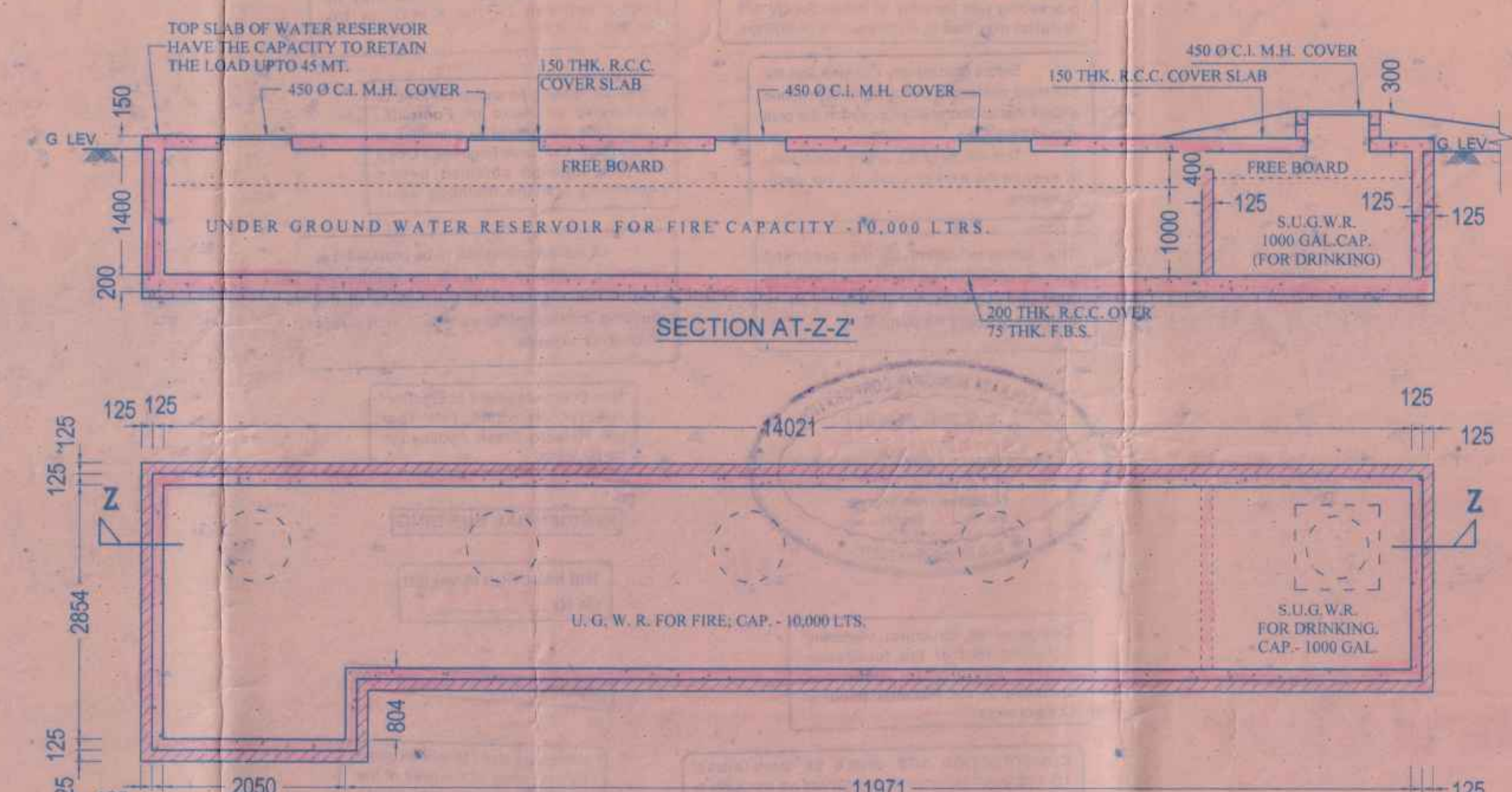
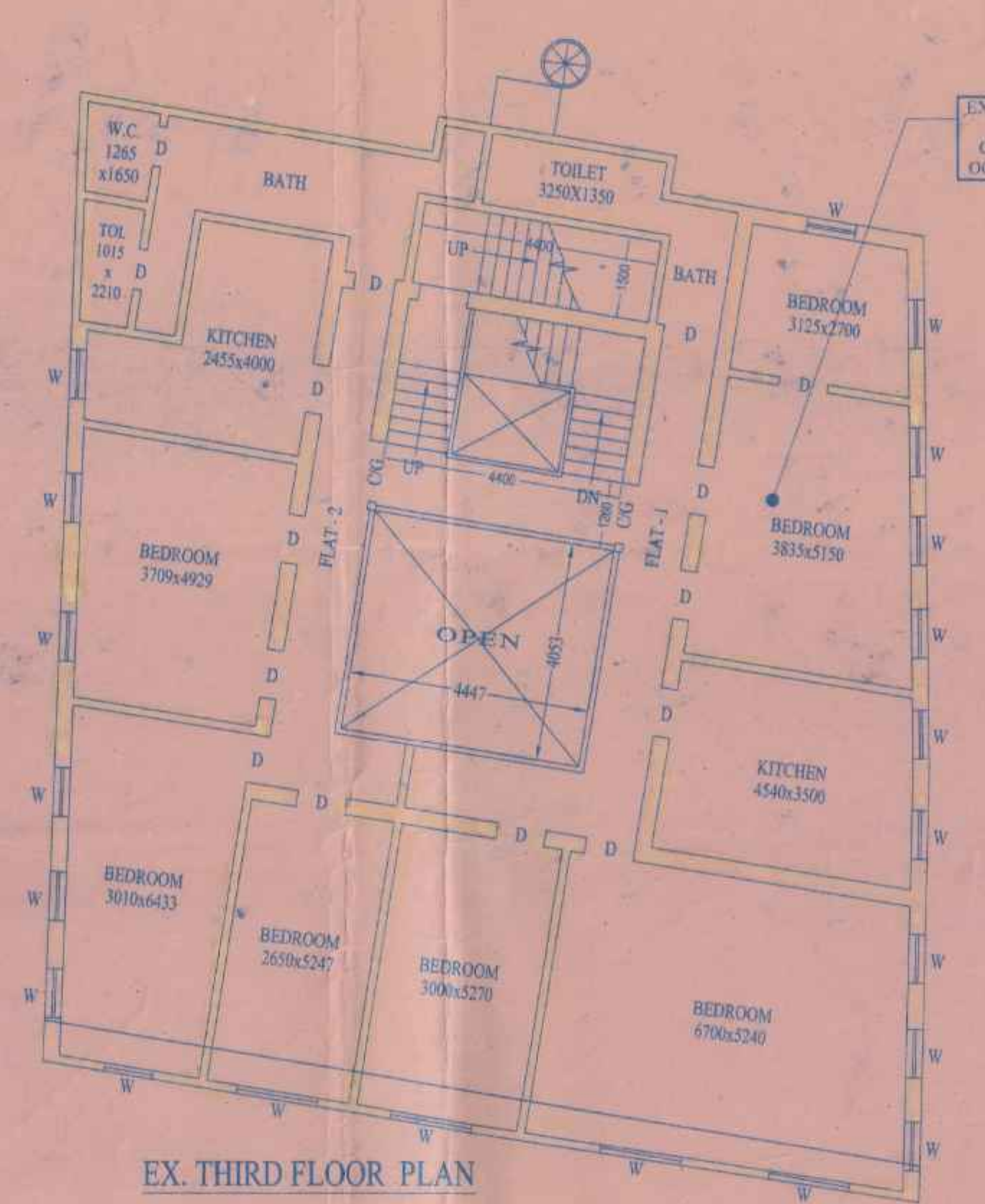




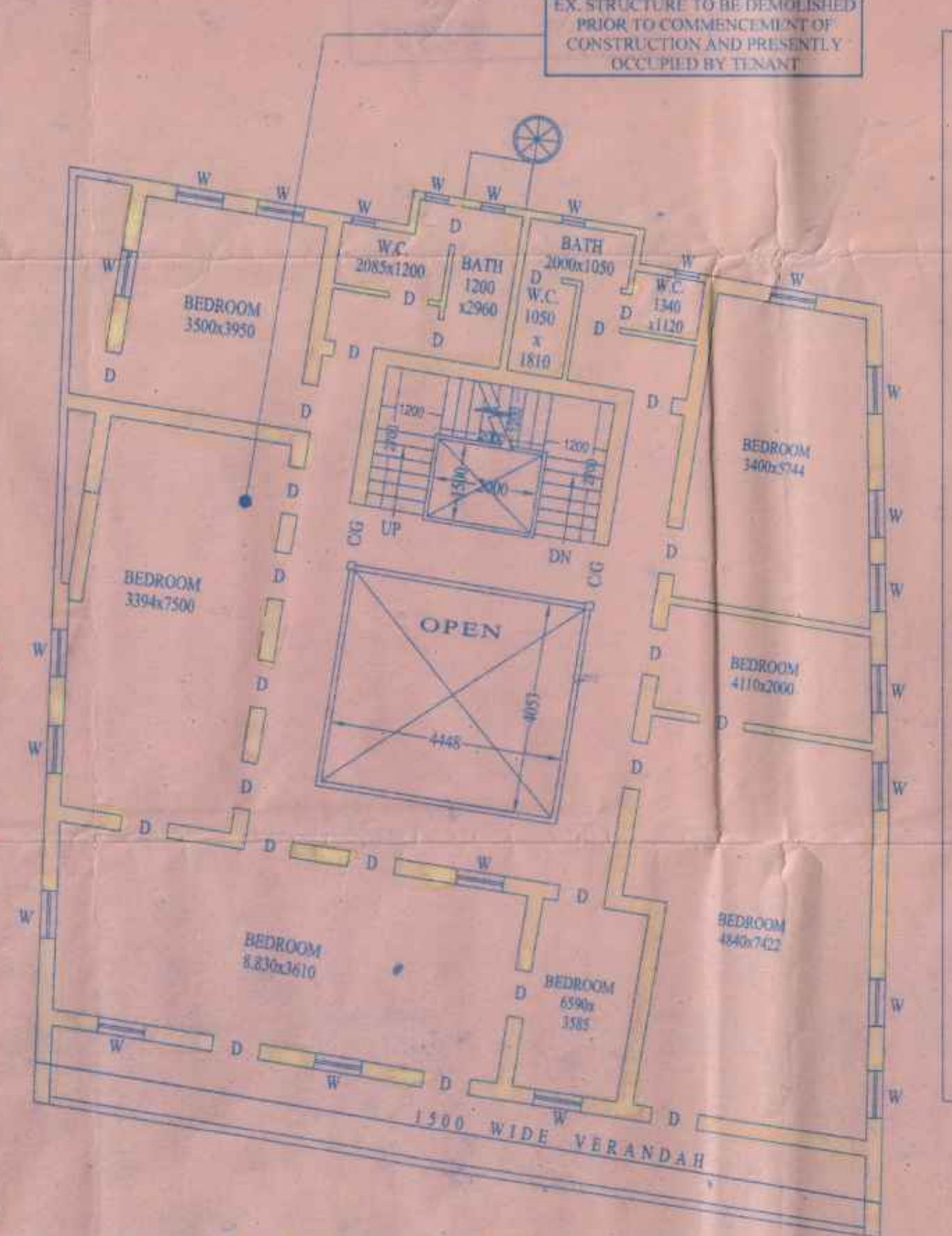
DETAILS OF U.G.W.R. FOR FIRE (cap. - 10,000 ltrs.) & S.U.G.W. RESERVOIR FOR DRINKING (cap. - 1000 gals.)

| FLOOR  | SL. NO. | NAME OF THE EX. TENANTS       | TOTAL COV. AREA INCLUDING STAIR AREA (SQM.) (A) | STAIR AREA (SQM.) (B) | TOTAL COV. AREA EXCLUDING STAIR AREA (SQM.) (A-B) | NATURE OF USE |
|--------|---------|-------------------------------|-------------------------------------------------|-----------------------|---------------------------------------------------|---------------|
| GROUND | 01      | DANESH SINGH                  | 333.657                                         | 8.880                 | 324.777                                           | SHOP          |
| FIRST  | 02      | MULCHAND JAGAL KISHORE MEHANI | 268.781                                         | 8.880                 | 259.901                                           | RESIDENTIAL   |
| SECOND | 03      | SURENDRAN K.R. AGGARWAL       | 148.852                                         | 11.644                | 137.208                                           | RESIDENTIAL   |
| THIRD  | 04      | OWNER                         | 119.929                                         | 9.380                 | 110.549                                           | RESIDENTIAL   |
| TOTAL  |         |                               | 1140.000                                        | 47.664                | 1092.336                                          |               |

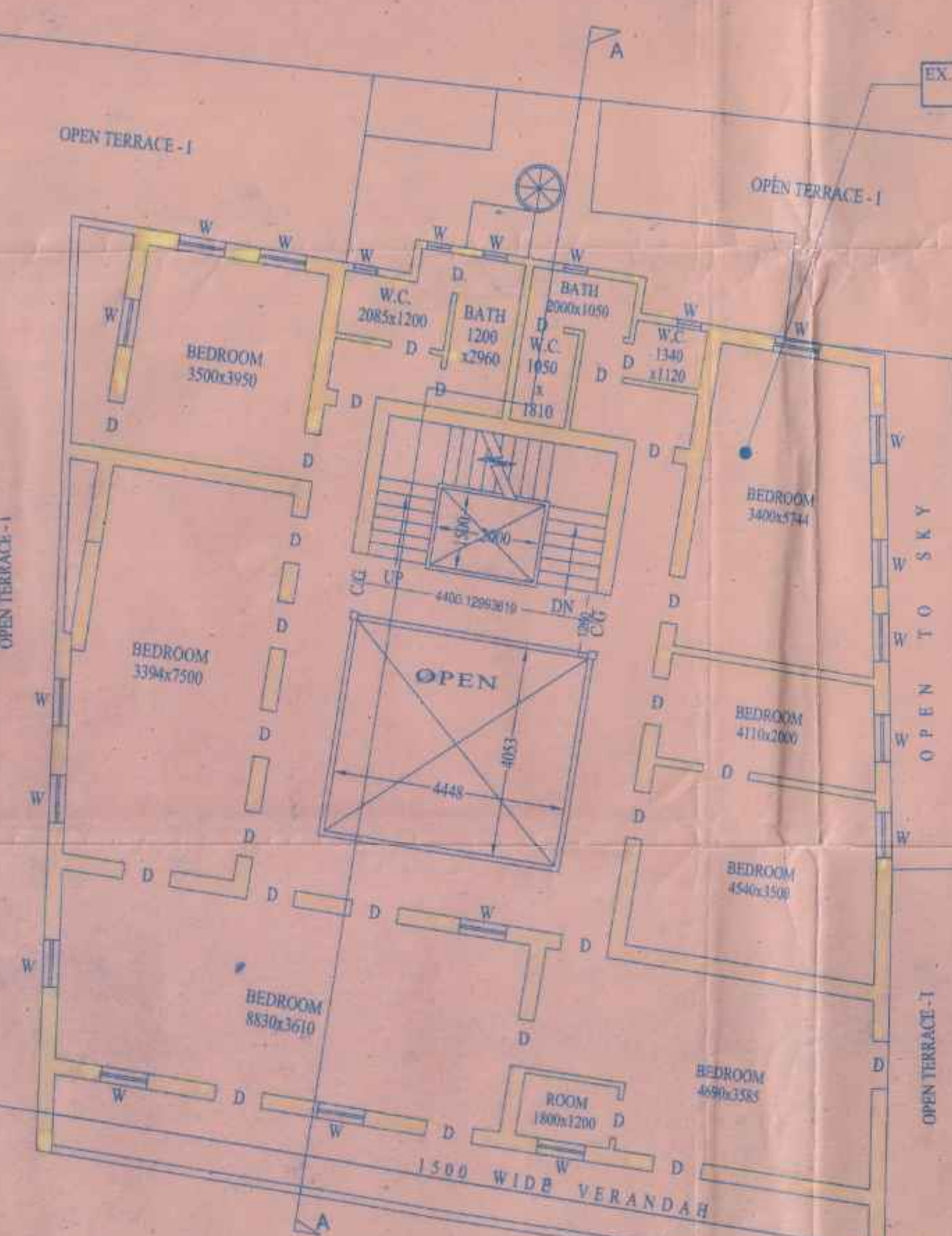
REGISTERED TENANT DECLARATION REF. NO. BOOK NO.-1, CD VOLUME NO.-19, BEING NO.- 02565, PAGE NO.- 2197 TO 2206, REGISTERED BEFORE ARA-II, KOLKATA, FOR THE YEAR 2014.



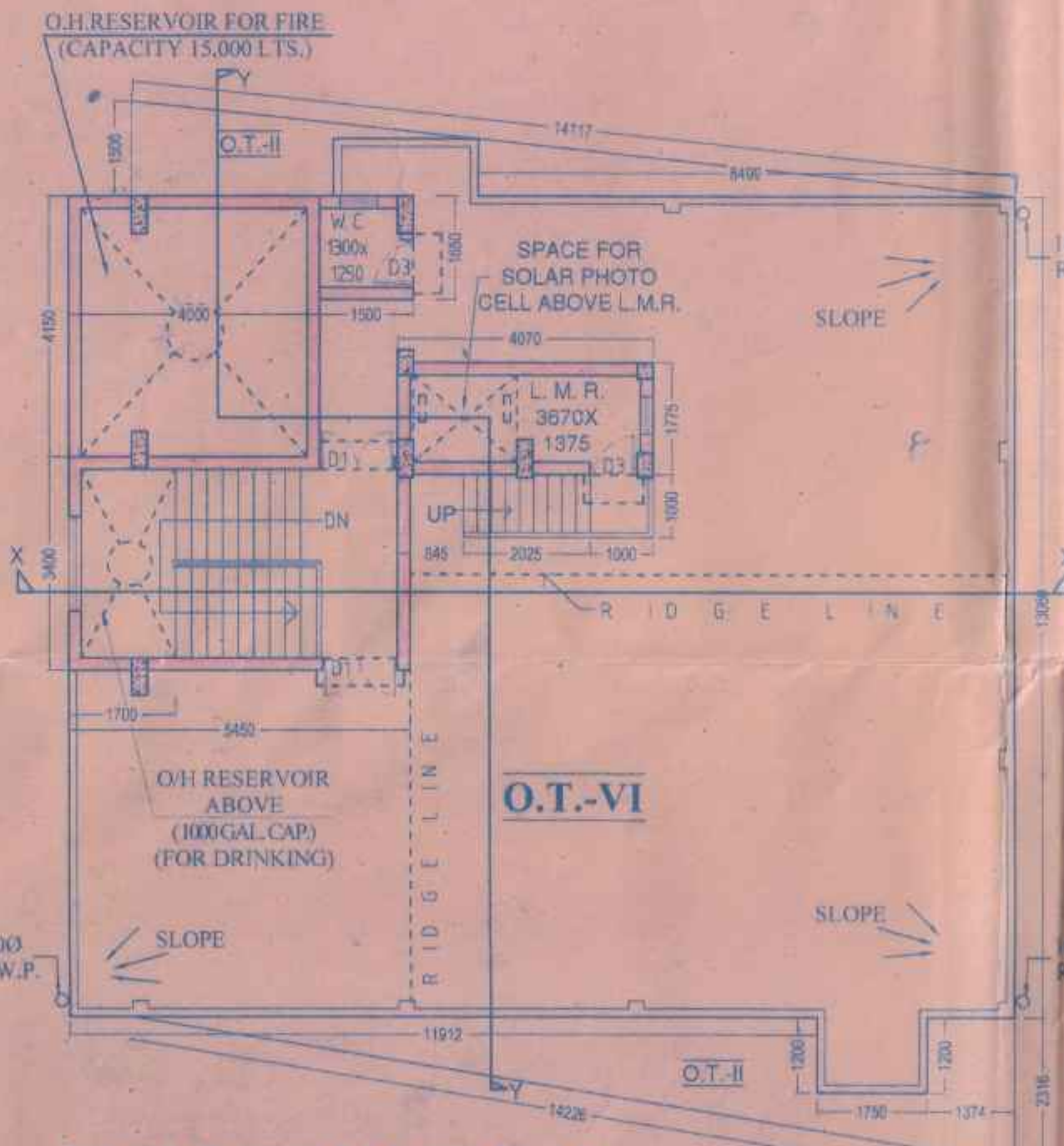
EX. THIRD FLOOR PLAN



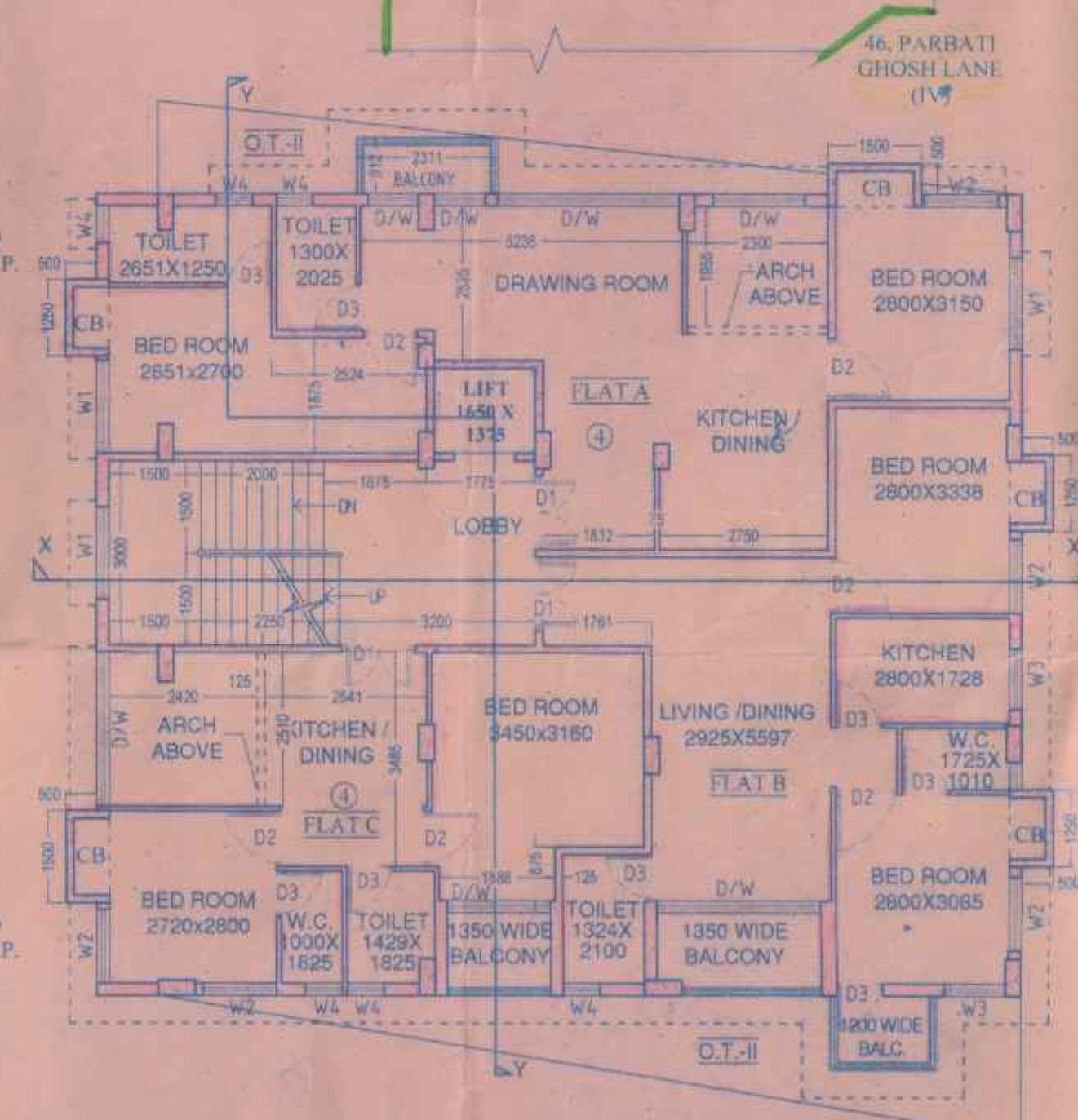
EX. SECOND FLOOR PLAN



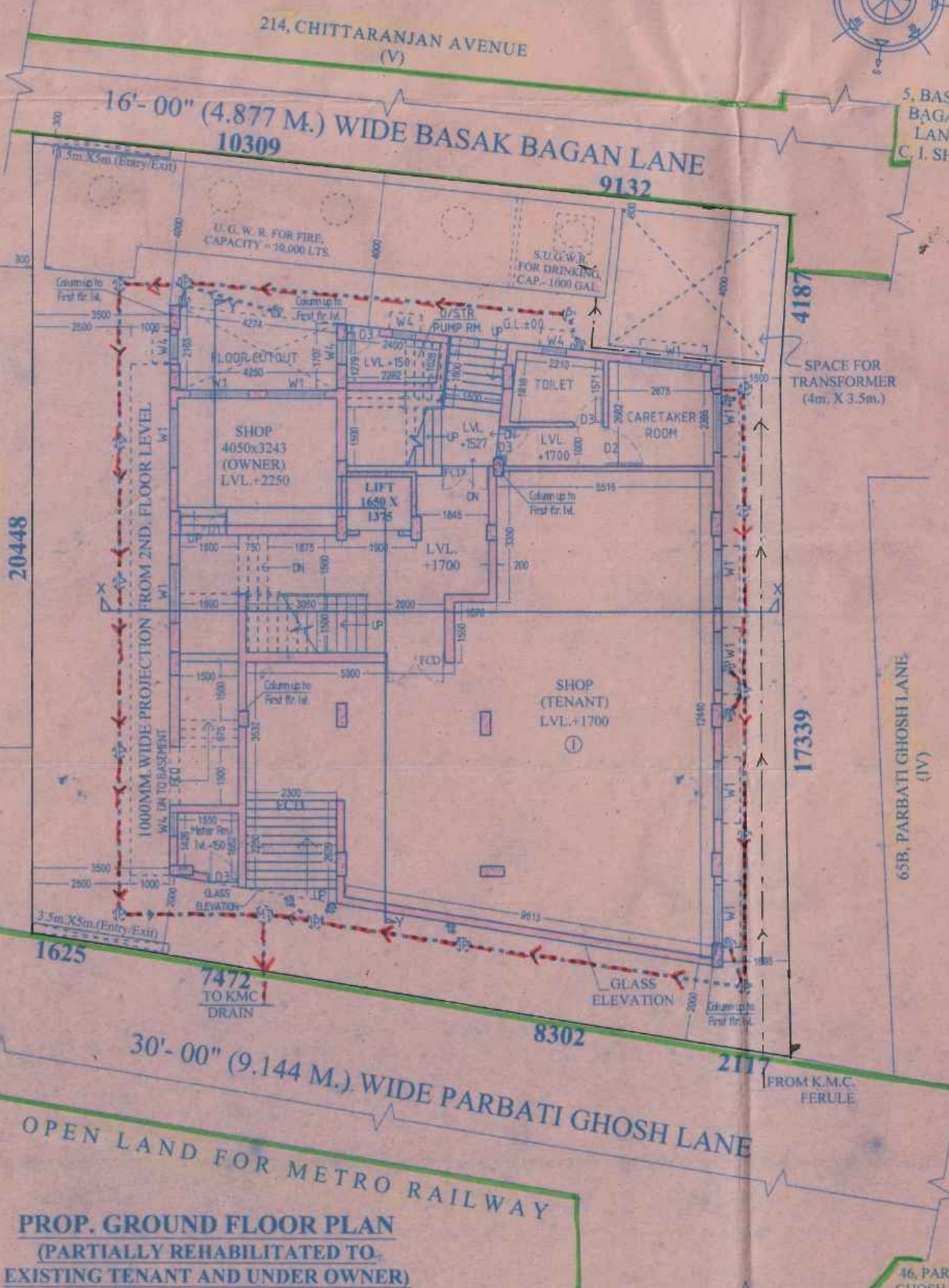
EX. FIRST FLOOR PLAN



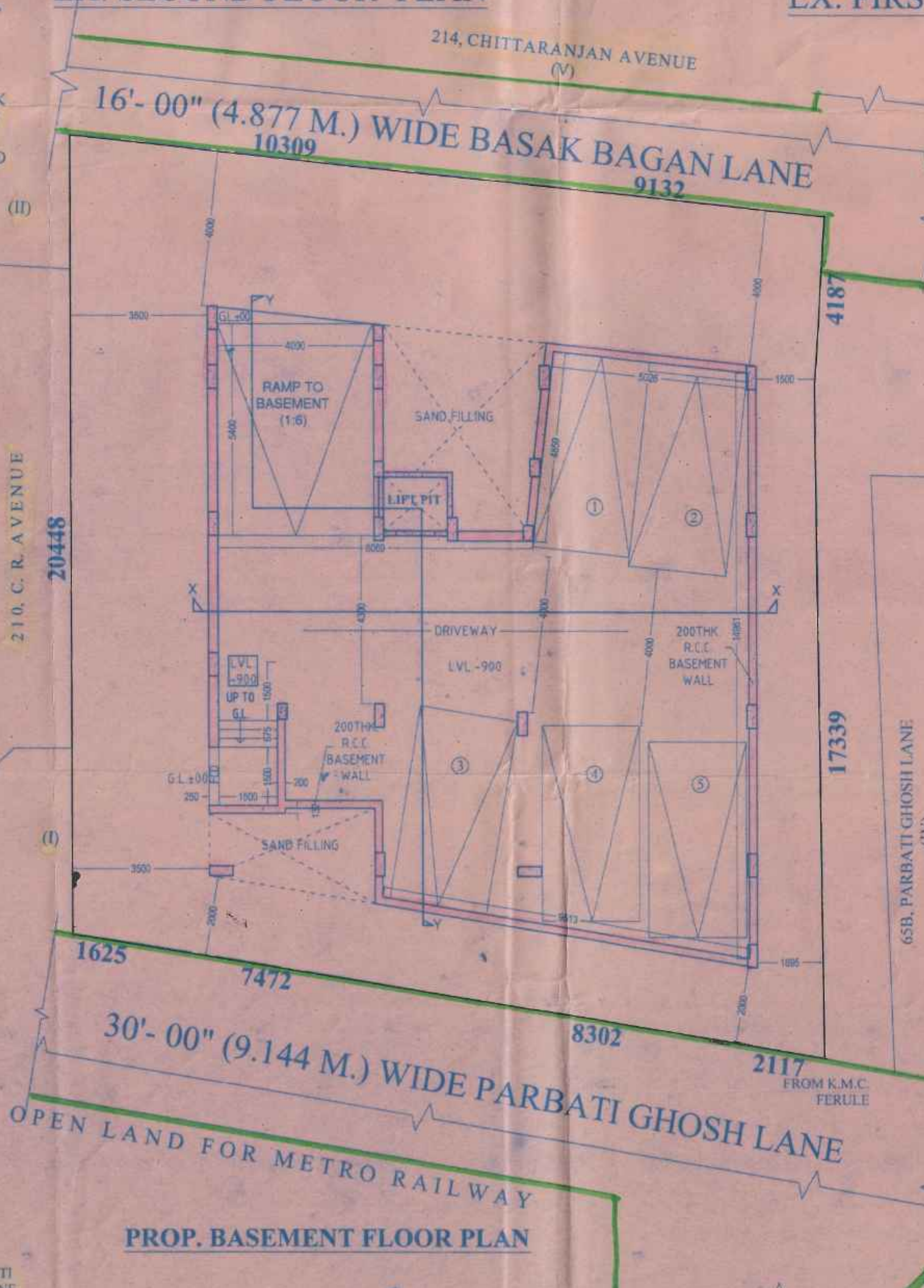
PROP. ROOF FLOOR PLAN



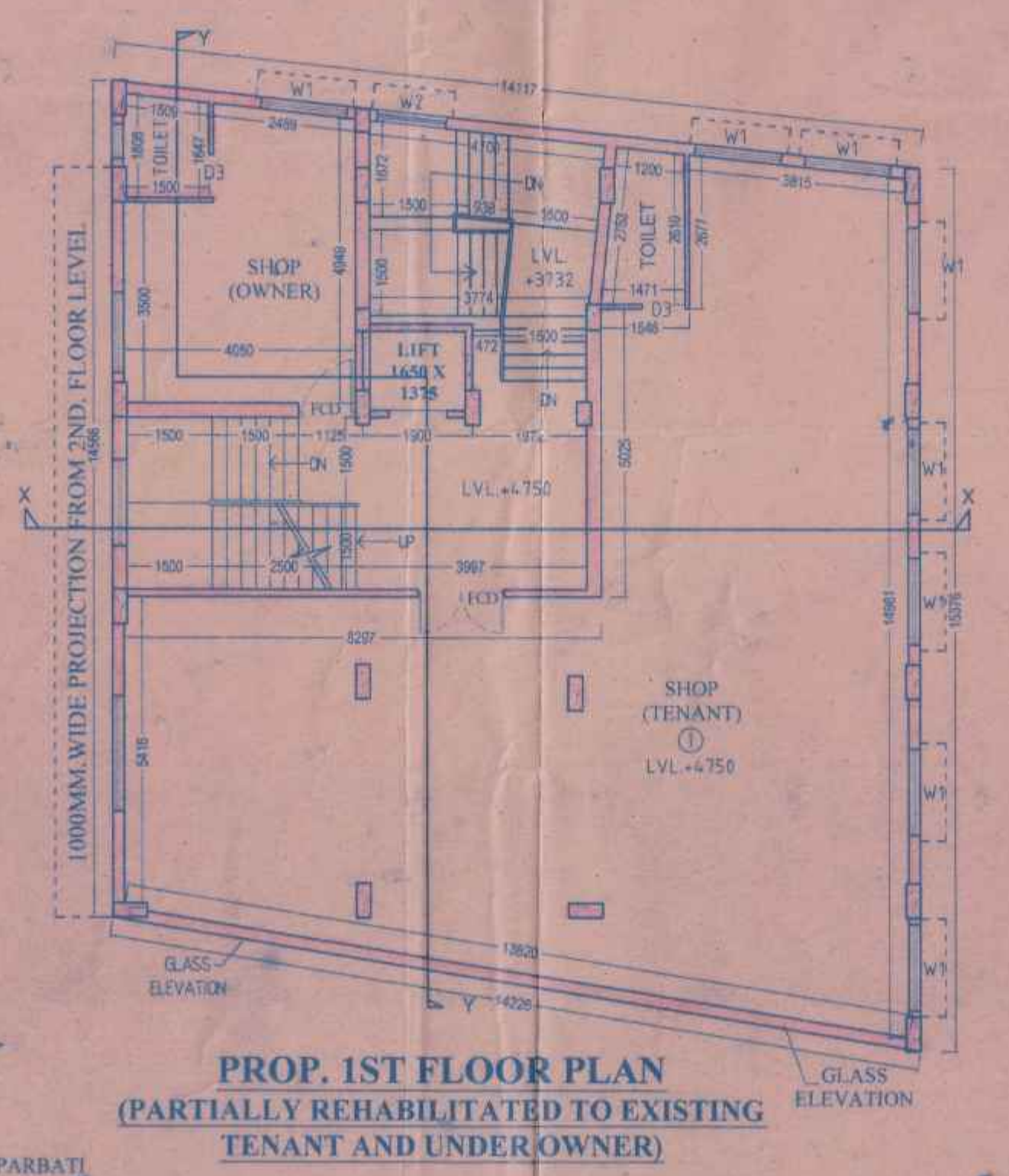
PROP. FOURTH AND FIFTH FLOOR PLAN (UNDER OWNER)



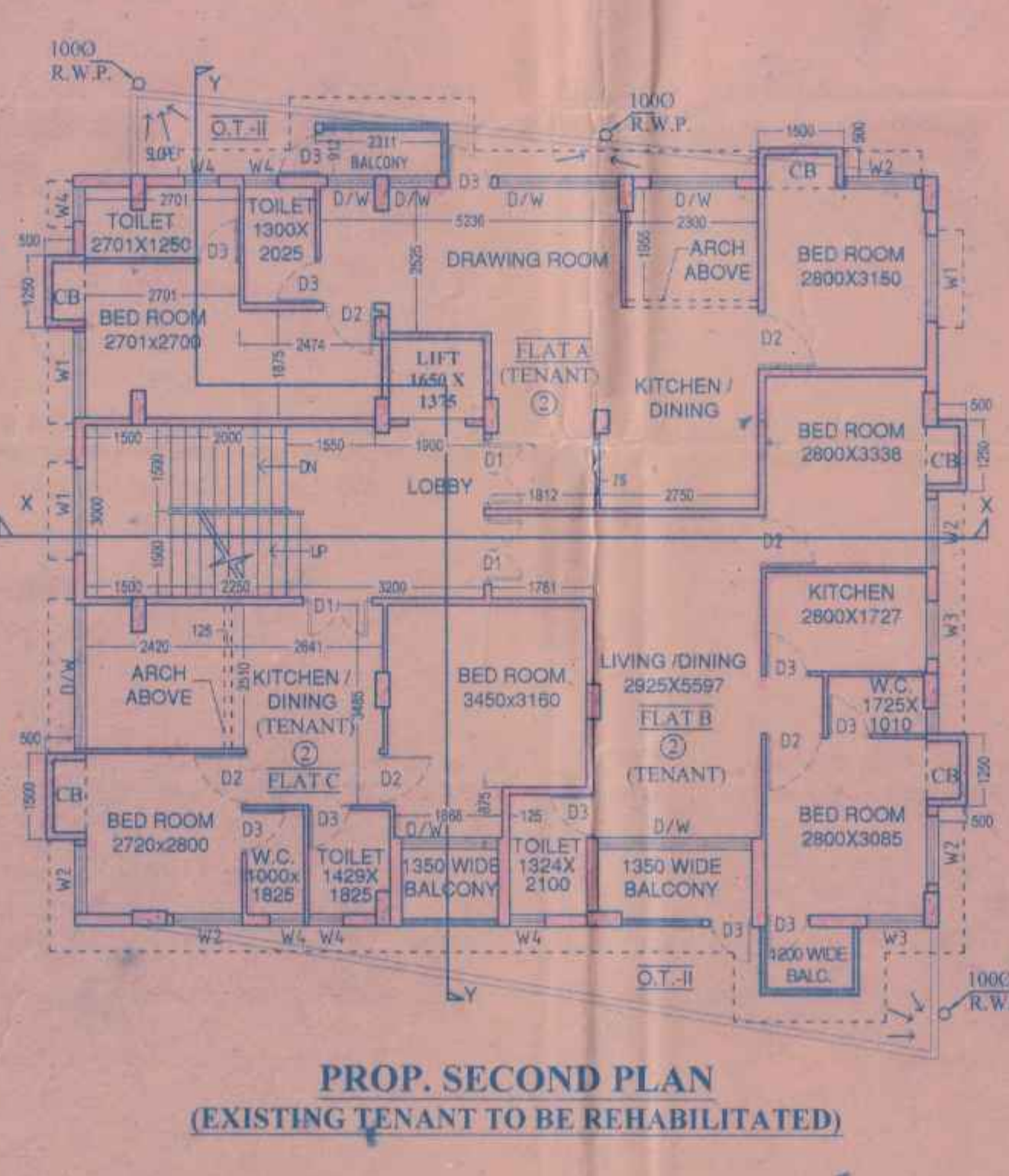
PROP. GROUND FLOOR PLAN (PARTIALLY REHABILITATED TO EXISTING TENANT AND UNDER OWNER)



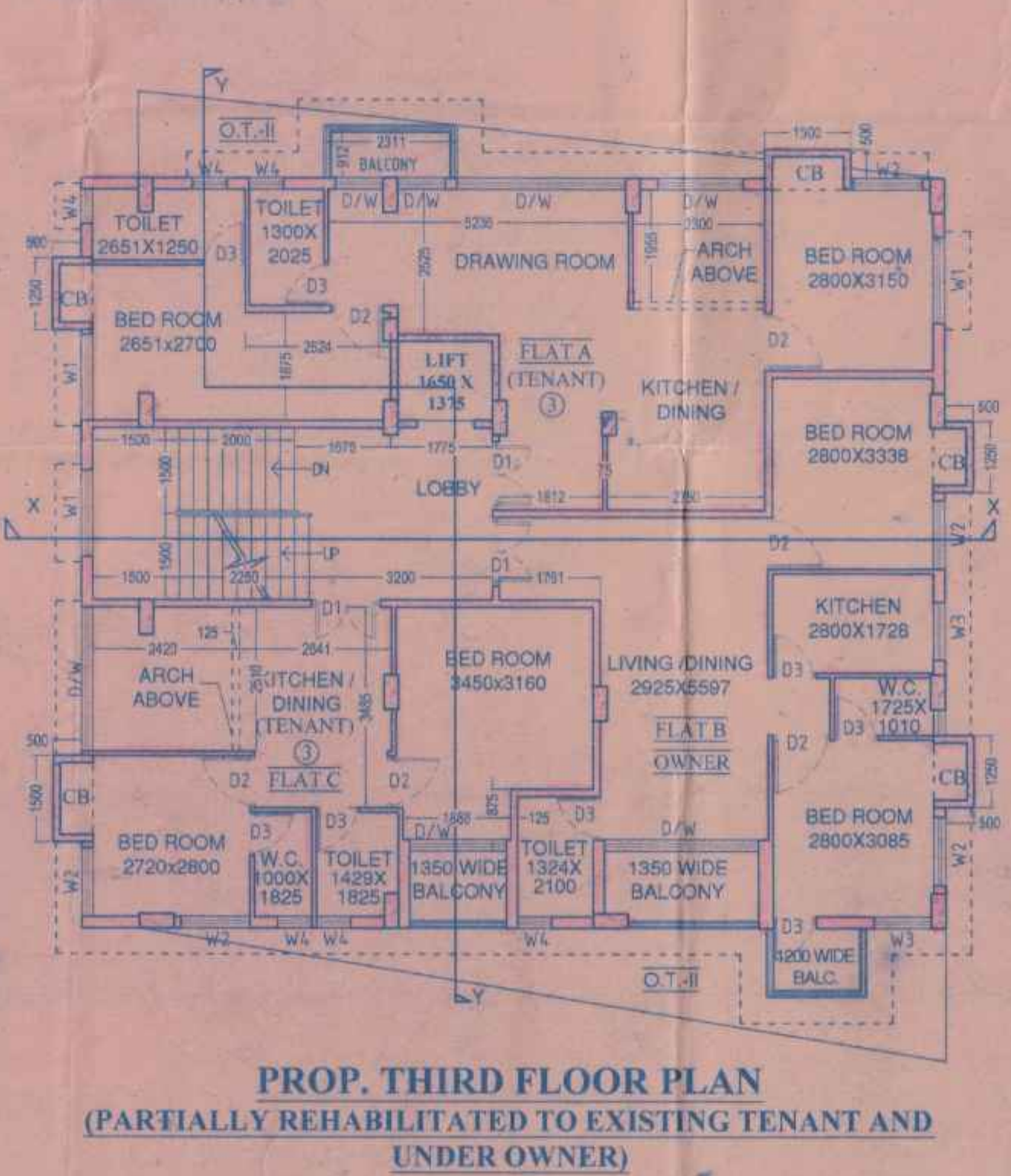
PROP. BASEMENT FLOOR PLAN



PROP. 1ST FLOOR PLAN (PARTIALLY REHABILITATED TO EXISTING TENANT AND UNDER OWNER)



PROP. SECOND FLOOR PLAN (EXISTING TENANT TO BE REHABILITATED)



PROP. THIRD FLOOR PLAN (PARTIALLY REHABILITATED TO EXISTING TENANT AND UNDER OWNER)

- REFERENCES OF DEED OF CONVEYANCE :-
- BOOK NO.-1, CD VOL. NO.-19, BEING NO.- 04773, A.R.A.-II, KOLKATA, YEAR-2012.
  - BOOK NO.-1, CD VOL. NO.-19, BEING NO.- 04844, A.R.A.-II, KOLKATA, YEAR-2012.
  - BOOK NO.-1, CD VOL. NO.-19, BEING NO.- 04987, A.R.A.-II, KOLKATA, YEAR-2012.
  - BOOK NO.-1, CD VOL. NO.-19, BEING NO.- 04988, A.R.A.-II, KOLKATA, YEAR-2012.
  - BOOK NO.-1, CD VOL. NO.-19, BEING NO.- 04989, A.R.A.-II, KOLKATA, YEAR-2012.
  - BOOK NO.-1, CD VOL. NO.-19, BEING NO.- 04990, A.R.A.-II, KOLKATA, YEAR-2012.
  - BOOK NO.-1, CD VOL. NO.-19, BEING NO.- 04991, A.R.A.-II, KOLKATA, YEAR-2012.

PROPOSAL FOR CONSTRUCTION OF B+G+V STORED RESIDENTIAL BUILDING AT 66, PARBATI GHOSH LANE, KOLKATA - 700007, UNDER M.C. WARD NO. 025, BOROUGH - IV, PLAN PROPOSAL UNDER RULE 142 OF K.M.C. BUILDING RULE 2009 READ WITH SUBSEQUENT RELEVANT CIRCULAR.

- ASSESSES NO. - 11-025-33-0048-6
- LAND AREA - 0.06K-00CH-00SQ.FT OR 401.338 SQ.M. (AS PER DEED & PHYSICAL MEASUREMENT)

- NOTES :-
- ALL DIMENSIONS ARE IN MILLIMETRE, (UNLESS OTHERWISE STATED).
  - SCALE-1:100 (UNLESS OTHERWISE STATED).
  - ALL OUTER WALLS ARE 200 THK. & PARTITION WALLS 125 OR 75 THK.
  - WALL 200 THK. IN 1-6 MORTAR & 75 THK. & 125 THK. IN 4 MORTAR.
  - ALL BUILDING MATERIALS SHOULD CONFORM TO I.S. & N.B. CODES OR AS SPECIFIED BY THE ENGINEER IN CHARGE.

RE-66, PARBATI GHOSH LANE, KOLKATA-700007, UNDER M.C. WARD NO. 025, BOROUGH-IV.

DETAILS OF CALCULATION OF AREA AND FLOOR AREA :-

1. EXISTING COVERED AREA :-

- GROUND FLOOR AREA - 315.67 SQ.M.
- EXISTING STAIR AREA AT GROUND FLOOR - 8.88 SQ.M.
- NET EXISTING GROUND FLOOR AREA - 324.55 SQ.M.
- FIRST & SECOND FLOOR AREA - 268.781 SQ.M. (EACH)
- EXISTING STAIR AREA AT FIRST & SECOND FLOOR - 8.88 SQ.M. (EACH)
- NET EXISTING FIRST & SECOND FLOOR AREA - 259.901 SQ.M.
- THIRD FLOOR AREA - 268.781 SQ.M.
- EXISTING STAIR AREA AT THIRD FLOOR - 8.88 SQ.M.
- NET EXISTING THIRD FLOOR AREA - 259.901 SQ.M.
- EXISTING TOTAL STAIR AREA - 47.664 SQ.M.
- EXISTING TOTAL COVERED AREA - 1140.000 SQ.M.
- NET EXISTING TOTAL COVERED AREA - 1092.336 SQ.M.

2. PROPOSED COVERED AREA :-

- GROUND FLOOR - 10309 SQ.M.
- STAIR AREA - 25.24 SQ.M.
- OTHER SERVICE AREA - 21.792 SQ.M.
- STAIR AT BACK FOR SHOP - 9.401 SQ.M.
- SHOP 1 - 16.618 SQ.M. (CARPET AREA - 13.143 SQ.M.)
- SHOP 2 - 16.618 SQ.M. (CARPET AREA - 13.143 SQ.M.)
- STAIRCASE, LIFT LOBBY - 26.047 SQ.M.
- STAIR AT BACK FOR SHOP - 17.432 SQ.M.
- SHOP 1 - 25.24 SQ.M. (CARPET AREA - 20.024 SQ.M.)
- SHOP 2 - 16.620 SQ.M. (CARPET AREA - 13.137 SQ.M.)
- D. SECOND FLOOR TO FIFTH FLOOR AREA - 259.880 SQ.M. (IN EACH FLOOR)
- STAIRCASE, LIFT LOBBY - 27.176 SQ.M.
- FLAT A - 9.614 SQ.M.
- FLAT B - 9.614 SQ.M.
- FLAT C - 47.645 SQ.M.
- D. TOTAL PROPOSED FLOOR AREA - 1378.457 SQ.M.

3. GND. COV. COMPARATIVE STATEMENTS :-

EXISTING GND. COV. AREA - 324.55 SQ.M. (131.857 SQ.M. OR 401.338 SQ.M.)

PERMISSIBLE GND. COV. AREA - 60.000 SQ.M. (240.803 SQ.M. OR 401.338 SQ.M.)

PROVIDED GND. COV. AREA - 55.512 (223.192 SQ.M. OR 401.338 SQ.M.)

4. DETAILS OF EXEMPTION AREA :-

- AREA OF STAIRCASE WITH LANDING :-
- AT GROUND FLOOR - 25.24 SQ.M.
- AT FIRST FLOOR - 8.88 SQ.M.
- AT 2ND TO 5TH FLOOR - 15.375 SQ.M. (EACH)
- TOTAL STAIR AREA - 10.416 SQ.M.
- AREA OF RAMP :-
- AT GROUND & 1ST FLOOR - 2.850 SQ.M. (EACH)
- AT 2ND TO 5TH FLOOR - 1.000 SQ.M. (EACH)
- TOTAL LIFT LOBBY AREA - 17.700 SQ.M.
- AREA OF RAMP - 21.400 SQ.M.
- INCLUDING THE EXEMPTED AREA IN THIS RULE - 1378.457 SQ.M.
- C. AREA EXEMPTED IN THIS RULE - 19.716 SQ.M.
- D. NET TOTAL COVERED AREA EXCLUDING THE SPACE EXEMPTED IN THIS RULE - 1218.741 SQ.M.

5. CARPARKING COMPARATIVE STATEMENT :-

NET BASEMENT CARPARKING - 154.396 SQ.M.

EXEMPTION AREA - 154.396 SQ.M.

6. FLOOR AREA COMPARATIVE STATEMENTS :-

NET EXISTING AREA - 1092.336 SQ.M.

EXISTING A.R. - 2.22 (109.236 SQ.M. OR 401.338 SQ.M.)

PERMISSIBLE AREA - 1453.279 SQ.M.

(PROPOSED A.R. - 3.401 (145.279 SQ.M. OR 401.338 SQ.M.))

NET PROPOSED AREA - 1094.45 SQ.M. (1218.741 SQ.M. OR 401.338 SQ.M.)

(PROPOSED A.R. - 3.465 (1094.45 SQ.M. OR 401.338 SQ.M.))

7. COMPARATIVE STATEMENT FOR HEIGHT :-

HEIGHT OF EXISTING BUILDING - 14.500 MTR.

HEIGHT OF PROPOSED BUILDING - 20.000 MTR.

AREA OF PROPOSED STAIR HEAD ROOM - 26.047 SQ.M.

AREA OF PROPOSED LIFT MACHINE ROOM - 22.524 SQ.M.

AREA OF PROPOSED OVER HEAD TANK (FOR DRINKING) - 5.780 SQ.M.

AREA OF PROPOSED OVER HEAD TANK (FOR DRINKING) - 5.780 SQ.M.

TOTAL AREA OF C.B. - 3.375 SQ.M. (2ND TO 5TH FLOOR - EACH)

AREA OF PROPOSED W.C. AT ROOF - 2.875 SQ.M.

TOTAL AREA OF ROOF - 27.176 SQ.M.

CERTIFICATE 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 ALONG WITH COMPLIANCE WITH RULE 142 OF K.M.C. BUILDING RULE 2009 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS DEMARCATED BY BOUNDARY LINE AND EXISTING STRUCTURE.

Signature of Architect  
Consulting Architect  
C. C. A. Regd. No. 11-025-33-0048-6  
SIG. OF L.B.A.

CERTIFICATE 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 ALONG WITH COMPLIANCE WITH RULE 142 OF K.M.C. BUILDING RULE 2009 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS DEMARCATED BY BOUNDARY LINE AND EXISTING STRUCTURE.

Signature of Deb Kumar Dasgupta  
R.C.E. M.E.  
MIE No. M/2252/14  
L.B.S. CLASS-I, C.M.C.  
F.S.B. - I/O.

NOTE: PRESENT STATUS AND PROPOSED ACCOMMODATION OF TENANTS DRAWN BY L.B.A. AS PER THE CLARIFICATION & EXPLANATION AND XEROX COPY OF DOCUMENTS SUPPLIED BY THE OWNERS, AND OWNERS WILL BE HELD AS SOLE RESPONSIBLE FOR ANY MISREPRESENTATION, LITIGATION OR THE SAME.

For HULBERT REALTY PVT. LTD.  
Director  
For HULBERT REALTY PVT. LTD.  
Director  
SIG. OF OWNERS(S)  
CONTENT : (PROPOSED FLOOR & SITE PLANS, EXISTING FLOOR PLANS, SITE PLAN, LOCATION PLAN)  
SHEET NO. - 01

**PARTY'S COPY**

Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

Before starting any Construction the site must conform with the plans sanctioned and at the conditions as proposed in the plan should be fulfilled.  
The validity of the written permission to execute the work is subject to the above conditions.

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.



Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED US 48 (1) & (2) OF CMC ACT 1980, IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURBING SITES, OPEN RECEIPTABLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction started.  
Executive Engineer (C) BR. IV  
Asst. Engineer (C) B. PLAN-IV

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G Floor whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

RESIDENTIAL BUILDING

THE SANCTION IS VALID UP TO 14/9/2014

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Approved by Hon'ble Mayor and M.P. Commr. dt 20/6/2014 on the basis of mge resolution vide item no.-083/14-15 dt 20/6/2014



SL. No. - 02/Jan-IV/2019 - 20 dt. 03-01-2020  
Approved by Ex-Engineer/Asst Engineer dt. 16-08-2019

Validity of Sanctioned Plan is hereby extended with effect from 24-09-2019 for a period of 5 (Five) Months/Years (24-09-2019 to 24-09-2024) vide order of the Mpl. Commr. dt. 16-08-2019 U/s 399 of the C.M.C. Act 80  
Asst. Dy. Chief Engineer / Ex-Engineer North/South Borough No. IV Building Deptt. K.M.C.

a) dt. 10-10/10/10/Rev. IV / 2014-15 dt. 12-02-2007  
b) dt. 10-10/10/10/Rev. IV / 2014-15 dt. 12-02-2007

Validity of Sanctioned Plan is hereby extended with effect from 24-09-2019 for a period of 5 (Five) Months/Years (24-09-2019 to 24-09-2024) vide order of the Mpl. Commr. dt. 16-08-2019 U/s 399 of the C.M.C. Act 80  
Asst. Dy. Chief Engineer / Ex-Engineer North/South Borough No. IV Building Deptt. K.M.C.