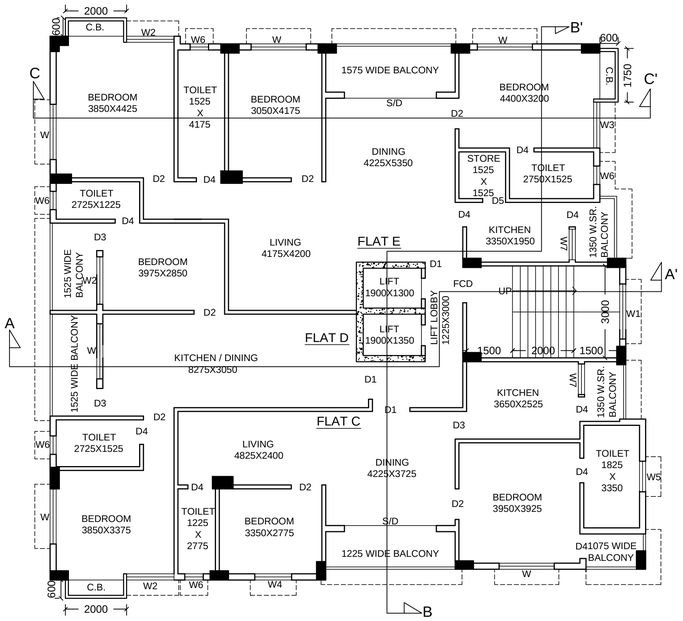
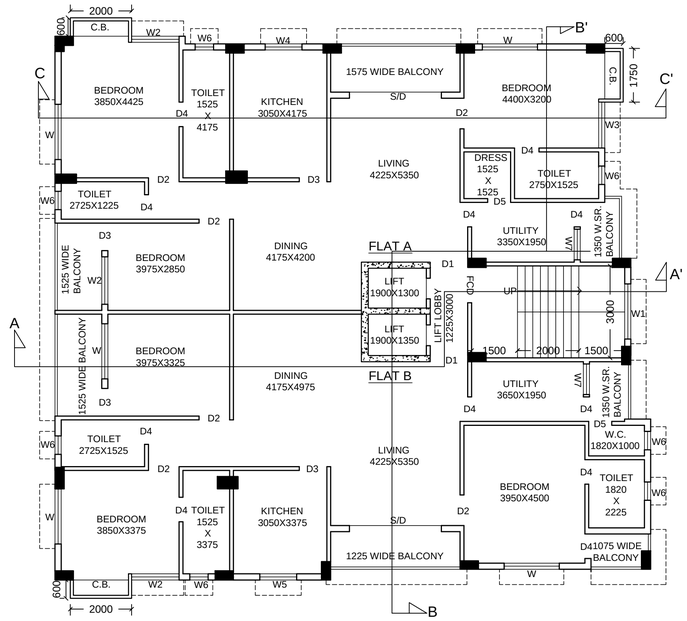


1ST FLOOR PLAN

SCALE-1:100

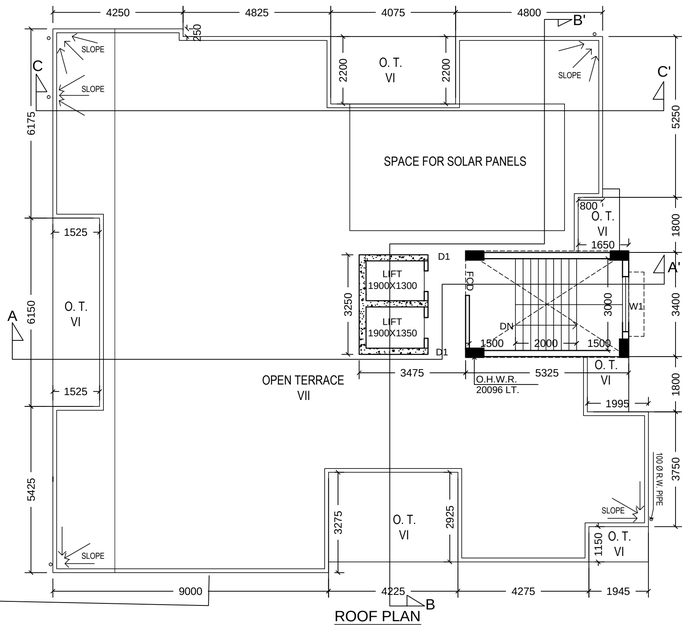


2ND TO 5TH FLOOR PLAN

SCALE-1:100

NOTE :

1. ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
2. ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
4. ALL DIMENSION ARE IN MM.
5. ALL THE EXTERNAL WALLS ARE 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM. THICK UNLESS SPECIFIED.
6. DEPTH OF U.G. & SEMI U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.



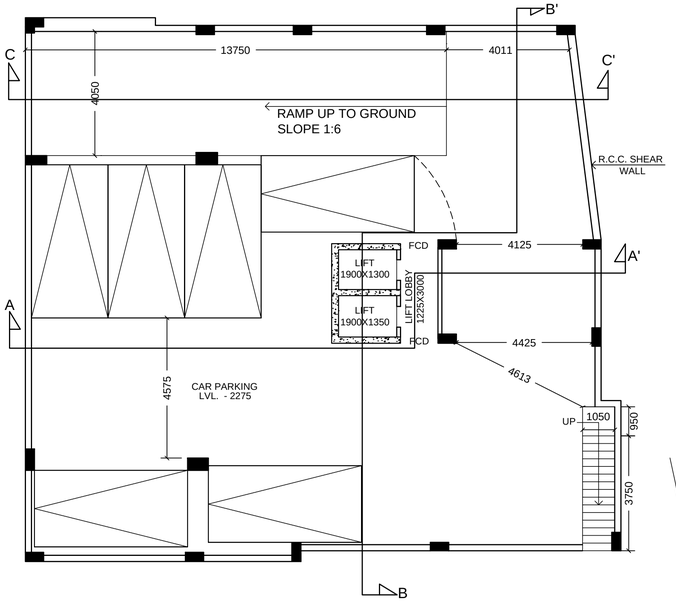
ROOF PLAN

SCALE-1:100

PERMISSIBLE TOP ELEVATION - 33.00 M.

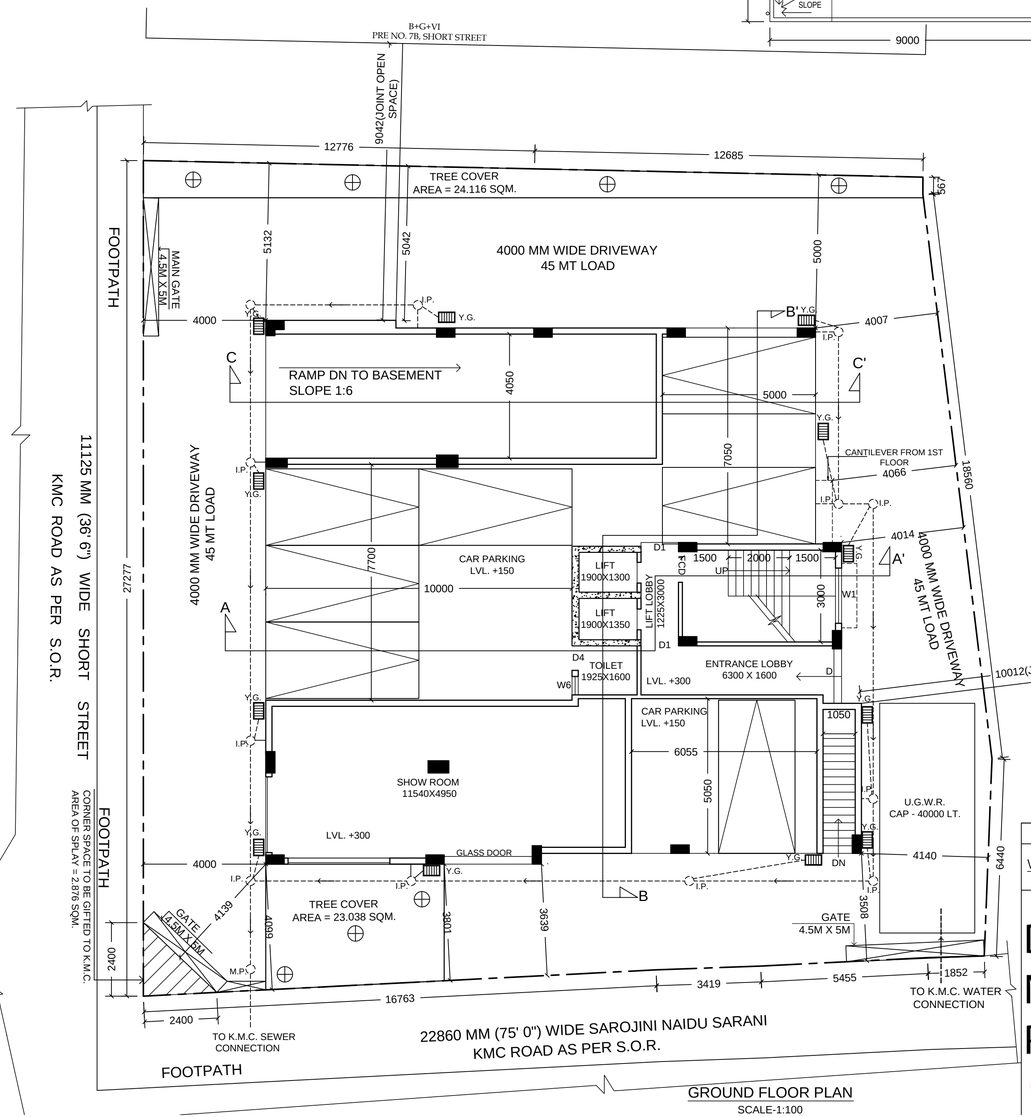
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION
	LATITUDE	LONGITUDE	
Ⓐ	22°32'48.11"	88°21'33.10"	5.183 M.
Ⓑ	22°32'48.89"	88°21'33.44"	5.183 M.
Ⓒ	22°32'48.32"	88°21'32.62"	5.183 M.
Ⓓ	22°32'48.54"	88°21'32.22"	5.183 M.

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



BASEMENT PLAN

SCALE-1:100



GROUND FLOOR PLAN

SCALE-1:100

STATEMENT OF THE PLAN PROPOSAL

PART A :

1. ASSESSEE NO. 11-063-47-0004-3

2.A. DETAILS OF DEED I : (INDENTURE)
I) BOOK NO. - I , II) VOLUME NO. - 45, III) PAGE 12 TO 17, IV) BEING NO. - 386 , IV) DATE - 08.02.1940

2.B. DETAILS OF REGISTERED DEED II : (INDENTURE)
I) BOOK NO. - I , II) VOLUME NO. - 36, III) PAGE 70 TO 74, IV) BEING NO. - 385 , V) DATE - 02/02/1940, REGD. AT - CALCUTTA (W.B.)

2.C. DETAILS OF REGISTERED DEED III : (DECLARATION OF TRUST)
I) BOOK NO. - I , II) VOLUME NO. - 58, III) PAGE 164 TO 169, IV) BEING NO. - 2967 , V) DATE - 09/06/1966, REGD. AT - CALCUTTA (W.B.)

2.D. DETAILS OF BOUNDARY DECLARATION :
I)BOOK NO. - I , II) VOLUME NO. - 1902 - 2022, III) PAGE 69844 TO 69857, IV) BEING NO. - 190201326 , V) DATE - 26/02/2022, REGD.AT -A.R.A.- II KOLKATA (W.B.)

2.E. DETAILS OF POWER OF ATTORNEY :
I) BOOK NO. - I , II) VOLUME NO. - 1903 - 2020, III) PAGE 179071 TO 179091, IV) BEING NO. - 190303755 ,V) DATE - 26/09/2020, REGD. AT -A.R.A.- III KOLKATA (W.B.) (AFFIDAVIT 1ST CLASS JUDICIAL MAGISTRATE FOR CORRECTION OF LAND AREA)

2.F. DETAILS OF CORNER SPLAY :
I) BOOK NO. - I , II) VOLUME NO. - 1904 - 2023, III) PAGE 26353 TO 26365, IV) BEING NO. - 190400055 ,V) DATE - 09/01/2023, REGD. AT - A.R.A.- IV KOLKATA (W.B.)

2.G. DEED OF CLOSER OF THE TRUST :
I) BOOK NO. - IV , II) VOLUME NO. - 1, III) PAGE 3603 TO 3611, IV) BEING NO. - 00323 ,V) DATE - 21/01/2010

2.H. HIGH COURT ORDER (THAT SM. BASABDATTA COOMAR IS APPOINTED A NEW TRUSTEE IN PLACE AND INSTEAD OF MONMOHINI COOMAR) A.T.A. NO. 3 OF 2000,DATE -21/12/2010.

2.I. ULC NOC NO. - 847 / ULC / KOLKATA / 2022, DATE - 21/06/2022

2.J. F.S.R. NO. - FSR / 0225186228700652, DATE - 21/09/2022

3. AREA OF THE PLOT OF LAND -
AS PER DOCUMENT = 802.67SQM. (12 K 00 CH 00 SQFT) (AS PER DEED)
AS PER MEASUREMENT = 705.731 SQM. (10 K 08CH 36 SQFT)

4. NO. OF TENEMENTS = 13 TENEMENTS

PART B :

1. AREA OF LAND = 705.731 SQM.(10 K 08 CH 36 SQFT.) (AS PER BOUNDARY DECLARATION)
2. WIDTH OF ROAD = 22.860 M. & 10.650 M.
3. PERMISSIBLE F.A.R. = 2.75
4. PROPOSED F.A.R. = 2.748
5. (i) PERMISSIBLE GROUND COVERAGE (50 % OF L.A.) = 352.866 SQM.
(ii) PROPOSED GROUND COVERAGE (46.045 % OF L.A.) = 324.957 SQM.
6. PROPOSED TOTAL COVERED AREA = 2470.517 SQM.
7. PROPOSED HEIGHT = 21.350 SQM.

8. PROPOSED AREA : -

FLOOR	COVERED AREA (RESIDENTIAL)	CUT OUT (LIFT WELL +SHAFT)	GROSS FLOOR AREA	EXEMPTED AREA STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
BASEMENT	326.691 SQM.	0 SQM.	326.691 SQM.	4.935 SQM.	3.675 SQM.	318.081 SQM.
GROUND	260.894 SQM.	61.608 SQM.	199.286 SQM.	15.00 SQM.	3.675 SQM.	180.611 SQM.
1ST	324.957 SQM.	5.035 SQM.	319.922 SQM.	15.00 SQM.	3.675 SQM.	301.247 SQM.
2ND	324.957 SQM.	5.035 SQM.	319.922 SQM.	15.00 SQM.	3.675 SQM.	301.247 SQM.
3RD	324.957 SQM.	5.035 SQM.	319.922 SQM.	15.00 SQM.	3.675 SQM.	301.247 SQM.
4TH	324.957 SQM.	5.035 SQM.	319.922 SQM.	15.00 SQM.	3.675 SQM.	301.247 SQM.
5TH	324.957 SQM.	5.035 SQM.	319.922 SQM.	15.00 SQM.	3.675 SQM.	301.247 SQM.
6TH	287.029 SQM.	5.035 SQM.	281.944 SQM.	15.00 SQM.	3.675 SQM.	263.319 SQM.
TOTAL	2499.397 SQM.	91.817 SQM	2407.580 SQM.	109.935 SQM.	29.40 SQM.	2268.245 SQM.

9. TENEMENTS & CAR PARKING CALCULATION : -

(A) RESIDENTIAL :

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT A	148.068 SQM.	15.780 SQM.	163.849 SQM.	4	4 NOS.
FLAT B	151.392 SQM.	16.135 SQM.	167.527 SQM.	4	4 NOS.
FLAT C	90.608 SQM.	9.657 SQM.	100.264 SQM.	1	1 NOS.
FLAT D	77.039 SQM.	8.210 SQM.	85.249 SQM.	1	0 NOS.
FLAT E	126.892 SQM.	13.524 SQM.	140.415 SQM.	1	1 NOS.
FLAT F	129.323 SQM.	13.783 SQM.	143.106 SQM.	1	1 NOS.
FLAT G	132.210 SQM.	14.090 SQM.	146.300 SQM.	1	1 NOS.

(B) MERCANTILE RETAIL : -
SHOP BUILD UP AREA = 62.937 SQM.
SHOP CARPET AREA = 56.115 SQM.
CAR PARKING REQUIRED = 1 NO.

C. GROUND FLOOR AREA = (199.286 + 62.937) = 262.223 SQM.
10A. TOTAL REQUIRED CAR PARKING = 13 NOS.
B. TOTAL PROVIDED CAR PARKING : COVERED = 13 NOS.
11. PERMISSIBLE AREA FOR PARKING = 390.575 SQM
12. PERMISSIBLE FAR = 2.75
13. PROPOSED F.A.R = {(2268.245+62.937) - 390.575} / 705.731 = 2.748<2.75
14. STAIR HEAD ROOM AREA = 18.105 SQM.
15. LIFT MACHINE ROOM AREA = 11.294 SQM.
16. TERRACE AREA = 324.957 SQM.
17. RELAXATION OF AUTHORITY, IF ANY : - NOT APPLICABLE
18. OVER HEAD TANK AREA = 18.504 SQM.
19. TREE COVER REQUIRED : 6.176%
19a TREE COVER PROVIDED: 47.154 SQM (6.68%)
20. TOTAL CUPBOARD AREA: 20.700 SQM (0.838%)
21. ADDITIONAL AREA FOR FEES = 160.035 SQM.(EXEMPTED+C.B.)
22. TOTAL AREA FOR FEES=2520.615 SQM.(NET AREA+ADDITIONAL AREA FOR FEES+SHR+LMR)

CERTIFICATE OF ARCHITECT :

I SUPRATIM CHOUDHURY, CA/2002/28856 ,CERTIFIED ON THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REG. DEED.ENTIRE SITE FULLY OCCUPIED BY OWNER AND THERE IS NO TENANT. AS PER DECLARATION OF OWNER.

NAME OF ARCHITECT
SUPRATIM CHOUDHURY
CA/2002/28856

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC & WIND LOAD AND AS PER THE SOIL INVESTIGATION REPORT SUBMITTED HEREWITH AND THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

NAME OF STRUCTURAL ENGINEER
JAYDEB DEY
E.S.E. - II/605

CERTIFICATE OF GEO-TECHINICAL ENGINEER :

THE 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 FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM THE GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
GT/I/3(K.M.C.)

DECLARATION OF OWNERS :

WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT:
1. WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION AND FOLLOW THEIR INSTRUCTION AND NOT DEVIATE FROM SANCTION PLAN WITHOUT PRIOR INTIMATION.
2. K.M.C. AUTHORITIES WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
3. IF THE SUBMITTED DOCUMENTS ARE FOUND FAKE THE K.M.C. AUTHORITY MIGHT REVOKE THE SANCTION PLAN .
4. D.G. SET & TRANSFORMER SHALL BE INSTALLED AFTER TAKING NECESSARY PERMISSION.
5. ENTIRE SITE FULLY OCCUPIED BY OWNER AND THERE IS NO TENANT.

NAME OF OWNER
SANJIB DUTTA (C.A. OF BASABDATTA COOMAR)

PROJECT :

PROPOSED B+G+VI STORIED (HEIGHT: 21.350M) RESIDENTIAL BUILDING PLAN U/S 393(A) AT PRE. NO. - 4A, SAROJINI NAIDU SARANI, KOLKATA - 700017, WARD NO.- 63,BOROUGH - VII, P.S.- SHAKESPEARE SARANI,P.O. - PARKSTREET.

NORTH

ARCHITECTS:
NEXUS
528,PARNASREE PALLY, KOLKATA-700060
MOB: 9830264868, TELEFAX : 033-24077731
EMAIL: nexus_arch @ yahoo.com WEBSITE:NEXUS-ARCH.IN

SCALE	DATE	REV. DATE	DRAWNED BY	CHECKED BY	SHEET NO.
1:50,1:100, 1:600,1:4000	16-05-2023		A.R.	S.C.	1

PLAN CASE NO : 2022070093

VIDE B.P. NO : **2023070061**

DATE : 06/06/2023
VALID UPTO : 05/06/2028

DIBYENDU PAL — Digitally signed by DIBYENDU PAL Date: 2023.06.06 14:57:00 +05'30'

SIGNATURE OF E.E.(C), BR - VII
BUILDING DEPARTMENT / K.M.C.

MUKTI PRAKASH TOONG — Digitally signed by MUKTI PRAKASH TOONG Date: 2023.06.06 14:54:41 +05'30'

SIGNATURE OF A.E.(C), BR - VII
BUILDING DEPARTMENT / K.M.C.