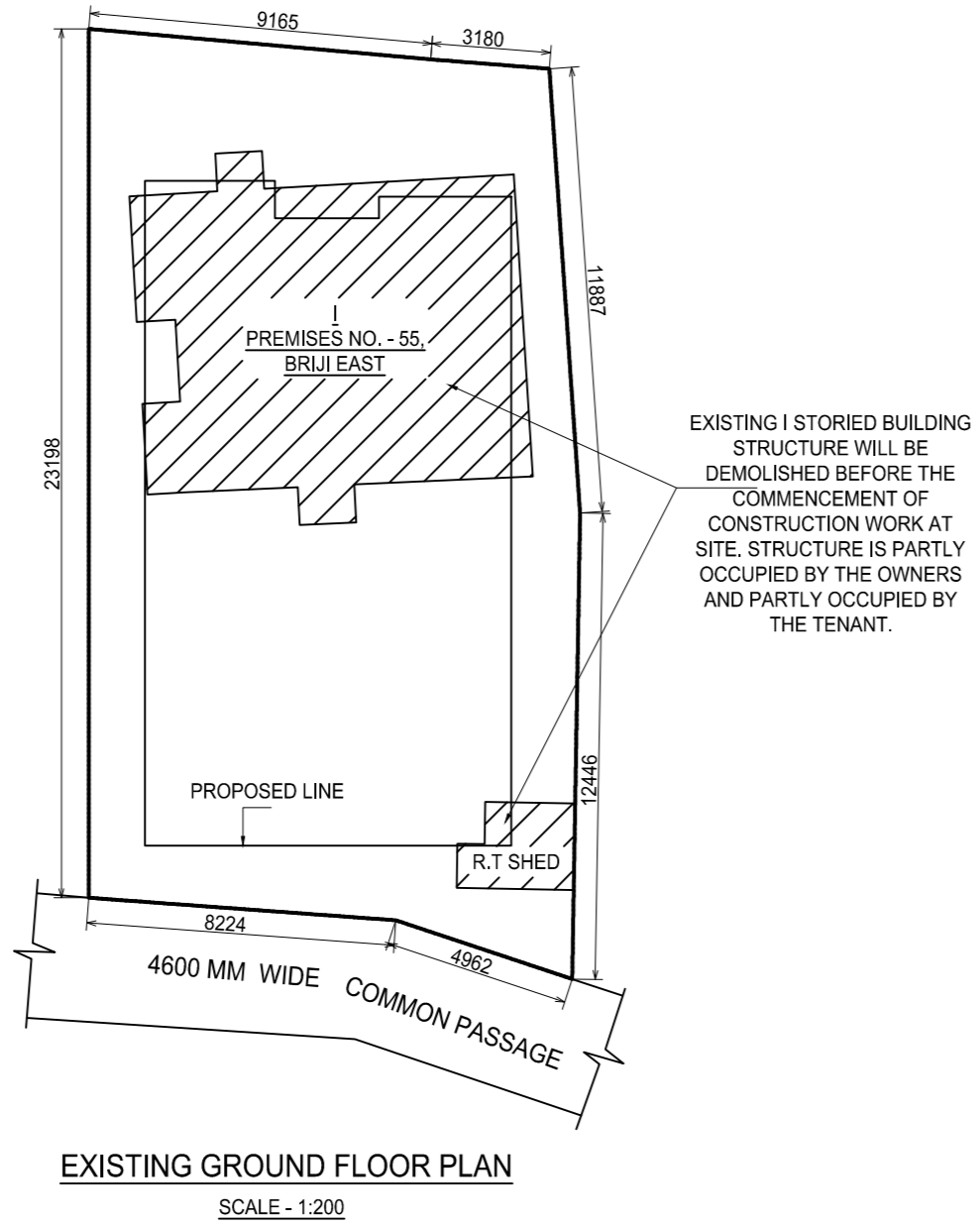
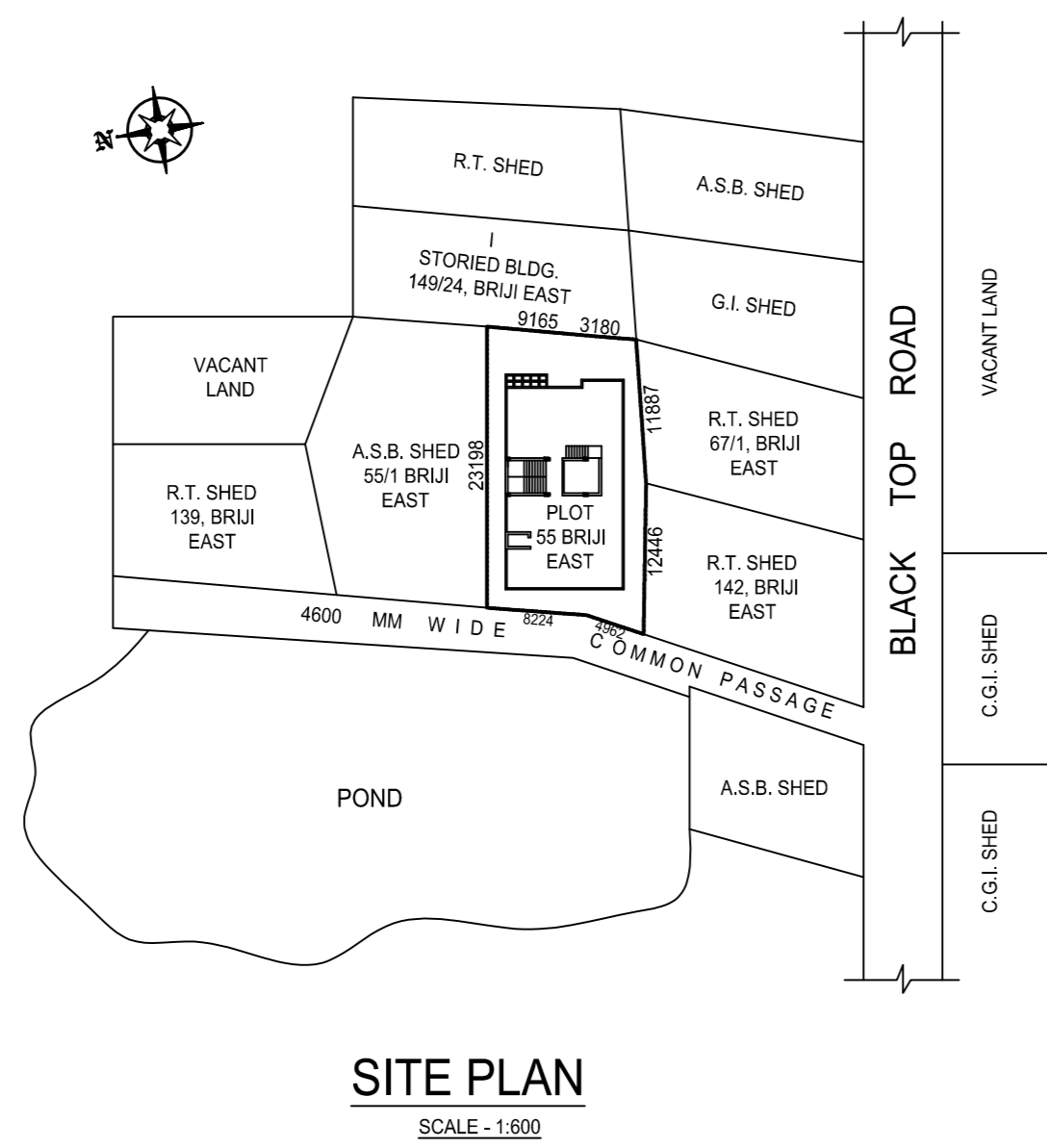
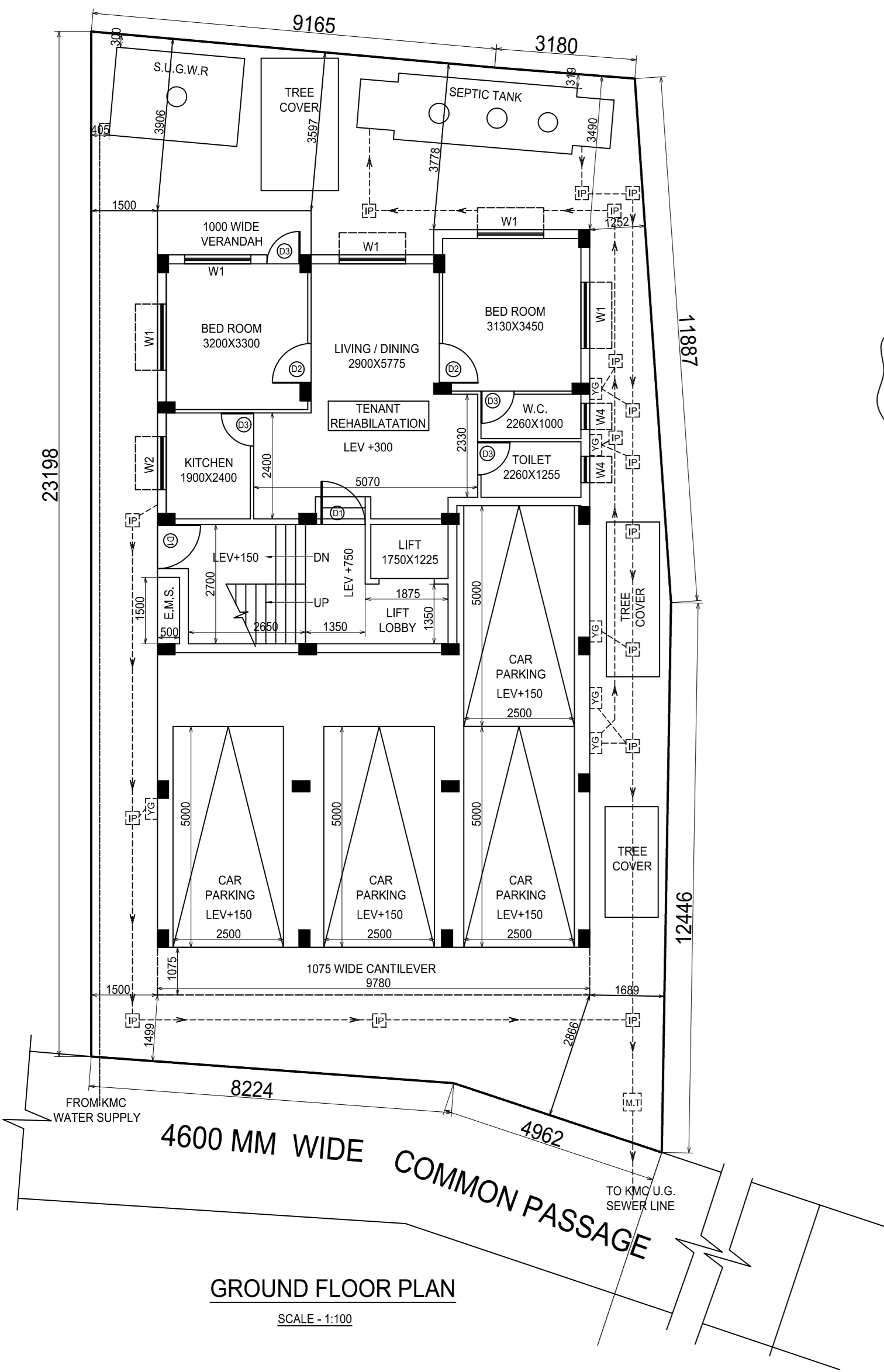


TENANT REHABILITATION
72.111 M²



PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING KMC BUILDING RULE 2009, AT PREMISES NO. 55, BRIJI EAST, R.S. DAG NO.- 738 (P), R.S. KHATIAN NO.- 10, L.R. DAG NO.- 738, L.R. KHATIAN NO.- 874, MOUZA - BRIJI, J.L. NO. 27, TOUZI NO.- 39, R.S. NO.-1, PARGANA - KHASPUR, UNDER THE JURISDICTION OF K.M.C., WARD - 110, BOROUGH - XI, P.S.- PATULI, KOLKATA - 700084.

CHARACTERISTICS OF PLAN PROPOSAL PART-A

- ASSEESSEE NO - 31-119-03-0055-6
- NAME OF THE OWNER - SRI CHITTA NANJAN NASKAR
- NAME OF THE APPLICANT - SRI RAJESH KUMAR SAHA PROPRIETOR OF M/S GANAPATI BUILDERS AS C.A. OF SRI CHITTA NANJAN NASKAR.
- DETAILS OF TITLE DEED :- TITLE SUIT NO. - 157 OF 2001 BEFORE THE LD. 5th COURT OF CIVIL JUDGE, SENIOR DIVISION AT ALIPORE SOUTH 24 PGS. ORDERS & DECREE DATED:- 28.02.2002
- DETAILS OF BOUNDARY DECLARATION :- BOOK - I, VOLUME NO - 1605-2022, PAGE FROM - 32712 TO 32722, BEING NO.- 16050786, FOR THE YEAR 2022, DATED - 29.03.2022, A.D.S.R. -ALIPORE, WEST BENGAL.
- DETAILS OF POWER OF ATTORNEY :- BOOK - I, VOLUME NO - 1605-2021, PAGE FROM - 73004 TO 73025, BEING NO.- 16050756, FOR THE YEAR 2021, DATED - 18.08.2021, A.D.S.R. -ALIPORE, WEST BENGAL.
- DETAILS OF COMMON PASSAGE :- BOOK - IV, VOLUME NO - 1605-2022, PAGE FROM - 1481 TO 1488, BEING NO.- 16050083, FOR THE YEAR 2022, DATED - 29.03.2022, A.D.S.R. -ALIPORE, WEST BENGAL.
- DETAILS OF NON EVICTION OF TENANT :- BOOK NO. - IV, VOLUME NO - 1605-2022, PAGES NO. -1472 TO 1480, BEING NO.- 160500082, FOR THE YEAR-2022, DATED:-28.03.2022, A.D.S.R. ALIPORE.
- DETAILS OF B.L. & L.R.D. MUTATION - L.R. KHATIAN NO.- 874 (10/02/21), DAG NO. - 738, CHARACTER OF LAND - (BASTU) IN THE NAME OF CHITTA NANJAN NASKAR, DATED- 10.03.2022
- DETAILS OF KMC MUTATION:- CASE NO- OJ/110/11-JAN21/2868, DATED - 11.01.2021

PART-B

- AREA OF THE LAND :- a) AS PER TITLE DEED = 302.676 M² IS EQUIVALENT TO 4 K - 68 CH - 18 SFT. b) AS PER BOUNDARY DECLARATION = 300.945 M² IS EQUIVALENT TO 4 K - 07 CH - 34.68 SFT.
 - PERMISSIBLE GROUND COVERAGE -> 170.000 M² (56.865 %) 3. PROPOSED GROUND COVERAGE -> 169.302 M² (56.426%)
- | FLOOR | TOTAL FLOOR AREA | STAIR + STAIR LOBBY | LIFT WELL | LIFT LOBBY | NET FLOOR AREA |
|--------------|------------------------|-----------------------|----------------------|-----------------------|------------------------|
| GROUND FLOOR | 158.789 M ² | 11.500 M ² | - | 2.531 M ² | 144.758 M ² |
| 1ST FLOOR | 169.302 M ² | 12.150 M ² | 2.144 M ² | 2.531 M ² | 152.477 M ² |
| 2ND FLOOR | 169.302 M ² | 12.150 M ² | 2.144 M ² | 2.531 M ² | 152.477 M ² |
| 3RD FLOOR | 165.807 M ² | 12.150 M ² | 2.144 M ² | 2.531 M ² | 149.026 M ² |
| TOTAL | 663.200 M ² | 47.950 M ² | 6.432 M ² | 10.124 M ² | 598.714 M ² |
- | TENANT SIZE BETWEEN | NET TENANT SIZE | TOTAL COMMON AREA | AREA TO BE ADDED | GROSS TENANT SIZE | NOS OF TENANT | REQUIRED PARKING |
|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------|------------------|
| 50 - 75 SQ.M | 63.868 M ² | | 8.243 M ² | 72.111 M ² | 1 NO. | |
| 75 - 100 SQ.M | 70.524 M ² | 66.474 M ² | 9.102 M ² | 79.626 M ² | 1 NO. | 3 NOS. |
| | 73.999 M ² | -12.907% | 9.551 M ² | 83.550 M ² | 2 NOS. | |
| | 77.551 M ² | | 10.009 M ² | 87.560 M ² | 3 NOS. | |
- 5.B) NOS. OF PARKING PROVIDED :- COVERED = 4 NOS. 6. PERMISSIBLE F.A.R = 1.750
 C) ACTUAL AREA OF PARKING PROVIDED = 75.273 M² 7. PROPOSED F.A.R = 1.745
 8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (14.958 + 9.610 + 2.940 + 2.900 + 3.475 + 12.150) = 46.033 M²
- | FLOOR | CURBOARD | LOFT | LEDGE/TEND |
|--------------|-----------------------|------|------------|
| GROUND FLOOR | NIL | NIL | NIL |
| 1ST FLOOR | 4.050 M ² | NIL | NIL |
| 2ND FLOOR | 4.050 M ² | NIL | NIL |
| 3RD FLOOR | 4.050 M ² | NIL | NIL |
| TOTAL | 12.150 M ² | NIL | NIL |
9. STAIR HEAD ROOM AREA = 14.958 M² 13. LIFT MACHINE ROOM STAIR AREA = 2.900 M²
 10. ROOF TOILET AREA = 2.940 M² 14. TREE COVER AREA = 12.450 M²
 11. ROOF TANK AREA = 6.898 M² 15. PAROLA AREA = 3.475 M²
 12. LIFT MACHINE ROOM AREA = 9.610 M² 16. RELAXATION OF AUTHORITY : - COMMON PASSAGE RELAXATION RELAXED BY E.E.(C)/B/DG/BR-XI

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

- I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
- I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & 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 & ADJOINING STRUCTURES.
- 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 THE GUIDANCE OF L.B.S. / E.S.E., BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS PARTLY OCCUPIED BY THE OWNERS & PARTLY OCCUPIED BY THE TENANT.

SRI RAJESH KUMAR SAHA PROPRIETOR OF M/S GANAPATI BUILDERS AS C.A. OF SRI CHITTA NANJAN NASKAR.
NAME OF OWNER/S

DECLARATION OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
 GTE NO. - B/14
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL, GORKHARA, ARUNACHAL SONARPUR, KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIVAS BISWAS
 ESE NO - 458, CLASS II
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

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 CONDITIONS INCLUDING WIDTH OF THE ABUTING ROAD IS 4600 MM WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE SIGNATURE OF THE OWNER IS IDENTIFIED BY ME. THE PLOT IS WITHIN 500 MT. FROM CENTER LINE OF E.M. BY PASS.

BIVAS BISWAS
 LBS NO - 756, CLASS I
NAME OF L.B.S.

BUILDING PERMIT NO. - 2022110196

VALID UPTO - 25/07/2027

SANCTION DATED -26/07/2022

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.