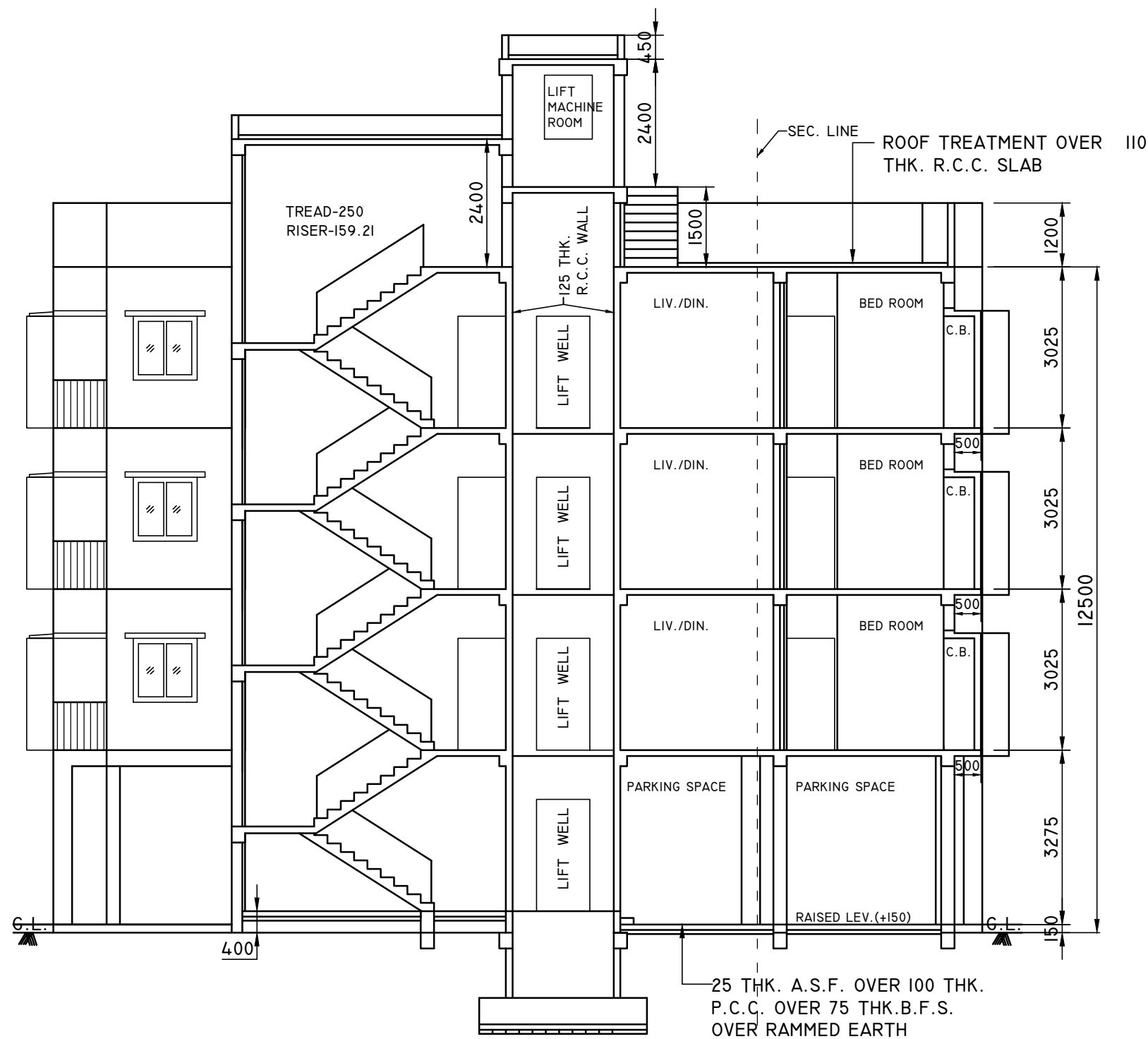
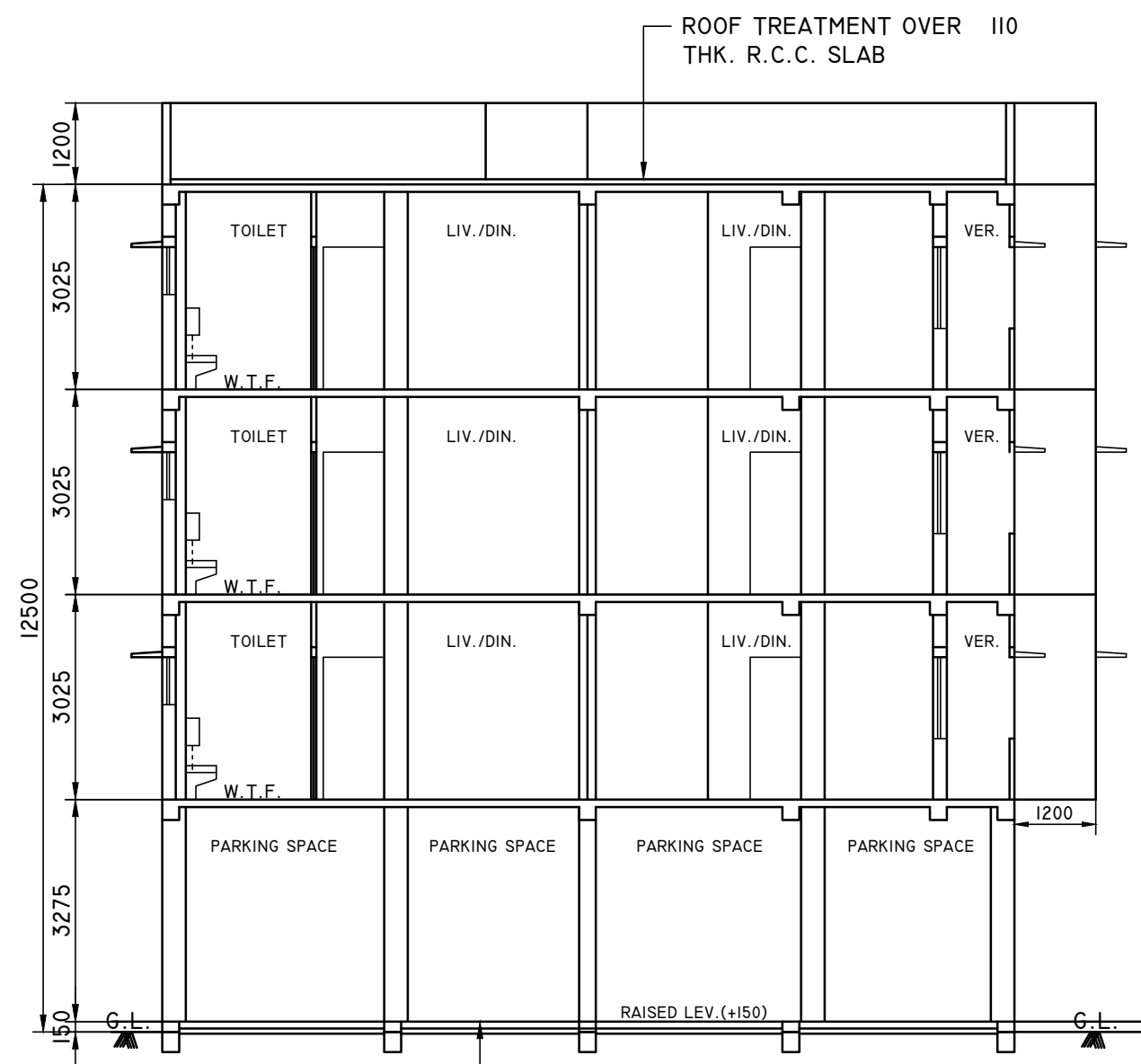




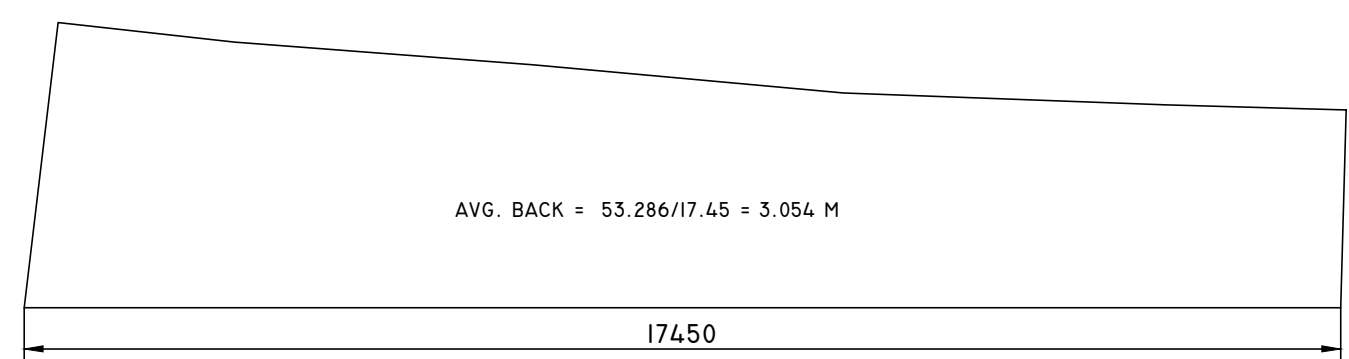
FRONT ELEVATION
SCALE - 1:100



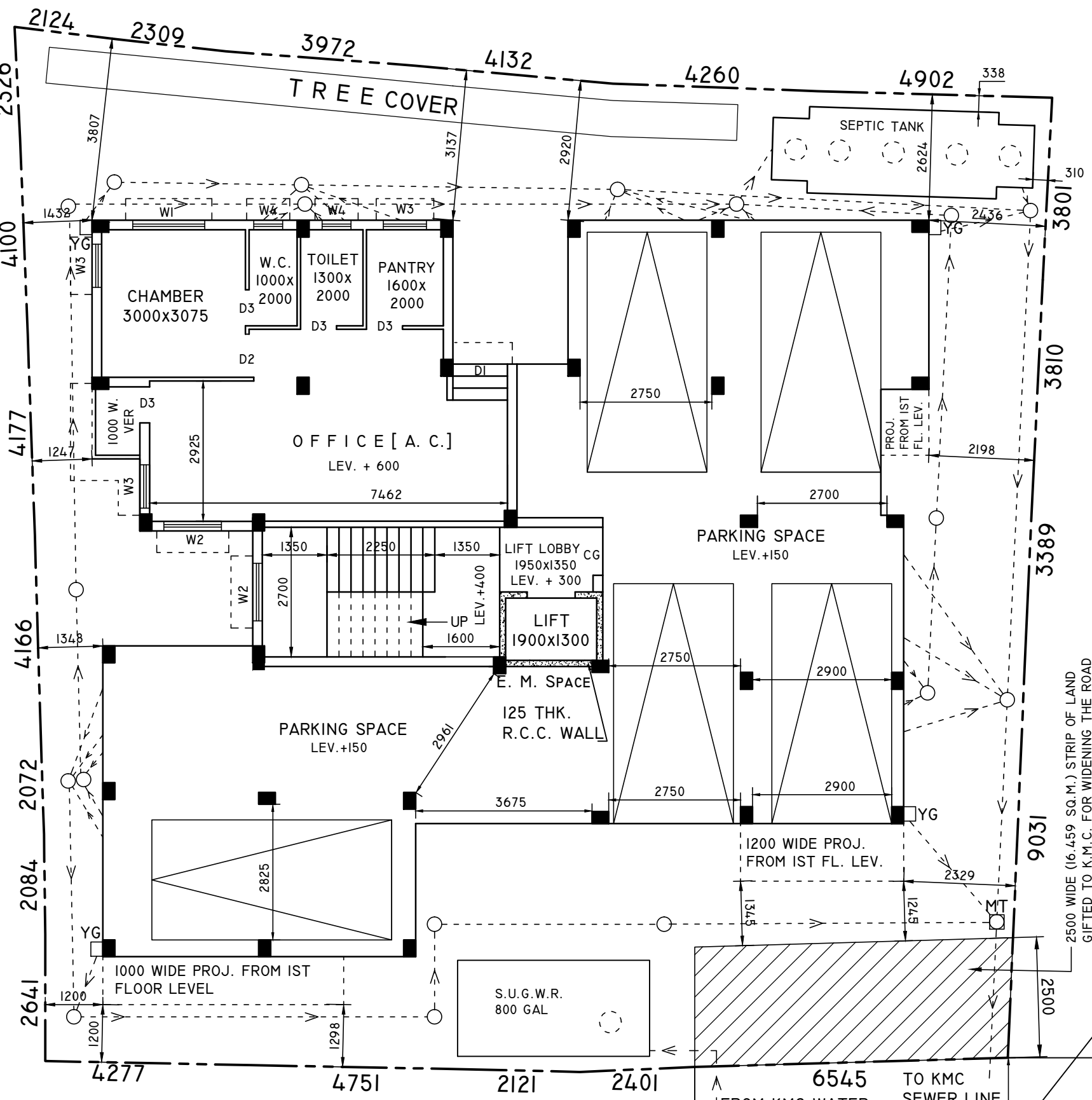
SECTION ON A-A
SCALE - 1:100



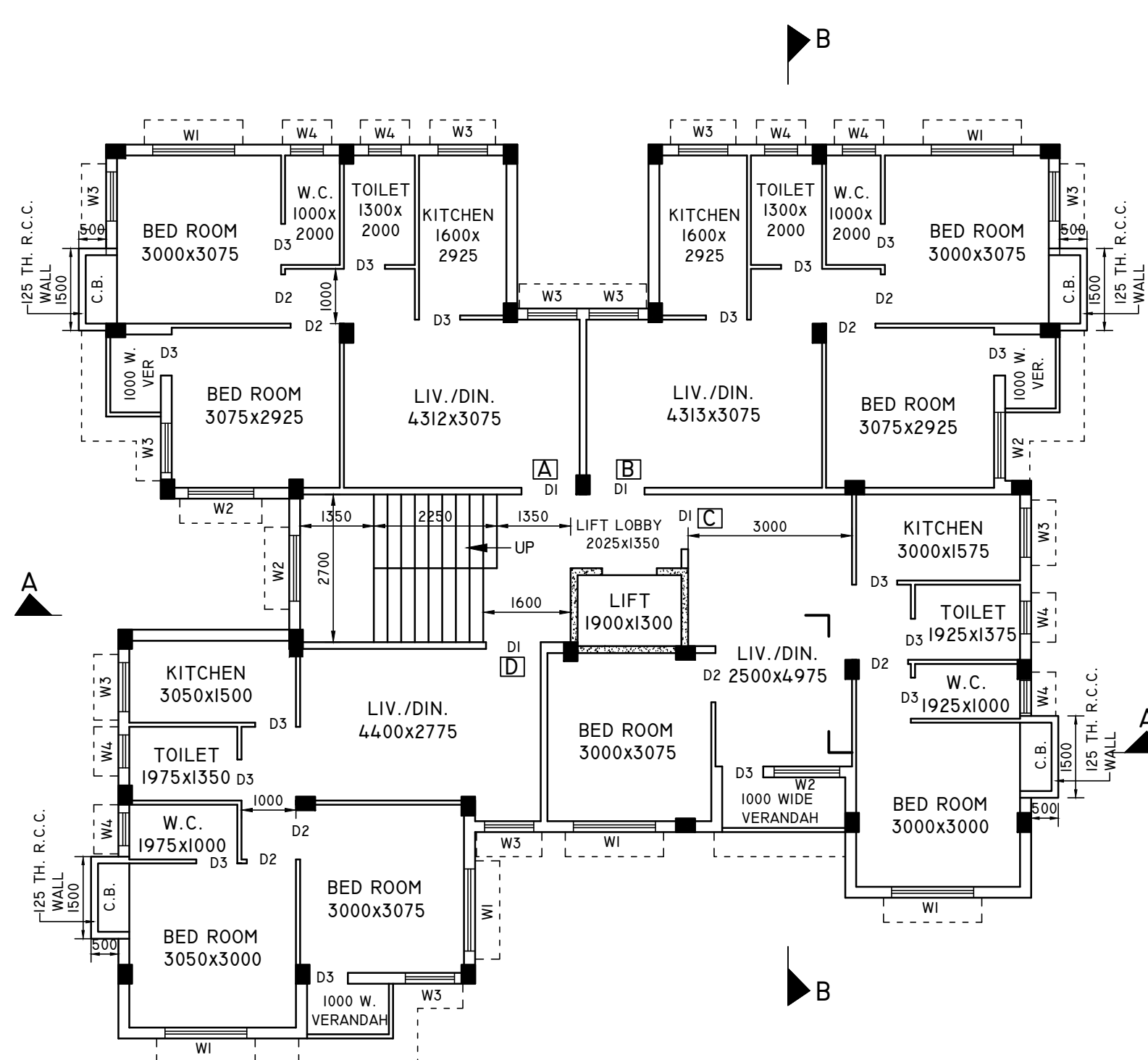
SECTION ON B-B
SCALE - 1:100



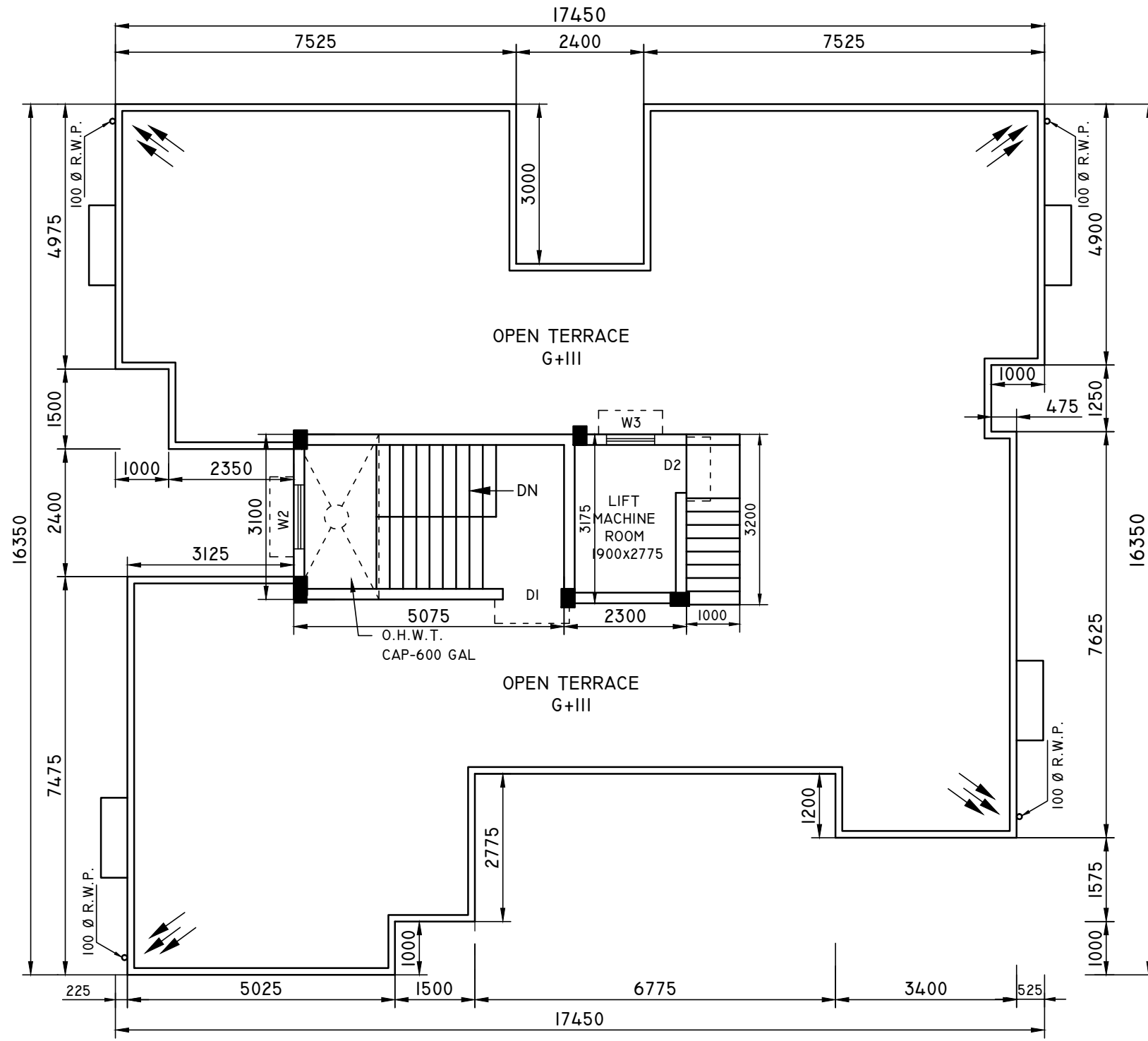
DEPTH OF SEPTIC TANK & S.U.G. RESEV. SHOULD NOT EXCEEDS THE DEPTH OF BUILDING FOUNDATION



GROUND FLOOR PLAN
SCALE - 1:100



FIRST, SECOND & THIRD FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

PLAN OF A PROPOSED G+THREE STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO. - 52, CHIRANTANI PARK, WARD NO. - 113, BOROUGH-XI, UNDER THE KOLKATA MUNICIPAL CORPORATION, COMPLYING WITH OFFICE CIRCULAR NO. - 02 OF 2020-21 DATED - 13/06/2020
NAME OF OWNER : RGP REALITY PVT. LTD.
[DIRECTOR - RAM GOPAL PODDAR]

SPECIFICATIONS		SCHEDULE OF DOORS AND WINDOWS		
1.	GRADE OF CONCRETE -- M20.	MKD.	WIDTH	HEIGHT
2.	GRADE OF STEEL -- FE 415.	C5	1000	2100
3.	PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.	D1	1000	2100
4.	PROPORTION OF MORTAR FOR 125,75 THK. WALL - 1:4.	D2	900	2100
5.	PROPORTION OF LIME TERRACING - 2:2:7.	D3	750	2100
6.	ALL DIMENSIONS ARE IN MM.	W1	1500	1200
7.	SCALE - 1:100, OTHER WISE MENTIONED.	W2	1200	1200
		W3	900	1200
		W4	600	700

STATEMENT OF THE PLAN PROPOSAL	
A)	B)
1. ASSESSEE NO - 31-113-09-0052-9	1. GROUND COVERAGE PERMISSIBLE = 224.944 Sq.M.(52.34%) PROPOSED = 224.45 Sq.M.(52.226%)
2.A) DETAILS OF REGISTERED DEED : BOOK NO - 1, VOL. NO. - 1605/2023, PAGE- 16645 TO 16671, BEING NO - 160501940, A. D. S. R. - ALIPORE DATE OF REGISTRATION - 15.12.2023.	2. F.A.R. PERMISSIBLE = 1.75 PROPOSED = 1.723
B) DETLS. OF REG. DEED OF BOUNDARY DECL : BOOK NO - 1, VOL. NO. - 1605/2024, PAGE- 45512 TO 45528, BEING NO - 160501507, A. D. S. R. - ALIPORE DATE OF REGISTRATION - 05.09.2024.	3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 815.618 SQ.M.
C) DETL. OF REG. DEED OF FRONT GIFT [2.5M] BOOK NO - 1, VOL. NO. - 1604/2024, PAGE- 45297 TO 45312, BEING NO - 160501506, A. D. S. R. - ALIPORE DATE OF REGISTRATION - 05.09.2024	4. TOTAL AREA EXEMPTED IN THIS RULE = 64.294 SQ.M.
5) DETAILS OF POWER OF ATTORNEY: BOOK NO - 1, VOL. NO. - 1605/2024, PAGE- 64801 TO 64826, BEING NO - 160501492, A. D. S. R. - ALIPORE DATE OF REGISTRATION - 04.09.2024	5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 879.91 SQ.M.
4.A) AREA OF LAND (AS PER DEED) = 06 K- 06 CH-36 SQ.F. = 429.766 SQ.M.	6. TOTAL COMMON AREA = 72.29 SQ.M.
B) AREA OF LAND (AS PER B/D) = 06 K- 06 CH-36.57 SQ.F. = 429.819 SQ.M.	7. AREA OF STAIR HEAD ROOM = 15.733 SQ.M.
C) AREA OF STRIP OF LAND = 16.459 SQ.M.	8. AREA OF O.H. RESERVOIR = 4.96 SQ.M.
D) NET AREA OF LAND = 413.307 SQ.M.	9. AREA OF LIFT MACHINE ROOM = 7.303 SQ.M.
5. NO OF TENEMENTS - 12 NOS	10. A. TOTAL CAR PARKING (REQUIRED) - 3 NOS B. CAR PARKING PROVIDED - 5 NOS C. CAR PARKING AREA = 141.341 SQ.M.
6. SIZE OF TENEMENTS - 50-75 SQ.M.-12 NOS	11. AREA OF TERRACE = 224.45 SQ.M.
7. A. AREA OF GROUND FLOOR = 212.52 SQ.M.	12. A. TOTAL AREA OF C.B. = 9.0 SQ.M.
B. AREA OF FIRST FLOOR = 221.98 SQ.M.	B. AREA OF TREE COVER (REQUIRED) = 2.196% = 9.437 SQ.M.
C. AREA OF SECOND FLOOR = 221.98 SQ.M.	C. AREA OF TREE COVER (PROVIDED) = 10.826 SQ.M. [2.519 %]
D. AREA OF THIRD FLOOR = 221.98 SQ.M.	
E. TOTAL COVERED AREA = 878.46 SQ.M.	

FLOORS	GROSS FLOOR AREA (SQ.M.)	LIFT WELL (SQ.M.)	ACTUAL FLOOR AREA (SQ.M.)	STAIR (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	213.97	—	213.97	13.365	2.633	197.972
FIRST	224.45	2.47	221.98	13.365	2.734	205.881
SECOND	224.45	2.47	221.98	13.365	2.734	205.881
THIRD	224.45	2.47	221.98	13.365	2.734	205.881
TOTAL	887.32	7.41	879.91	53.46	10.834	815.615

TENEMENT CALCULATION:			
TENEMENT MKD.	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	50.991	6.017	57.008
B	50.370	5.944	56.314
C	52.878	6.216	58.894
D	50.899	6.006	56.905

DECLARATION OF L.B.S.
CERTIFY 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 AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING BLACK TOP ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
KUSH KUNDU (LBS/II/1412) NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT SOIL TESTING HAS BEEN DONE BY M/S GEO-STAR OF 50, CHIT KALKIKAPUR, KOLKATA-700099, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.
SUBHRA DAS ESE/II/658 NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER
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 PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.
BHASKAR JYOTI ROY G.T./II/4 NAME OF GEOTECHNICAL ENGINEER

DECLARATION OF OWNER
• WE, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
• WE, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
• WE, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND 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 AND ADJOINING STRUCTURES.
• IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
• THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
• DURING INSPECTION PLOT WAS IDENTIFIED BY US AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.
PASHUPATI DEVELOPERS PARTNERS - RAM GOPAL PODDAR & ROBIN JA JODIA CONSTITUTED ATTORNEY OF RGP REALITY PVT. LTD. [DIRECTOR - RAM GOPAL PODDAR] NAME OF APPLICANT/S

B.P. NO. : 2024/10267
SANCTION DATE : 22.01.2025
VALID UPTO : 21.01.2030

DIGITAL SIGNATURE OF A.E.(C)/BLDG/BR-XI

DIGITAL SIGNATURE OF E.E.(C)/BLDG/BR-XI