

MAIN CHARACTERISTICS OF THE PROPOSAL

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| PART - A | | 4. DETAILS OF REGD. POWER OF ATTORNEY | |
| 1. ASSESSEE NO. :- 21 - 067 - 10 - 0410 - 3 | BOOK NO. 1 | | |
| 2. NAME OF THE OWNERS KANAN MONDAL, AJAY MONDAL, SANDHYA MONDAL, MADAN MOHAN MONDAL, ARATI MONDAL, DILIP MONDAL, BAIDYA NATH MONDAL, GITA MONDAL, MANAS MONDAL, MANASI BISWAS, MOUSUMI MONDAL, KALI MONDAL, PINKI BAKSHI & RINKI MONDAL | VOLUME NO. 1603 2025 | | |
| | PAGE NO. 283303 to 283327 | | |
| 3. NAME OF THE APPLICANT / CONSTITUTED POWER OF ATTORNEY :- MAMTA DEVI (PROPRIETRESS OF SHREE BHUMI REAL ESTATE), AS C. A. FOR KANAN MONDAL, AJAY MONDAL, SANDHYA MONDAL, MADAN MOHAN MONDAL, ARATI MONDAL, DILIP MONDAL, BAIDYA NATH MONDAL, GITA MONDAL, MANAS MONDAL, MANASI BISWAS, MOUSUMI MONDAL, KALI MONDAL, PINKI BAKSHI & RINKI MONDAL | BEING NO. 1603 10770 | | |
| | DATE 11 / 06 / 2025 | | |
| | REGD. AT D. S. R. - III, SOUTH 24 PGS. | | |

| | | | |
|---|-------------------------------|-------------------------------|-------------------------------|
| 5. DETAILS OF REGD. DEED & OTHER DECLARATION | | | |
| BOOK NO. 1 | TITLE DEED | BOUNDARY DECLARATION | STRIP OF LAND |
| VOLUME NO. 106 | 1603 - 2025 | 1603 - 2025 | 1603 - 2025 |
| PAGE NO. 24 to 35 | 177041 to 177054 | 177400 to 177415 | 177400 to 177415 |
| BEING NO. 4457 | 1603 07046 | 1603 07045 | 1603 07045 |
| DATE 20 / 12 / 1976 | 21 / 04 / 2025 | 21 / 04 / 2025 | 21 / 04 / 2025 |
| REGD. AT S. R. - ALIPORE, SOUTH 24 PGS. | D. S. R. - III, SOUTH 24 PGS. | D. S. R. - III, SOUTH 24 PGS. | D. S. R. - III, SOUTH 24 PGS. |

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| 1. AREA OF LAND :- | | 3. PERMISSIBLE GROUND COVERAGE :- | |
| a) AS PER TITLE DEED = 05 K. - 00 CH. - 03 SFT / 334.727 SQM [MORE / LESS] | | 55.509 % OF L.A. = 185.804 SQM | |
| b) AS PER ASSESSMENT BOOK & BOUNDARY DECLARATION = 05 K. - 10 CH. - 8.39 SFT / 377.034 SQM [MORE / LESS] | | 4. PROPOSED GROUND COVERAGE :- 55.306 % OF L.A. = 185.123 SQM | |

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|---|---|
| 2. NET LAND AREA = 308.465 SQM (AFTER GIFT / SPLAYED CORNER ETC.) | 5. STRIP OF LAND IS GIFTED TO K.M.C. = 26.262 SQM |
| RELINQUISHED STRIP OF LAND GIFTED TO K.M.C. | |

| 6. AREA STATEMENT :- | | | | | | | | | |
|-----------------------------|-------------------|------------------|-----------------|------------------------|---------------------------|------------------|----------------------|-----------------|------------|
| | RESIDENTIAL (SQM) | STAIR WELL (SQM) | LIFT WELL (SQM) | GROSS FLOOR AREA (SQM) | STAIR + STAIR LOBBY (SQM) | LIFT LOBBY (SQM) | NET COVER AREA (SQM) | CUP BOARD (SQM) | LOFT (SQM) |
| GR. FL. | R - 126.084 | | | 185.123 | 12.150 | 2.538 | 170.435 | | |
| 1ST. FL. | B - 59.039 | | | 182.669 | 12.150 | 2.538 | 167.981 | 5.364 | 1.598 |
| 2ND. FL. | | | | 182.669 | 12.150 | 2.538 | 167.981 | 5.364 | 1.598 |
| 3RD. FL. | | | | 182.669 | 12.150 | 2.538 | 167.981 | 5.364 | 1.598 |
| TOTAL | 740.492 | 1.062 | 6.300 | 733.130 | 48.600 | 10.152 | 674.378 | 16.092 | 4.794 |

| 7. TENEMENTS CALCULATION | | | | STAIR HEAD ROOM AREA - 15.755 SQM | |
|--|--------------------------|------------------------|---------------------------|---|---------------------------------------|
| (A) RESIDENTIAL: | | | | CUP BOARD AREA - 16.092 SQM | |
| TENEMENT MKD. | TENEMENT AREA ACT. (SQM) | AREA TO BE ADDED (SQM) | TOTAL TENEMENT AREA (SQM) | NO. OF TENEMENT | LOFT AREA |
| A | 36.618 | 5.255 | 41.873 | 02 | LIFT MACHINE ROOM AREA |
| B | 57.279 | 8.220 | 65.499 | 02 | LIFT MACHINE ROOM STAIR |
| C | 47.732 | 6.850 | 54.582 | 02 | ADDITIONAL AREA FOR FEES = 50.580 SQM |
| D | 25.467 | 3.655 | 29.122 | 02 | CAR PARKING CALCULATION |
| E | 93.897 | 13.474 | 107.371 | 01 | PERMISSIBLE NO. 04 |
| F | 36.701 | 5.267 | 41.968 | 01 | ACTUAL NO. 04 |
| G | 36.498 | 5.238 | 41.736 | 01 | TOTAL COMMON AREA 71.936 |
| 8. PERMISSIBLE F.A.R. = 1.75 | | | | 9. PERMISSIBLE TOTAL FLOOR AREA = 585.772 SQM + EXEMPTED AREA + MANDATORY CAR PARKING | |
| 10. PROPOSED F.A.R. = 674.378 - 100.000 / 334.727 = 1.716 < 1.75 | | | | 12. AREA OF O. H. W. TANK = 6.850 SQM | |
| 11. TREE COVER AREA - a. PERMISSIBLE = 5.985 SQM | | | | 13. TOTAL AREA FOR FEES = 5.985 SQM | |
| b. ACTUAL = 7.205 SQM | | | | (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES) | |

DECLARATION OF OWNER / APPLICANT :-
 i) I HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
 ii) I WILL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
 iii) I WILL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
 iv) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
 v) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 vi) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
 vii) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.
 viii) BOUNDARY OF THE PLOT IS DEMARKED BY BOUNDARY WALL.
 ix) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
 x) EXISTING STRUCTURE OCCUPIED BY OWNERS, THERE ARE NO TENANTS.
 xi) THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNERS.

NAME OF C. A. / APPLICANT
 MAMTA DEVI (PROPRIETRESS OF SHREE BHUMI REAL ESTATE), AS C. A. FOR KANAN MONDAL, AJAY MONDAL, SANDHYA MONDAL, MADAN MOHAN MONDAL, ARATI MONDAL, DILIP MONDAL, BAIDYA NATH MONDAL, GITA MONDAL, MANAS MONDAL, MANASI BISWAS, MOUSUMI MONDAL, KALI MONDAL, PINKI BAKSHI & RINKI MONDAL.

CERTIFICATE OF L.B.S. :-
 I CERTIFIED 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 AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD AS PER S.O.R. 12-00" (3.658 M) WIDE BLACK TOP ROAD ON EASTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. SIGNATURE OF THE APPLICANT IS AUTHENTICATED BY ME.

MD. TOSHIF ALAM, L.B.S. / 11 / 1670
 NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER :-
 THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD, CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
 SOIL TESTING REPORT HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF TECHNO SOIL OF GORKHARA, ARUNACHAL, SONAPUR, KOLKATA - 7000150, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUJAY KR. SANTRA, ESE / III / 635
 NAME OF E.S.E.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-
 UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL, G.T. / 11 / 49
 NAME OF GEO-TECHNICAL ENGINEER

PROJECT
PROPOSED PLAN FOR G + III STORED RESIDENTIAL BUILDING OF HEIGHT - 12.500 M, U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009, AT PREMISES NO. - 12 / 3B / 1J, DHARMATALA ROAD, WARD NO.- 67, BOROUGH - VII, P.S.- KASBA, KOLKATA - 700 039, UNDER THE KOLKATA MUNICIPAL CORPORATION.

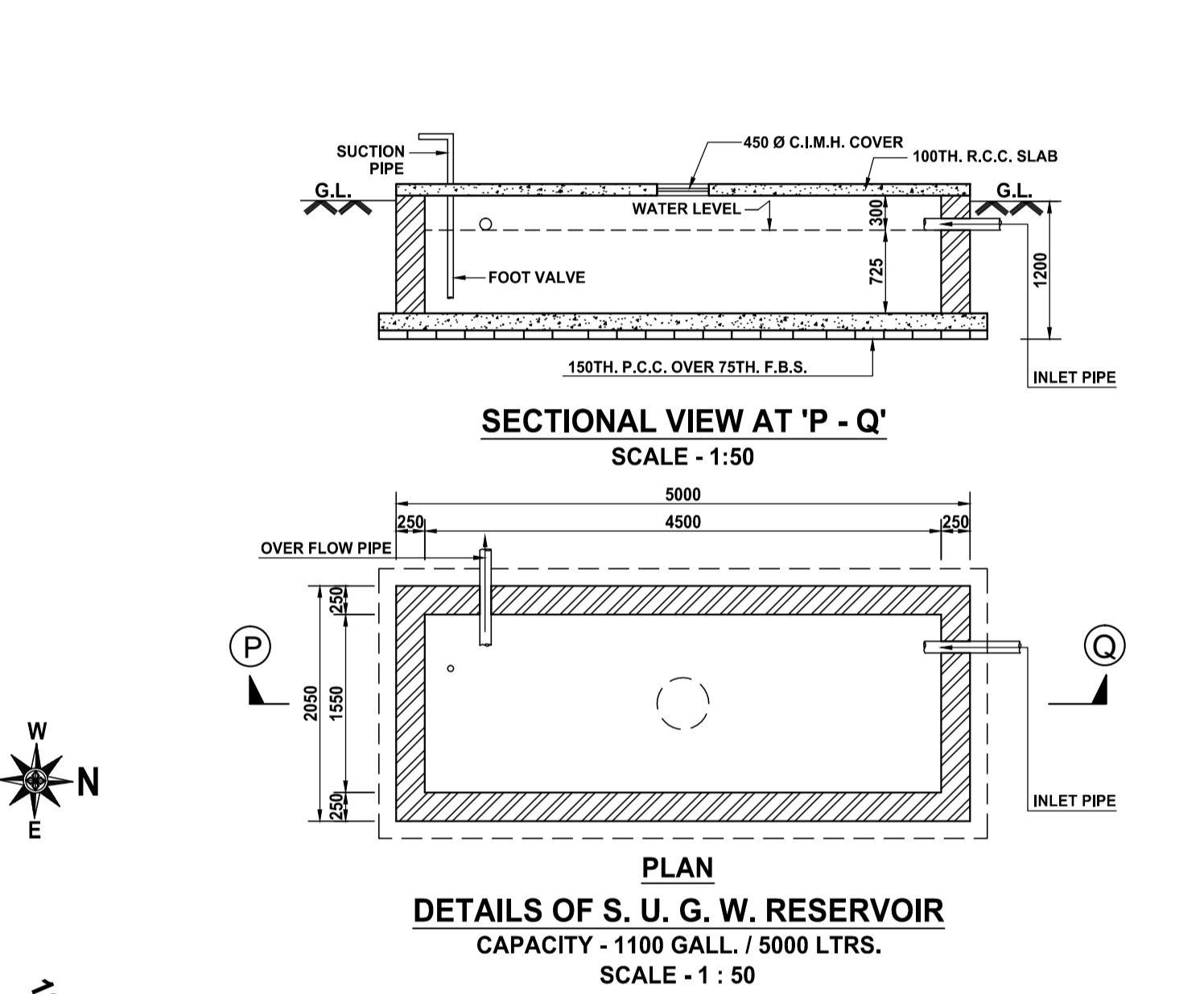
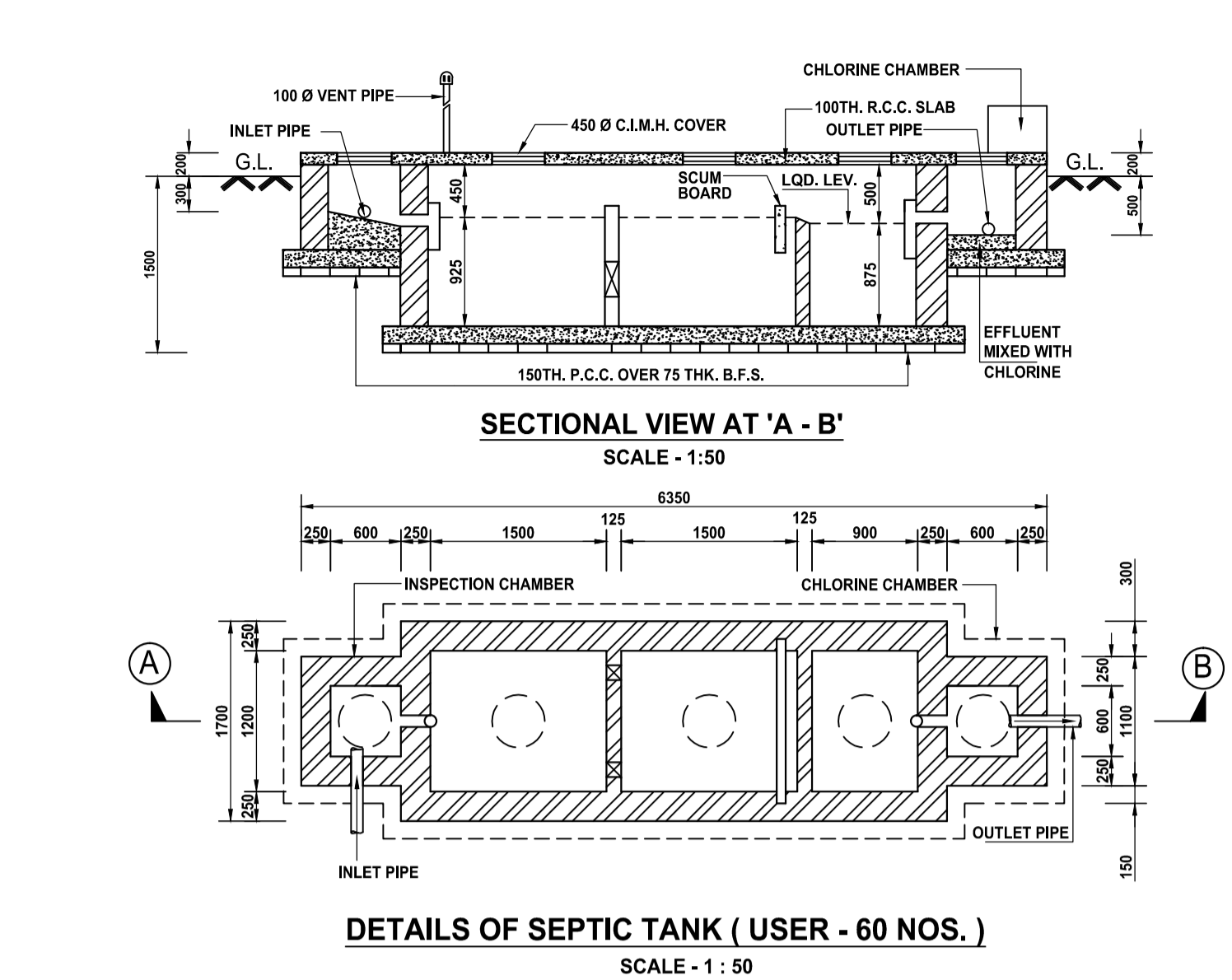
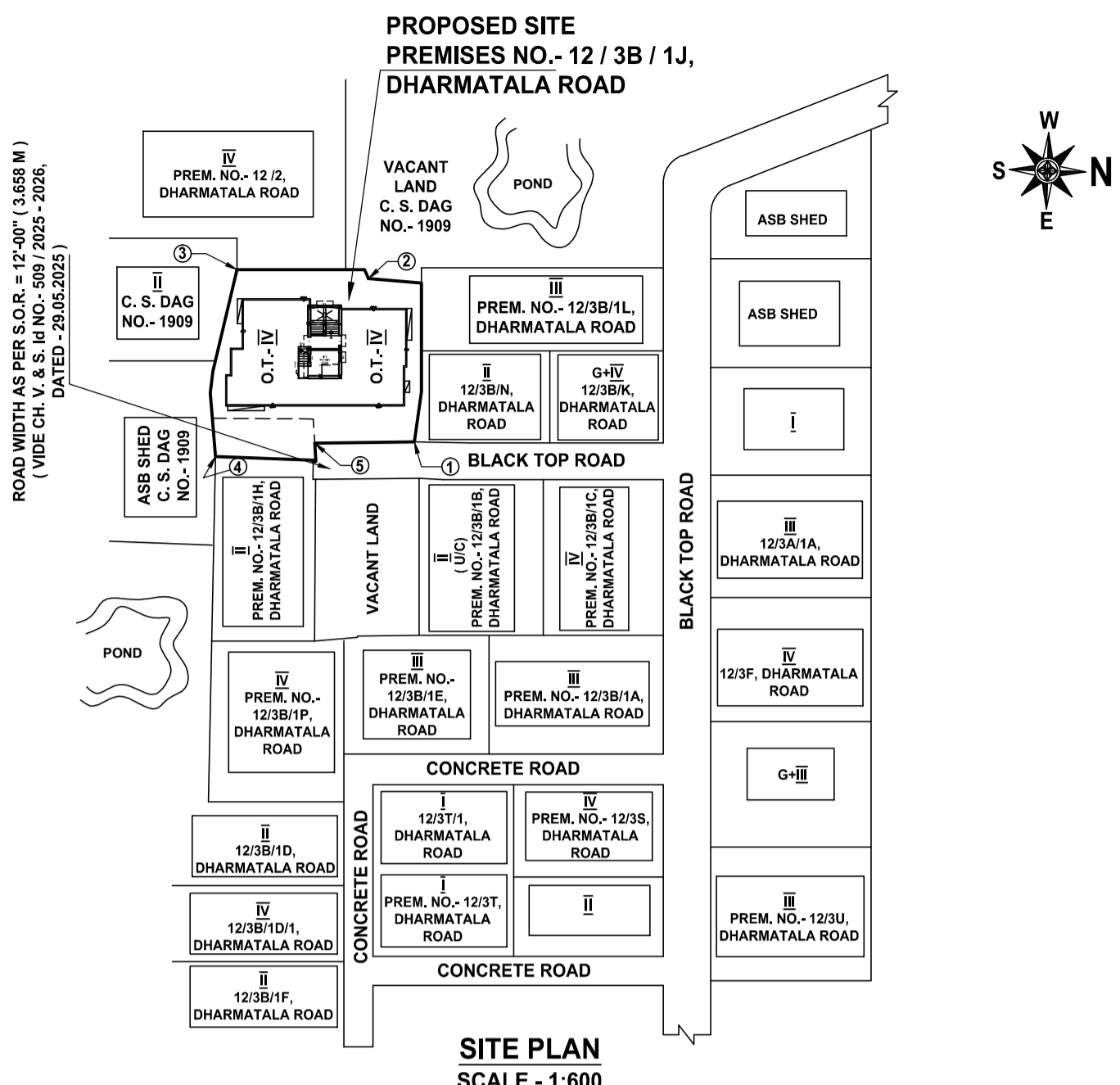
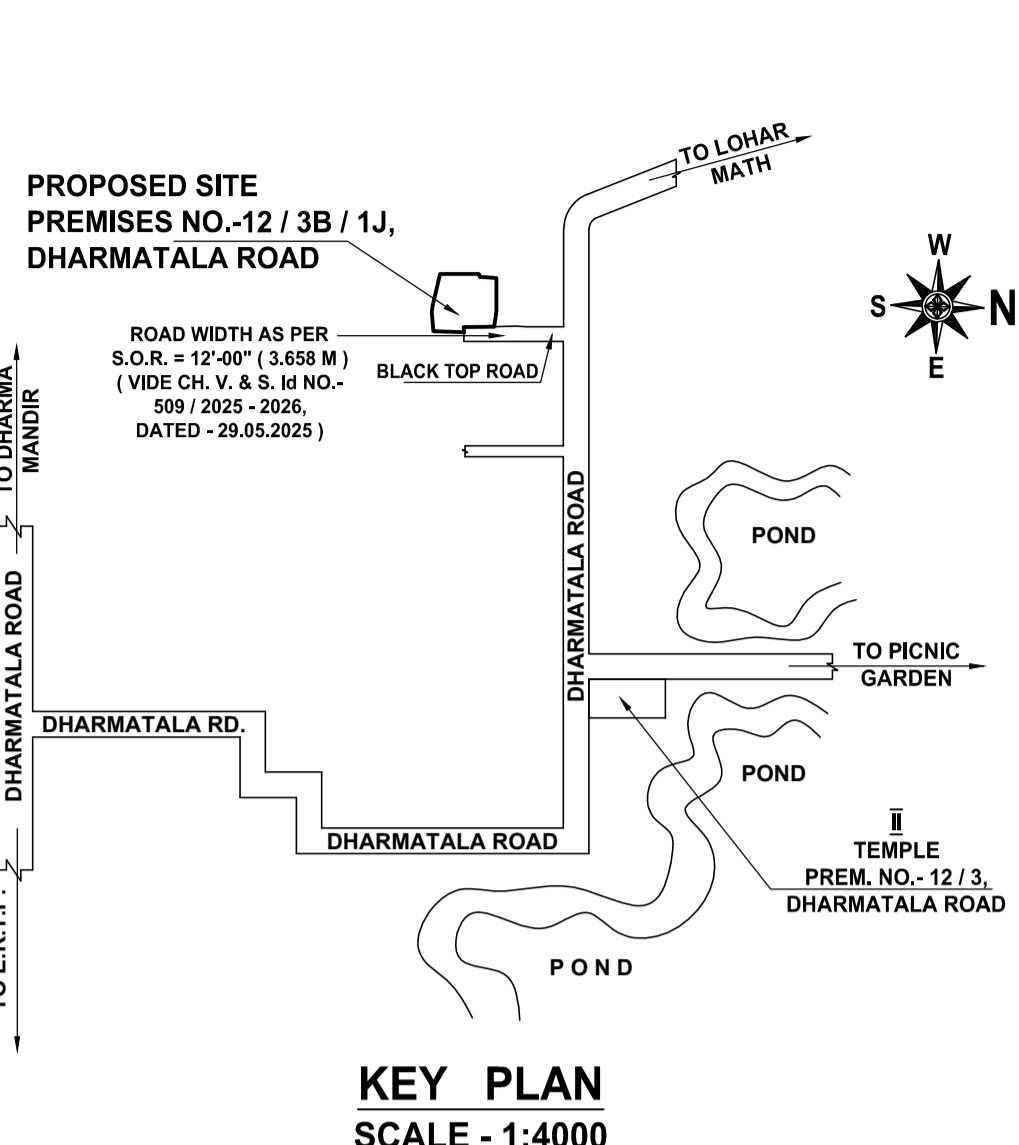
B.P. NO. - 2025070057 DATE - 09-07.2025
 VALID UPTO - 08.07.2030

DIGITAL SIGNATURE OF E.E. (C) / BLDG.

DIGITAL SIGNATURE OF A.E. (C) / BLDG.

| | | | | |
|--|----------------------------|---|--------------------|------------------------------|
| Planning & Checked by Bikash Halder | Drawn by Srihari Mondal | REF. NO. - DP/63/EOB-393A/08/24-25 | Date 20/11/2024 | Scale 1:100, 50,600,4,000 |
| DREAM PLANNER ESCAPE THE ORDINARY PREMISES NO.- 4 / C / 3, DHARMATALA ROAD, KOLKATA-700 0039 MOBILE - 8296429626 | | GROUND FLOOR PLAN, EXISTING SITE PLAN, SITE PLAN, KEY PLAN, SCHEDULE & DETAILS OF SEPTIC TANK & WATER RESERVOIR | | |
| | | 12 / 3B / 1J, DHARMATALA ROAD | | |
| | | Revision 0 | Sheet 1/2 | |

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.

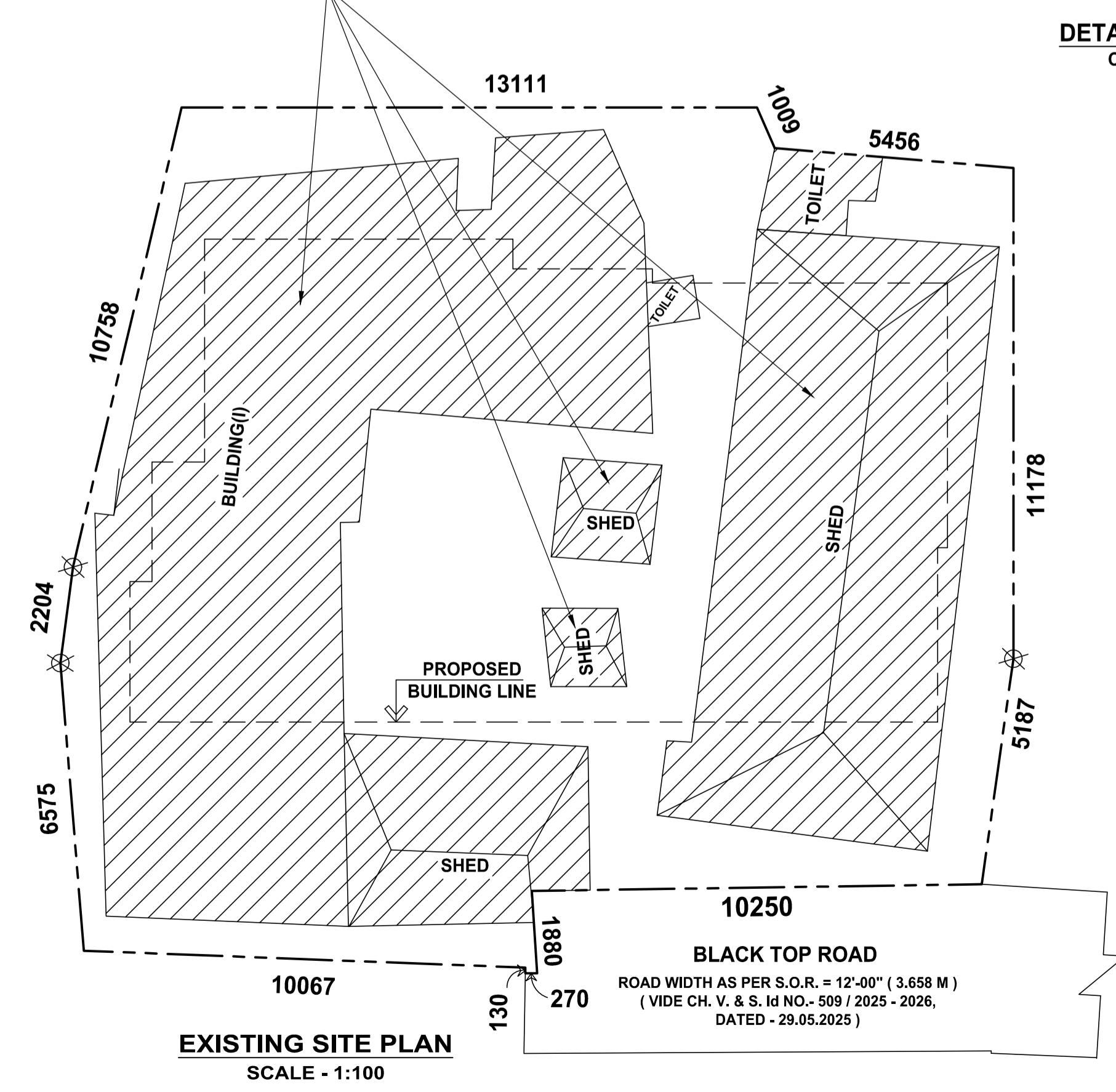
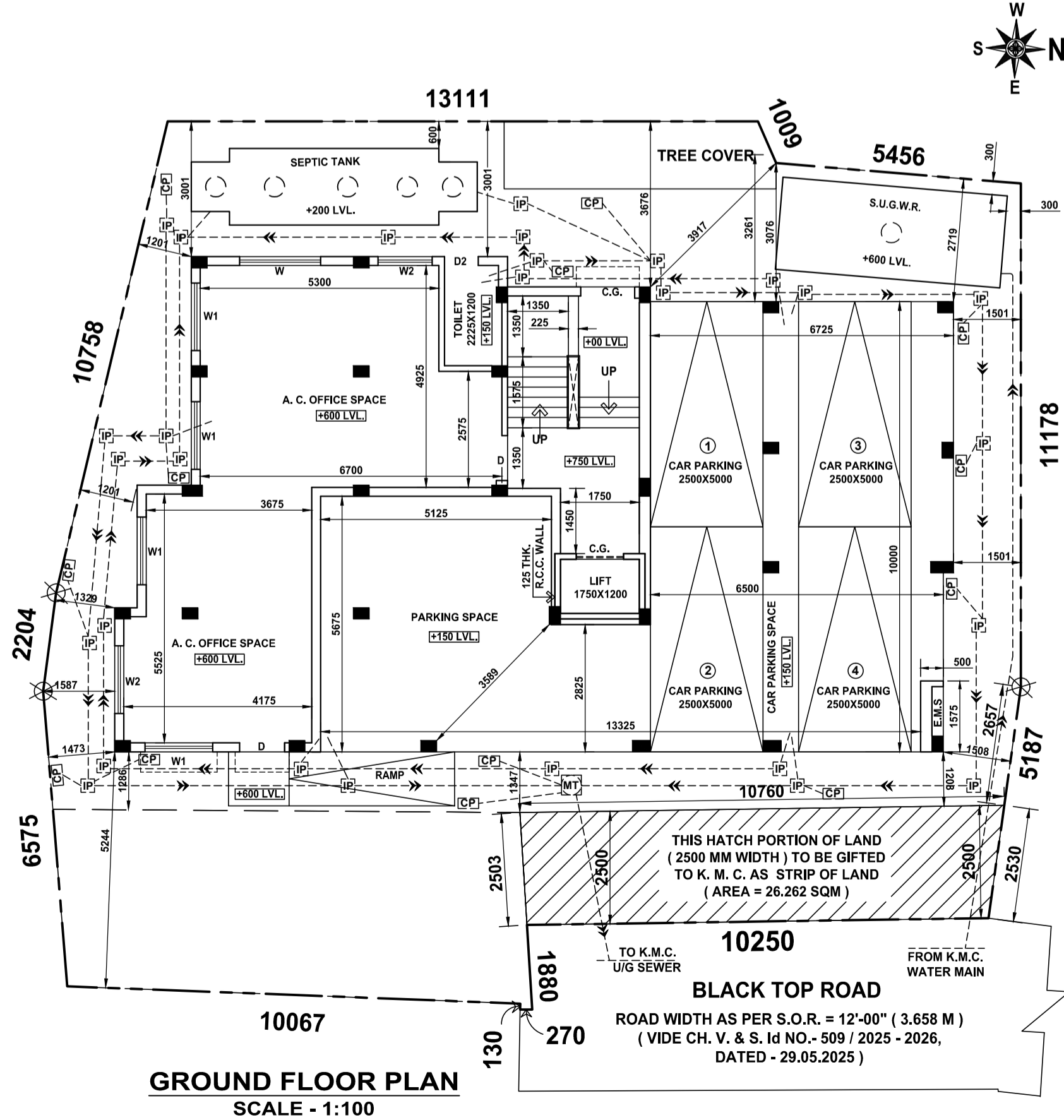


- SPECIFICATION :**
1. ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.
 2. ALL 200 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (5:1) SAND, CEMENT MORTAR.
 3. ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.
 4. ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1.5:1) (UNLESS OTHERWISE MENTIONED).
 5. GRADE OF CONCRETE - M20
 6. GRADE OF STEEL - Fe500.
 7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

- NOTE :**
1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR & ADJOINING BUILDING.
 2. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

EXISTING STRUCTURE HAS TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION AND FULLY OCCUPIED BY THE OWNERS. THERE IS NO TENANT.

| LENGTH-1 (M) | LENGTH-2 (M) | AVG. LENGTH (M) | PERPENDICULAR DIST. (M) | AREA (SQM) |
|---|--------------|-----------------|-------------------------|------------|
| A | 3.0010 | | 7.0250 | 21.0820 |
| B | 3.6760 | | 3.1750 | 11.6713 |
| C | 4.0010 | | 2.3861 | 9.5468 |
| D | 4.0010 | 3.0756 | 7.0766 | 4.0423 |
| E | 3.0756 | 2.4744 | 2.9115 | 3.9366 |
| TOTAL | | | | 55.1849 |
| AVERAGE BACK IS = 55.185 / 16.925 = 3.261 M | | | | |



SCHEDULE OF DOOR & WINDOWS

| MKD. | OBJECT | SIZE (W. X H.) |
|------|--------|----------------|
| D | DOOR | 1000 X 2100 |
| D1 | DOOR | 900 X 2100 |
| D2 | DOOR | 750 X 2100 |
| W | WINDOW | 1800 X 1200 |
| W1 | WINDOW | 1500 X 1200 |
| W2 | WINDOW | 1200 X 1200 |
| W3 | WINDOW | 600 X 600 |

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | LATITUDE | LONGITUDE | SITE ELEVATION (AMSL) |
|--|-------------|-------------|-----------------------|
| 1 | 22° 31' 22" | 88° 23' 14" | 5.0 M. |
| 2 | 22° 31' 22" | 88° 23' 13" | 5.0 M. |
| 3 | 21° 31' 21" | 88° 23' 13" | 5.0 M. |
| 4 | 22° 31' 22" | 88° 23' 14" | 5.0 M. |
| 5 | 22° 31' 22" | 88° 23' 14" | 5.0 M. |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.