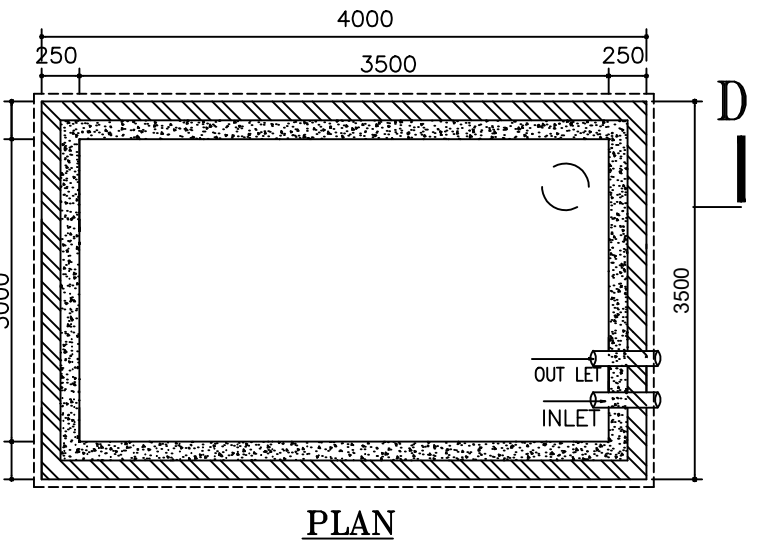
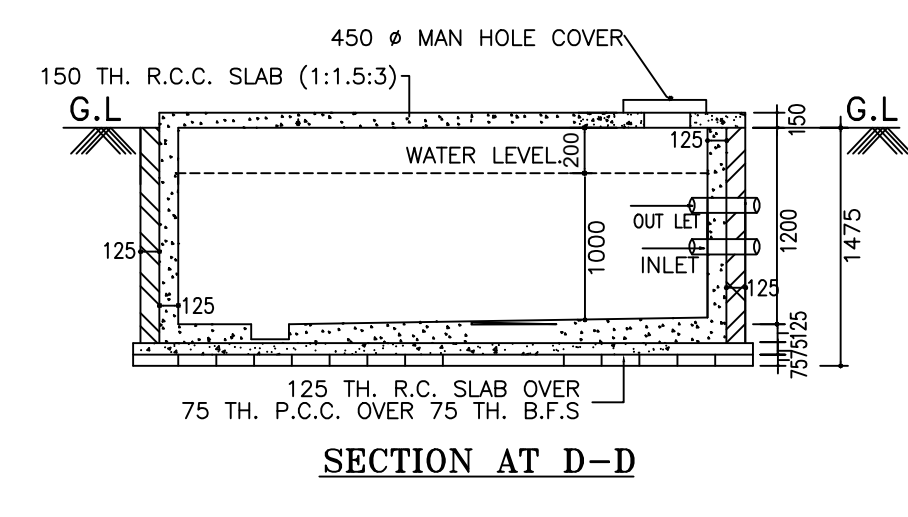
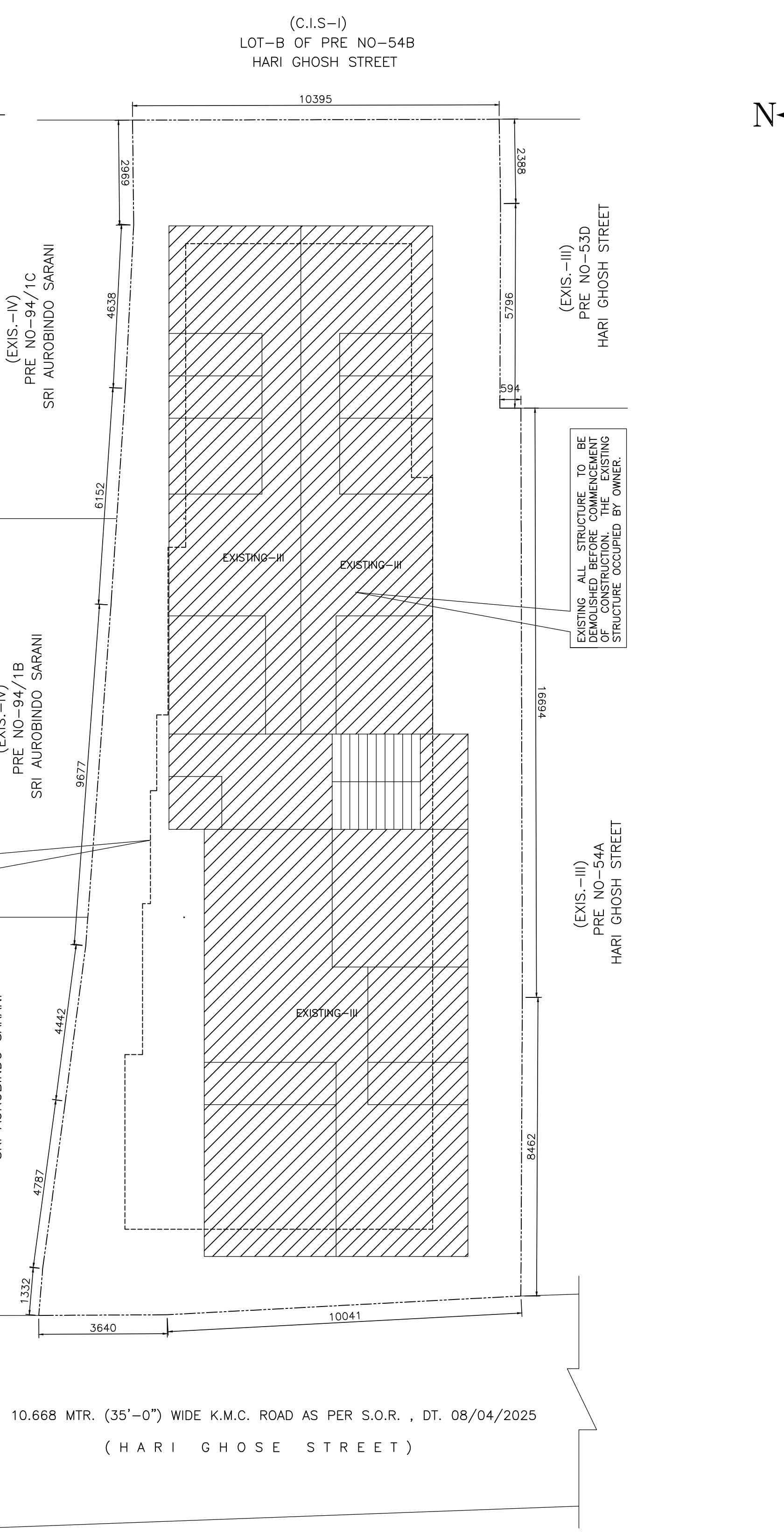


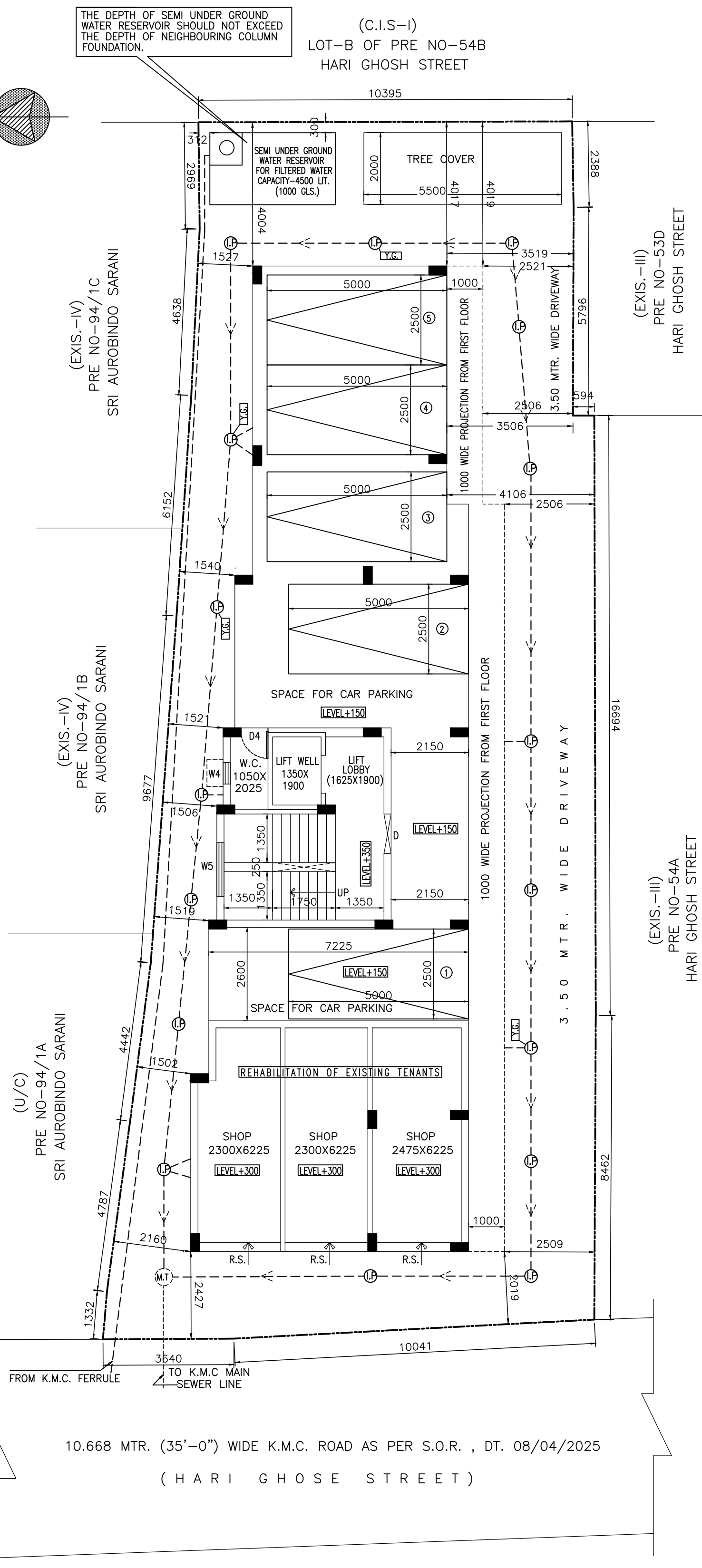
LOCATION PLAN  
SCALE-1:4000



DETAILS OF UNDER  
GROUND WATER RESERVOIR  
CAPACITY - 45000 LT.(1000 GLS.)  
SCALE-1:50



EXISTING FLOOR PLAN  
SCALE-1:100



PROPOSED GROUND FLOOR PLAN  
SCALE-1:100

STATEMENT OF THE PLAN CASE NO. 2024020086

**PART-A:**  
 1. ASSESSE NO : 110172302087  
 2.g) DETAIL OF REGISTERED DEED OF GIFT :-  
 BOOK NO : I VOL. NO : 1902-2022 PAGE NO : 72287 TO 72310  
 BEING NO : 190201390 DATE : 28/02/2022 PLACE: A.R.A.- II, KOLKATA  
 2.b) DETAIL OF REGISTERED DEED OF GIFT :-  
 BOOK NO : I VOL. NO : 1902-2022 PAGE NO : 306957 TO 306976  
 BEING NO : 190208242 DATE : 25/07/2022 PLACE: A.R.A.- II, KOLKATA  
 2.c) DETAIL OF REGISTERED DEED OF SALE :-  
 BOOK NO : I VOL. NO : 1903-2021 PAGE NO : 51276 TO 51322  
 BEING NO : 190301062 DATE : 10/02/2021 PLACE: A.R.A.- III, KOLKATA  
 2.d) DETAIL OF BOUNDARY DECLARATION:-  
 BOOK NO : I VOL. NO :1903-2021 PAGE NO : 594804 TO 594823  
 BEING NO : 190314640 DATE : 30/12/2021 PLACE: A.R.A.- III, KOLKATA  
 2.e) DETAIL OF NON EJECTION OF TENANTS:-  
 BOOK NO : I VOL. NO :1903-2024 PAGE NO : 366913 TO 366923  
 BEING NO : 190310821 DATE : 06/12/2024 PLACE: A.R.A.- III, KOLKATA  
 3. AREA OF LAND :-  
 a) AS PER TITLE DEED = (07K-00CH-29 SFT) = 470.922 SQM.  
 b) AS PER BOUNDARY DECLARATION = (05K-15CH-21SFT) = 399.091 SQM.  
 6. NO. OF STOREY = G+IV  
 7. NO. OF TENEMENTS = 12 NOS.  
 8. SIZE OF TENEMENTS = a) BELOW 50 SQ.M. - NIL.  
 = b) >50 SQ.M. TO <75 SQ.MT. -08 NOS.  
 = c) >75 SQ.M. TO <100 SQ.MT.-04 NOS.

**PART-B:**  
 1. AREA OF LAND:-  
 2. AS PER TITLE DEED = (07K-00CH-29 SFT) = 470.922 SQM.  
 3. AS PER BOUNDARY DECLARATION = (05K-15CH-21SFT) = 399.091 SQM.  
 4. (i) PERMISSIBLE GROUND COVERAGE = 212.971 SQ.M. (53.364%)  
 (ii) PROPOSED GROUND COVERAGE = 208.874 SQ.M. (52.337%)  
 5. PROPOSED HEIGHT OF THE BUILDING = 15.475 M.  
 PREMISES NO.-54B, HARI GHOSH STREET, KOLKATA-700006, IN WARD NO.-17, BOROUGH-II,  
 ASSESSEE NO. -110172302087  
 NAME OF OWNER(S)/APPLICANT(S) : SRI. PUTUL ROY  
 SMT. MONALISA DEY ALIAS MONALISA ROY  
 SMT. BONI ROY  
 AREA OF LAND: 399.091 SQ.M. = 05K-15CH-21 SQ.FT  
 NAME OF L.B.S.: KAMALESH SEAL (L.B.S./1020)  
 PERMISSIBLE HEIGHT IN REFERENCE TO SCOM ISSUED BY AAI: 33.00 M.  
 PROPOSED HEIGHT OF BUILDING (AMSL+HT. OF BLDG. + HT.TOP ROOF STRUCTURE) : 26.375 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°42' 39.9336"N	88°22' 11.2836"E	5.50 Meter

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.

SRI. PUTUL ROY  
 SMT. MONALISA DEY ALIAS MONALISA ROY  
 SMT. BONI ROY  
 SIGNATURE OF OWNERS/APPLICANTS KAMALESH SEAL (L.B.S. NO.-1020/I)  
 SIGNATURE OF L.B.S.

**BUILDING PERMIT NO. :- 2025020016**  
**DATE :- 17/06/2025 VALID UP TO :- 16/06/2030**

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-II/K.M.C.  
 DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-II/K.M.C.

**DOORS & WINDOWS SCHEDULE**

MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	1000	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
W1	1500	1200	FULLY GLAZED
W2	1200	1200	FULLY GLAZED
W3	1000	1200	FULLY GLAZED
W4	600	900	FULLY GLAZED
W5	1500	1800	FULLY GLAZED
W6	900	450	FAN LIGHT VENTILATION

**STATEMENT OF THE PLAN PROPOSAL**

**PROPOSED AREA :-**

	TOTAL COVERED AREA	CUTOUT	NET COVERED AREA	STAR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	181.450 SQ.M	NIL	181.450 SQ.M	3.000 SQ.M	3.000 SQ.M	165.759 SQ.M
1ST FLOOR	208.874 SQ.M	3.002 SQ.M	205.872 SQ.M	12.691 SQ.M	3.000 SQ.M	190.181 SQ.M
2ND FLOOR	208.874 SQ.M	3.002 SQ.M	205.872 SQ.M	12.691 SQ.M	3.000 SQ.M	190.181 SQ.M
3RD FLOOR	208.874 SQ.M	3.002 SQ.M	205.872 SQ.M	12.691 SQ.M	3.000 SQ.M	190.181 SQ.M
4TH FLOOR	208.874 SQ.M	3.002 SQ.M	205.872 SQ.M	12.691 SQ.M	3.000 SQ.M	190.181 SQ.M
TOTAL	1016.946 SQ.M	12.008 SQ.M	1004.938 SQ.M	63.455 SQ.M	15.000 SQ.M	926.483 SQ.M

**6. TENEMENTS & CAR PARKING CALCULATION :-**

**(A) RESIDENTIAL:**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1A,2A,3A,4A	78.141 SQ.M	9.956 SQ.M	88.097 SQ.M	4	04
1B,2B,3B,4B	46.994 SQ.M	5.987 SQ.M	52.981 SQ.M	4	
1C,2C,3C,4C	63.357 SQ.M	8.072 SQ.M	71.429 SQ.M	4	

**(C) MERCANTILE (RETAIL):**

(i) MERCANTILE COVERED AREA = 48.896 SQ.M.  
 (ii) MERCANTILE CARPET AREA = 43.305 SQ.M.-REQUIRED CAR PARKING=01 NO.

8. TOTAL REQUIRED CAR PARKING = 05 NO.  
 9. TOTAL PROPOSED CAR PARKING = 05 NO.  
 10. PERMISSIBLE AREA FOR PARKING = 125.000 SQ.M.  
 11. PROPOSED AREA OF PARKING = 106.013 SQ.M.  
 12. PERMISSIBLE F.A.R. = 2.25  
 13. PROPOSED F.A.R. = (926.483-106.013)/399.091 = 2.056 <2.25  
 14. TOTAL BUILT-UP AREA = 1045.590 SQ.M  
 15. STAIR HEAD ROOM AREA = 24.131 SQ.M  
 16. M.R.L. COVER AREA AT ROOF = 4.209 SQ.M  
 17. W.C. AREA AT ROOF = 2.688 SQ.M  
 18. AREA OF CUP BOARD = 15.000 SQ.M  
 19. OVER HEAD TANK AREA = 9.405 SQ.M  
 20. TERRACE AREA = 208.874 SQ.M  
 22. RELAXATION OF AUTHORITY, IF ANY = N.A.  
 23. REQUIRED TREE COVER AREA = 10.027 SQ.M. (2.512 % OF LAND AREA)  
 24. PROPOSED TREE COVER AREA = 11.000 SQ.M. (2.756 % OF LAND AREA)

**SPECIFICATIONS**

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M20 & STEEL Fe 500+
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL Z-SECTION WINDOWS/ALUMINIUM WINDOW.
- ALL FLOORS ARE MARBLE FLOORING.
- 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

**SIGNATURE 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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SANTOSH KR. CHAKRABORTY (GEO-TECH-16/I)  
 SIGNATURE OF GEO-TECHNICAL ENGINEER

**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY DR. SANTOSH KUMAR CHAKRABORTY, PREPARED BY STRUCTURAL IMPROVEMENT CO. 68/1 BAGMARI ROAD, (SWARN CHANDRA NIVAS, FLAT NO.-D-215) KOLKATA-700054, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

KAMALESH SEAL (ESE/II/748)  
 SIGNATURE OF STRUCTURAL ENGINEER

**DECLARATION OF L.B.S.**

CERTIFIED THAT 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 ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE AND THE STRUCTURE IS FULLY OCCUPIED BY THE TENANTS.

KAMALESH SEAL (L.B.S. NO.-1020/I)  
 SIGNATURE OF L.B.S.

**DECLARATION OF OWNER /APPLICANT**

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & ESE DURING CONSTRUCTION. WE 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 & ADJUTING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SRI. PUTUL ROY  
 SMT. MONALISA DEY ALIAS MONALISA ROY  
 SMT. BONI ROY  
 SIGNATURE OF APPLICANT

**PROJECT.**

PLAN OF PROPOSED GROUND + FOUR STORIED RESIDENTIAL BUILDING OF HEIGHT 15.475 M. U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C BUILDING RULE-2009, AT PREMISES NO:-54B, HARI GHOSH STREET, KOLKATA-700006, IN WARD NO.-017, BOROUGH-II. P.S.-BURTOLLA, WITHIN THE KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DRAWN BY :
KMC/BTS/09		12/12/2024	NANDA KUMAR GHOSH

**CONSULTANT:-**

K. SEAL & ASSOCIATES  
 ARCHITECTS, ENGINEERS, CONSULTANTS  
 22A, RAJA NABA KRISHNA STREET,  
 KOLKATA-700 005, PH.-2554-2558

