

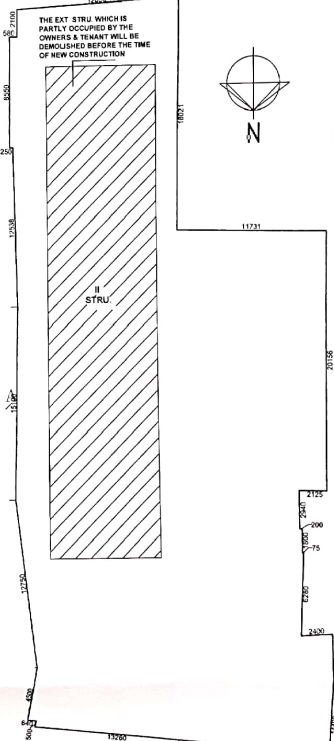
PLAN FOR PROPOSED G+IV STORED RESIDENTIAL BUILDING AT PREMISES NO. - 6, RAM SARAN PODDER LANE, WARD-117, BOROUGH - XII, P.S - BEHALA KOLKATA - 700038, U/S 393 (A) OF K.M.C. ACT 1980 ALONG WITH THE K.M.C BUILDING RULE 2009

NAME OF OWNER - M/S MODCON REALTY PVT. LTD. REPRESENTED BY ITS DIRECTOR MR. TAPAN GUHA ROY

STATEMENT OF THE PLAN PROPOSAL

- ASSEES NO 41 117-09-0006-0
- DETAILS OF REGISTERED DEED.**
 - DEED NO 11707 B VOL NO 21
 - BOOK NO 1
 - YEAR DATE 04/11/2013
 - PAGES 3810 TO 3828 F.O.D.S.R. 1/24 PGS (S)
- DETAILS OF REGISTERED DEED.**
 - DEED NO 11706 B VOL NO 21
 - BOOK NO 1
 - YEAR DATE 04/11/2013
 - PAGES 3802 TO 3809 F.O.D.S.R. 8/24 PGS (S)
- DETAILS OF REGISTERED DEED.**
 - DEED NO 11735 B VOL NO 21
 - BOOK NO 1
 - YEAR DATE 04/11/2013
 - PAGES 3815 TO 3891 F.O.D.S.R. 8/24 PGS (S)
- DETAILS OF REGISTERED DEED.**
 - DEED NO 11960 B VOL NO 21
 - BOOK NO 1
 - YEAR DATE 04/11/2013
 - PAGES 3865 TO 3882 F.O.D.S.R. 1/24 PGS (S)
- DETAILS OF REGISTERED DEED.**
 - DEED NO 12045 B VOL NO 21
 - BOOK NO 1
 - YEAR DATE 19/11/2013
 - PAGES 10084 TO 10110 F.O.D.S.R. 1/24 PGS (S)
- DETAILS OF REGISTERED BOUNDARY DECL.**
 - DEED NO 1600228 B VOL NO 1602 2013
 - BOOK NO 6
 - YEAR DATE 21/04/2022
 - PAGES 195/01 TO 195/14 F.O.S.R. 1/24 PGS (S)
- DETAILS OF REGISTERED BOUNDARY DECL.**
 - DEED NO 1600240 B VOL NO 1602 2022
 - BOOK NO 6
 - YEAR DATE 21/04/2022
 - PAGES 195/23 TO 195/24 F.O.S.R. 1/24 PGS (S)
- DETAILS OF REGISTERED POWER OF ATTORNEY.**
 - DEED NO 16005853 B VOL NO 1602 2022
 - BOOK NO 1
 - YEAR DATE 13/07/2022
 - PAGES 322/01 TO 322/10 F.O.S.R. 1/24 PGS (S)
- DETAILS OF REGISTERED NON-JUNCTION OF TENANT.**
 - DEED NO 16002519 B VOL NO 1602 2022
 - BOOK NO 1
 - YEAR DATE 21/04/2022
 - PAGES 195/02 TO 195/07 F.O.S.R. 1/24 PGS (S)
- DETAILS S.U.C.NOC.**
 - Memo No 4112/LC/A/Spc/2022 Dated 28/09/2022
 - 12/1 AREA OF LAND (As per Deed) 150.385 SQ.M (22 K. 04 Ch. 25.5 SQ FT)
 - 12/2 AREA OF LAND (As per Physical measurement) 138.01 SQ.M (19 K. 04 Ch. 09.5 SQ FT)
 - 12/3 AREA OF LAND (As per BILLAR) 1497.24 SQ.M
 - 12/4 AREA OF LAND (As per ULC) 1518.80 SQ.M
 - 13 NO OF TENANTS = 29 NOS.
 - 14 NO OF STORED + GHV
 - 15 SIZE OF TENMENT. 50 TO 75 SQ.M = 9 NOS. 75 TO 100 SQ.M = 20 NOS.
- TREE COVER -**
 - (a) REQUIRED - 83.378 SQ.M (8.471%)
 - (b) PROVIDED - 85.200 SQ.M (8.612%)

6 PROPOSED COVERED AREA (IN SQ.M)		Exempted Area						
Floor Mkd	Covered Area	Stair Well	Lift Well	Void	Gross Cov Area	Lobby	Stair Area	Net Floor Area
Ground Floor	512 444	---	---	---	512 444	6 000	25 380	481 054
1st Floor	523 927	8 100	---	---	515 827	8 000	25 380	484 447
2nd Floor	528 077	8 100	---	---	519 977	8 000	25 380	488 597
3rd Floor	528 077	8 100	---	---	519 977	8 000	25 380	488 597
4th Floor	528 077	8 100	---	---	519 977	8 000	25 380	488 597
Total	2620 602	32 400	---	---	2588 202	30 000	126 900	2431 302 SqM



DECLARATION OF ARCHITECT

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING 45.52 MM. NO. K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SWARAJI ROY C A/96/19638
NAME OF ARCHITECT

DECL. OF STRUC ENGG

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME, CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN OF PRE NO. - 6, RAM SARAN PODDER LANE, WARD-117, BOROUGH - XII, HAS BEEN PREPARED BY ME, CONSIDERING SOIL INVESTIGATION REPORT BY 'SOIL TECH' OF 51/111, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA - 700032.

BIHASKAR ROY
E.S.E. NO. 143 (I)
NAME OF STRUC. ENGG.

DECLARATION OF GEOTECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKAR ROY
G.T./II/2
NAME OF GEOTECHNICAL ENGINEER

DECL. OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN. THE PLOT IS IDENTIFIED BY ME AND DEMARCATED BY BOUNDARY WALL. IF ANY SUBMITTED DOCUMENTS TO THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER MY ORDER. THE CONSTRUCTION OF L.B.S. & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME IF ANY DISPUTES ARISING IN FUTURE REGARDING OWNER SHIP THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

MR. SUBRATA ROY & MR. SOUBAY ROY,
PARTNERS OF U.S.T CONSTRUCTIONS &
CONSTITUTED ATTORNEY OF MR. TAPAN
GUHA ROY, ONE OF THE DIRECTORS OF
M/S MODCON REALTY PVT. LTD.
NAME OF POWER OF ATTORNEY

B P NO - 2022130327 DATE - 27 03 2023 VALID UP TO - 26 03 2028

MBC MEETING NO-612 MEETING DATE - 28 02 2023

MBC AGENDA NO- 359/22-23

CHANCHAL MOUMDEN
DIGITAL SIGNATURE OF A.E.

DEBRIJ DAS
DIGITAL SIGNATURE OF E.E.