

PART SECTION : Z-Z



FRONT ELEVATION

WEST ELEVATION

PART-A:

1. ASSESSEE NO: 11-083-13-0198-3

DETAILS OF REGISTERED DEED OF CONVEYANCE :-B-U-1605-2022
 Pages-14334 to 14363 Being No.-16020222
 Year 2019 at D.S.R.-1,24-(South)Prgrs
 Date 26/09/2019.

9).DETAILS OF DEED OF PURCHASE :-B-I,
 V-6,Pages-216 to 220, Being No.-339,
 Year 2021 at D.S.R.-11,24-Prgrs(South),
 Date 15/07/2021.

b).DETAILS OF DEED OF PURCHASE :-B-I,
 V-74,Pages-222 to 237, Being No.-3801,
 Year 2021 at D.S.R.-11,24-Prgrs(South),
 Date 15/07/2021.

9).a).DETAILS OF DEED OF GIFT :-B-I,
 V-16,Pages-4752 to 4788, Being No.-03192,
 Year 2019 at D.S.R.-1,24-Prgrs(South),
 Date 22/09/2014.

b).DETAILS OF DEED OF GIFT :-B-I,
 V-16,Pages-4789 to 4785, Being No.-03193,
 Year 2019 at D.S.R.-1,24-Prgrs(South),
 Date 22/09/2014.

c).DETAILS OF DEED OF GIFT :-B-I,
 V-160-2019,Pages-1501 to 1508, Being No.-160500262,
 Year 2021 at D.S.R.-11,24-Prgrs(South),
 Date 27/11/2018.

10).DETAILS OF DEED OF RELEASE :-B-I,
 V-160-2019,Pages-1501 to 1508, Being No.-160500262,
 Year 2021 at D.S.R.-11,24-Prgrs(South),
 Date 27/11/2018.

11).DETAILS OF INSTRUMENT FOR RENOVATION OF TENM/5 :-B-I,
 V-160-2019,Pages-1501 to 1508, Being No.-160500262,
 Year 2021 at D.S.R.-11,24-Prgrs(South),
 Date 15/07/2021.

12).DETAILS OF DEED OF EXCHANGE :-B-I-V-1994-2022,
 Pages-12338 to 12385,Being no-190412016 Year 2019 at A.R.A.-IV, KOLKATA, Date 07/01/2020.

13. a) AREA OF LAND :-335.717 SQ.M. (SK.-OCH.-1.3.657SFT.)
 b) NO OF STOREY : G+FOUR
 14. NO. OF TENEMENTS : 13 NOS
 15. AREA OF SPLAYED PORTION= 2.879 SQM.
 16. STRIP OF LAND THROWN OPEN= 18.489 SQM.
 17. AREA OF LAND FREE GIFTED= 0.614 SQM.

DETAILS OF REGISTERED DEED OF GIFT :-B-U-1605-2022
 Pages-15159 to 15190 Being No.- 160500419
 Year 2022 at A.D.S.R.-ALPORE,
 Date 18/02/2022.

3).DETAILS OF DEED OF DECLARATION :-B-I,
 V-160-2021,Pages-21866, 21873, Being No.-160205119,
 Year 2021 at D.S.R.-11,24-Prgrs(South),
 Date 15/07/2021.

4).DETAILS OF STRIP OF LAND :-B-I, V-1602-2021,
 Pages-218630 to 218655, Being No.- 160205117
 Year 2021 at D.S.R.-11,24-Prgrs(South),
 Date 15/07/2021.

5).DETAILS OF CORNER SPLAYED :-B-I-V-1602-2021,
 Pages-21856 to 21865, Being No.- 160205118,
 Year 2021 at D.S.R.-11,24-Prgrs(South),
 Date 15/07/2021.

6).DETAILS OF POWER OF ATTORNEY :-V-1904-2019, B-I
 Pages-47840 to 47870 Being No.- 190409869
 Year 2019 at A.R.A.-IV, KOLKATA
 Date 29/10/2019.

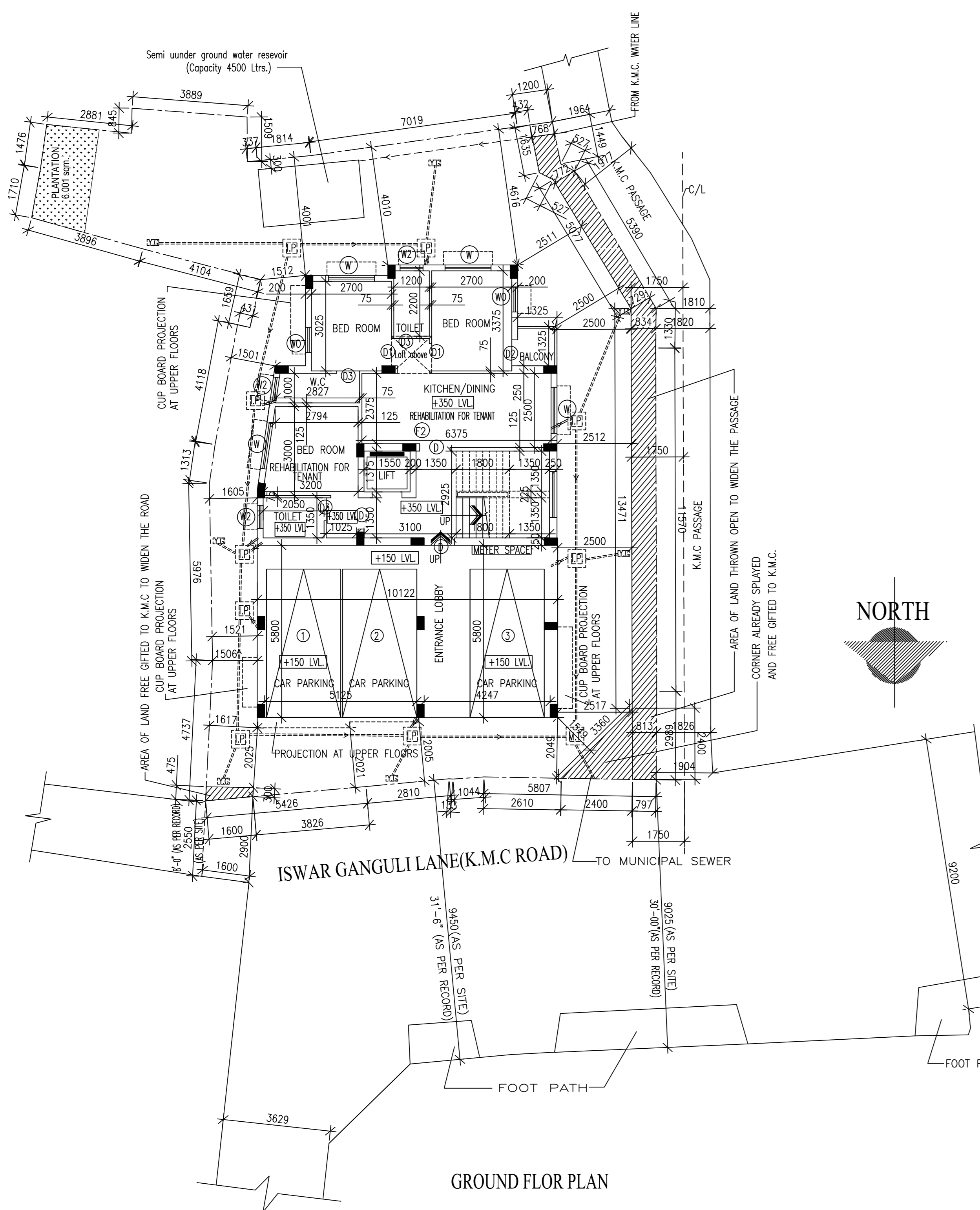
7).DETAILS OF POWER OF ATTORNEY :-V-1605-2021, B-I
 Pages-5431 to 5438 Being No.- 160501498
 Year 2019 at A.S.R ALPORE,24-Prgrs(South),
 Date 19/03/2019.

8).DETAILS OF POWER OF ATTORNEY :-V-1605-2019, B-I
 Pages-5431 to 5438 Being No.- 160501498
 Year 2019 at A.S.R ALPORE,24-Prgrs(South),
 Date 19/03/2019.

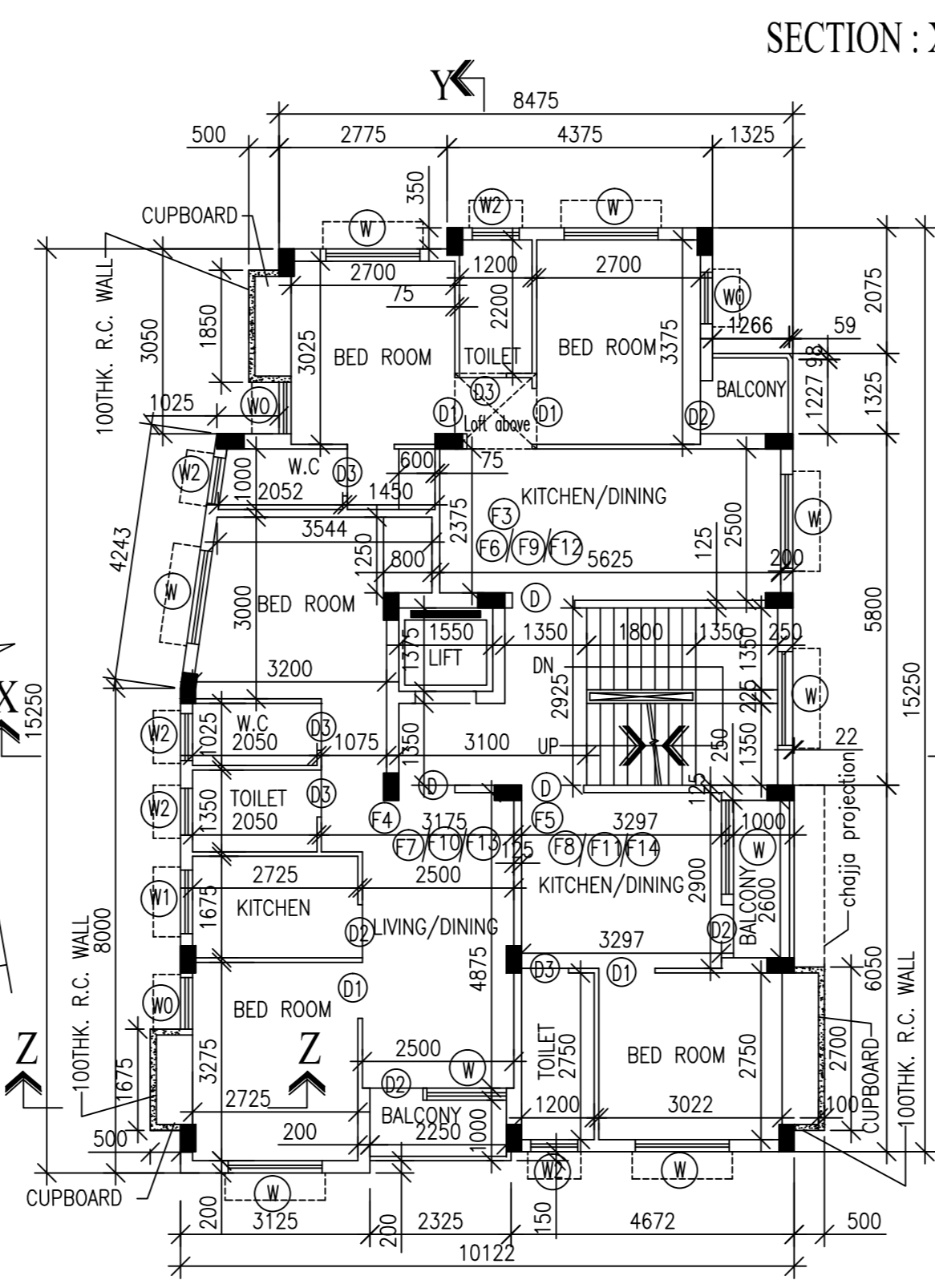
12).DETAILS OF DEED OF EXCHANGE :-B-I-V-1994-2022,
 Pages-12338 to 12385,Being no-190412016 Year 2019 at A.R.A.-IV, KOLKATA, Date 07/01/2020.

13. a) AREA OF LAND :-335.717 SQ.M. (SK.-OCH.-1.3.657SFT.)
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 15. AREA OF SPLAYED PORTION= 2.879 SQM.
 16. STRIP OF LAND THROWN OPEN= 18.489 SQM.
 17. AREA OF LAND FREE GIFTED= 0.614 SQM.

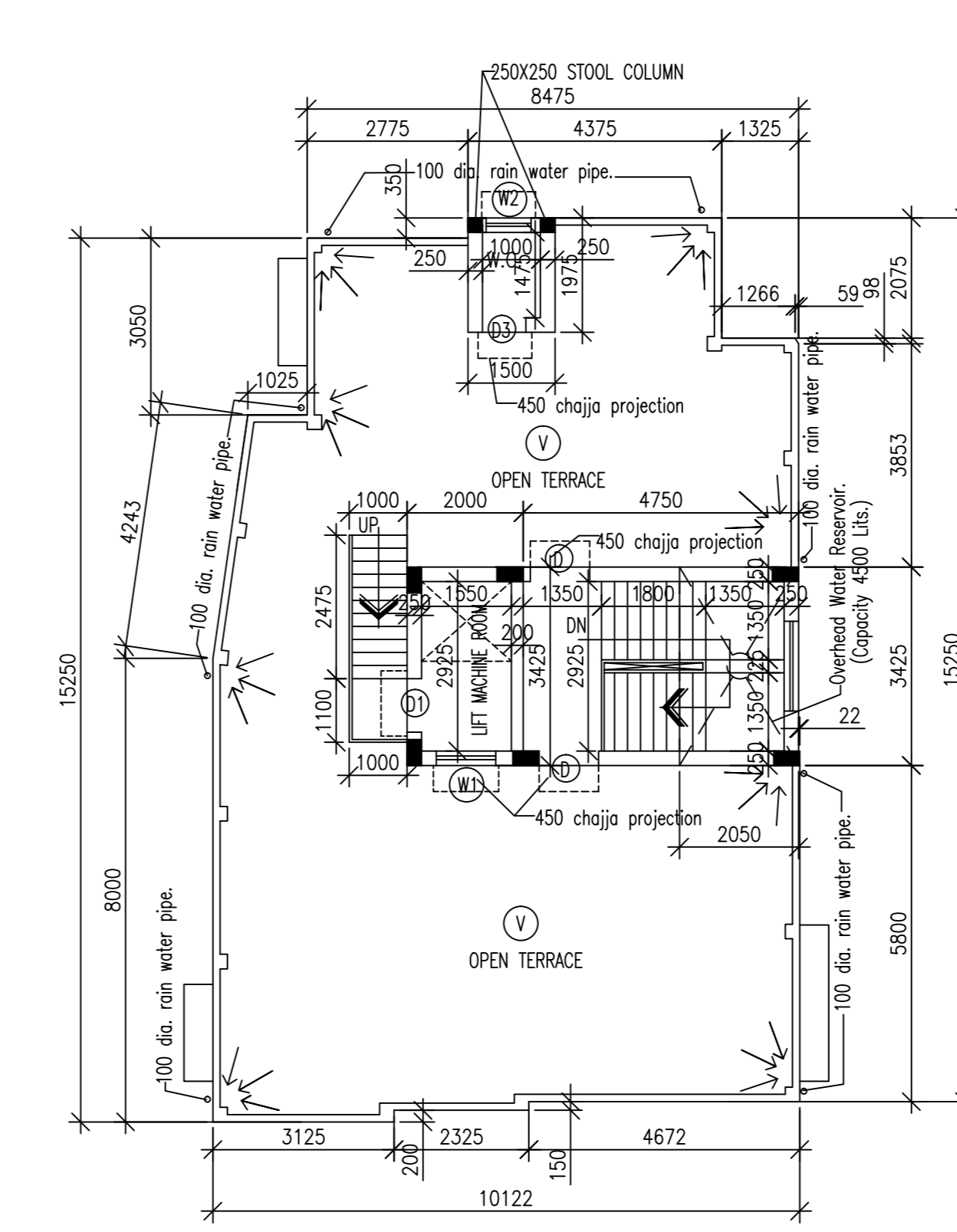
SPECIFICATIONS
 R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
 250 & 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT
 MORTAR JOINTS.
 STEEL Z- SECTION WINDOWS.
 CAST-IN-SITU MARBLE FLOORING.
 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 WATER PROOFING TREATMENT.
 P.O.P. FINISH ON INTERNAL WALLS & CEILING.



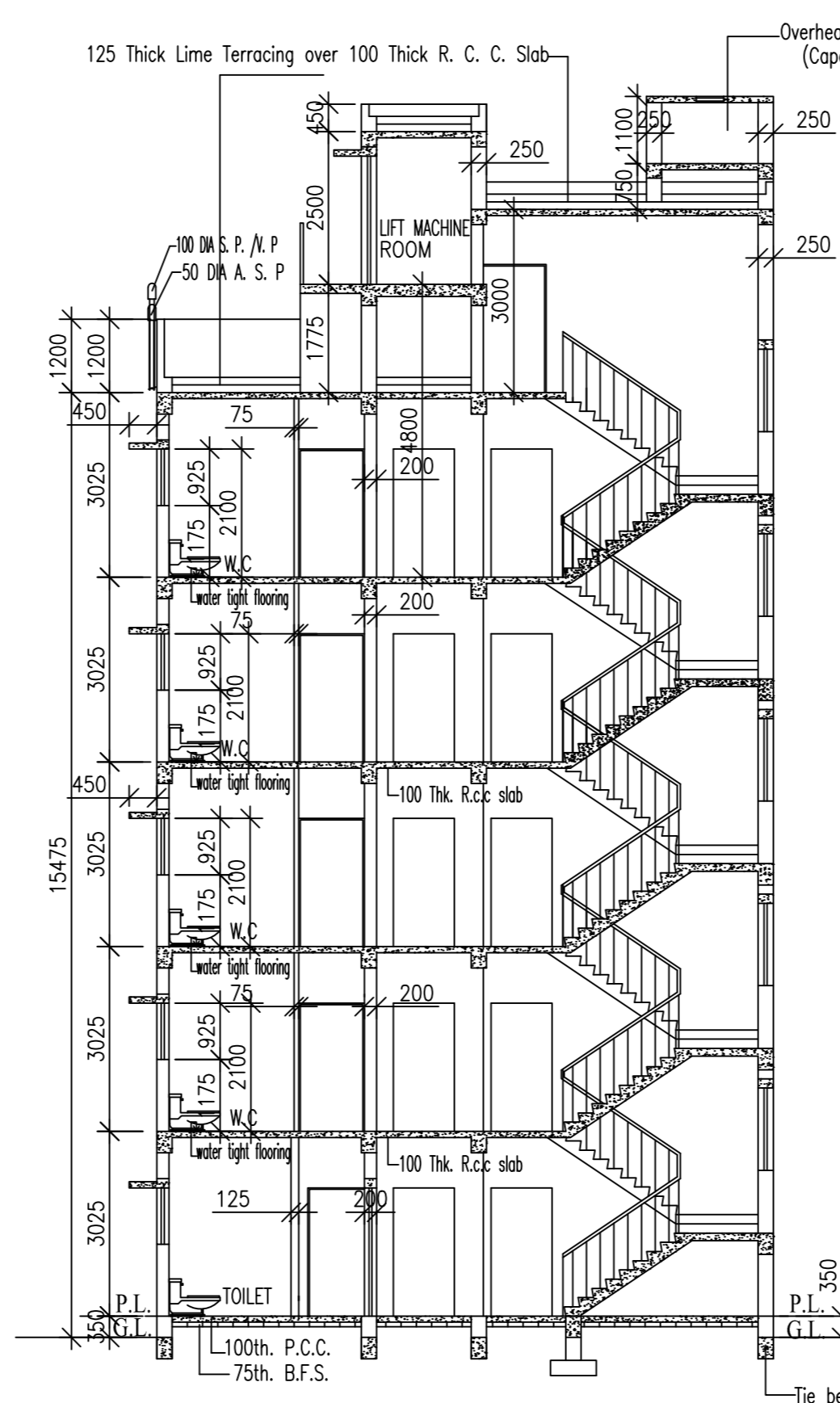
GROUND FLOOR PLAN



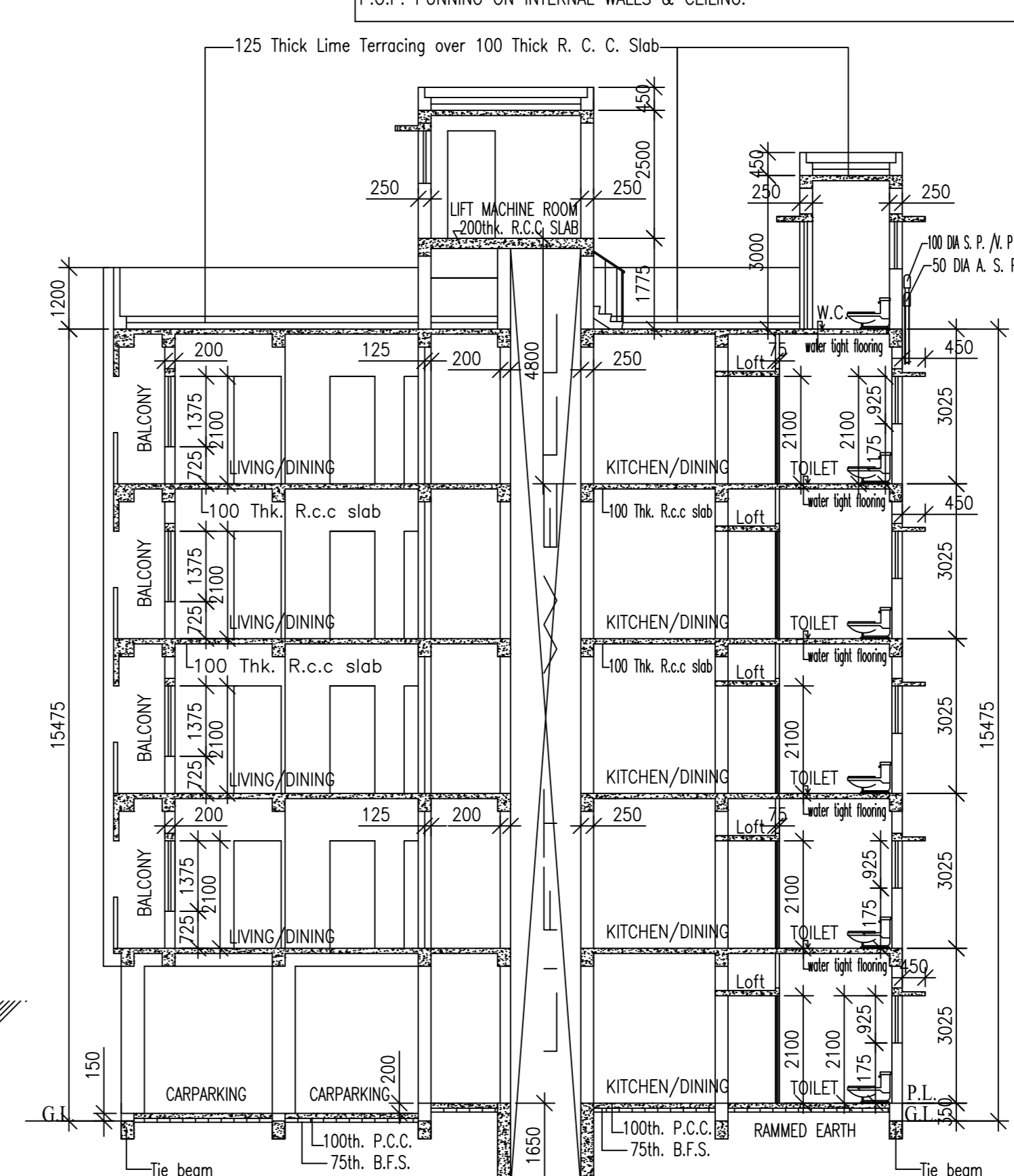
TYPICAL FLOOR PLAN
(First, Second, Third & Fourth)



ROOF PLAN



SECTION : X-X



SECTION : Y-Y

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
W0	850	1350	D	1025	2100
W	1550	1350	D1	925	2100
W1	1025	1025	D2	875	2100
W2	775	925	D3	775	2100

STATEMENT OF THE PLAN PROPOSAL
 PLAN CASE NO-2021080027

PART-B:-
 1. AREA OF LAND:-
 AS PER TITLE DEED(SK.-140H-009FT)= 392.976 SQ.M.
 2. AS PER BOUNDARY DECLARATION (SK.-00CH.-13.657SFT)=335.717 SQ.M.
 3. (i) PERMISSIBLE GROUND COVERAGE (55.476%)= 186.243 SQ.M.
 (ii) PROPOSED GROUND COVERAGE (43.219%)= 145.092 SQ.M.
 4. PROPOSED HEIGHT= 15.475 M.

NOTE:
 THIS PREMISES WAS FORMED BY AMALGAMATION OF THREE PREMISES NO. 11/A, MUKHERJEE PARA LANE 21/61, ISWAR GANGULI LANE 3) 16, ISWAR GANGULI LANE AND IS NOW KNOWN AND NUMBERED AS 16, ISWAR GANGULI LANE.

5. PROPOSED AREA :-

FLOOR	COVERED AREA	LIFT WELL	STAIR WELL	LIFT LOBBY	START/STAR LOBBY	NET FLOOR AREA
GROUND FLOOR	143.651 SQ.M	---	---	---	---	128.530 SQ.M
1ST FLOOR	145.092 SQ.M	2.131 SQ.M	0.405 SQ.M	2.363 SQ.M	2.758 SQ.M	127.435 SQ.M
2ND FLOOR	145.092 SQ.M	2.131 SQ.M	0.405 SQ.M	2.363 SQ.M	2.758 SQ.M	127.435 SQ.M
3RD FLOOR	145.092 SQ.M	2.131 SQ.M	0.405 SQ.M	2.363 SQ.M	2.758 SQ.M	127.435 SQ.M
4TH FLOOR	145.092 SQ.M	2.131 SQ.M	0.405 SQ.M	2.363 SQ.M	2.758 SQ.M	127.435 SQ.M
TOTAL	724.019 SQ.M	8.524 SQ.M	1.620 SQ.M	11.815 SQ.M	13.790 SQ.M	638.270 SQ.M

6. TENEMENTS & CAR PARKING CALCULATION :-
 (A) RESIDENTIAL

MKD.	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT REQUIRED	CAR PARKING
F2	48.022 SQ.M	8.028 SQ.M	56.050 SQ.M	1	---
F3	46.884 SQ.M	7.838 SQ.M	54.722 SQ.M	1	---
F4	51.610 SQ.M	8.628 SQ.M	60.238 SQ.M	1	---
F5	27.585 SQ.M	4.612 SQ.M	32.197 SQ.M	1	---
F6	46.884 SQ.M	7.838 SQ.M	54.722 SQ.M	1	---
F7	51.610 SQ.M	8.628 SQ.M	60.238 SQ.M	1	2 NOS
F8	27.585 SQ.M	4.612 SQ.M	32.197 SQ.M	1	---
F9	46.884 SQ.M	7.838 SQ.M	54.722 SQ.M	1	---
F10	51.610 SQ.M	8.628 SQ.M	60.238 SQ.M	1	---
F11	27.585 SQ.M	4.612 SQ.M	32.197 SQ.M	1	---
F12	46.884 SQ.M	7.838 SQ.M	54.722 SQ.M	1	---
F13	51.610 SQ.M	8.628 SQ.M	60.238 SQ.M	1	---
F14	27.585 SQ.M	4.612 SQ.M	32.197 SQ.M	1	---

7. A. TOTAL REQUIRED CAR PARKING :- TWO
 B. TOTAL PROVIDED CAR PARKING :- THREE

8. PERMISSIBLE AREA FOR PARKING :- =50.00 SQ.M.
 9. PROVIDED AREA FOR PARKING :- = 52.907 SQ.M.
 10. PERMISSIBLE F.A.R :- 2.25
 11. PROPOSED F.A.R :- (638.270-50.00)/335.717 = 1.752<2.25
 12. STAIR HEAD ROOM AREA :- 16.959 SQ.M.
 13. LIFT MACHINE ROOM AREA :- 6.850 SQ.M
 14. RELAXATION OF AUTHORITY, IF ANY :-
 15. OVER HEAD TANK AREA :- 7.021 SQ.M.
 16. AREA OF CUP-BOARD :- 12.449 SQ.M.
 17. OTHER AREA ONLY FOR FEES =(63.790+11.815+12.449+3.575+2.962)= 94.591 SQ.M.
 18. LIFT AREA= 8.437 SQ.M
 19. W.C AREA AT ROOF= 2.962 SQ.M
 20. TREE COVER AREA = 6.001 SQ.M

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME, CONSIDERING OF ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST REPORT DONE BY DR. SUJIT KUMAR BOSE (GT-112) HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

MALAY KUMAR BASU
 (CLASS-I, ESE: 97)
 NAME OF STRUCTURAL ENGINEER

Undersigned has inspected the site carried out the 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 foundation system proposed thereon is safe and stable in all respect from Geo-technical point of view.

DR. SUJIT KUMAR BOSE (GT-112)
 NAME OF CONSULTING GEOTECHNICAL ENGINEER

DECLARATION OF ARCHITECT.
 CERTIFIED ON THE PLAN ITSELF 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 THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

SANJOY KUMAR PODDAR (CA/88/11463)
 NAME OF ARCHITECT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 & ADDING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U.G. WATER RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT/E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

NAME OF APPLICANTS
 GOUTAM BANERJEE AND TAPAN KUMAR HALDER AS CONSTITUTED ATTORNEY OF ANJAN BHATTACHARYA BISMUT BHATTACHARYA, TAPAS DAS, AMRITA DAS, AHMED, RUPANNA SENTERAMA DAS AND KRISHNENDU DAS

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, SECTION X-X, Y-Y, Z-Z & FRONT ELEVATION, WEST ELEVATION.

PROJECT.
 PROPOSED GHV STORED (HT.-15.475 M.) RESIDENTIAL BUILDING U.S. 393 A OF K.M.C. ACT 1980 AT 16, ISWAR GANGULI LANE, KOLKATA-700026 WARD NO.83, BOROUG-VIII, POLICE STATION-KALIGHAT.

B. P. NO. - 2021080080 DATED- 12/03/2022

VALID UPTO- 11/03/2027

DIGITAL SIGN. OF A.E.

DIGITAL SIGN. OF E.E.

DETAILS OF ARCHITECTURAL DRAWING
 JOB NO|WARD NO-83 DATE SCALE:
 A-375 |BOROUGH-(VIII) 05/03/2022 1:100

SHEET - 01 OF 02