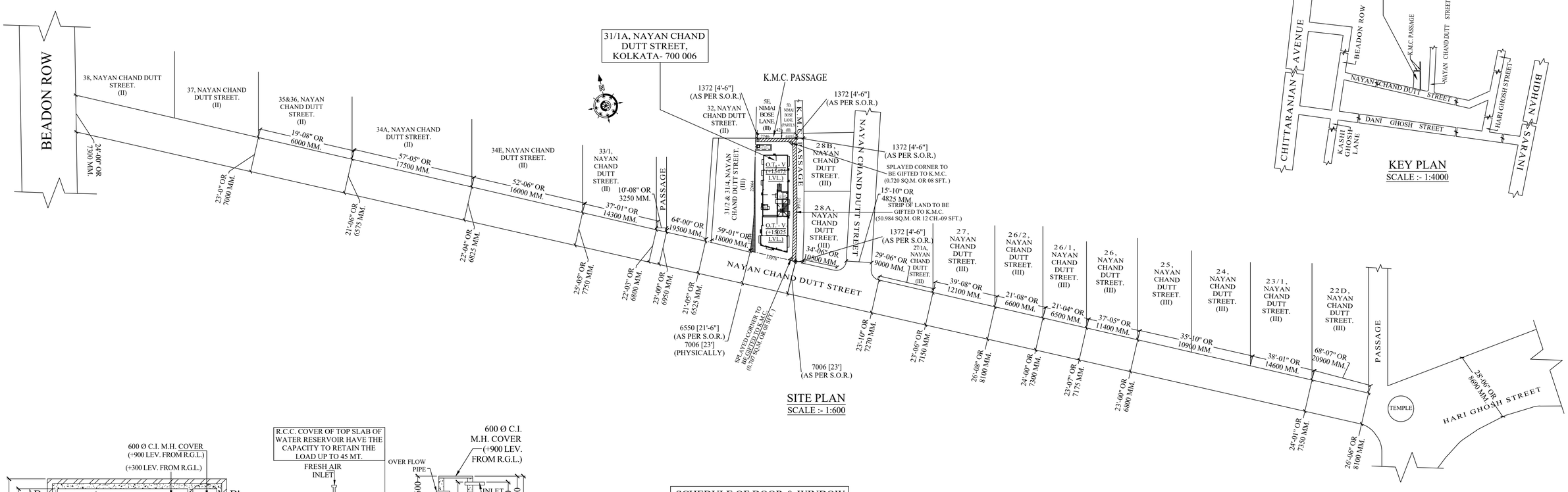
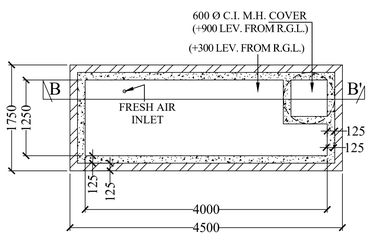
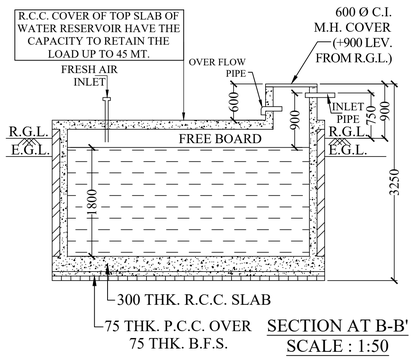


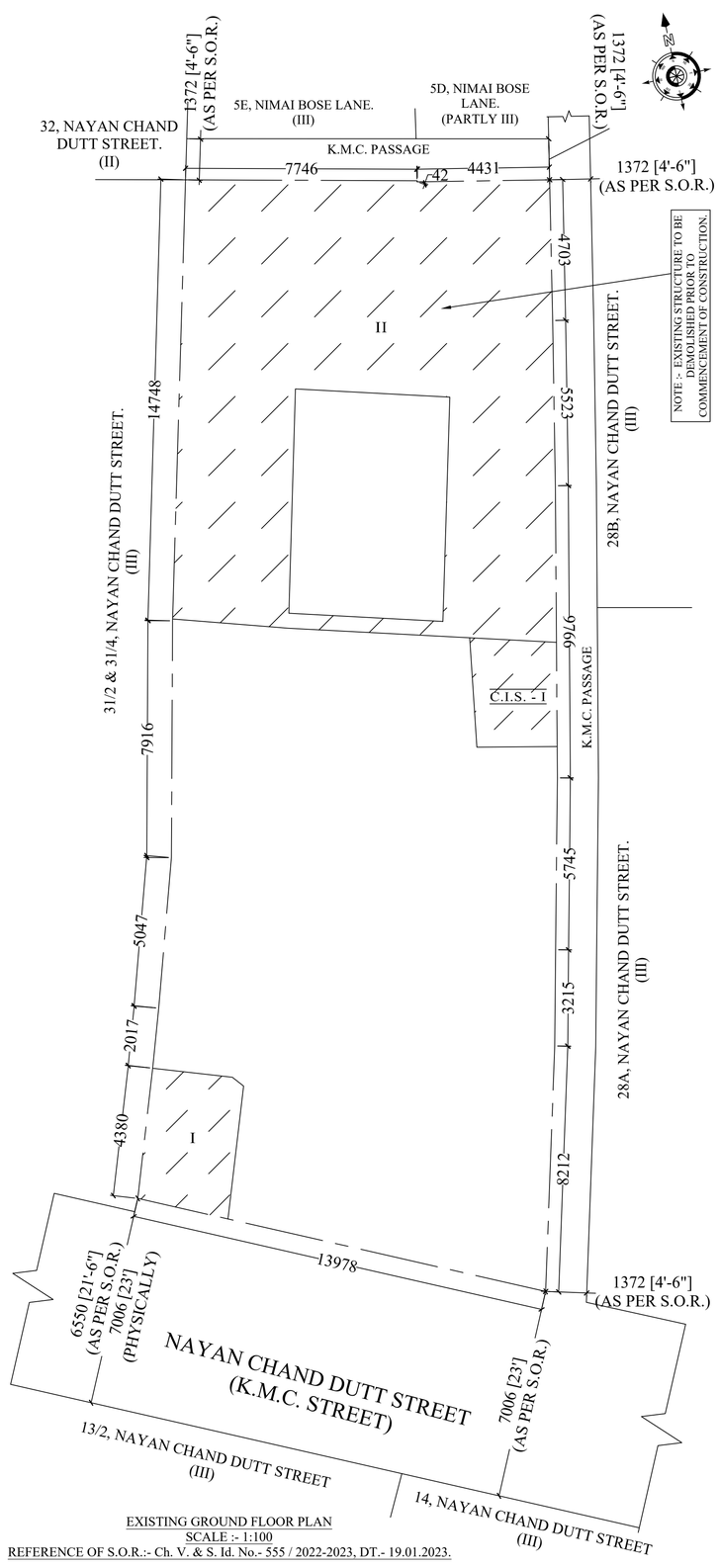


DETAILS OF S.U.G.W.R.
(CAP.:- 2000 GAL.)
SCALE : 1:50

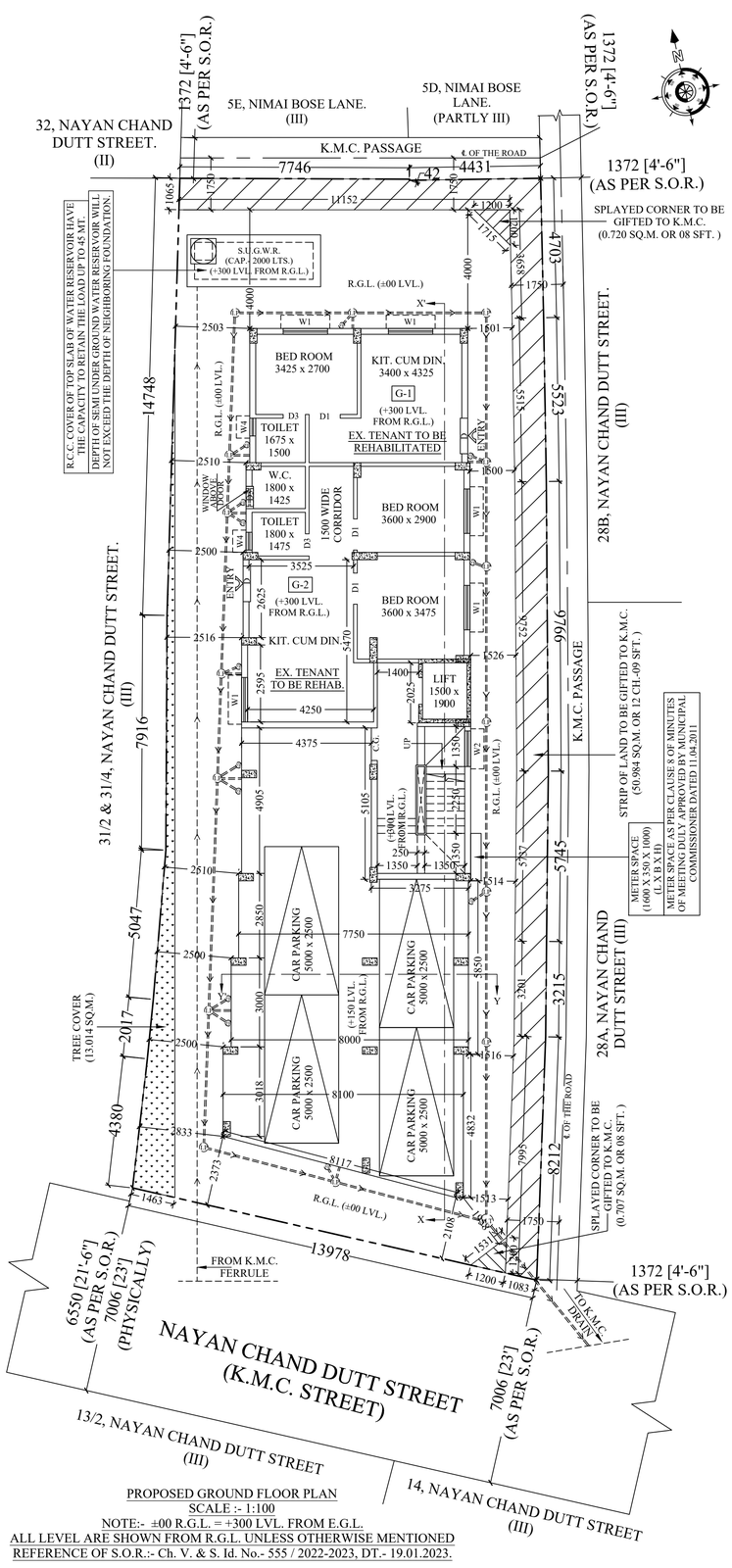


SECTION AT B-B'
SCALE : 1:50

SCHEDULE OF DOOR & WINDOW (for proposed plan only)			
MKD.	SIZE (W X H)	MKD.	SIZE (W X H)
D	1200 X 2100	W1	1500 X 1500
D1	1050 X 2100	W2	1200 X 1500
D2	900 X 2100	W3	900 X 1200
D3	750 X 2100	W4	600 X 600
S/D	1850 X 2100		
S/D1	1500 X 2100		
C.G.	1100 X 2100		



EXISTING GROUND FLOOR PLAN
SCALE :- 1:100
REFERENCE OF S.O.R.:- Ch. V. & S. Id. No.- 555 / 2022-2023, DT.- 19.01.2023.



PROPOSED GROUND FLOOR PLAN
SCALE :- 1:100
NOTE:- ±00 R.G.L. = +300 LVL. FROM E.G.L.
ALL LEVEL ARE SHOWN FROM R.G.L. UNLESS OTHERWISE MENTIONED
REFERENCE OF S.O.R.:- Ch. V. & S. Id. No.- 555 / 2022-2023, DT.- 19.01.2023.

DECLARATION OF L.B.S. :-

CERTIFIED THAT THE BUILDING PLAN ITSELF WITH FULL RESPONSIBILITY 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 ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS PARTLY OCCUPIED BY THE OWNER AND TENANTS.

SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class I, No.1365
SIGNATURE OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION TO BE SAFE AND STABLE IN ALL RESPECT.

PRADIP KUMAR DHAR
MIE (Civil) [India]
E.S.E. No. 502/II of
Kolkata Municipal Corporation
SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT THE SOIL INVESTIGATION AS THERE EXISTS AN OLD BUILDING COVERING THE TOTAL PLOT OF LAND. SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED FIVE (G+IV) STORIED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
BCE, M.E., MIGS, M.I.E., CHARTERED ENGINEER
ENLISTED GEO-TECHNICAL ENGINEER (K.M.C.)
G.T./I/03 (K.M.C.) LM-4279, M-153878-5
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER:-

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. WILL BE TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

MICRO VINIMAY PVT. LTD.
REPRESENTED BY
BAJRANG LAL MUNDHRA
Director
MOB.- 70034 69766
e-mail id.- mundhraclients@gmail.com
SIGNATURE OF OWNER / APPLICANT

STATEMENT OF THE PLAN CASE NO. 2022020123

PART-A :
1. ASSESSEE NO:- 11-017-40-0066-9.
2. DETAIL OF OWNERSHIP DOCUMENTS:-
 i) DETAILS OF DEED OF CONVEYANCE:-
 BOOK - I, CD VOL. NO. - 25, BEING NO. - 07913, PAGES FROM 3899 TO 3917, REGISTERED BEFORE A.R.A.-II, KOLKATA, YEAR -2013.
 ii) DETAIL OF REGISTERED BOUNDARY DECLARATION:-
 BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190301003, PAGES FROM 42363 TO 42372, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
 iii) DETAIL OF REGISTERED DEED OF GIFT FOR STRIP OF LAND :-
 BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190301004, PAGES FROM 42373 TO 42382, A.R.A. -III, KOLKATA, YEAR 2023.
 iv) DETAIL OF REGISTERED DEED OF GIFT FOR SPLAYED CORNER:-
 BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190301005, PAGES FROM 42383 TO 423923, A.R.A. -III, KOLKATA, YEAR 2023.
 v) DETAIL OF REGISTERED DECLARATION FOR NON-EVICTION OF TENANT:-
 BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190301006, PAGES FROM 42393 TO 42400, A.R.A. -III, KOLKATA, YEAR 2023.
 vi) REFERENCE OF S.O.R.:- Ch. V. & S. Id. No.- 555 / 2022-2023, DT.- 19.01.2023.

3. a) AREA OF LAND:- 460.795 SQ.M. OR 06K.-14CH.-10SFT. (M/L) (AS PER DEED) & 458.824 SQ.M. OR 06K.-13CH.-34SFT. (M/L) (AS PER PHYSICAL MEASUREMENT)
 b) AREA OF STRIP OF LAND TO BE GIFTED TO K.M.C.:-
 50.984 SQ.M. OR 12CH.-09SFT. (M/L) (EASTERN & NORTHERN SIDE OF THE PREMISES)
 c) AREA OF SPLAYED CORNER TO BE GIFTED TO K.M.C.:-
 0.707 SQ.M. OR 08SFT. (M/L) (SOUTH-EASTERN SIDE OF THE PREMISES)
 0.720 SQ.M. OR 08SFT. (M/L) (NORTH-EASTERN SIDE OF THE PREMISES)
 d) NO OF STOREY:- FIVE (G+IV).

4. NO. OF TENEMENTS : 16 NOS.
5. SIZE OF TENEMENTS : A) UP TO 50 SQ.M. - 05 nos.; B) 50 SQ.M. - 75 SQ.M. - 03 nos.; C) 75 SQ.M. - 100 SQ.M. - 08 nos.

PART-B :
1. a) AREA OF LAND:- 460.795 SQ.M. OR 06K.-14CH.-10SFT. (M/L) (AS PER DEED) & 458.824 SQ.M. OR 06K.-13CH.-34SFT. (M/L) (AS PER PHYSICAL MEASUREMENT)
 b) AREA OF STRIP OF LAND TO BE GIFTED TO K.M.C.:-
 50.984 SQ.M. OR 12CH.-09SFT. (M/L) (EASTERN & NORTHERN SIDE OF THE PREMISES)
 c) AREA OF SPLAYED CORNER TO BE GIFTED TO K.M.C.:-
 0.707 SQ.M. OR 08SFT. (M/L) (SOUTH-EASTERN SIDE OF THE PREMISES)
 0.720 SQ.M. OR 08SFT. (M/L) (NORTH-EASTERN SIDE OF THE PREMISES)

2. i) PERMISSIBLE GROUND COVERAGE (51.373% OF 458.824 SQ.M.) = 235.712 SQ.M.
 ii) PROPOSED GROUND COVERAGE (47.666% OF 458.824 SQ.M.) = 218.704 SQ.M.
3. PROPOSED HEIGHT OF THE BUILDING = 15.475 MTR. (FROM R.G.L.)

4. PROPOSED AREA :-

FLOORS	COVERED AREA (in SQ.M.)	CUT OUT (in SQ.M.)		COVERED FLOOR AREA (in SQ.M.)	EXEMPTED AREA (in SQ.M.)		FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
		LIFT WELL	STAIR VOID		STAIR & STAIR LOBBY	LIFT LOBBY	
GRND FLR.	218.704	-----	-----	218.704	14.039	2.835	201.830
1ST FLR.	218.704	2.850	0.563	215.291	14.039	2.835	198.417
2ND FLR.	218.704	2.850	0.563	215.291	14.039	2.835	198.417
3RD FLR.	218.704	2.850	0.563	215.291	14.039	2.835	198.417
4TH FLR.	218.704	2.850	0.563	215.291	14.039	2.835	198.417
TOTAL	1093.520	11.400	2.252	1079.868	70.195	14.175	995.498

5. TENEMENTS & CAR PARKING CALCULATION :-

USE GROUP	MKD.	TENEMENT SIZE (SQ.M.)	PROPORTIONATE COMMON AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
RESIDENTIAL	G-1 (GRND. FLR.)	33.856	3.963	37.819	01 (> 50 SQ.M.)	04
	G-2 (GRND. FLR.)	57.978	6.787	64.765	01 (50-75 SQ.M.)	
	A (1ST - 4TH FLR.)	68.246	7.988	76.234	04 (75-100 SQ.M.)	
	B (1ST - 2ND FLR.)	49.163	5.755	54.918	02 (50-75 SQ.M.)	
	C (1ST - 4TH FLR.)	78.930	9.239	88.169	04 (75-100 SQ.M.)	
	B1 (3RD-4TH FLR.)	25.835	3.024	28.859	02 (> 50 SQ.M.)	
	B2 (3RD-4TH FLR.)	23.328	2.731	26.059	02 (> 50 SQ.M.)	

6A. TOTAL REQUIRED CAR PARKING = 04 NOS.
6B. TOTAL PROPOSED CAR PARKING = 04 NOS.
7A. PERMISSIBLE AREA FOR PARKING = 100.000 SQ.M.
7B. PROPOSED AREA OF PARKING = 100.000 SQ.M.(COVERED)
7C. EXEMPTED AREA FOR PARKING = 100.000 SQ.M.
8. PERMISSIBLE F.A.R = 2.00
9. PROPOSED F.A.R. = 1.952 [(995.498- 100) / 458.824]
10. STAIR HEAD ROOM AREA = 17.923 SQ.M.
11. AREA OF LIFT MACHINE ROOM = 08.040 SQ.M.
12. TERRACE AREA = 218.704 SQ.M.
13. RELAXATION OF AUTHORITY, IF ANY = N.A.
14. AREA OF L.M.R. STAIR = 02.588 SQ.M.
15. OVER HEAD TANK AREA (FOR DRINKING) = 13.345 SQ.M.
16. GROUND FLOOR SERVICE AREA = NIL
17. TOTAL AREA OF CUP-BOARD = 29.764 SQ.M. (2.756% OF 1079.868 SQ.M.)
18. AREA OF W.C. AT ROOF = 02.600 SQ.M.
19. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 02.094 SQ.M.
20. AREA OF PERMISSIBLE TREE COVER = 12.388 SQ.M. (2.700% OF 458.824 SQ.M.)
21. AREA OF PROPOSED TREE COVER = 13.014 SQ.M. (2.836% OF 458.824 SQ.M.)
22. OTHER AREA ONLY FOR FEES = 118.820 SQ.M.
[84.370 (Exemption) + 2.588 (L.M.R. Stair) + 29.768 (Cup-board) + 2.094 (Pergola)]
23. PROPOSED TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREA CONSIST OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, L.M.R., S.H.R., C.B, LOFT, PARGOLA, W.C. AT ROOF = 1142.877 SQ.M.

SPECIFICATIONS :-
1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
2. FIGURED DIMENSIONS SHOULD BE FOLLOWED.
3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. (LATEST).
4. ALL EXTERNAL WALLS ARE 200 MM. TH. & ALL INTERNAL WALLS ARE 125TH. & 75MM. TH. AS MENTIONED.
5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.
6. ALL REINFORCEMENT SHALL BE AT LEAST Fe -500 CONFORMING TO I.S CODE.
7. CLEAR COVER FOR TO MAIN-REINFORCEMENT a) FOUNDATION - 50 MM. , b) COLUMN - 40 MM. , c) BEAM - 25 MM. , d) SLAB - 20 MM.
8. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
9. ALL FLOORS SPECIALLY BELOW TOILET, W.C.,KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
10. P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.
11. E.G.L. = EXISTING GROUND LEVEL & R.G.L. = RAISED GROUND LEVEL.

CONTENT:- EXISTING GROUND FLOOR PLAN, PROPOSED GROUND FLOOR PLAN, D/W SCHEDULE, SITE PLAN, KEY PLAN, DETAILS OF S.U.G.R.

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO. - 31/1A, NAYAN CHAND DUTT STREET, WARD NO. - 017, BOROUGH NO. - II,
ASSESSEE NO. -110174000669
NAME OF OWNER(S)/APPLICANT(S): MICRO VINIMAY PVT. LTD. REPRESENTED BY BAJRANG LAL MUNDHRA (DIRECTOR)

AREA OF LAND: 458.824 SQ.M.(M/L)
NAME OF L.B.S.: SUBHASISH DEY (LBS/I/1365)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M.
PRPOSED HEIGHT OF BUILDING (AMSL+R.G.L.+HT. OF BLDG.+ HT.TOP ROOF STRUCTURE) : 27.175 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
"A"	22°35'25.631" N	88°21'59.731" E	6.40 Meter
"B"	22°35'24.985" N	88°21'59.919" E	
"C"	22°35'26.594" N	88°22'00.526" E	
"D"	22°35'28.697" N	88°21'59.678" E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

MICRO VINIMAY PVT. LTD. REPRESENTED BY BAJRANG LAL MUNDHRA (DIRECTOR)
NAME OF OWNERS/APPLICANTS

SUBHASISH DEY (LBS/I/1365)
NAME OF L.B.S.

PROJECT:- PROPOSED PLAN OF FIVE (G+IV) STORIED RESIDENTIAL BUILDING OF (HT.- 15.475 M.) FOR SANCTION U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 31/1A, NAYAN CHAND DUTT STREET, KOLKATA- 700 006, P.S.- BURTOLLA, P.O.- BEADON STREET, UNDER KMC WARD NO.- 017, BR.-II.

SCALE -1:100 (UNLESS OTHERWISE MENTIONED)

PIONEER ENGINEERING & ASSOCIATES
35A, DR. NARAYAN ROY SARANI, KOLKOTA - 700 006.
MOB. - 98831 92148.

B.P. NO. - **2023020013.** SANCTION DATE - **16 MAY 2023.** VALID UP TO - **15 MAY 2028.**

PANKAJ KUMAR SARKAR — Digitally signed by PANKAJ KUMAR SARKAR Date: 2023.05.16 13:41:45 +05'30'

SOMNATH BHADURY — Digitally signed by SOMNATH BHADURY Date: 2023.05.16 13:42:19 +05'30'

DIGITAL SIGNATURE OF A.E.(C)/Bldg./BR.-II/KMC

DIGITAL SIGNATURE OF E.E.(C)/Bldg./BR.-II/KMC