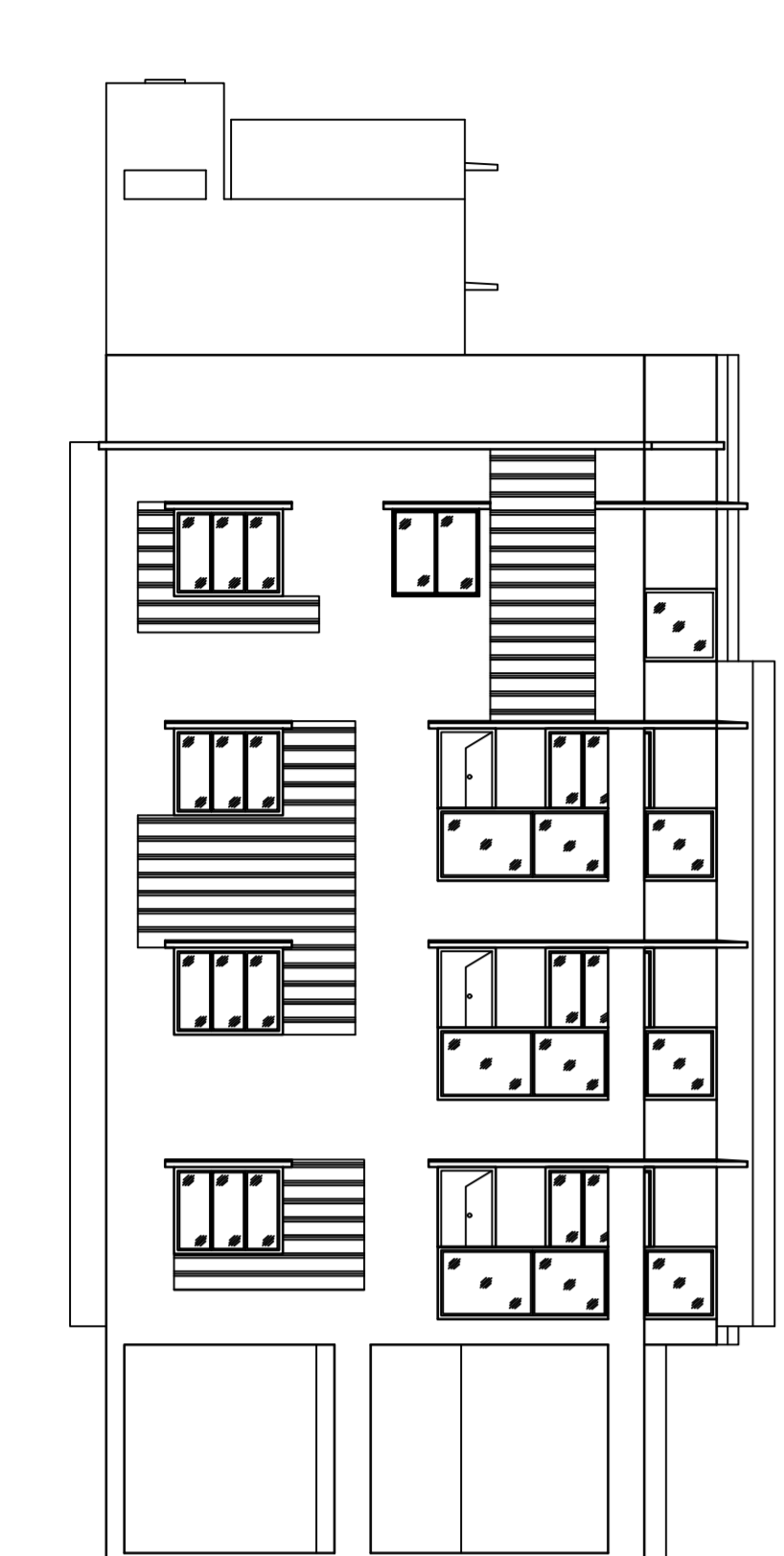
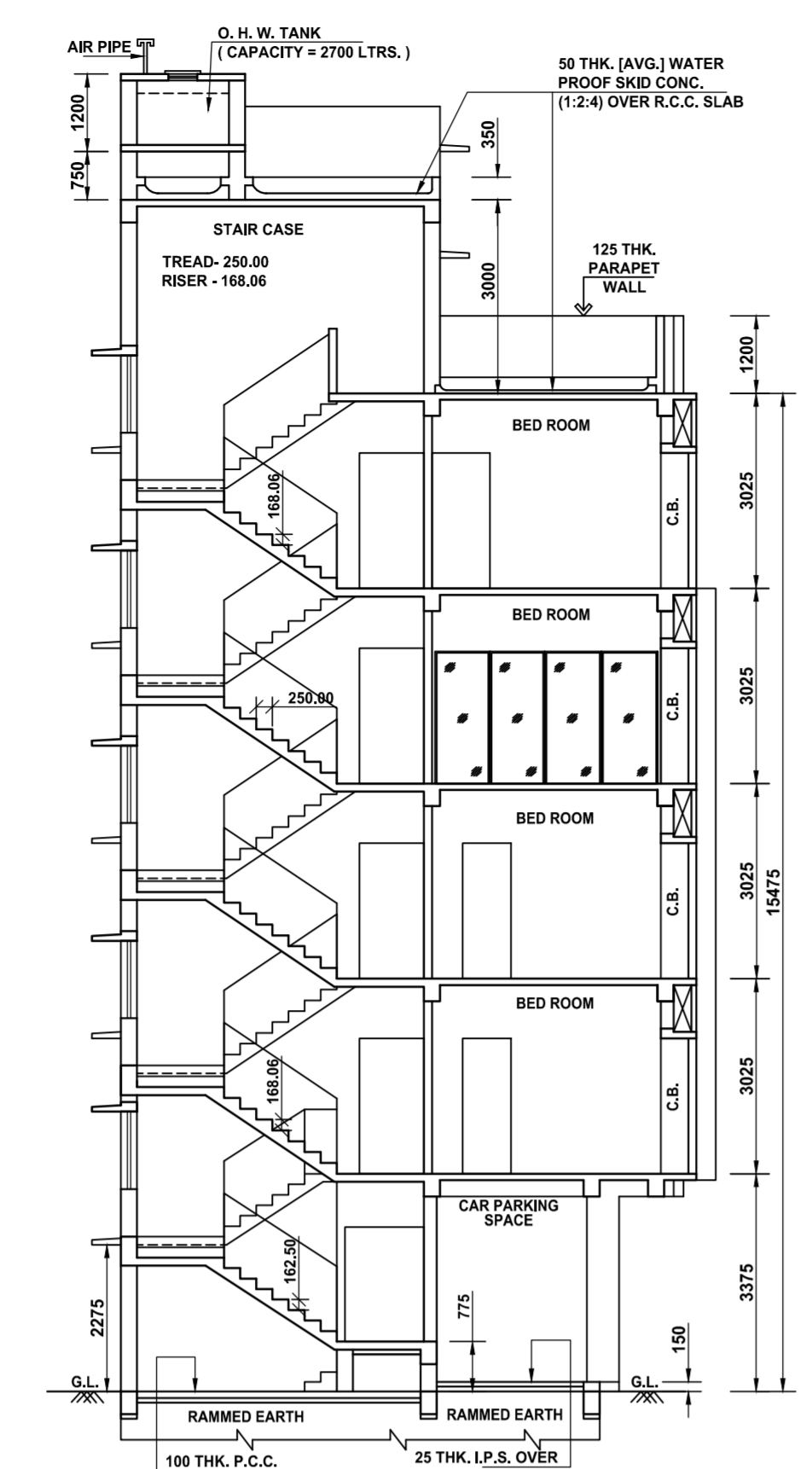


MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A				
1. ASSESSEE NO. :- 11-090-17-0001-1				
3. DETAILS OF REGD. DEED & OTHER DOCUMENTS		AMALGAMATION DEED		
BOOK NO.	1605 2023	POWER OF ATTORNEY	1603 2023	1603 2024
VOLUME NO.	1605 00141	BOUNDARY DECLARATION	1603 01234	1603 01234
PAGE NO.	3815 to 3844	UNDERTAKING FOR ENCROACHMENT	42381 to 42396	560773 to 560789
BEING NO.	1603 01234		1603 01747	1603 20315
DATE	03 / 02 / 2023		05 / 02 / 2024	29 / 12 / 2023
REGD. AT	A. D. S. R. - ALIPORE		D. S. R. - III SOUTH 24 PGS.	D. S. R. - III SOUTH 24 PGS.
PART - B				
1. AREA OF LAND :-				
a) AS PER TITLE DEED & ASSESSMENT BOOK / 303.605 SQM (MORE / LESS)		2. PERMISSIBLE GROUND COVERAGE :-		
b) AS PER PHYSICAL MEASUREMENT & BOUNDARY DECLARATION = 04 K. - 07 CH. - 1.63 SFT / 296.974 SQM (MORE / LESS)		56.768 % OF L.A. = 168.585 SQM		
		3. PROPOSED GROUND COVERAGE :-		
		50.873 % OF L.A. = 151.079 SQM		
4. AREA STATEMENT :-				
	RESIDENTIAL (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)
GROUND FLOOR	132.796	132.796
FIRST FLOOR	151.079	0.438	1.938	148.703
SECOND FLOOR	151.079	0.438	1.938	148.703
THIRD FLOOR	151.079	0.438	1.938	148.703
FOURTH FLOOR	151.079	0.438	1.938	148.703
TOTAL	737.112	1.752	7.752	727.608
5. TENEMENTS CALCULATION				
(A) RESIDENTIAL		CUP BOARD AREA = 19.455 SQM		
		STAIR HEAD ROOM AREA = 14.603 SQM		
		LIFT MACHINE ROOM AREA = 6.611 SQM		
		LIFT MACHINE ROOM STAIR = 3.225 SQM		
		ADDITIONAL AREAS FOR FEES = 43.894 SQM		
		TOTAL COMMON AREA = 83.926 SQM		
6. PERMISSIBLE F. A. R. = 2.00				
7. PROPOSED F. A. R. = 663.133 - 75,000 / 296.974 = 1.980 < 2.00		10. TOTAL AREA FOR FEES = 771.502 SQM		
8. AREA OF O. H. W. TANK = 5.679 SQM		(GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)		
9. AREA OF TREE COVER = 6.764 SQM (2.278 %) > PERMISSIBLE = 5.46 SQM (1.843 %)				



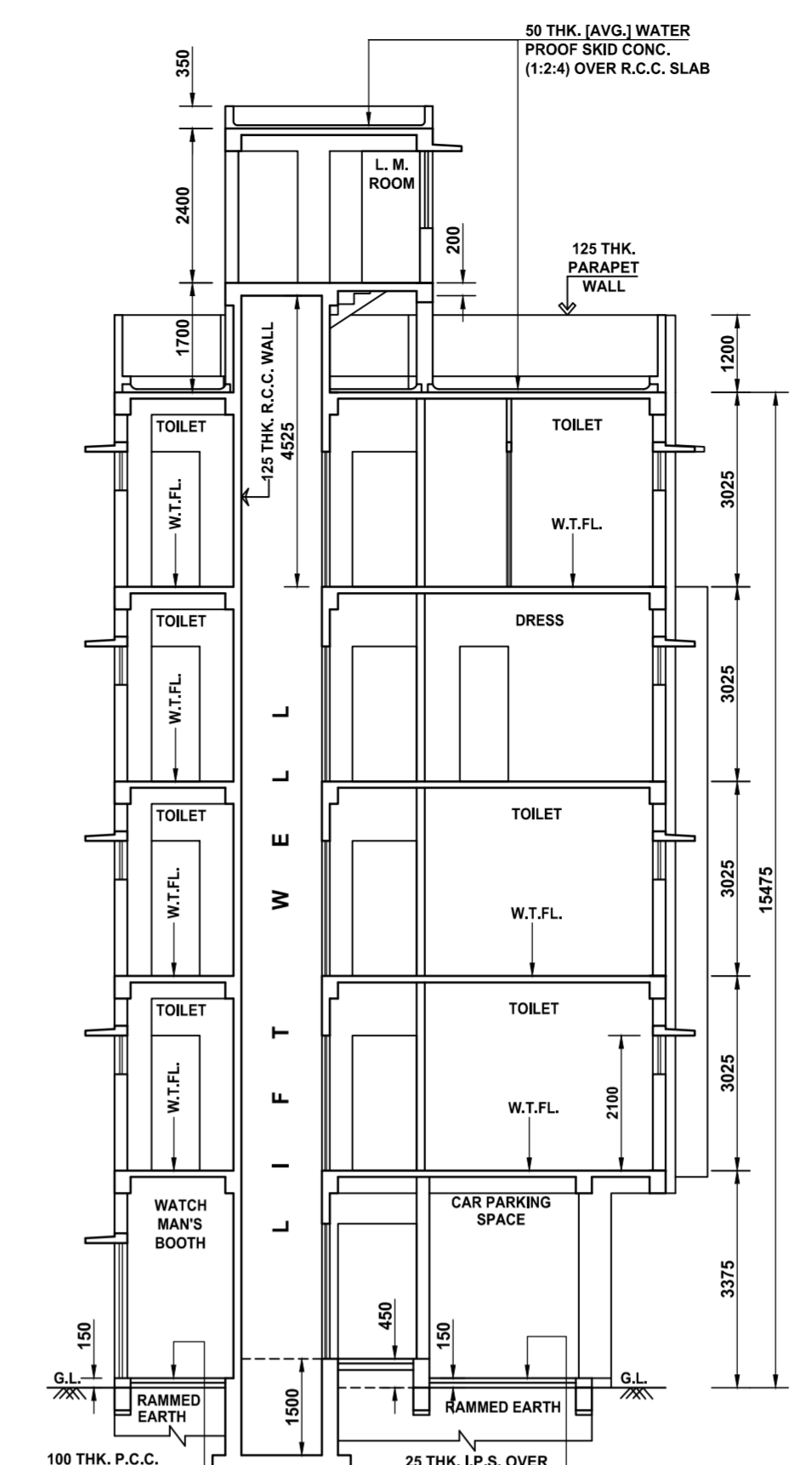
FRONT SIDE ELEVATION
SCALE - 1:100



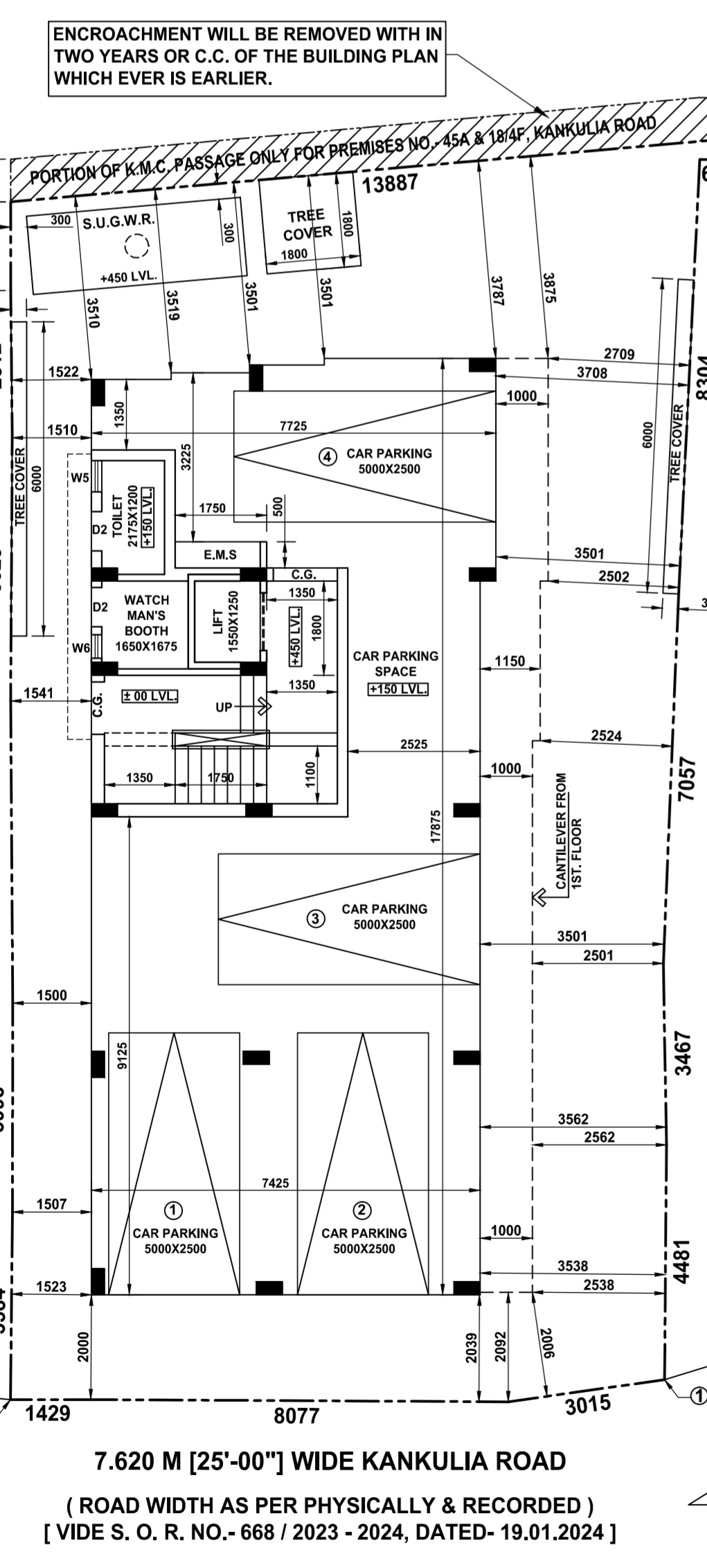
SECTIONAL VIEW AT 'X - X'
SCALE - 1:100



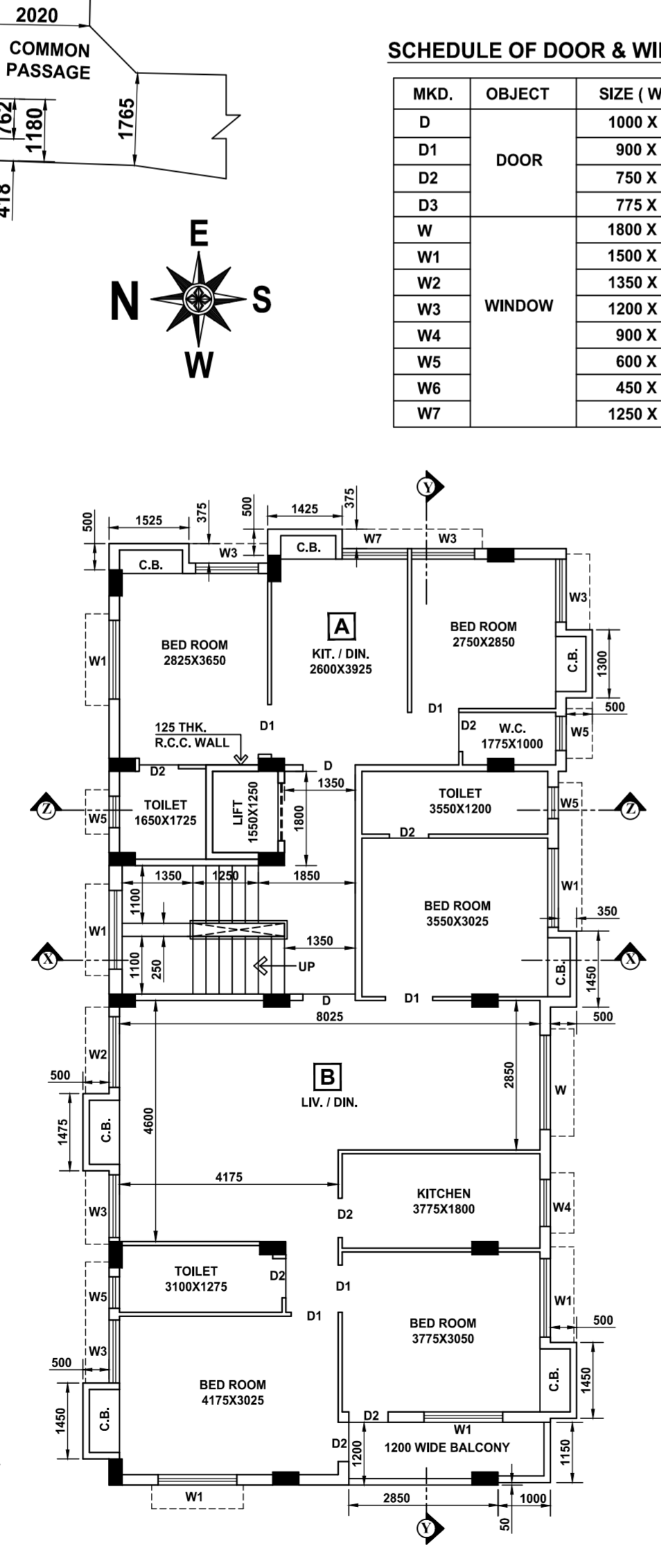
SECTIONAL VIEW AT 'Y - Y'
SCALE - 1:100



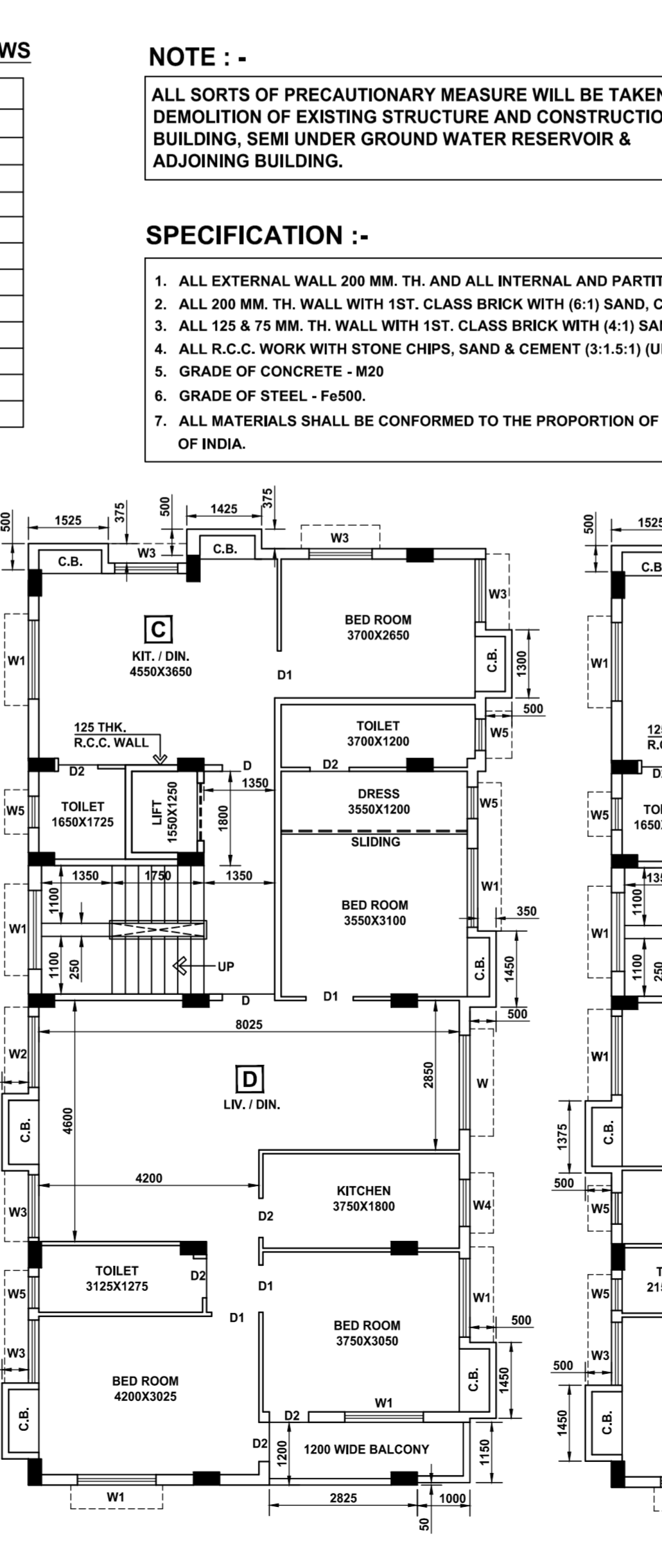
SECTIONAL VIEW AT 'Z - Z'
SCALE - 1:100



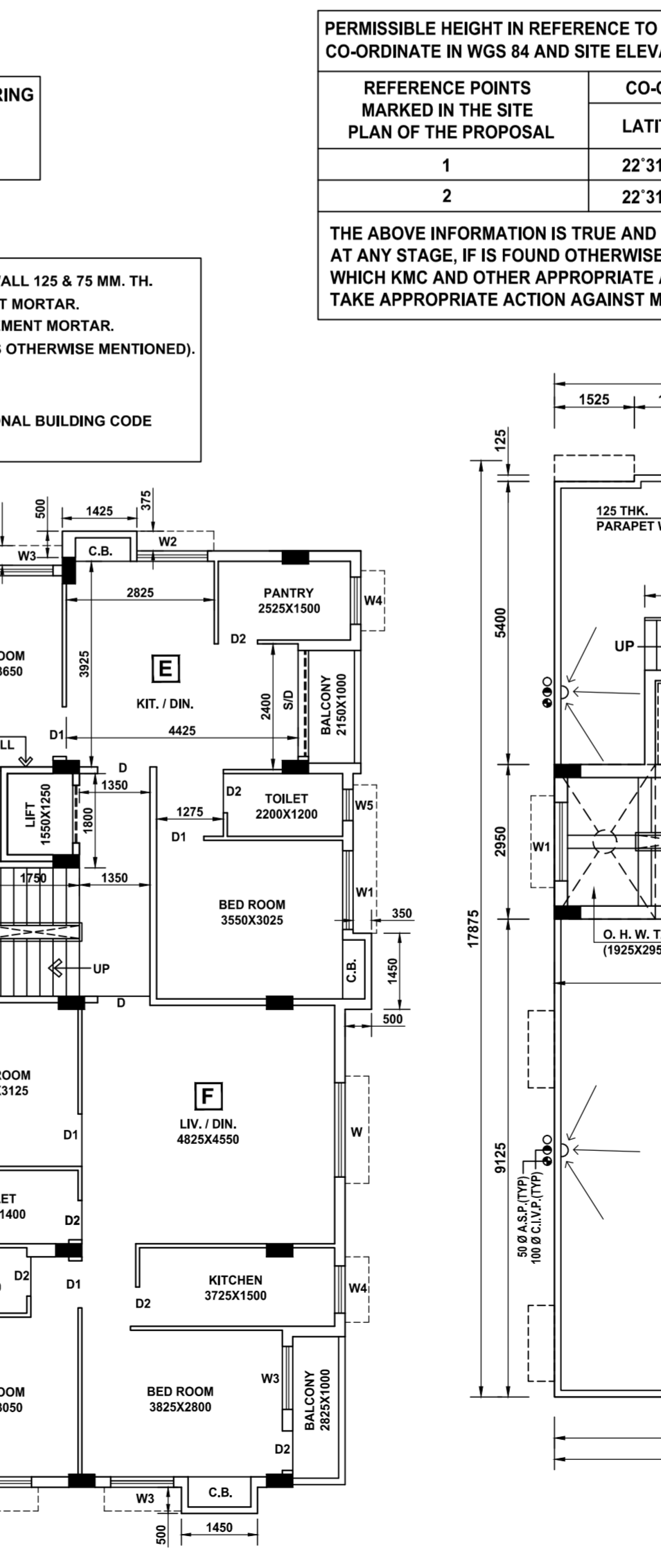
GROUND FLOOR PLAN
SCALE - 1:100



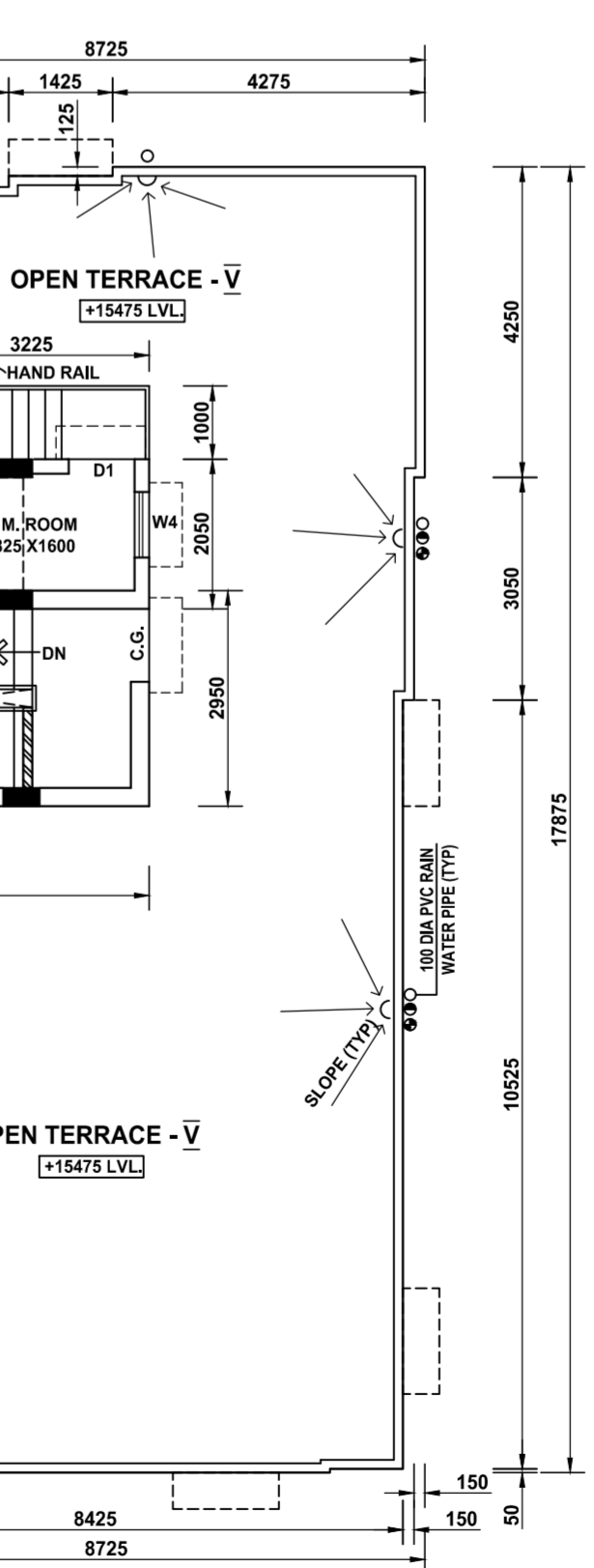
1ST. & 2ND. FLOOR PLAN
SCALE - 1:100



3RD. FLOOR PLAN
SCALE - 1:100



4TH. FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

SCHEDULE OF DOOR & WINDOWS

MKD.	OBJECT	SIZE (W. X H.)
D1	DOOR	1000 X 2100
D2	DOOR	900 X 2100
D3	DOOR	750 X 2100
D4	DOOR	775 X 2100
W1	WINDOW	1800 X 1200
W2	WINDOW	1500 X 1200
W3	WINDOW	1350 X 1200
W4	WINDOW	1200 X 1200
W5	WINDOW	900 X 1000
W6	WINDOW	600 X 600
W7	WINDOW	450 X 1000
W8	WINDOW	1250 X 1200

NOTE :-
ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEMI UNDER GROUND WATER RESERVOIR & ADJOINING BUILDING.

- SPECIFICATION :-**
- ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.
 - ALL 200 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (1:1) SAND, CEMENT MORTAR.
 - ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.
 - ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1.5:1) (UNLESS OTHERWISE MENTIONED).
 - GRADE OF CONCRETE - M20
 - GRADE OF STEEL - Fe500.
 - ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

PERMISSIBLE HEIGHT IN REFERENCE TO CZM ISSUED BY AAJ = 33 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84	SITE ELEVATION (AMSL)
1	22° 31' 00"	88° 22' 09"
2	22° 31' 04"	88° 22' 10"

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

DECLARATION OF C.A. / APPLICANTS :-
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
i) WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
ii) WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US.
vii) THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNERS, THERE IS NO TENANT.

SRI SANDIP SINHA & SRI PARTHA GHOSH (PARTNERS OF M/S. P. S. REALTORS) AS OWNER & CONSTITUTED POWER OF ATTORNEY OF SUKALYAN BOSE, SATYAJIT BOSE & SHARMISTHA BOSE.

NAME OF APPLICANT / C.A.

DECLARATION OF L.B.S. :-
I CERTIFIED 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 CONDITION INCLUDING WIDTH OF THE ADJOINING 7.620 M WIDE KANKULIA ROAD ON WESTERN SIDE AND 7.620 M (MIN.) WIDE K.M.C. PASSAGE ON EASTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. SIGNATURE OF THE APPLICANT IS AUTHENTICATED BY ME.

SUJIT PAUL, L.B.S. / I / 843
NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER B.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY DEBASISH PAL G.T.E. (K.M.C) NO. / 18. I CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

DEBASISH PAL, E.S.E. / II / 609
NAME OF E.S.E.

DECLARATION OF GEO-TECHNICAL ENGINEER :-
UNDERSIGNED HAS INSPECTED THE SITE FOR CARRYING OUT THE SOIL INVESTIGATION THEREIN. AT PRESENT, AS THE SITE IS MOSTLY COVERED BY THE EXISTING STRUCTURE, SOIL EXPLORATION IS NOT POSSIBLE BUT, STRUCTURAL DESIGN PROPOSAL WILL BE CARRIED OUT ON THE BASIS OF SOIL STRATUM CHARACTERISTICS, CONSIDERING THE SAFETY AND STABILITY OF THE PROPOSED BUILDING. IT IS FURTHER CERTIFIED THAT THE EXISTING SOIL WILL BE STRENGTHENED, IF REQUIRED DURING STRUCTURAL DESIGN OF THE PROPOSED BUILDING.

DEBASISH PAL, G.T. / II / 18
NAME OF GEO-TECHNICAL ENGINEER

PROJECT
PROPOSED PLAN FOR G + IV STORIED RESIDENTIAL BUILDING OF HEIGHT - 15.475 MTR. (U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009), AT PREMISES NO.- 45A, KANKULIA ROAD , BOROUGH - VIII, WARD NO.- 090, P.S.- GARIAHAT, KOLKATA - 700029, UNDER THE KOLKATA MUNICIPAL CORPORATION.

B.P. NO. - 2023080139 DATE - 18-03-2024

VALID UPTO - 17-03-2029

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E. (C) / BLDG.

DIGITAL SIGNATURE OF E.E. (C) / BLDG.

****NOTE :-**
1. ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.
2. SCALE - 1:100