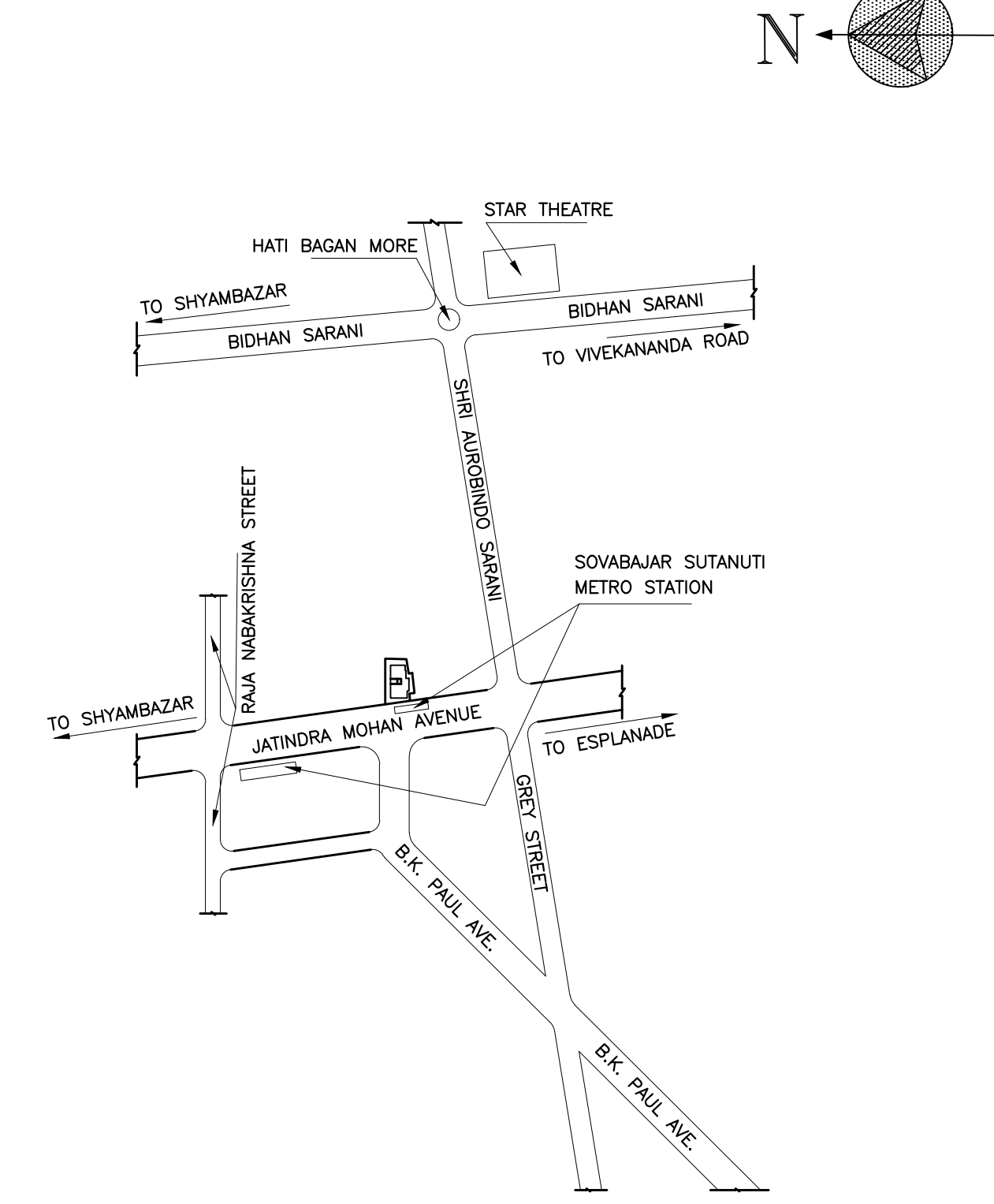
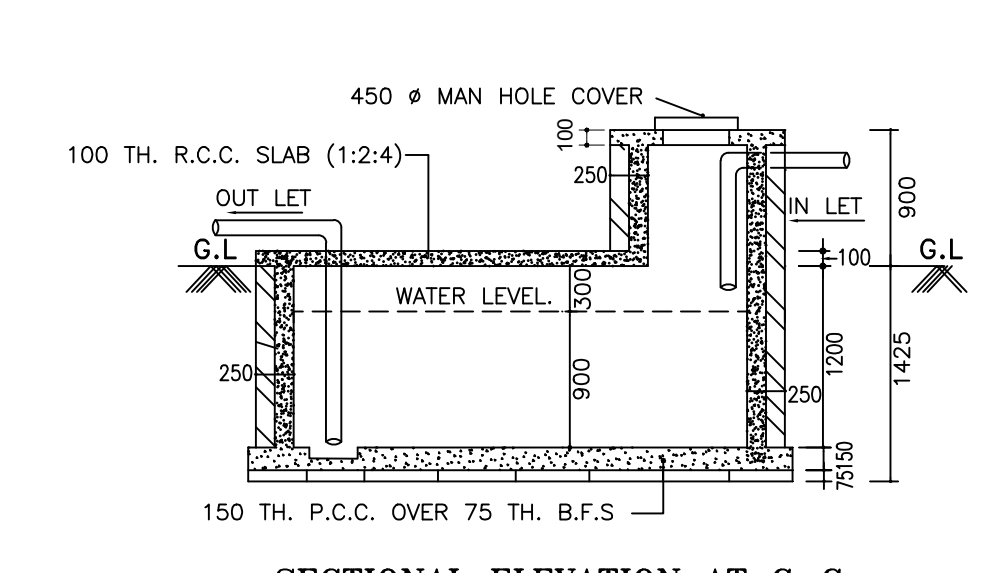


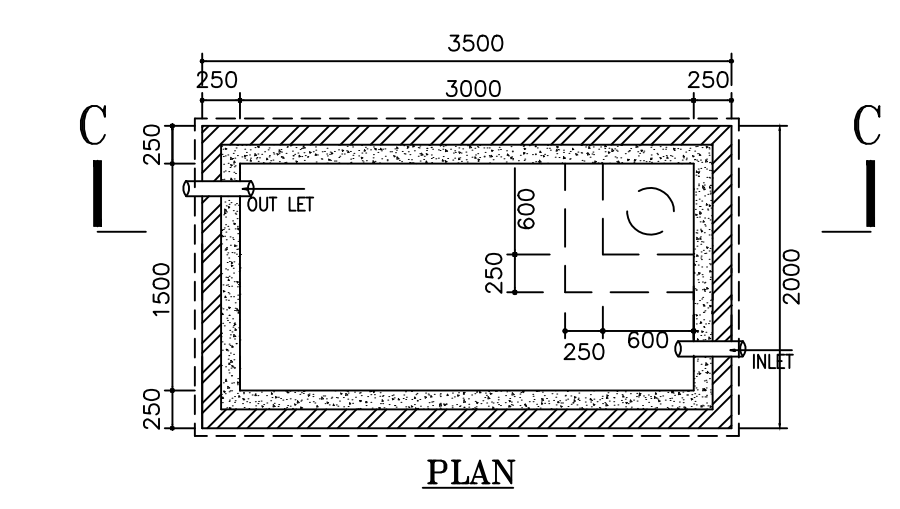
**SITE PLAN**  
SCALE = 1:600



**LOCATION PLAN**  
SCALE = 1:4000

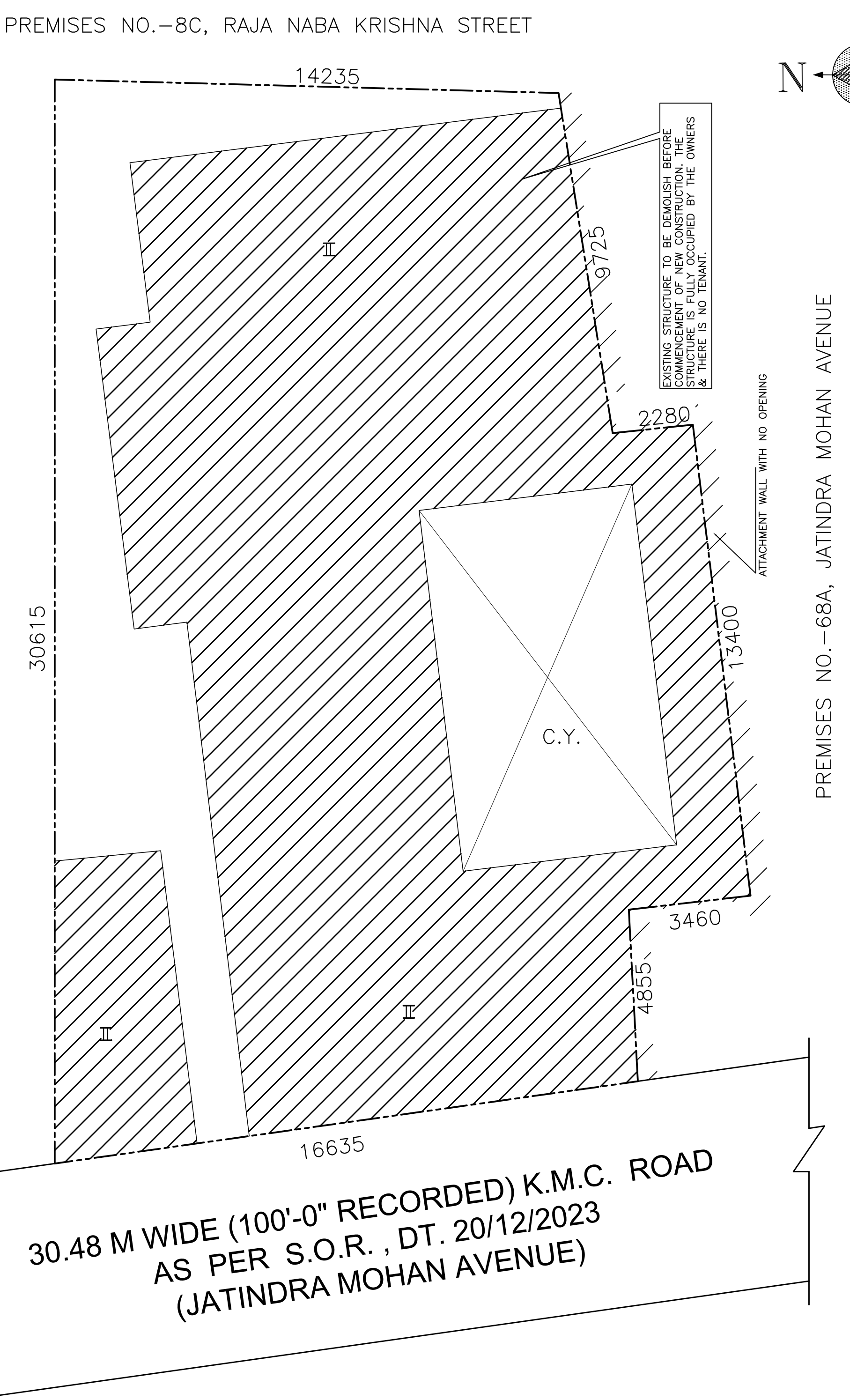


**SECTIONAL ELEVATION AT C-C**

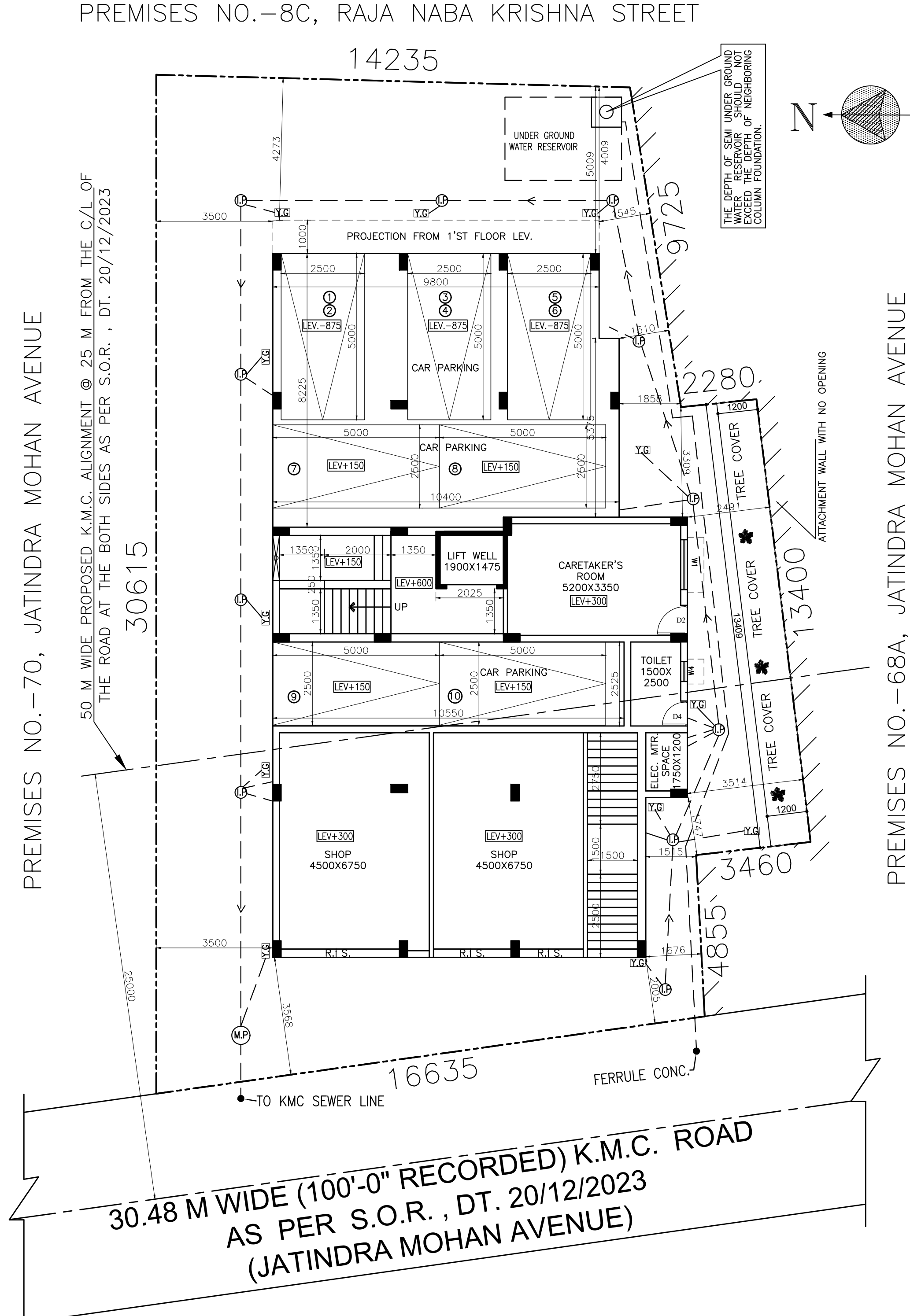


**PLAN**

**DETAILS OF SEMI-UNDER GROUND WATER RESERVOIR**  
CAPACITY = 4500 LT.(1000 GLS.)  
SCALE = 1:50



**EXISTING FLOOR PLAN**  
SCALE = 1:100



**PROPOSED GROUND FLOOR PLAN**  
SCALE = 1:100

STATEMENT OF THE PLAN CASE NO. 2023020071	
<b>PART-A:</b>	
1. ASSESSE NO: 11-010-17-001-97	
2.a) DETAIL OF REGISTERED DEED :-	
BOOK NO : 1	VOL. NO : 67
BEING NO : 1958	YEAR : 1939
PLACE : R.A., CALCUTTA	PAGE NO : 188 TO 190
2.b) DETAIL OF REGISTERED DEED :-	
BOOK NO : 1	VOL. NO : 117
BEING NO : 4514	YEAR : 1995
PLACE : R.A., CALCUTTA	PAGE NO : 121 TO 150
2.c) DETAIL OF BOUNDARY DECLARATION :-	
BOOK NO : 1	VOL. NO : 1903-2023
BEING NO : 190305742	DATE : 28/08/2023
PLACE : A.R.A., KOLKATA	PAGE NO : 218365 TO 218375
2.d) DETAIL OF NON-EVICTION OF TENANT :-	
BOOK NO : 1	VOL. NO : 1903-2024
BEING NO : 190301428	DATE : 05/03/2024
PLACE : A.R.A.-III, KOLKATA	PAGE NO : 53885 TO 53893
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 PERMISSIBLE GROUND COVERAGE	= 249.343 SQ.M. (50.041% OF LAND AREA)
d) NO OF STOREY	= 4+V
e) NO. OF TENEMENTS	= 06 NOS.
f) 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.
c) AS PER PERMISSIBLE GROUND COVERAGE	= 249.343 SQ.M. (50.041% OF LAND AREA)
d) PROPOSED GROUND COVERAGE	= 249.343 SQ.M. (49.993% OF LAND AREA)
e) PROPOSED HEIGHT OF THE BUILDING	= 15.475 M.
BUILDING PERMIT NO:- 2023020068	
SANCTION DATE:- 15/03/2024	
VALID UP TO:- 14/03/2029	

DOORS & WINDOWS SCHEDULE			
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	600	900	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  
ASSEESSE NO. - 110101700197  
NAME OF OWNERS/APPLICANT(S): ANUSKA ENGINEERING WORKS PVT. LTD. C.A. OF KUNAL KUMAR LAW  
AREA OF LAND:- 498.755 SQ.M. = 07K-07CH-13.6 SFT.(M/L)  
NAME OF L.B.S.: KAMALESH SEAL (LBS/V/1920)  
PERMISSIBLE HEIGHT IN REFERENCE TO GCMZ ISSUED BY AAJ: 33.00 M.  
PROPOSED HEIGHT OF BUILDING (MSL+HT. 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' 47.30" N 88° 21' 55.20" 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.  
DIRECTORES OF TAMAL CHAKRABORTY  
C.A. OF KUNAL KUMAR LAW  
SIGNATURE OF OWNERS/APPLICANTS  
KAMALESH SEAL (L.B.S. NO.-1020/I)  
SIGNATURE OF L.B.S.

STATEMENT OF THE PLAN	
PROPOSED AREA :-	
TOTAL COVERED AREA	TOTAL EXEMPTED AREA
GROUND FLOOR	STAIR+STAIR LOBBY
1ST FLOOR	LIFT LOBBY
2ND FLOOR	NET FLOOR AREA
3RD FLOOR	
4TH FLOOR	
TOTAL	

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

- SPECIFICATIONS**
- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M:20 AND STEEL Fy 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**  
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.  
SANTOSH KUMAR CHAKRABORTY (G.T./I/16)  
SIGNATURE OF STRUCTURAL ENGINEER

**CERTIFICATE OF STRUCTURAL ENGINEER**  
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C 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/I/16)  
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 (L.B.S. NO.-1020/I)  
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 STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FALSE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.  
ANUSKA ENGINEERING WORKS PVT. LTD. DIRECTORES 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  
SCALE - 1:100, 1:600, 1:4000

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