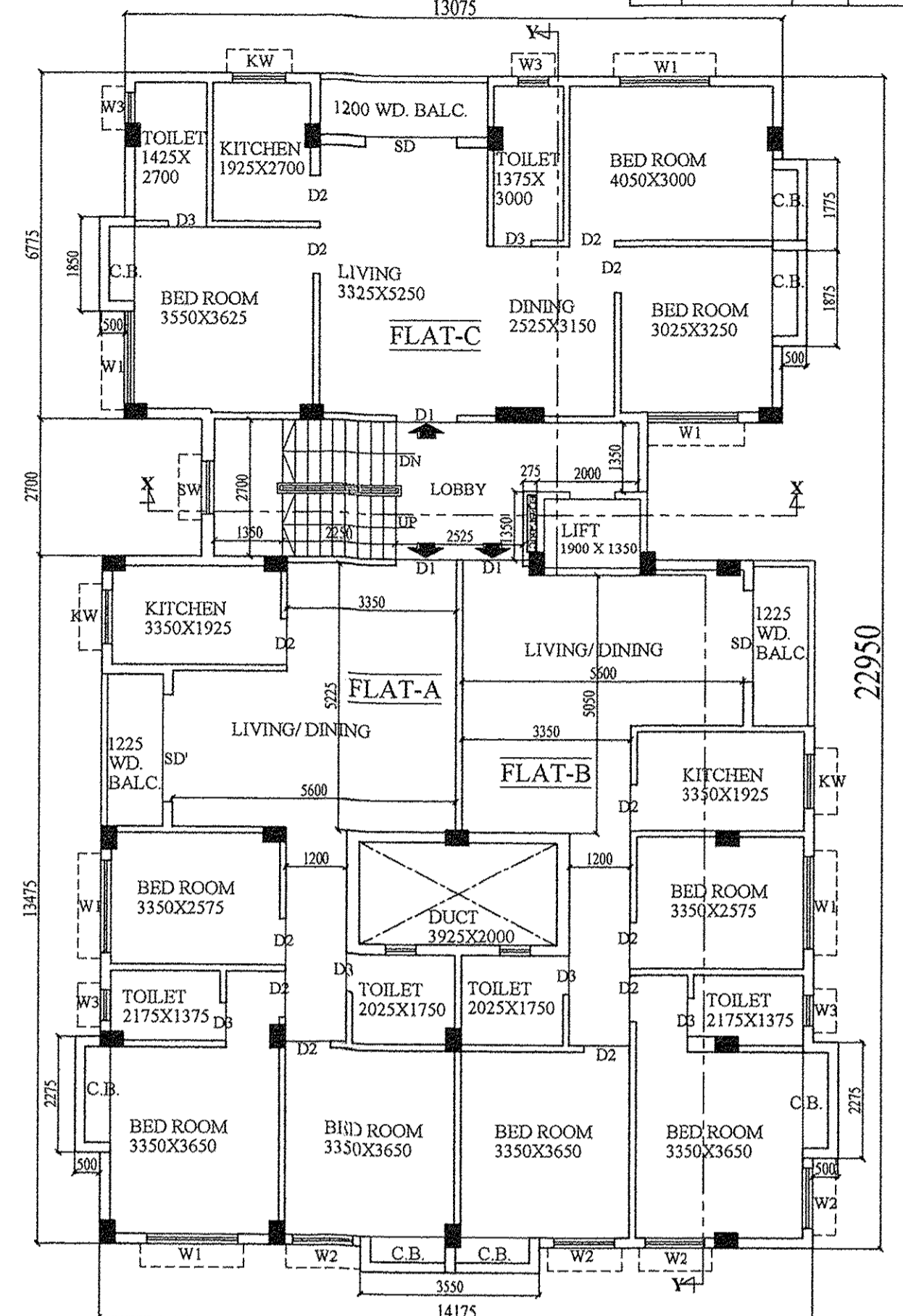
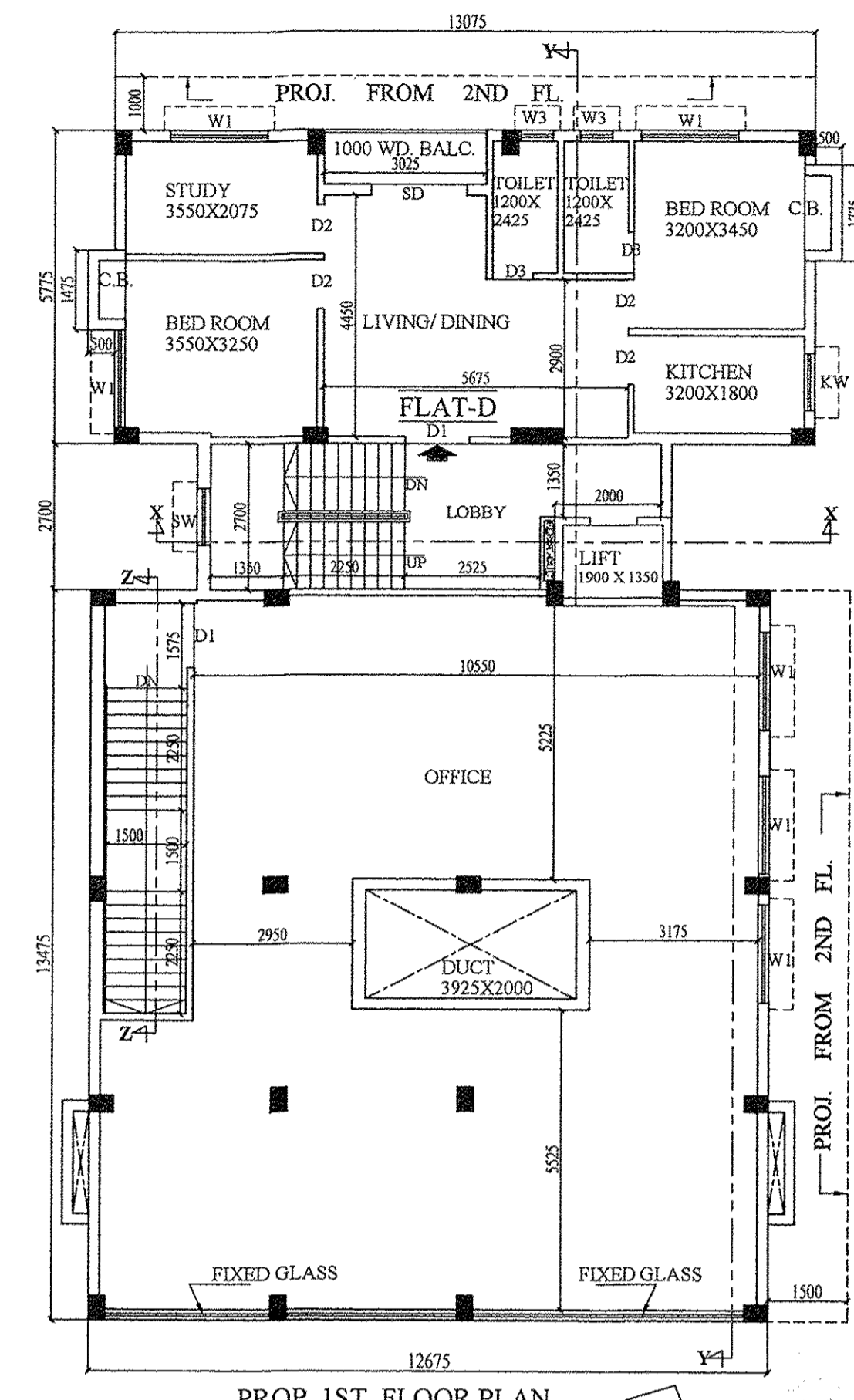


NOTE:-
 1. THE DEPTH OF THE U/G WATER RESERVOIR & SEPTIC TANK SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.
 2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R. & SEPTIC TANK.



MARK	SIZE	SILL	LINTEL	MARK	SIZE	SILL	LINTEL
D1	1200x2150	---	2150	W1	1800x1500	650	2150
D2	900x2150	---	2150	W2	1200x1500	650	2150
D3	750x2150	---	2150	W3	600x900	1250	2150
SD	1800x2150	---	2150	KW	1050x1050	1100	2150
SD'	2100x2150	---	2150	SW	1050x1250	900	2150

PROP. GROUND FLOOR PLAN. SCALE- 1:100

PROP. 1ST. FLOOR PLAN. SCALE- 1:100

PROP. 2ND. TO 4TH. FLOOR PLAN. SCALE- 1:100

PREMISES NO : 428, S. N. ROY ROAD
 ASSESSEE NO : 411181201440
 NAME OF THE OWNER(S) APPLICANT : JAY S. KAMDAR (DIR. OF SUN RAY DEVCON PVT. LTD.)
 CONSTITUTE ATTORNEY OF MOHAN GOSWAMI
 AREA OF LAND : 08K. - 15CH. - 15SQFT. = 599.219 SQ.M.
 NAME OF ARCHITECT : ANJAN UKIL NO. CA/94/16721
 PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAL: 33.000M

POINT MARK	LATITUDE (N)	LONGITUDE (E)	SITE ELEVATION (AMSL) (MTR)
A	22°30'23.5"N	88°19'54.5"E	6.0
B	22°30'23.5"N	88°19'54.7"E	6.0
C	22°30'24.0"N	88°19'54.7"E	6.0
D	22°30'24.1"N	88°19'54.5"E	6.0
E	22°30'23.9"N	88°19'54.5"E	6.0

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

BURO SHIV TALLA
 MAIN ROAD

STATEMENT OF THE PLAN PROPOSAL

PART-A

- ASSESE NO : 411181201440
- DETAIL OF REGISTERED DEED :
 BOOK NO : I VOL. NO : 416 PAGE NO : 67 TO 92 BEING NO : 17337
 YEAR : 1993 PLACE : REGISTER OF CALCUTTA DATE : 05/08/1994
- DETAIL OF GENERAL POWER OF ATTORNEY :
 BOOK NO : I VOL. NO : 1602 - 2023 PAGE NO : 282764 TO 282779 BEING NO : 160208342
 YEAR : 2023 PLACE : D.S.R. - II, SOUTH 24-PARGANAS DATE : 15/06/2023
- DETAIL OF BOUNDARY DECLARATION :
 BOOK NO : I VOL. NO : 1602 - 2024 PAGE NO : 3335 TO 3345 BEING NO : 160218410
 YEAR : 2023 PLACE : D.S.R. - II, SOUTH 24-PARGANAS DATE : 03/01/2024
- DETAIL OF REGISTERED DEED OF GIFT :
 BOOK NO : I VOL. NO : 1602 - 2023 PAGE NO : 388118 TO 388130 BEING NO : 160211442
 YEAR : 2023 PLACE : D.S.R. - II, SOUTH 24-PARGANAS DATE : 14/08/2022
- DETAIL OF REGISTERED UNDERTAKING FOR TENANTS :
 BOOK NO : I VOL. NO : 1602 - 2023 PAGE NO : 635401 TO 635410 BEING NO : 160217438
 YEAR : 2023 PLACE : D.S.R. - II, SOUTH 24-PARGANAS DATE : 18/12/2023
- DETAIL OF ULC NOC : Memo No. 1621/ULC/AI/pore/2023 Dated : 26/09/2023
- DETAIL OF B.L.&L.R.O CONVERSION : M/C No. 548/13 Dated : 01/09/2014
- AREA OF LAND (AS PER DEED) : 599.219 SQ.M. (08K. - 15CH. - 15SQ.FT) (AS PER PHYSICAL MEASUREMENT) : 591.313 SQ.M. (AS PER ULC) : 601.300 SQ.M. (AS PER B.L.&L.R.O) : 602.007 SQ.M.
- NO. OF TENAMENT : 10 NOS.
 b) SIZE OF TENAMENT : 75 SQ.M. - 100 SQ.M.01 NO. 100 SQ.M. - 200 SQ.M.09 NOS.
 c) NO. OF STOREY : G + IV

FLOOR	TOILET	KITCHEN	PANTRY	W.C
GR. FL.	-	-	-	-
1ST. FL.	2	1	-	-
2ND. FL.	6	3	-	-
3RD. FL.	6	3	-	-
4TH. FL.	6	3	-	-
ROOF	-	-	-	1

PART-B

- PROPOSED GROUND COVERAGE : 295.642 SQ.M. (49.998 %)
- F.A.R. CONSUMED : 1.922
- TOTAL COVERED AREA : 1298.945 SQ.M.
- TOTAL CAR PARKING AREA : 162.665 SQ.M.
- NO OF REQUIRED CAR PARKING SPACE : 12 NOS.
- NO OF PROVIDED CAR PARKING SPACE : 15 NOS. (G NOS OPENED PARKING 4 NOS 2 LAYER PIT PARKING AT GROUND FLOOR, 4 NOS SINGLE LAYER COVERED PARKING) : 15.475 MT.

7. PROPOSED HEIGHT : 33.000 M

STATEMENT OF AREA

LAND AREA = 599.219 SQ.M. (08 K. - 15 CH. - 15 SQ.FT.) (AS PER DEED)
 = 591.313 SQ.M. (AS PER PHYSICAL)

PERMISSIBLE F.A.R. : 2.00
 PERMISSIBLE GROUND COVERAGE : 295.656 SQ.M. (50.000 %)
 PROPOSED GROUND COVERAGE : 295.642 SQ.M. (49.998 %)

COVERED AREA	CUT OUT LIFT WELL	CUT OUT ELEC. DUCT	CUT OUT OFFICE STAIR	EFFEKTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GR. FLOOR AREA	292.395 SQ.M.	-	-	292.395 SQ.M.	(13.305-11.702)	2.689 SQ.M.	284.382 SQ.M.
1ST FLOOR AREA	292.395 SQ.M.	2.585 SQ.M.	0.225 SQ.M.	9.300 SQ.M.	292.395 SQ.M.	13.305 SQ.M.	279.090 SQ.M.
2ND FLOOR AREA	295.642 SQ.M.	2.585 SQ.M.	0.225 SQ.M.	-	292.862 SQ.M.	13.305 SQ.M.	279.557 SQ.M.
3RD FLOOR AREA	295.642 SQ.M.	2.585 SQ.M.	0.225 SQ.M.	-	292.862 SQ.M.	13.305 SQ.M.	279.557 SQ.M.
4TH FLOOR AREA	295.642 SQ.M.	2.585 SQ.M.	0.225 SQ.M.	-	292.862 SQ.M.	13.305 SQ.M.	279.557 SQ.M.
TOTAL FLOOR AREA	1411.658 SQ.M.	10.080 SQ.M.	0.900 SQ.M.	9.300 SQ.M.	1191.178 SQ.M.	78.226 SQ.M.	1370.904 SQ.M.

TOTAL BUILT-UP AREA = 1298.945 SQ.M.
 BONUS FOR CAR PARKING = 162.665 SQ.M.
 NET BUILT UP AREA (1298.945-162.665) = 1136.280 SQ.M.
 PROPOSED F.A.R. = (1136.28 / 591.313) = 1.922 < 2.000

TENEMENTS & CAR PARKING CALCULATION :

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	91.582 SQ.M.	12.231 SQ.M.	103.813 SQ.M.	3	3 NOS.
B	91.275 SQ.M.	12.194 SQ.M.	103.469 SQ.M.	3	3 NOS.
C	88.583 SQ.M.	11.881 SQ.M.	100.414 SQ.M.	3	3 NOS.
D	75.508 SQ.M.	10.084 SQ.M.	85.592 SQ.M.	1	1 NO.

CAR PARKING REQUIRED FOR RESIDENTIAL :- 09 NOS.

BUSINESS :

(i) OFFICE BUILT-UP AREA :- 167.878 SQ.M.
 (ii) OFFICE CARPET AREA :- 139.212 SQ.M. REQUIRED CAR PARKING = 02 NOS

MERCANTILE RETAIL :-

(i) SHOP BUILT-UP AREA :- 51.969 SQ.M.
 (ii) SHOPS CARPET AREA :- 43.289 SQ.M. REQUIRED CAR PARKING = 01 NO

TOTAL CAR PARKING UNDERTAKING :- 12 NOS.
 PROVIDED CAR PARKING :- 15 NOS. (12 COVERED & 3 OPEN)

PERMISSIBLE AREA FOR PARKING :- 200 SQ.M. (8X25)
 PROVIDED AREA OF PARKING :- 162.665 SQ.M.
 COMMON AREA :- 118.839 SQ.M.

STAIR HEAD ROOM AREA :- 15.655 SQ.M.
 LIFT MACHINE ROOM AREA :- 12.160 SQ.M.
 LIFT MACHINE ROOM STAIR AREA :- 3.518 SQ.M.
 OVER HEAD TANK AREA :- 13.423 SQ.M.
 W.C. AREA AT ROOF :- 2.829 SQ.M.
 CURBROAD AREA :- 22.023 SQ.M.
 COMMON AREA :- 295.642 SQ.M.
 OPEN TERRACE AREA :- 11.881 SQ.M.
 TREE COVER AREA (REQ.) :- 20.566 SQ.M. (3.478%)
 TREE COVER AREA (PRO.) :- 20.800 SQ.M. (3.518%)

CERTIFICATE 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 N.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY DR. SUJIT KUMAR BOSE G.T.E. K.M.C. NO.-112, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033. 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.

(DR. SUJIT KUMAR BOSE G.T.E.-112) (TAMAL KANTI BANDOYPADHYAY (G.S.E.-11/393))
 NAME OF GEOTECHNICAL ENGINEER NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

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 WIDTH IS 9.000 MT. CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS PARTLY OCCUPIED BY THE OWNER AND TENANT.

ANJAN UKIL
 CA/94/16721
 NAME OF ARCHITECT

DECLARATION OF OWNER/APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT, ESE & G.T.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, ESE & G.T.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 FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

JAY S. KAMDAR
 (DIR. OF SUN RAY DEVCON PVT. LTD.)
 CONSTITUTE ATTORNEY OF MOHAN GOSWAMI
 NAME OF OWNER/APPLICANT

GROUND FLOOR PLAN, FIRST FLOOR PLAN,
 TYPICAL (SECOND TO FORTH) FLOOR PLAN.

PROJECT:
 PROPOSED G + IV (15.475 MT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO.- 428, S. N. ROY ROAD, KOLKATA-700 038. WARD NO-118, BR.-XIII P.S.- BEHALA. UNDER K.M.C

JOB NO.	DRG. NO.	DATE	DEALT
1266		23.04.2024	DIYA

SCALE - 1:100

MBC MEETING NO. 635 MEETING DATE - 30.04.2024

MBC ITEM NO. 22/24-25

B.P. NO:-2024130062 DATED:-15.06.2024

VALID UPTO :-14.06.2029

CHANCHAL MOJUMDER Digital Signature of A.E.(C)/Bldg/KMC

DEBOJIT DAS Digital Signature of E.E.(C)/Bldg/KMC

Anjan Ukil
 architect