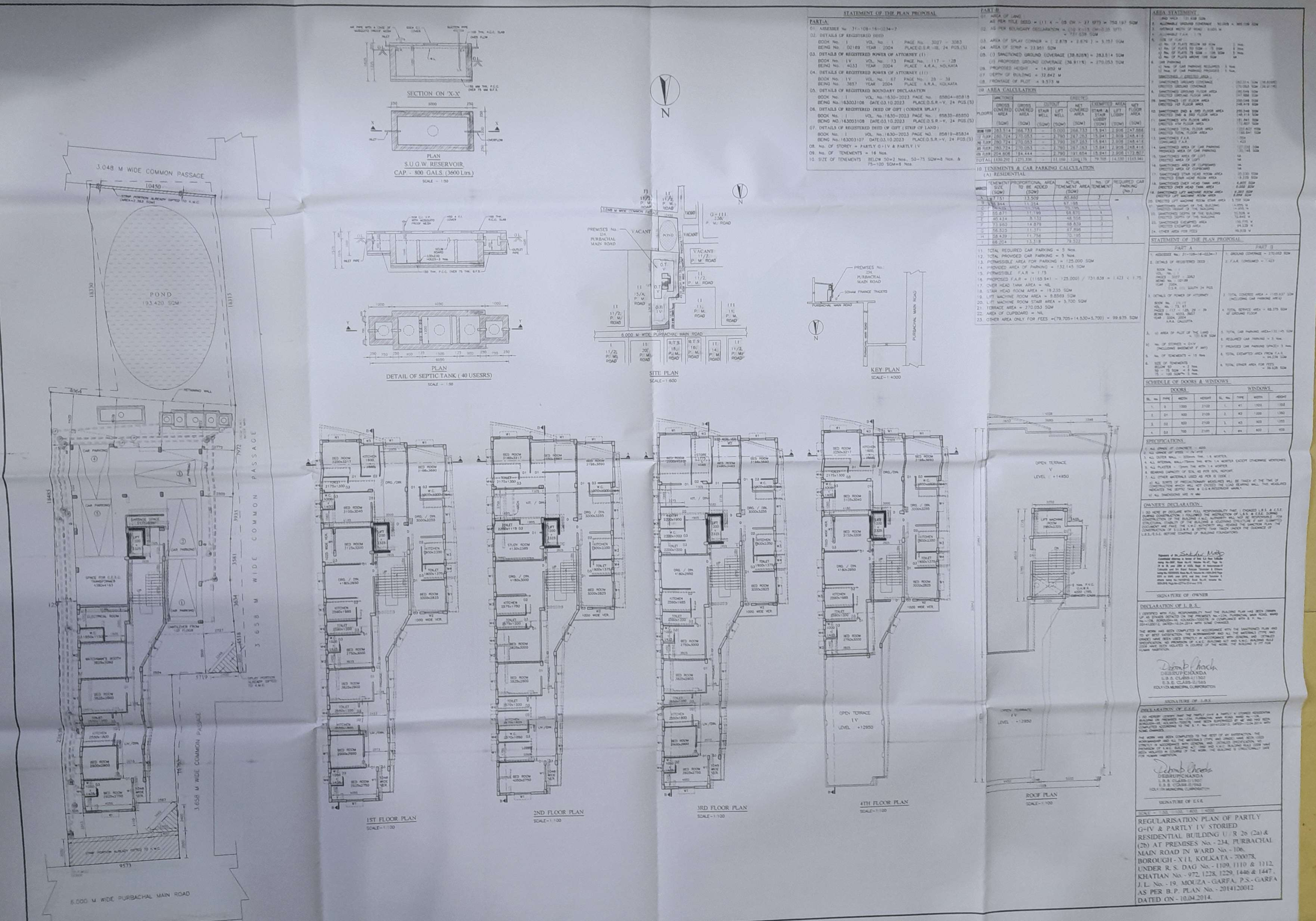

STATEMENT OF THE PLAN PROPOSAL

PART-A

01. ASSESSEE No. 31-108-16-0234-7
02. DETAILS OF REGISTERED DEED
    BOOK No. I VOL. No. 1 PAGE No. 3027 - 3083
    BEING No. 00169 YEAR 2004 PLACE D.S.R.-III, 24 PGS.(5)
03. DETAILS OF REGISTERED POWER OF ATTORNEY (I)
    BOOK No. IV VOL. No. 73 PAGE No. 117 - 128
    BEING No. 4033 YEAR 2004 PLACE A.R.A., KOLKATA
04. DETAILS OF REGISTERED POWER OF ATTORNEY (II)
    BOOK No. IV VOL. No. 67 PAGE No. 39 - 50
    BEING No. 3857 YEAR 2004 PLACE A.R.A., KOLKATA
05. DETAILS OF REGISTERED BOUNDARY DECLARATION
    BOOK No. I VOL. No.1630-2023 PAGE No. 85804-85818
    BEING No.163003106 DATE 03.10.2023 PLACE D.S.R.-V, 24 PGS.(5)
06. DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAY)
    BOOK No. I VOL. No.1630-2023 PAGE No. 85835-85850
    BEING NO.163003108 DATE 03.10.2023 PLACE D.S.R.-V, 24 PGS.(5)
07. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND)
    BOOK No. I VOL. No.1630-2023 PAGE NO. 85819-85834
    BEING No.163003107 DATE 03.10.2023 PLACE D.S.R.-V, 24 PGS.(5)
08. No. OF STOREY = PARTLY G+IV & PARTLY I V
09. No. OF TENEMENTS = 16 Nos.
10. SIZE OF TENEMENTS BELOW 50=2 Nos., 50-75 SQM=4 Nos. & 75-100 SQM=6 Nos.

PART-B

01. AREA OF LAND
    AS PER TITLE DEED = (11 K - 05 CH. + 27 SFT) = 750.197 SQM
02. AS PER BOUNDARY DECLARATION = (10 K-15 CH-35 SFT) = 731.638 SQM
03. AREA OF SPLAY CORNER = (2.878 + 2.876) = 5.753 SQM
04. AREA OF STRIP = 23.951 SQM
05. (I) SANCTIONED GROUND COVERAGE (38.828%) = 283.514 SQM
    (II) PROPOSED GROUND COVERAGE (36.911%) = 270.053 SQM
06. PROPOSED HEIGHT = 14.950 M
07. DEPTH OF BUILDING = 12.842 M
08. FRONTAGE OF PLOT = 9.573 M

09. AREA CALCULATION

FLOORS	SANCTIONED GROSS COVERED AREA (SQM)	SANCTIONED COVERED AREA (SQM)	SANCTIONED OUTPUT STAIR WELL (SQM)	SANCTIONED OUTPUT LIFT WELL (SQM)	ERECTED NET COVERED AREA (SQM)	ERECTED EXEMPTED AREA STAIR & LIFT LOBBY (SQM)	ERECTED EXEMPTED AREA LIFT LOBBY (SQM)	ERECTED NET FLOOR AREA (SQM)
GROUND FLOOR	283.514	264.733	-	3.000	258.133	15.941	2.936	247.886
1ST FLOOR	280.724	270.053	-	2.790	267.263	15.941	2.936	248.416
2ND FLOOR	280.724	270.053	-	2.790	267.263	15.941	2.936	248.416
3RD FLOOR	280.724	270.053	-	2.790	267.263	15.941	2.936	248.416
4TH FLOOR	204.606	194.444	-	2.790	191.654	15.941	2.936	172.807
TOTAL	1130.292	1271.336	-	11.160	1260.176	79.705	14.680	1163.941

10. TENEMENTS & CAR PARKING CALCULATION
    (A) RESIDENTIAL

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (No.)
A	51.751	13.509	65.260	3	-
B	43.944	11.334	67.195	1	
C	56.326	11.706	68.032	1	
D	55.671	11.199	66.870	1	
E	40.424	8.132	48.556	2	5
F	73.960	14.879	88.839	2	
G	58.520	11.771	67.996	1	
H	58.439	11.756	70.195	1	
I	66.204	13.318	79.522	1	

11. TOTAL REQUIRED CAR PARKING = 5 Nos.
12. TOTAL PROVIDED CAR PARKING = 5 Nos.
13. PERMISSIBLE AREA FOR PARKING = 125.000 SQM
14. PROVIDED AREA OF PARKING = 132.145 SQM
15. PERMISSIBLE F.A.R = 1.75
16. PROPOSED F.A.R = (1165.941 - 125.000) / 731.638 = 1.423 < 1.75
17. OVER HEAD TANK AREA = NIL
18. STAIR HEAD ROOM AREA = 19.235 SQM
19. LIFT MACHINE ROOM AREA = 9.8569 SQM
20. LIFT MACHINE ROOM STAIR AREA = 5.700 SQM
21. TERRACE AREA = 270.053 SQM
22. AREA OF CUPBOARD = NIL
23. OTHER AREA ONLY FOR FEES =(79.705+14.530+5.700) = 99.935 SQM

AREA STATEMENT

1. LAND AREA - 731.638 SQM
2. ALLOWABLE GROUND COVERAGE - 50.00% A 365.819 SQM
3. ABUTTING WIDTH OF ROAD - 8.000 M
4. ALLOWABLE F.A.R. - 1.75
5. USE OF RUN
   a) No. OF PLATS BELOW 50 SQM - 2 Nos.
   b) No. of PLATS 50 SQM - 75 SQM - 2 Nos.
   c) No. OF PLATS 75 SQM - 100 SQM - 6 Nos.
   d) No. OF PLATS ABOVE 100 SQM - NIL
6. CAR PARKING
   a) Nos. OF CAR PARKING REQUIRED - 5 Nos.
   b) Nos. OF CAR PARKING PROVIDED - 5 Nos.

SANCTIONED / ERECTED AREA :

7. SANCTIONED GROUND COVERAGE - 283.514 SQM (38.828%)
   ERECTED GROUND COVERAGE - 270.053 SQM (36.911%)
8. SANCTIONED GROUND FLOOR AREA - 283.514 SQM
   ERECTED GROUND FLOOR AREA - 247.886 SQM
9A. SANCTIONED 1ST FLOOR AREA - 280.724 SQM
   ERECTED 1ST FLOOR AREA - 248.416 SQM
10. SANCTIONED 2ND & 3RD FLOOR AREA - 280.724 SQM
   ERECTED 2ND & 3RD FLOOR AREA - 248.416 SQM
11. SANCTIONED 4TH FLOOR AREA - 181.941 SQM
   ERECTED 4TH FLOOR AREA - 172.807 SQM
12. SANCTIONED TOTAL FLOOR AREA - 1130.903 SQM
   ERECTED TOTAL FLOOR AREA - 1163.941 SQM
13. SANCTIONED F.A.R. - 1.54
   CHARGED F.A.R. - 1.59
14. SANCTIONED AREA OF CAR PARKING - 132.145 SQM
   PROVIDED AREA OF CAR PARKING - 132.145 SQM
15. SANCTIONED AREA OF LIFT - NIL
   ERECTED AREA OF LIFT - NIL
16. SANCTIONED AREA OF CUPBOARD - NIL
   ERECTED AREA OF CUPBOARD - NIL
17. SANCTIONED STAIR HEAD ROOM AREA - 19.235 SQM
   ERECTED STAIR HEAD ROOM AREA - 19.235 SQM
18. SANCTIONED OVER HEAD TANK AREA - 4.8572 SQM
   ERECTED OVER HEAD TANK AREA - 5.032 SQM
19. SANCTIONED LIFT MACHINE ROOM AREA - 9.8569 SQM
   ERECTED LIFT MACHINE ROOM AREA - 9.8569 SQM
20. ERECTED LIFT MACHINE ROOM STAIR AREA - 5.700 SQM
21. SANCTIONED HEIGHT OF THE BUILDING - 14.950 M
   ERECTED HEIGHT OF THE BUILDING - 14.950 M
22. SANCTIONED DEPTH OF THE BUILDING - 12.842 M
   ERECTED DEPTH OF THE BUILDING - 12.842 M
23. SANCTIONED EXEMPTED AREA - 190.775 M
   ERECTED EXEMPTED AREA - 19.235 M
24. OTHER AREA FOR FEES - 99.935 M

STATEMENT OF THE PLAN PROPOSAL

PART A	PART B
1. ASSESSEE No.- 31-108-16-0234-7	1. GROUND COVERAGE - 270.053 SQM
2. DETAILS OF REGISTERED DEED BOOK No. - I VOL. No. - 1 PAGES - 3027 - 3083 BEING No. - 00169 YEAR - 2004 D.S.R. (II), SOUTH 24 PGS.	2. F.A.R. CONSUMED - 1.423
3. DETAILS OF POWER OF ATTORNEY BOOK No. - IV, VI VOL. No. - 73, 67 PAGES - 117 - 128, 39 - 50 BEING No. - 4033, 3857 YEAR - 2004, 2004 A.R.A. CALCUTTA	3. TOTAL COVERED AREA = 1163.941 SQM (INCLUDING CAR PARKING AREA) 4. TOTAL SERVICE AREA = 68.275 SQM AT GROUND FLOOR
4. (a) AREA OF PLOT OF THE LAND - 731.638 SQM b) No. OF STORIES = G+IV (INCLUDING BASEMENT IF ANY) 5. No. OF TENEMENTS - 15 Nos. 6. SIZE OF TENEMENTS BELOW 50 - 2 Nos. 50 - 75 SQM - 4 Nos. 75 - 100 SQM - 5 Nos.	5. TOTAL CAR PARKING AREA=132.145 SQM 6. REQUIRED CAR PARKING = 5 Nos. 7. PROVIDED CAR PARKING SPACE= 5 Nos. 8. TOTAL EXEMPTED AREA FROM F.A.R. = 94.238 SQM 9. TOTAL OTHER AREA FOR FEES = 99.935 SQM

SCHEDULE OF DOORS & WINDOWS

DOORS				WINDOWS			
SL. No.	TYPE	WIDTH	HEIGHT	SL. No.	TYPE	WIDTH	HEIGHT
1.	D	1000	2100	1.	W1	1500	1050
2.	D1	900	2100	2.	W2	1200	1350
3.	D2	800	2100	3.	W3	900	1050
4.	D3	700	2100	4.	W4	600	1050

SPECIFICATIONS

1. ALL GRADE OF CONCRETE - M20
2. ALL CEMENT MORTAR - 1:4 (1 cement : 4 sand)
3. ALL OUTER WALL - 200mm THK. 1:6 MORTER.
4. ALL INTERNAL WALL - 75mm THK. 1:4 MORTER EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER - 12mm THK WITH 1:4 MORTER
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
7. ALL OTHER MATERIALS USED AS PER IS CODE.

N.B. ALL SORTS OF MECHANICAL MODALITIES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT DISTURB THE LOAD BEARING WALL. THIS MODALITIES INDICATES THE SEPTIC TANK & G.I.S.A.RESERVOIR MARK.

b) ALL DIMENSIONS ARE IN MM.

OWNER'S DECLARATION

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I ENGAGED L.B.S. & E.S.E. DURING CONSTRUCTION, I FOLLOWED THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING I.E.C. AUTHORITY WILL NOT BE REPONSIBLE 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 S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNER

DECLARATION OF L.B.S.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STATED DETAILS ON THE PREMISES No.-234, PURBACHAL MAIN ROAD, WARD No.-106, BOROUGH-XII, KOLKATA-700078 IN COMPLIANCE WITH B. P. No.- 2014120012, DATED-10.04.2014 WITH SOME CHANGES.

THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN AND TO MY BEST SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS TYPE USED UNDER WERE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BUILDING ACT AND K.M.C. BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS FIT FOR HUMAN HABITATION.

DEBRUP CHONDA
L.B.S. CLASS-I/1302
E.S.E. CLASS-II/1843
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF L.B.S.

DECLARATION OF E.S.E.

I DO HEREBY CERTIFIY THAT THE PARTLY G+IV & PARTLY I V STORIED RESIDENTIAL BUILDING ON PREMISES No.- 234, PURBACHAL MAIN ROAD WARD No.-106, BOROUGH-XII, KOLKATA-700078, HAVE BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED ACCORDING TO THE B. P. No.- 2014120012, DATED-10.04.2014 WITH SOME CHANGES.

THE WORK HAS BEEN COMPLETED TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS TYPE USED UNDER WERE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BUILDING ACT 1980 AND K.M.C. BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS STRUCTURALLY SAFE FOR HUMAN HABITATION.

DEBRUP CHONDA
L.B.S. CLASS-I/1302
E.S.E. CLASS-II/1843
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF E.S.E.

SCALE - 1:50, 1:100, 1:600, 1:4000

REGULARISATION PLAN OF PARTLY G+IV & PARTLY I V STORIED RESIDENTIAL BUILDING U/ R 26 (2a) & (2b) AT PREMISES No. - 234, PURBACHAL MAIN ROAD IN WARD No. - 106, BOROUGH - XII, KOLKATA - 700078, UNDER R. S. DAG No. - 1109, 1110 & 1112, KHATIAN No. - 972, 1228, 1229, 1446 & 1447, J. L. No. - 19, MOUZA - GARFA, P.S. - GARFA AS PER B.P. PLAN No. - 2014120012 DATED ON - 10.04.2014.