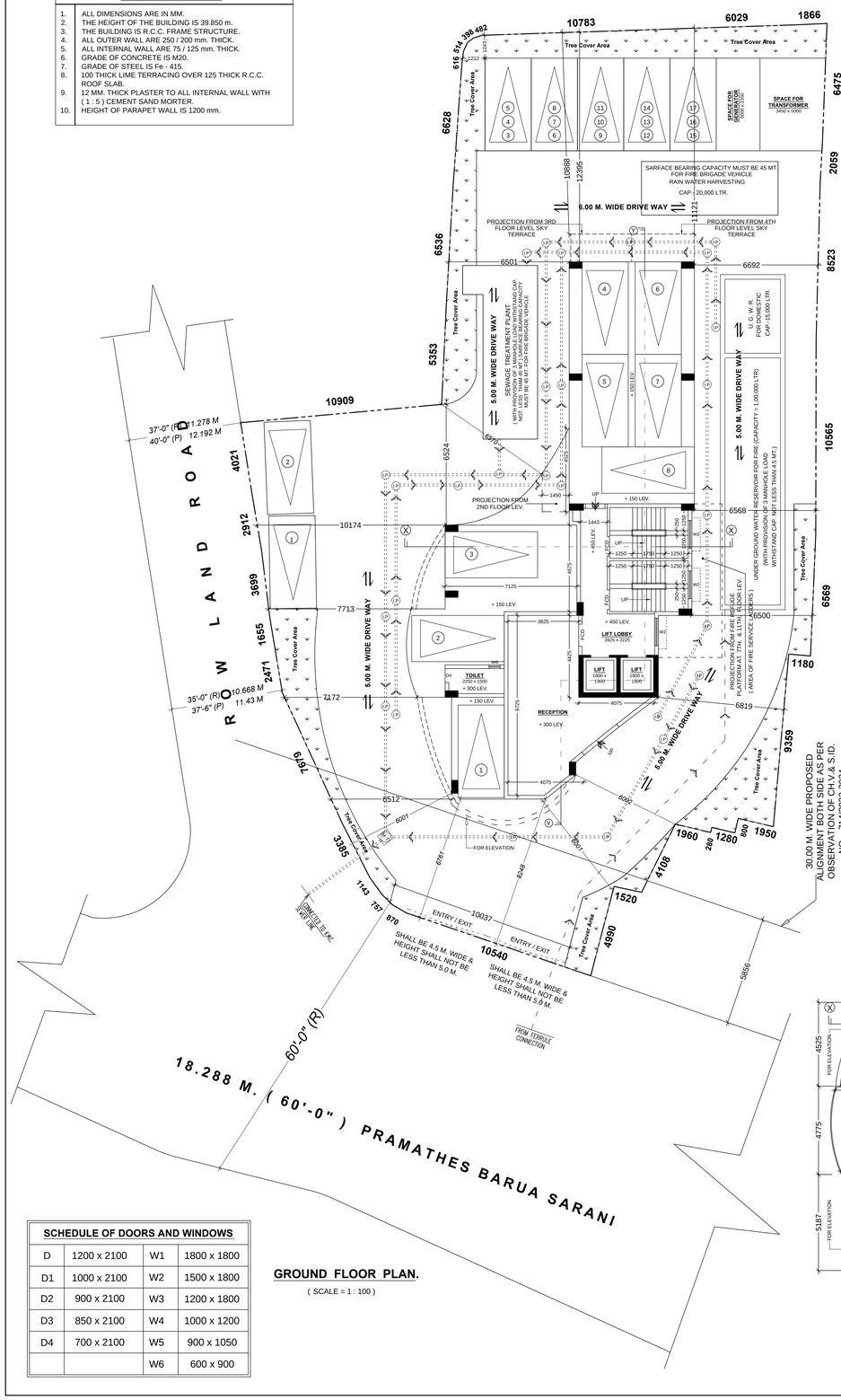
SPECIFICATION

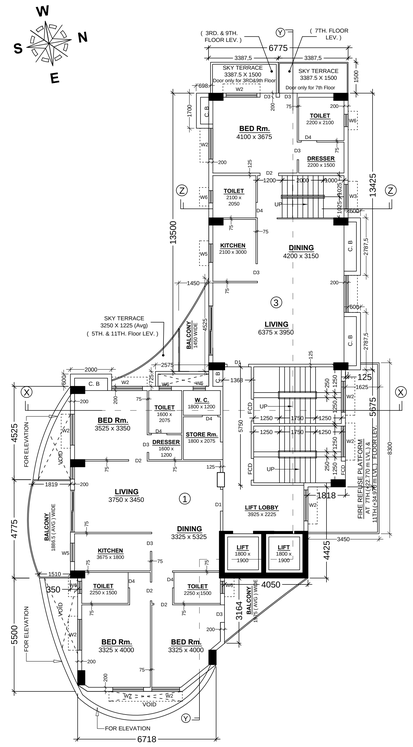
1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 39.850 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M20.
7. GRADE OF STEEL IS Fe - 415.
8. 100 THICK LIME TERRACING OVER 125 THICK 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.



GROUND FLOOR PLAN.

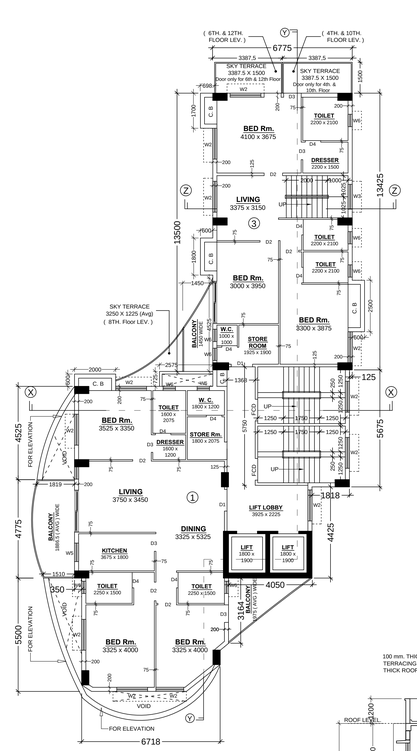
(SCALE = 1 : 100)

SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2100	W1	1800 x 1800
D1	1000 x 2100	W2	1500 x 1800
D2	900 x 2100	W3	1200 x 1800
D3	850 x 2100	W4	1000 x 1200
D4	700 x 2100	W5	900 x 1050
		W6	600 x 900



3RD, 5TH, 7TH, 9TH, & 11TH. FLOOR PLAN

(SCALE = 1 : 100)

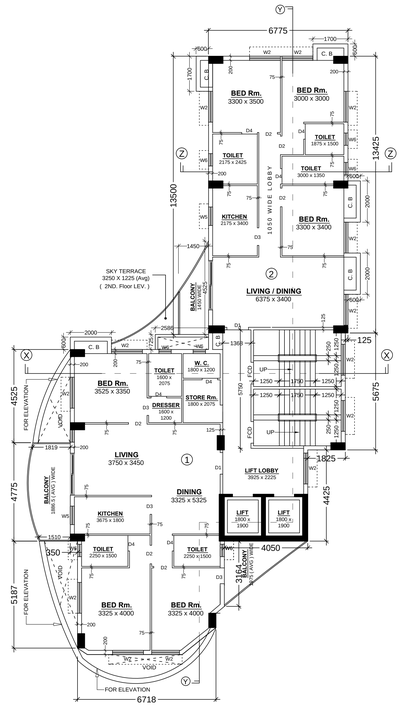


4TH, 6TH, 8TH, 10TH, & 12TH. FLOOR PLAN

(SCALE = 1 : 100)

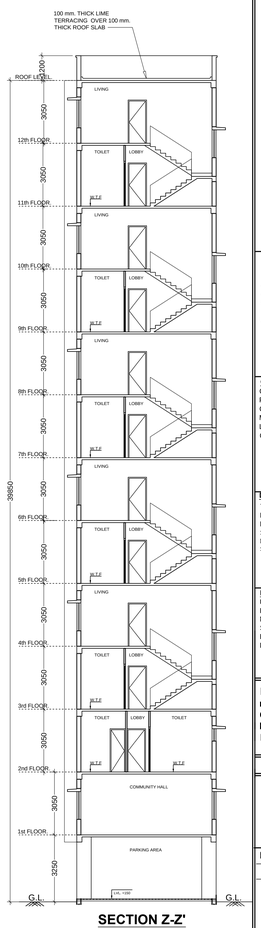
1ST. FLOOR PLAN

(SCALE = 1 : 100)



2ND. FLOOR PLAN

(SCALE = 1 : 100)



SECTION Z-Z'

(SCALE = 1 : 100)

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **11-069-38-0009-2**
2. **NAME OF THE OWNER/S :** M/S EKRAM HOTELS PVT LTD..
3. **NAME OF APPLICANT** : ABDUL SAMAD AZAD Authorized Representative/ Authorized Signatory of KZAR DEVELOPERS LLP & Lawfully CONSTITUTED ATTORNEY OF EKRAM HOTELS PVT. LTD.

4. DETAILS OF REGD. TITLE DEEDS
Book No.- I, VOL. No.- 1602-2020, Pages.- 131481 To 131542, Being No.- 160203367, Date = 29/06/2020.
Office:D.S.R.-II SOUTH 24 PGS.

IGBC REGISTRATION NO: GH 23 0061

ULCR clearance No. :- 913/ULC/KOLKATA/2023 dated 20.02.2023 on
Land Area = 1131.40 Sqm.

5. DETAILS OF POWER OF ATTORNEY
Book No.- I, VOL. No.- 1904-2023, Pages.- 763449 To 763466, Being NO.- 190413510, Date= 03/10/2023. Office: A.R.A -IV KOLKATA

6. DETAILS OF BOUNDARY DECLARATION
Book No.- I, VOL. No.- 1902-2022, Pages.- 216986 To 217003, Being NO.- 190205188, Date = 31/05/2022.Office: A.R.A -II KOLKATA

7. DETAILS OF REGD. TENANTS UNDERTAKING
Book No.- I, VOL. NO.- 1902-2022, Pages.- 216969 To 216985, Being NO.- 190205187, Date = 31/05/2022.Office: A.R.A -II KOLKATA

PART - B

1. AREA OF LAND :
As per deed:16K-14CH-29 SFT=1131.457Sqm
As per Boundary Decl. : 1131.457 Sqm.
As per U. L. C : 1131.400 Sqm.

2. NET AREA OF LAND : 1131.400 Sqm.
(After free gift / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.

3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 565.700 Sqm.
4. PROPOSED GROUND COVERAGE = 25.207 % = 285.193 Sqm.
5. PROPOSED AREA :

	Covered Area (Excluding Stair, Lift Duct & Lobby)	CUTOUT AREA Lift Duct Area	CUTOUT AREA Duct / Void Area	Total Area (Excluding Stair, Lift Duct & Lobby)	EXEMPTED AREA Stair Way Area (Excluding Stair Void)	EXEMPTED AREA Lift Lobby	Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	264.855	——	——	264.855	22.500	6.000	236.355
1st. Floor	264.855	6.840	0.875	257.140	22.500	6.000	228.640
2nd. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
3rd. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
4th. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
5th. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
6th. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
7th. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
8th. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
9th. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
10th. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
11th. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
12th. Floor	271.482	8.3166	0.875	262.290	22.500	6.000	233.790
Total	**3516.014**	**98.322**	**10.500**	**3407.185**	**292.500**	**78.000**	**3036.685**

EXEMPTED AREA = 370.500 Sqm. (Total Stair Way + Lift Lobby Area)

6. PARKING CALCULATION :

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
Above 100 Sqm.				
1 - 122.700 Sqm.	36.091	158.791 Sqm.	7 Nos.	23 NOS.
2 - 122.700 Sqm.	36.091	158.791 Sqm.	5 Nos.	
3 - 94.543 Sqm.	27.809	122.352 Sqm.	1 No.	
4 - 189.086 Sqm.	55.618	244.704 Sqm.	5 Nos.	

Total Required Parking = **23 NOS.**

B) NOS. OF PARKING PROVIDED = 8 Nos. (Covered Parking)
NOS. OF PARKING PROVIDED = 17 Nos. (Open Parking)
25 NOS.

C) Permissible area for parking : (a) GROUND FLOOR = 8 Nos. x 25 = 200.00 Sqm.
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 155.814 Sqm.

7. PERMISSIBLE F. A. R. = 2.50 + 10% of 2.50 [for Green Building] = 2.75
8. PROPOSED F. A. R. = (3036.685 - 155.814) / 1131.400 = 2.546
9. OTHER AREAS FOR FEES :
A) CUPBOARD AREA = 57.465 Sqm.
B) FIRE REFUGE AREA = 34.85 Sqm.
C) AREA OF TRIPLE BALCONY = 48.636 Sqm.
D) AREA OF LIFT MACHINE ROOM STAIR = 03.700 Sqm.
E) LIFT MACHINE ROOM AREA = 19.888 Sqm.
F) STAIR HEAD ROOM AREA = 36.583 Sqm.
201.122 Sqm.
10. LIFT MACHINE ROOM AREA = 19.888 Sqm.
11. STAIR HEAD ROOM AREA = 36.583 Sqm.
12. TREE COVER AREA REQUIRED = 3450.046 x15% x 1131.400 / 6000
= 99.450 Sqm.
TREE COVER AREA PROVIDED = 114.747 Sqm.
13. OVER HEAD TANK AREA = 31.592 Sqm.
Area of Over Head Tank = 15.796 Sqm.
Area of O. H. Fire Fighting Tank = 15.796 Sqm.
14. HEIGHT OF THE BUILDING = 39.850 m.
15. TERRACE AREA = 270.056 Sqm.

DECLARATION OF OWNER:-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.

ABDUL SAMAD AZAD
Authorized Representative/ Authorized Signatory of KZAR DEVELOPERS LLP & Lawfully CONSTITUTED ATTORNEY OF EKRAM HOTELS PVT. LTD.

NAME OF OWNER/S.

CERTIFICATE OF ARCHITECT :-

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 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 WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK..

SUJOY MUKHERJEE.
M. Arch.(Urban Design)
Architect And Urban Designer
Regn. No.- CA/98/22181
NAME OF ARCHITECT

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGNS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY ALOK ROY (G.T.E. (K.M.C NO. - I / 11) GEOTEST ENGINEERS PVT. LTD. OF (ADDRESS) 6A, MILAN PARK, KOLKATA - 700084.CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE

SANJIV. J. PAREKH
E.S.R. NO. - 104 / I
NAME OF STRUCTURAL REVEWER

ASHIM KUMAR DAS
E.S.E. NO. - 90 / I
NAME OF E.S.E

DECLARATION OF G.T.E.

UNDERSIGNED HAS INSPECTED THE SITE FOR CARRYING OUT THE SOIL INVESTIGATION THEREIN. AT PRESENT, AS THE SITE IS MOSTLY COVERED BY THE EXISTING STRUCTURE, SOIL EXPLORATION IS NOT POSSIBLE BUT, STRUCTURAL DESIGN PROPOSAL WILL BE CARRIED OUT ON THE BASIS OF SOIL STRATUM CHARACTERISTICS, CONSIDERING THE SAFETY AND STABILITY OF THE PROPOSED BUILDING. IT IS FURTHER CERTIFIED THAT THE EXISTING SOIL WILL BE STRENGTHEN, IF REQUIRED DURING STRUCTURAL DESIGN OF THE PROPOSED BUILDING.

ALOK ROY
G.T.I. NO. - 11
NAME OF GEO.TECH ENGINEER

PROPOSED (G + XII) STORIED RESIDENTIAL BUILDING OF HEIGHT 39.850 m (PRECERTIFIED GOLD GREEN BUILDING) FOLLOWING UNDER SECTION 393A OF K.M.C. ACT 1980 & K.M.C. Building Rules 2009, AT PRE. No. - 7, PRAMATHES BARUA SARANI, P. S. - BALLYGUNGE, KOLKATA - 700 019, WARD NO. - 69, BOROUGH NO. - VIII UNDER THE KOLKATA MUNICIPAL CORPORATION.

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

SCALE	W - 69 B - (VIII)	SUJOY MUKHERJEE AND ASSOCIATES
1: 100	*SHEET* 1	*DRAWN BY* Dinakar Roy; *CHECKED BY* S. Mukherjee; *Date* 20.02.2024.

PLANCASE NO: 2023080107

B.P. NO : 2024080081 DATE: 29-11-2024 VALID UPTO : 28-11-2029

ATISH RANJAN MANNA — Digitally signed by ATISH RANJAN MANNA Date: 2024.11.29 15:00:29 +05'30'
SIGNATURE OF A.E.(C)/ BR.-VIII

PARTHA GHOSH — Digitally signed by PARTHA GHOSH Date: 2024.11.29 15:03:39 +05'30'
SIGNATURE OF E.E.(C)/ BR.-VIII