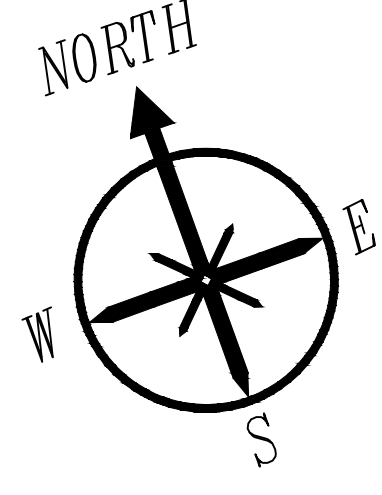
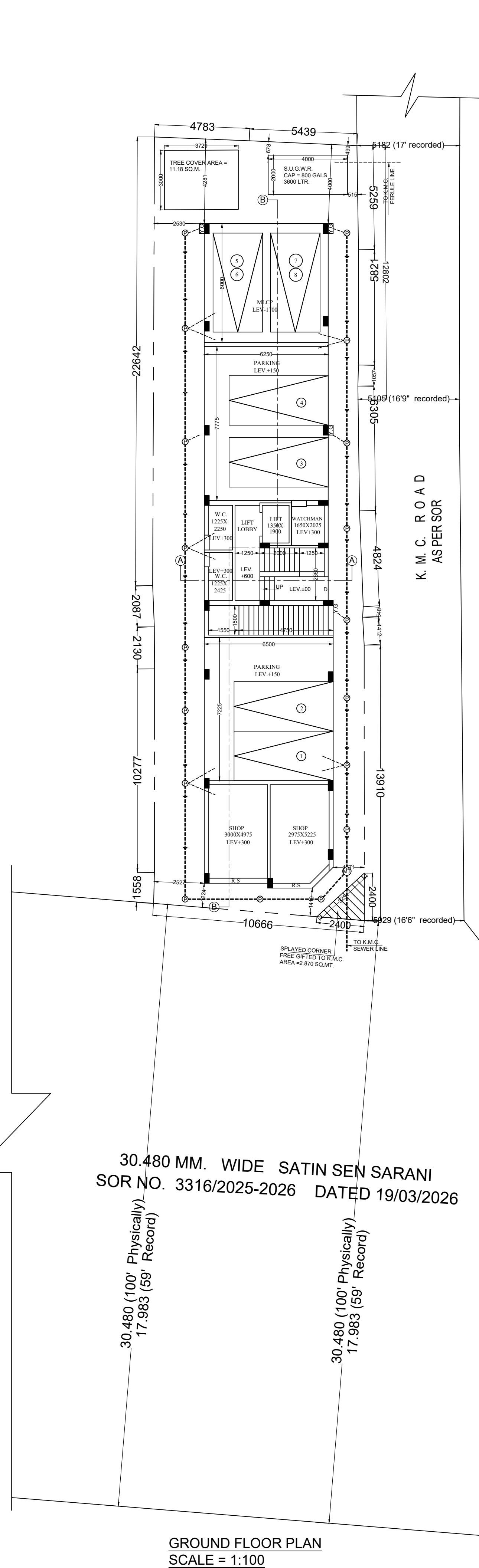




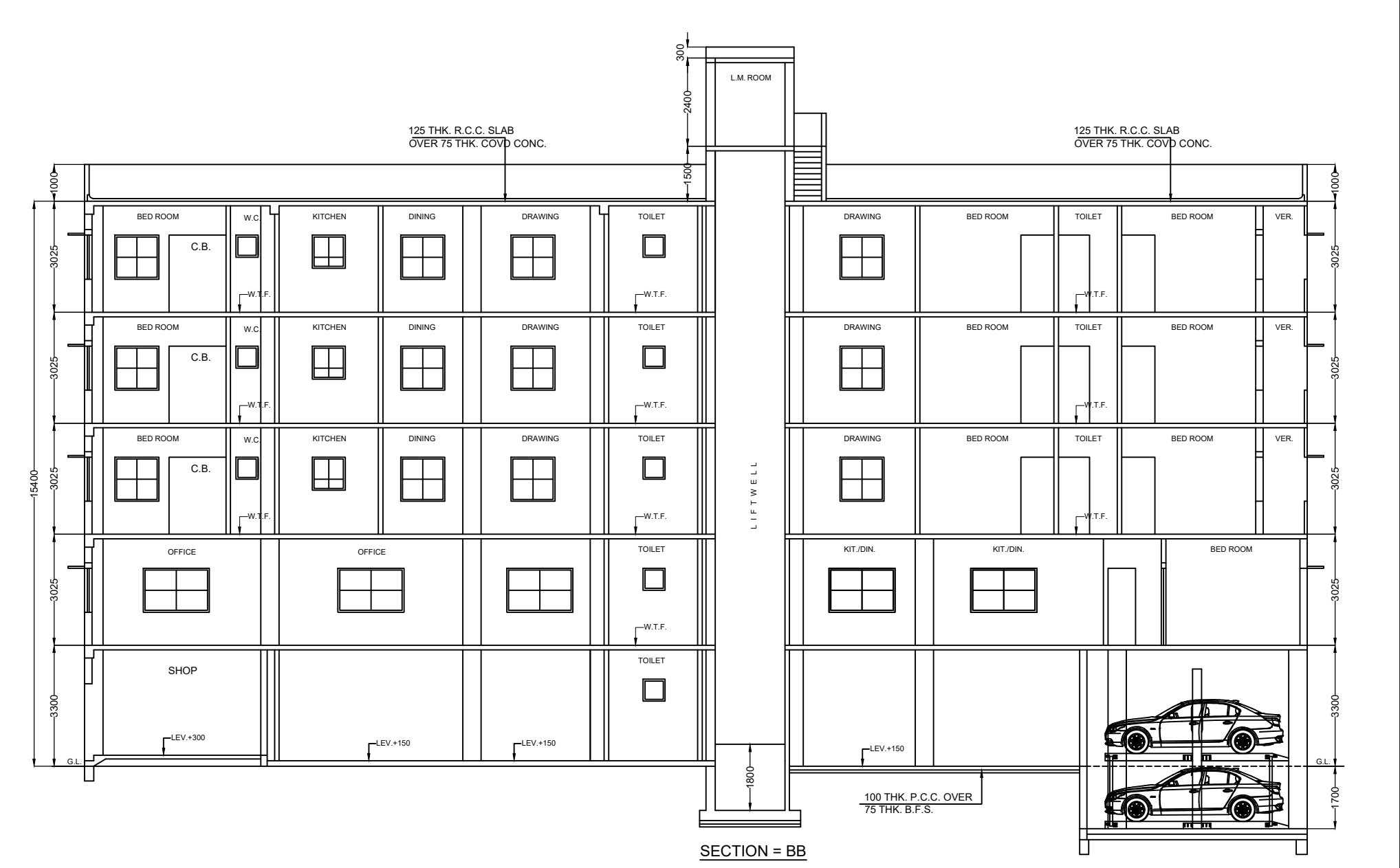
1ST FLOOR PLAN
SCALE = 1:100

2ND FLOOR PLAN
SCALE = 1:100

3RD FLOOR PLAN
SCALE = 1:100

4TH FLOOR PLAN
SCALE = 1:100

ROOF PLAN
SCALE = 1:100



PART-A:

1. ASSESSEE NO. : 11032110296

2. DETAIL OF REGISTERED DEED : VOL. NO. : 38 PAGE NO. : 85 TO 91
BOOK NO. : 1 BEING NO. : 2008 YEAR : 1934 PLACE : SEAHAM

3. DETAIL OF BOUNDARY DECLARATION : VOL. NO. : 1904 - 2025 PAGE NO. : 749958 TO 749968
BOOK NO. : 1 BEING NO. : 190417382 YEAR : 2025 PLACE : A.R.A.-IV KOLKATA

4. DETAIL OF SPAYED CORNER : VOL. NO. : 1904 - 2025 PAGE NO. : 749935 TO 749947
BOOK NO. : 1 BEING NO. : 190417384 YEAR : 2025 PLACE : A.R.A.-IV KOLKATA

5. DETAIL OF NON EVICTION OF TENANT : VOL. NO. : 1904 - 2025 PAGE NO. : 749948 TO 749957
BOOK NO. : 1 BEING NO. : 190417383 YEAR : 2025 PLACE : A.R.A.-IV KOLKATA

6. DETAIL OF POWER OF ATTORNEY : VOL. NO. : 1904 - 2025 PAGE NO. : 650958 TO 650979
BOOK NO. : 1 BEING NO. : 190415009 YEAR : 2025 PLACE : A.R.A.-IV KOLKATA

7. (A) AREA OF LAND (AS PHYSICALLY) = 406.540 SQ.MT. = 6 KA. 1 CH. 11 SQ.FT.
(B) NO. OF STOREY = G+III

8. A) NO. OF TENEMENTS = 7 NOS.

9. SIZE OF TENEMENTS : (A) ABOVE 100 SQ.MT. = 7 NOS.

PART-B:

1. AREA OF LAND :
a) AS PER TITLE DEED = 406.540 SQ.MT. = 6 KA. 1 CH. 11 SQ.FT.
b) AS PER BOUNDARY DECLARATION = 406.540 SQ.MT. = 6 KA. 1 CH. 11 SQ.FT.

2. TOTAL CAR PARKING = 8 NOS. (MIXED LEVEL CAR PARKING)

3. (i) PERMISSIBLE GROUND COVERAGE = 278.324 SQ.MT. (69.0%)
(ii) PROPOSED GROUND COVERAGE = 211.968 SQ.MT. (52.14%)
3. PROPOSED HEIGHT = 15.400 M.

PREMISES NO.- 68, SATIN SEN SARANI, KOLKATA-700054, WARD NO.- 032, BOROUGH- III
ASSESSEE NO.- 11032110296
NAME OF THE OWNER/APPLICANT : ANINDYA SENGUPTA PARTNERS OF MRS. CASTIA REAL ESTATE LLP & SUMANTA CHANDRA PARTNERS OF MRS. SARITA DEVELOPERS LLP & CA TO OWNERS.
AREA OF LAND : 406.540 SQ.M
NAME & NO. OF L.B. ARCHITECT : SARAJ PRASAD DAS (LSB/1252)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAU : 33M
PROPOSED HEIGHT OF THE BUILDING : AMSL + HT. OF BLDG. + HT. TOP ROOF STR. = 20.60 M.
COORDINATE IN WGS-84 AND SITE ELEVATION (AMSL) :

COORDINATE IN WGS-84 AND SITE ELEVATION (AMSL) :

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL :

CO-ORDINATE IN WGS-84 : 22°34'55"N 88°23'22"E
SITE ELEVATION (AMSL) : 5.50 M

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.

DIGITAL SIGNATURE OF A.E.(C)BLOG.BR-RIK.M.C.

DIGITAL SIGNATURE OF E.E.(C)BLOG.BR-RIK.M.C.

DOOR & WINDOW SCHEDULE

NO.	DOOR	WINDOW
1	D1	1500X2100
2	D2	900X2100
3	D3	850X2100
4	D4	750X2100

STATEMENT OF THE PLAN : 2025030136

	COVERED AREA	DUCT AREA	LIFT DUCT AREA	NET COVERED AREA	STAIR-STAIR LOBBY	NET FLOOR AREA
GROUND FLOOR	211.968 SQ.M	7.325 SQ.M	2.565 SQ.M	211.968 SQ.M	21.375 SQ.M	2.688 SQ.M
1ST FLOOR	211.968 SQ.M	0.50 SQ.M	0.50 SQ.M	211.968 SQ.M	11.425 SQ.M	2.688 SQ.M
2ND FLOOR	211.968 SQ.M	0.50 SQ.M	0.50 SQ.M	211.968 SQ.M	11.425 SQ.M	2.688 SQ.M
3RD FLOOR	211.968 SQ.M	0.50 SQ.M	0.50 SQ.M	211.968 SQ.M	11.425 SQ.M	2.688 SQ.M
4TH FLOOR	211.968 SQ.M	0.50 SQ.M	0.50 SQ.M	211.968 SQ.M	11.425 SQ.M	2.688 SQ.M
TOTAL	1059.840 SQ.M	8.825 SQ.M	10.050 SQ.M	1040.755 SQ.M	67.075 SQ.M	13.440 SQ.M

5. TENEMENTS & CAR PARKING CALCULATION - (A) RESIDENTIAL :

MARKED	SIZE TENEMENT	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR
1A, 2B, 2C, 4B	96.737 SQ.M	13.212 SQ.M	109.949 SQ.M	4	7 NO.
2A, 3A, 4A	96.917 SQ.M	13.237 SQ.M	110.154 SQ.M	3	

(B) BUSINESS :-
TOTAL BUSINESS COVERED AREA = 102.279 SQ.M
TOTAL BUSINESS CARPET AREA = 77.369 SQ.M (REGD. PARKING = 01 NOS)

(C) MERCANTILE (RETAIL) :-
TOTAL MERCANTILE (RETAIL) COVERED AREA = 33.913 SQ.M
TOTAL MERCANTILE (RETAIL) CARPET AREA = 30.108 SQ.M (REGD. PARKING = NIL)

6. TOTAL REQUIRED CAR PARKING = 8 NOS. (MIXED LEVEL CAR PARKING)
7. TOTAL CAR PARKING = 8 NOS. (MIXED LEVEL CAR PARKING)
8. PERMISSIBLE AREA FOR PARKING = 150.00 SQ.M (SINGLE LAYER 4'25"=100 SQ.M. TWO LAYER 2'25"=50 SQ.M.)
9. PERMISSIBLE F.A.R. = 5.213 SQ.M
10. PERMISSIBLE F.A.R. = 5.213 SQ.M
11. F.A.R. = 5.213 SQ.M
12. STAR HEAD ROOM AREA = 7.418 SQ.M
13. LIFT MACHINE ROOM AREA = 5.213 SQ.M
14. OVER HEAD TANK AREA = 3.422 SQ.M
15. L.M. ROOM STAIR AREA = 211.968 SQ.M
16. TERRACE AREA = 18.15 SQ.M
17. AREA OF CUP BOARD = 1084.785 SQ.M
18. TOTAL BUILT-UP AREA = 11.18 SQ.M
19. TREE COVER AREA = 44.042 SQ.M
20. OTHER AREA ONLY FOR FEES = 44.042 SQ.M

GENERAL SPECIFICATION

1. ALL DIMENSIONS ARE IN MM.
2. CONSTRUCTION P.C.C. OVER R.C.C. CONCRETE FOOTING 1:2:4
3. STRUCTURE P.C.C. RAISED STRUCTURE (1:1.5)
4. GRADE (1:1.5) (1:1.5)
5. GRADE OF CONCRETE IS M20 & THAT OF STEEL IS Fe 410
6. FOR REINFORCEMENT AND BRASSING REINFORCEMENT
7. REINFORCEMENT SHALL BE OF 12MM DIA. AND 10MM DIA. WITH THE OTHER REINFORCEMENT COMPARED
8. REINFORCEMENT SHALL BE OF 12MM DIA. AND 10MM DIA. WITH THE OTHER REINFORCEMENT COMPARED
9. TYPE OF FLOORING : MARBLE

CERTIFICATE OF GEO-TECH. ENGINEER

THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE FOUNDING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

SIGNATURE OF L.B.S.
SARAJ PRASAD DAS NO-711352

SIGNATURE OF E.E.E
SANTOSH KUMAR CHAKRABORTY NO-7116

CERTIFICATE OF E.S.E

THE STRUCTURAL DESIGN & DRAWING OF THE BOTH FOUNDATION & SUPER STRUCTURE MEMBERS OF PROPOSED BUILDING WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES MOSTLY COVERED BY EXISTING STRUCTURE, INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BY OWNER BEFORE STATING NEW CONSTRUCTION. THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

SARAJ PRASAD DAS NO-711352
SIGNATURE OF E.S.E

CERTIFICATE OF L.B.S.

I CERTIFY ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF THE K.M.C. BUILDING RULES 2009 AS AMENDED TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJUTING ROAD CONFORMING WITH THE PLAN AND IT IS A BUILT-UP PLOT & NOT A FILLED UP TANK AND LAND IS MOSTLY COVERED AND THERE ARE NO TENANTS AND THE OWNER IS ABSOLUTELY ENJOY THE PLOT.

SARAJ PRASAD DAS NO-711352
SIGNATURE OF L.B.S.

DECLARATION OF OWNER.

I CERTIFY ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING AND THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJUTING STRUCTURES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE K.M.C. WILL REVOKE THE SANCTION PLAN.

SIGNATURE OF OWNER
ANINDYA SENGUPTA PARTNERS OF MRS. CASTIA REAL ESTATE LLP & SUMANTA CHANDRA PARTNERS OF MRS. SARITA DEVELOPERS LLP & CA TO OWNERS

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING (HT-15.4 M.) AT PREMISES NO.- 68, SATIN SEN SARANI, KOLKATA -700054, WARD NO. - 032, BOROUGH - III, P.S. - MANICKTALA, UNDER KOLKATA MUNICIPAL CORPORATION. PLAN SUBMITTED U/S 393A OF KMC ACT 1980 & K.M.C. BUILDING RULES 2009.