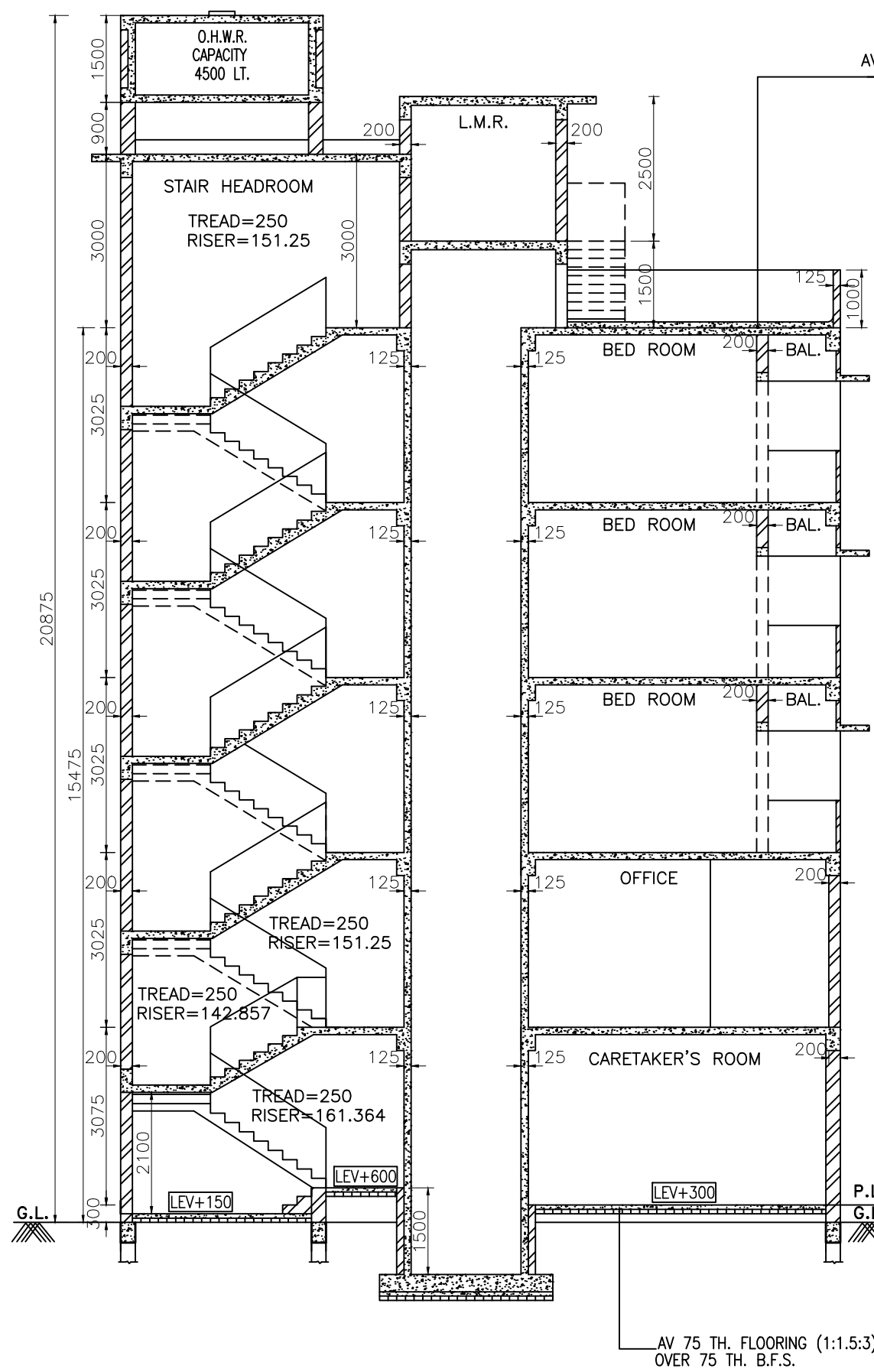
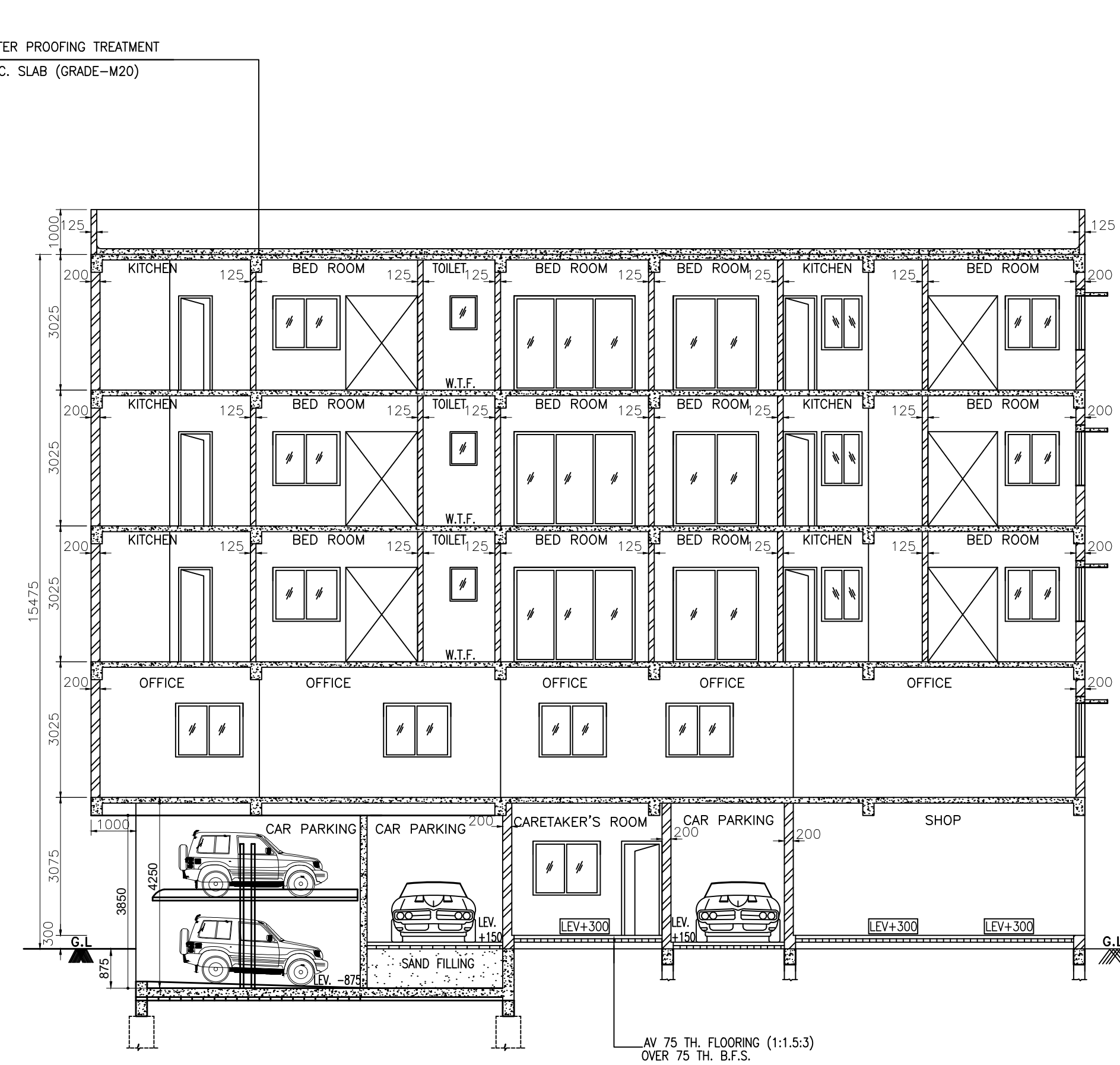


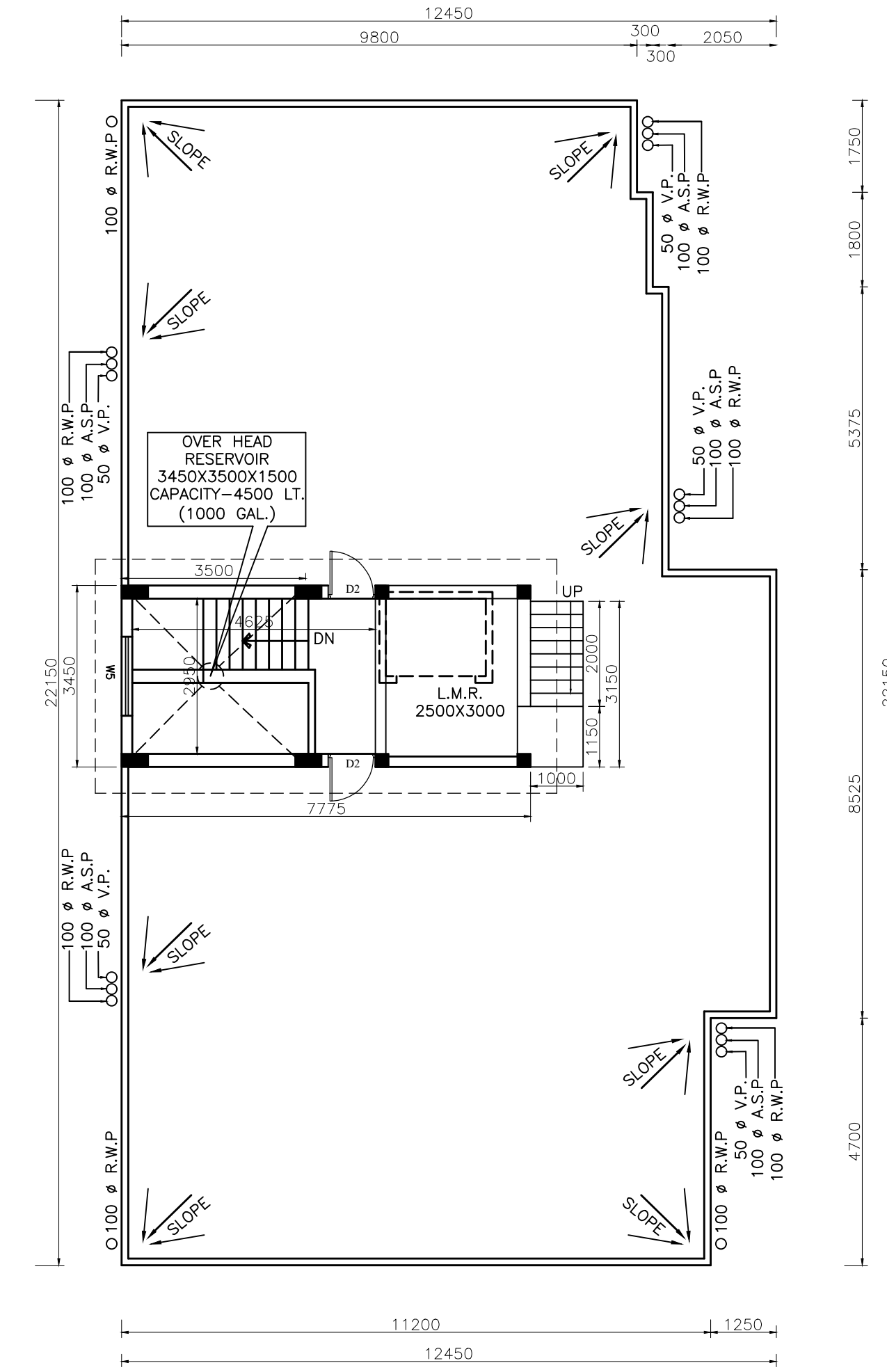
FRONT SIDE ELEVATION  
SCALE-1:100



SECTION ON- A-A  
SCALE-1:100



SECTION ON- B-B  
SCALE-1:100



TERRACE FLOOR PLAN  
SCALE-1:100

MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	1000	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
W1	1500	1200	FULLY GLAZED
W2	1200	1200	FULLY GLAZED
W3	1000	1200	FULLY GLAZED
W4	900	1200	FULLY GLAZED
W5	1500	1500	FULLY GLAZED
W6	375	900	FULLY GLAZED

PREMISES NO. - 68, JATINDRA MOHAN AVENUE, KOLKATA-700 005, IN WARD NO-010, BOROUGH NO-II  
 ASSESSE NO. - 110101700197  
 NAME OF OWNER/APPLICANT(S): TAMAL CHAKRABORTY DIRECTORS OF ANUSKA ENGINEERING WORKS PVT. LTD. C.A. OF KUNAL KUMAR LAW  
 AREA OF LAND:- 498.755 SQ.M. = 07K-09CH-13.6 SFT.(M/L)  
 NAME OF L.B.S.: KAMALESH SEAL (LBS/1020/1)  
 PERMISSIBLE HEIGHT IN REFERENCE TO GCMZ ISSUED BY AAJ: 33.00 M.  
 PROPOSED HEIGHT OF BUILDING (GMS+HTF. OF BLDG.+ HT.TOP. ROOF STRUCTURE) : 26.375 M.  
 CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
*1	22° 35' 48.82" N 88° 21' 55.10" E	5.50 Meter
*2	22° 35' 47.20" N 88° 21' 52.20" E	
*3	22° 35' 46.20" N 88° 21' 56.10" E	
*4	22° 35' 46.90" N 88° 21' 55.10" E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

ANUSKA ENGINEERING WORKS PVT. LTD.  
 DIRECTORS OF TAMAL CHAKRABORTY  
 C.A. OF KUNAL KUMAR LAW  
 SIGNATURE OF OWNERS/APPLICANTS  
 KAMALESH SEAL (LBS. NO.-1020/1)  
 SIGNATURE OF L.B.S.

STATEMENT OF THE PLAN	
PROPOSED AREA :-	
TOTAL COVERED AREA	TOTAL EXEMPTED AREA
GROUND FLOOR	239.544 SQ.M.
1ST FLOOR	249.343 SQ.M.
2ND FLOOR	249.343 SQ.M.
3RD FLOOR	249.343 SQ.M.
4TH FLOOR	249.343 SQ.M.
TOTAL	1236.916 SQ.M.

7. TENEMENTS & CAR PARKING CALCULATION :-					
(A) RESIDENTIAL:					
MARKED	TENEMENT	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1A,2A,3A	114,732 SQ.M.	20,149 SQ.M.	134,881 SQ.M.	3	06 NOS.
1B,2B,3B	114,183 SQ.M.	20,052 SQ.M.	134,235 SQ.M.	3	06 NOS.

8. MERCANTILE : (RETAIL)  
 8a. MERCANTILE CARPET AREA = 60,751 SQ.M. (REQD. CAR PARKING = 1NO.)  
 8b. MERCANTILE COVERED AREA = 65,244 SQ.M.

9. BUSINESS :  
 9a. BUSINESS CARPET AREA = 199,960 SQ.M. (REQD. CAR PARKING=3NOS.)  
 9b. BUSINESS COVERED AREA = 232,061 SQ.M.

- TOTAL REQUIRED CAR PARKING = 10 NOS.
- TOTAL PROPOSED CAR PARKING = 10 NOS.
- (NOS. TWO LAYER & ANOS. SINGLE LAYER COVERED CAR PARKING)
- PERMISSIBLE AREA FOR PARKING = 175,000 SQ.M.
- PROPOSED AREA OF PARKING = 109,607 SQ.M.
- PERMISSIBLE F.A.R. = 2.25
- PROPOSED F.A.R. = 2.053<2.25
- TOTAL BUILT-UP AREA = 1255,646 SQ.M.
- STAIR HEAD ROOM AREA = 17,336 SQ.M.
- OVER HEAD WATER TANK AREA = 12,075 SQ.M.
- LIFT MACHINE ROOM AREA = 10,177 SQ.M.
- L.M.R. STAIR AREA = 3,150 SQ.M.
- TERRACE AREA = 249,343 SQ.M.
- RELAXATION OF AUTHORITY, IF ANY = N.A.
- W.C. AREA AT TERRACE = NIL
- AREA OF CUP BOARD = 10,725 SQ.M.
- REQUIRED TREE COVER AREA = 15,140 SQ.M. (3.036% OF LAND)
- PROPOSED TREE COVER AREA = 16,086 SQ.M. (3.225% OF LAND)

- SPECIFICATIONS
- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M20 AND STEEL Fe 500+ 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
  - STEEL Z-SECTION WINDOWS/ALUMINIUM WINDOW.
  - ALL FLOORS AREA MARBLE FLOORING.
  - 1/6 & 1/4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
  - WATER PROOFING TREATMENT.
  - P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SIGNATURE OF GEO-TECHNICAL ENGINEER  
 UNDESIGNED 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.  
 SANTOSH KUMAR CHAKRABORTY (G.T./1/16)  
 SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF STRUCTURAL ENGINEER  
 THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.S.800 OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY SANTOSH KUMAR CHAKRABORTY. I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
 KAMALESH SEAL (E.S.E. NO.-748/1)  
 SIGNATURE OF STRUCTURAL ENGINEER

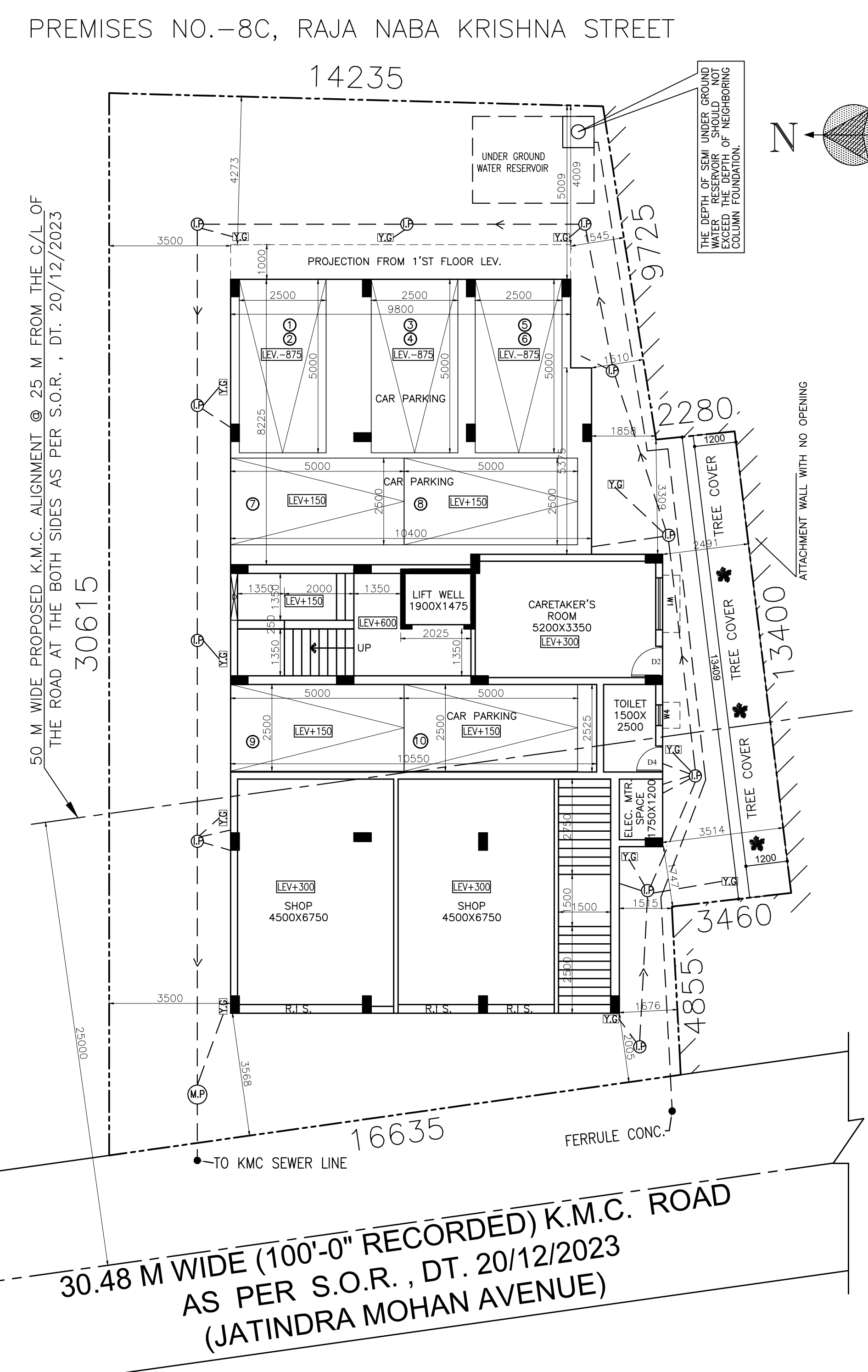
DECLARATION OF L.B.S.  
 CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS NO EXISTING STRUCTURE, THE SAID PREMISES IS PARTLY OCCUPIED BY THE OWNER & PARTLY OCCUPIED TENANT.  
 KAMALESH SEAL (LBS. NO.-1020/1)  
 SIGNATURE OF L.B.S.

DECLARATION OF OWNER /APPLICANT  
 I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL FAILURE OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FACTORY THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEPTIC TANK AND S.U.C.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.  
 ANUSKA ENGINEERING WORKS PVT. LTD.  
 DIRECTORS OF TAMAL CHAKRABORTY  
 C.A. OF KUNAL KUMAR LAW  
 SIGNATURE OF OWNERS/APPLICANTS

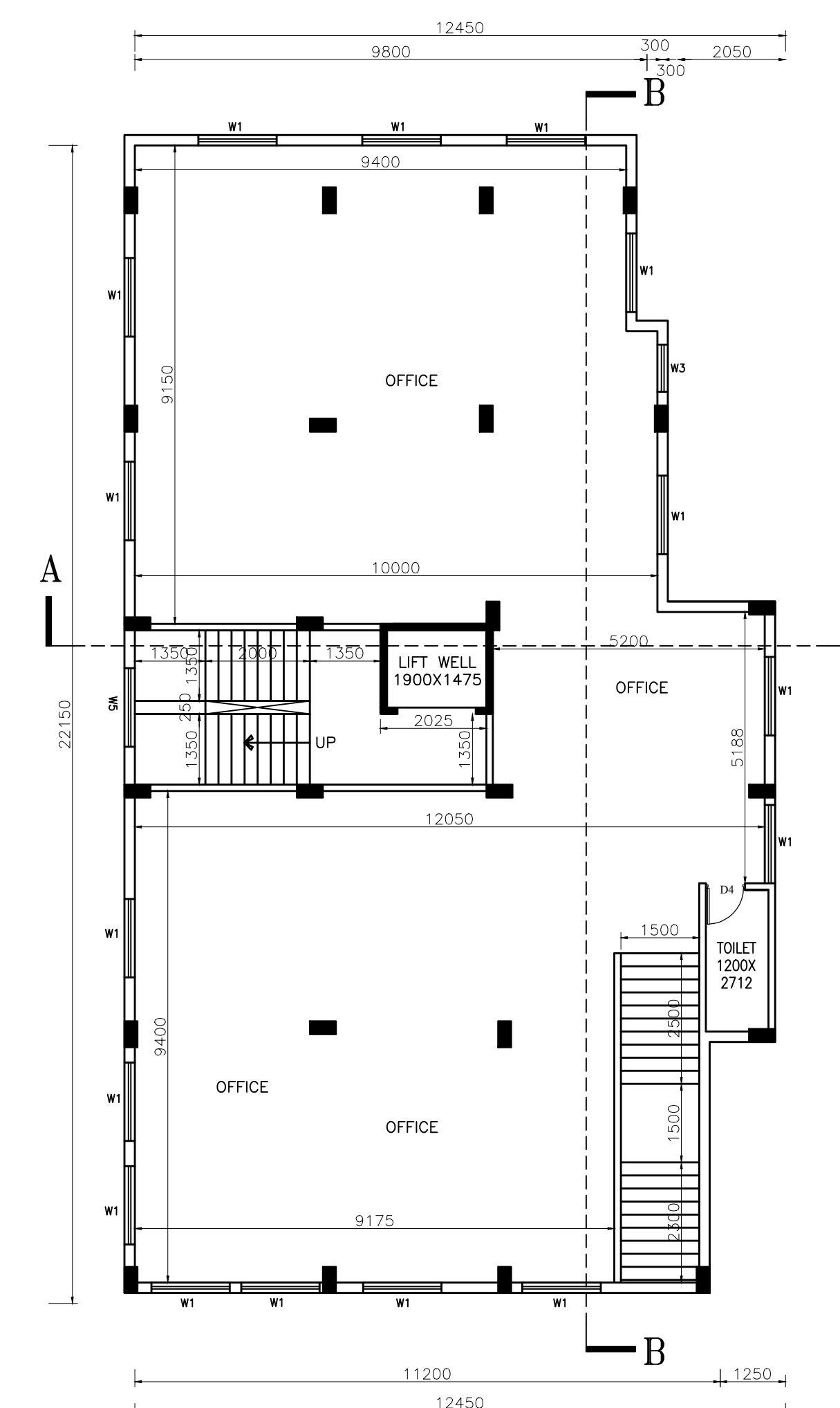
PROJECT:  
 PLAN OF PROPOSED GROUND + FOUR STORIED RESIDENTIAL BUILDING AT PREMISES NO.-68, JATINDRA MOHAN AVENUE, KOLKATA-700 005, IN WARD NO-010, BOROUGH NO-II, P.S.-SHYAMPUR, COMPLYING KMC BUILDING RULE 2009 & UNDER SECTION 393A K.M.C. ACT-1980 WITHIN THE KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	R. DATE	DRAWN BY :
KMC/NSR/22-23		01/12/2023		INDRAJIT HALDER

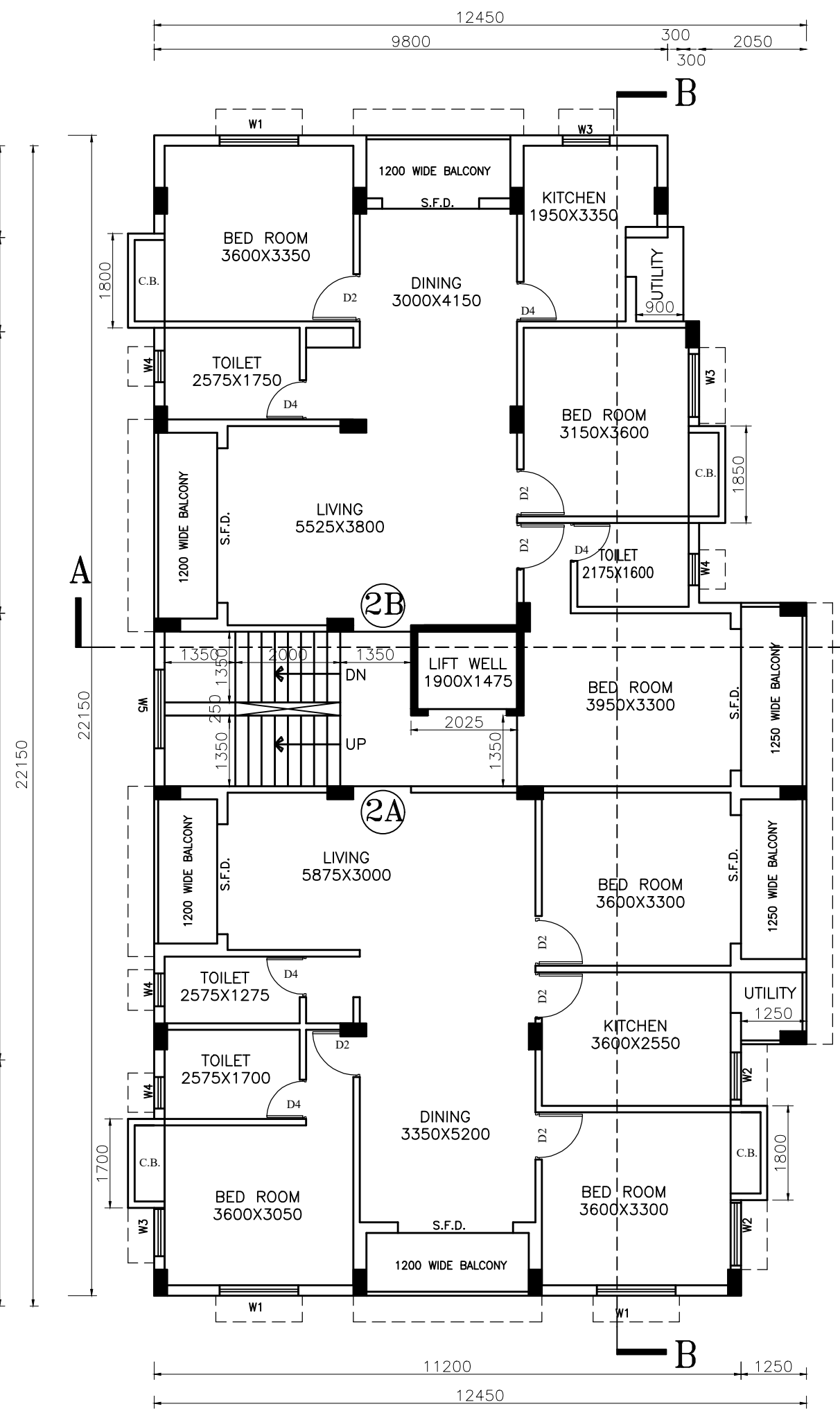
CONSULTANT:-  
 K. SEAL & ASSOCIATES  
 ARCHITECTS, ENGINEERS, CONSULTANTS  
 22A, RAJA NABA KRISHNA STREET,  
 KOLKATA-700 005, PH.-2554-2558



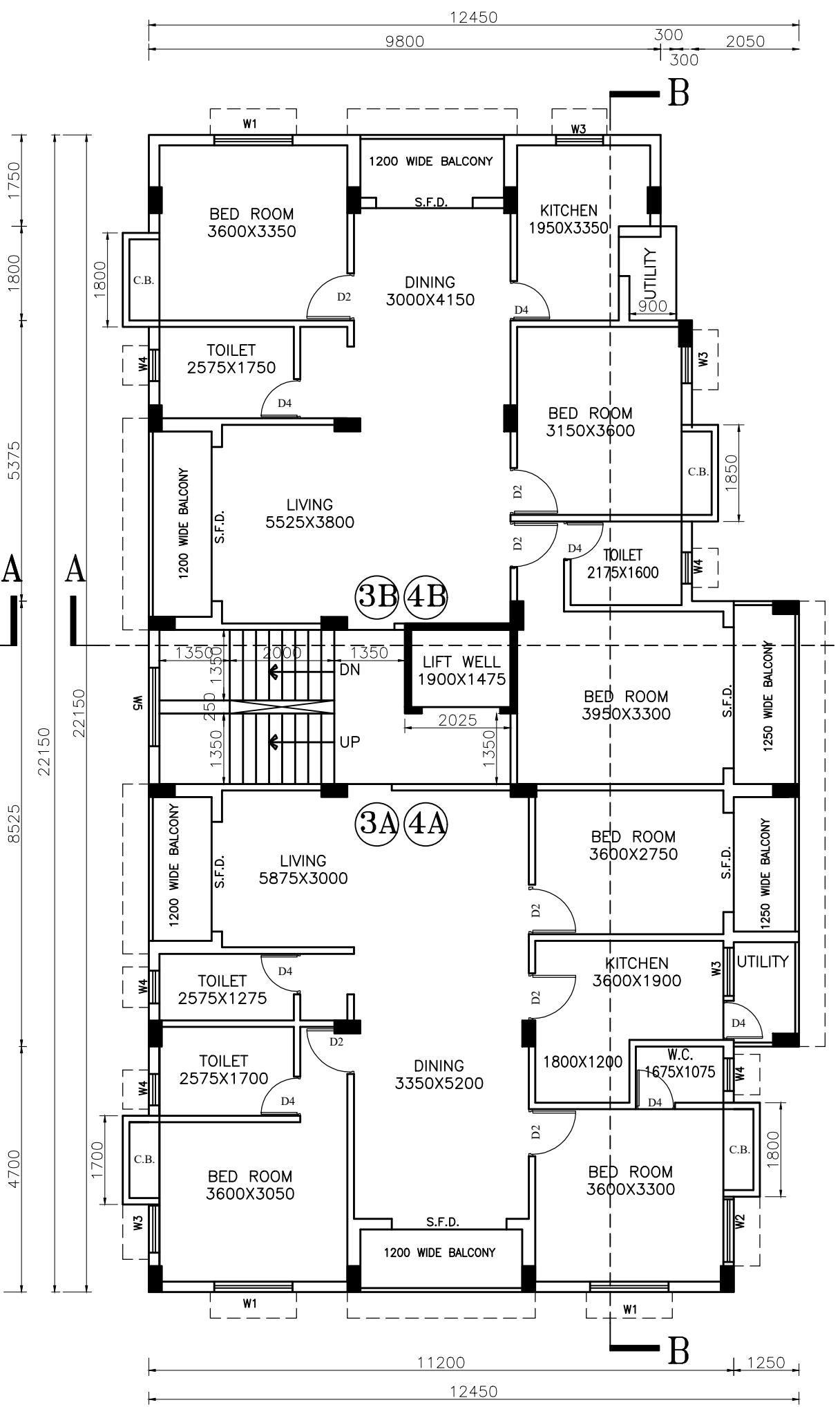
PROPOSED GROUND FLOOR PLAN  
SCALE-1:100



PROPOSED FIRST FLOOR PLAN  
SCALE-1:100



PROPOSED SECOND FLOOR PLAN  
SCALE-1:100



PROPOSED THIRD & FOURTH FLOOR PLAN  
SCALE-1:100

STATEMENT OF THE PLAN CASE NO. 2023020071  
 PART-A:  
 1. ASSESSE NO: 11-010-17-001-97  
 2.a) DETAIL OF REGISTERED DEED :-  
 BOOK NO : 1958 VOL. NO : 67 PAGE NO : 188 TO 190  
 BEING NO : 1958 YEAR : 1939 PLACE : R.A. , CALCUTTA  
 2.b) DETAIL OF REGISTERED DEED :-  
 BOOK NO : 1 YEAR : 1995 PLACE : R.A. , CALCUTTA  
 BEING NO : 4514 YEAR : 1995 PLACE : R.A. , CALCUTTA  
 2.c) DETAIL OF BOUNDARY DECLARATION :-  
 BOOK NO : 1 VOL. NO : 1903-2023 PAGE NO : 218365 TO 218375  
 BEING NO : 190305742 DATE : 28/08/2023 PLACE : A.R.A., KOLKATA  
 2.d) DETAIL OF NON-EVICTION OF TENANT :-  
 BOOK NO : 1 VOL. NO : 1903-2024 PAGE NO : 53885 TO 53893  
 BEING NO : 190301428 DATE : 05/03/2024 PLACE : A.R.A.-III, KOLKATA  
 3. AREA OF LAND :-  
 a) AS PER TITLE DEED = 507.980 SQ.M. = 07K-09CH-23 SFT.  
 b) AS PER BOUNDARY DECLARATION = 498.755 SQ.M. = 07K-07CH-13.6 SFT.  
 c) AS PER TITLE DEED = 507.980 SQ.M. = 07K-09CH-23 SFT.  
 d) AS PER BOUNDARY DECLARATION = 498.755 SQ.M. = 07K-07CH-13.6 SFT.  
 4. NO. OF STOREY = 4+H  
 5. NO. OF TENEMENTS = 06 NOS.  
 6. SIZE OF TENEMENTS = a) >75 SQ.M <100 SQ.M = NIL  
 = b) >100 SQ.M = 6 NOS.  
 1. AREA OF LAND:-  
 a) AS PER TITLE DEED = 507.980 SQ.M. = 07K-09CH-23 SFT.  
 b) AS PER BOUNDARY DECLARATION = 498.755 SQ.M. = 07K-07CH-13.6 SFT.  
 2. (i) PERMISSIBLE GROUND COVERAGE = 249.582 SQ.M.(50.041% OF LAND AREA)  
 (ii) PROPOSED GROUND COVERAGE = 249.343 SQ.M. (49.993% OF LAND AREA)  
 3. PROPOSED HEIGHT OF THE BUILDING = 15.475 M.  
 BUILDING PERMIT NO:- 2023020068  
 SANCTION DATE:- 15/03/2024  
 VALID UP TO:- 14/03/2029

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-II/K.M.C.  
 DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-II/K.M.C.