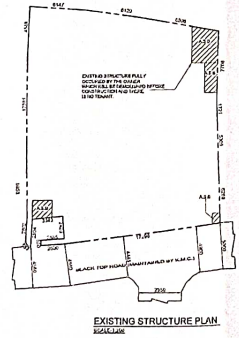
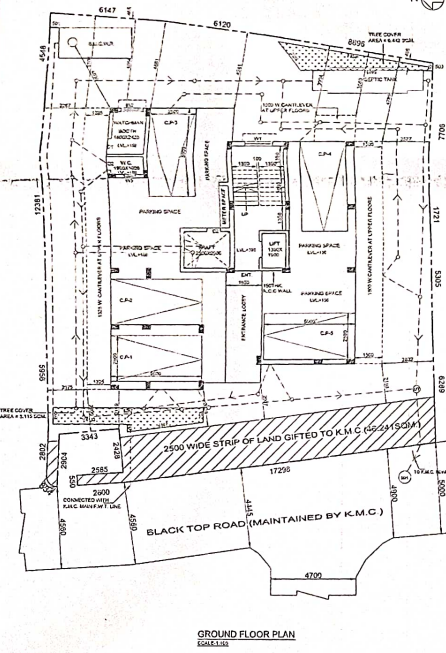


TOTAL AREA = 80.392 SQM  
 LENGTH = 162.38  
 AVERAGE BACK = (80.392 / 162.38) = 4.954 M



**PROJECT:**  
 PLAN OF A PROPOSED G+4 (G+M) STORED RESIDENTIAL BUILDING AT PREMISES NO.-62, MAJUSHARA ROAD, WARD NO.-121, BOROUGH NO.-XIV, UNDER K.M.C. (S.S.U), U/S 393A, OF K.M.C. ACT-1980 COMPLYING BUILDING RULE- 2009.

**OWNER / APPLICANT -** POTENCY COMMERCIAL LLP, REPRESENTED BY ITS PARTNER MR. PRANAY DHEDIA.

**TITLE:**  
 GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN & ETC.

**SPECIFICATIONS & NOTES:-**  
 GRADE OF CONCRETE M 20 & STEEL Fe 250  
 PROPORTION OF AGGREGATE FOR 200 OR LESS TH. B.W.M 1:1  
 PROPORTION OF MORTAR FOR 100 & 150 MM B.W.M 1:4  
 FINISH PROPORTION OF MORTAR O.P.C 1:2:4  
 FINISH PROPORTION OF MORTAR FOR L1-L2-27  
 ALL DIMENSIONS ARE IN MM  
 SCALE 1:100 OTHERS AS MENTIONED  
 ALL 100 TRACED BOARD WALLS FOR C.C. WALL  
**OWNERS DECLARATION**  
 I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S & E.S.E ENGINEER CONSTRUCTION BY THE SMALL FOLLOW THE INSTRUCTIONS OF L.B.S & E.S.E ENGINEER CONSTRUCTION OF THE BUILDING AS PER B.S PLAN, THE AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & BUILDING STRUCTURES IF ANY SHORTCOMINGS ARE FOUND TO BE MADE THE K.M.C AUTHORITY WILL REMOVE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WALLS IS UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK.

POTENCY COMMERCIAL LLP  
 REPRESENTED BY ITS PARTNER MR. PRANAY DHEDIA  
 TITLE OF THE APPLICANT / OWNER

**L.B.S. DECLARATION**  
 I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS ADVISED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE ADJUTING ROAD CONDITIONS WITH THE PLAN WHICH HAS BEEN RECHECKED AND VERIFIED BY ME, IT IS A BOUNDARY SITE AND NOT A TANK OR FILLED UP TANK, THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G.R & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MONU PUNJAB BHATTACHARJEE  
 (E.S.E. NO. 1901/CLAS-II)  
 NAME OF E.S.E

**E.S.E DECLARATION**  
 I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME AND I AM CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. THE SOIL TEST REPORT DONE BY M/S. BHASKAR ROY (E.S.E. NO. 1901/CLAS-II) IS REFERRED TO FOR THE RECOMMENDATIONS OF SOIL REPORT CONSIDERING DURING STRUCTURAL CALCULATION.

BHASKAR ROY  
 (E.S.E. NO. 1901/CLAS-II)  
 NAME OF E.S.E

**GEO. TECHNICAL DECLARATION**  
 I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON, IT IS CERTIFIED THAT THE DESIGN SOIL OF THE SITE IS ADEQUATE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

BHASKAR ROY  
 (E.S.E. NO. 1901/CLAS-II)  
 NAME OF THE GEO TECHNICAL ENGINEER

**PART - A - STATEMENT OF THE PLAN PROPOSAL**  
 SET. OF PLAN NO. - 41/12/19/0002/4  
 SET. OF BOUNDARY DEED. - 41/12/19/0002/4  
 BOOK NO. - 1  
 VOLUME NO. - 1004/2002  
 PAGE FROM - 2004 TO 2007  
 PAGE TOWARDS - 2006 TO 2005  
 YEAR - 2002

| FLAT NO. | RENTAL AREA | PROPORTIONAL AREA TO DE. AREA | ACTUAL TENEMENT AREA TO DE. AREA | NO. OF TENEMENT | REG. CAR PARKING           |
|----------|-------------|-------------------------------|----------------------------------|-----------------|----------------------------|
| A        | 61.213 SQM  | 6.118 SQM                     | 6.020 SQM                        | 04              | 17/01/71/991003            |
| B        | 66.975 SQM  | 6.702 SQM                     | 76.451 SQM                       | 01              | 75/4/100/56003             |
| C        | 78.879 SQM  | 7.893 SQM                     | 88.811 SQM                       | 04              | REG. CAR PARKING = 03 NOS. |

**SPACE FOR K.M.C. USES**  
 B.P. NO. - 2022/140170 DATE - 29/07/2022 VALID UP TO - 28/07/2027

ATISH BANJAN MANNA  
 DIGITAL SIGNATURE OF A.E.

TUSHAR JATI  
 DIGITAL SIGNATURE OF E.E.

CONSULTANT: **CONSOL**  
 CONSULTING ENGINEERS (PVT) LTD.  
 11, NEW BANGLORE ROAD, KOLKATA 700 016  
 WWW.CONSOLENGINEERS.COM

**PART - B**  
 PERMISSIBLE GROUND COVERAGE = 231.112 SQM (50.00%)  
 PROPOSED GROUND COVERAGE = 231.112 SQM (50.00%)  
 HEIGHT OF THE BUILDING - 16.50 M. 10% OVERHEAD WATER TANK AREA = 0.8 SQM  
 STAR COVER AREA = 16.396 SQM. 8) LEFT MACHINE ROOM AREA (INCLUDES STAIR) = 13.875 SQM.

| FLOOR   | COVERED AREA  | STAR WALL | LEFT WELL | NET COV. AREA (TOTAL) | STAR WALL   | LEFT WELL | NET FLOOR AREA (TOTAL) |
|---------|---------------|-----------|-----------|-----------------------|-------------|-----------|------------------------|
| GR.FL.  | (147.021 - 5) | ---       | ---       | 142.021               | (1315 - 50) | ---       | 2.164                  |
| 1ST FL. | (229.314 - 5) | 0.2       | 2.47      | 226.644               | (1315 - 50) | ---       | 205.918                |
| 2ND FL. | (229.314 - 5) | 0.2       | 2.47      | 226.644               | (1315 - 50) | ---       | 205.918                |
| 3RD FL. | (229.314 - 5) | 0.2       | 2.47      | 226.644               | (1315 - 50) | ---       | 205.918                |
| 4TH FL. | (229.314 - 5) | 0.2       | 2.47      | 226.644               | (1315 - 50) | ---       | 205.918                |
| TOTAL   | 1073.202      | 0.8       | 9.88      | 1062.522              | 84.9        | 13.81     | 600.932                |

8) PERMISSIBLE A.R. - 1.75  
 PROPOSED A.R. - (1062.522 / 105) = 10.072 = 1.75  
 9) CAR PARKING AREA = 16.396 SQM  
 10) REQUIRED CAR PARKING = 03 NOS. PROPOSED CAR PARKING = 03 NOS.  
 11) TOTAL CAR PARKING AREA = 03.550 SQM.  
 12) REG. TREE COVER AREA = 13.269 SQM (28.21%), PROPOSED = 14.556 SQM (28.21%)