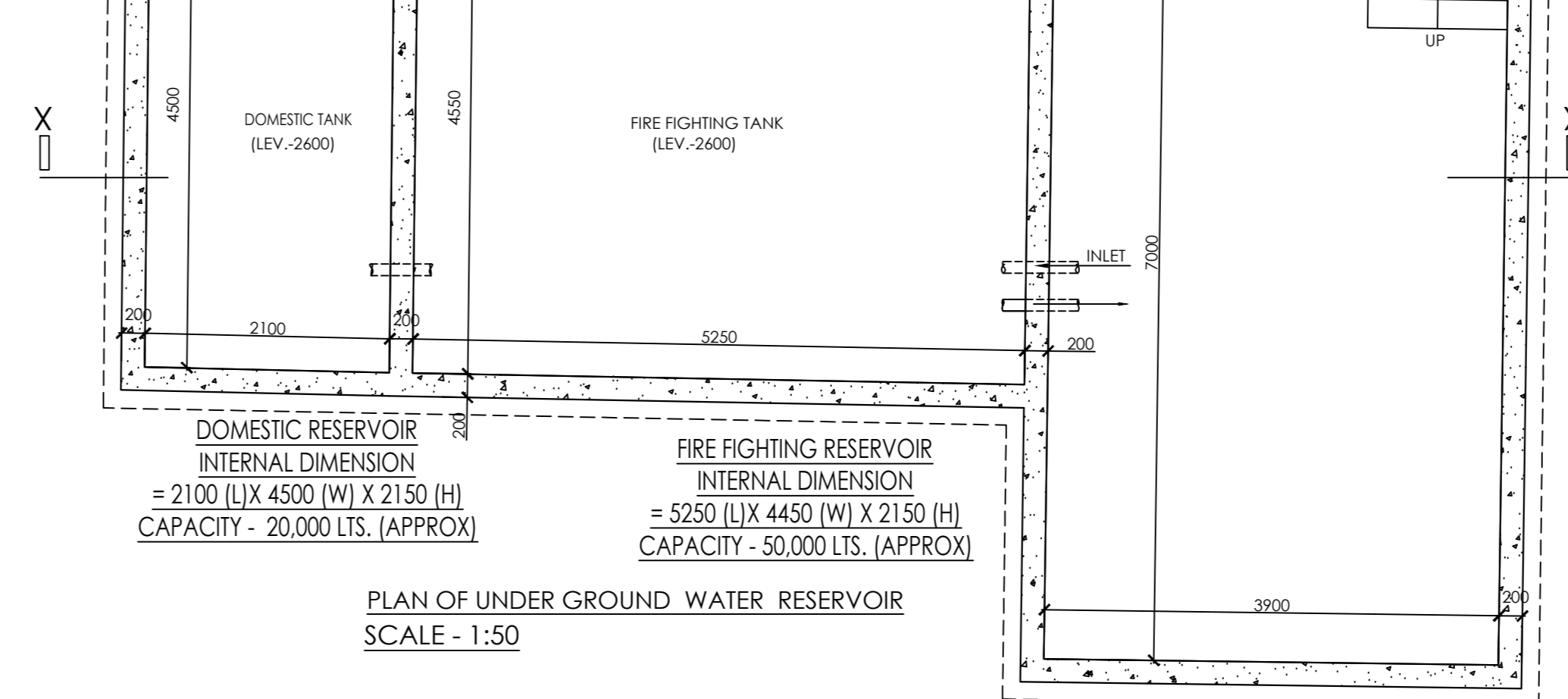
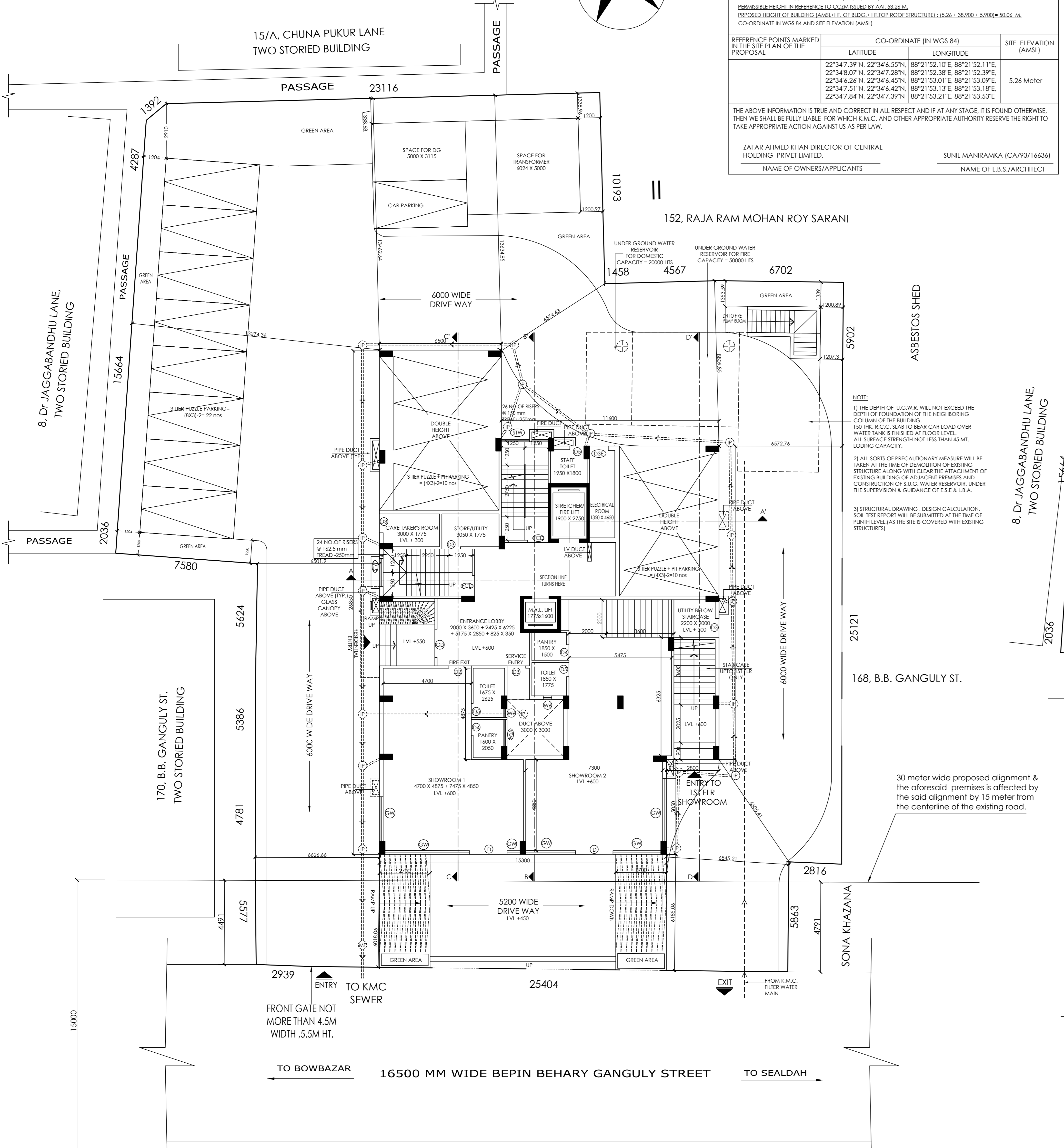


**STATEMENT OF THE PLAN PROPOSAL OF PLAN CASE NO. - 2023050040.**

PART-8:	SPECIFICATIONS						
1. (a) AREA OF LAND (AS PER DEED OF 2011) (22K-00 CH-00 SFT)	1471.572 SQM						
1. (b) AREA OF LAND (AS PER BOUNDARY DECLARATION) (22K-00 CH-00 SFT)	1471.572 SQM						
2. (a) PERMISSIBLE GROUND COVERAGE (EGD/GRA)	733.786 SQM						
2. (b) PROPOSED GROUND COVERAGE (EGD/GRA)	405.17 SQM						
3. (a) PROPOSED HEIGHT (IN MM)	38.90 MT.						
3. (b) ROAD WIDTH (IN MM) (AS PER PHYSICAL)	16.50 MT.						
4. PROPOSED AREA CALCULATION (IN MM)							
FOR RESIDENTIAL							
COVERED AREA	414.165						
STAIR CUTOUT	50.955						
LIFT CUTOUT	6.00						
SHAFT	50.955						
CUTOUT	50.955						
EXEMPTED AREA	348.210						
STAR & LOBBY	6.00						
NET FLOOR AREA	227.660						
GROSS AREA	288.660						
GROUND FLOOR	414.165						
1ST FLOOR	414.165						
2ND FLOOR	414.165						
3RD FLOOR	414.165						
4TH FLOOR	414.165						
5TH FLOOR	414.165						
6TH FLOOR	414.165						
7TH FLOOR	414.165						
8TH FLOOR	414.165						
9TH FLOOR	414.165						
10TH FLOOR	414.165						
11TH FLOOR	414.165						
TOTAL	4269.980						
5. TENURE AREA CALCULATION:							
COMMON AREA (RESIDENTIAL)	709.880 SQM						
FRACTION-TOTAL COMMON AREA/TOTAL AREA	709.880/390.810 = 0.225						
PROPORTION = 0.214994							
FLOOR MARKED	AREA TO BE ADDED	ACTUAL TENURE AREA (SQ.M)	TOTAL TENURE AREA (SQ.M)	NOS. OF CAR PARKING	REQ. CAR PARKING (INCS.)		
1ST FLOOR	106.786	0.2093	22.500	129.136	1142.224	9	75-100 - H
2ND FLOOR	73.420	0.2093	15.367	88.787	799.083	9	CA-9
3RD FLOOR	48.738	0.2093	14.387	63.125	746.125	9	100-100 - 20
4TH FLOOR	103.073	0.2093	21.573	125.441	125.441	1	NDS. REG. CA-10
5TH FLOOR	119.587	0.2093	25.000	144.617	144.617	1	
TOTAL	574.677	0.2093	120.395	695.072	4108.459	38	29



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

PREMISES NO. - 169A BEPIN BEHARY GANGULY STREET, WARD NO.-04B, BOROUGH-V, KOLKATA-700012.

ASSEESSEE NO. - 110480300786.

NAME OF OWNER(S)/APPLICANT(S): ZAFAR AHMED KHAN DIRECTOR OF CENTRAL HOLDING PRIVATE LIMITED.

AREA OF LAND: 1471.572 SQ.M (M)

NAME OF ARCHITECT: SUNIL MANIRAMKA (CA/931/16636)

PERMISSIBLE HEIGHT IN REFERENCE TO C.O.M (AS PER BYE-2015): 38.90 M + 8.00 M = 50.90 M.

PROPOSED HEIGHT OF BUILDING (AS PER HEIGHT OF ROOF + TOP ROOF STRUCTURE) (15.24 + 38.90 M + 8.00 M = 50.90 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	
1	22°34' 37.91" N	88°21' 52.10" E	88°21' 52.11" E
2	22°34' 37.91" N	88°21' 52.10" E	88°21' 52.39" E
3	22°34' 26.21" N	88°21' 53.01" E	88°21' 53.09" E
4	22°34' 26.21" N	88°21' 53.13" E	88°21' 53.18" E
5	22°34' 37.91" 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 M.C.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

ZAFAR AHMED KHAN DIRECTOR OF CENTRAL HOLDING PRIVATE LIMITED. SUNIL MANIRAMKA (CA/931/16636)

NAME OF OWNERS/APPLICANTS NAME OF L.B.S./ARCHITECT

**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 CONFORMING WITH THE PLAN WHICH HAS BEEN PREPARED & 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 MANIRAMKA  
COUNCIL OF ARCHITECTURE REG. NO. - CA/931/16636  
MANIRAMKA AND ASSOCIATES, 74B, A.J.C. BOSE ROAD, KOL-16

NAME OF ARCHITECT

**DECLARATION OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN AND 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 PRACTICE & SOIL TESTING WILL BE DONE AFTER DEMOLISHING EXISTING STRUCTURE. BY SUJIT KUMAR BOSE ENROLLMENT NO. - GTE NO. - 1172 (REGD) S3, PURNA CHANDRA AHERA LANE KOLKATA - 700014. THE RECOMMENDATION OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION. I CERTIFY THAT IT IS SAFE & STABLE IN ALL RESPECTS.

CHANDRI PRASAD KHANNA  
ENROLLMENT NO. - ESE 112 (K.M.C.)  
4502, BHADRAJAN MULLICK LANE, HOWRAH-711 011

NAME OF STRUCTURAL ENGINEER

**CERTIFICATE OF THE STRUCTURAL REVIEWER**

ASOK CHAKRABARTI  
ENROLLMENT NO. - GTE NO. - 1172

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 BUILDING CODE OF PRACTICE & SOIL TESTING WILL BE DONE AFTER DEMOLISHING EXISTING STRUCTURE. BY SUJIT KUMAR BOSE ENROLLMENT NO. - GTE NO. - 1172 (REGD) S3, PURNA CHANDRA AHERA LANE KOLKATA - 700014. THE RECOMMENDATION OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION. I CERTIFY THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SUJIT KUMAR BOSE  
ENROLLMENT NO. - GTE NO. - 1172  
S3, PURNA CHANDRA AHERA LANE KOLKATA - 700014

NAME OF GEO TECHNICAL ENGINEER

**DECLARATION OF OWNER**

WE DO HEREBY 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.P.L.P).
- 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 REMOVE 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 FOLLOW THE SUBMITTED UNDERTAKING REGARDING DETACHMENT OF EXISTING STRUCTURE OF THE ADJOINING PREMISES.

ZAFAR AHMED KHAN  
CENTRAL HOLDING PVT. LTD.  
80 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. 4B - BOROUGH NO. V, KOLKATA - 700012. UNDER KOLKATA MUNICIPAL CORPORATION**

ASSEESSEE NO. - 110480300786

SANCTION DRAWING (ARCHITECTURAL)

GROUND FLOOR, FIRST FLOOR, 2ND FLOOR PLAN, FRONT ELEVATION, SITE PLAN AND LOCATION PLAN

DATE: 05/03/2024 SCALE: 1:1100 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.maniramkaassociates.com

BUILDING PERMIT NO.: 2024050008.

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

SIGN. OF A.E. (C)/Bdg./B.-V

