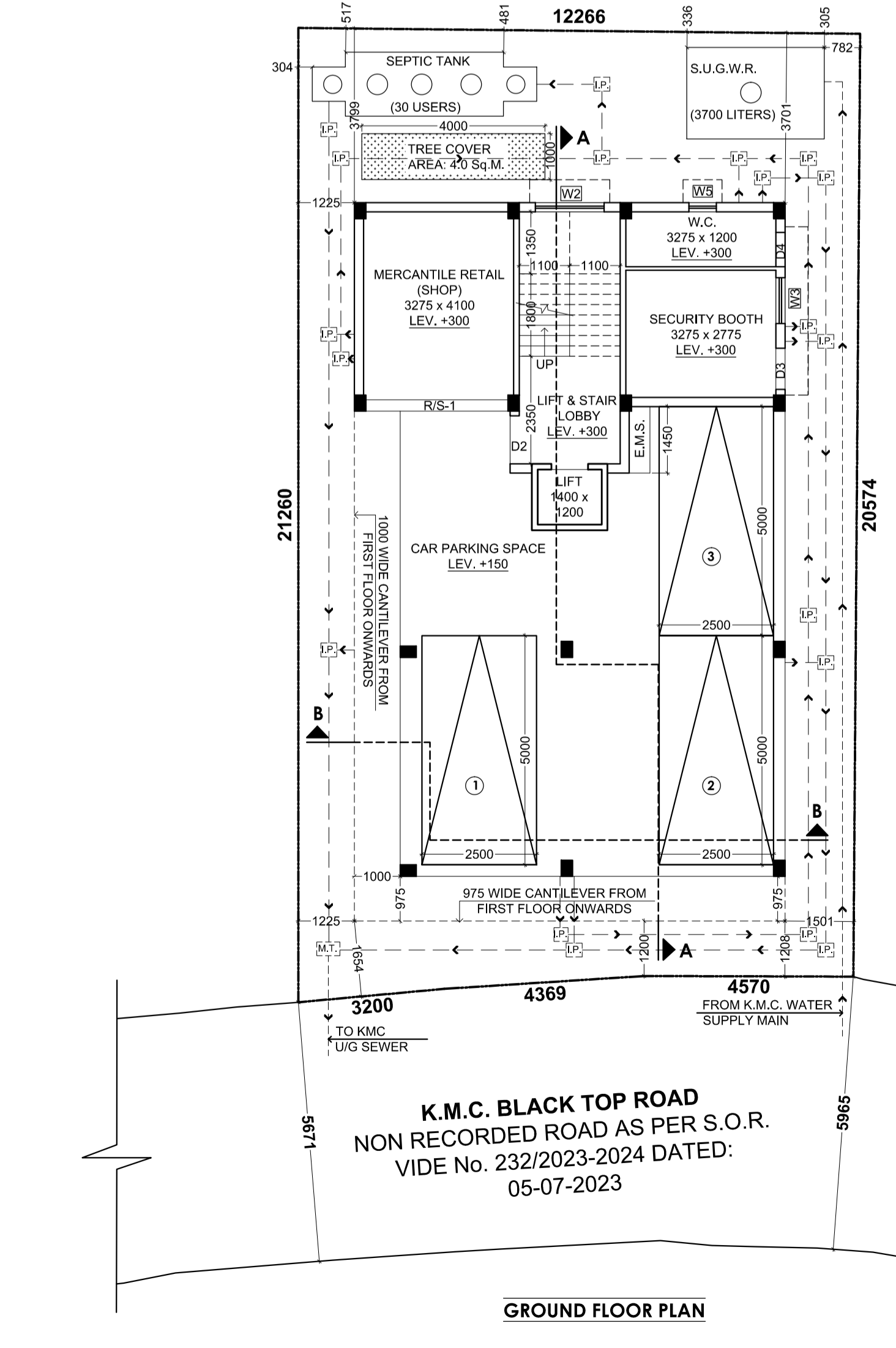
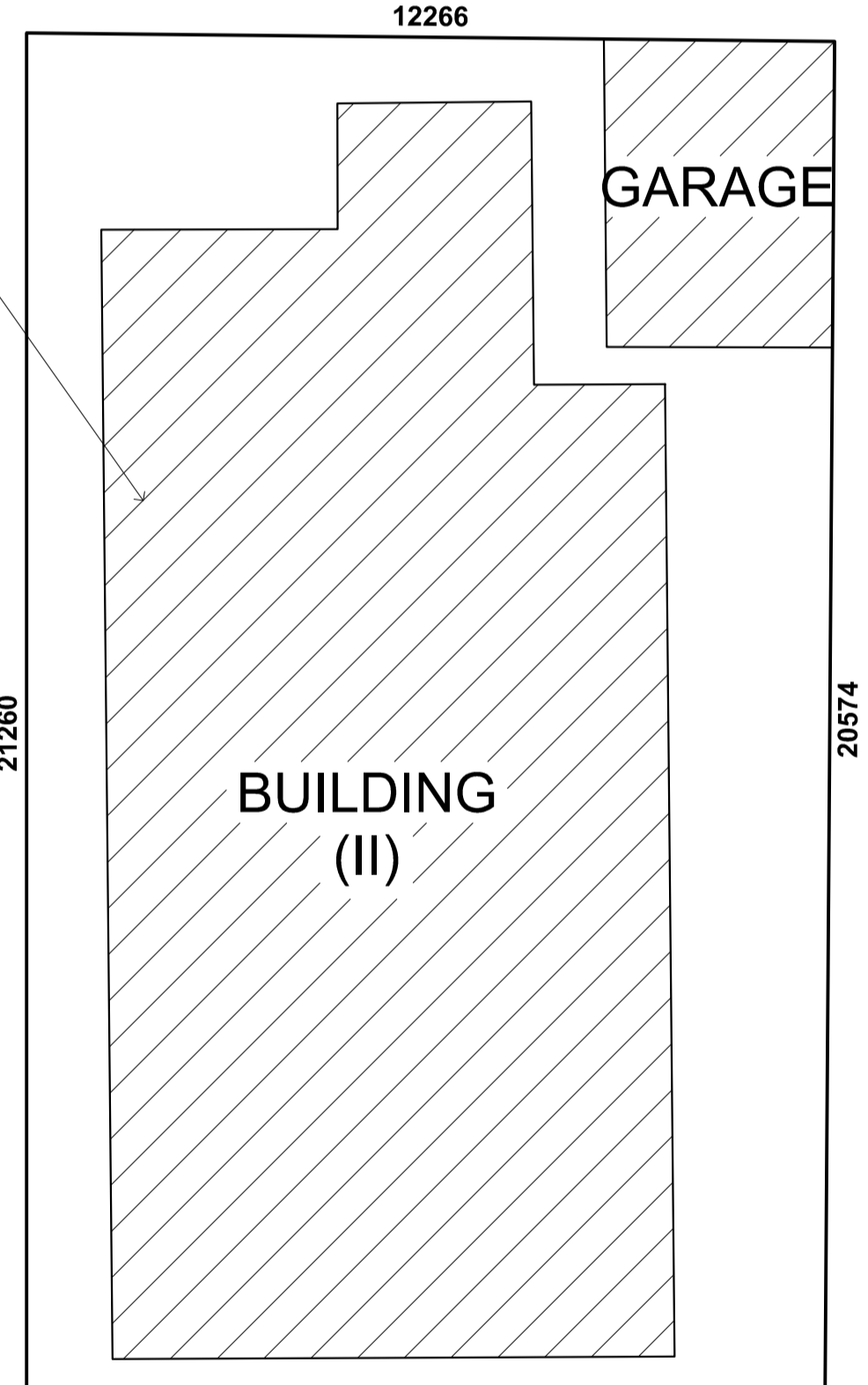


EXISTING TWO STORED STRUCTURE OCCUPIED BY THE OWNERS AND THERE IS NO TENENT; TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION



**MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**

- PART - A :**  
ASSEESSEE No. 210930905379
- NAME OF THE OWNERS -** UTPAL MUKHERJEE, LEELA MUKHERJEE, PAUSHALI MUKHERJEE, JASMINI MUKHERJEE, CAMELLIA MUKHERJEE.
  - DETAILS OF REGISTERED DEED**  
BOOK No. I, VOLUME No. 160, PAGE FROM 95 TO 102, BEING No. 9348, BEING No. 160100800, DATED 24-04-2023, AT D.S.R. - I, SOUTH 24 PARGANAS.
  - DETAILS OF REGISTERED POWER OF ATTORNEY**  
(i) BOOK No. I, VOLUME No.1601-2023, PAGE FROM 30771 TO 30788, BEING No. 160100800, DATED 24-04-2023, AT D.S.R. - I, SOUTH 24 PARGANAS.  
(ii) SEEN IN THE CONSULATE GENERAL OF INDIA, NEW YORK, USA No. USANC 0815423 DATE 07-09-2023  
THE CONSULATE DOES NOT HOLD ANY RESPONSIBILITY ABOUT THE CONTENTS OF THE DOCUMENTS.
  - DETAILS OF REGISTERED BOUNDARY DECLARATION**  
BOOK No. I, VOLUME No.1601-2023, PAGE FROM 32464 TO 32478, BEING No. 160100851, DATED: 28-04-2023 AT D.S.R. - I, SOUTH 24- PARGANAS.
- PART - B :**  
1. AREA OF THE LAND - AS PER DEED, ASSESSMENT BOOK COPY & BOUNDARY DECLARATION - 03 K. - 12 Ch. - 28 Sq.ft. = 253.437 Sq.m.  
2. PERMISSIBLE GROUND COVERAGE : 147,548 Sq.m. (58.22%)  
3. PROPOSED GROUND COVERAGE : 147,345 Sq.m. (58.14%)  
4. PROPOSED AREA : 1.75

FLOOR	TOTAL FLOOR AREA	STAIR VOID	LIFT VOID	CUT OUT	EFFECTIVE FLOOR AREA	EXEMPTED AREA	NET FLOOR AREA
GROUND	128.030	—	—	—	128.030	9.900	115.930
FIRST	147.345	—	1.680	145.665	9.900	2.2	133.565
SECOND	147.345	—	1.680	145.665	9.900	2.2	133.565
THIRD	147.345	—	1.680	145.665	9.900	2.2	133.565
<b>TOTAL</b>	<b>570.065</b>	<b>—</b>	<b>5.040</b>	<b>565.025</b>	<b>39.600</b>	<b>8.80</b>	<b>516.625</b>

- TOTAL RESIDENTIAL AREA : 548.645 Sq.m.
- TOTAL COMMON AREA : 69.767 Sq.m.
- CAR PARKING CALCULATION**

TENEMENT MKD.	TENEMENT SIZE (Sq.m.)	TENEMENT RANGE (Sq.m.)	TENEMENT No.	REQUIRED CAR PARKING
FLAT A	78.103	75-100	3	3
FLAT B	78.103	75-100	3	3
MERCANTILE RETAIL (SHOP)		CARPET AREA 13.427 Sq.M.	COVERED AREA 16.380 Sq.M.	0
<b>TOTAL CAR PARKING REQUIRED</b>				<b>3</b>

- Nos. OF CAR PARKING PROVIDED  
COVERED : 3 Nos. OPEN : 0 No.
- PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) : 3 x 25 = 75
- ACTUAL AREA FOR PARKING PROVIDED : 80.027 Sq.m.

- PROPOSED F.A.R. : (516.625 - 75) / 253.437 = 1.743
- STATEMENT OF OTHER AREAS

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND	—	—	—
FIRST	—	(0.95 x 2) + (0.875 x 2) = 3.65	—
SECOND	—	(0.95 x 2) + (0.875 x 2) = 3.65	—
THIRD	—	(0.95 x 2) + (0.875 x 2) = 3.65	—
<b>TOTAL</b>	<b>—</b>	<b>10.95</b>	<b>—</b>

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
565.025 Sq.m.	36.960 Sq.m.	601.985 Sq.m.

- AREA OF LIFT MACHINE ROOM STAIR : 2.655 Sq.m.
- AREA OF LIFT MACHINE ROOM : 7.965 Sq.m.
- AREA OF OVERHEAD TANK : 7.02 Sq.m.
- AREA OF STAIR HEADROOM : 15.39 Sq.m.
- AREA OF TREE COVER : 4.00 Sq.m.

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1050	2100	W1	1500	1800
D2	900	2100	W2	1350	1800
D3	750	2100	W3	1200	1800
D4	675	2100	W4	900	1050
			W5	600	600

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
Point - A	22°30'15.0"N	88°21'38.1"E	9.14 METERS
Point - B	22°30'15.0"N	88°21'38.1"E	
Point - C	22°30'15.0"N	88°21'38.5"E	
Point - D	22°30'15.0"N	88°21'38.5"E	

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

**ARCHITECT**  
Jaydeep Deb  
B. Arch (J.U.), M.Arch (Urban Design)  
CoA Regn. No. CA/2003/30584  
Associate of I.I.A.

**APPLICANT**  
Tarak Dutta  
Proprietor of M/s. DUTTA REAL ESTATE  
CONSTITUTED ATTORNEY OF  
UTPAL MUKHERJEE, LEELA MUKHERJEE,  
PAUSHALI MUKHERJEE, JASMINI MUKHERJEE,  
CAMELLIA MUKHERJEE.

**BUILDING PERMIT No.:** 2023100170 **DATE:** 11th NOV-2023  
**VALID FOR 5 YEARS FROM DATE OF SANCTION.**

**SIGNATURE OF A.E.(C)/Bldg/Br-X :**

**SPECIFICATIONS**

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT Fe 415.
- SINGLE LAYER BFR WITH PICKED JHAMA BRICKS.
- CEM. CONC. WITH JHAMA KHOLA IN FOUNDATION AND UNDER FLOOR.
- 250 MM AND 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:6) AT OUTSIDE WALLS.
- 125 MM & 75 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED NB ALTERNATE EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAL WOOD.
- 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
- WINDOWS ARE ALUMINUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
- 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
- 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

**SHEET TITLE**

GROUND, TYPICAL (1ST - 3RD) FLOOR PLANS, ROOF PLAN, FRONT ELEVATION & SECTIONS.

**DRAWN BY -** M.L. **DATE -** 18.07.2023

**DEALT BY -** J.D. **N**

**SCALE - 1:100**  
(Unless mentioned otherwise)

**CERTIFICATE OF THE GEO TECHNICAL ENGINEER**

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

**G.T.E.**  
Bhaskariyoti Roy  
G.T.I./50

**CERTIFICATE OF THE STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND THE STRUCTURAL DESIGN OF THE BUILDING PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF THE SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

SOIL TEST WILL BE DONE BY:- Bhaskariyoti Roy  
OF GEO STAR AT 50, CHITKALIKAPUR, P.S. MUKUNDPUR, KOLKATA: 700 099.

**E.S.E.**  
Kunal Sinha Mahapatra  
E.S.E. II/617 (K.M.C.)

**CERTIFICATE OF THE 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 CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (5671 mm MINIMUM) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE PLAN AND KEY PLAN SHOWN IN AS PER SITE. I SHALL SUPERVISE THE CONSTRUCTION OF THE PROPOSED BUILDING.

**ARCHITECT**  
Jaydeep Deb  
B. Arch (J.U.), M.Arch (Urban Design)  
CoA Regn. No. CA/2003/30584  
Associate of I.I.A.

**I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-**

- I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
- THE BUILDING IS OCCUPIED BY THE OWNERS AND THERE IS NO TENENT.

**PROPOSED G+III STORED (12.500 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 372C, PRINCE ANWAR SHAH ROAD WARD - 093, BOROUGH - X, P.S.- LAKE, KOLKATA - 700 045.**