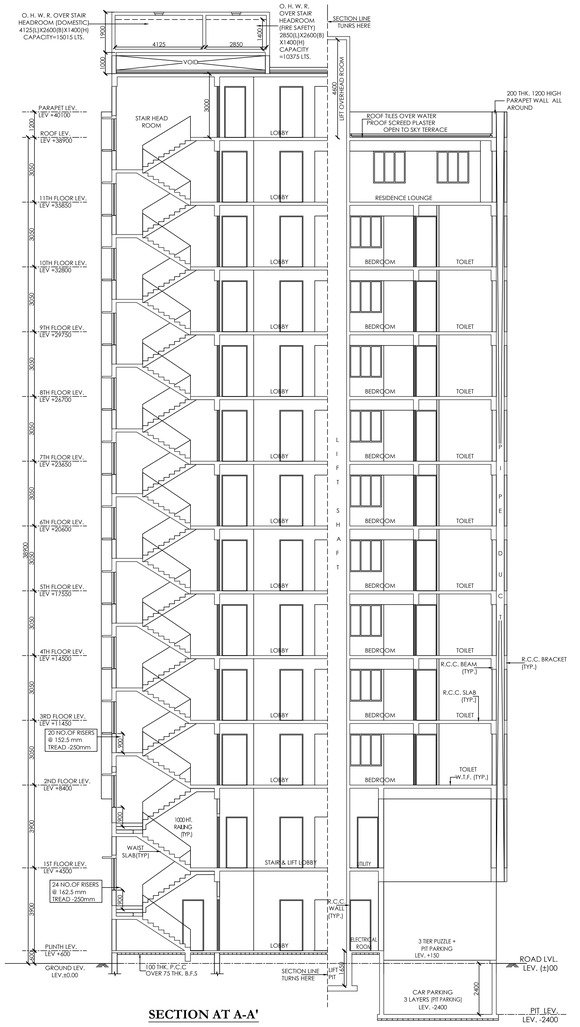
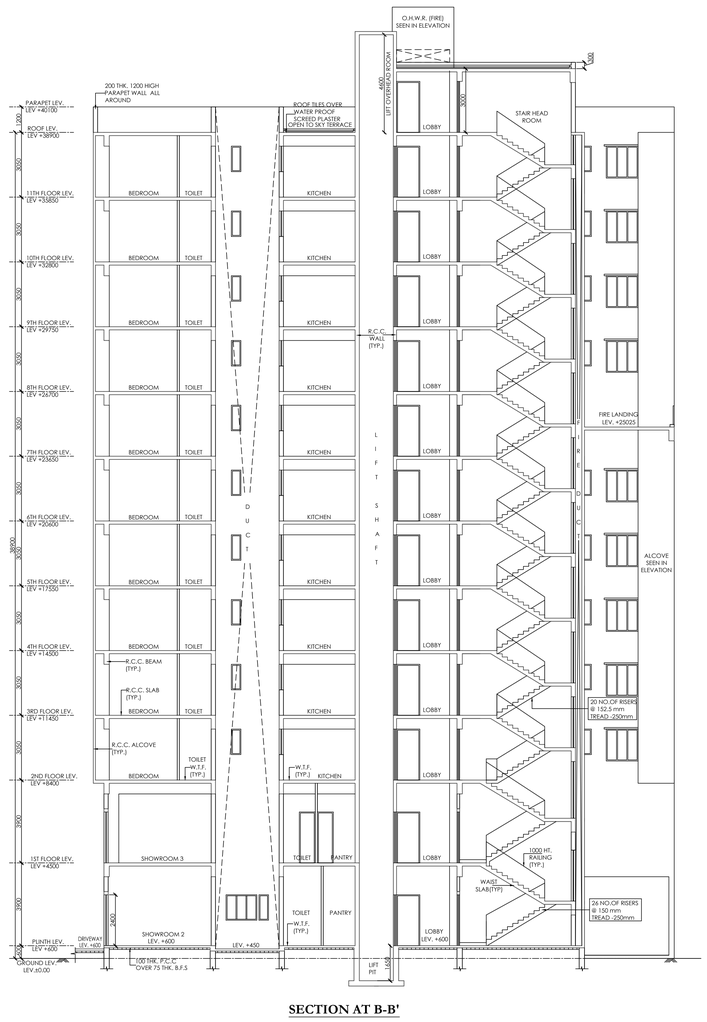
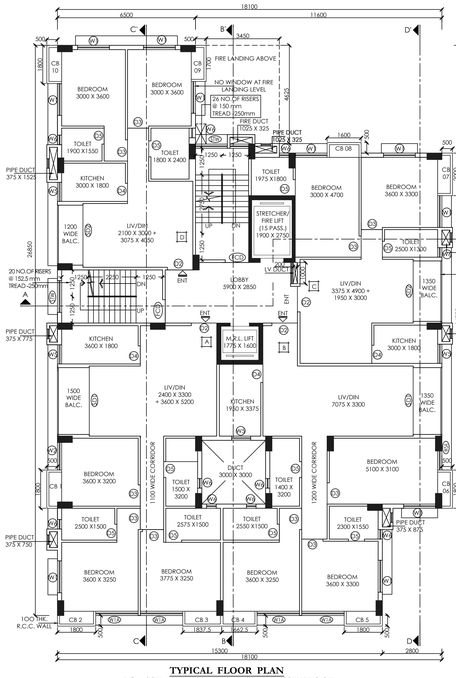
A SHEET (Page: 2 of 3)



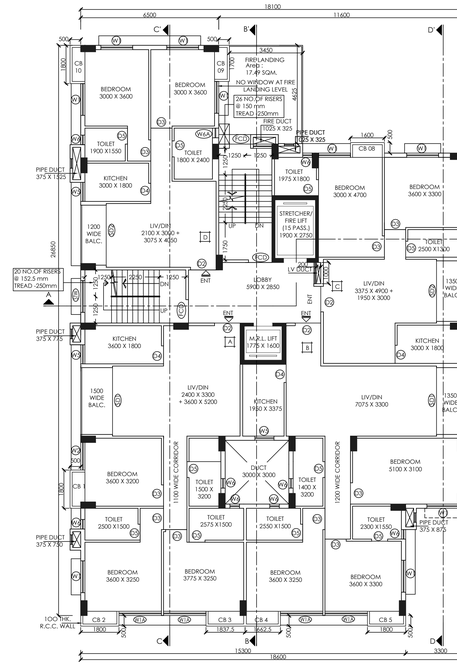
SECTION AT A-A'



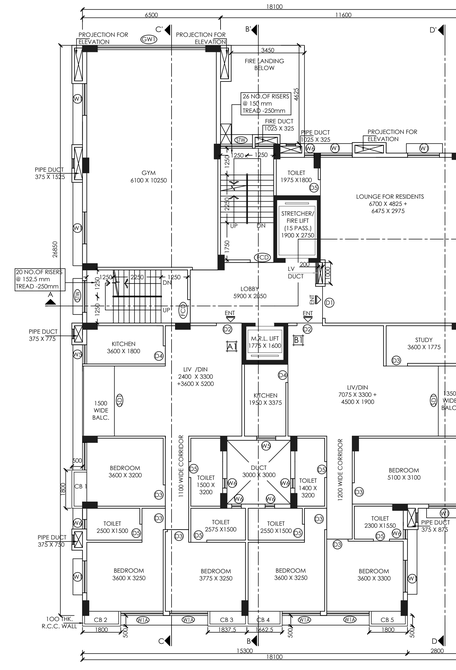
SECTION AT B-B'



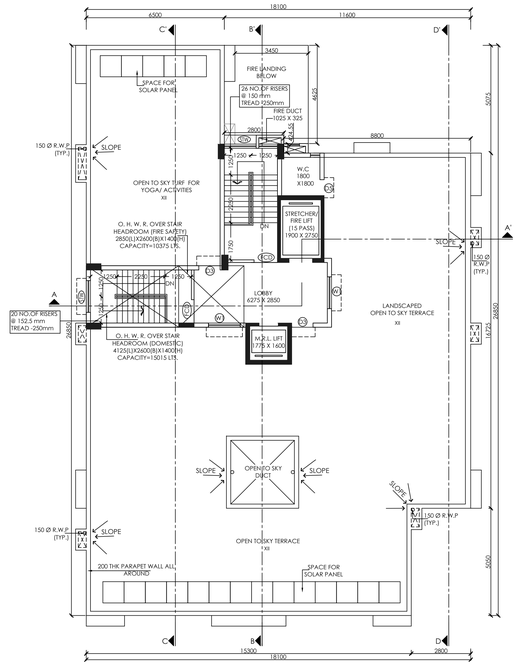
TYPICAL FLOOR PLAN (3RD, 4TH, 5TH, 6TH, 8TH, 9TH & 10TH FLOOR)



SEVENTH FLOOR PLAN



ELEVENTH FLOOR PLAN



ROOF PLAN

CUPBOARD :-
2ND FLOOR PLAN =
1) 500 X 1800 = 0.900 SQM.
2) 500 X 1800 = 0.900 SQM.
3) 500 X 1837.5 = 0.919 SQM.
4) 500 X 1662.5 = 0.831 SQM.
5) 500 X 1800 = 0.900 SQM.
6) 500 X 1800 = 0.900 SQM.
7) 500 X 2000 = 1.000 SQM.
8) 500 X 1600 = 0.800 SQM.
9) 500 X 1700 = 0.850 SQM.
10) 500 X 1800 = 0.900 SQM.
TOTAL CUPBOARD :- = 8.900 SQM.
TYPICAL FLOOR PLAN 3RD TO 10TH FLOOR SIMILAR =
1) 500 X 1800 = 0.900 SQM.
2) 500 X 1800 = 0.900 SQM.
3) 500 X 1837.5 = 0.919 SQM.
4) 500 X 1662.5 = 0.831 SQM.
5) 500 X 1800 = 0.900 SQM.
6) 500 X 1800 = 0.900 SQM.
7) 500 X 2000 = 1.000 SQM.
8) 500 X 1600 = 0.800 SQM.
9) 500 X 1700 = 0.850 SQM.
10) 500 X 1800 = 0.900 SQM.
= 8.900 SQM.
TOTAL CUPBOARD :- = 71.200 SQM.
CUPBOARD :-
11TH FLOOR
1) 500 X 1800 = 0.900 SQM.
2) 500 X 1800 = 0.900 SQM.
3) 500 X 1837.5 = 0.919 SQM.
4) 500 X 1662.5 = 0.831 SQM.
6) 500 X 1800 = 0.900 SQM.
TOTAL CUPBOARD :- = 5.350 SQM.

STATEMENT OF THE PLAN PROPOSAL OF PLAN CASE NO. - 2023050040.

PART-B:

1. a) AREA OF LAND (AS PER DEED OF 2011) ([2K-00 CH.-00 SFT)	1471.572 SQM
1. b) AREA OF LAND (AS PER BOUNDARY DECLERATION) ([2K-00 CH.-00 SFT)	1471.572 SQM
2. a) PERMISSIBLE GROUND COVERAGE (50.00%)	735.786 SQ.M.
b) PROPOSED GROUND COVERAGE (27.533%)	405.167 SQ.M.
3. a) PROPOSED HEIGHT (IN M.)	38.90 MT.
b) ROAD WIDTH (IN MM) (AS PER PHYSICAL)	16.50 MT.

4. PROPOSED AREA CALCULATION :

FOR RESIDENTIAL

	COVERED AREA SQ.M.	STAIR C/UTOUT SQ.M.	LIFT C/UTOUT SQ.M.	SHAFT SQ.M.	CUTOUT SQ.M.	EXEMPTED AREA STAIR & STAIR CASE SQ.M.	LIFT STAIR CASE/ LOBBY SQ.M.	NET FLOOR AREA SQ.M.	GROSS AREA SQ.M.
GROUND FLOOR	414.165		9.00			50.955	6.00	348.210	405.165
1ST FLOOR	414.165		8.065	9.00	108.440	25.00	6.00	257.660	288.660
2ND FLOOR	414.165		8.065	9.00	0.20	25.00	6.00	365.900	394.900
3RD FLOOR	414.165		8.065	9.00	0.20	23.75	6.00	367.150	394.900
4TH FLOOR	414.165		8.065	9.00	0.20	23.75	6.00	367.150	394.900
5TH FLOOR	414.165		8.065	9.00	0.20	23.75	6.00	367.150	394.900
6TH FLOOR	414.165		8.065	9.00	0.20	23.75	6.00	367.150	394.900
7TH FLOOR	414.165		8.065	9.00	0.20	23.75	6.00	367.150	394.900
8TH FLOOR	414.165		8.065	9.00	0.20	23.75	6.00	367.150	394.900
9TH FLOOR	414.165		8.065	9.00	0.20	23.75	6.00	367.150	394.900
10TH FLOOR	414.165		8.065	9.00	0.20	23.75	6.00	367.150	394.900
11TH FLOOR	414.165		8.065	9.00	0.20	23.75	6.00	367.150	394.900
TOTAL	4969.980		88.715	108.00	110.440	314.705	72.00	4276.120	4662.825

4a. TOTAL BUILT-UP AREA OF PROJECT = 4662.825 SQM.

5. TENEMENT AREA CALCULATION:-

COMMON AREA (RESIDENTIAL) = 709.830 SQM.

FRACTION = TOTAL COMMON AREA/ TOTAL FLAT AREA
= 709.830/(3590.810 +0.2290)

PROPORTION = 0.216994

FLOOR MARKED	NET TENEMENT AREA (SQ.M)	MULTIPLYING PROPORTION	AREA TO BE ADDED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	TOTAL TENEMENT AREA (SQ.M)	NO. OF TENEMENTS	REQ. CAR PARKING (NOS.)
2ND,3RD,4TH 5TH,6TH,7TH, 8TH, 9TH & 10TH FLOOR	103.073	0.2093	21.573	125.441	1128.969	9	75+100 = 18 NOS. REQ. CAR=8
	106.786	0.2093	22.350	129.136	1162.224	9	
	75.420	0.2093	15.367	88.787	799.083	9	700+200 = 20 NOS. REQ. CAR=20
	68.738	0.2093	14.387	83.125	748.125	9	
11TH FLOOR	103.073	0.2093	21.573	125.441	125.441	1	
	119.587	0.2093	25.030	144.617	144.617	1	
TOTAL	574.677	0.2093	120.395	695.072	**4108.459**	38	29

B) MERCANTILE:-

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	190.955	159.510	=(34.789-25)/35 = 9.108 = 9 NOS.
FIRST FLOOR	203.555	184.279	

C) ASSEMBLY

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
ELEVENTH FLOOR	68.740	62.730	=(62.73-20)/35 =1.22 = 1 NOS.

TOTAL NOS. OF CAR PARKING REQUIRED		39 NOS
6. TOTAL PROVIDED CAR PARKING	GR. COVERED :- 3 TIER PUZZLE + 3 PIT PARKING = 10*2= 20 nos GR. OPEN :- 3 TIER PUZZLE PARKING = (8X3-2)+1= 23 nos	43 NOS

7. PERMISSIBLE CAR PARKING AREA :- (6X25)		150.000	SQM.
8. PROVIDED CAR PARKING AREA :-		97.658	SQM
9. PERMISSIBLE F.A.R		2.5	
10. EXTRA FAR 15% FOR METRO CORRIDOR		0.375	
11. TOTAL PERMISSIBLE F.A.R		(2.5+0.375)= 2.875	
12. PROPOSED F.A.R	(4276.120-97.658)/ 1471.572	2.839	
13. STAIR HEAD ROOM AREA		30.779	SQM
14. LIFT LOBBY AREA AT ROOF		29.889	SQM
15. OVER HEAD TANK AREA		21.533	SQM
16. W.C. AT TERRACE		4.0	SQM
17. TERRACE AREA		405.167	SQM
18.TOTAL AREA OF CUP-BOARD		85.45	SQM
TOTAL AREA OF CUP-BOARD = 85.45 < 3% OF FLOOR AREA			
19. OTHER AREA ONLY FOR FEES = 314.705 + 72.0 = 85.45		472.155	SQM
20. GREEN OPEN SPACE PERMISSIBLE (11.380 %)		166.888	SQM
21. GREEN OPEN SPACE PROPOSED (12.203 %)		179.570	SQM

SPECIFICATIONS

1. STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19MM DOWN STONECHIPS
2. GRADE OF REINFORCEMENTS Fe-415
3. 200 THK./ 230 THK. FIRSTCLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE STATED.
4. 125 THK./ 75 THK. FIRSTCLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125 THK LIMETERRACING (2:2:7) ON ROOF.
6. ALL DIMENSIONS ARE IN MILLIMETER.
7. 25MM. THK. D.P.C. WITH CEMET CONCRETE (1:2:4) WITH 6MM. DOWN STONECHIPS & 5% WATERPROOFING COMPOUND.
8. 19MM. THK. CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
9. 12MM. THK. CEMENT PLASTER (1:6) TO INTERNAL WALLS.
10. 6MM. THK. CEMENT PLASTER (1:6) TO BEAM, CEILING ETC.
11. 32MM. THK. CAST-IN-SITU MOSAIC FLOOR.
12. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
13. 100MM. X 25MM. X 6MM. M.S. CLAMPS FOR DOORS &WINDOWS.
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
16. DEPTH OF SEMI-UNDER GROUND WATER RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF FOUNDATION.

EXTERNAL SURFACE TO BE FINISHED WITH TWO COATS CEMENT BASED PAINTS.

SCHEDULE OF DOORS AND WINDOWS

TYPE	WIDTH	HEIGHT	SILL LEVEL	REMARKS
D	2000	2400	-	SHOWROOM DOOR
GD	1500	2400	-	GLASS DOOR
D2	1200	2400	-	MAIN DOOR
D3	1000	2400	-	FLUSH DOOR
D3E	1000	2400	-	LOUVERED DOOR
D4	850	2400	-	FLUSH DOOR
D5	750	2400	-	FLUSH DOOR
SD1	3150	2400	-	SLIDING DOOR
SD2	2850	2400	-	SLIDING DOOR
FCD	1000	2400	-	FIRE CONTROL DOOR
W1A	2000	1500	900	ALUMINIUM SLIDING WINDOW
W1	1500	1500	900	ALUMINIUM SLIDING WINDOW
W2A	1450	1200	1200	ALUMINIUM SLIDING WINDOW
W2	1300	1500	900	ALUMINIUM SLIDING WINDOW
W2A	900	1500	900	ALUMINIUM SLIDING WINDOW
W3	900	1200	1200	KITCHEN WINDOW
W4	450	1250	1200	TOILET WINDOW
STW	1500	1200	900	STAIR WINDOW
GW	AS/PLAN	2400	300	FIXED WINDOW
GW1	AS/PLAN	2100	300	FIXED WINDOW

AREA STATEMENT

PART A :-
1. ASSESSEE NO. - 110480300786
2. DETAILS OF REGISTERED DEED OF CONVEYANCE-
   BOOK- I BEING NO - 10796 FOR THE YEAR 2011
   PAGE NO - 3637 TO 3651
   VOL NO. - 41 DATE - 29.08.2011
3. DETAILS OF REGISTERED BOUNDARY DECLARATION
   BOOK- I BEING NO - 190202434 FOR THE YEAR 2023
   PAGE NO - 83513 TO 83530 VOL NO.- 1902-2023

DECLARATION OF ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN,WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BOUNDARY WALL,EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION WHICH IS FULLY OCCUPIED BY THE OWNER

SUNIL KUMAR MANIRAMKA
COUNCIL OF ARCHITECTURE REGN NO. - CA/93/16636
MANIRAMKA AND ASSOCIATES, 74B, A.J.C. BOSE ROAD, KOL-16.

NAME OF ARCHITECT

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & SOIL TESTING WILL BE DONE AFTER DEMOLISHING EXISTING STRUCTURE BY SUJIT KUMAR BOSE ENROLLMENT NO - GTE NO. - 1/12 (KMC) 53, PURNA CHANDRA MITRA LANE KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION . CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

CHANDI PROSAD KHARRA
ENROLLMENT NO. - ESE I/2 (K.M.C.)
43/22, BIRNDABAN MULICK LANE, HOWRAH-711101

NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF THE STRUCTURAL REVIEWER

ASOK CHAKRABARTI
ENROLLMENT NO. - GTE NO. - I/12

NAME OF STRUCTURAL REVIEWER

DECLARATION OF GEO TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON.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. SOIL TEST WILL BE CONDUCTED BY **BOSE ENGINEERS**, 53, **PURNA CHANDRA MITRA LANE KOLKATA - 700033.** BEFORE **COMMENCEMENT OF THE WORK DUE TO THE ABOVE SITE MOSTLY COVERED BY THE EXISTING STRUCTURE.**

SUJIT KUMAR BOSE
ENROLLMENT NO. - GTE NO. - I/12
53, PURNA CHANDRA MITRA LANE KOLKATA - 700033.

NAME OF GEO TECHNICAL ENGINEER

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

PREMISES NO.- 169A BEPIN BEHARY GANGULY STREET, WARD NO.- 048, BOROUGH - V, KOLKATA- 700012.
ASSESSEE NO.- 110480300786.
NAME OF OWNER(S)/APPLICANT(S): ZAFAR AHMED KHAN DIRECTOR OF CENTRAL HOLDING PRIVET LIMITED.
AREA OF LAND: 1471.572 SQ.M.(M/L)
NAME OF ARCHITECT: SUNIL MANIRAMKA (CA/93/16636)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 53.26 M.
PROPOSED HEIGHT OF BUILDING (AMSL)=HT. OF BLDG.+ HT.TOP ROOF STRUCTURE) : 15.26 + 38.900 + 5.900)= 50.06 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) LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
	22°34'7.39"N, 22°34'6.55"N,	88°21'52.10"E, 88°21'52.11"E,	5.26 Meter
	22°34'8.07"N, 22°34'7.28"N,	88°21'52.38"E, 88°21'52.39"E,	
	22°34'6.26"N, 22°34'6.45"N,	88°21'53.01"E, 88°21'53.09"E,	
	22°34'7.51"N, 22°34'6.42"N,	88°21'53.13"E, 88°21'53.18"E,	
	22°34'7.84"N, 22°34'7.39"N,	88°21'53.21"E, 88°21'53.53"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.

ZAFAR AHMED KHAN DIRECTOR OF CENTRAL HOLDING PRIVET LIMITED.
NAME OF OWNERS/APPLICANTS

SUNIL MANIRAMKA (CA/93/16636)
NAME OF L.B.S./ARCHITECT

DECLARATION OF OWNER

WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1) WE SHALL ENGAGE L.B.A. & E.S.E. G.T.E. DURING CONSTRUCTION.
2) WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN)
3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5) THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.A. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6) DURING INSPECTION PLOT WAS IDENTIFIED BY US.
7) EXISTING BUILDING TO BE DEMOLISHED BEFORE NEW CONSTRUCTION. OCCUPIED BY OWNERS AND THERE ARE NO TENANT AND NO COURT CASE PENDING AT THE PREMISES.
8) WE SHALL FOLLOWS THE SUBMITTED UNDERTAKING REGARDING DETACHMENT OF EXISTING STRUCTURE OF THE ADJACENT PREMISES.

ZAFAR AHMED KHAN
CENTRAL HOLDING PVT. LTD.
39C, B.B. GANGULY STREET, KOLKATA- 700012

NAME OF THE APPLICANT

PLAN OF PROPOSED G+11 (38.9 MT. HEIGHT) RESIDENTIAL BUILDING AT PREMISES NO -169A BEPIN BEHARY GANGULY STREET, WARD NO.- 048, BOROUGH-V, KOLKATA- 700012. UNDER KOLKATA MUNICIPAL CORPORATION.

ASSESSEE NO- 110480300786

SANCTION DRAWING (ARCHITECTURAL)

TYPICAL FLOOR PLAN (3RD,4TH,5TH,6TH,8TH,9TH,10TH FLOOR SIMILAR) 7TH FLOOR, SECTION - A-A' & B-B'.

DATE : 05/03/2024	SCALE : 1:100	DEALT : RUCHIRA	DRG.NO.- 169A B.B.G./CORP-01

ARCHITECTS :
MANIRAMKA AND ASSOCIATES
74 B, A. J. C. BOSE ROAD, KOLKATA-700 016
PHONE : (033) 2217 8329
maniramka.associates@gmail.com
www.maniramkaarchitect.com

N

BUILDING PERMIT NO:- **2024050008.**

SANCTION DATED:- **25 JUNE 2024.** VALID UP TO:- **24 JUNE 2029.**

SANTOSH GARAIN — Digitally signed by SANTOSH GARAIN Date: 2024.06.25 16:24:05 +05'30'

SIGN. OF A.E. (C)/Bldg./Br.-V

AMITAVA MUKHERJEE — Digitally signed by AMITAVA MUKHERJEE Date: 2024.06.25 16:43:43 +05'30'

SIGN. OF E.E. (C)/Bldg./Br.-IV & V.