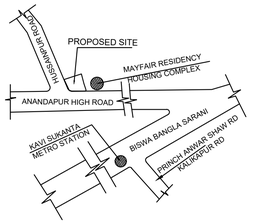
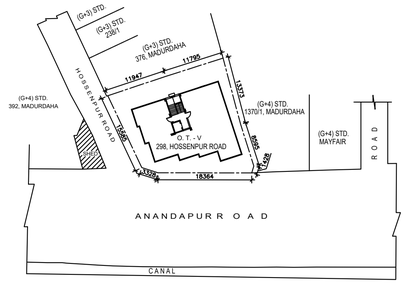
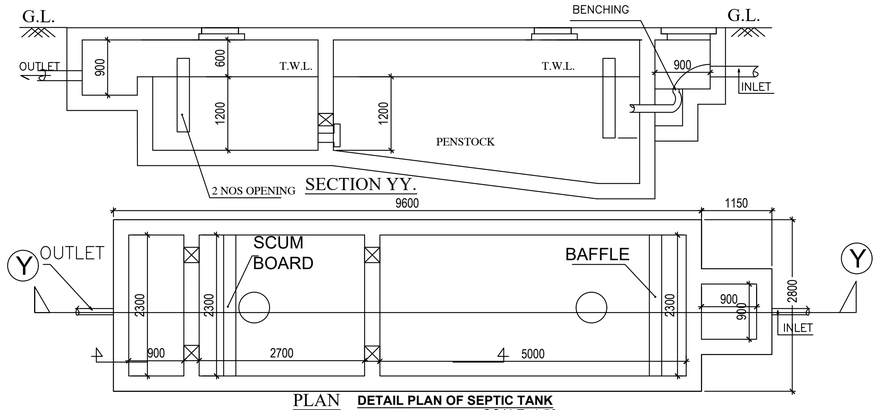
NOTE:-
LAND AREA= 429.580 SQM. (06K.-06CH.-34SQFT.)
REQUIRED GREEN AREA= 12.238 SQM.
PERCENTAGE OF GREEN AREA= 2.849% (REQUIRED)
PROVIDED GREEN AREA= 12.639 SQM.
PERCENTAGE OF GREEN AREA= 2.942% (PROVIDED)



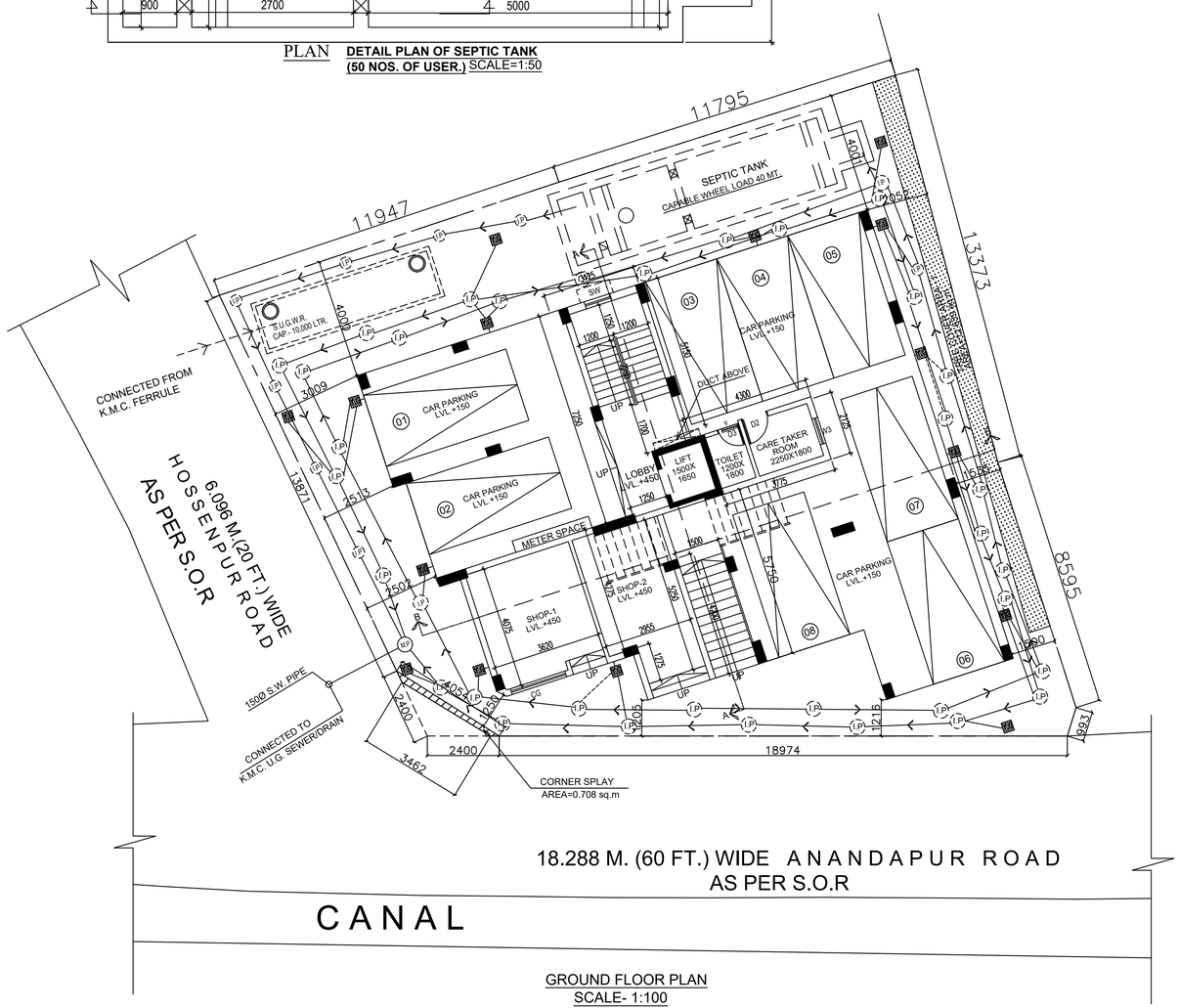
LOCATION PLAN
SCALE-1:4000



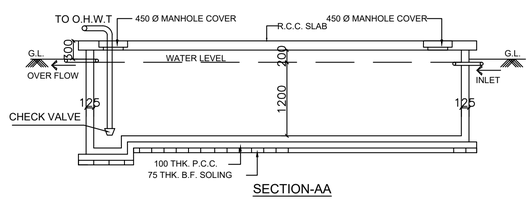
SITE PLAN
SCALE-1:600



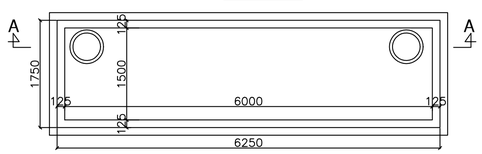
PLAN **DETAIL PLAN OF SEPTIC TANK (50 NOS. OF USER.)** SCALE=1:50



GROUND FLOOR PLAN
SCALE- 1:100



SECTION-AA



DETAIL OF S.U.G.W.RESERVOIR
CAP. : 5,000 LTR. (SCALE -1:50)

PART-B:

1. PROPOSED GROUND COVERAGE	: 233.440 SQM.
2. PROPOSED F.A.R.	: 2.089
3. TOTAL COVERED AREA	: 1139.935 SQM.
4. TOTAL CAR PARKING AREA	: 157.657 SQM.
5. NO. OF REQUIRED CAR PARKING SPACE	: 08 NOS.
6. NO. OF PROVIDED CAR PARKING SPACE	: 08 NOS.

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1. ASSESSE NO: 311080405241
2. NAME OF OWNER(S): RAMESHWAR MISHRA, KAMESHWAR MISHRA
3. NAME OF APPLICANT(S): INDER KUMER SADHWANI (PARTNER OF BIG BRICKS DEVELOPERS) AS THE C.A. OF RAMESHWAR MISHRA,KAMESHWAR MISHRA
4. DETAIL OF REGISTERED DEED.I
BOOK NO : I VOL. NO : 6 PAGE NO : 882 TO 923
BEING NO : 2540 YEAR : 2005 PLACE : S.R- ALIPORE DATE -1.04.2005
5. DETAIL OF REGISTERED POWER OF ATTORNEY.
BOOK NO : I VOL. NO : 1604-2025 PAGE NO : 276296 TO 276308
BEING NO : 160408812 YEAR : 2025 PLACE : D.S.R. IV (S)24 P.G.S. DATE -27.11.2025
6. DETAIL OF REGISTERED BOUNDARY DECLARATION.
BOOK NO : I VOL. NO : 1604-2025 PAGE NO : 276103 TO 276115
BEING NO : 160408832 YEAR : 2025 PLACE : D.S.R-IV (S) 24 P.G.S DATE - 27.11.2025
7. DETAIL OF REGISTERED CORNER SPLAY.
BOOK NO : I VOL. NO : 1604-2025 PAGE NO : 276054 TO 276069
BEING NO : 160408831 YEAR : 2025 PLACE : D.S.R-IV (S) 24 P.G.S DATE - 27.11.2025
8. BLRO CONVERSION (BEEL TO BASTU) VIDE MEMO NO. 51A(C)/MISC-67/6019/P/24 DATED-16.12.2024 & 51A(C)/MISC-67/6020/P/24 DATED-16.12.2024
9. BLLRO MUTATION:-
i) ONLINE COPY NO .- 11726(1630012) DATED 22/07/2025
ii) ONLINE COPY NO .- 11780(1630012) DATED 22/07/2025
10. KMC MUTATION VIDE NO.-0/108/06-MAR-21/37242 DATED 08/05/2025
11. COMFIRMATION OF BLLRO CONVERSION VIDE MEMO NO.-57(C)/46/1002/P/26 DATED 25/03/2026 ,ADM & DL & LRO
AFFIDEVIT BEFORE 1ST. CLASS MAGISTRETE VIDE MEMO NO.-39373 DATED 22/04/2026 REGARDING DAG NO..-417
AFFIDEVIT BEFORE 1ST. CLASS MAGISTRETE VIDE MEMO NO.-39376 DATED 22/04/2026 REGARDING R.S. & L.R.DAG & KHAITAN NO.

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

PREMISES NO. - 298, HOSSENPUR, KOLKATA- 700107, WARD NO.-108, BOROUGH NO.-XII.
ASSESSEE NO. - 311080405241
NAME OF OWNER(S)/APPLICANT(S): INDER KUMAR SADHWANI (PARTNER OF BIG BRICKS DEVELOPERS)
AREA OF LAND: 429.580 SQ.M.(M/L) AS PER DEED
NAME OF ARCHITECT: ANJAN UKIL (CA/94/16721)
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) : 26.075 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°30'20.4"N	88°24'10.9"E	6.00 Meter
"B"	22°30'19.8"N	88°24'10.4"E	
"C"	22°30'19.2"N	88°24'11.1"E	
"D"	22°30'20.0"N	88°24'11.9"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.

INDER KUMER SADHWANI
(PARTNER OF BIG BRICKS DEVELOPERS)
AS THE C.A. OF
1) RAMESHWAR MISHRA
2) KAMESHWAR MISHRA
NAME OF OWNERS/APPLICANTS

ANJAN UKIL (CA/94/16721)
NAME OF ARCHITECT

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1100	2150	W1	1800	1250
D2	900	2150	W2	1500	1250
D3	750	2150	W3	900	1250
DW	1800	2150	W4	900	1250
DW1	2300	2150	KW	900	1100
FG	AS PER ELEVATION		SW	900	1250
			v	600	300

STATEMENT OF AREA:

AREA OF LAND:- 06K.-06CH.- 34SQFT.= 429.580 SQM.(AS PER DEED &B.D.)

PERMISSIBLE F.A.R. = 2.50
PERMISSIBLE GROUND COVERAGE (60.000%)= 257.748 SQM.
PROPOSED GROUND COVERAGE (54.342%)= 233.440 SQM.
PROPOSED HEIGHT= 15.475 MT.
PROPOSED AREA :-

	GROSS AREA	CUTOUT (LIFT WELL)	CUTOUT	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	233.440 SQ.M	-	-	233.440 SQ.M	27.345 SQ.M	2.375 SQ.M	203.720 SQ.M
1ST FLOOR	233.440 SQ.M	2.475 SQM.	16.165 SQM.	214.800 SQ.M	11.400 SQ.M	2.370 SQ.M	201.030 SQ.M
2ND FLOOR	233.440 SQ.M	2.475 SQM.	0.400 SQM.	230.565 SQ.M	11.400 SQ.M	2.370 SQ.M	216.795 SQ.M
3RD FLOOR	233.440 SQ.M	2.475 SQM.	0.400 SQM.	230.565 SQ.M	11.400 SQ.M	2.370 SQ.M	216.795 SQ.M
4TH FLOOR	233.440 SQ.M	2.475 SQM.	0.400 SQM.	230.565 SQ.M	11.400 SQ.M	2.370 SQ.M	216.795 SQ.M
TOTAL	1167.200 SQ.M	9.900 SQM.	17.365 SQM.	1139.935 SQ.M	72.945 SQ.M	11.855 SQ.M	1055.135 SQ.M

TOTAL AREA = 1055.135 SQM.
BONUS FOR CAR PARKING = 157.657 SQM.
AREA (1055.135-157.657) = 897.478 SQM.
PROPOSED F.A.R. (897.478/429.580) = 2.089

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	96.848 SQ.M	14.139 SQ.M	110.987 SQ.M	3 NOS.	3 NOS.
B	117.958 SQ.M.	17.220 SQ.M	135.178 SQ.M	3 NOS.	3 NOS.
			TOTAL	6 NOS.	6 NOS.

BUSINESS AREA = 208.921 SQM.
MERCANTILE RETAIL AREA = 34.793 SQM.
RESIDENTIAL AREA = 896.223 SQM.
CAR PARKING REQUIRED = 08 NOS.
CAR PARKING PROVIDED = 08 NOS.
PERMISSIBLE AREA FOR PARKING = (25X8)=200 SQM.
PROVIDED AREA FOR PARKING = 157.657 SQM.
COMMON AREA = 94.082 SQM.
TOTAL ADDITIONAL FLOOR AREA FOR FEES(ST.+L.M.A.+C.B.) =15.820+6.667+16.200 = 38.687 SQM.
STAIR HEAD ROOM AREA = 15.820 SQM.
LIFT ROOM AREA = 6.667 SQM.
OVER HEAD TANK AREA = 10.990 SQM.
AREA OF CUP-BOARD = 16.200 SQM.
TOTAL AREA OF FEES (ADDI +EFFAC. AREA)=(38.687+1143.925) = 1182.612 SQM.
OPEN TERRACE AREA = 233.440 SQM.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PERN B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT DONE BY DR. SUJIT KUMER BOSE G.T.E. K.M.C. NO.- I/12, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DR. SUJIT KUMAR BOSE G.T.E.- I/12
NAME OF GEOTECNICAL ENGINEER

(TAMAL KANTI BANDYOPADHYAY)
(E.S.E-II/393)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER.

ANJAN UKIL CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILTY OF THE BUILDING & ADJONING STRUCTURE IF ANY SUBMIITED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTURCTION OF U.G.W.R UNDER THE GUIDENCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.

INDER KUMER SADHWANI
(PARTNER OF BIG BRICKS DEVELOPERS)
AS THE C.A. OF
1) RAMESHWAR MISHRA
2) KAMESHWAR MISHRA
NAME OF OWNER

GROUND FLOOR PLAN, FIRST , SITE PLAN, LOCATION PLAN, PLAN & SECTION OF U.G.W.R. & SEPTIC TANK

PROJECT.
PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S. 393A OF K.M.C. ACT-1980 AND BUILDING RULE 2009 AT- 298, HOSSENPUR , KOLKATA- 700107, WARD NO.- 108, BOROUGH NO.-XII, P.S.- ANANDAPUR ,L.R. PLOT NO.-417, L.R. KHAITAN NO.- 1069,1070, MOUZA - MADURDAHA, J.L. NO.- 12

JOB NO.	DRG. NO.	DATE	DEALT
1329	ARCH/CORP-02	23.04.26	SAMIULLA

Anjan Ukil
architect

PLAN CASE NO.- 2025120440
SCALE: 1:100, 1:600, 1:4000
DATE: 13-MAY-26

B.P. NO.: 2026120056
VALID UP TO: 12-MAY-31

SUBRATA NAG
Digitally signed by SUBRATA NAG Date: 2026.05.13 16:29:40 +05'30'
SIGNATURE OF A.E.
(C/BR.-XII/BLDG. K.M.C)

KALYAN GAINE
Digitally signed by KALYAN GAINE Date: 2026.05.13 16:30:05 +05'30'
SIGNATURE OF E.E.
(C/BR.-XII/BLDG. K.M.C)