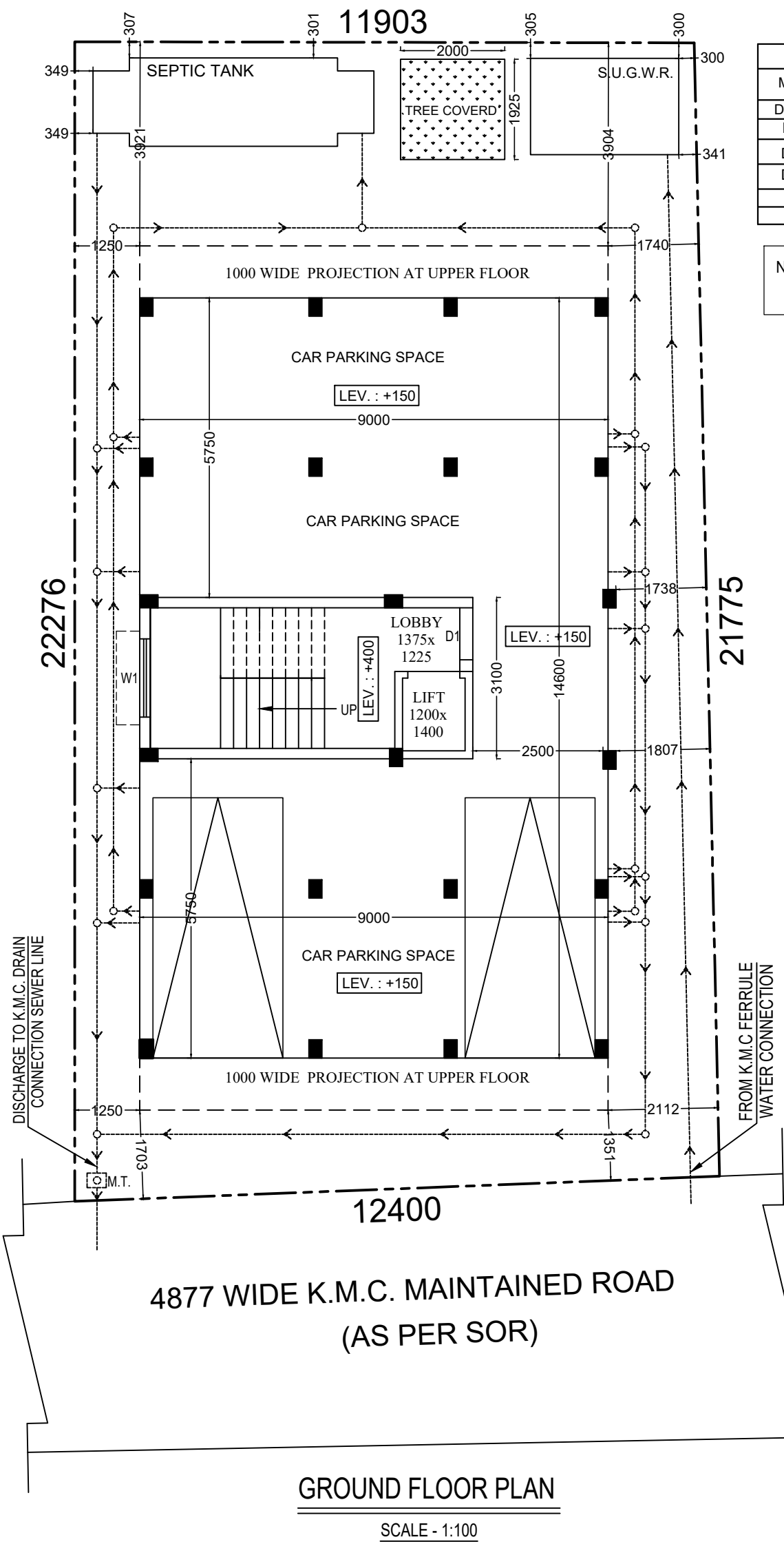
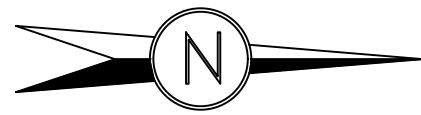
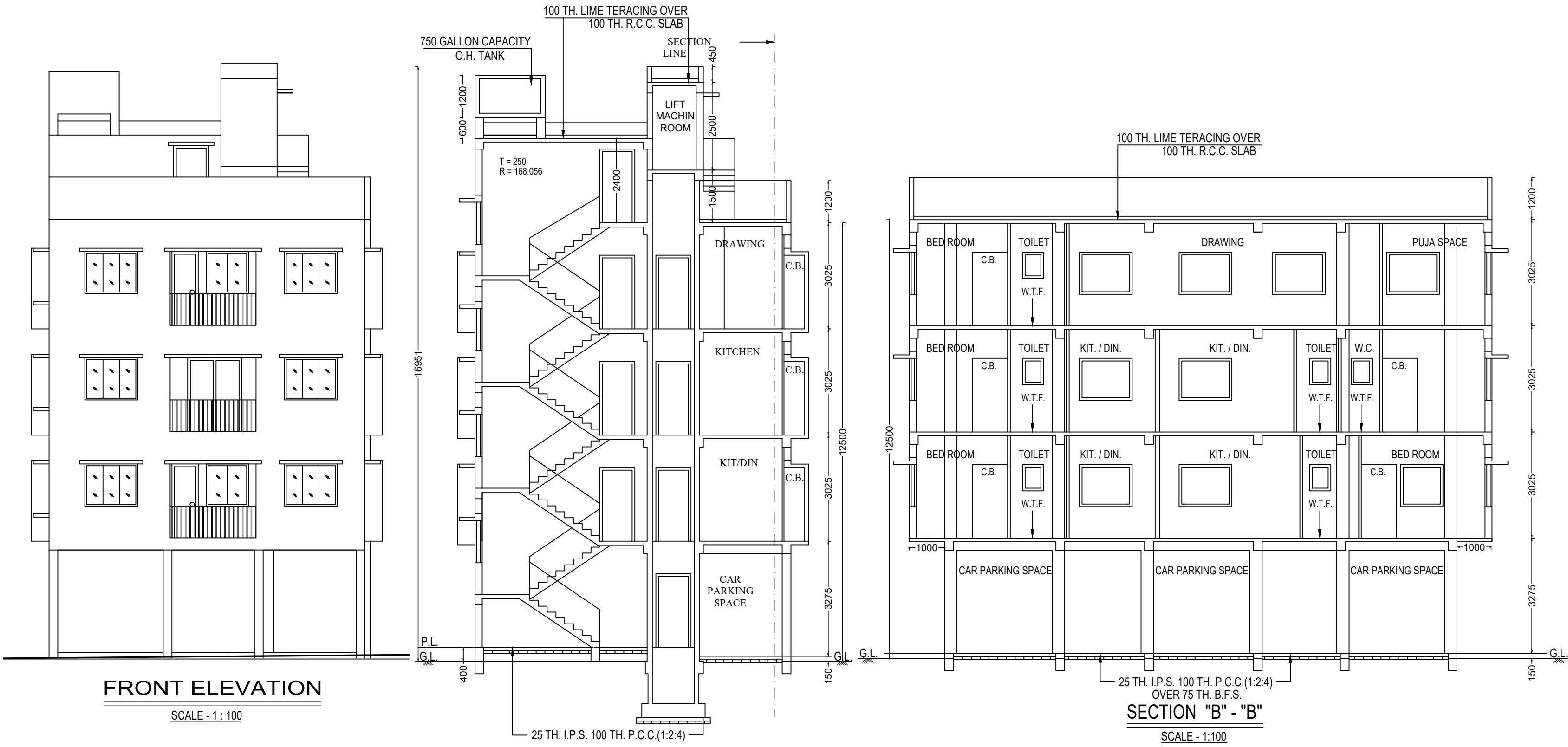
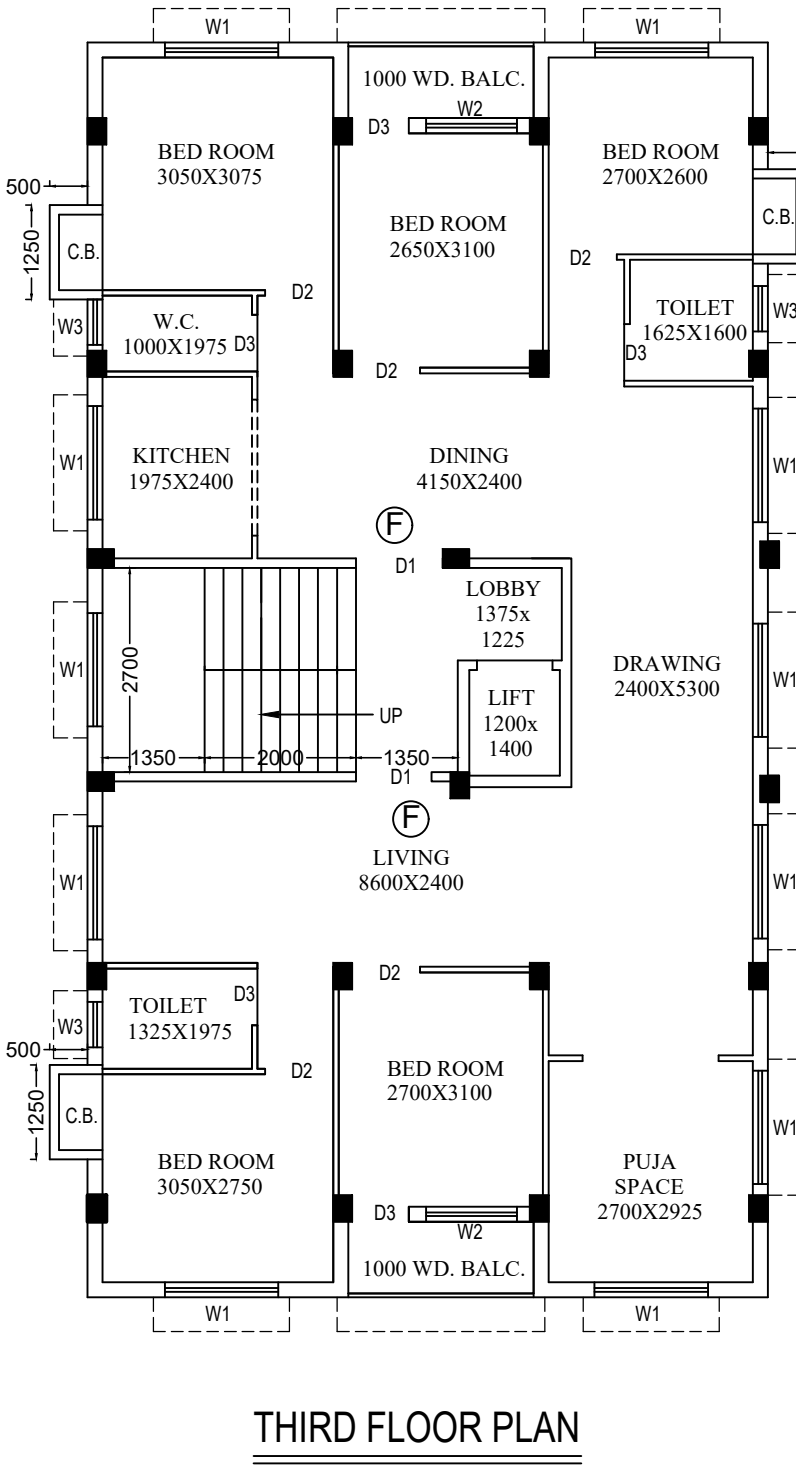
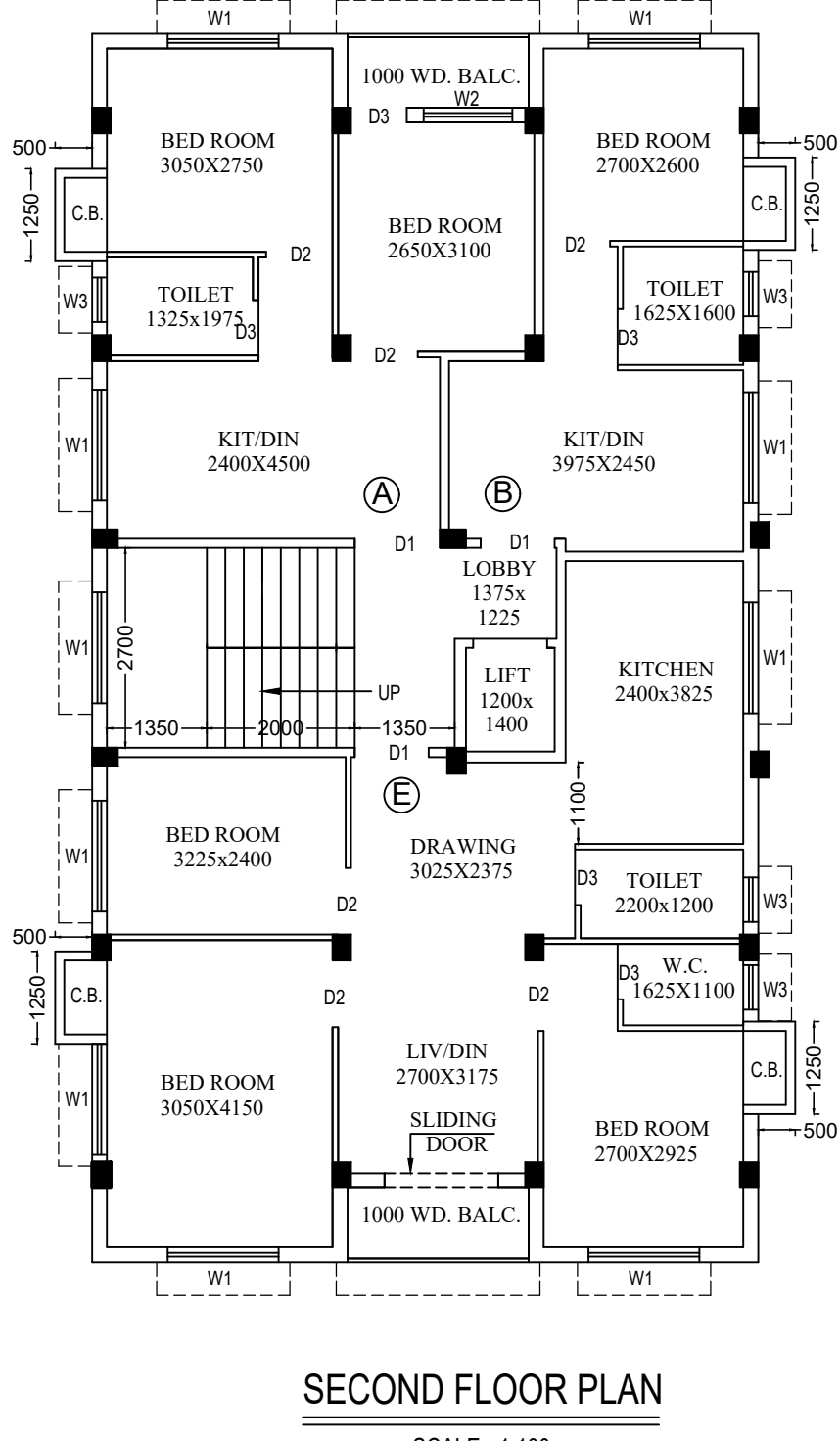
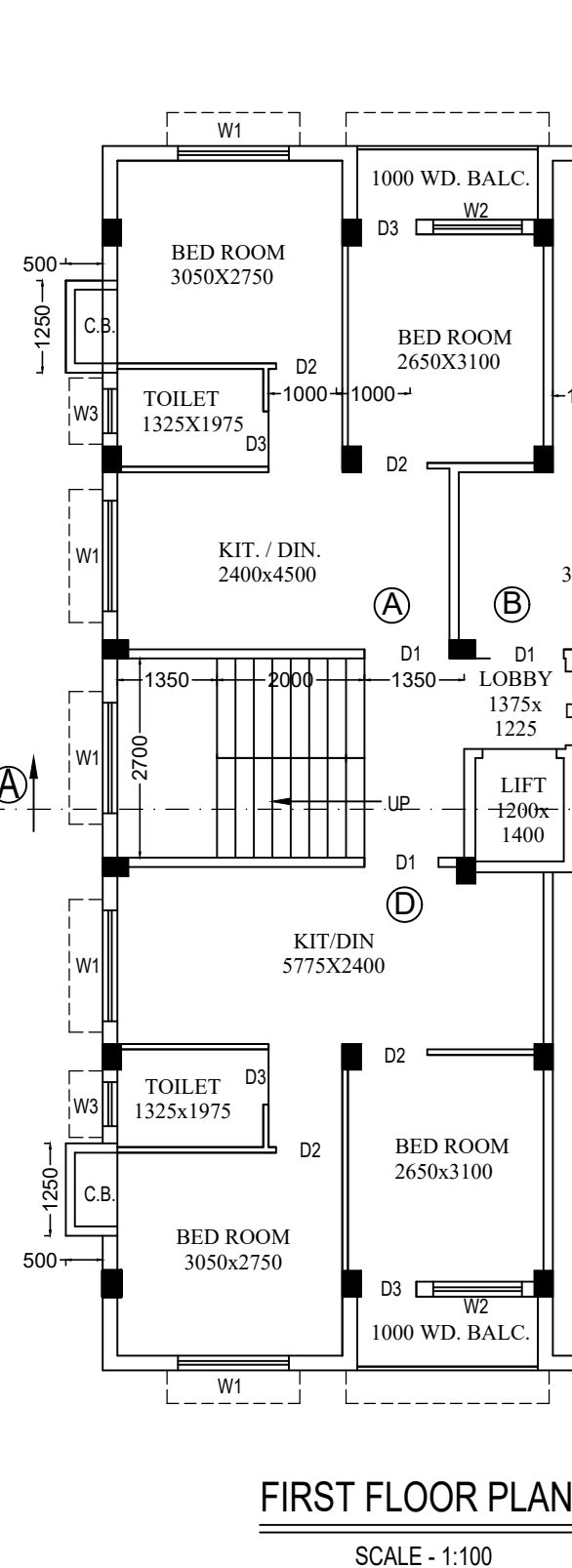


PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING
OF 12.500M. HEIGHT U/S. 393(A) OF K.M.C. ACT. 1980
COMPLYING K.M.C. BUILDING RULES 2009, AT PREMISES
NO.- 316A, BECHARAM CHATTERJEE ROAD, IN WARD
NO.- 130, BOROUGH NO.- XIV, UNDER K.M.C.

NAME OF OWNER - SRI RAJDEEP GUPTA.



PREMISES NO: 316A, BECHARAM CHATTERJEE ROAD ASSESSEE NO: 41-130-02-1336-8 PERMISSIBLE TOP ELEVATION OF REFERENCE TO CCZM ISSUED AAI: 33 M.					
REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL			CO-ORDINATE IN WGS-84		SITE ELEVATION (AMSL)
"A"			LATITUDE	LONGITUDE	4 M.
			22°-29'-35.52"	88°-18'-37.9944"	
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT & IF ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION ME AS PER LAW. THE SAID CO-ORDINATES DOES NOT FALL ON RED ZONE AS PER CCZM MAP.					
MOU CHATTERJEE (LBS/1/1540)			REPRESENTED BY ITS PROPRIETOR SRI JISHU BASU C.A. OF SRI RAJDEEP GUPTA		
NAME OF L.B.S.			NAME OF POWER OF ATTORNEY		



1. ASSESSEE NO. 41-130-02-1336-8	AREA STATEMENT OF THE PLAN PROPOSAL
2. a) DETAILS OF REGISTERED MOTHER DEED :- BOOK NO. - I, VOLUME - 87, PAGE FROM : 244 TO 250, BEING NO. 5789, YEAR - 1989, REGD. AT - S.R. ALIPORE (SADAR), W.B.	1. GROUND COVERAGE (PER.) = 154.509 SQM. (57.748%) 2. GROUND COVERAGE (PROP.) = 149.505 SQM. (55.878%) 3. F.A.R. (PER) = 1.75 4. F.A.R. (PROP.) = 1.747
2. b) DETAILS OF REGISTERED DEED 2 :- BOOK NO. - I, VOLUME - I, PAGE FROM : 1 TO 23, BEING NO. 10291, DATE - 10.10.2006, REGD. AT - A.R.A.-I, KOLKATA, W.B.	5. GROUND FLOOR AREA = 131.505 SQM 6. FIRST FLOOR AREA (LESS CUTOUT) = 147.825 SQM 7. SECOND FLOOR AREA (LESS CUTOUT) = 147.825 SQM 8. THIRD FLOOR AREA (LESS CUTOUT) = 147.825 SQM 9. GROSS TOTAL FLOOR AREA = 574.980 SQM
3. DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO. - I, VOLUME - 1607-2025, PAGE FROM : 59139 TO 59151 BEING NO. 160702138, DATE - 21/03/2025, REGD. AT - A.D.S.R. BEHALA, W.B.	10. EXEMPTED AREA = 57.496 SQM. 11. TOTAL FLOOR AREA EXCLUDING EXEMPTED PORTION IN THESE RULE = 517.484 SQM
4. DETAILS OF REGISTERED POWER OF ATTORNEY :- BOOK NO. - I, VOLUME - 1607-2023, PAGE FROM : 332497 TO 332516, BEING NO. - 160711190, DATE - 22/09/2023, REGD. AT - A.D.S.R. BEHALA, W.B.	12. STAIR COVERED AREA = 15.680 SQM. 13. O.H. WATER TANK AREA = 6.400 SQM 14. HEIGHT OF THE BUILDING = 12.500 M. 15. DEPTH OF THE BUILDING = 16.600 M. 16. FRONTAGE OF THE PLOT = 12.400 M. 17. HEIGHT OF STAIR HEAD ROOM = 2.400 M. 18. ABUTTING ROAD WIDTH = 4.877 M. 19. AREA OF C.B. = 6.875 SQM. 20. AREA OF CAR PARKING = 111.665 SQM. 21. AREA OF LIFT MACHIN ROOM (INCL. STAIR) = 8.045 SQM. 22. AREA OF TREE COVER (REQUIRED) = 3.845 SQM. (1.437%) 23. AREA OF TREE COVER (PROVIDED) = 3.850 SQM. (1.439%)
5. AREA OF LAND. a) AS PER DEED = 267.559 SQM (4K - 00 CH - 00 SQ.FT.). b) AS PER PHYSICAL MEASUREMENT = 267.558 SQM.	
6. NO. OF TENEMENTS ----- 08 NOS.	
7. SIZE OF TENEMENTS ---- BELOW 50 SQM. = 6 (SIX) NO. ABOVE 75 SQM. & BELOW 100 SQM. = 1 (ONE) NO. ABOVE 100 SQM. & BELOW 200 SQM. = 1 (ONE) NO.	
8. NO. OF STORIED ----- G+ III	
9. REQUIRED CAR PARKING ----- 2 NOS. (TWO)	
10. PROVIDED CAR PARKING ----- 2 NOS (TWO)	

FLOOR	TOTAL COVERED AREA IN m²	DUCT IN m²	ACTUAL FLOOR AREA IN m²	EXEMPTED AREA IN m²	NET FLOOR AREA IN m²
GROUND	131.505	0.00	131.505	1.684	129.821
FIRST	149.505	1.680	147.825	1.684	146.141
SECOND	149.505	1.680	147.825	1.684	146.141
THIRD	149.505	1.680	147.825	1.684	146.141
TOTAL	580.020	5.040	574.980	6.736	568.244

Tenement No.	Individual Tenement Area (sqm)	Proportionate Tenement Area (sqm)	Area to be added (sqm)	Actual Tenement Area (sqm)	Tenement Size (sqm)	No of Car parking required	Remarks
1	38.662	0.1652	6.388	45.050	<50		
2	24.346	0.1652	4.006	28.352	<50		
3	41.911	0.1652	6.925	48.836	<50		
4	27.719	0.1652	4.580	32.299	<50		
5	38.662	0.1652	6.388	45.050	<50		
6	24.346	0.1652	4.006	28.352	<50		
7	69.630	0.1652	11.506	81.136	75-100	2	
8	132.539	0.1652	21.899	154.438	100-200		
Total	397.619		65.696	463.317			02 IN TOTAL

NOTES :- 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED. 2. OUTER WALL - 200 PARTITION WALL - 125, 75. 3. USED CONCRETE M-20; GRADE OF STEEL - Fe-415. 4. DEPTH OF SEPTIC TANK & S.U.G.W.R. DOES NOT EXCEED THE DEPTH OF FOUNDATION 5. ALL C.B WALLS ARE 125 THK. R.C.C WALL.	DECLARATION OF L.B.S. CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AND AS AMENDMENT TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING K.M.C. MAINTAINED ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
MOU CHATTERJEE (LBS/1/1540)	REPRESENTED BY ITS PROPRIETOR SRI JISHU BASU C.A. OF SRI RAJDEEP GUPTA
NAME OF L.B.S.	NAME OF POWER OF ATTORNEY

DECLARATION OF GEO-TECHNICAL ENGINEER UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.	DECLARATION OF E.S.E. THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME ON THE BASIS OF SOIL TEST REPORT CONDUCTED BY "M/S. S. & S. ENTERPRISE" ADD. - VILL. & P.O. : SOUTH GORIA, DIST. : SOUTH 24 PGS., PIN - 743613, SIGNED BY S.K. MANDAL CONSIDERING OF ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
S.K. MANDAL G.T.E. NO. 43 (I) NAME OF G.T.E.	GOURAB CHOWDHURY E.S.E. NO- 632 (II) NAME OF E.S.E.

B.P NO.:- 2025140101 DATE:- 05.08.2025
VALID UPTO:- 04.08.2030

DIGITAL SIGNATURE OF A.E.