. GENERAL POWER OF ATTORNEY** Book NO.- I, VOL. NO.- 1604-2023, Pages.- 308929 to 308952, Being NO.- 160409933, Year : 2023. D.S.R.-IV, South 24-Parganas. West Bengal. Date :- 10/08/2023.

PART - B

1. **AREA OF LAND :**
As per Title deed : 421.498 Sqm.
Assessement Book Copy (6 K. - 04 CH. - 37 SQFT)
as per **boundary declaration** : 421.276 Sqm.
2. NET AREA OF LAND : 421.276 Sqm.
3. PERMISSIBLE GROUND COVERAGE = 52.624 % = 221.692 Sqm.
4. PROPOSED GROUND COVERAGE = 51.401 % = 216.539 Sqm.
5. PROPOSED AREA :

	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT					Floor Area (Excluding Stair, Lift Duct & Lobby)
		Stair Void / Duct Area	Lift Duct Area	Total Area	Stair Way Area (Excluding Stair Void)	Lift Lobby	
Ground Floor	211.245 Sqm.	——	——	——	20.190	2.351	188.704 Sqm.
First Floor	211.245 Sqm.	9.888	2.660	12.548	12.690	2.351	183.656 Sqm.
Second Floor	216.539 Sqm.	0.438	2.660	3.098	12.690	2.351	198.400 Sqm.
Third Floor	216.539 Sqm.	0.438	2.660	3.098	12.690	2.351	198.400 Sqm.
Fourth Floor	216.539 Sqm.	0.438	2.660	3.098	12.690	2.351	198.400 Sqm.
Total	**1072.107 Sqm.**	**11.202**	**10.640**	**21.842**	**70.950**	**11.755**	**967.560 Sqm.**

TOTAL EXEMPTED AREA = 82.705 Sqm.

6. **PARKING CALCULATION :**

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
2 - 47.175 Sqm.	6.890	54.065 Sqm.	4 Nos.	1 No.
3 - 69.733 Sqm.	10.185	79.918 Sqm.	3 Nos.	3 Nos.
4 - 80.521 Sqm.	11.760	92.281 Sqm.	3 Nos.	
Business (Office Space) Carpet Area Above 50 Sqm. one car parking space				
Car pet Area Business (Office Space) - 144.731 Sqm.				2 Nos.
Mercantile Retail (Shop) Carpet Area Above 25 Sqm. one car parking space				
Car pet Area Mercantile Retail (Shop) - 26.811 Sqm.				1 No.
			Total Required Parking =	**7 Nos.**

B) NOS. OF PARKING PROVIDED = 7 Nos.
C) Permissible area for parking : (a) GROUND FLOOR = 7 Nos. x 25
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 120.297 Sqm.
7. PERMISSIBLE F. A. R. = 2.25
8. PROPOSED F. A. R. = 967.560 - 120.297 / 421.276 = **2.011 < 2.25**
9. TOTAL CUPBOARD AREA = 3.600 Sqm.
10. STAIR HEAD ROOM AREA = 16.043 Sqm.
11. OVER HEAD TANK AREA = 8.625 Sqm.
12. LIFT MACHINE ROOM AREA = 11.299 Sqm.
13. LIFT MACHINE ROOM STAIR AREA = 3.000 Sqm.
14. HEIGHT OF THE BUILDING = 14.450 m.
15. PROPOSED TOTAL COMMON AREA = 93.394 Sqm.
16. PROPOSED OPEN TERRACE AREA = 216.539 Sqm.
17. TREE COVERED AREA
REQUIRED (1050.265 / 6000) x 15% x 421.276 = 11.061 Sqm.
PROPOSED = 11.648 Sqm.
18. PROPOSED TOTAL AREA FOR FEES = 1084.207 Sqm.
(Floor Area + Cupboard + Stair Head Rm + Lift M/C Rm + Lift M/C Rm Stair)
19. BUSINESS (OFFICE SPACE) BUILTUP AREA = 167.807 Sqm.
BUSINESS (OFFICE SPACE) CARPET AREA = 144.731 Sqm.
20. MERCANTILE RETAIL (SHOP) BUILTUP AREA = 30.258 Sqm.
MERCANTILE RETAIL (SHOP) CARPET AREA = 26.811 Sqm.

DECLARATION OF OWNERS/ APPLICANTS.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B. S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT. DURING INSPECTION THE PLOT WAS IDENTIFIED BY US. THE PLOT IS FULLY DEMARKCATED BY BOUNDARY WALL.

AMIT SENAPATI
M/S GANAPATI CONSTRUCTION
CA OF SMT.PUJA CHATTERJEE,
SMT.MOUSUMI MUKHERJEE,SRI ANJAY KUMAR SINGH.
NAME OF OWNERS/APPLICANTS.

CERTIFICATE 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 AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS 12.097 MT. NON RECORDED 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 S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK..

AVIJIT DAS
L.B.S. NO-1755/I (K.M.C)
NAME OF L. B. S. (K.M.C.)

CERTIFICATE OF E.S.E.

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUND D. AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN DRAWN BY ME CONSIDERING ALL POSSIBLE LOADS INCLUING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY MR. BHASKARJYOTI ROY, G.T.E NO-50/I (K.M.C.) ,SOIL-TECH, OFFICE -51/1H,P.G.H. SHAH ROAD, KOLKATA-700032.
CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SAKTI BRATA BHATTACHARYYA
E.S.E/I/116
NAME OF E.S.E. (K.M.C.)

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRID OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AT THE FOUNDATION SYSTEM PORPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEO-TECHNICAL POIN OF VIEW.

BHASKARJYOTI ROY
G.T/I/50 (K.M.C)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED FIVE (G + IV) STORIED (Height of the Building is 15.450 m.) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. Building ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - 174/29, NETAJI SUBHAS CHANDRA BOSE ROAD. KOLKATA - 700 092. P. S. - NETAJI NAGAR, WARD NO. - 98, BOROUGH - X. UNDER THE KOLKATA MUNICIPAL CORPORATION

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

BUILDING PERMIT NUMBER: 2024100018

DATE: 19/04/2024 VALID UP TO: 18/04/2029

TUSHAR JATI Digitally signed by TUSHAR JATI Date: 2024.04.19 16:58:48 +05'30'

DIBAKAR CHOWDHURY Digitally signed by DIBAKAR CHOWDHURY Date: 2024.04.19 17:01:36 +05'30'

SIGNATURE OF E.E. SIGNATURE OF A.E