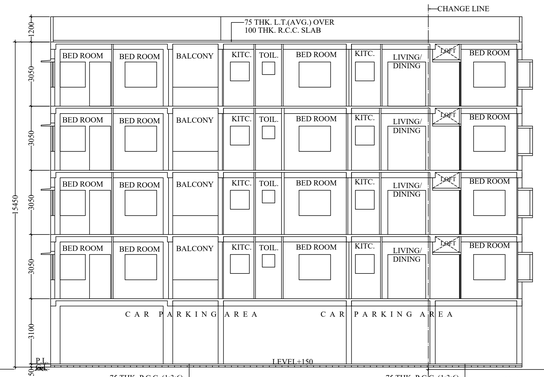
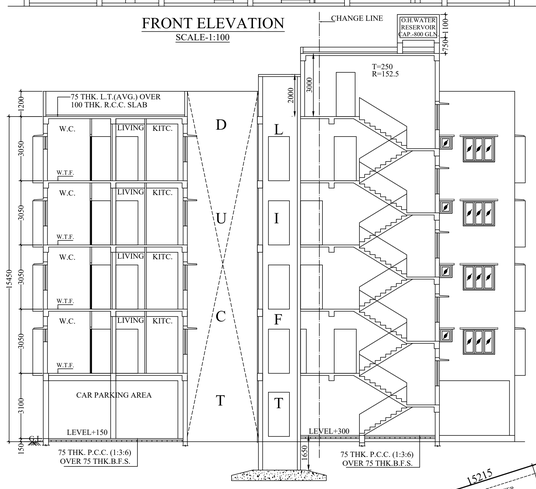
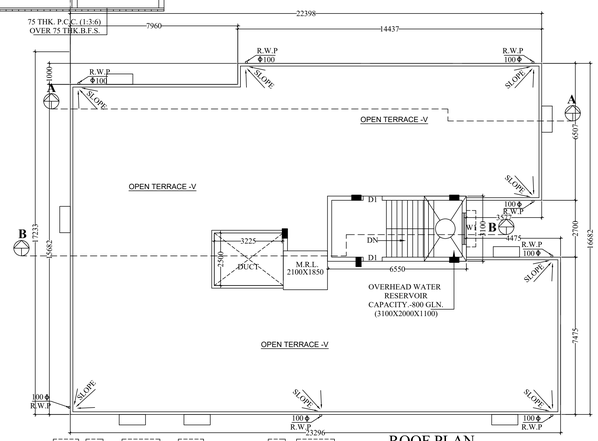
FRONT ELEVATION
SCALE-1:100



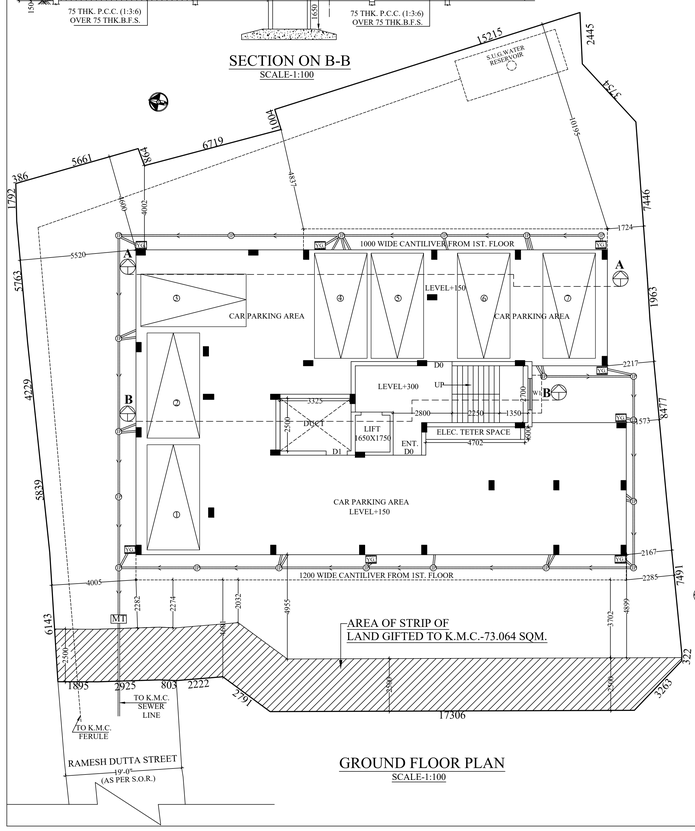
SECTION ON A-A
SCALE-1:100



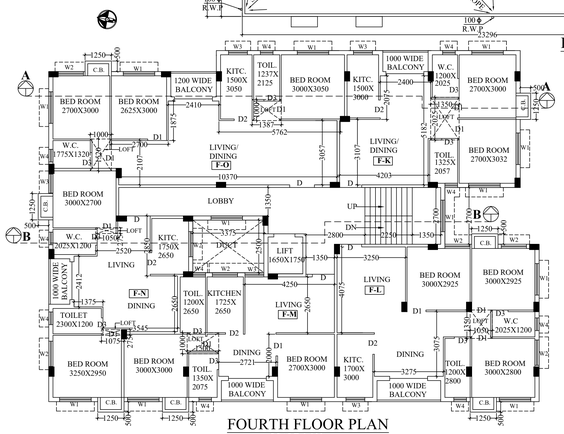
SECTION ON B-B
SCALE-1:100



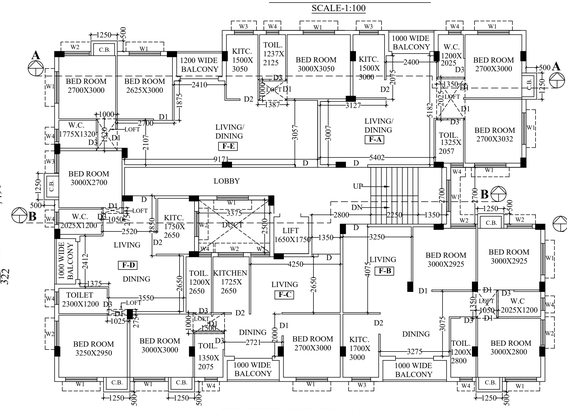
ROOF PLAN
SCALE-1:100



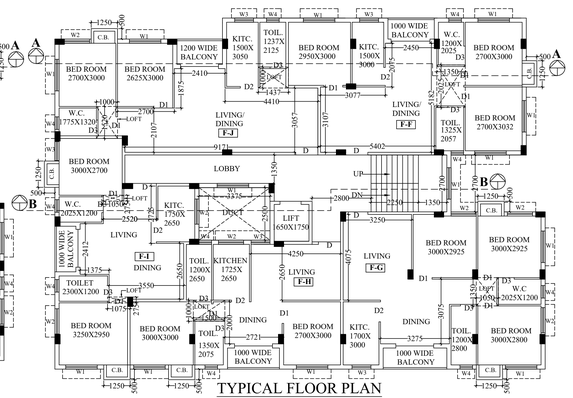
GROUND FLOOR PLAN
SCALE-1:100



FOURTH FLOOR PLAN
SCALE-1:100



FIRST FLOOR PLAN
SCALE-1:100



TYPICAL FLOOR PLAN
(SECOND & THIRD FLOOR)
SCALE-1:100

SCHEDULE OF DOOR AND WINDOW

DOOR		
MKD	WIDTH	HIGHT
D0	1200	2100
D	1000	2100
D1	900	2100
D2	850	2100
D3	750	2100
WINDOW		
MKD	WIDTH	HIGHT
W1	1500	1200
W2	1200	1200
W3	900	900
W4	600	600

MAIN CHARACTERISTICS OF THE PROPOSAL

Part- A

1. Assessee No:- 110263200263 (D.H.)

3. Name of the Owners:
SRI ARUNAGATA DAS, DIRECTOR OF M/S OMKAR DEVCON PROPARTIES PVT.LTD. AND C.A OF
SRI DILIP KUMAR ROY
SRI SANDIP ROY
SRI SUDIP ROY
SRI DIPAK RAY
SMT. SUCHANDRA ROY KARMAKAR
SMT. SUPRIYA DAS
SRI SUBHADIP ROY
SMT.LIPIKA ROY
SRI JOYDEEP ROY
SMT.JOYEETA ROY

2. Details of Power of attorney, if any
Book no.- 1 Vol. no.- 1902-2019
Being no. 190202096
Page no. 77212 TO 77304
Year:- 2019
Regd. at A.R.A-II, KOLKATA

3. Details of DEED OF GIFT

4. Details of Regd title deed
Book no.- 1
Vol. no.-121
Page no.49-55
Being no. 3587
Regd. at D.S.R., KOLKATA
Year:- 1963

5. Details of Boundary Declaration:-
Book no.- 1
Vol. no.- 1902-2020
Page no. 38770 TO 38809
Being no. 190200902
Regd. at A.R.A-II, KOLKATA
Year. 2020

5. Details of Register Declaration for Common Passage:-
Book no.- 1
Vol. no.- 1904-2021
Page no. 748797 to 748823
Being no. 190416612
Regd. at A.R.A-IV, KOLKATA
Year. 2021

Part- B

1. Area of land:-
As per title of deed = 839.186 Sqm (12K-08 CH. 33 SFT.)
As per boundary declaration = 839.186 Sqm (12K-08 CH. 33 SFT.)
Area of Strip of land Gifted to K.M.C. = 73.064 Sqm
2. Net land area = 766.122 Sqm
3.Permissible Ground Coverage: = 412.565 sqm.(50%)
4. Proposed Ground Coverage: = 354.287 sqm. (42.218%)
5. Proposed Area:

Covered Area		Total Exempted Area			Net Floor Area
		Stairway area	Lift	Lift lobby	
Gr. floor	311.899 sqm	13.365 sqm	0.00 sqm	2.988 sqm	295.546 sqm
1st floor	354.287 sqm	13.365 sqm	2.887 sqm	2.988 sqm	335.047 sqm
2nd floor	354.287 sqm	13.365 sqm	2.887 sqm	2.988 sqm	335.047 sqm
3rd floor	354.287 sqm	13.365 sqm	2.887 sqm	2.988 sqm	335.047 sqm
4th floor	354.287 sqm	13.365 sqm	2.887 sqm	2.988 sqm	335.047 sqm
TOTAL	1729.047 sqm	66.825 sqm	11.548 sqm	14.94 sqm	1635.724 sqm

6. Parking Calculation

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
F-A	58.883 SQM	8.325 SQM	67.208 SQM	1	7 NO.S
F-B	72.224 SQM	10.211 SQM	82.435 SQM	1	
F-C	54.079 SQM	7.646 SQM	61.725 SQM	1	
F-D	55.000 SQM	7.776 SQM	62.776 SQM	1	
F-E	76.874 SQM	10.755 SQM	86.829 SQM	1	
F-F	68.995 SQM	9.755 SQM	78.750 SQM	2	
F-G	72.224 SQM	10.211 SQM	82.435 SQM	2	
F-H	54.079 SQM	7.646 SQM	61.725 SQM	2	
F-I	55.000 SQM	7.776 SQM	62.776 SQM	2	
F-J	65.962 SQM	9.326 SQM	75.288 SQM	2	
F-K	55.047 SQM	7.783 SQM	62.830 SQM	1	
F-L	72.224 SQM	10.211 SQM	82.435 SQM	1	
F-M	54.079 SQM	7.646 SQM	61.725 SQM	1	
F-N	55.000 SQM	7.776 SQM	62.776 SQM	1	
F-O	79.909 SQM	11.298 SQM	91.207 SQM	1	

7. Permissible FAR = 1.75
8. Proposed FAR = {(1635.734-175)/839.186} = 1.740
9. Statement of other Areas for fees = N.A
10. Stair Case Area = 20.463 sqm
11. Cup Board Area = 17.5 sqm
12. Loft Area = 37.534 sqm
13. Roof Tank Area = 6.2 sqm
14. Roof Toilet Area, if any = NO.
15. Service Area at Gr. fl. if any = 36.61 sqm.
16. Relaxation of authority, if any : N.A
17. Current Declarations of Owner, ESE,LBS,GEO-TECH: YES

NOTES AND SPECIFICATIONS

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONST.
2. ALL MAIN WALL 200 TH. ALL PARTITION WALL 125 TH. & 75 TH.
3. BRICK WORK 250th. MORTER 1:6 & BRICK WORK 125th.& 75th MORTER 1:4.
4. ALL R.C.C. WORKS SHOULD BE (1:1.5:3)
5. GRADE OF STEEL Fe-500, I.S. CODE 1786-1979.
6. GRADE OF CONC. M-20.
7. ALL OTHER MATERIALS USED AS PER I.S.CODE
8. 25TH. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
9. LIME TERRACING BRICK KHOA SURKI & LIME 7:2:2.
10. THE DEPTH OF S.U.G.W.RESV. WILL NOT BE EXCEED THE DEPTH BUILDING FOUNDATION.
11. THE FLOOR WILL BE FINISH BY MARBLE TILES.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.SOIL TESTING REPORT HAS BEEN DONE BY"SOIL-TECH" 51/1H, P.G.H.S. ROAD, KOLKATA- 700032

SIGNATURE OF STRUCTURAL ENGINEER.
(MANI SANKAR CHATTERJEE ESE- 1/205)

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING K.M.C. MAINTAINED ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UPTANK THE LAND IS DEMARCATED BY BOUNDARY WALL .THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING.

SIGNATURE OF L.B.S.
(MONOJ KUMAR BISWAS L.B.S.-1088/I)

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 AND STABLE IN ALL RESPECT FROM GEO-THCHNICAL POINT OF VIEW.SOIL TESTING REPORT HAS BEEN DONE BY"SOIL-TECH" 51/1H, P.G.H.S. ROAD, KOLKATA- 700032

SIG. OF GEO-TECHNICAL ENGINEER
MR.BHASKAR JOYTI ROY
G.T.E. NO - 04, CLASS - II

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE LBS/ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF LBS/ESE DURING CONSTRUCTION OF THE BUILDING(AS PER PROPOSED PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C.AUTHORITY WILL REVOKE.THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE COMPLETED UNDER THE GUIDANCE OF ESE/LBS. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SRI ARUNAGATA DAS, DIRECTOR OF M/S OMKAR DEVCON PROPERTIES PVT.LTD.AND
C.A OF
DILIP KUMAR ROY , SANDIP ROY, SUDIP ROY, DIPAK RAY, SUCHANDRA ROY KARMAKAR , SUPRIYA DAS, SUBHADIP ROY, LIPIKA ROY , JOYDEEP ROY & JOYEETA ROY.
SIGNATURE OF OWNERS.

PROPOSED G+IV STORIED (HT.-15.450M.)RESIDENTIAL BUILDING PLAN AT PREMISES NO. -13A, RAMESH DUTT STREET ,WARD NO-26, KOLKATA - 700006, BOROUGH- IV , P.S. - JORABAGAN, U/S 393 A OF K.M.C ACT 1980 AND BUILDING RULE 2009.UNDER KOLKATA MUNICIPAL CORPORATION

BUILDING PERMIT NO.:- 2023040001.
SANCTIONED DATE:- 11 APRIL 2023.
VALID UP TO:- 10 APRIL 2028.

SAUMITRA BHAUMIK
Digitally signed by SAUMITRA BHAUMIK
Date: 2023.04.11 18:18:40 +05'30'

SIG. OF ASSISTANT ENGINEER (C)/BLDG./BR-IV

SANTANU DUTTA
Digitally signed by SANTANU DUTTA
Date: 2023.04.11 18:18:12 +05'30'

SIG. OF EXECUTIVE ENGINEER (C)/BLDG./BR-IV & V