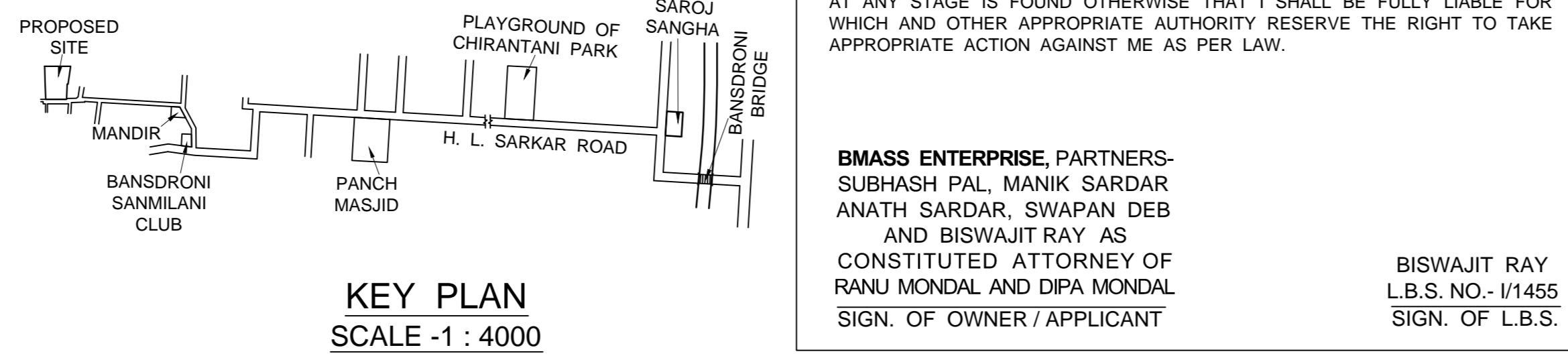


PREMISES NO. : 454, PIRPUKUR ROAD
 ASSESSEE NO. : 31-113-19-0454-3
 NAME OF OWNER / APPLICANT - : **BMASS ENTERPRISE, PARTNERS- SUBHASH PAL, MANIK SARDAR ANATH SARDAR, SWAPAN DEB AND BISWAJIT RAY CIA OF RANJU MONDAL AND DIPA MONDAL**
 AREA OF LAND - : 472.406 M²
 NAME OF L.B.S.- : BISWAJIT RAY (1/1455)
 PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAJ. - : 33 M
 CO-ORDINATE IN WGS-84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°28'01" N	88°21'20" E	8 M
B	22°28'01" N	88°21'20" E	
C	22°28'02" N	88°21'19" E	
D	22°28'01" N	88°21'19" E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IS FOUND OTHERWISE THAT I SHALL BE FULLY LIABLE FOR WHICH AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

BMASS ENTERPRISE, PARTNERS- SUBHASH PAL, MANIK SARDAR ANATH SARDAR, SWAPAN DEB AND BISWAJIT RAY AS CONSTITUTED ATTORNEY OF RANJU MONDAL AND DIPA MONDAL
 SIGN. OF OWNER / APPLICANT
 BISWAJIT RAY
 L.B.S. NO.- 1/1455
 SIGN. OF L.B.S.



NOTES -
 1) ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED.
 2) ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
 3) THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
 4) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING THE CONSTRUCTION OF SEPTIC TANK AND SEMI U.G.W.R.

SPECIFICATIONS -
 1) ALL EXTERNAL WALLS ARE 200 MM THICK (1:6) AND INTERNAL WALLS ARE 125 MM & 75 MM THICK (1:4) WITH CEMENT MORTAR
 2) PLASTER ON WALLS AND CEILING WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
 3) 75MM THICK SCREED CONCRETE WITH PROPER WATER PROOFING COMPOUND OVER 100MM THICK ROOF SLAB.
 4) ASSUMED BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
 5) GRADE OF CONC. = M20 AND GRADE OF STEEL = Fe 415.
 6) CEMENT MORTAR - 1:6 FOR 200 MM THICK B/W, 1:4 FOR 125 MM THICK B/W AND 1:3 FOR 75 MM THICK BRICKWORK.
 7) ALL OTHER WORKS WILL BE AS PER I.S. CODE AND N. B. C. 1984 RECOMMENDATION.
 8) MARBLE FLOORING WILL BE PROVIDED.

DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1000mm X 2100mm	W1	1500mm X 1200mm
D2	900mm X 2100mm	W2	900mm X 1200mm
D3	750mm X 2100mm	W3	600mm X 600mm

DECLARATION OF OWNER ---
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
 1) I SHALL ENGAGE L.B.S./E.S.E. DURING CONSTRUCTION.
 2) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER S.S. PLAN.
 3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING.
 4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 5) THE CONSTRUCTION OF SEPTIC TANK AND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S./E.S.E.
 6) DURING THE SITE INSPECTION I WAS PHYSICALLY PRESENT AND DULY IDENTIFIED AND CONFIRMED THE SAID PLOT.

BMASS ENTERPRISE, PARTNERS- SUBHASH PAL, MANIK SARDAR ANATH SARDAR, SWAPAN DEB AND BISWAJIT RAY AS CONSTITUTED ATTORNEY OF RANJU MONDAL AND DIPA MONDAL
 NAME OF OWNER

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

BHASKAR JYOTI ROY
 GEO-TECH NO.-150
 NAME OF GEO-TECH ENGINEER

DECLARATION OF STRUCTURAL ENGINEER--
 THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

MANIBHUSAN CHAKRAVARTI
 E.S.E. NO.- II/97
 NAME OF E.S.E.

DECLARATION OF L.B.S. ---
 CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP 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 3.650M WIDE C.C. ROAD IN THE EAST CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK WHICH IS A LAND WITH STRUCTURE. THE LAND IS DEMARCATED BY BOUNDARY WALLS.

BISWAJIT RAY
 L.B.S. NO.- 1/1455
 NAME OF L.B.S.

STATEMENT OF PLAN PROPOSAL

PART - A

1) ASSESSEE NO.	31-113-19-0454-3
2) DETAILS OF REGISTERED DEED	BOOK NO = 1, VOLUME NO = 54, BEING NO. = 2751, PAGE = 231 TO 238, YEAR = 1988, A.D.S.R. ALIPORE, DATE = 12.09.1988.
3) DETAILS OF GENERAL POWER OF ATTORNEY	BOOK = 1, VOLUME = 1605-2021, BEING NO. = 160503409, PAGE = 142242 TO 142279, YEAR = 2021, A.D.S.R. ALIPORE, DATE = 22.12.2021.
4) DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK = 1, VOLUME = 1605-2023, BEING NO. = 160500402, PAGE = 16764 TO 16779, YEAR = 2023, A.D.S.R. ALIPORE, DATE = 24.03.2023
5) DETAILS OF REGISTERED GIFT OF 2.5M WIDE STRIP OF LAND	BOOK = 1, VOLUME = 1605-2023, BEING NO. = 160500403, PAGE = 16780 TO 16795, YEAR = 2023, A.D.S.R. ALIPORE, DATE = 24.03.2023
6) DETAILS OF REGISTERED NON-EVICTION OF TENANT	BOOK = 1, VOLUME = 1605-2023, BEING NO. = 160500048, PAGE = 643 TO 655, YEAR = 2023, A.D.S.R. ALIPORE, DATE = 22.03.2023.
8) DETAILS OF CONVERSION	1) CASE NO.-CN/2022/16304927, DT.-22/11/2022 2) CASE NO.-CN/2022/16304930, DT.-22/11/2022
9) AREA OF LAND - A) AS PER TITLE DEED B) AS PER BOUNDARY DECLARATION	472.406 M ² (7K - 01CH - 00SFT) 472.406 M ² (7K - 01CH - 00SFT)
10) ROAD WIDTH	3.650 M (12'-0")
11) PROPOSED HEIGHT OF THE BUILDING	12.450 M
12) NO. OF STORIED	FOUR
13) SIZE OF TENEMENTS	BELOW 50 M ² = 4 NOS & 50-75 M ² = 14 NOS.

PART - B

1) NET LAND AREA	472.406 - 41.326 (STRIP) M ² = 431.080 M ²
2) PERMISSIBLE GROUND COVERAGE	50.920% = 240.549 M ²
3) PROPOSED GROUND COVERAGE	48.613% = 229.651 M ²
4) PERMISSIBLE COVERED AREA	826.711 M ²
5) PROPOSED COVERED AREA	

FLOOR	TOTAL COVERED AREA IN M ²	LIFT WELL IN M ²	ACTUAL FLOOR AREA IN M ²	EXEMPTED AREA IN M ² STAR AREA LIFT LOBBY	NET FLOOR AREA IN M ²
GROUND	210.917		210.917	14.445 2.220	194.252
FIRST	229.651	2.470	227.181	14.445 2.051	210.685
SECOND	229.651	2.470	227.181	14.445 2.051	210.685
THIRD	229.651	2.470	227.181	14.445 2.051	210.685
TOTAL	899.870	7.410	892.460	57.780 8.373	826.307

TENEMENTS & CAR PARKING CALCULATION

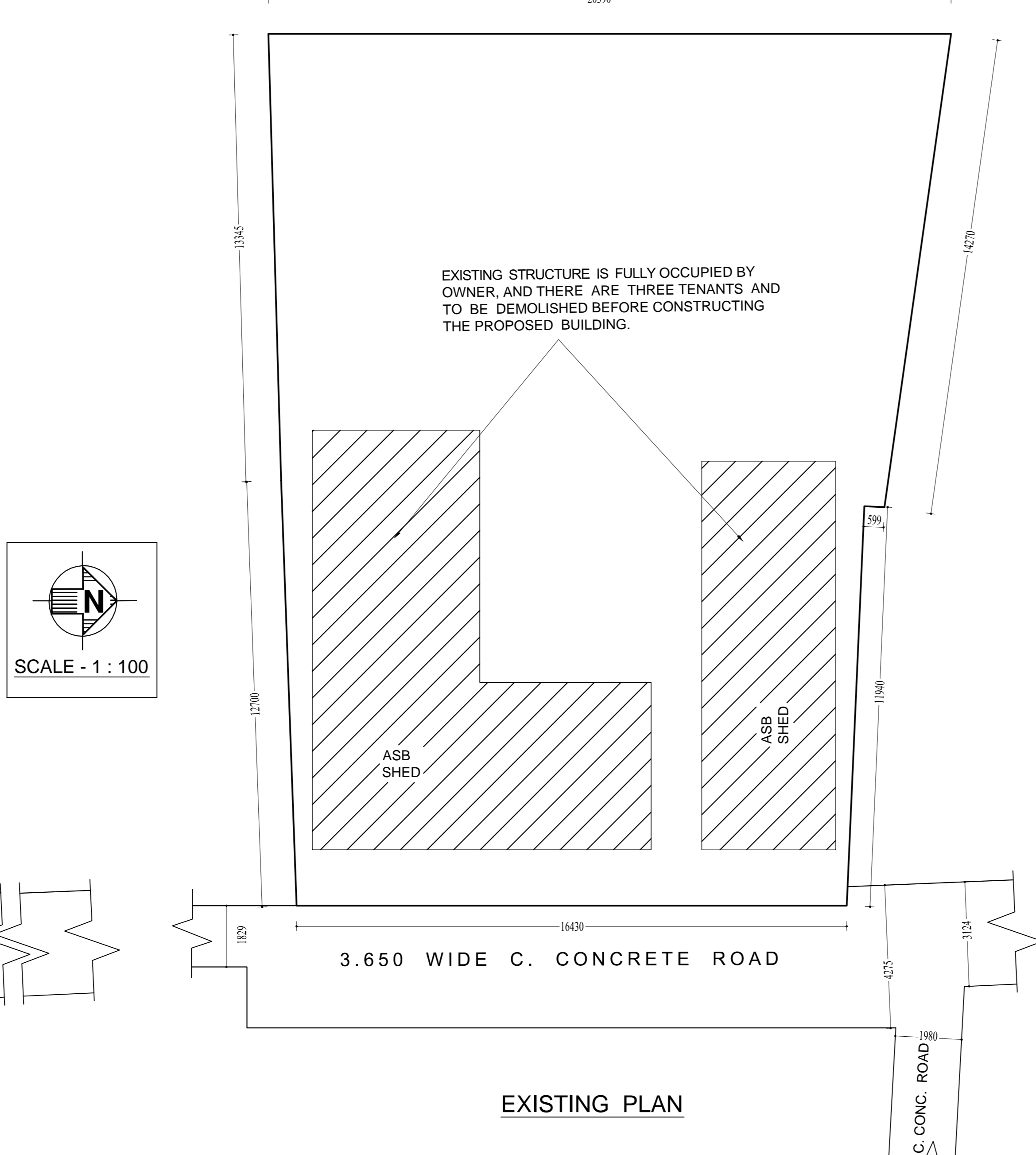
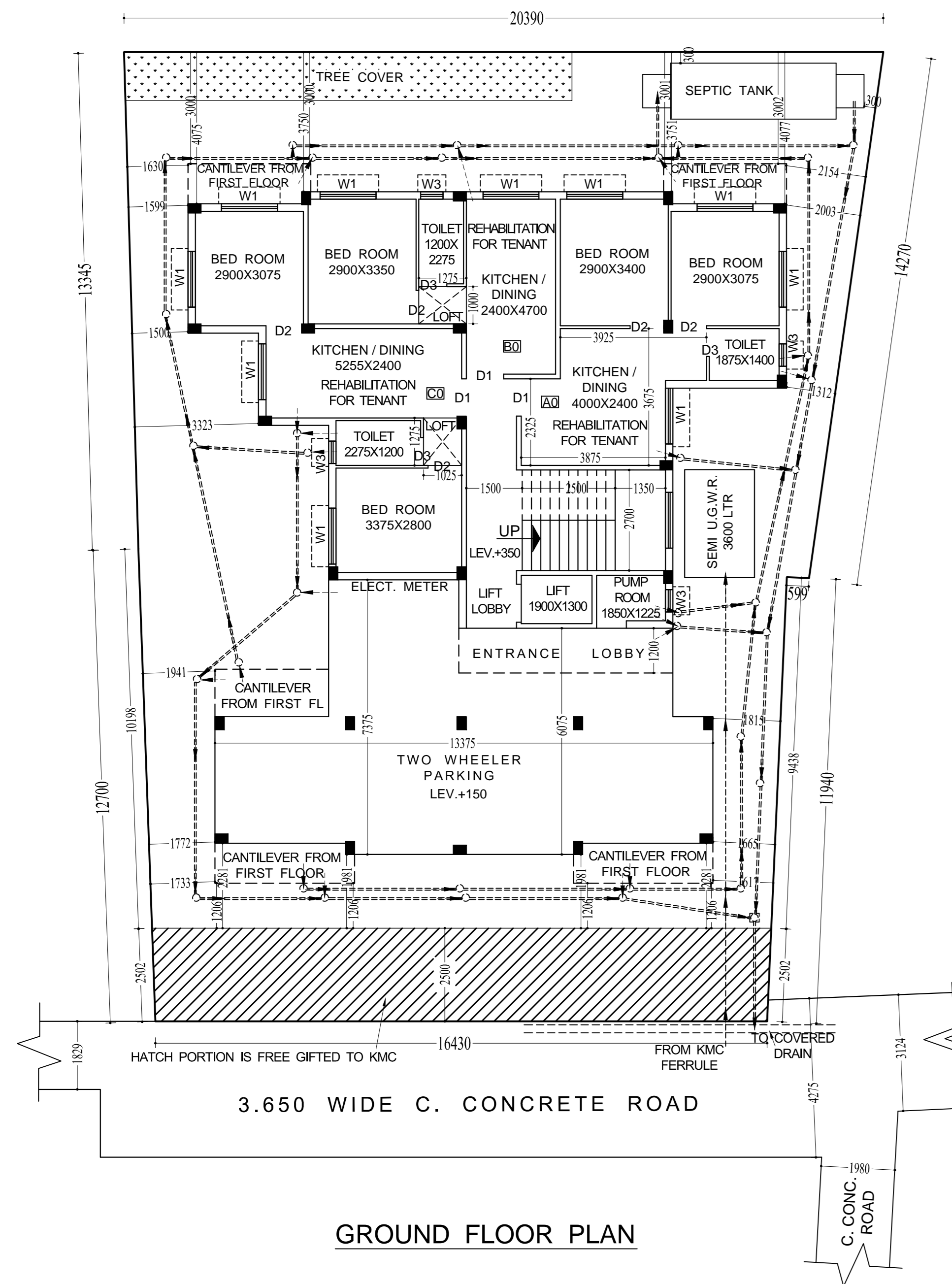
TENEMENT MARKED	TENEMENT SIZE IN M ²	TO BE ADDED	ACTUAL TENEMENT AREA INCLUDING PROPRAREA IN M ²	No of Tenement	No of Car Required
A0	40.972	9.152	50.124	1	
B0	28.008	6.256	34.264	1	
C0	40.876	9.131	50.007	1	
A1, A2, A3	44.438	9.927	54.365	3	3
B1, B2, B3	27.972	6.248	34.22	3	
C1, C2, C3	44.147	9.862	54.009	3	
D1, D2, D3	45.211	10.099	55.31	3	
E1, E2, E3	44.781	10.003	54.784	3	

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN SQ.M	472.406
2. TOTAL REQUIRED CAR PARKING	3
3. TOTAL COVERED CAR PARKING PROVIDED	0
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN M ²	0
6. CAR PARKING AREA EXEMPTED IN M ²	0
7. PERMISSIBLE F.A.R	1.75
8. PROPOSED F.A.R	1.749

CALCULATION OF OTHER AREAS

9. STAIR HEAD ROOM AREA IN M ²	17.394
10. OVER HEAD RESERVOIR AREA IN M ²	5.445
11. AREA OF CUPBOARD IN M ²	16.050
12. AREA OF LOFT IN M ²	10.328
13. TOTAL OTHER AREAS FOR FEES IN M ²	56.373
14. AREA OF LIFT MACHINE ROOM IN M ²	6.420
15. AREA OF STAIR OF LIFT MACHINE ROOM IN M ²	3.275
16. AREA OF TOILET AT ROOF IN M ²	2.906
17. PERMISSIBLE AREA OF TREE COVER IN M ² (2.25% OF LAND AREA)	10.628
18. PROPOSED AREA OF TREE COVER IN M ²	15.610



SHEET NO. (1/2)

BUILDING PERMIT NUMBER :- 2023110211

SANCTION DATE:- 04.10.2023

VALID UPTO:- 03.10.2028

PLAN OF PROPOSED FOUR STORIED RESIDENTIAL BUILDING U/S 393A OF THE KMC ACT. 1980 AND KMC BUILDING RULES 2009, AT PREMISES NO.- 454, PIRPUKUR ROAD, KOLKATA - 700070, P.S.- BANSDRONI, WARD NO.- 113, BOROUGH - XI, UNDER K.M.C.

DIGITAL SIGNATURE OF A.E/ BR.-XI

DIGITAL SIGNATURE OF E.E (C)/BR.-XI