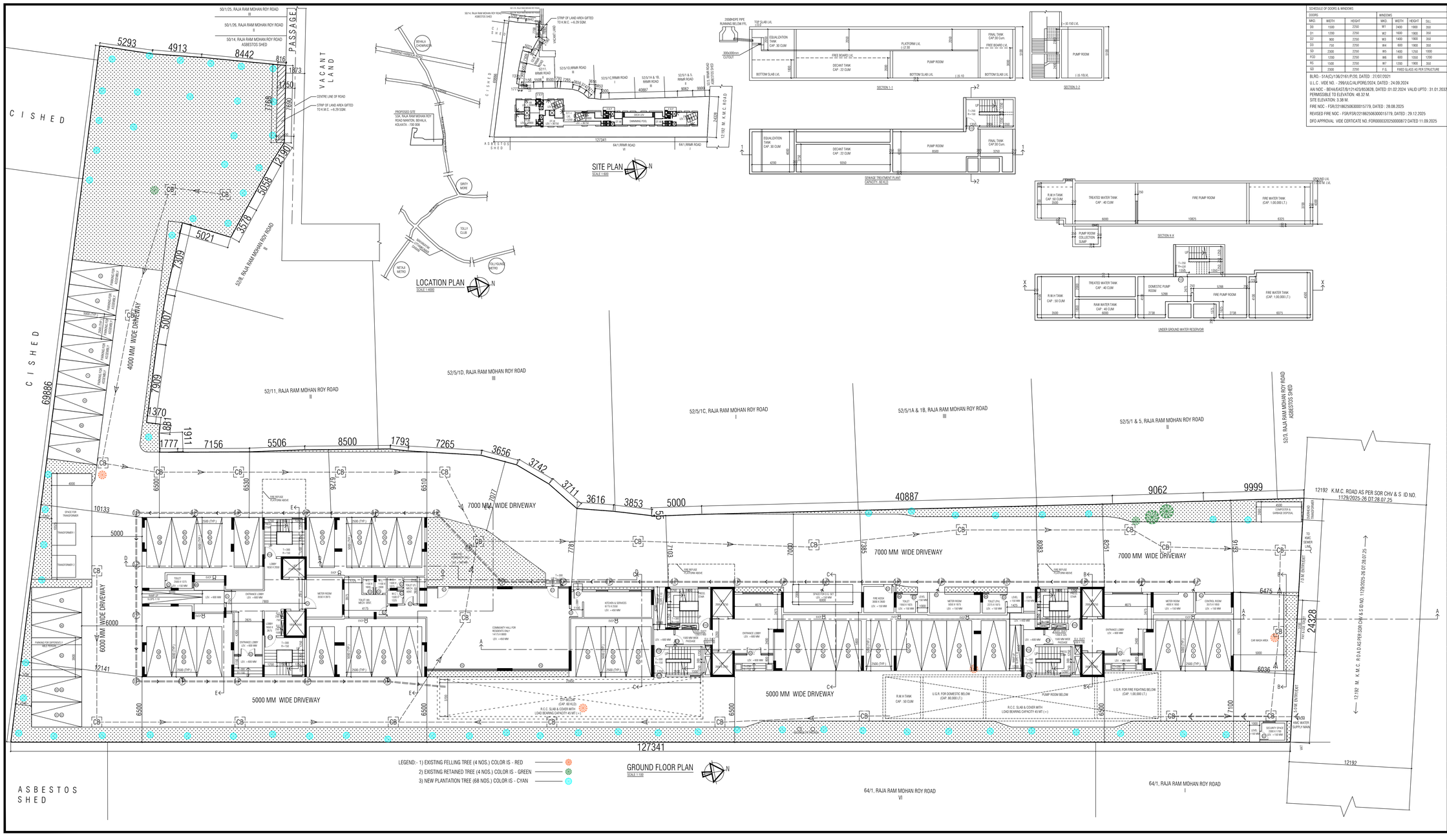

SCHEDULE OF DOORS & WINDOWS						
DOORS			WINDOWS			
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT	SILL
D0	1500	2250	W1	2400	1800	350
D1	1200	2250	W2	1800	1800	350
D2	900	2250	W3	1400	1800	350
D3	750	2250	W4	600	1800	350
D4	2500	2250	W5	1400	1200	1000
FCD	1200	2250	W6	600	1050	1200
RD	1500	2250	W7	1200	1800	350
GD	2500	2250	F.G.	FIXED GLASS AS PER STRUCTURE		

BLRO.- 51A(C)/136/2161/P/20, DATED : 27/07/2021

U.L.C. VIDE NO. - 299/ULC/ALIPORE/2024, DATED : 24.09.2024

AAI NOC - BEHALA/EAST/0121/43/B/3628, DATED: 01.02.2024 VALID UPTO : 31.01.2033

PERMISSIBLE TO ELEVATION: 48.32 M.

SITE ELEVATION: 3.38 M.

FIRE NOC - FSR/221862506300015779, DATED : 28.08.2025

REVISED FIRE NOC - FSR/FSR/221862506300015779, DATED : 29.12.2025

DFO APPROVAL VIDE CERTICATE NO. /FOR00003202500008872 DATED 11.09.2025

DECLARATION OF OWNER/APPLICANT

I DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT,

i) I SHALL ENGAGE L.B.A. E.S.E & G.T.E DURING CONSTRUCTION.

ii) I SHALL FOLLOW THE INSTRUCTION OF L.B.A. E.S.E & G.T.E DURING CONSTRUCTION OF THE BUILDING LAS PER B.S (PLAN)

iii) I SHALL ENGAGE STRUCTURAL ENGINEER TO CERTIFY THE STABILITY OF THE BUILDING & ADJOINING STRUCTURE.

iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.

v) THE CONSTRUCTION OF U.G.W.R & OPTIC TANK WILL BE EXECUTED BEFORE COMMENCEMENT OR UNDER THE GUIDANCE OF L.B.A & E.S.E

vi) EXISTING STRUCTURE SHOWN IN THE PLAN TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION & THERE ARE NO TENANTS.

vii) DURING INSPECTION PLOT WAS IDENTIFIED BY US.

MR. ROHIT SINGHANIA
DESIGNATED PARTNER OF ANURISH DEVELOPMENT LLP
CONSTITUTED ATTORNEY FOR MADOLL PARKS PVT. LTD.
NAME OF APPLICANTS

DECLARATION OF ARCHITECT

THE ARCHITECT HAS CERTIFIED ON 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 CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR FILLED UP TANK. LAND WITH EXISTING STRUCTURE ALSO CONFIRM WITH THE PLAN DEMARCATED WITH BOUNDARY WALL.

KAMAL KUMAR PERWAL
CA - 99 - 18679
NAME OF ARCHITECT

DECLARATION OF G.T.E

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.

JISHNU PAL
G.T.I.(T)
NAME OF G.T.E (WBC)

DECLARATION OF STRUCTURAL ENGINEER

CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT (AS PER THESE RULES AND THE REGULATION MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION. SOIL INVESTIGATION REPORT HAS BEEN GIVEN BY EMPANELLED G.E.E. JISHNU PAL (G.T.E.(T)). THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

MANAB MAJUMDAR
E.S.R.S/1524
NAME OF S.T.E

DEBIDAS BISWAS
E.S.E/372
NAME OF S.T.E

NOTES :-

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE125 THK. IF NOT STATED IN L-4 CEMENT SAND MORTAR.
3. ALL CHJALLAS ARE 125 THK & 500 MM. PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M25 & Fe500 RESPECTIVELY.
6. R.C.C. FRAMED STRUCTURE
7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:1.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

AREA STATEMENT

PART-A

MAIN CHARACTERISTICS OF PLAN PROPOSAL

1. ASSESSEE NO. - 411021018019

DETAILS OF REGISTERED DEED :-	DETAILS OF POWER OF ATTORNEY :-
BOOK NO - I , VOL NO - 1901-2011 ,	BOOK NO - I , VOL NO - 1602-2025 ,
BEING NO.- 190100015, YEAR- 2017	BEING NO.- 160203288, YEAR- 2025
PAGES NO. - 161 TO 1640 OF THE YEAR 2017	PAGES NO. - 111291 TO 111334 OF THE YEAR 2025
OFFICE OF THE A.R.A I KOLKATA DATED 03/01/2017	OFFICE OF THE D.S.R II SOUTH 24 PARGANAS DATED 06/03/2025
DETAILS OF REGISTERED BOUNDARY DECLARATION :-	DETAILS OF GIFT FOR STRIP OF LAND :-
BOOK NO - I , VOL NO - 1602-2025 ,	BOOK NO - I , VOL NO - 1602-2026 ,
BEING NO.- 160206402, YEAR- 2025 ,	BEING NO.- 160200087, YEAR- 2026 ,
PAGES NO. - 346134 TO 346143 OF THE YEAR 2025	PAGES NO. - 8286 TO 8295 OF THE YEAR 2026
OFFICE OF THE D.S.R II SOUTH 24 PARGANAS DATED 13/06/2025	OFFICE OF THE D.S.R II SOUTH 24 PARGANAS DATED 05/01/2026

PART-B

1. AREA OF LAND :-	3) PERMISSIBLE GROUND COVERAGE = 1878.4095 SQ.M.(50.000%)
a) AS PER TITLE DEED = 3763.23 SQM.	(i) PROPOSED GROUND COVERAGE = 1092.5669 SQ.M.
b) AS PER BOUNDARY DECLARATION = 3763.23 SQM.	GROUND COVERAGE FOR PARKING =
STRIP OF LAND AREA GIFTED TO K.M.C. = 4.29 SQM.	AT OPEN SPACE = 25.0000 SQ.M.
NET LAND AREA = 3758.94 SQM.	TOTAL PROPOSED GROUND COVERAGE = 1117.5669 SQ.M (29.7148%)
2. FRONTAGE = 24.328 M.	4) i) PERMISSIBLE HEIGHT = 44.94 M. (AS PER AA)
	(ii) PROPOSED HEIGHT = 39.90 M.
	5) i) ABUTTING ROAD WIDTH = 12.192 M.

6. PROPOSED AREA :-

	RESIDENTIAL (SQ.M.)	DUCT (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	TOTAL EXEMPTED AREA STAIR & STAIR LOBBY (SQM.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)	GROSS AREA (SQ.M.)
GROUND FLOOR	1092.5669	0.0000	0.0000	0.0000	78.0000	19.7912	994.7757	1092.5669
1ST FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
2ND FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
3RD FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
4TH FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
5TH FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
6TH FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
7TH FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
8TH FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
9TH FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
10TH FLOOR	963.6387	5.8175	8.2900	28.3100	78.0000	19.7912	843.4400	941.2312
11TH FLOOR	615.9170	40.8898	8.2900	28.3100	78.0000	19.7912	494.6511	592.4130
TOTAL	11604.8270	105.0448	91.0800	311.4100	936.0000	237.4944	9923.7978	11050.2922

7.A) TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT		REQD. CAR PARKING
" A "	101.1113 SQ.M.	28.9830 SQ.M.	130.0943 SQ.M.	11	100/ => 200	11
" B "	100.8615 SQ.M.	28.9117 SQ.M.	129.7732 SQ.M.	10	100/ => 200	10
" C "	101.1113 SQ.M.	28.9830 SQ.M.	130.0943 SQ.M.	10	100/ => 200	10
" D "	125.3920 SQ.M.	39.9178 SQ.M.	165.3098 SQ.M.	10	100/ => 200	10
" E "	85.1351 SQ.M.	24.4039 SQ.M.	109.5390 SQ.M.	10	100/ => 200	10
" F "	85.1481 SQ.M.	24.4077 SQ.M.	109.5553 SQ.M.	10	100/ => 200	10
" G "	88.6881 SQ.M.	25.4162 SQ.M.	114.0843 SQ.M.	09	100/ => 200	09
" H "	88.8156 SQ.M.	24.5996 SQ.M.	113.4142 SQ.M.	09	100/ => 200	09
" G "	147.3388 SQ.M.	42.2338 SQ.M.	189.5727 SQ.M.	01	100/ => 200	01
" H "	147.3713 SQ.M.	42.2432 SQ.M.	189.6145 SQ.M.	01	100/ => 200	01
			TOTAL TENAMENTS = 81 NOS.		TOTAL REQUIRED CAR PARKING = 81 NOS.	

7.B) ASSEMBLY CAR PARKING CALCULATION :-

GROUND FLOOR	ASSEMBLY COVERED AREA =	116.9898 SQ.M.	
GROUND FLOOR	ASSEMBLY CARPET AREA	166.7184 SQ.M.	REQUIRED PARKING FOR ASSEMBLY AREA
11TH FLOOR	ASSEMBLY COVERED AREA	163.3469 SQ.M.	(176.9898 / 163.2469)-(5) = 5.2343 NOS.= 5A1 5 NOS.
11TH FLOOR	ASSEMBLY CARPET AREA	146.7519 SQ.M.	

7.C) TOTAL NOS. OF CAR PARKING REQUIRED :- (B1 + S) NOS. = 86 NOS.

7.D) NOS. OF CAR PARKING PROVIDED :- 84 NOS.

OPEN (1 LAYER) =>	OPEN (2 LAYER) =>	COVERED (GR) 1 LAYER =>	COVERED (GR) 2 LAYER =>	COVERED (GR) 3 LAYER =>	COVERED (OTHER) 1 LAYER =>	COVERED (OTHER) 2 LAYER =>
11	04	18	18	40	0	0

8. PERMISSIBLE AREA FOR PARKING :- GROUND FLOOR = 29.9025 X 25 = 725 SQM.
9. ACTUAL AREA FOR PARKING PROVIDED :- GROUND FLOOR PARKING => 364.4991 SQM. = 725 SQM.
8. COVERED CAR PARKING AREA AT GROUND FLOOR = 364.9991 SQ.M.
10. ENTRANCE LOBBY AREA AT GROUND FLOOR :- i) 33.6144 SQ.M. => 15.00 SQ.M.
ii) 33.6144 SQ.M. => 15.00 SQ.M.
iii) 29.4400 SQ.M. => 15.00 SQ.M.
TOTAL EXEMPTION AREA FOR ENTRANCE LOBBY => (15.0 X 3.0) SQ.M. = 45.0 SQ.M.
11. BUILDING SERVICES EXEMPTION FOR ELECTRICAL METER ROOM, PANEL ROOM, DG SET => 73.9650 SQM.
12. PERMISSIBLE F.A.R. = 2.25 + 0.275 (10% FOR GREEN) = 2.475
13. PROPOSED F.A.R. = (9923.7978 - 504.4991 - 45.0 - 73.9650) / 3763.23 = 9300.3347 / 3763.23 = 2.4714

TOTAL FLOOR AREA	LIFT (SQ.M.)	CUPBOARD (SQ.M.)	LOUDE/TENT (SQ.M.)
11050.2922 SQ.M.	NIL	267.7200 - 332.9187 (3% OF TOTAL FLOOR AREA => 0.03X11050.2922)	NIL

13.	STAIR HEAD ROOM AREA	= 108.5100 SQ.M.
14.	AREA OF MPL AT ROOF	= 37.5000 SQ.M.
15.	ROOF AREA	= 1092.5669 SQ.M.
16.	ROOF TANK AREA	= 69.4150 SQ.M.
17.	TOTAL COMMON AREA	= 2615.6363 SQ.M.
18.	AREA OF FIRE REFUGE PLATFORM	= 90.8200 SQ.M.
19.	AREA OF SOLAR PANEL	= 68.0000 SQ.M.
20.	A.TREE COVER AREA (PERMISSIBLE)	= 563.54 SQ.M. (15.0000%)
	B. TREE COVER AREA (PROVIDED)	= 732.70 SQ.M. (20%)
21.	SWIMMING POOL AREA	= 85.9500 SQ.M. 22. SECURITY SPACE = 9.6700 SQ.M.

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLA, STP & UGR DETAILS

PROPOSED G + XI STORIED RESIDENTIAL BUILDING (HEIGHT => 39.90 M.) AT K.M.C PREMISES NO. 53A, RAJA RAM MOHAN ROY ROAD, MANTON, P.S.-BEHALA, WARD-122, BOROUGH-XIII, KOLKATA - 700 008 WITHIN KOLKATA MUNICIPAL CORPORATION. U/S 393A READ WITH RULE 69A(1)(a) OF K.M.C. BUILDING RULES 2009 AS AMENDED 14.08.2025 & K.M.C. ACT 1980.

MBC MEETING NO.- 681 MEETING DATE - 19.03.2026 MBC ITEM NO.- 294/35-26

BUILDING PERMIT NO. - 2026130036 DATE - 05.06.2026 VALID UP TO - 04.06.2031

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

NILANJAN MUKHERJEE Digitally signed by NIL.MUKH. MUKHERJEE Date: 2026.06.05 15:06:51 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (B)

DEBOJIT DAS Digitally signed by DEBOJIT DAS Date: 2026.06.05 15:43:38 +05'30'

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (B)