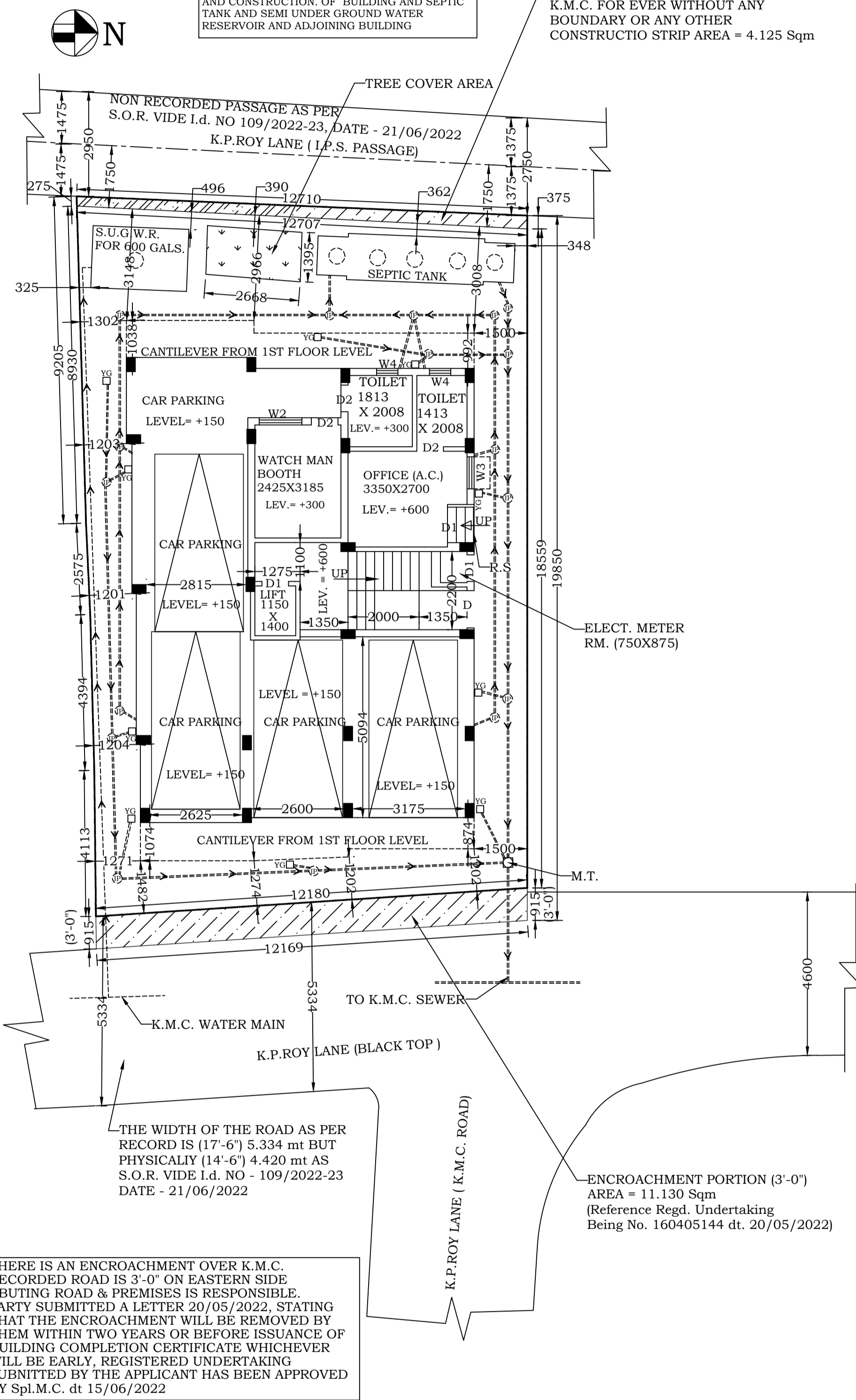


AVERAGE BACK AS PER AMENDMENT OF K.M.C BUILDING RULE 2009 AS PER NOTIFICATION OF MPL AFFAIRS VIDE NO 480/MA/O/C-4/3R13/2012,DT-21/10/2014
 TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 30.624 Sqm AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 9.795 mt
 I.E. AVERAGE REAR OPEN SPACE OF THE BUILDING = 30.624 / 9.795 = 3.126 mt

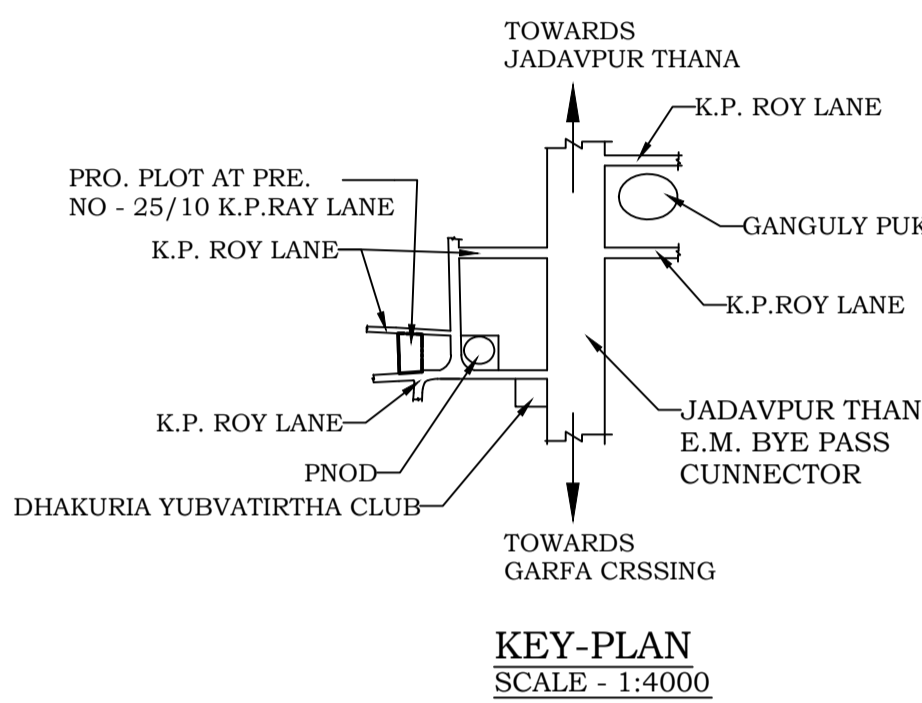
NOTE

THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION OF COLUMN.
 PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR AND ADJOINING BUILDING.

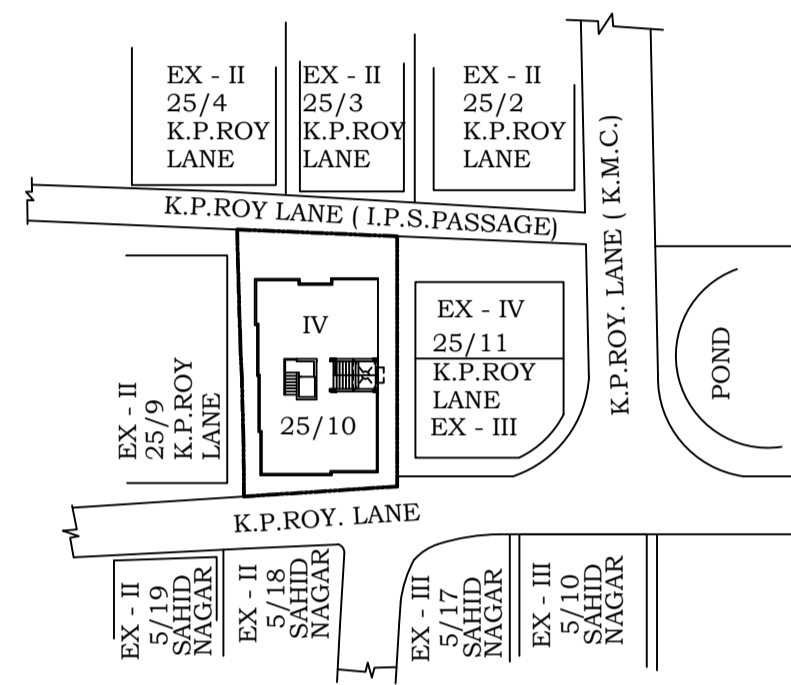
HATCH PORTION FREE GHTED TO K.M.C. FOR EVER WITHOUT ANY BOUNDARY OR ANY OTHER CONSTRUCTIO STRIP AREA = 4.125 Sqm



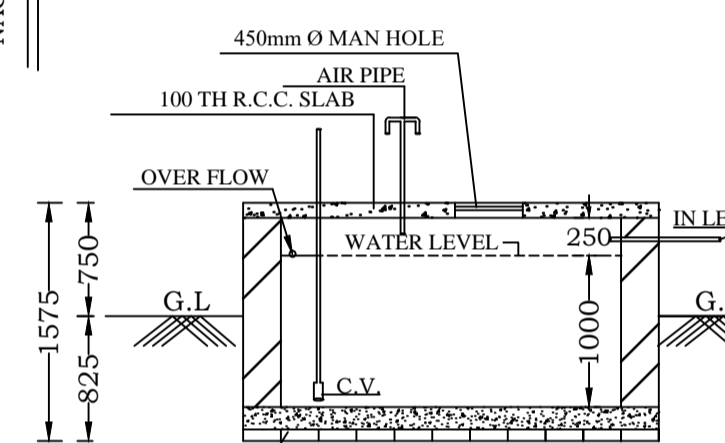
PROP. GROUND FLOOR PLAN
SCALE - 1:100



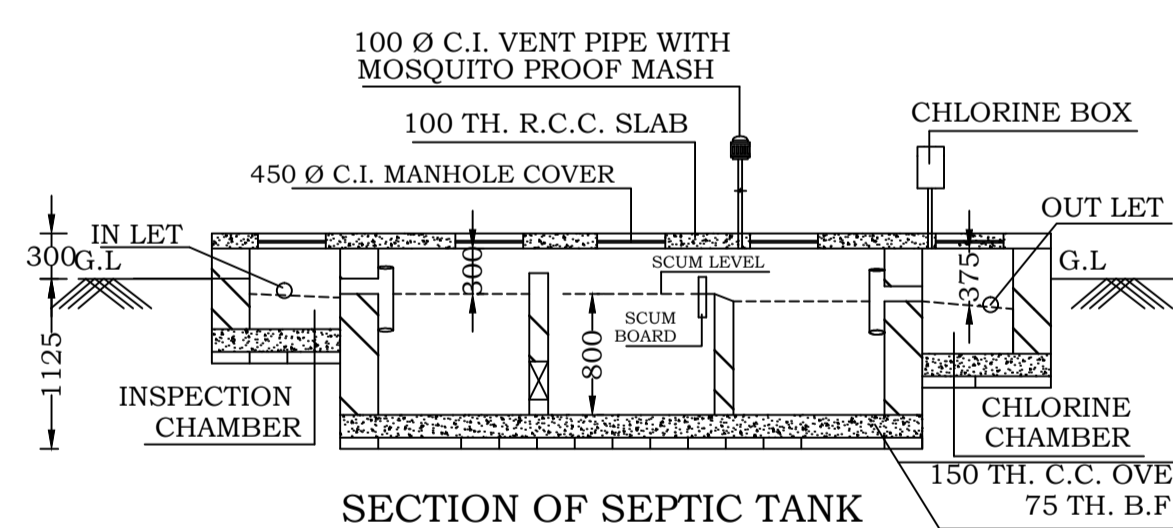
KEY-PLAN
SCALE - 1:4000



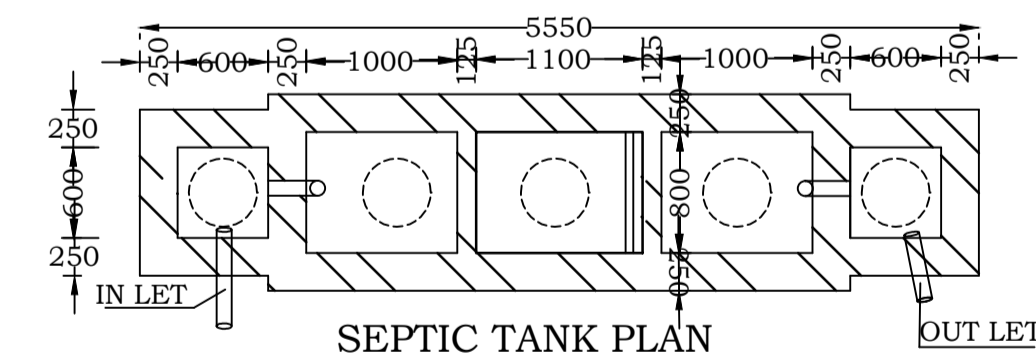
SITE PLAN
SCALE - 1:600



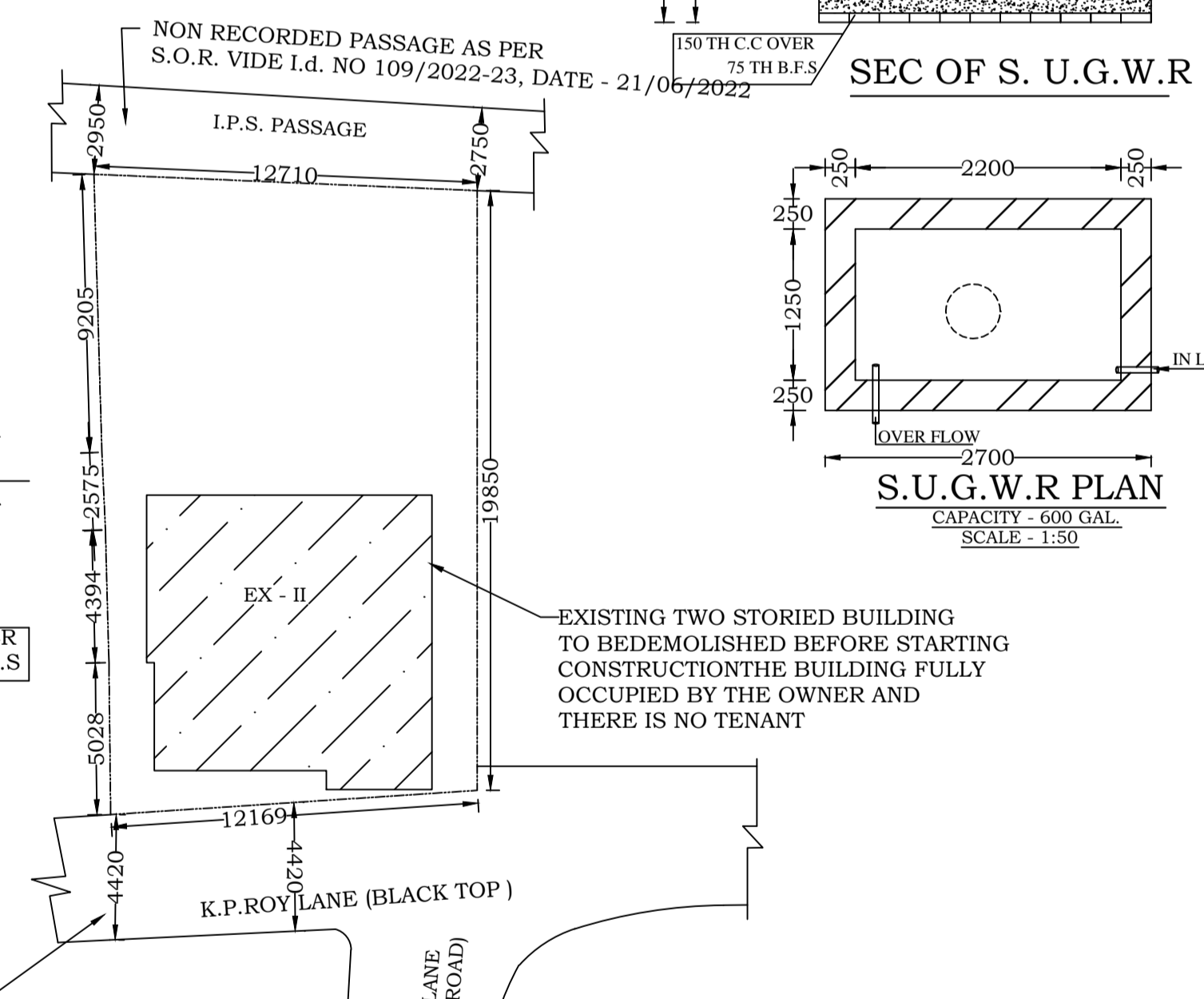
SEC OF S. U.G.W.R



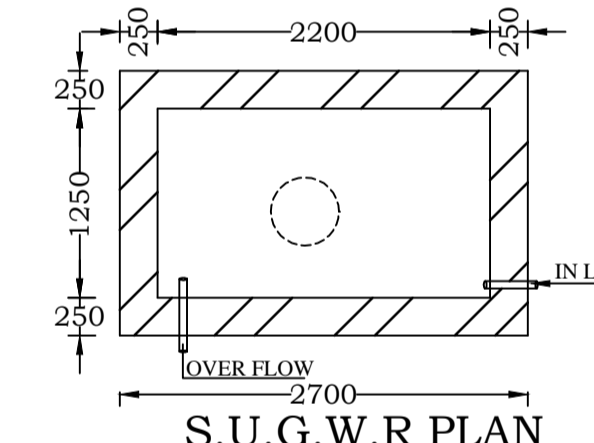
SECTION OF SEPTIC TANK



SEPTIC TANK PLAN
FOR 35 USERS ONLY
SCALE - 1:50



EXISTING BUILDING PLAN
SCALE - 1:200



S.U.G.W.R. PLAN
CAPACITY - 600 GAL.
SCALE - 1:50

SCHEDULE OF DOORS & WINDOWS

DOORS		WINDOWS	
D - 1000 X 2100	W1 - 1200 X 1200		
D1 - 950 X 2100	W2 - 1200 X 1200		
D2 - 750 X 2100	W3 - 700 X 1200		
	W4 - 650 X 650		
	W5 - 825 X 1200		
	W6 - 700 X 1200		

THERE IS AN ENCROACHMENT OVER K.M.C. RECORDED ROAD IS 3'-0" ON EASTERN SIDE ABUTTING ROAD & PREMISES IS RESPONSIBLE. PARTY SUBMITTED A LETTER 20/05/2022, STATING THAT THE ENCROACHMENT WILL BE REMOVED BY THEM WITHIN TWO YEARS OR BEFORE ISSUANCE OF BUILDING COMPLETION CERTIFICATE WHICHEVER WILL BE EARLY, REGISTERED UNDERTAKING SUBMITTED BY THE APPLICANT HAS BEEN APPROVED BY Spl.M.C. dt 15/06/2022

ENCROACHMENT PORTION (3'-0") AREA = 11.130 Sqm (Reference Regd. Undertaking Being No. 160405144 dt. 20/05/2022)

MAIN CHARACTERISTICS OF THE PROPOSAL

- PART - A**
- ASSEESSEE NO - 210921401553
 - NAME OF THE RECORDED OWNER :-SMT PRANATI DEBNATH
SRI MANIK RANJAN DEBNATH
 - NAME OF THE APPLICANT :- SRI SINCHAN SINHA
DIRECTOR OF "SINCHAN ASSOCIATE PVT. LTD."
AND CONSTITUTED ATTORNEY OF
SMT PRANATI DEBNATH & SRI MANIK RANJAN DEBNATH
 - DETAILS OF REGISTERED DEED OF CONVANCE :-
(a) BOOK NO - I, VOLUME NO - 67, PAGE NO - 41 TO 48, BEING NO - 2738, FOR THE YEAR 1972, REG. AT - J.S.R. ALIPORE, DATE ON - 14/07/1972
(b) BOOK NO - I, VOLUME NO - 55, PAGE NO - 133 TO 140, BEING NO - 2737 FOR THE YEAR 1972, REG. AT - J.S.R. ALIPORE, DATE ON - 13/07/1972
 - DETAILS OF REGISTERED DEVELOPMENT POWER OF ATTORNEY :-
BOOK NO - I, VOLUME NO - 1630-2021, PAGE FROM 140168 TO 140235
BEING NO. - 163004774 FOR THE YEAR 2021, REG. AT - D.S.R - V SOUTH24-PARGANAS
DATE - 03/11/2021
 - DETAILS OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO - I, VOLUME NO - 1630-2021, PAGE FROM 170112 TO 170124
BEING NO. - 160405144 FOR THE YEAR 2022, REG. AT - D.S.R -IV SOUTH24-PARGANAS
DATE - 21/12/2021
 - DETAILS OF REGISTERED UNDERTAKING TO K.M.C. (FOR ENCROCHMENT OF ROAD) :-
BOOK NO - I, VOLUME NO - 1604-2022, PAGE FROM 170112 TO 170124
BEING NO. - 160405144 FOR THE YEAR 2022, REG. AT - D.S.R -IV SOUTH24-PARGANAS
DATE - 20/05/2022

- PART - B**
- (a) AREA OF PLOT OF LAND:- (03K-12CH - 39 Sft) = 254.459 Sqm (AS PER DEED.)
 - (b) AREA OF LAND = (03K-12CH - 36 Sft) = 254.181 Sqm (AS PER DEED.)
 - (c) AREA OF LAND = (03K-12CH - 35.94 Sft) = 254.176 Sqm (ASSESSMENT BOOK COPY)
(REG. BOUNDARY DECLARATION)
 - AREA OF ENCROACHMENT PORTION = 11.30 Sqm
 - LAND AREA AFTER ENCROACHMENT = (254.176-11.30) = 243.046 Sqm
 - AREA OF STRIP OF LAND AT BACK SIDE = 4.125 Sqm
 - NET LAND AREA = (243.046 - 4.125) = 238.921 Sqm
 - PERMISSIBLE GROUND COVERAGE - 142.340 Sqm (58.565%)
 - PROPOSED GROUND COVERAGE - 142.320 Sqm (58.557%)
- 8) PROPOSED AREA :-**
- | FLOOR | TOTAL FLOOR AREA (Sqm) | LIFT WELL AREA (Sqm) | ACTUAL FLOOR AREA (Sqm) | TOTAL EXMP. AREA STAIR+ STAIR LOBBY | LIFT+ LIFT LOBBY | NET FLOOR AREA |
|--------|------------------------|----------------------|-------------------------|-------------------------------------|------------------|----------------|
| GROUND | 122.820 | --- | 122.820 | 10.634 Sqm | 1.403 Sqm | 110.783 Sqm |
| FIRST | 142.320 | 1.610 | 140.710 | 10.609 Sqm | 1.403 Sqm | 128.698 Sqm |
| SECOND | 142.320 | 1.610 | 140.710 | 10.609 Sqm | 1.403 Sqm | 128.698 Sqm |
| THIRD | 142.320 | 1.610 | 140.710 | 10.609 Sqm | 1.403 Sqm | 128.698 Sqm |
| TOTAL | 549.780 | 4.830 | 544.950 | 42.461 Sqm | 5.612 Sqm | 496.877 Sqm |

9) TENEMENT AND PARKING CALCULATION

TENE MKD.	TENE. AREA (Sqm)	COMMON AREA (Sqm)	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENE. NO./NOS.	REQUIRED PARKING	PROPOSED PARKING
A	63.376	11.922	75.298 Sqm	3	3 NOS	4 NOS
B	63.598	11.963	75.561 Sqm	3	3 NOS	4 NOS

AREA OF OFFICE AT GROUND FLOOR = 14.115 Sqm
 CARPET AREA OF OFFICE = 11.361 Sqm

- B) NOS. OF PARKING PROVIDED i) COVERED - 4 NOS & OPEN - NIL
 C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 75 Sqm
 D) ACTUAL AREA OF PARKING PROVIDED = 78.256 Sqm
 10) PERMISSIBLE F.A.R. = 1.75
 11) PROPOSED F.A.R. = (496.877 / 75) / 243.046 Sqm = 1.736 < 1.75
 12) STATEMENT OF OTHER AREAS :-
- | GROUND FLOOR | LOFT | CUPBOARD | LEDGE / TEND |
|--------------|-----------|-----------|--------------|
| FIRST FLOOR | NIL | 2.900 Sqm | NIL |
| SECOND FLOOR | 2.250 Sqm | 2.900 Sqm | NIL |
| THIRD FLOOR | 2.250 Sqm | 2.900 Sqm | NIL |
| TOTAL | 6.750 Sqm | 8.700 Sqm | NIL |
- 13) COMMON AREA
 i) AT GROUND FLOOR = 30.449 Sqm
 ii) AT OTHER FLOOR (15.345 - 1.610) = 13.735X3 = 41.205 Sqm
 14) STAIR HEAD ROOM AREA = 13.172 Sqm
 15) LIFT MACHINE ROOM AREA = 4.794 Sqm
 16) LIFT MACHINE ROOM STAIR AREA = 2.779 Sqm
 17) ROOF TOILET AREA (IF ANY) = NIL
 18) AREA OF OVER HEAD WATER TANK = 5.20 Sqm
 19) ADDITIONAL AREA FOR FEES = (13.172 + 4.794 + 2.779 + 8.70) Sqm = 29.445 Sqm
 20) TOTAL AREA FOR FEES = 544.950 + 29.445 + 6.75 = 581.145 Sqm
 21) AREA OPEN TERRACE = 142.320 Sqm
 22) HEIGHT OF THE BUILDING = 12.50 MT.
 23) TREE COVER AREA = 3.691 Sqm (1.52%)
 24) RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED G + THREE STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO - 25/10, K.P. ROY LANE IN WARD NO - 92, BOROUGH - X, KOLKATA - 700031, P.S - GARFA.

ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

BUILDING PERMIT NO :- 2022100118 DATE :- 08-SEP-2022
 VALID FOR 5 YEARS FROM DATE OF SANCTION.

SPECIFICATION

- 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMRA BRICK.
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6-3) CEMENT SAND AND 30mm DOWN JHAMRA KOHA.
- 25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE :- M20
- GRADE OF STEEL :- Fe-415

DECLARATION OF L. B. S.

I CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING (14'-6") 4.420 MT AS PER PHYSICAL BUT (17'-6") 5.334 MT. AS PER RECORD AS PER S.O.R. VIDE I.d. NO - 109/2022-23 DATE - 21/06/2022 ON EASTERN SIDE AND 2.750 MT. TO 2.950MT. WIDE PASSAGE ON THE WESTERN SIDE OF THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILDABLE SITE AND THERE IS AN EXISTING TWO STORED BUILDING WHICH WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION, THE PLOT IS NOT A TANK OR FILLED UP LAND, THE PLOT IS DEMARCATED BY BOUNDARY WALL. THE SIGNATURE OF THE APPLICANT AUTHENTICATED BY ME.

SRI KINGSUK NANDI
 L.B.S. NO - 1313 CLASS - I (K.M.C.)
 NAME OF THE L.B.S.

DECLARATION OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY CIVIL TECH OF 48A, GARFA MAIN ROAD KOLKATA - 75, WHICH IS SIGNED BY SRI BHASKAR JOY ROY (G.T.E. NO - 4/II).

ASOK CHAKRABARTI
 E.S.E. NO -135, CLASS - I OF K.M.C.
 NAME OF THE STRUCTURAL ENG.

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SRI BHASKAR JOY ROY
 G.T.E. NO - 4, CLASS - II (OF K.M.C.)
 NAME OF THE GEO-TECHNICAL ENGINEER

DECLARATION OF OWNERS / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE THE L.B.S., E.S.E & G.T.E. DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E & G.T.E. DURING CONSTRUCTION. OF THE BUILDING (AS PER B.S. PLAN)
 K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER GUIDANCE OF L.B.S., E.S.E. & G.T.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, I AM PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL.
 THERE IS AN EXISTING TWO BUILDING WHICH IS SHOWN IN THE PLAN BY HATCH AND THE EXISTING TWO STORED BUILDING FULLY OCCUPIED BU US AND THERE IS NO TENANT AND TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION.

SRI SINCHAN SINHA
 DIRECTOR OF "SINCHAN ASSOCIATE PVT. LTD."
 AND CONSTITUTED ATTORNEY OF
 SMT PRANATI DEBNATH & SRI MANIK RANJAN DEBNATH
 NAME OF THE OWNERS / APPLICANT

SIGNATURE OF ASSIANT ENGINEER (CIVIL) / Br. -X.