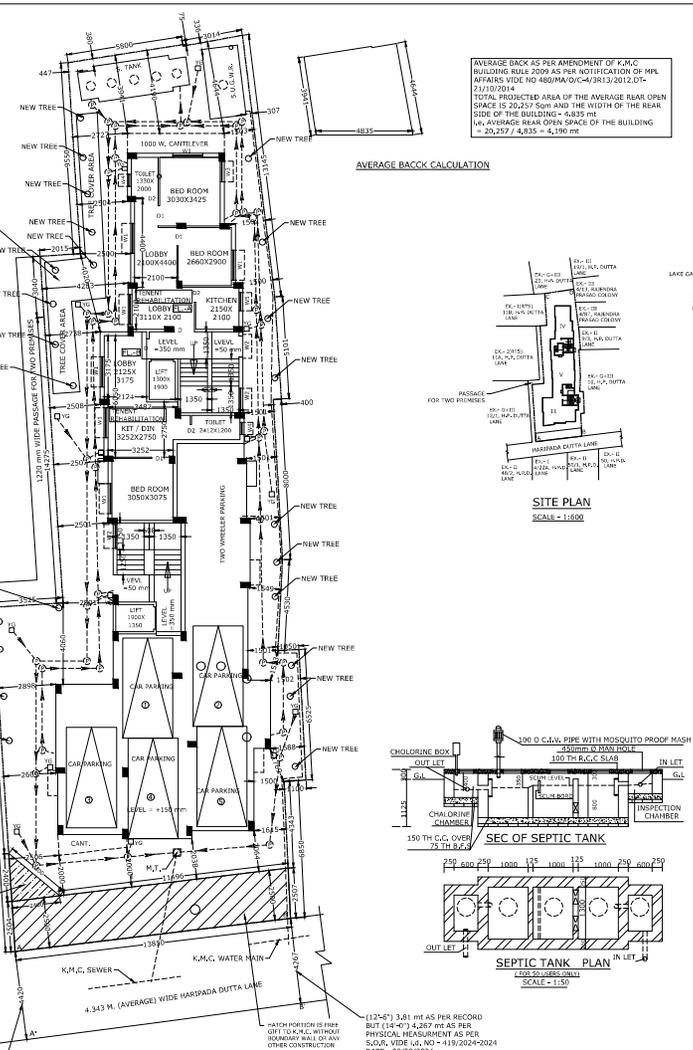


**NOTE**  
 THE DEPTH OF SEPTIC TANK AND SINK UNDER EXISTING WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION.  
 PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING AND SEPTIC TANK.  
 THE EXISTING BUILDING WILL BE DEMOLISHED AND DEMOLITION OF EXISTING STRUCTURE.

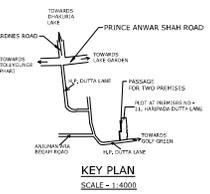
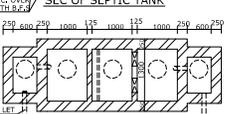
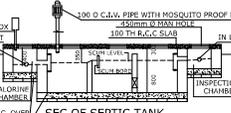
EXISTING BUILDINGS WILL BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION  
 BETA WAT TREE  
 COCONUT TREE  
 HARIPADA DUTTA LANE  
 4.343 M. (AVERAGE) WIDE HARIPADA DUTTA LANE  
**EXISTING BUILDING PLAN**  
 SCALE - 1:100



**AVERAGE BACK CALCULATION**  
 AVERAGE BACK AS PER AMENDMENT OF K.M.C. BUILDING RULE 2009 AS PER NOTIFICATION OF H.M.E. AFFAIRS VIDE NO 480/M/C-4-31/19/2012-DT-27/10/2014  
 TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 20,237 SQ.M AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 4.833 M  
 W. AVERAGE REAR OPEN SPACE OF THE BUILDING 20,237 / 4.833 = 4,199 M

**AVERAGE BACK CALCULATION**

**SITE PLAN**  
 SCALE - 1:1000



**KEY PLAN**  
 SCALE - 1:4000

**PROPOSED GROUND FLOOR PLAN**  
 SCALE - 1:100

(12\*47) 3.81 M AS PER RECORD BUT (14\*47) 4.40 M AS PER PHYSICAL MEASUREMENT AS PER S.O.R. VIDE NO. NO - 419/2024-2024 DATE - 03/09/2024

(112\*47) 3.81 M AS PER RECORD BUT (114\*47) 4.267 M AS PER PHYSICAL MEASUREMENT AS PER S.O.R. VIDE NO. NO - 419/2024-2024 DATE - 03/09/2024

**MAIN CHARACTERISTICS OF THE PROPOSAL**

- PART - A**
- ASSEESSE NO - 210940500114
  - NAME OF THE OWNERS / APPLICANT - NEEL BUILDER & DEVELOPER REPRESENTED BY ITS PROPRIETORS SHI PRAGATI PATHI
  - DETAILS OF REGISTERED DEED OF CONVEYANCE - BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM 458422 TO 458429 BEING NO. - 1603/2023 FOR THE YEAR 2022. REG. AT - D.S.R. - II SOUTH PALANAKAVAS DATE - 28/08/2022
  - DETAILS OF REGISTERED DEED OF GIFT (STEP OF LAND) - BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM 37698 TO 37709 BEING NO. - 16030118 FOR THE YEAR 2022. REG. AT - D.S.R. - V SOUTH 24-HARGANAS DATE - 28/08/2022
  - DETAILS OF REGISTERED DEED OF GIFT (SPLITTED CORNER) - BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM 37419 TO 37460 BEING NO. - 1603/2023 FOR THE YEAR 2022. REG. AT - D.S.R. - V SOUTH 24-HARGANAS DATE - 17/12/2024
  - DETAILS OF REGISTERED DECLARATION FOR NON EXISTENCE OF TENANT - BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM 0385 TO 0389 BEING NO. - 18300198 FOR THE YEAR 2023. REG. AT - D.S.R. - V SOUTH PALANAKAVAS DATE - 18/09/2023

**PART - B**

- AREA OF PLOT OF LANDS - 526,530 Sq.M (17X-14CH-19L) AS PER USED AND ASSESSMENT BOOK COPY AS PER SITE MEASUREMENT.
- AREA OF STRIP OF LAND = 34,883 Sq.M
- AREA OF SP. INLET CORNER = 2,878 Sq.M
- NET LAND AREA = (526,530 - 34,883 - 2,878) = 490,769 Sq.M
- PERMISSIBLE GROUND COVERAGE = 24.80% (30% 50/50)
- PROPOSED GROUND COVERAGE = 252,118 Sq.M (47.70 %)

**PROPOSED AREA -**

FLOOR	TOTAL FL. AREA (Sq. M)	AREA OF STAIR WALKER WALL AREA (Sq. M)	ACTUAL TOTAL FL. AREA (Sq. M)	TOTAL NET FL. AREA (Sq. M)	NET FL. AREA (Sq. M)
GROUND	244,416	0,000	244,416	23,257	3,936
FIRST	252,118	0,029	252,147	23,257	3,936
SECOND	252,118	0,029	252,147	23,257	3,936
THIRD	252,118	0,029	252,147	23,257	3,936
FOURTH	202,500	0,029	202,529	196,235	23,257
TOTAL	1,203,270	0,126	1,203,396	117,788	15,680

**PARKING CALCULATION**

NO. OF PARKING PROVIDED	COMMON AREA (SQ.M)	ACTUAL COMMON AREA	TENEMENT NO.	NO. OF TENEMENT	REQ. CAR PARKING	PROV. CAR PARKING
(A)	45,862	8,863	54,546	1 NO.	NIL	NIL
(B)	34,669	6,564	41,233	1 NO.	NIL	NIL
(C)	72,081	13,817	86,998	4 NOS	2 NOS	2 NOS
(D)	47,429	8,033	56,462	4 NOS	NIL	NIL
(E)	48,065	9,100	57,165	3 NOS	3 NOS	3 NOS
(F)	50,697	9,508	60,205	3 NOS	NIL	NIL
(G)	48,249	9,135	57,384	1 NO.	NIL	NIL

- NO. OF PARKING PROVIDED: (i) COVERED - 3 NOS (ii) OPEN - NIL
- PERMISSIBLE AREA FOR PARKING: a) GROUND FLOOR = 125 Sq.M
- ACTUAL AREA OF PARKING PROVIDED = 124,811 Sq.M
- PERMISSIBLE P.A.R. = 1.75
- PROPOSED P.A.R. = 104.091 - 124,811 / 526,530 = 1.735 - 1.75
- STATEMENT OF OTHER AREAS FOR FEES -

GROUND FLOOR	LOFT	CLOPGARD	LEDGE / TEND
FIRST FLOOR	NIL	NIL	4,376 Sq.M
SECOND FLOOR	NIL	4,328 Sq.M	
THIRD FLOOR	NIL	4,328 Sq.M	
THIRD FLOOR	NIL	3,075 Sq.M	
TOTAL	NIL	NIL	16,959 Sq.M

- COMMON AREA AT GROUND FLOOR = 16,736 + 20,313 = 37,049 Sq.M
- COMMON AREA AT 1ST FLOOR (TYPICAL) = 177,026 Sq.M = 37,098 x 3 = 95,993 Sq.M
- COMMON AREA AT 4TH FLOOR = (38,839 - 5,966) = 32,873 Sq.M
- STAIR HEAD ROOM AREA = 15,389 + 14,963 = 30,352 Sq.M
- LIFT MACHINE ROOM AREA = 5,374 + 7,683 = 13,057 Sq.M
- STAIR FOR LIFT HEAD ROOM AREA = 3,283 + 3,779 = 7,062 Sq.M
- ROOF TOWER AREA (IF ANY) = NIL
- AREA OF OVER HEAD WATER TANK = 6,840 + 6,413 = 13,253 Sq.M
- ADDITIONAL AREA FOR FEES = (30,352 + 16,033 + 6,302 + 10,659) Sq.M = 63,346 Sq.M
- TOTAL AREA FOR FEES = 117,915 + 68,004 = 185,919 Sq.M
- TREE COVER AREA PERMISSIBLE 3.12% = 16,494 Sq.M
- TRACE AREA = 252,118 Sq.M
- HEIGHT OF THE PROPOSED = 3.50 M = 16.50 M
- RELAXATION OF AUTHORITY (IF ANY) = NIL

**PROPOSED G-FOUR STORED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT, 1986 AND K.M.C. BUILDING RULE 2009 AT K.M.C. PREMISES NO - 11, HARIPADA DUTTA LANE, IN WARD NO - 094, BOROUGH - X, P.S. - GOLF GREEN, KOLKATA - 700033**

**NOTE -**  
 ALL DIMENSIONS ARE IN MILLIMETRE  
 DIMENSIONS IN BRACKET ARE IN FEET & INCHES  
 N.E. MATERIAL AND CONSTRUCTION AS PER IS CODE

BUILDING PERMIT NO - 2024100216 DATE - 03/01/2025  
 VALID UP TO - 02/01/2030

SPECIFICATION	DECLARATION OF I. B. S.	DECLARATION OF STRUCTURAL ENGINEER	DECLARATION OF GEO-TECH. ENGINEER	DECLARATION OWNERS / APPLICANT	SCHEDULE OF DOORS & WINDOWS	REFERENCE POINT	COORDINATE BOUNDARY
1. 75mm THICK BRICK FLAT ROLLING IN FOUNDATION AND FLOOR WILL BE IN CLASS JHAMA BRICK 2. 100mm THICK C. C. IN FOUNDATION AND FLOOR WILL BE (1-0-3) CENT SAND AND 3mm DOWN JHAMA KOLA. 4.2mm D. & C. WILL BE WITH (1-1-1) CENT SAND AND QUARTER COARSE WITH PROPER WATER PROOFING COMPOUND. 14 CLASS BRICK WITH (1-0-3) CENT SAND AND 3mm DOWN JHAMA KOLA. 7. 4mm A. C. WORK WILL BE (1-2-4) CENT SAND & 3mm DOWN STONE CHIPPER. 8. GRADE OF CONCRETE - M20 9. GRADE OF STEEL - Fe415	I CERTIFY ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BEARING PLAN HAS BEEN DRAWN BY ME OR PROVIDER OF THE PLAN AND I AM NOT PROVIDING ANY INFORMATION OF THE SITE AS I AM NOT A PART OF THE PROJECT. THE AUTHORITY SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.	I CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME OR PROVIDER OF THE PLAN AND I AM NOT PROVIDING ANY INFORMATION OF THE SITE AS I AM NOT A PART OF THE PROJECT. THE AUTHORITY SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.	I, UNDERSIGNED HAS INSPECTED THE SITE AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME OR PROVIDER OF THE PLAN AND I AM NOT PROVIDING ANY INFORMATION OF THE SITE AS I AM NOT A PART OF THE PROJECT. THE AUTHORITY SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.	I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL FOLLOW THE INSTRUCTION OF C.A., E.S.A. & G.T.C. DURING CONSTRUCTION OF THE BUILDING AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.	DOORS D1 = 1050 X 2100 D2 = 950 X 2100 D3 = 750 X 2100 WINDOWS W1 = 1500 X 1200 W2 = 1200 X 1200 W3 = 1025 X 1000 W4 = 600 X 600 W5 = 600 X 1000 W6 = 1800 X 1200 W7 = 875 X 1200	MARKED IN BLUE PLAN OF THE PROPOSAL PLAN	LATITUDE 88 31 09 N 88 31 09 N 88 31 09 N 88 31 09 N
				NEEL BUILDER & DEVELOPER REPRESENTED BY ITS PROPRIETORS SHI PRAGATI PATHI		880 BANARSA GHOSH L.R.A. NO. - CA/2003/31750	88 31 09 N 88 31 09 N
				NEEL BUILDER & DEVELOPER REPRESENTED BY ITS PROPRIETORS SHI PRAGATI PATHI		880 BANARSA GHOSH L.R.A. NO. - CA/2003/31750	88 31 09 N 88 31 09 N

**DEBARATI CHAKRABORTY** Digitally signed by DEBARATI CHAKRABORTY Date: 2025.01.03 15:55:42 +05'30'

**TUSHAR JATI** Digitally signed by TUSHAR JATI Date: 2025.01.03 15:58:19 +05'30'

SIGNATURE OF ASSISTANT ENGINEER (CH/1/846.) SIGNATURE OF EXECUTIVE ENGINEER (CH/1/846.)