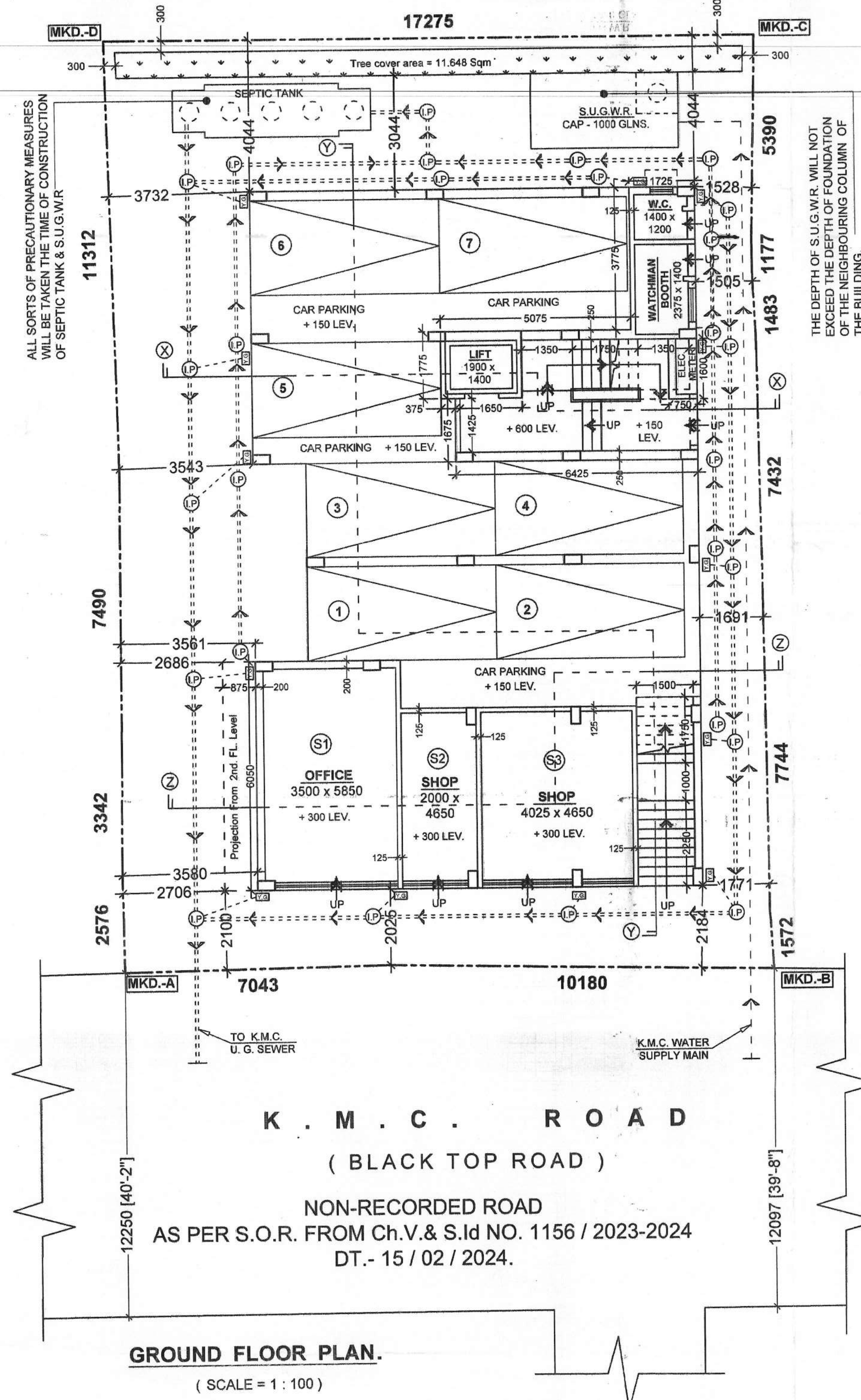
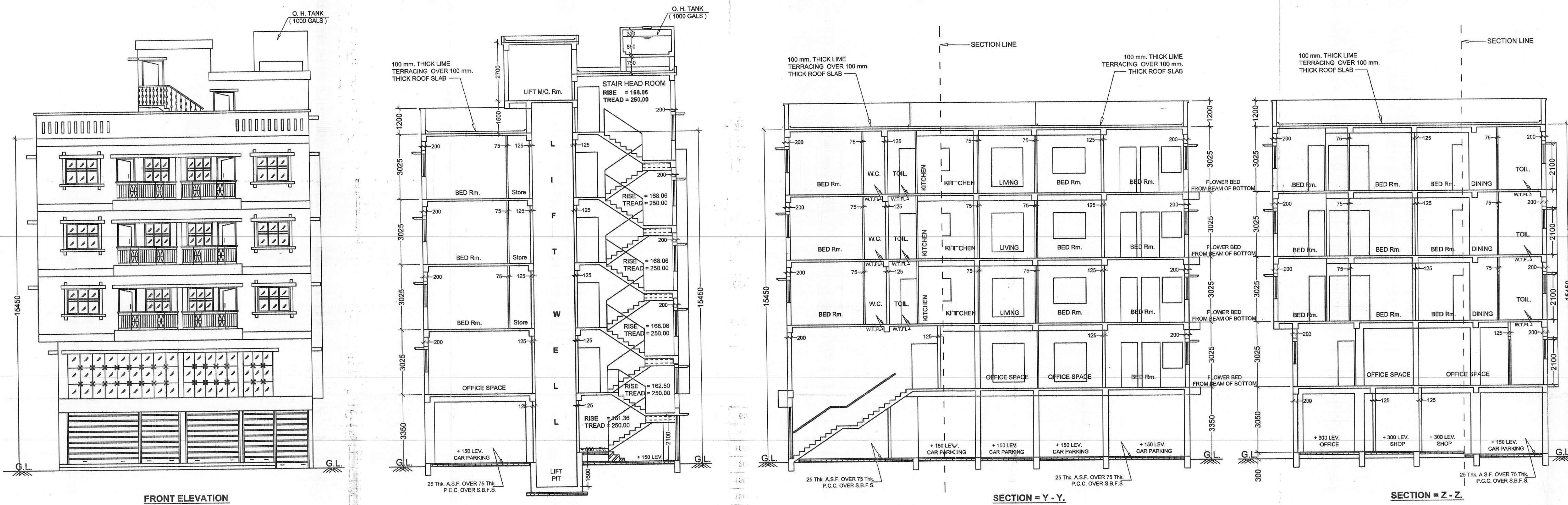




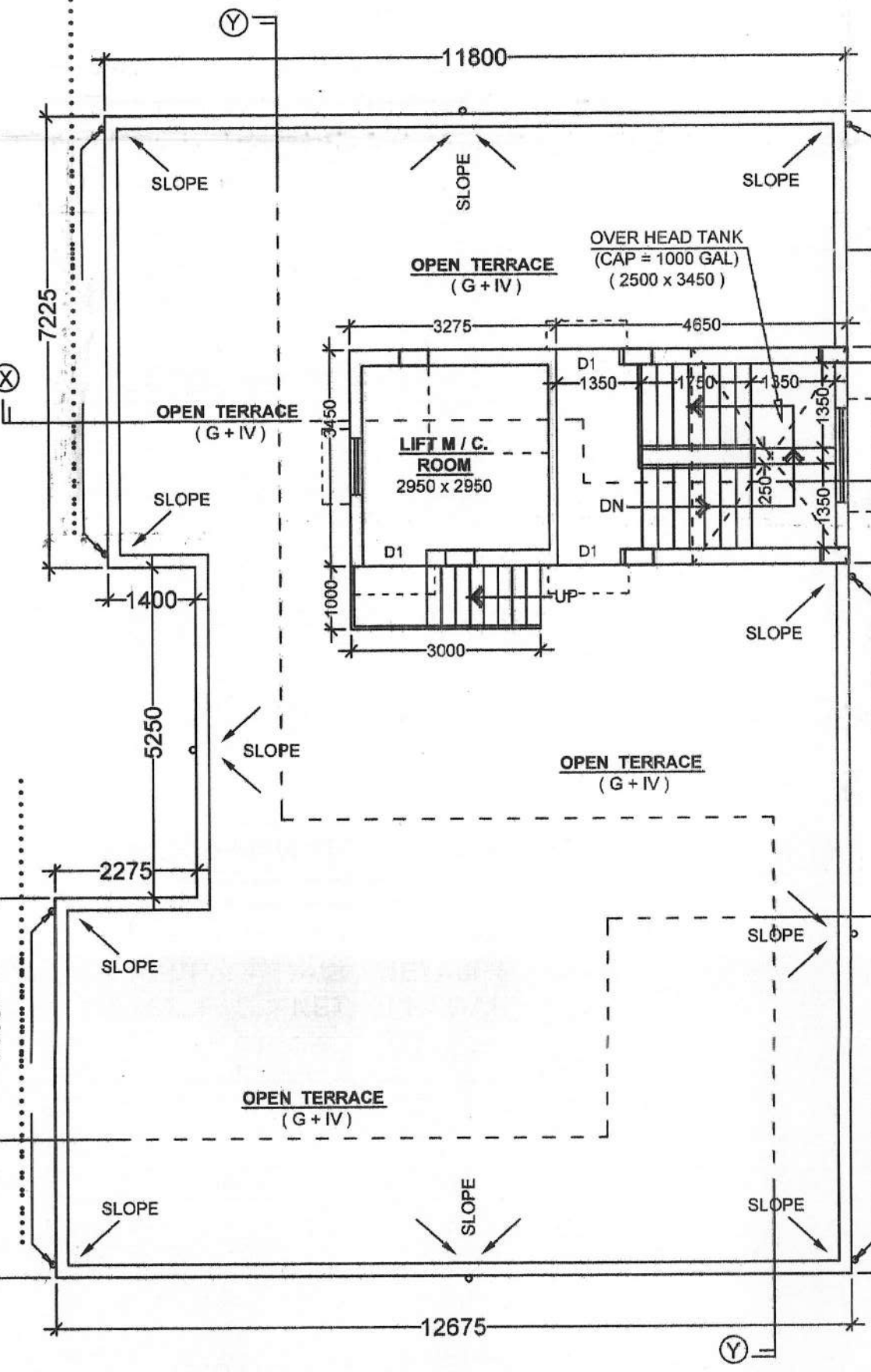
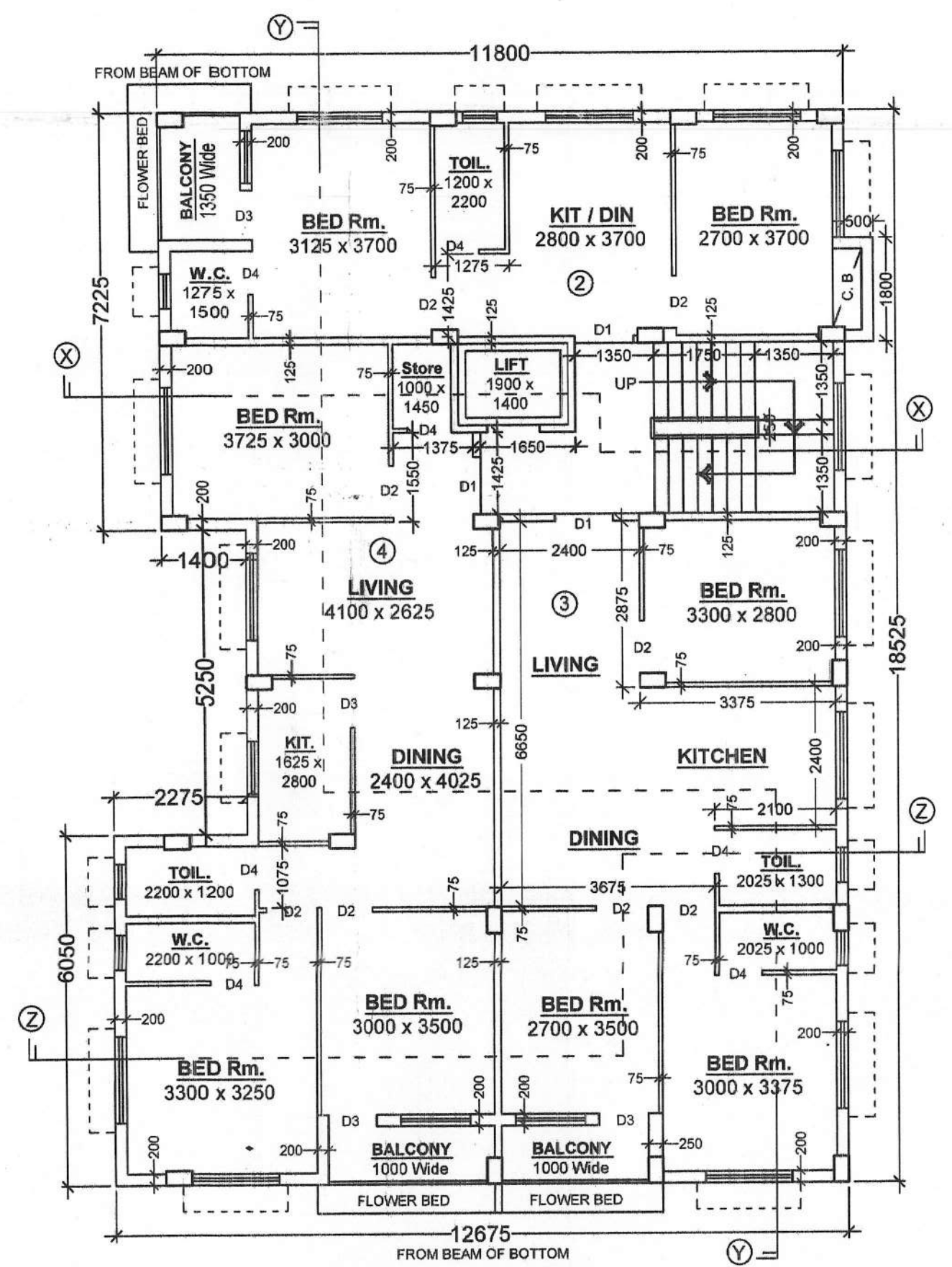
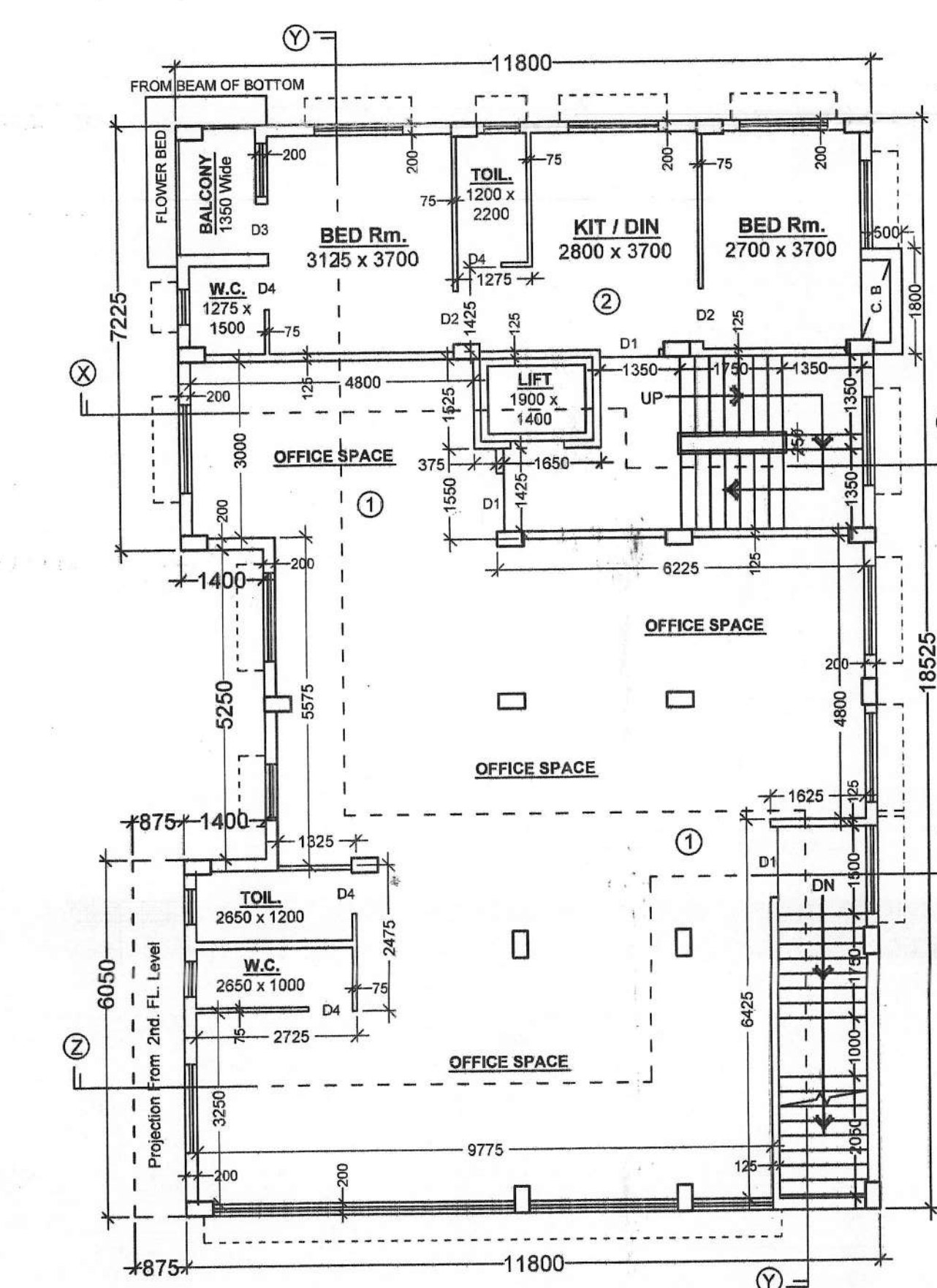
Co-ordinate in WGS 84 and site elevation (AMSL)			
Reference points marked in the site plan of the proposal	Latitude	Longitude	Site Elevation
'A'	22° 48' 11.30" N	88° 37' 4.0" E	7.0 m.
'B'	22° 48' 12.30" N	88° 37' 3.0" E	7.0 m.
'C'	22° 48' 11.40" N	88° 37' 1.7" E	7.0 m.
'D'	22° 48' 10.70" N	88° 37' 2.5" E	7.0 m.

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

SPECIFICATION	
1.	ALL DIMENSIONS ARE 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 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.

7. DETAILS OF DEED OF CONVEYANCE:					
SL. NO.	BOOK VOL. NO.	BEING NO.	PAGE	DATE	OFFICE
1.	1804-2023	16040886	227053 TO 227088	21/06/2023	DSR IV 524 PGN
2.	1804-2023	16040887	227016 TO 227052	21/06/2023	DSR IV 524 PGN
3.	1804-2023	16040888	221992 TO 222026	19/06/2023	DSR IV 524 PGN
4.	1804-2023	16040889	223573 TO 223607	19/06/2023	DSR IV 524 PGN
5.	1804-2023	16040890	223650 TO 223684	19/06/2023	DSR IV 524 PGN
6.	1804-2023	16040891	223684 TO 223718	19/06/2023	DSR IV 524 PGN
7.	1804-2023	16040892	223718 TO 223752	19/06/2023	DSR IV 524 PGN

8. DETAILS OF DEED OF AMALGAMATION:					
SL. NO.	BOOK VOL. NO.	BEING NO.	PAGE	DATE	OFFICE
1.	1804-2023	16040893	223752 TO 223786	09/06/2023	DSR IV 524 PGN
2.	1804-2023	16040894	223786 TO 223820	21/06/2023	DSR IV 524 PGN
3.	1804-2023	16040895	223820 TO 223854	19/06/2023	DSR IV 524 PGN
4.	1804-2023	16040896	223854 TO 223888	21/06/2023	DSR IV 524 PGN
5.	1804-2023	16040897	223888 TO 223922	22/06/2023	DSR IV 524 PGN



STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : 21-098-06-0124-9

2. NAME OF THE OWNERS : (Recorded)

Smt. Puja Chatterjee, Smt. Mousumi Mukherjee, Smt. Anjali Kumar Singh.

3. (i) DETAILS OF REGD. TITLE DEEDS

Book NO. - I, VOL. NO. - 3, Pages - 281 to 285, 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 1986

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 Parganas, West Bengal. Date - 07/03/2003.

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 - 11/09/2023.

5. DETAILS OF REGD. BOUNDARY DECLARATION

Book NO. - I, VOL. NO. - 1603-2023, Pages - 419165 to 419176, Being NO. - 160316980, Year - 2023, D.S.R.-III, South 24 Parganas, West Bengal. Date - 11/09/2023.

6. DETAILS OF REGD. GENERAL POWER OF ATTORNEY

Book NO. - I, VOL. NO. - 1804-2023, Pages - 308929 to 308942, Being NO. - 180409933, Year - 2023, D.S.R.-IV, South 24 Parganas, West Bengal. Date - 10/02/2023.

PART - B

1. AREA OF LAND : 421.498 Sqm.

As per Title deed

Assessment Book Copy (81 C - 04 C4 - 37 SCFT) as per Boundary declaration : 421.278 Sqm.

2. NET AREA OF LAND : 421.278 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	Total Area	Stair Way Area (excluding Stair Way)	Lift Lobby	Floor Area (excluding Stair, Lift Duct & Lobby)	
Ground Floor	211.245 Sqm.	211.245 Sqm.	20.190	2.351	188.704 Sqm.	
First Floor	211.245 Sqm.	211.245 Sqm.	12.548	2.351	186.346 Sqm.	
Second Floor	216.539 Sqm.	216.539 Sqm.	3.098	2.351	198.400 Sqm.	
Third Floor	216.539 Sqm.	216.539 Sqm.	3.098	2.351	198.400 Sqm.	
Fourth Floor	216.539 Sqm.	216.539 Sqm.	3.098	2.351	198.400 Sqm.	
Total	1072.107 Sqm.	11.202	10.640	21.842	70.955	967.580 Sqm.

TOTAL EXEMPTED AREA = 82.705 Sqm.

6. PARKING CALCULATION :

A)	Prop. Share	Tenement No	Required Parking
2 - 47.175 Sqm.	8.990	54.990	4 Nos.
3 - 69.733 Sqm.	10.185	79.918 Sqm.	3 Nos.
4 - 60.621 Sqm.	11.760	92.281 Sqm.	3 Nos.

Business (Office Space) Carpet Area Above 50 Sqm. one car parking space

Carpet Area Business (Office Space) - 144.731 Sqm.

Mercantile Retail (Shop) Carpet Area Above 25 Sqm. one car parking space

Carpet Area Mercantile Retail (Shop) - 28.911 Sqm.

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. = 967.580 / 120.297 / 421.278 = 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 : (1050.285 / 8000) x 15% x 421.278 = 11.061 Sqm.

PROPOSED = 11.648 Sqm.

18. PROPOSED TOTAL AREA FOR FEES

(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 = 28.911 Sqm.

DECLARATION OF OWNERS/ APPLICANTS.

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. WE 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 RESERVATION 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 DEMARCATED BY BOUNDARY WALL.

AMIT SENAPATI
MIS. GANAPATI CONSTRUCTION
CA OF SMT. PUJA CHATTERJEE
SMT. MOUSUMI MUKHERJEE, SRI ANJALI 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 AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJOINING 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-17651 (K.M.C.)
NAME OF L.B.S. (K.M.C.)

CERTIFICATE OF E.S.E.

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN DRAWN BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY MR. BHASKARJYOTI ROY, G.T.E. NO-304 (K.M.C.) SOIL-TECH. OFFICE-S11H, P.O.H. SHAH ROAD, KOLKATA-700032. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

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

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED 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 PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEO-TECHNICAL P.O.V. OF VIEW.

BHASKARJYOTI ROY
G.T.1050 (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 16:59:08 +05'30'

DIBAKAR CHOWDHURY Digitally signed by DIBAKAR CHOWDHURY
Date: 2024.04.19 16:59:08 +05'30'

SIGNATURE OF E.E. SIGNATURE OF A.E.