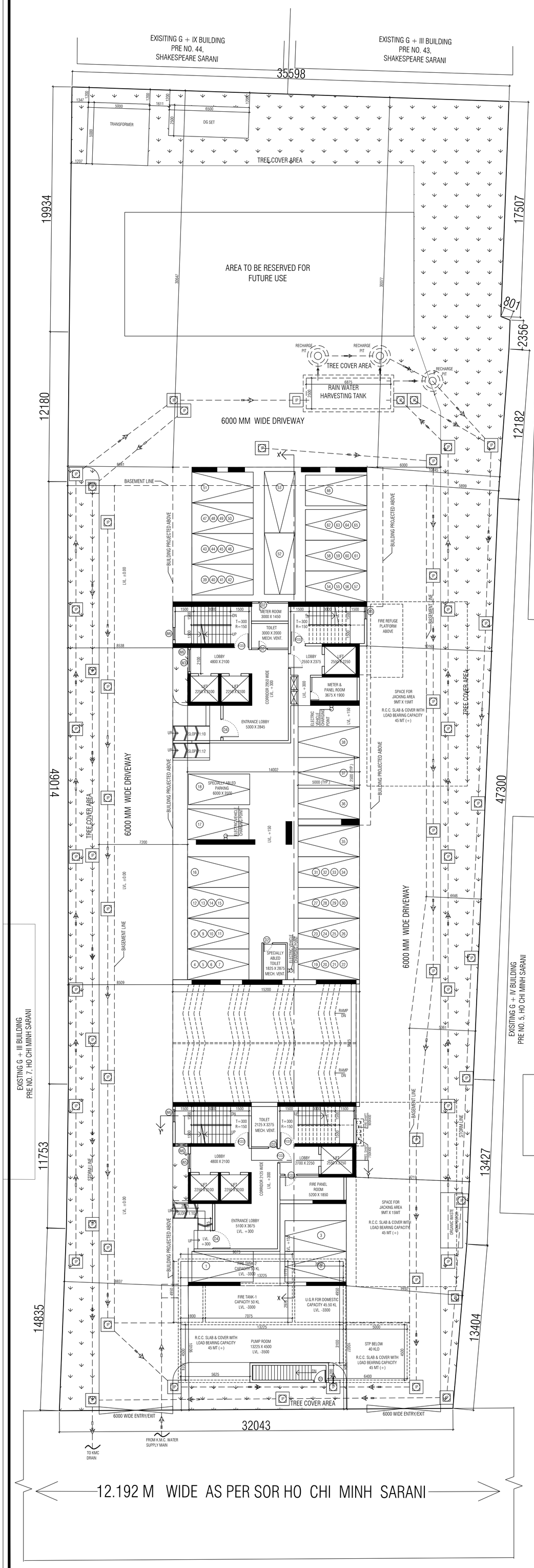
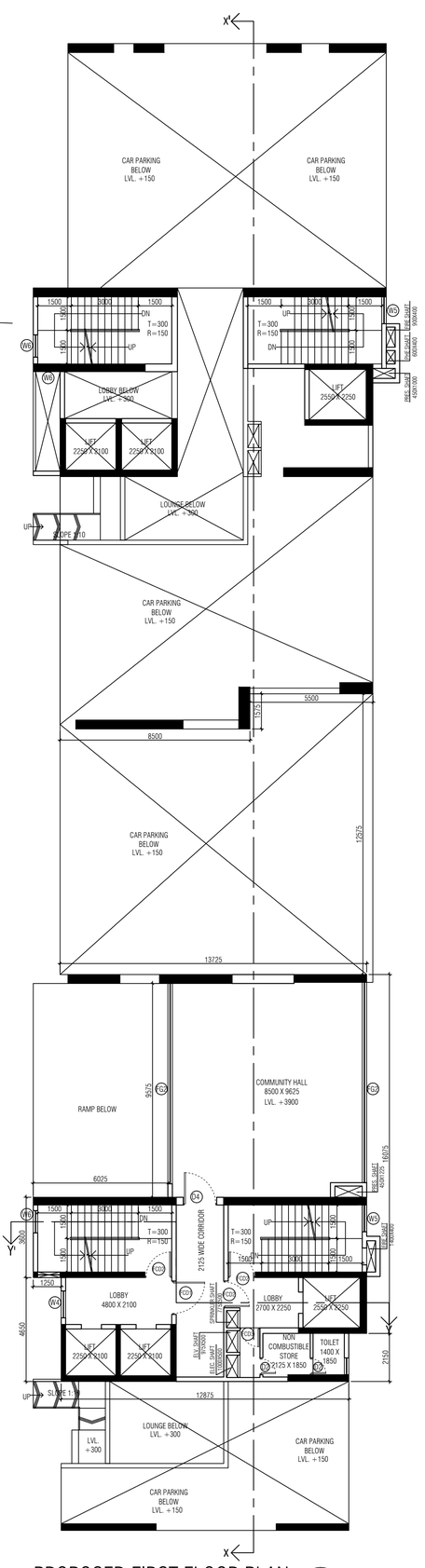


PROPOSED GROUND FLOOR PLAN

SCALE 1:100



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

DECLARATION OF OWNER/APPLICANT

I DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT,

i) I SHALL ENGAGE L.B.A. E.S.E & G.T.E DURING CONSTRUCTION.
ii) I SHALL FOLLOW THE INSTRUCTION OF L.B.A. E.S.E & G.T.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN)
iii) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK WILL BE EXECUTED BEFORE COMMENCEMENT OR UNDER THE GUIDANCE OF L.B.A & E.S.E
vi) EXISTING STRUCTURE SHOWN IN THE PLAN TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION & THERE ARE NO TENANTS.
vii) DURING INSPECTION PLOT WAS IDENTIFIED BY US.

NAME OF APPLICANTS

DECLARATION OF ARCHITECT

THE ARCHITECT HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR FILLED UP TANK. LAND WITH EXISTING STRUCTURE ALSO CONFIRMS WITH THE PLAN DEMARCATED WITH BOUNDARY WALL.

KAMAL KUMAR PERIWAL
CA - 95 - 18679
NAME OF ARCHITECT

DECLARATION OF G.T.E.

CERTIFIED THAT THE SITE HAS BEEN INSPECTED BY ME AND AS THERE IS EXISTING STRUCTURES, OCCUPYING MOST OF THE PLOT, COMPLETE SOIL INVESTIGATION AT THIS STAGE (UNLESS THE EXISTING STRUCTURES ARE DEMOLISHED BEFORE CONSTRUCTION) IS NOT POSSIBLE. THUS IF APPOINTED BY THE OWNER , I SHALL CARRY OUT THE SOIL INVESTIGATION AT THIS SITE BEFORE CONSTRUCTION OF WORK AND SHALL SUBMIT THE SOIL INVESTIGATION REPORT TO THE DEPARTMENT. HOWEVER BASED UPON INSPECTION & PRELIMINARY SOIL INVESTIGATION CARRIED OUT THEREON , IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ALOKE ROY

NAME OF G.T.E. (KMC)

DECLARATION OF STRUCTURAL ENGINEER

CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES AND THE REGULATION MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION. SOIL INVESTIGATION REPORT HAS BEEN SIGNED BY EMPANELLED G.T.E. BHASKARJYOTI ROY(G.T.E-I/50) .THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

MAINAK MAJUMDAR E.S.R./I/152/4 NAME OF E.S.R	DEBDAS BISWAS E.S.E/I/272 NAME OF E.S.E

NOTES :-

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE125 THK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
3. ALL CHAJJAS ARE 125 THK. & 500 MM. PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.
6. R.C.C. FRAMED STRUCTURE.
7. ANY DISCREPANCY IN SCALE. THE WRITTEN DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

AREA STATEMENT

PART-A

MAIN CHARACTERISTICS OF PLAN PROPOSAL

1. ASSESSEE NO - 110632000157	U.L.C . VIDE NO. - XVI-3475/2013, DATED - 05.09.2013
DETAILS OF REGISTERED DEED :- BOOK NO - I, CD VOL. NO - 6 BEING NO - 02225, YEAR- 2009 PAGES NO. - 4149 TO 4165 OF THE YEAR 2009 OFFICE OF THE A.R.A II KOLKATA	DETAILS OF POWER OF ATTORNEY :- BOOK NO - I, VOL. NO - 1904-2025 BEING NO - 190412915, YEAR- 2025 PAGES NO. - 573658 TO 573684 OF THE YEAR 2025 OFFICE OF THE A.R.A IV KOLKATA
DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO - I, VOL. NO - 1902-2025 BEING NO - 190213031, YEAR- 2025 PAGES NO. - 589227 TO 589238 OF THE YEAR 2025 OFFICE OF THE A.R.A III KOLKATA	DETAILS OF TENANT :- BOOK NO - I, VOL. NO - 1902-2025 BEING NO - 190213030, YEAR- 2025 PAGES NO. - 589217 TO 589226 OF THE YEAR 2025 OFFICE OF THE A.R.A II KOLKATA

PART-B

1. AREA OF LAND :- a) AS PER TITLE DEED = 3675.68 SQM. b) AS PER BOUNDARY DECLARATION = 3646.94 SQM. 2. FRONTAGE = 32.043 M.	3.i) PERMISSIBLE GROUND COVERAGE = 1823.47 SQ.M.(50.000%) ii) PROPOSED GROUND COVERAGE = 1022.071 SQ.M.(28.025%) 4.i) PERMISSIBLE HEIGHT = NO RESTRICTION ii) PROPOSED HEIGHT = 59.90 M. 5.i) ABUTTING ROAD WIDTH = 12.173 M.

6. PROPOSED AREA :-

	RESIDENTIAL (SQ.M.)	DUCT (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	GROSS AREA (SQ.M.)	TOTAL EXEMPTED AREA: STAIR & STAIR LOBBY (SQM.)	TOTAL EXEMPTED AREA: LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
BASEMENT	1623.912	0.0000	0.0000	0.0000	1623.912	36.000	20.0000	1571.5024
GROUND FLOOR	943.639	142.156	0.0000	18.9000	781.832	72.0000	30.0000	679.8318
1ST FLOOR	204.376	1.376	0.0000	15.188	187.8528	36.0000	15.0000	136.2012
2ND FLOOR	846.1120	10.543	0.0000	30.376	805.193	72.0000	30.0000	703.1939
3RD FLOOR	846.1120	10.543	0.0000	30.376	805.193	72.0000	30.0000	703.1939
4TH FLOOR	846.1120	10.543	0.0000	30.376	805.193	72.0000	30.0000	703.1939
5TH FLOOR	846.1120	10.547	0.0000	30.376	805.193	72.0000	30.0000	703.1939
6TH FLOOR	846.1120	10.547	0.0000	30.376	805.193	72.0000	30.0000	703.1939
7TH FLOOR	846.1120	10.547	0.0000	30.376	805.193	72.0000	30.0000	703.1939
8TH FLOOR	846.1120	10.547	0.0000	30.376	805.193	72.0000	30.0000	703.1939
9TH FLOOR	846.1120	10.547	0.0000	30.376	805.193	72.0000	30.0000	703.1939
10TH FLOOR	846.1120	10.547	0.0000	30.376	805.193	72.0000	30.0000	703.1939
11TH FLOOR	846.1120	10.547	0.0000	30.376	805.193	72.0000	30.0000	703.1939
12TH FLOOR	846.1120	10.547	0.0000	30.376	805.193	72.0000	30.0000	703.1939
13TH FLOOR	846.1120	10.547	0.0000	30.376	805.193	72.0000	30.0000	703.1939
ROOF	426.0560	17.215	0.0000	30.376	378.465	72.0000	30.0000	249.4763
TOTAL	13351.3173	288.6298	0.0000	428.9625	12633.725	1080.000	455.0000	11098.725

7.A) TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT		REQD. CAR PARKING
" A "	403.798 SQ.M.	103.372 SQ.M.	507.170 SQ.M.	12	< 200	60
" B "	277.942 SQ.M.	71.153 SQ.M.	349.095 SQ.M.	6	< 200	18
" C "	277.329 SQ.M.	70.996 SQ.M.	348.325 SQ.M.	6	< 200	18
			TOTAL TENAMENTS = 24 NOS.		TOTAL REQUIRED CAR PARKING = 96 NOS.	
ASSEMBLY COVERED AREA	143.639 SQ.M.	36.772 SQ.M.	180.441 SQ.M.	02		
ASSEMBLY CARPET AREA = 80.461 SQ.M.						

C) NOS. OF CAR PARKING PROVIDED. :- 108 NOS.

OPEN (1 LAYER) =	OPEN (2 LAYER)=	COVERED (GR) 1 LAYER=	COVERED (GR) 2 LAYER=	COVERED (GR) 3 LAYER=	COVERED (GR) 4 LAYER=	COVERED (OTHER) 1 LAYER=
0	0	14	0	0	52	42

TOTAL REQUIRED CAR PARKING = 96 +2 = 98 NOS.

TOTAL PROVIDED CAR PARKING = 107 NOS. + 1 NO. DISABLE PARKING = 108 NOS.

8. PERMISSIBLE AREA FOR PARKING : GROUND FLOOR = 27 NOS. X 25 = 675 SQ.M.
: BASEMENT = 42 NOS. X 40 = 1680 SQ.M.
ACTUAL AREA FOR PARKING PROVIDED : GROUND FLOOR PARKING = 498.3383 SQM. < 675 SQM.
: BASEMENT = 1511.5549 SQM. <1680 SQM.
9. COVERED CAR PARKING AREA AT GROUND FLOOR = 498.3383 SQ.M.
COVERED CAR PARKING AREA AT BASEMENT = 1511.2874 SQ.M.
10. TOTAL EXEMPTION AREA FOR ENTRANCE LOBBY = (15.0 X 2.0) SQ.M. = 30.0 SQ.M.
11. BUILDING SERVICES EXEMPTION FOR ELECTRICAL METER ROOM, PANEL ROOM = 25.5350 SQM.
12. PERMISSIBLE F.A.R. = 2.25 +0.225 (10% FOR GREEN) + 0.3375 (15% FOR METRO CORRIDOR) = 2.8125
13. AREA OF THE EXISTING STRUCTURE = 1249.24 SQ.M.
14. PROPOSED F.A.R. = (11098.725 - 2009.861 - 30.0 - 25.5350) / 3646.94 = (9033.329) / 3646.94
15 . TREE COVER AREA (PERMISSIBLE) = 547.041 SQ.M. (15% OF LAND AREA) = 2.477
TREE COVER AREA (PROPOSED) = 785.416 SQ.M. (21.536% OF LAND AREA)
16. ROOF AREA = 1220.9197 SQ.M.
17. TOTAL COMMON AREA = 2325.1165 SQ.M.
18. STAIR HEAD ROOM AREA = 93.6275 SQ.M.
19. LIFT MACHINE ROOM AREA = 43.5575 SQ.M.
20. FIRE REFUGE AREA = 96.6261 SQ.M.
21. ROOF TANK AREA = 43.5200 SQ.M.
22. SOLAR AREA = 96.00 SQ.M.
23. CANOPY AREA = 27.051 SQ.M.
24. RELAXATION OF AUTHORITY IF ANY =

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, UGR DETAILS

PROPOSED B+G + XIII STORIED RESIDENTIAL BUILDING (HEIGHT = 59.95 M.) AT K.M.C PREMISES NO. 6, HO CHI MINH SARANI, P.S.-SHAKESPERE SARANI, WARD-63, BOROUGH-VII, KOLKATA - 700 071 WITHIN KOLKATA MUNICIPAL CORPORATION. U/S 393A READ WITH AMENDMENT RULE 2025 ALONG WITH RULE 69A(1)(a) OF K.M.C. ACT 1980, & K.M.C. BUILDING RULES, 2009.

BUILDING PERMIT NO: 202607/0013

DATE :27.04.2026 VALID UP TO :26.04.2031

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

KOUSHIK SWARNAKAR Digitally signed by KOUSHIK SWARNAKAR Date: 2026.04.27 17:32:04 +05'30' SIGNATURE OF ASSISTANT ENGINEER (C)	BROJO KISHORE DHAR Digitally signed by BROJO KISHORE DHAR Date: 2026.04.27 17:28:26 +05'30' SIGNATURE OF EXECUTIVE ENGINEER (C)