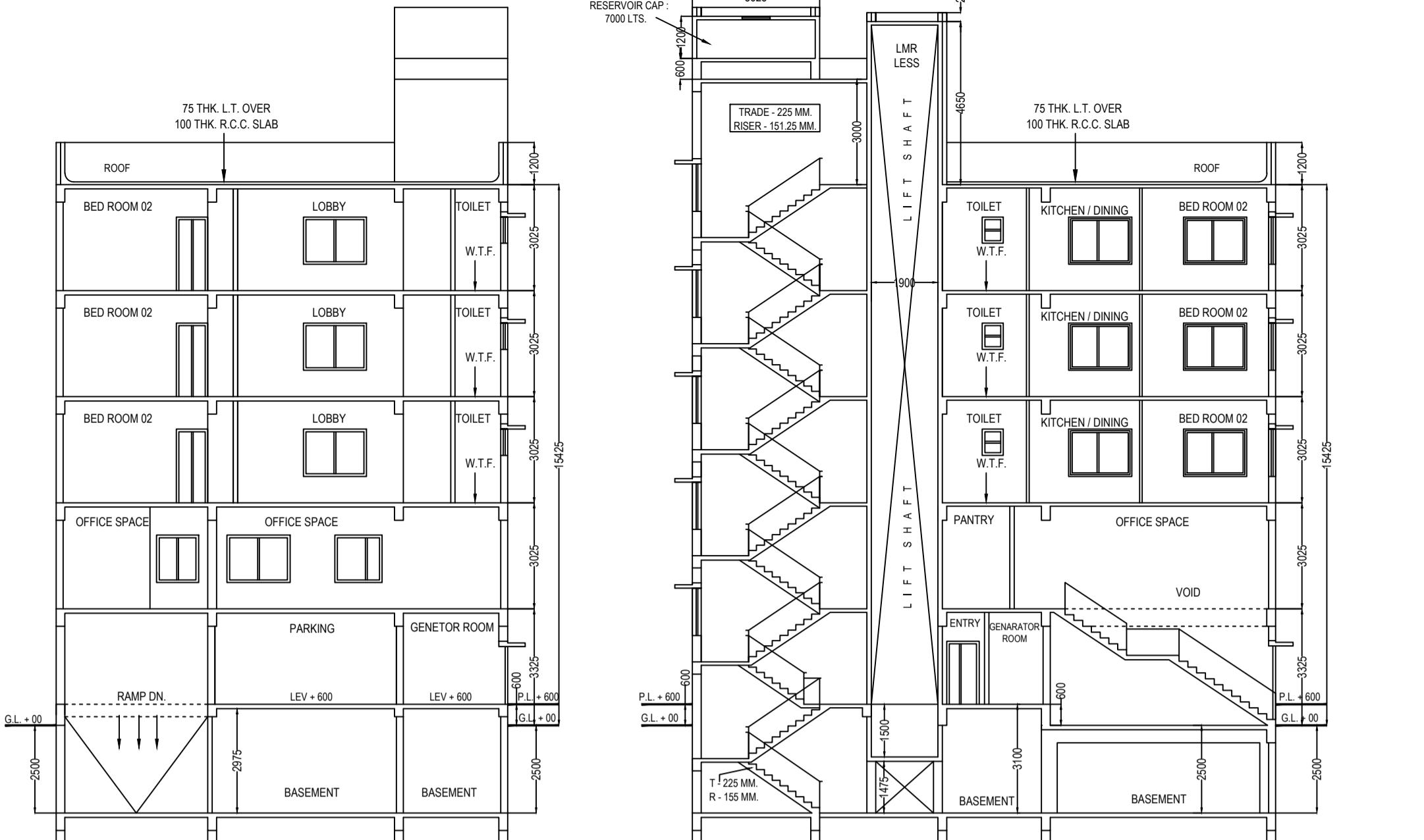


FRONT ELEVATION

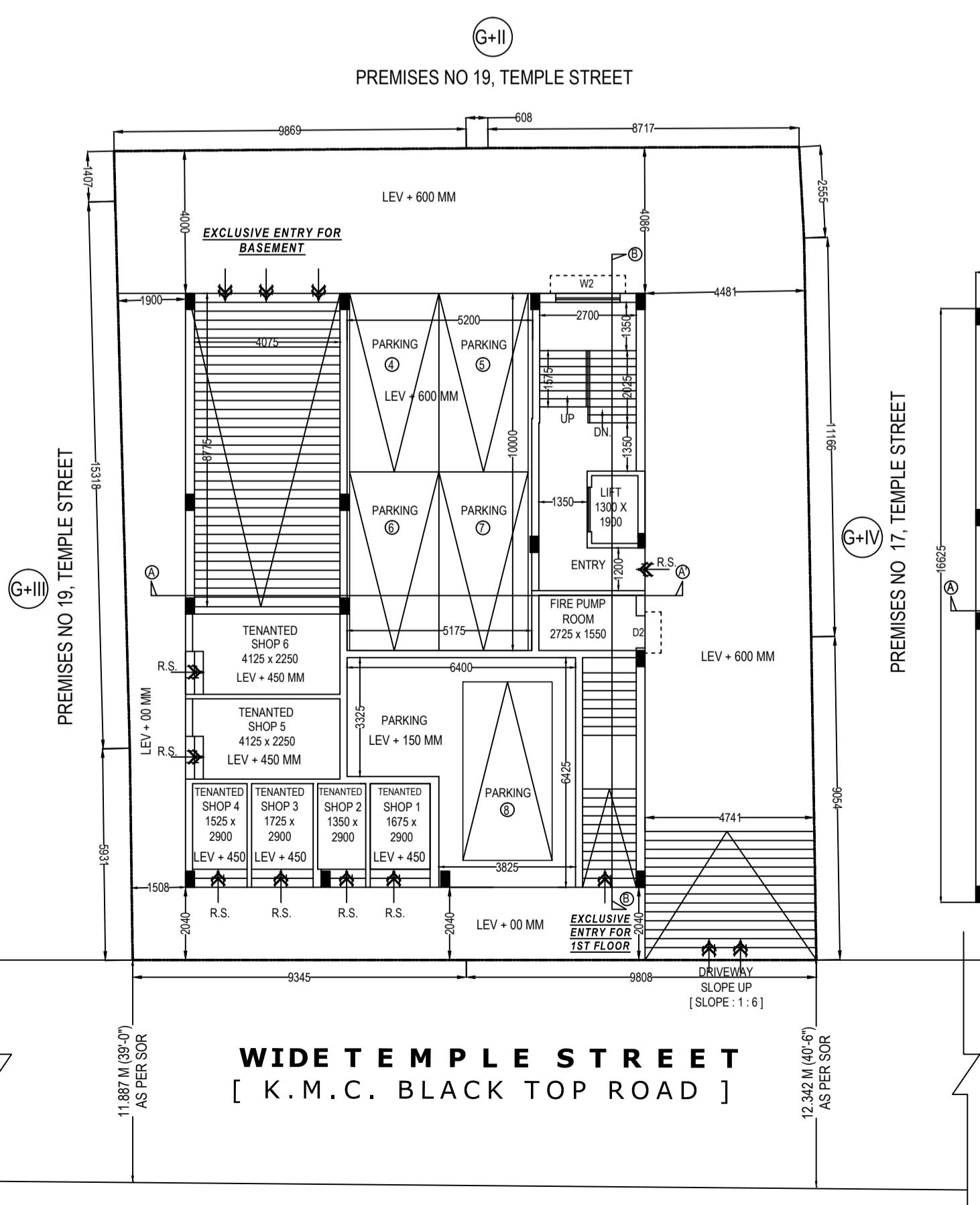
SCALE - 1 : 100



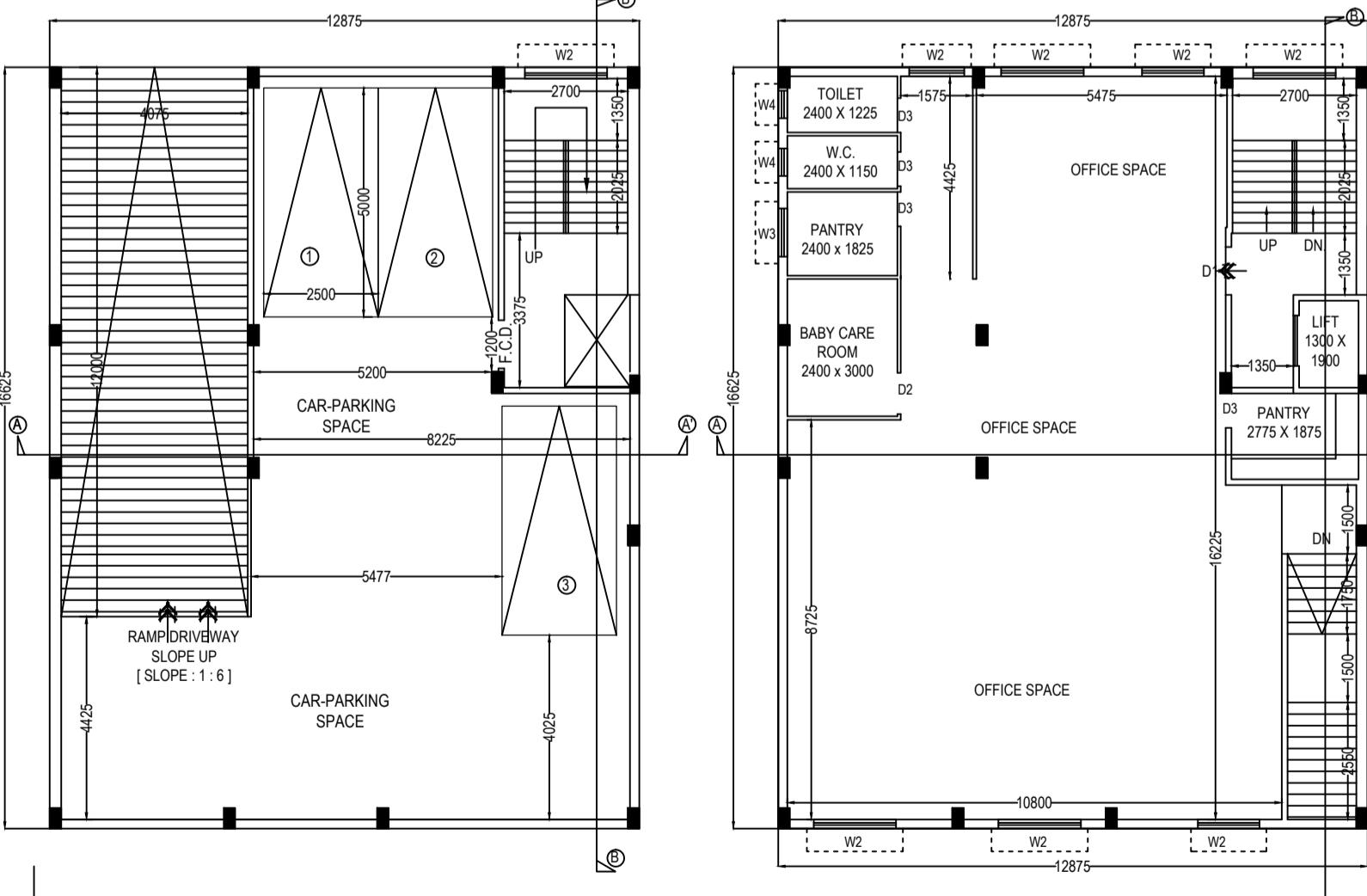
SECTION A - A SCALE - 1 : 100

SECTION B - B' SCALE - 1 : 100

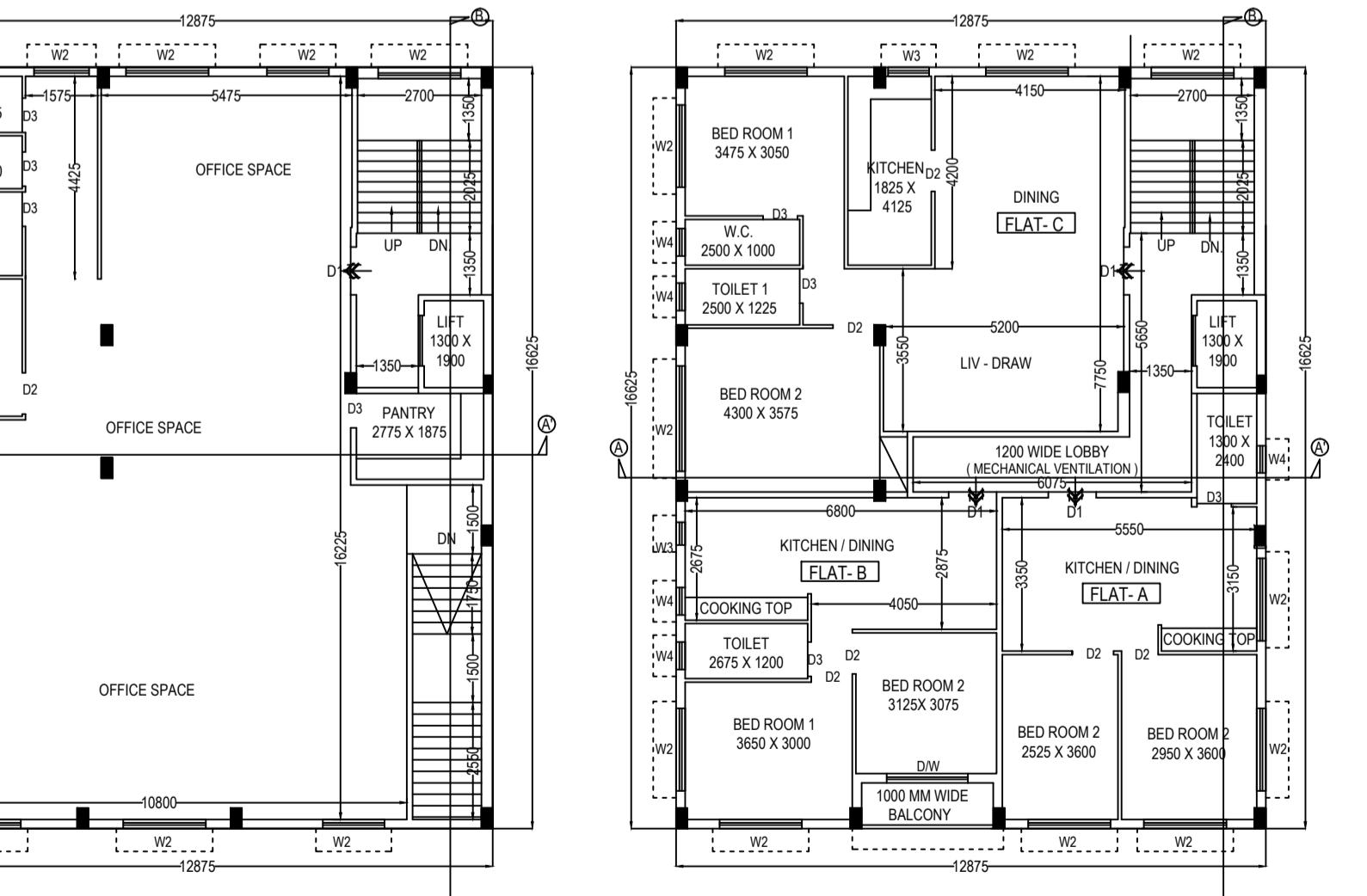
<p>PROPOSED PLAN OF BASEMENT + GROUND + FOUR STORIED [15.425 METER HEIGHT] RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C ACT. 1980, [AMENDED] AND AS PER K.M.C. BLDG. RULES 2009. AT PREMISES NO. 18A, TEMPLE STREET, WARD NO. 47, P. S. BOWBAZAR, KOLKATA 700 072 UNDER BOROUGH VI [K.M.C.].</p> <p>CERTIFICATE</p> <p>PREMISES NO. : 18A, TEMPLE STREET ASSESSOR NO. : 110474200504 NAME OF THE OWNER: FEROJ BEG @FEROZ BEG</p> <p>AREA OF LAND : 6K - 08 Ch. - 44 SQ.FT. i.e. 4724 SQ.FT (i.e. 438.870 SQ.M. [AS PER DEED] NAME OF ARCHITECT : Ashoke Bardhan</p> <p>PERMISSIBLE HEIGHT IN REFERENCE TO G2CM ISSUED BY AAI: CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL)</p> <p>REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL</p> <table border="1"> <thead> <tr> <th>Co - ordinate in WGS84</th> <th>SITE ELEVATION (AMSL)</th> </tr> </thead> <tbody> <tr> <td>Latitude 22° 56' 56" N</td> <td>Longitude 88° 35' 59" E</td> </tr> <tr> <td colspan="2">SITE ELEVATION FROM AMSL - 3.0 MT.</td> </tr> </tbody> </table> <p>The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.</p> <p>FEROJ BEG @FEROZ BEG REGD.ARCHITECT REGN NO. CA/87/11057 Counter Signed by Owner / Applicant Signature of Architect</p>			Co - ordinate in WGS84	SITE ELEVATION (AMSL)	Latitude 22° 56' 56" N	Longitude 88° 35' 59" E	SITE ELEVATION FROM AMSL - 3.0 MT.	
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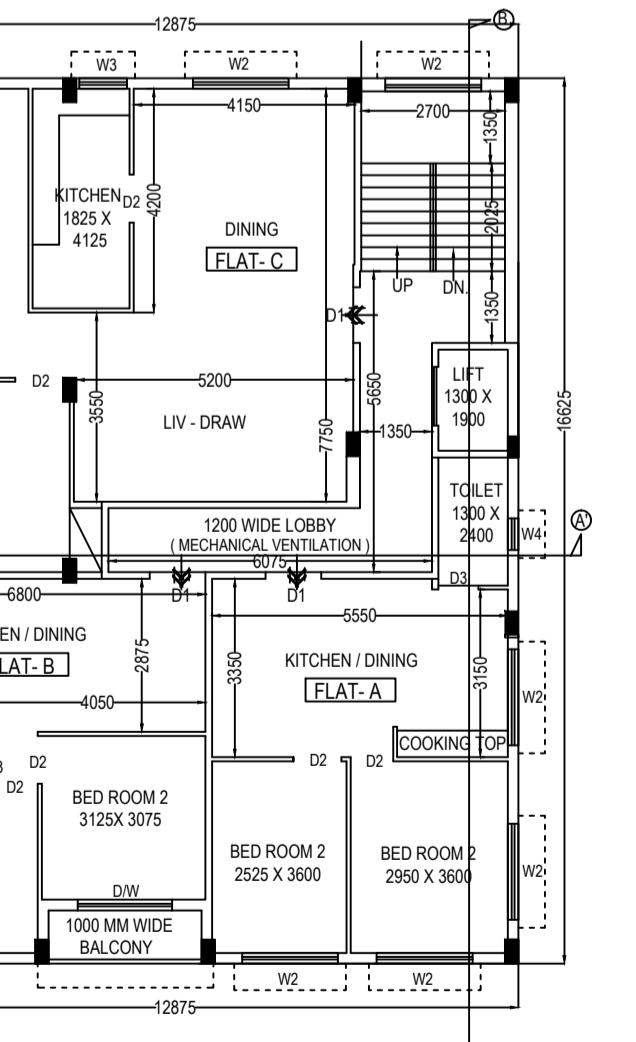
WIDE TEMPLE STREET
[K. M. C. BLACK TOP ROAD]



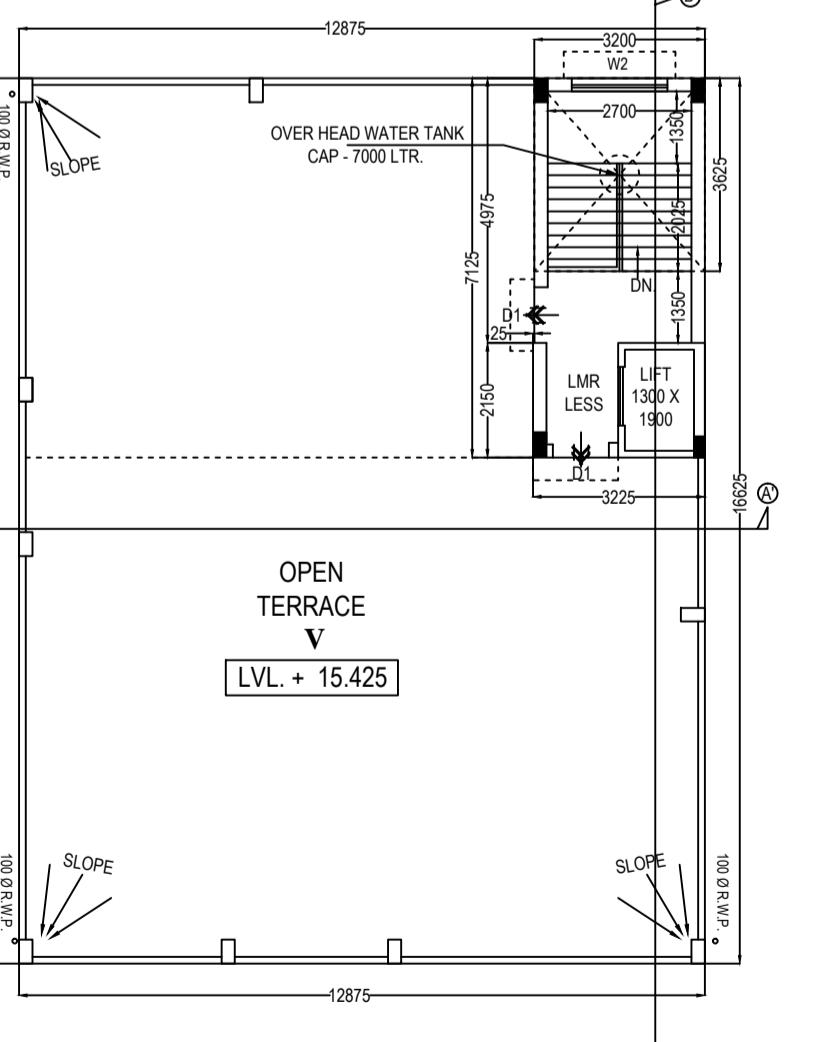
PROPOSED BASEMENT FLOOR PLAN.
SCALE - 1 : 100



PROPOSED FIRST FLOOR PLAN
FOR COMMERCIAL
SCALE - 1 : 100



TYPICAL [2nd, 3rd, & 4th] FLOOR PLAN
SCALE - 1 : 100



ROOF PLAN
SCALE - 1 : 100

<p>TITLE PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN</p>		<p>NORTH</p>																																																																
<p>DRAWING SHEET NO.</p>																																																																		
<p>DEALT : DATE : 20.11.2024</p>		<p>SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)</p>																																																																
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<p>designed by : 21, MAHIM HALDER STREET, BEHIND KALIGHAT FIRE STATION, GROUND FL. KOLKATA - 26 e-mail : designkus15@gmail.com / e-mail : design_kus15@yahoo.co.in</p>																																																																		
<p>THIS DRAWING IS A PROPERTY OF DESIGN. ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.</p>																																																																		
<p>B.P. NO. -2024060033</p>		<p>DATED : -16.12.2024</p>																																																																
<p>VALID UP TO - 15.12.2029</p>																																																																		
<p>design consultancy</p>																																																																		
<p>1. ASSESSOR NO : 11 - 047 - 42 - 0050 - 4 2. DETAIL OF REGISTERED DEED OF CONVEYANCE(1). PAGE NO : 251040 TO 251086 BOOK NO : I VOL. NO : 1903-2019 PLACE : A.R.A - III KOLKATA BEING NO : 190306051 YEAR : 2019 DATE : 29/3/2019</p>																																																																		
<p>3. DETAIL OF REGISTERED DEED OF CONVEYANCE(2). PAGE NO : 503257 TO 503301 BOOK NO : I VOL. NO : 1903-2021 PLACE : A.R.A - III KOLKATA BEING NO : 190311563 YEAR : 2021 DATE : 29/11/2019</p>																																																																		
<p>4. DETAIL OF REGISTERED BOUNDARY DECLARATION. BOOK NO : I VOL. NO : 1904-2023 PAGE NO : 661507 TO 661518 BEING NO : 190412489 YEAR : 2023 PLACE : A.R.A-IV KOLKATA DATE : 22/09/2023</p>																																																																		
<p>5. DETAIL OF REGISTERED TENANT DECLARATION. BOOK NO : I VOL. NO : 1904-2023 PAGE NO : 661496 TO 661506 BEING NO : 190412488 YEAR : 2023 PLACE : A.R.A-IV KOLKATA DATE : 22/09/2023</p>																																																																		
<p>11. a) AREA OF LAND : 436.074 SQ.M. (6 K - 08 Ch. - 14 S.F.T.) b) NO OF STOREY : BASEMENT + GROUND + FOUR 12. a) NO. OF TENEMENTS : 09 NOS. 13. SIZE OF TENEMENTS : a) ABOVE 100 SQ.M - 3 NOS. b) 75 Sq.m. TO 100 SQ.M - 6 NOS.</p>																																																																		
<p>PART-B: 1. AREA OF LAND : 6K - 08 Ch. - 44 SQ.FT. i.e. 4724 SQ.FT [AS PER DEED] 2. LAND AREA (AS PER BOUNDARY DECLARATION) = 436.074 SQ.M. i.e. 4694 SQ.FT. 3. (i) PERMISSIBLE GROUND COVERAGE : 52.131 % i.e. 227.330 SQ.M. (ii) PROPOSED GROUND COVERAGE : 49.086 % i.e. 214.051 SQ.M. 4. PROPOSED HEIGHT= 15.425 METER [BASEMENT + GROUND + FOUR STORIED]</p>																																																																		
<p>A. AREA STATEMENT :-</p> <table border="1"> <thead> <tr> <th></th> <th>TOTAL COVERED AREA</th> <th>LIFT WELL/ VOID</th> <th>GROSS AREA</th> <th>BUSINESS STAR</th> <th>EXEMPTED AREA</th> <th>LIFT LOBBY</th> <th>NET FLOOR AREA</th> </tr> </thead> <tbody> <tr> <td>BASEMENT</td> <td>214.051 SQ.M.</td> <td>-----</td> <td>214.051 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>NIL</td> <td>201.294 SQ.M.</td> </tr> <tr> <td>GROUND FLOOR</td> <td>214.051 SQ.M.</td> <td>178.291 SQ.M. (ASS. BASEMENT DUCT)</td> <td>214.051 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>2.903 SQ.M.</td> <td>162.631 SQ.M.</td> </tr> <tr> <td>1ST FLOOR (BUSINESS)</td> <td>214.051 SQ.M.</td> <td>2.470 - 8.7 = 11.17 SQ.M</td> <td>202.881 SQ.M.</td> <td>8.700 SQ.M.</td> <td>12.757 SQ.M.</td> <td>2.734 SQ.M.</td> <td>187.390 SQ.M.</td> </tr> <tr> <td>2ND FLOOR</td> <td>214.051 SQ.M.</td> <td>2.470 SQ.M.</td> <td>211.581 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>2.903 SQ.M.</td> <td>195.921 SQ.M.</td> </tr> <tr> <td>3RD FLOOR</td> <td>214.051 SQ.M.</td> <td>2.470 SQ.M.</td> <td>211.581 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>2.903 SQ.M.</td> <td>195.921 SQ.M.</td> </tr> <tr> <td>4TH FLOOR</td> <td>214.051 SQ.M.</td> <td>2.470 SQ.M.</td> <td>211.581 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>2.903 SQ.M.</td> <td>195.921 SQ.M.</td> </tr> <tr> <td>TOTAL</td> <td>1284.306 SQ.M</td> <td>54.340 SQ.M.</td> <td>1229.966 SQ.M</td> <td>-----</td> <td>76.542 SQ.M.</td> <td>14.346 SQ.M.</td> <td>1139.078 SQ.M.</td> </tr> </tbody> </table>				TOTAL COVERED AREA	LIFT WELL/ VOID	GROSS AREA	BUSINESS STAR	EXEMPTED AREA	LIFT LOBBY	NET FLOOR AREA	BASEMENT	214.051 SQ.M.	-----	214.051 SQ.M.	-----	12.757 SQ.M.	NIL	201.294 SQ.M.	GROUND FLOOR	214.051 SQ.M.	178.291 SQ.M. (ASS. BASEMENT DUCT)	214.051 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	162.631 SQ.M.	1ST FLOOR (BUSINESS)	214.051 SQ.M.	2.470 - 8.7 = 11.17 SQ.M	202.881 SQ.M.	8.700 SQ.M.	12.757 SQ.M.	2.734 SQ.M.	187.390 SQ.M.	2ND FLOOR	214.051 SQ.M.	2.470 SQ.M.	211.581 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	195.921 SQ.M.	3RD FLOOR	214.051 SQ.M.	2.470 SQ.M.	211.581 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	195.921 SQ.M.	4TH FLOOR	214.051 SQ.M.	2.470 SQ.M.	211.581 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	195.921 SQ.M.	TOTAL	1284.306 SQ.M	54.340 SQ.M.	1229.966 SQ.M	-----	76.542 SQ.M.	14.346 SQ.M.	1139.078 SQ.M.
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<p>TENEMENTS & CAR PARKING CALCULATION :- TOTAL EXEMPTED AREA: 76.542 + 14.346 = 90.888 SQ.M.</p>																																																																		
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<p>9.(A) MARCANTILE RETAIL: (i) SHOP BUILT-UP AREA = 43.504 SQ.M. (ii) SHOP CARPET AREA = 37.524 SQ.M. - REQUIRED CAR PARKING = 1 NO</p>																																																																		
<p>9.(B) BUSINESS : (i) BUSINESS BUILT-UP AREA = 197.180 SQ.M. (ii) BUSINESS CARPET AREA = 170.413 SQ.M. - REQUIRED CAR PARKING = 3 NOS.</p>																																																																		
<p>10. PROPOSED F.A.R = (1139.078 + 204.976) / 436.074 = 934.102 / 436.074 = 2.142 < 2.25</p>																																																																		
<p>11. TOTAL REQUIRED CAR PARKING : 8 NOS. 12. TOTAL PROVIDED CAR PARKING : 8 NOS. 13. ACTUAL AREA FOR PARKING = 192.141 SQ.M. [BASEMENT] 14. ACTUAL AREA FOR PARKING ALLOWED = 3 X 4 = 120 SQ.M. [BASEMENT] 15. ACTUAL AREA FOR PARKING = 84.976 SQ.M. [GROUND FLOOR] FOR 5 NOS. 16. TOTAL PARKING AREA BASEMENT AND GROUND FLOOR = 192.141 + 84.976 = 277.118 SQ.M. 17. TOTAL PARKING AREA EXEMPTED FROM FAR = 120 + 84.976 = 204.976 SQ.M. 18. PERMISSIBLE F.A.R = 2.25 19. STAIR HEAD ROOM AREA : 15.920 SQ.M. 20. LIFT MACHINE ROOM AREA : 6.934 SQ.M. 21. TERRACE AREA : 214.051 SQ.M. 22. RELAXATION OF AUTHORITY, IF ANY - N.A. 23. OVER HEAD TANK AREA = 11.600 SQ.M. 24. ADDITIONAL AREA ONLY FOR FEES = 22.854 SQ.M. 25. TREE COVER AREA = 14.408 SQ.M. (REQUIRED = 14.001 SQ.M)</p>																																																																		
<p>CERTIFICATE OF OWNER :- I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/EBE BEFORE STARTING OF BUILDING FOUNDATION.</p>																																																																		
<p>FEROJ BEG @FEROZ BEG NAME OF OWNER / AUTHORITY</p>																																																																		
<p>CERTIFICATE OF ARCHITECT :- CERTIFIED 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 THE SITE CONDITION INCLUDING THE ADJACENT ROAD IS CONFORMING WITH THE PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THERE IS AN EX-STRICT TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE OWNER AND TENENTS.</p>																																																																		
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<p>CERTIFICATE OF GEO-TECH :- CERTIFIED THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY E.S.E CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS BASED ON MY SOIL INVESTIGATION REPORT CONDUCTED BY" GEO - STAR ", 50, CHIT KALIKPUR, KOLKATA - 700099.</p>																																																																		
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