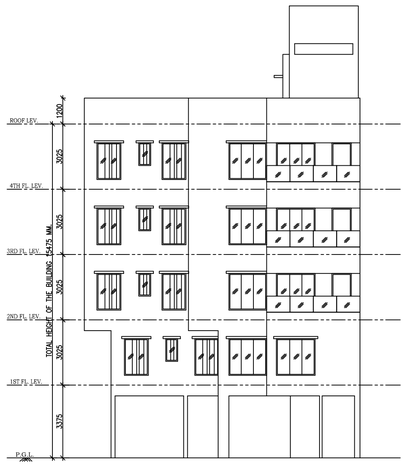
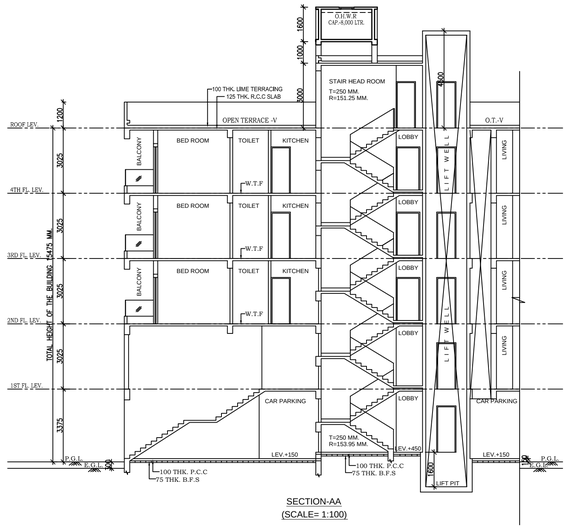
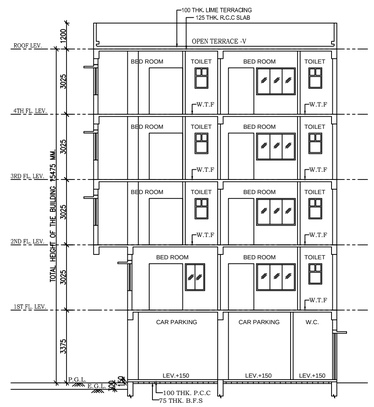


FRONT SIDE ELEVATION
(SCALE= 1:100)



SECTION-AA
(SCALE= 1:100)



SECTION-BB
(SCALE= 1:100)

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO. - 40/1, BOSEPUKUR ROAD, WARD NO. - 067, BOROUGH NO. - VII,
ASSESSEE NO. -110121600341
NAME OF OWNER(S)/APPLICANT(S): MR. IFTEKHAR REHMAN SHEIKH ((DIRECTOR OF WEBSTAR INDUSTRIES PVT. LTD.)(C.A. OF SUBODH KUMAR GHOSH & 25 OTHER'S)
AREA OF LAND: 510.824 SQ.M.(M/L) AS PER PHYSICAL MEASUREMENT
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+R.G.L.+HT. OF BLDG.+ HT.TOP ROOF STRUCTURE) : 27.075 M.
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 (AMSL)
	LATITUDE	LONGITUDE	
"A"	22°31'07.6"N	88°23'05.3"E	6.00 Meter
"B"	22°31'07.8"N	88°23'05.6"E	
"C"	22°31'08.4"N	88°23'04.9"E	
"D"	22°31'08.6"N	88°23'04.5"E	
"E"	22°31'08.1"N	88°23'04.3"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.

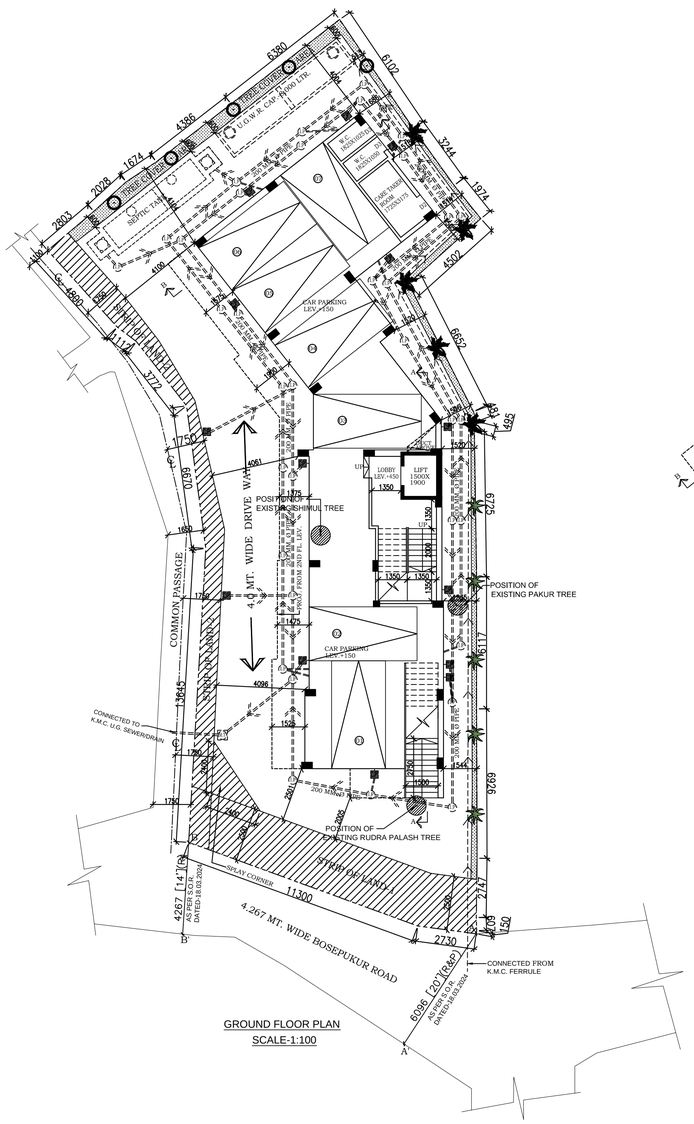
MR. IFTEKHAR REHMAN SHEIKH
(DIRECTOR OF WEBSTAR INDUSTRIES PVT. LTD.)
(C.A. OF SUBODH KUMAR GHOSH & 25 OTHER'S)
NAME OF OWNERS/APPLICANTS

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

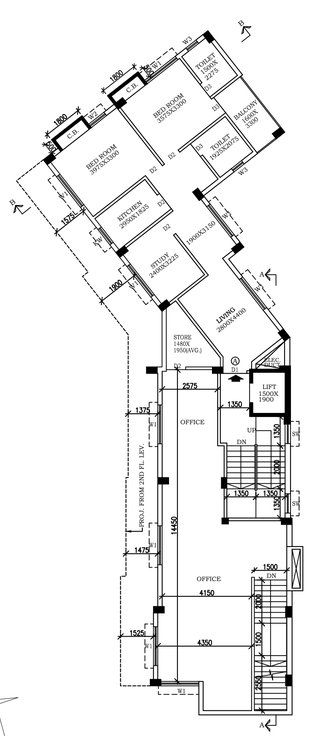
NOTE:-
LAND AREA= 510.824 SQM. (07K.-10CH.-8.51SQFT.)
REQUIRED GREEN AREA= 13.649 SQM.
PERCENTAGE OF GREEN AREA= 2.672% (REQUIRED)
PROVIDED GREEN AREA= 20.424 SQM.
PERCENTAGE OF GREEN AREA= 3.998% (PROVIDED)

DOOR WINDOW SCHEDULE

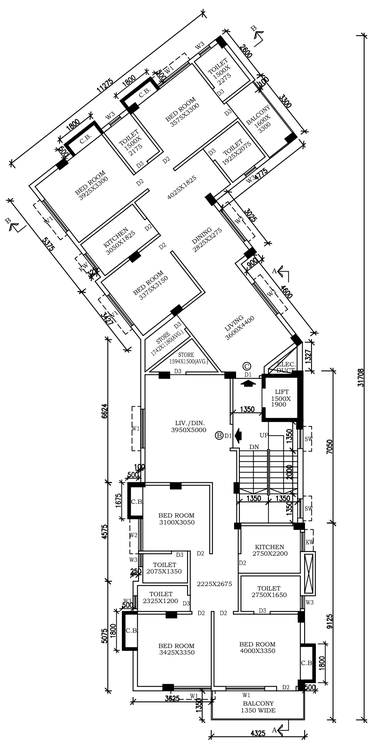
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1100	2150	W1	1800	1250
D2	900	2150	W2	1500	1250
D3	750	2150	W3	900	1250
DW	1800	2150	W4	600	950
			KW	900	1100
			SW	900	1250



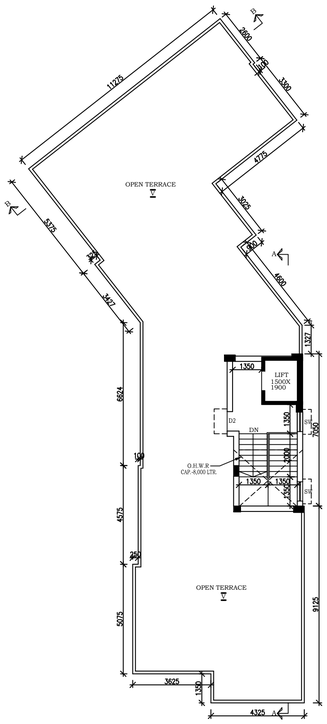
GROUND FLOOR PLAN
SCALE-1:100



1ST FLOOR PLAN
SCALE-1:100



TYPICAL FLOOR PLAN
(2ND TO 4TH FLOOR)
SCALE-1:100



ROOF PLAN
SCALE-1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1. ASSESSE NO: 210670801986
2. DETAIL OF REGISTERED DEED-1.
   I. BOOK NO : I VOL. NO : 80 PAGE NO : 11 TO 14
   BEING NO : 3925 YEAR : 1960 PLACE : S.R. ALIPORE DATE : 11.05.1960
3. DETAIL OF REGISTERED DEED-2.
   I. BOOK NO : I VOL. NO : 130 PAGE NO : 105 TO 107
   BEING NO : 7652 YEAR : 1959 PLACE : S.R. ALIPORE DATE : 24.08.1959
4. DETAIL OF REGISTERED POWER OF ATTORNEY.
   BOOK NO : I VOL. NO : 1604-2023 PAGE NO : 344816 TO 344867
   BEING NO : 160411084 YEAR : 2023 PLACE : S.R-VI SOUTH 24-PARGANAS DATE :
5. DETAIL OF REGISTERED BOUNDARY DECLARATION.
   BOOK NO : I VOL. NO : 1604-2023 PAGE NO : 446191 TO 446208
   BEING NO : 160414154 YEAR : 2023 PLACE : D.S.R.-IVSOUTH 24-PARGANAS DATE : 05.12.2023
6. DETAIL OF REGISTERED CORNER SPLAY.
   BOOK NO : I VOL. NO : 1604-2023 PAGE NO : 443250 TO 443268
   BEING NO : 160414151 YEAR : 2023 PLACE : D.S.R.-IVSOUTH 24-PARGANAS DATE : 01.12.2023
7. DETAIL OF REGISTERED STRIP OF LAND-1.
   BOOK NO : I VOL. NO : 1604-2023 PAGE NO : 443250 TO 443268
   BEING NO : 160414151 YEAR : 2023 PLACE : D.S.R.-IVSOUTH 24-PARGANAS DATE : 01.12.2023
8. DETAIL OF REGISTERED STRIP OF LAND-2.
   BOOK NO : I VOL. NO : 1604-2023 PAGE NO : 443269 TO 443288
   BEING NO : 160414152 YEAR : 2023 PLACE : D.S.R.-IVSOUTH 24-PARGANAS DATE : 01.12.2023
9. ULC NO.- 985/ULC/KOLKATA/2023 DATED- 15.12.2023.

PART-B:
1. PROPOSED GROUND COVERAGE : 230.366 SQM.
2. PROPOSED F.A.R. : 1.601
3. TOTAL COVERED AREA : 1044.099 SQM.
4. TOTAL CAR PARKING AREA : 140.092 SQM.
5. NO. OF REQUIRED CAR PARKING SPACE : 07 NOS.
6. NO. OF PROVIDED CAR PARKING SPACE : 07 NOS.

STATMENT OF AREA:-
AREA OF LAND:- (08K.-00CH.-35SQFT.) = 538.369 SQM.(AS PER DEED&ULC)
AREA OF LAND:- (07K.-10CH.-8.51SQFT.) = 510.824 SQM.(AS PER PHYSICAL)
STRIP OF LAND-1 AREA= 34.963 SQM.
STRIP OF LAND-2 AREA= 24.091 SQM.
CORNER SPLAY AREA= 2.749 SQM.
ROAD WIDTH= 4.267 MT.
PROPOSED HEIGHT= 15.475 SQM.
PERMISSIBLE GROUND COVERAGE (50.000%)= 255.412 SQM.
PROPOSED GROUND COVERAGE (45.097%)= 230.366 SQM.

PROPOSED AREA :-

	COVERED AREA	LIFT WELL	ELEC. DUCT	CUTOUT	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	187.048 SQ.M	-	-	-	187.048 SQ.M	(12.690+9.375) =22.065 SQ.M	2.700 SQ.M	162.283 SQ.M
1ST FLOOR	190.460 SQ.M	2.850 SQM.	1.008 SQ.M	9.075 SQ.M	177.527 SQ.M	12.690 SQ.M	2.700 SQ.M	162.137 SQ.M
2ND FLOOR	230.366 SQ.M	2.850 SQM.	1.008 SQ.M	-	226.508 SQ.M	12.690 SQ.M	2.700 SQ.M	211.118 SQ.M
3RD FLOOR	230.366 SQ.M	2.850 SQM.	1.008 SQ.M	-	226.508 SQ.M	12.690 SQ.M	2.700 SQ.M	211.118 SQ.M
4TH FLOOR	230.366 SQ.M	2.850 SQM.	1.008 SQ.M	-	226.508 SQ.M	12.690 SQ.M	2.700 SQ.M	211.118 SQ.M
TOTAL	1068.606 SQ.M	11.400 SQ.M	4.032 SQ.M	9.075 SQ.M	1044.099 SQ.M	72.825 SQ.M	13.500 SQ.M	957.774 SQ.M

TOTAL AREA	= 957.774 SQM.
BONUS FOR CAR PARKING	= 140.092 SQM.(PROVIDED PARKING AREA)
NET AREA (957.774+140.092)	= 817.682 SQM.
PROPOSED F.A.R. (817.682/510.824)	= 1.601
PERMISSIBLE F.A.R. = 1.750	

TENEMENTS & CAR PARKING CALCULATION :-
RESIDENTIAL:-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	85.817 SQ.M	13.295 SQ.M	99.112 SQ.M	1	0
B	100.831 SQ.M	15.621 SQ.M	116.452 SQ.M	3	3
C	107.118 SQ.M	16.595 SQ.M	123.713 SQ.M	3	3
				7	6 NOS.

BUSINESS AREA:

OFFICE BUILTUP AREA	= 84.401 SQM.
OFFICE CARPET AREA = 63.275 SQM.	REQUIRED CAR PARKING = 1 NO.
RESIDENTIAL AREA	= 959.698 SQM.
CAR PARKING REQUIRED	= 07 NOS.
CAR PARKING PROVIDED	= 07 NOS.
PERMISSIBLE AREA OF PARKING	= (25X7)= 175 SQM.
PROVIDED AREA OF PARKING	= 140.092 SQM.
COMMON AREA	= 109.945 SQM.
TOTAL ADDITIONAL FLOOR AREA FOR FEES	= 39.794 SQM.
STAIR HEAD ROOM AREA	= 16.808 SQM.
LIFT ROOM AREA	= 7.875 SQM.
OVER HEAD TANK AREA	= 9.120 SQM.
AREA OF CUP-BOARD	= 15.113 SQM.
TOTAL AREA OF FEES	= 1083.893 SQM.
OPEN TERRACE AREA	= 230.366 SQM.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING DONE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT DONE BY DR. SUJIT KUMER BOSE. G.T.E. K.M.C. NO.- I/12, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

(DR. SUJIT KUMAR BOSE G.T.E-I/12)
NAME OF GEOTECNICAL ENGINEER

(TAMAL KANTI BANDYOPADHYAY) (E.S.E-II/393)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

ANJAN UKIL
CA/94/16721
NAME OF ARCHITECT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILTY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTURCTION OF U.G.W.R UNDER THE GUIDENCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.

MR. IFTEKHAR REHMAN SHEIKH
(DIRECTOR OF WEBSTAR INDUSTRIES PVT. LTD.)
(C.A. OF SUBODH KUMAR GHOSH & 25 OTHER'S)
NAME OF OWNER/APLICANT

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, SITE & LOCATION PLAN, SECTION-AA & BB, FRONT ELEVATION.

PROJECT.
PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT PREMISES NO.- 40/1, BOSEPUKUR ROAD, KOLKATA- 700042, WARD NO.-67, BOROUGH NO.-VII, P.S.- KASBA.

JOB NO.	DRG. NO.	DATE	DEALT
1239	ARCH/CORP-01	18.12.24	AVIK

Anjan Ukil architect

SCALE: 1:100 | B.P. NO.: 2024070134

DATE:08.01.2025 | VALID UP TO: 07.01.2030

BROJO KISHORE DHAR — Digitally signed by BROJO KISHORE DHAR Date: 2025.01.08 15:08:33 +05'30'
SIGNATURE OF E.E.

KOUSHIK SWARNAKAR — Digitally signed by KOUSHIK SWARNAKAR Date: 2025.01.08 15:10:30 +05'30'
SIGNATURE OF A.E.