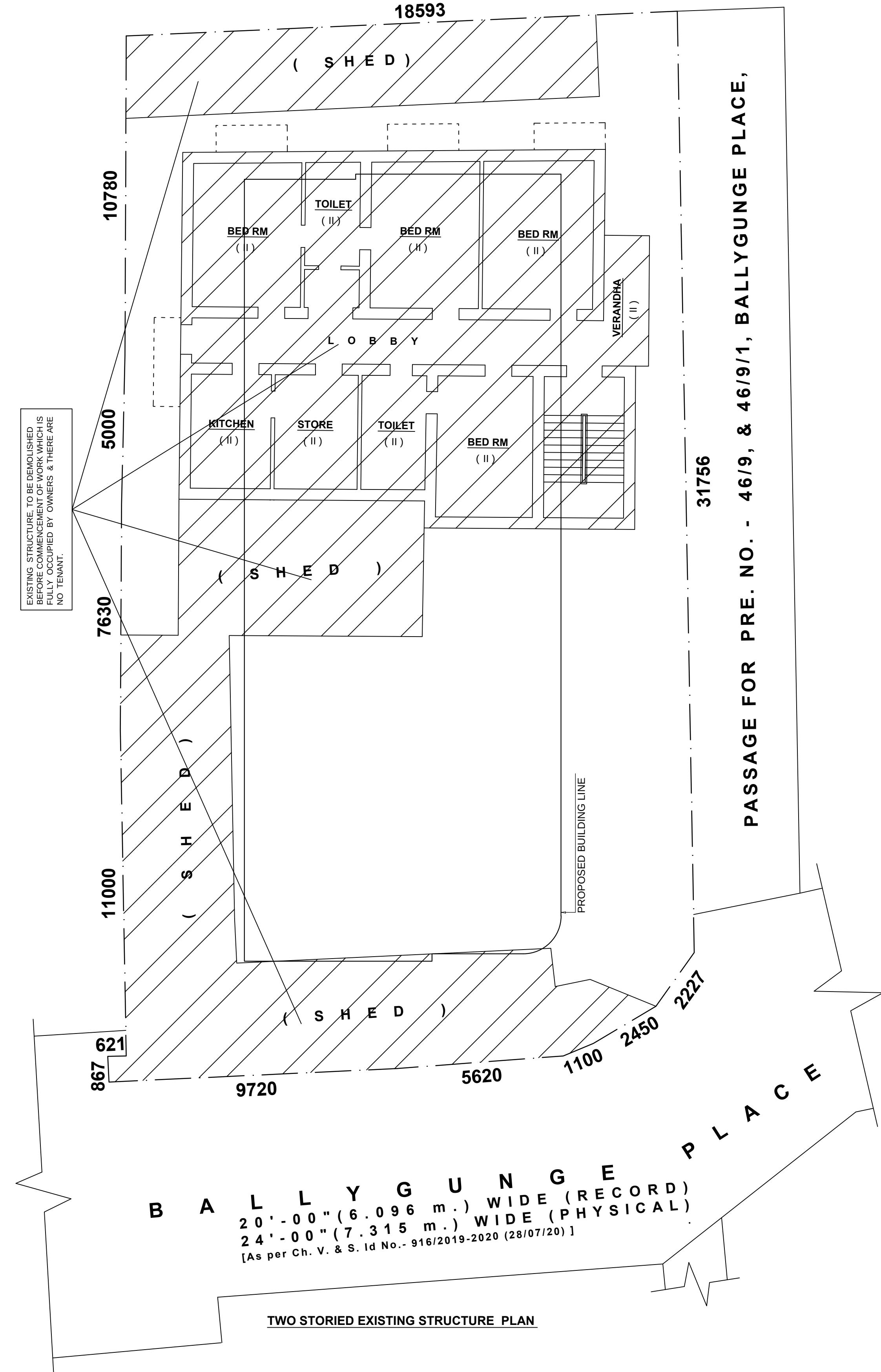
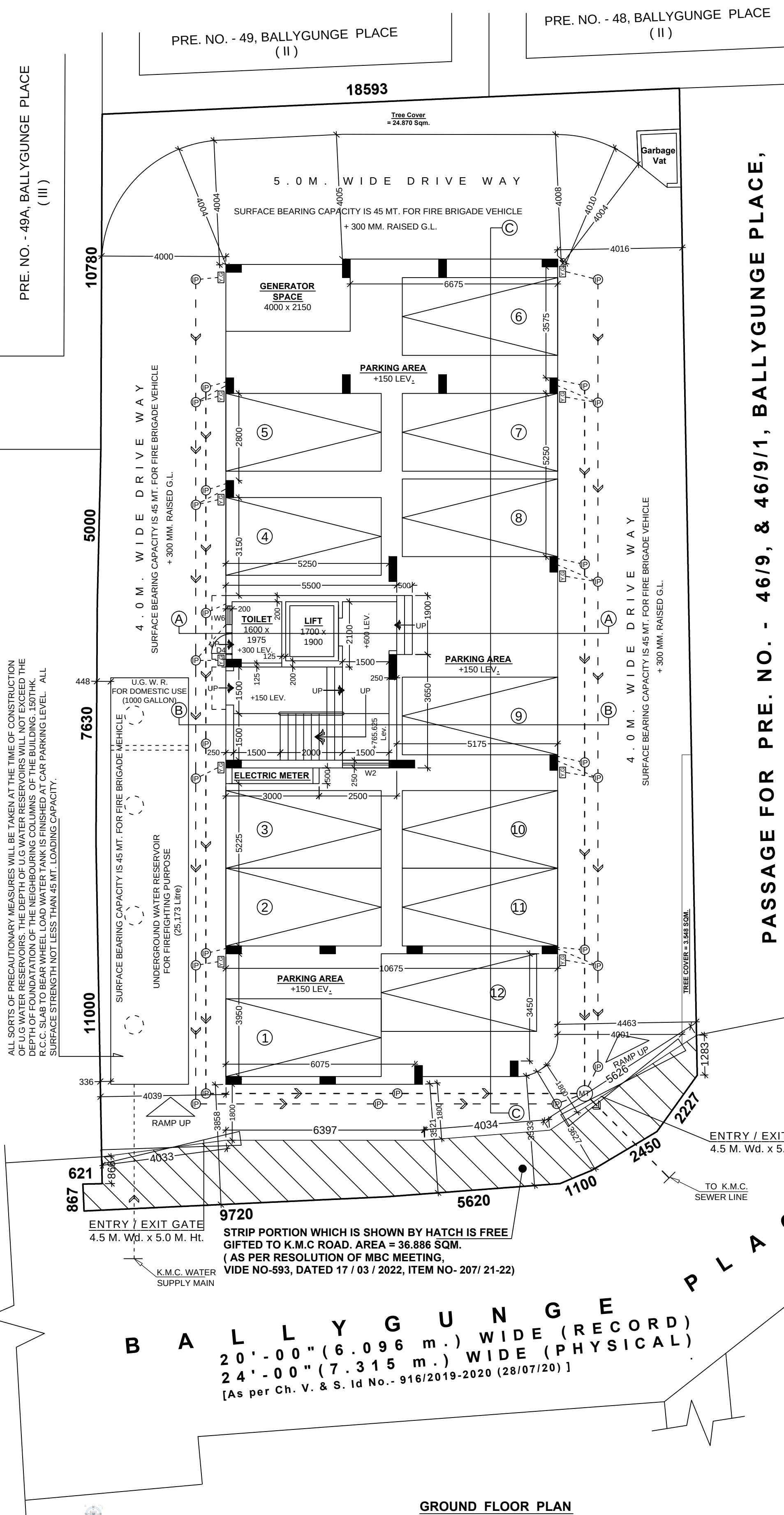
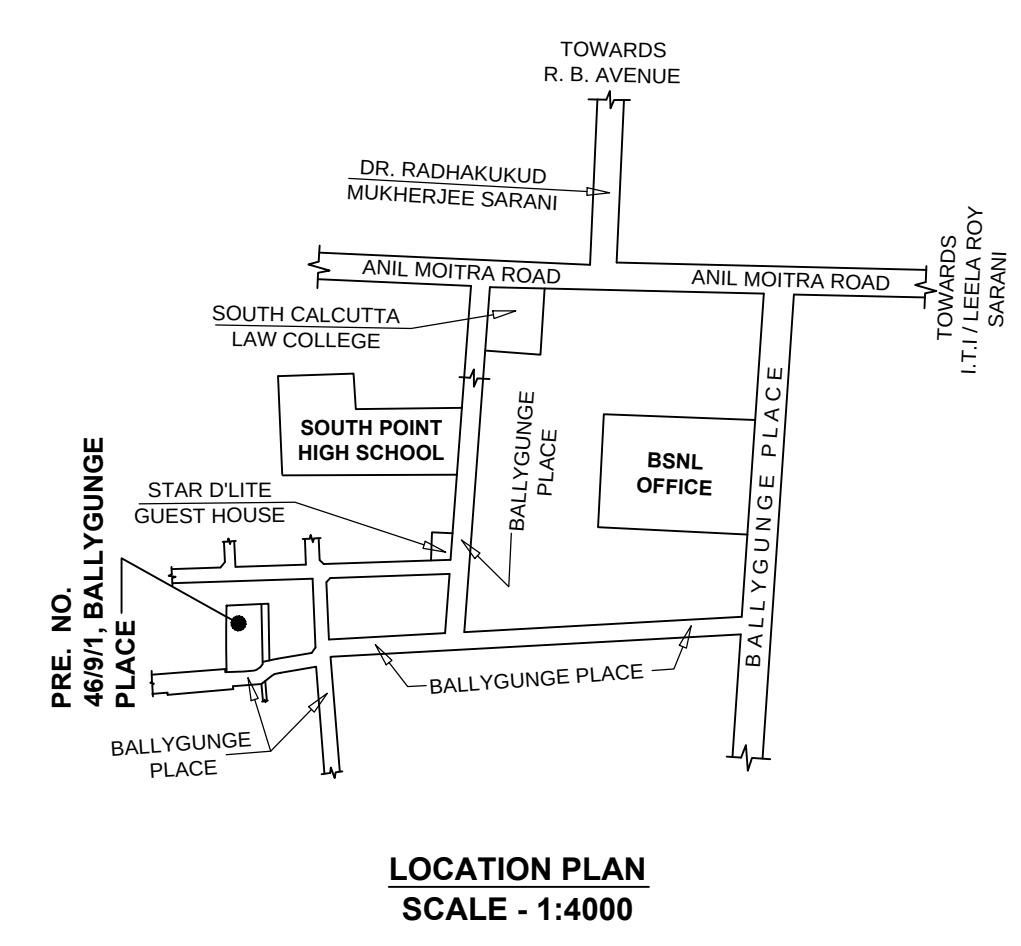
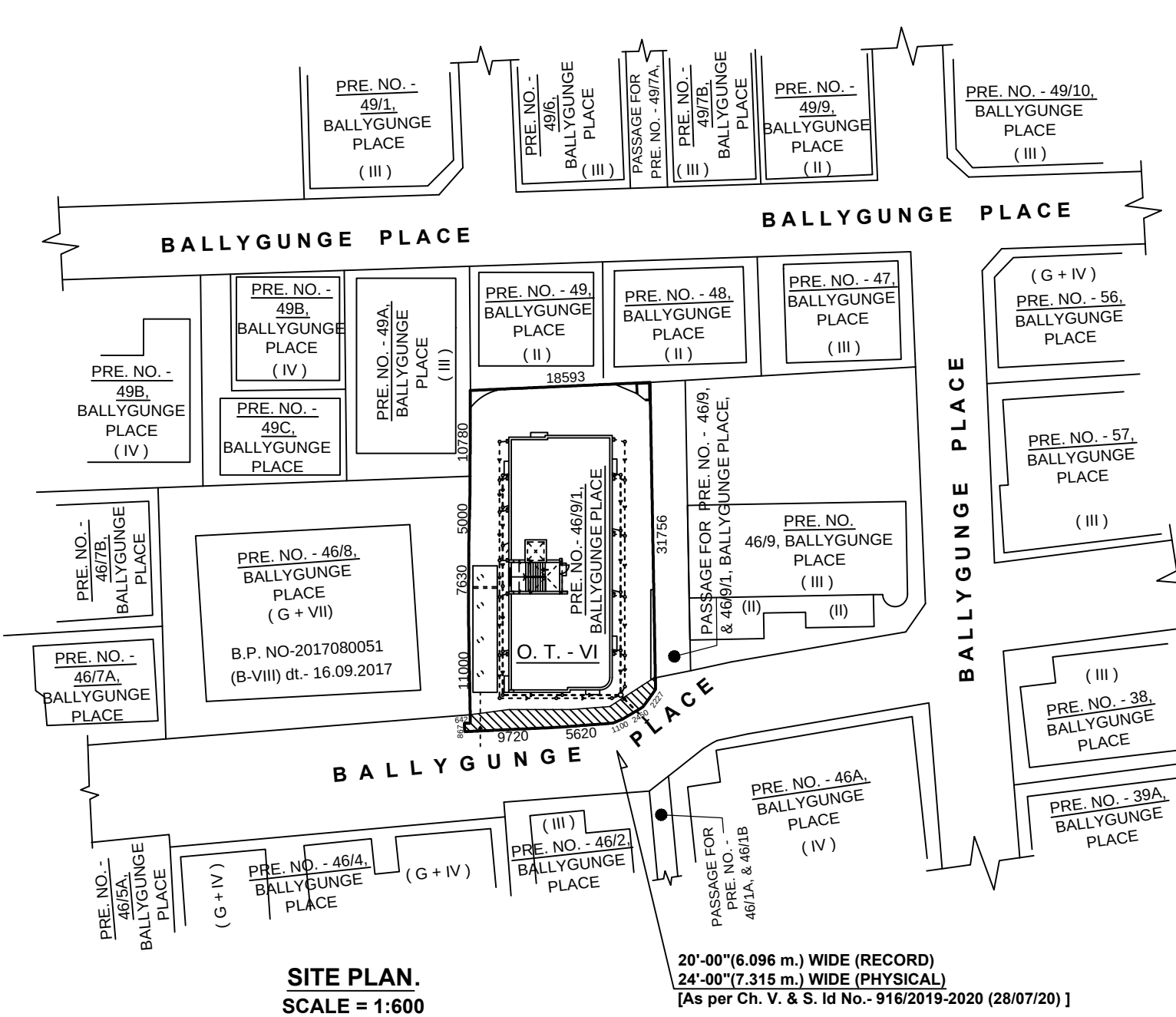
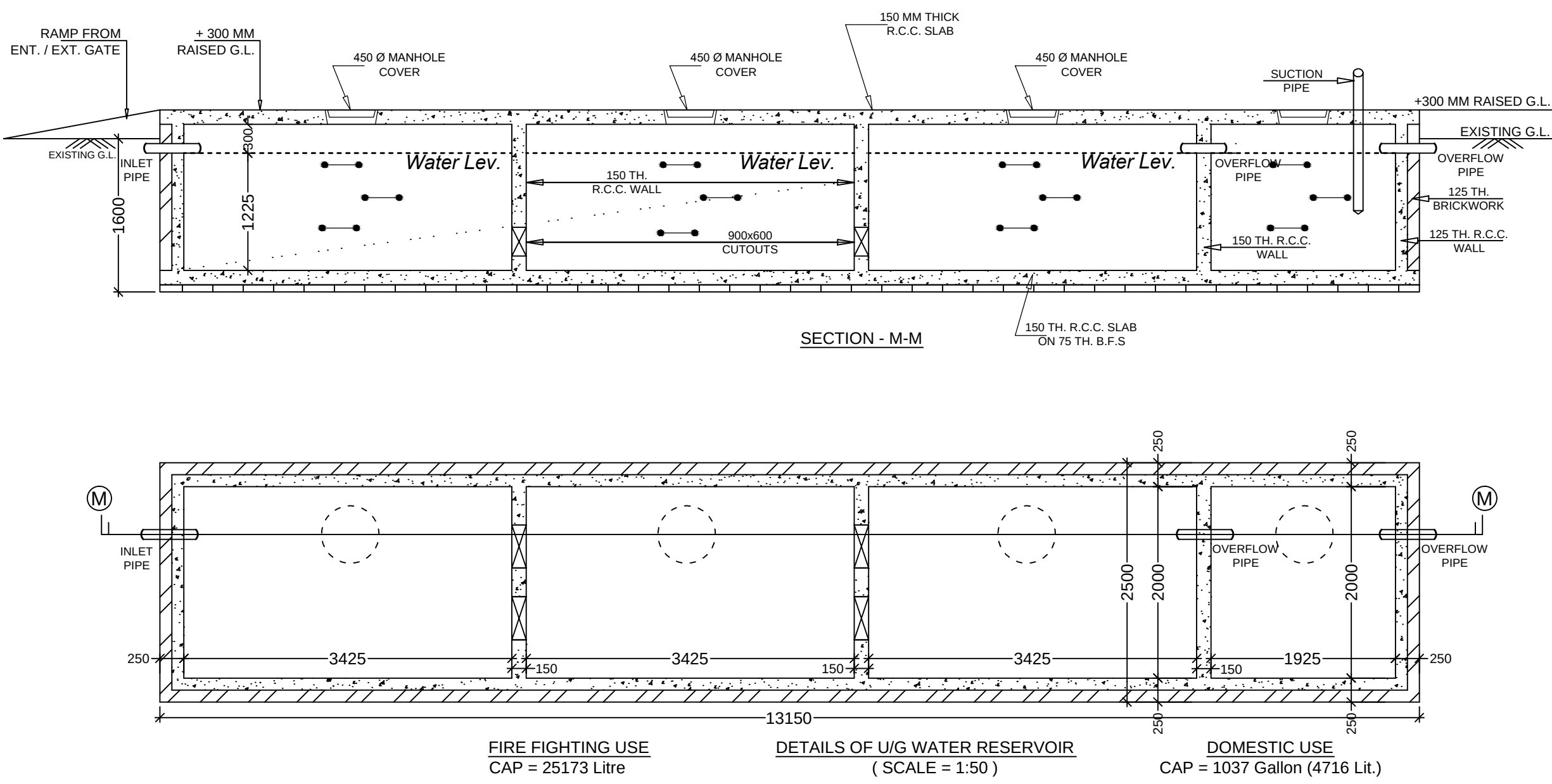




PART - A		PART - B	
1. ASSESSEE NO. : 110680402711		1. AREA OF LAND :	
2. NAME OF THE OWNERS : SUSAMA ROY, SANJAY ROY, MRITYUNJOY ROY, SANJIB ROY		As per Title Deed & Assessment Book Record	= 689.799 Sqm. (10 K. - 05 CH. - 00 SQFT.)
NAME OF THE APPLICANT : ARJUN SINGH		As per Boundary Declaration :	= 662.813 Sqm. (9 K. - 14 CH. - 24.514 SQFT.)
3. DETAILS OF REGD. TITLE DEEDS : Book No. - I, Vol. No. - 51, Page No. - 70 to 82, Being No. - 2423, Seaidah, West Bengal. Date - 22/11/1957.		As per U.L.C.	= 662.813 Sqm.
4. DETAILS OF REGD. BOUNDARY DECLARATION : Book No. - I, Vol. No. - 1605-2019, Page No. - 232004 to 232025, Being No. - 160506797, Year - 2019, Date - 06/12/2019, A.D.S.R. ALIPORE, WEST BENGAL.		AREA OF STRIP	= 36.886 Sqm. (AS PER RESOLUTION OF MBC MEETING, VIDE NO-893, DATED 17 / 03 / 2022, ITEM NO-2071-21-22)
5. DETAILS OF REGD. DEED OF GIFT (STRIP) : Book No. - I, Vol. No. - 1602-2023, Page No. - 48096 to 48110, Being No. - 160201091, Year-2023, Date - 02/02/2023, D.S.R.H. SOUTH - 24 - PARAGANAS, WEST BENGAL.		2. NET AREA OF LAND : (Land Area As per Boundary declaration - Area of Strip to be gifted)	= (662.813 - 36.886) = 625.927 Sqm.
6. DETAILS OF REGD. POWER OF ATTORNEY : Book No. - I, Vol. No. - 1605-2019, Page No. - 171356 to 171379, Being No. - 160505377, Year - 2018, Date - 20/08/2018, A.D.S.R. ALIPORE, WEST BENGAL.		3. PERMISSIBLE GROUND COVERAGE	= 50.000 % = 331.407 Sqm.
7. N.O.C. Under the Urban Land (Ceiling & Regulation) Act, 1976 : No. 748 - U.L.C./KOL. XVI - 4198 / 2020, Dated: 14/07/2021		4. PROPOSED GROUND COVERAGE	= 42.445 % = 281.330 Sqm.
8. FIRE SAFETY RECOMMENDATION : FSR/0225586218701130, Dated: 19/01/2022		5. PROPOSED AREA :	

SPECIFICATION	SCHEDULE OF DOOR AND WINDOW
1. ALL DIMENSIONS ARE IN MM.	D1 1000 x 2100 W0 2100 x 1200
2. THE HEIGHT OF THE BUILDING IS 18.500 m.	D2 900 x 2100 W1 1800 x 1200
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.	D3 850 x 2100 W2 1500 x 1200
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.	D4 700 x 2100 W3 1200 x 1200
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.	W4 900 x 1200
6. GRADE OF CONCRETE IS M20.	W5 900 x 1050
7. GRADE OF STEEL IS Fe - 415.	W6 600 x 750
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.	W7 400 x 750
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTAR.	
10. HEIGHT OF PARAPET WALL IS 1200 mm.	

Gross Floor Area	CUTOOUT Lift Duct Area	Total Cutout Area	Covered Area (Excluding Stair void & Lift Lobby (A))	EXEMPTED AREA (Excl. Stair Void) (B)	Lift Lobby (C)	Net Floor Area (Excluding Stair, Lift Duct & Lobby) (A - B - C)
Gr. Floor 281.329 Sqm.	281.329 Sqm.	281.329 Sqm.	281.329 Sqm.	15.000 Sqm.	3.000 Sqm.	263.329 Sqm.
1st Floor 281.329 Sqm.	278.099 Sqm.	278.099 Sqm.	278.099 Sqm.	15.000 Sqm.	3.000 Sqm.	260.099 Sqm.
2nd Floor 281.329 Sqm.	278.099 Sqm.	278.099 Sqm.	278.099 Sqm.	15.000 Sqm.	3.000 Sqm.	260.099 Sqm.
3rd Floor 281.329 Sqm.	278.099 Sqm.	278.099 Sqm.	278.099 Sqm.	15.000 Sqm.	3.000 Sqm.	260.099 Sqm.
4th Floor 281.329 Sqm.	278.099 Sqm.	278.099 Sqm.	278.099 Sqm.	15.000 Sqm.	3.000 Sqm.	260.099 Sqm.
5th Floor 281.329 Sqm.	278.099 Sqm.	278.099 Sqm.	278.099 Sqm.	15.000 Sqm.	3.000 Sqm.	260.099 Sqm.
Total 1687.974 Sqm.	16.150 Sqm.	16.150 Sqm.	1671.824 Sqm.	90.000 Sqm.	18.000 Sqm.	1563.824 Sqm.

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
Between 50 - 75 Sqm.				
2 - 51.085 Sqm.	5.495	56.580 Sqm.	1 Nos.	0 Nos.
9 - 64.837 Sqm.	6.975	71.812 Sqm.	1 Nos.	
Between 75 - 100 Sqm.				
4 - 81.023 Sqm.	8.716	89.739 Sqm.	3 Nos.	3 Nos.
5 - 81.039 Sqm.	8.717	89.756 Sqm.	2 Nos.	
7 - 86.180 Sqm.	9.270	95.450 Sqm.	1 Nos.	
Above 100 Sqm.				
1 - 97.225 Sqm.	10.459	107.684 Sqm.	2 Nos.	
3 - 110.286 Sqm.	11.964	122.150 Sqm.	1 Nos.	7 Nos.
6 - 96.535 Sqm.	10.384	106.919 Sqm.	3 Nos.	
8 - 91.394 Sqm.	9.831	101.225 Sqm.	1 Nos.	
Total Required Parking				= 10 Nos.

B) NOS. OF PARKING PROVIDED	= 12 Nos.
NOS. OF COVERED CAR PARKING	= 12 Nos.
C) Permissible area for parking :	(a) GROUND FLOOR = 12 Nos. x 25
D) Actual area of parking provided :	(a) GROUND FLOOR PARKING = 239.754 Sqm.
7. PERMISSIBLE F. A. R.	= 2.00
8. PROPOSED F. A. R.	= (1563.824 - 239.754) / 662.813 = 1.998

FLOOR	CUPBOARD
First Floor	4.031 Sqm.
Second Floor	4.744 Sqm.
Third Floor	4.744 Sqm.
Fourth Floor	4.744 Sqm.
Fifth Floor	4.744 Sqm.
Total	23.007 Sqm. (1.65%)

10. STAIR HEAD ROOM AREA	= 19.250 Sqm.
11. OVER HEAD WATER TANK AREA (FOR DOMESTIC)	= 4.025 Sqm.
12. OVER HEAD WATER TANK AREA (FOR FIRE FIGHTING)	= 11.550 Sqm.
14. AREA OF COVER OF M/C LESS LIFT	= 4.620 Sqm.
15. TOTAL ADDITIONAL FLOOR AREA FOR FEES (CUPBOARD + STAIR HEAD RM + LIFT M/C RM COVER)	= 46.877 Sqm.
16. HEIGHT OF THE BUILDING	= 18.500 m.
17. DEPTH OF THE BUILDING	= 26.500 m.
18. i) TREE COVER AREA REQUIRED	= 1671.824 x 15% x 662.813 = 27.703 Sqm.
ii) TREE COVER AREA PROVIDED	= 28.418 Sqm.

DECLARATION OF OWNERS
I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1. I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

DECLARATION 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 AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJOINING ROADS CONFORM 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 U.G. WATER RESERVOIRS WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

DECLARATION OF E.S.E.
THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 161) OF J.B. ASSOCIATES, OF (ADDRESS) 1418, NAYABAD, PANCHASAYER, KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

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

REVISED PROPOSED G + V STORIED (Height of the Building is 18.500 m.) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. ACT 1980, & K.M.C. Building Rules, 2009, AS PER RESOLUTION OF MBC MEETING, VIDE NO-893, DATED 17 / 03 / 2022, ITEM NO-2071-21-22 AT PRE. NO. - 46/9/1, BALLYGUNGE PLACE, KOLKATA - 700 019. P. S. - GARIAHAT, WARD NO. - 68, BOROUGH - VIII.

PLAN CASE NO. - 2021080119
FIRE SAFETY RECOMMENDATION
FSR/0225586218701130, Dated: 19/01/2022

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

B.P.NO. - 2022080136 **DATE - 29-02-2023** **VALID UPTO - 27-02-2028**

DIGITAL SIGNATURE OF A.E. **DIGITAL SIGNATURE OF E.E.**