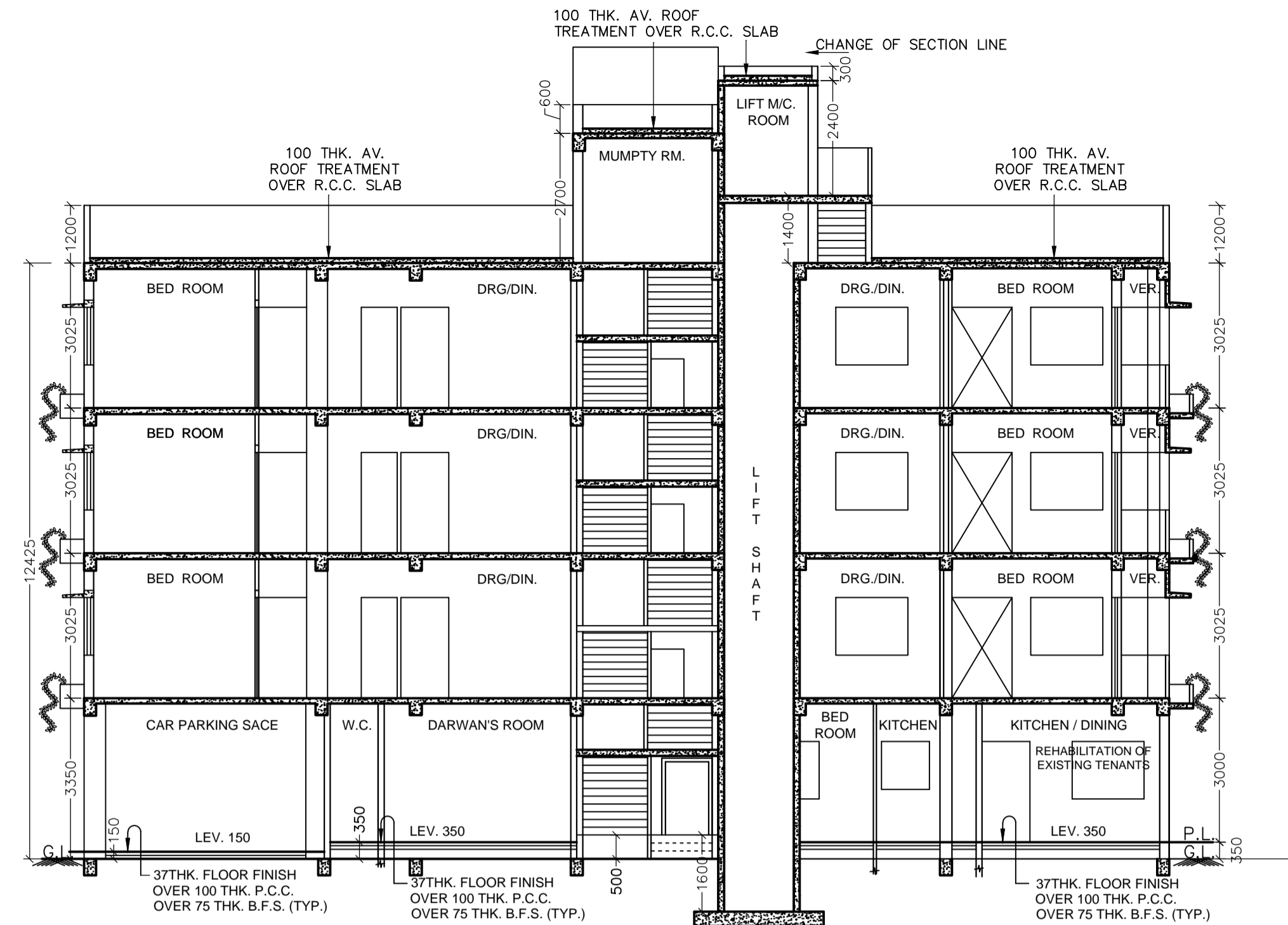
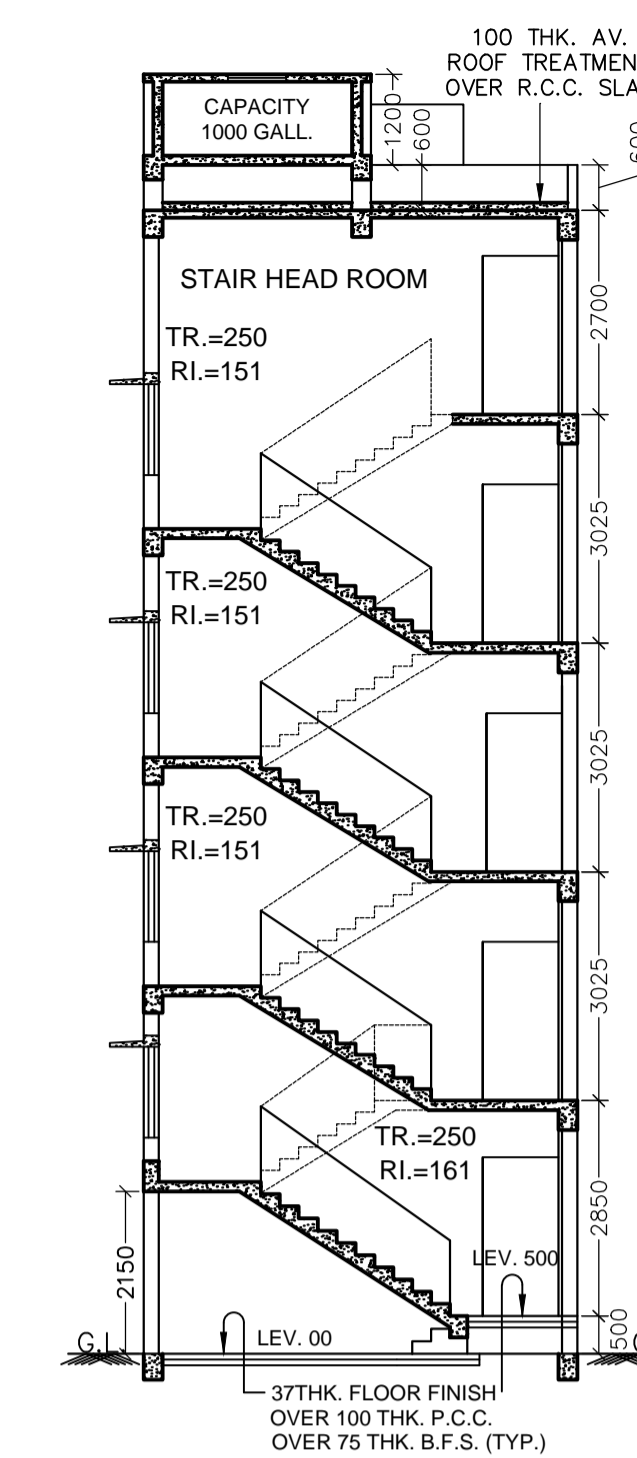


FRONT ELEVATION



SECTION THROUGH = 'B-B'



SECTION THROUGH = 'A-A'

MAIN CHARACTERISTICS OF THE PLAN CASE NO. 2022010052

- PART - A**
- ASSEESSEE NO. 11 - 002 - 09 - 0009 - 0
  - NAME OF THE OWNER (RECORDED): JDR INFRASTRUCTURE & SMT. BANASHRI GHOSH
  - DETAILS OF REGD. DEED (1):  
BOOK No. : I VOL. No. : 218 PAGES : 153 to 162 BEING No.: 7899 YEAR : 2006  
DATE : 14/09/2006 REGD. AT : ADSR COSSIPORE, DUM DUM
  - DETAILS OF REGD. DEED (2):  
BOOK No. : I VOL. No. : 1506 - 2022 PAGES : 5466-5503 BEING No.: 150600040 YEAR : 2022  
DATE : 04/01/2022 REGD. AT : ADSR COSSIPORE, DUM DUM
  - DETAILS OF REGD. BOUNDARY DECLARATION:  
BOOK No. : I VOL. No. : 1506 - 2022 PAGES : 222280 - 222292 BEING No.: 150604765  
DATE : 01/04/2022 REGD. AT : ADSR COSSIPORE, DUM DUM
  - DETAILS OF REGD. POWER OF ATTORNEY:  
BOOK No. : I VOL. No. : 1506 - 2022 PAGES : 5504 - 5562 BEING No.: 150600041 YEAR : 2022  
DATE : 04/01/2022 ADSR COSSIPORE, DUM DUM
  - DETAILS OF NON EVICTION OF TENANT UNDERTAKING :  
BOOK No. : I VOL. No. : 1506 - 2022 PAGES : 96520 - 96535 BEING No.: 150602295 YEAR : 2022  
DATE : 21/02/2022 REGD. AT : ADSR COSSIPORE, DUM DUM
  - NAME OF THE APPLICANT : (POWER OF ATTORNEY) DEBIT BHATTACHARYA & RONJOY SAHA
  - NO. OF TENEMENT : 8 NOS.
  - NO. OF STOREY : G + III
  - SIZE OF TENEMENT : BELOW 50 SQM. - 2 NOS. 50 TO 75 SQM. = 3 Nos. 75 TO 100 SQM. = 3 Nos.

- PART - B**
- AREA OF LAND  
As per title deed : 234.114 SqM. (3K-8Ch.-0SqM.)  
02. As per Physical Measurement & boundary declaration : 228.031 Sqm. (3K-6Ch.-24 SqM.)  
03. Area of splay corner : N. A.  
04. Area of strip : N. A.  
05. Net Land Area : 228.031 Sqm.  
(i) PERMISSIBLE GR. COV. : 59.07 % = 134.69 SqM.  
(ii) PROPOSED GR. COV. : 56.999 % = 129.975 SqM.  
(iii) Permissible F.A.R. : 2.0  
(iv) Proposed F.A.R. : 1.855  
06. Proposed Height : 12.425 M.  
07. Depth of Building : 22.624 M.  
08. Frontage of Plot : 8.670 M.

**9. PROPOSED AREA :**

Floors	Gross Covered Area (SQM.)	Stair Well (SQM.)	Lift Well (SQM.)	Net Covered Area (SQM.)	Exempted Area (SQM.)	Net Floor Area (SQM.)
Ground Floor	129.975 SqM.	-	-	129.975 SqM.	14.401 SqM.	115.574 SqM.
1st. floor	129.975 SqM.	1.74 SqM.	1.74 SqM.	128.235 SqM.	14.401 SqM.	113.834 SqM.
2nd. floor	129.975 SqM.	1.74 SqM.	1.74 SqM.	128.235 SqM.	14.401 SqM.	113.834 SqM.
3rd. floor	129.975 SqM.	1.74 SqM.	1.74 SqM.	128.235 SqM.	14.401 SqM.	113.834 SqM.
<b>Total</b>	<b>519.900 SqM.</b>	<b>5.22 SqM.</b>	<b>5.22 SqM.</b>	<b>514.680 SqM.</b>	<b>57.604 SqM.</b>	<b>457.076 SqM.</b>

**10. BLOCK WISE FLOOR AREA :**

Block	Use Group	Floor Area (SqM.)
A	Residential	514.680 SqM.

**11. BLOCK WISE AREA FOR CAR PARKING REQUIREMENT :**

Block	Use Group	Floor Area (SqM.)	Carpet Area (SqM.)	Admin Area (SqM.)	Common Area (SqM.)
A	Residential	514.68	0.00	0.00	0.00

**12. BLOCK WISE AREA FOR F.A.R. CALCULATION :**

Block	Floor Area (SqM.)	Stair Area (SqM.)	Lift Lobby (SqM.)	Car Parking (SqM.)	Car Parking Area (SqM.)	Total Floor Area (SqM.)	Proposed F. A. R.
A	514.680	57.604	9.180	43.844	25.0	422.896	1.855

**13. TOTAL AREA FOR F.A.R. CALCULATION :**

Floor Area (SqM.)	Total Additional Floor Area For Fees (SqM.)	Total Floor Area (SqM.)	Proposed F. A. R.
514.680	38.542	553.222	1.855

**14. TOTAL FLOOR AREA FOR FEES :**

Floor Area (SqM.)	Total Additional Floor Area For Fees (SqM.)	Total Floor Area (SqM.)
514.680	38.542	553.222

**15. TENEMENT AREA :**

Mkd.	Tenement Size	Prop. Area To Be Added	Actual Area of Tenement	No.	Required Parking
B	49.037 SqM.	12.005 SqM.	61.042 SqM.	3 Nos.	1 No.
A	60.696 SqM.	14.859 SqM.	75.555 SqM.	3 Nos.	
C	26.738 SqM.	6.546 SqM.	33.284 SqM.	1 No.	
D	22.300 SqM.	5.459 SqM.	27.759 SqM.	1 No.	

- Area of Cupboard : [(0.75 X 4) SQM. X 3 Nos.] = 9.0 Sqm.
- Open Terrace Area : 129.975 Sqm.
- Proposed F.A.R. : (447.896 - 25.00) / 228.031 = 1.855 < 2
- Stair Head Room area : 17.345 SqM
- Area of lift machine room : 8.681 SqM
- Area of O.H.W. Tank : 8.774 SqM
- Area of L.M.R. stair : 3.516 SqM
- No. of Covered Car Parking : 1 Nos. (Provided)
- No. of Covered Car Parking : 1 Nos. (Required)
- Total Roof Structure Area : (17.345+8.681+3.516) = 29.542 SqM

**I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :**

- We shall engage L.B.S. & E.S.E. during construction.
- We shall follow the instructions 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 S.U.G. Water reservoir 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.
- This is a solid land and not a filled up land.
- Existing Structure to be demolished before construction of work. There is no Tenant, occupied by the owners.

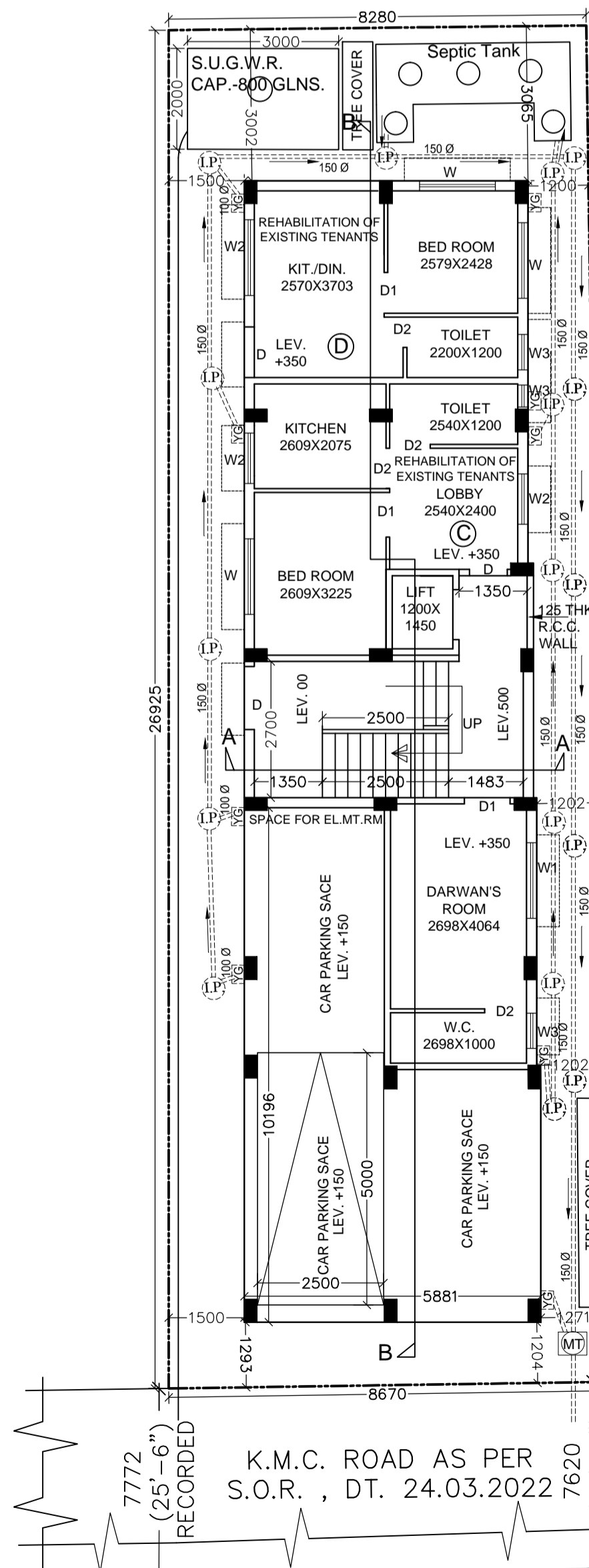
**THIS IS TO BE CERTIFIED WITH FULL RESPONSIBILITY THAT :-**

- The building plan has been drawn as per the K.M.C. BUILDING RULES 2009, as amended from time to time, and the site conditions including the width of the abutting road at North and Road at East including Existing Structure are conform with the plan which has been measured and verified by me.
- Presently the premises appears to be a buildable site and not a tank or a filled up tank.
- The land is butted & bounded by boundary walls.
- The construction of Semi Under Ground Water Reservoir and Septic Tank will be completed before starting of building foundation work.

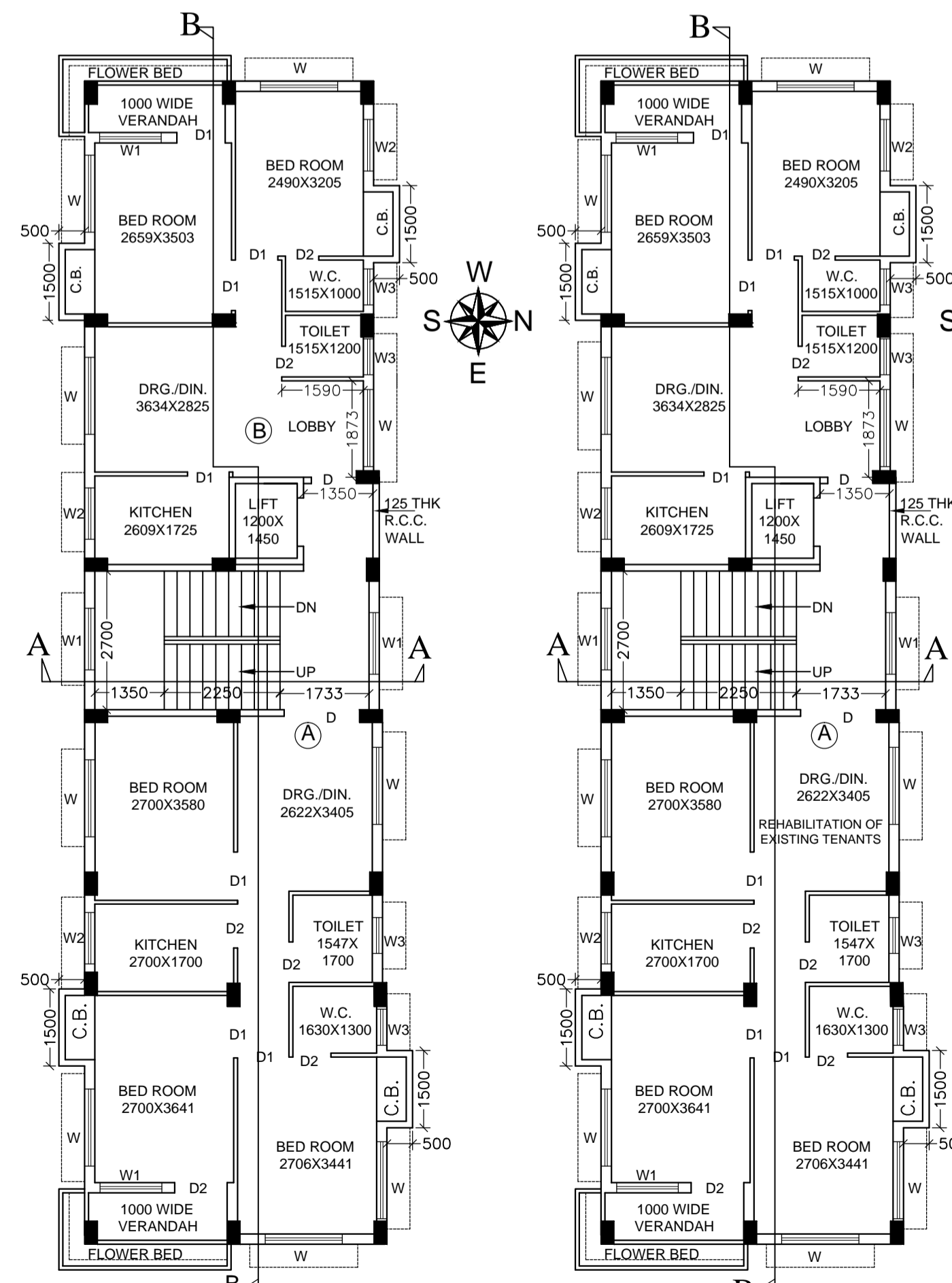
**CERTIFICATE OF GEO-TECHNICAL ENGINEER :**  
Undersigned has inspected the site and carried out soil investigation thereon. It is certified that the existing soil of the site is able to carry the load coming from the proposed construction and the foundation system proposed herein is safe & stable in all respect from geo-technical point of view.

**STRUCTURAL CERTIFICATE :-**  
The structural design of both foundation and superstructure of the building have been made by me considering all possible loads including the seismic load as per the National Building Code of India and on the basis of Soil investigation report Made by Dr. S.K. Bose GTE 12/1 of BOSE ENGINEERS, 53, PURNA CHANDRA MITRA LANE KOL.- 700033. Certify that it is safe and stable in all respect.

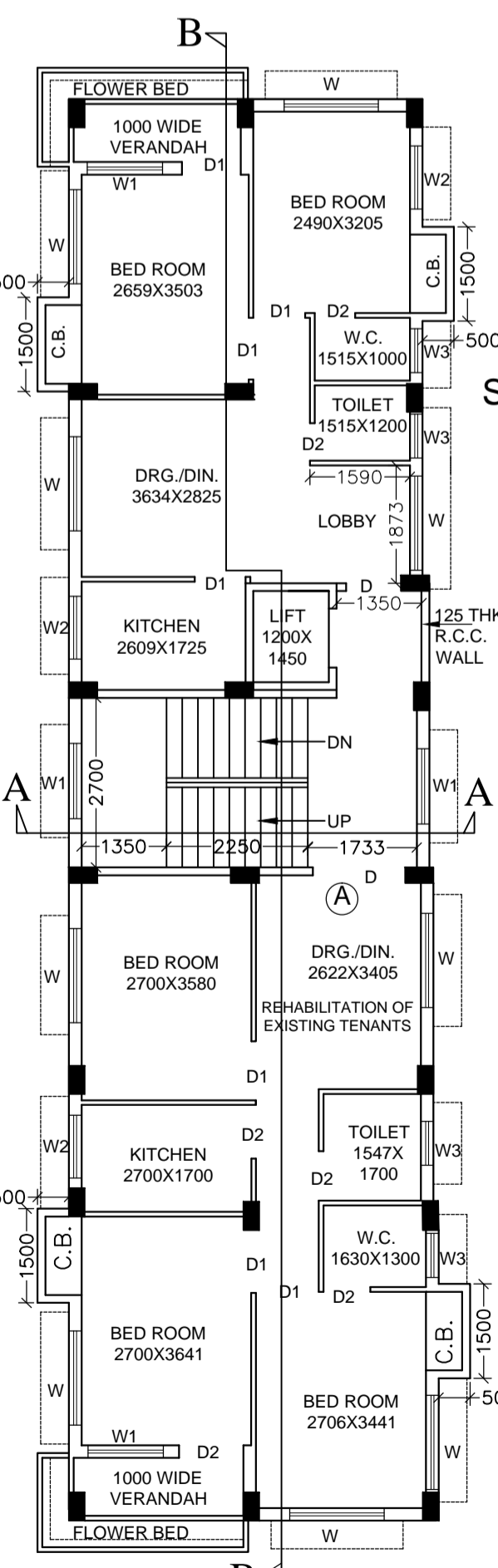
**NOTE :**  
THE DEPTH OF SEMI UNDER GROUND RESERVOIR & SEPTIC TANK SHOULD NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.  
ALL SORTS OF PRECAUTIONARY MEASURES TO BE TAKEN DURING CONSTRUCTION DEMOLITION OF EXISTING BUILDING & CONSTRUCTION OF SEPTIC TANK, WATER RESERVOIR, CONSTRUCTION OF BUILDING.



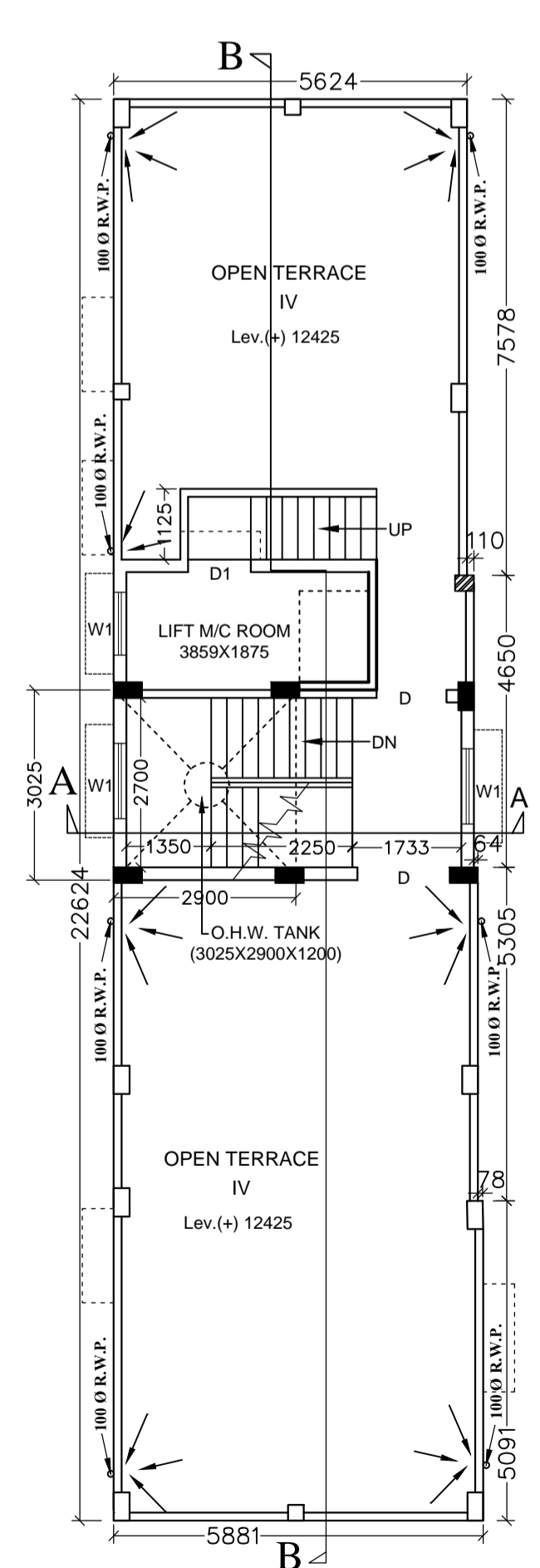
GROUND FLOOR PLAN  
NOTE : FLAT 'C' & 'D' RESERVE FOR TENANT REHABILITATION



FIRST & SECOND FLOOR PLAN



THIRD FLOOR PLAN  
NOTE : FLAT 'A' RESERVE FOR TENANT ACCOMMODATION



ROOF PLAN  
SCALE: 1:100

**DOOR/WINDOW SCHEDULE.**

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1000	2100	W	1500	1200
D1	900	2100	W1	1200	1200
D2	750	2100	W2	1000	1200
			W3	750	750

- NOTES AND SPECIFICATIONS :-**
- All dimensions are in mm.
  - 25 thk. D.P.C. will be 1:2:4 P. C. C. with approved water proofing compound.
  - Brick work with 1st. class picked and mortar (sand-cement) for 200 & 250 thk. brick work - 6:1, & for 75thk. brick work - 4:1.
  - For all P.C.C. / R.C.C. work use M20 grade of concrete, with 20mm down aggregate, coarse sand & portland cement, with water-cement ratio 0.4 to 0.5.
  - For all R.C.C. work use Fe415 grade of steel.
  - The depth of SUGW should not exceed the depth of the nearby foundation.

**PROPOSED G+III STORED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC ACT. 1980 COMPLYING BLDG. RULE 2009, AT PREMISES NO. - 2/1, HARISH CHANDRA PAUL LANE, KOLKATA - 700 050. P.O.- SINTHEE, P.S. - SINTHEE, WARD.- 002, BOROUGH - I.**

**SCALE**  
1 : 100, 1 : 50, 1 : 600, 1 : 4000  
GROUND FLOOR PLAN, FIRST, SECOND, THIRD FLOOR PLAN, ROOF PLAN, SECTION XX & YY, FRONT ELEVATION.

**DRAWN BY**  
Building Permit No. : 2022010049  
DATE : 20/06/2022 VALID UP TO : 19/06/2027

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-I

DEBIT BHATTACHARYA & RONJOY SAHA REPRESENT. JDR INFRASTRUCTURE FOR SELF AND CONSTITUTED ATTORNEY OF SMT. BANASHRI GHOSH NAMES OF APPLICANT/OWNER

SOLMIK DE SARKAR L.B.S. - I / 1057 NAME OF L. B. S.

DR. SUJIT KUMAR BOSE GT- 12/1 (K.M.C.) NAME OF GEO-TECHNICAL ENGINEER

NIRANJAN BANERJEE E.S.E. - II (462 (K.M.C.) NAME OF E.S.E.