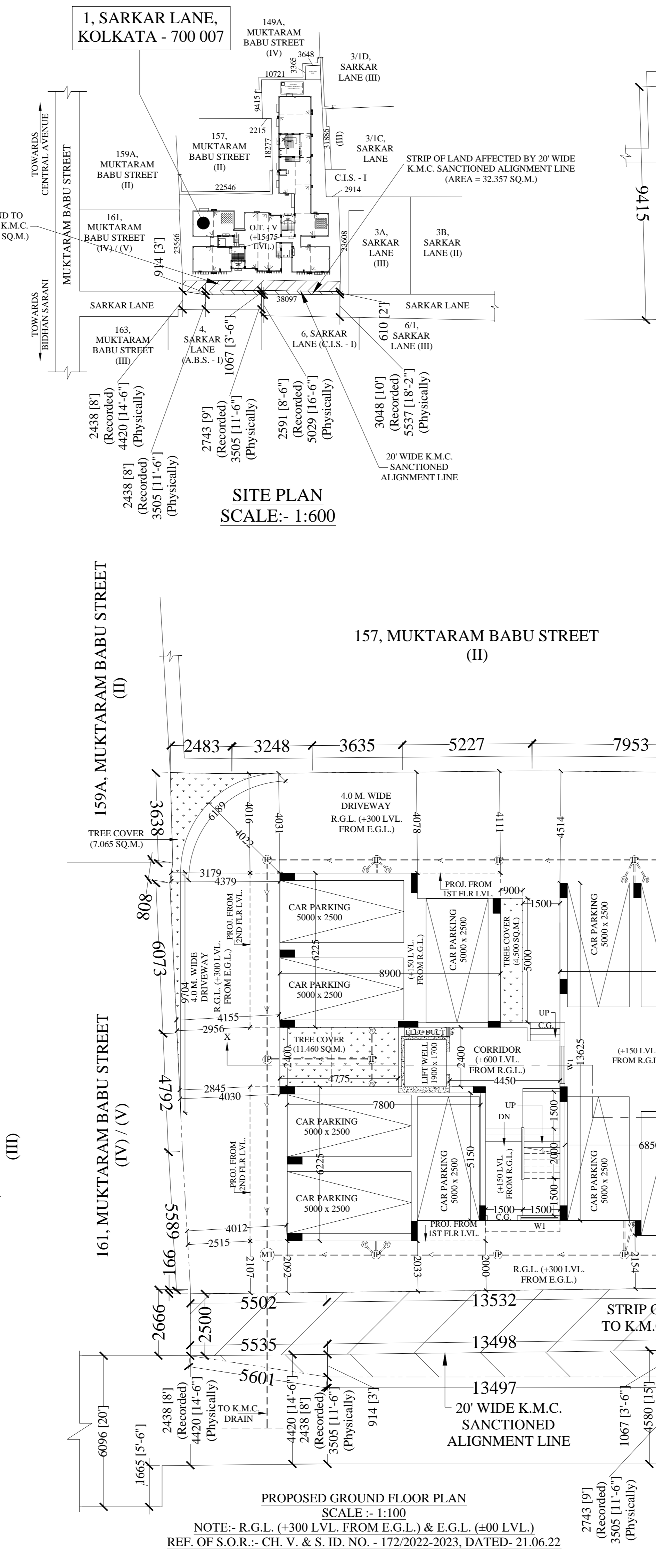
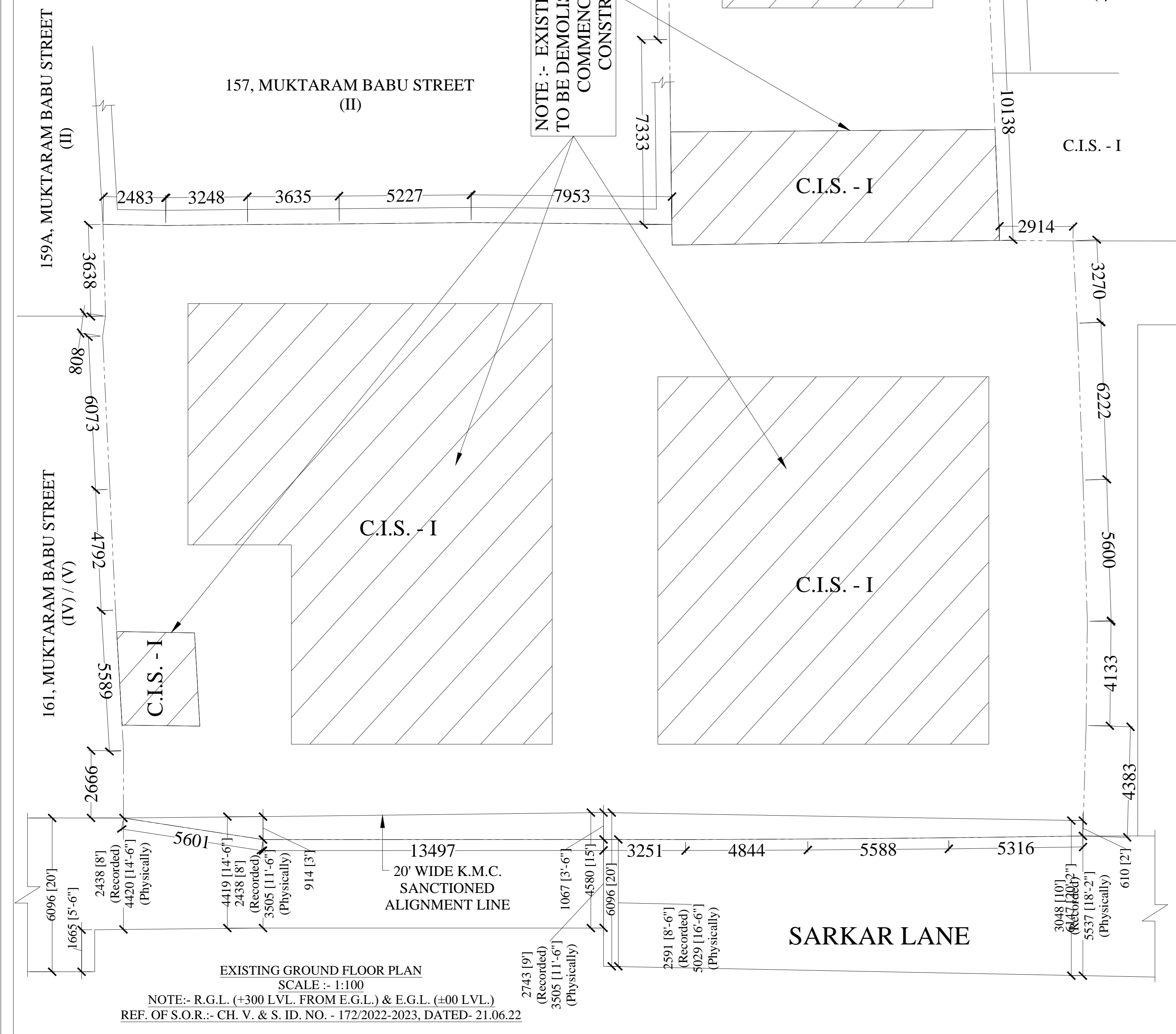
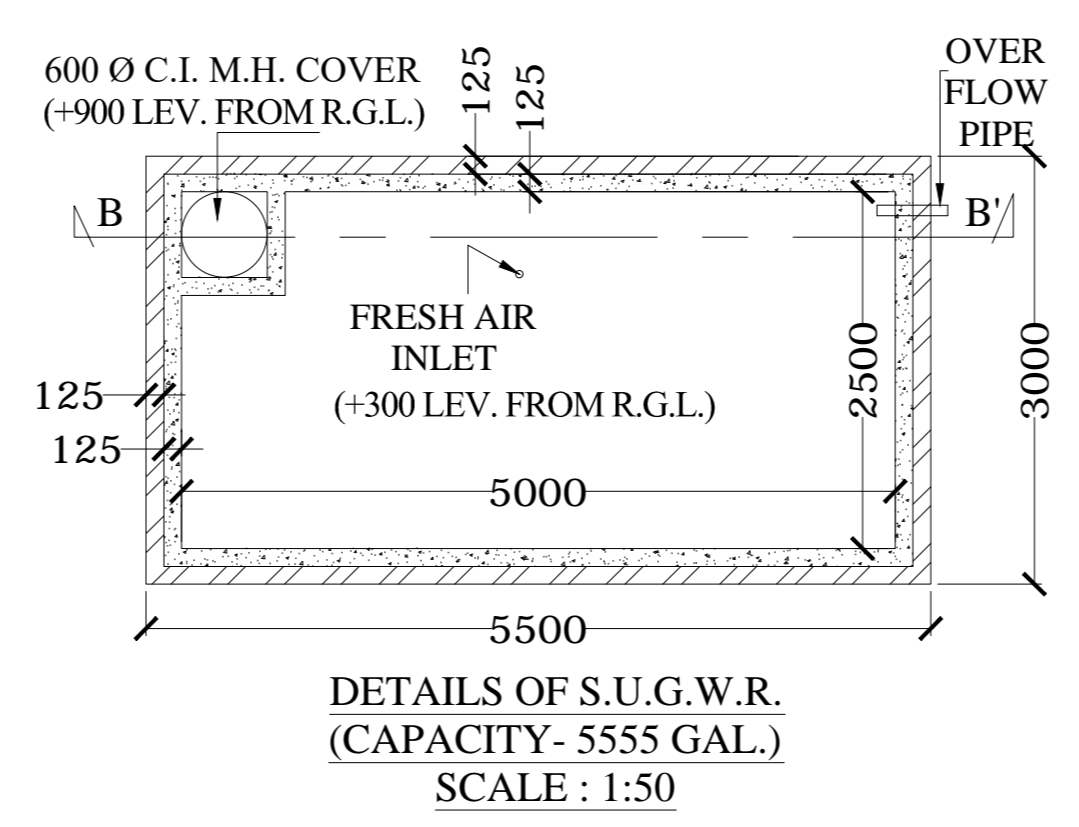
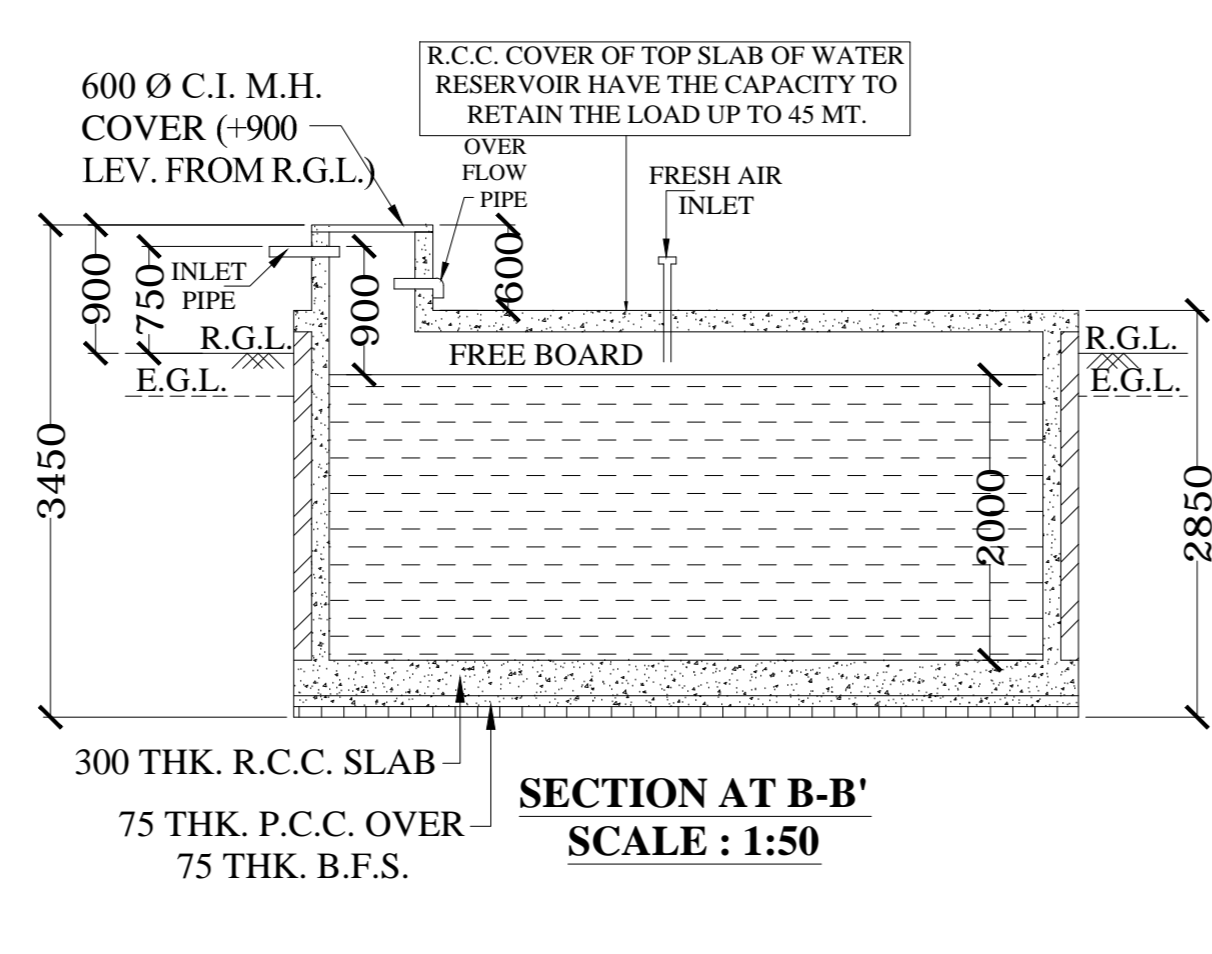


LOCATION PLAN
SCALE:- 1:4000



SCHEDULE OF DOOR & WINDOW
(for proposed plan only)

DOORS		WINDOWS	
MKD	WIDTH	MKD	WIDTH
D	1050	W1	1500
D1	900	W2	1200
D2	750	W3	900
C.G.	1200	W7	750
S.D1	1200	W4	600
S.D2	1400	W5	375
		S.W	2500



PART A:

- ASSEESSE NO.- 11-025-44-0001-4.
- DETAIL OF DEED OF INDENTURE:-
BOOK NO. - 1 VOL. NO. - 1901-2019, BEING NO. - 190301607, PAGES FROM 69799 TO 69836, A.R.A. - III, KOLKATA, YEAR 2019.
- DETAIL OF BOUNDARY DECLARATION:-
BOOK NO. - 1 VOL. NO. - 1904-2022, BEING NO. - 190411541, PAGES FROM 758485 TO 758507, A.R.A. - IV, KOLKATA, YEAR 2022.
- DETAIL OF DEED OF GIFT OF STRIP OF LAND AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
BOOK NO. - 1 VOL. NO. - 1904-2022, BEING NO. - 190411542, PAGES FROM 758401 TO 758423, A.R.A. - IV, KOLKATA, YEAR 2022.
- DETAIL OF DEED OF GIFT OF STRIP OF LAND AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
BOOK NO. - 1 VOL. NO. - 1904-2022, BEING NO. - 190411540, PAGES FROM 758462 TO 758484, A.R.A. - IV, KOLKATA, YEAR 2022.
- REFERENCE OF S.O.R.:- CH. V & S. ID. NO. - 172/2022-2023, DATED - 21.06.22.

3. a) LAND AREA:-

- 129.803 SQ.M. OR 19K - 14CH - 04SFT. (M/L) (AS PER DEED)
- 1313.288 SQ.M. OR 19K - 10CH - 06SFT. (M/L) (AS PER PHYSICAL MEASUREMENT)
- LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
32.357 SQ.M. OR 07CH - 33SFT. (M/L) (EASTERN SIDE OF THE PREMISES)
- AREA OF STRIP OF LAND:-
95.215 SQ.M. OR 01K - 06CH - 33SFT. (M/L) (EASTERN SIDE OF THE PREMISES) (STRIP OF LAND GIFTED TO K.M.C. U/R 74 K.M.C. BUILDING RULE 2001)
- AREA OF LAND AFTER RELEASING LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE & STRIP OF LAND:- 1183.716 SQ.M. OR 17K - 11CH - 28SFT. (M/L)
- NO OF STOREY:- FIVE (G+V)
- NO. OF TENEMENTS:- 28 NOS.
- SIZE OF TENEMENTS:-
A) 50 SQ.M TO 75 SQ.M. -- 11 NOS. B) 75 SQ.M TO 100 SQ.M. -- 14 NOS. C) 100 SQ.M TO 200 SQ.M. -- 03 NOS.

PART B:-

- 129.803 SQ.M. OR 19K - 14CH - 04SFT. (M/L) (AS PER DEED)
- 1313.288 SQ.M. OR 19K - 10CH - 06SFT. (M/L) (AS PER PHYSICAL MEASUREMENT)
- LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE:-
32.357 SQ.M. OR 07CH - 33SFT. (M/L) (EASTERN SIDE OF THE PREMISES)
- AREA OF STRIP OF LAND:-
95.215 SQ.M. OR 01K - 06CH - 33SFT. (M/L) (EASTERN SIDE OF THE PREMISES) (STRIP OF LAND GIFTED TO K.M.C. U/R 74 K.M.C. BUILDING RULE 2001)
- AREA OF LAND AFTER RELEASING LAND AREA AFFECTED BY K.M.C. SANCTIONED ALIGNMENT LINE & STRIP OF LAND:- 1183.716 SQ.M. OR 17K - 11CH - 28SFT. (M/L)
- PERMISSIBLE GROUND COVERAGE (80.00%) = 650.64 SQ.M.
- PROPOSED GROUND COVERAGE (48.923%) = 642.504 SQ.M.
- PROPOSED HEIGHT OF THE BUILDING = 15.500 MTR.
- PROPOSED HEIGHT OF THE BUILDING = 15.475 MTR. (FROM R.G.L.)

FLOOR	COVERED AREA (in SQ.M)	CUT OUT LIFT WELL (in SQ.M)	CUT OUT STAIR VOID (in SQ.M)	ELEC DUCT (in SQ.M)	COVERED AREA EXCLUDING CUT OUTS (in SQ.M)	EXEMPTED AREA (in SQ.M)	FLOOR AREA EXCLUDING EXEMPTION (in SQ.M)
GROUND FLOOR	543.355	7.360	1.274	534.721	45.000	9.000	480.721
FIRST FLOOR	576.075	6.960	0.438	568.677	45.000	9.000	513.277
SECOND FLOOR	625.884	6.960	0.438	618.486	45.000	9.000	564.486
THIRD FLOOR	625.884	6.960	0.438	618.486	45.000	9.000	564.486
FOURTH FLOOR	625.884	6.960	0.438	618.486	45.000	9.000	564.486
TOTAL	2997.686	38.760	9.112	6.370	2343.440	225.000	2018.440

5. TENEMENTS & CAR PARKING CALCULATION:-

MARKED	TENEMENT SIZE (SQ.M)	PROPORTIONAL AREA TO BE ADDED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENT	REQUIRED CAR PARKING
A (2ND, 3RD, 4TH)	88.405	22.224	110.629	03	
B (2ND, 3RD, 4TH)	77.925	19.590	97.515	03	
C (2ND, 3RD, 4TH)	88.405	22.224	110.629	03	12
D (2ND, 3RD, 4TH)	58.244	14.642	72.886	03	
E (2ND, 3RD, 4TH)	62.553	15.635	78.188	03	
F (2ND, 3RD, 4TH)	59.157	14.786	73.943	03	
G (2ND, 3RD, 4TH)	62.553	15.635	78.188	03	
H (2ND, 3RD, 4TH)	62.553	15.635	78.188	03	
A (1ST)	68.140	17.130	85.270	01	
B (1ST)	69.389	17.443	86.832	01	
C (1ST)	48.207	12.119	60.326	01	
D (1ST)	48.794	12.266	61.060	01	
OFFICE (1ST)	257.559	---	257.559	---	04

6A. TOTAL REQUIRED CAR PARKING = 16 NOS.
6B. TOTAL PROPOSED CAR PARKING (COVERED) = 20 NOS.
7. PERMISSIBLE AREA FOR PARKING = 400.00 SQ.M.
8. PROPOSED AREA OF PARKING (COVERED) = 400.180 SQ.M.
9. PERMISSIBLE F.A.R. = 1.75
10. PROPOSED F.A.R. = (1073.440 / 400.00) / 1313.288 = 1.731
11. STAFF HEAD ROOM AREA = 55.263 SQ.M.
12. LIFT MACHINE ROOM AREA = 23.648 SQ.M.
13. TERRACE AREA = 642.504 SQ.M.
14. RELAXATION OF AUTHORITY, IF ANY = 20.600 SQ.M.
15. OVER HEAD TANK AREA (FOR DRINKING) = 26.926 SQ.M.
16. GROUND FLOOR SERVICE AREA = 40.624 SQ.M.
17. TOTAL AREA OF CIP-ROOF = 44.603 SQ.M.
18. TOTAL AREA OF LOFT = 11.395 SQ.M.
19. AREA OF W.C. AT ROOF = 02.876 SQ.M.
20. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 08.006 SQ.M.
21. PERMISSIBLE TREE COVER AREA = 98.544 SQ.M. (7.59% OF LAND AREA)
22. PROPOSED TREE COVER AREA = 98.544 SQ.M. (7.50% OF LAND AREA)
23. OTHER AREA ONLY FOR FEES [270.00 (Exemption) + 11.391 (L.M. Stair) + 40.024 (Cup-board) + 44.603 (Loft) + 8.006 (Pergola)]

SPECIFICATIONS:-

- ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
- FINISHED DIMENSIONS SHALL BE FOLLOWED.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. (LATEST).
- ALL EXTERNAL WALLS ARE 200MM TH. & ALL INTERNAL WALLS ARE 125TH. TH. AS MENTIONED.
- MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M 20 GRADE.
- ALL REINFORCEMENT SHALL BE AT LEAST Fe-500 CONFORMING TO IS CODE.
- CLEAR COVER FOR TOP MAIN REINFORCEMENT = 40MM. FOR COLUMN: 40MM. FOR BEAM: 25MM. FOR SLAB: 20MM.
- THE DEPTH OF SOIL UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
- ALL FLOORS SPECIALLY FLOOR TOILET, W.C. KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
- P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.

DECLARATION OF L.B.S.:-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2001, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFORM TO THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FLEEDING TANK. THERE IS EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

CERTIFICATE OF STRUCTURAL ENGINEER:-

DR. SANJAY DAS NEOG
 Asst. Prof. Techn. International Newtown
 PWD (Engg. ME) (Structure, IT), BE (IT), ME
 Reg. ESE/225 of K.M.C. CYBER SIKHA (H/00087)
 Chartered Engineer, Jadupur, Kol. - 32
 SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-

DR. ANJAN KUMAR KODLA, as representative and designated partner of Ananya Projects LLP.
 Ananya Projects LLP, as representative and designated partner of Ananya Projects LLP.
 G/T/0/BK/M/LM-4279, M-158785-5
 SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER:-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER PLAN. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. SUBMITTED DOCUMENT IF ANY ARE FALSE THEN K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. IF ANY TAKEN UNDER THE GUIDANCE OF L.B.S.E.S. BEFORE STARTING OF BUILDING FOUNDATION.

CONTENT:- PROPOSED SECOND, THIRD & FOURTH FLOOR PLAN, PROPOSED ROOF PLAN, PROPOSED SECTIONS, D.W. SCHEDULE.

PROJECT:- PROPOSED PLAN OF G+V STORED RESIDENTIAL BUILDING OF HEIGHT - 15.475 M. FOR SANCTION U/R 39A OF K.M.C. ACT 1980 & IN COMPLIANCE WITH K.M.C. BLDG. RULE 2001 AT PREMISE NO. 1, SARKAR LANE, KOLKATA - 700 007, UNDER K.M.C. WARD NO. - 025, BR. - IV, P.S. - GIRISH PARK.

PIONEER ENGINEERING & ASSOCIATES
 35A, DR. NARAYAN ROY SARANI, KOLKATA - 700 006.
 MOB. - 9853192148.
 BUILDING PERMIT NO. - 2022040035.
 SANCTION DATE - 14 JANUARY 2023.
 VALID UP TO - 15 JANUARY 2028.

SCALE: 1:100 (UNLESS OTHERWISE MENTIONED)

DIGITAL SIGNATURE OF A.E.(C)/Bldg.-IV/KMC

DIGITAL SIGNATURE OF E.E.(C)/Bldg.-IV/KMC