

### Undertaking

That we Sri Arjun Singh Constituted Attorney of Sri Satya Ranjan De, Debabrata Dey, Sri Sougata Dey of 82/8A, Ballygunge Place, P.O. - Ballygunge, P.S. - Gariahat, Kolkata - 700086, being the owner(s) applicant(s) of the Premises No. - 196, Madurda, Assessee No. 31-108-05-0196-5, holding the right of ownership of the premises and duly reserve the right for erection of building at the said premises.

That we hereby undertake to the KMC authority that the site coordinate (WGS-84) and site elevation (AMSL) as given above by our appointed LBS/ Architect in respect of the said premises required to determine the permissible height of the proposed building in regard to the Airport Authority of India point of view is fully correct and in order in all respect.

That we Sri Arjun Singh Constituted Attorney of Sri Satya Ranjan De, Debabrata Dey, Sri Sougata Dey further undertake that if said site coordinate (WGS-84) and site elevation (AMSL) as given above by our appointed LBS/ Architect, if at any stage it is found otherwise, then I/we shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me/us as per law.

That this undertaking is given in terms of circular no. 13 of 2022-2023 dated 07/12/2022 issued by Director General (Building), KMC.

Premises No. - 196, Madurda.  
Assessee No. 31-108-05-0196-5.  
Name of the Owner(s) / Applicant(s) : Sri Arjun Singh Constituted Attorney of Sri Satya Ranjan De, Debabrata Dey, Sri Sougata Dey.  
Area of Land : 429.952 Sqm.  
Name of LBS/ Architect : Madhab Ch. Paul. L.B.S. No. - 526 (Class - I).  
Permissible height in reference to CCZM issued by AAI is 33 Metres.

#### CO-ORDINATES IN WGS-84 SYSTEM AND SITE ELEVATION FROM A.M.S.L. OF PROPOSED PREMISES

POINT	CO-ORDINATES		SITE ELEVATION FROM A.M.S.L.
	LATITUDE	LONGITUDE	
A	22°30'21.4" N	88°24'18.0" E	5.50 M.
B	22°30'21.4" N	88°24'17.6" E	5.50 M.
C	22°30'22.0" N	88°24'18.0" E	5.50 M.
D	22°30'22.0" N	88°24'18.3" E	5.50 M.

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I/we shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

**ARJUN SINGH**  
Constituted Attorney of  
**SRI SATYA RANJAN DE,**  
**DEBABRATA DEY**  
**SRI SOUGATA DEY**

**MADHAB CH. PAUL.** L.B.S. No. - 526 (Class - I)  
NAME OF L.B.S.

**NAME OF OWNER. / C.A**

### STATEMENT OF PROPOSAL

#### PART - A

1. ASSESSEES NO. : 31-108-05-0196-5

2. NAME OF THE OWNER :  
**SATYA RANJAN DE, SRI DEBABRATA DEY & SRI SOUGATA DEY**

#### 3. DETAILS OF REGD. TITLE DEED

Book No. - I, Vol. No. - 153, Pages : 167 To 172, Being No. - 3861, Year : 1978, DATE: - 23 / 10 / 1978, D.S.R. , SOUTH 24 PGS, WEST BENGAL  
Book No. - I, Vol. No. - 1603 - 2015, Pages : 149037 To 149065 Being No. - 160308636, Year : 2015, DATE: - 30 / 12 / 2015, D.S.R. - III , SOUTH 24 PGS, WEST BENGAL.

#### 4. DETAILS OF BOUNDARY DECLARATION

Book No. - I, Vol. No. - 1602 - 2022, Pages : 283341 To 283352, Being No. - 160207447, Year : 2022, DATE : - 20 / 06 / 2022, D.S.R. - II, SOUTH 24 PGS, WEST BENGAL.

#### 5. DETAILS OF FREE GIFT STRIP PORTION

Book No. - I, Vol. No. - 1602 - 2022, Pages : 283327 To 283340, Being No. - 160207446, Year : 2022, DATE : - 20 / 06 / 2022, D.S.R. - II, SOUTH 24 PGS, WEST BENGAL  
Area of Strip = 40.945 Sqm.

#### 6. DETAILS OF REGD. POWER OF ATTORNEY

Book No. - I, Vol. No. - 1602 - 2022, Pages : 283483 To 283498, Being No. - 160207457, Year : 2022, DATE : - 20 / 06 / 2022, D.S.R. - II, SOUTH 24 PGS, WEST BENGAL.

#### 7. BLLRO

Conversion Certificate - vide memo no - 51 A (C) / 524 (R.S) / 6152 / P / 17 / dt. - 24.10.2019  
Conversion Certificate - vide memo no - 51 A (C) / 526 (R.S) / 6156 / P / 17 / dt. - 24.10.2019

#### 8. Mutation Certificate - vide memo no - 18 / Mut / 2406 / BLLRO / ATM / Kasba / 17, dt. - 26.04.2017.

#### PART - B

1. AREA OF LAND :  
As per Title deed : 6 K - 6 CH - 40 SQFT = 430.137 Sqm  
& Assessment book copy  
As per Boundary Declaration : 6 K - 6 CH - 38 SQFT = 429.952 Sqm  
As per U. L. C : N. A.

2. NET AREA OF LAND : 389.007 Sqm  
Area of Strip = 40.945 Sqm

3. PERMISSIBLE GROUND COVERAGE = 52.335 % = 225.015 Sqm.

4. PROPOSED GROUND COVERAGE = 44.733 % = 192.329 Sqm.

FLOOR	TOTAL FLOOR AREA	CUTOUT			Covered Area (Excluding Stair void & Lift Duct)	EXEMPTED AREA		Net Floor Area (Excluding Stair, Lift Duct & Lobby)
		Stair Void Area	Lift Duct Area	Total Area		Stair Way Area	Lift Lobby	
Ground Floor	170.415 Sqm.	---	---	---	170.415 Sqm.	13.365 Sqm.	2.531 Sqm.	154.519 Sqm.
First Floor	192.329 Sqm.	---	2.144 Sqm.	2.144 Sqm.	190.185 Sqm.	13.365 Sqm.	2.531 Sqm.	174.289 Sqm.
Second Floor	192.329 Sqm.	---	2.144 Sqm.	2.144 Sqm.	190.185 Sqm.	13.365 Sqm.	2.531 Sqm.	174.289 Sqm.
Third Floor	192.329 Sqm.	---	2.144 Sqm.	2.144 Sqm.	190.185 Sqm.	13.365 Sqm.	2.531 Sqm.	174.289 Sqm.
Fourth Floor	192.329 Sqm.	---	2.144 Sqm.	2.144 Sqm.	190.185 Sqm.	13.365 Sqm.	2.531 Sqm.	174.289 Sqm.
<b>Total</b>	<b>939.731 Sqm.</b>	---	<b>8.576 Sqm.</b>	<b>8.576 Sqm.</b>	<b>931.155 Sqm.</b>	<b>66.825 Sqm.</b>	<b>12.655 Sqm.</b>	<b>851.675 Sqm.</b>

TOTAL EXEMPTED AREA = (66.825 + 12.655) = 79.480 Sqm.

Individual Tenement	Prop. Area To be Added	Actual Tenement	Tenement Size	Required Parking
1 - 86.469 Sqm.	13.082	99.551 Sqm.	Between 75 - 100 Sqm = 8	4 Nos
1 - 86.469 Sqm.	13.082	99.551 Sqm.		

Total Required Parking = 4 Nos

B) NOS. OF PARKING PROVIDED (Covered) = 7 Nos.

C) Permissible area for parking : (a) GROUND FLOOR = 4 Nos. x 25

D) Actual area of parking provided : (a) GROUND FLOOR = 134.750 Sqm

7. PERMISSIBLE F. A. R. = 1.75

8. PROPOSED F. A. R. = (851.675 - 100) / 429.952 = 1.748

FLOOR	CUPBOARD
First Floor	4.812 Sqm.
Second Floor	4.812 Sqm.
Third Floor	4.812 Sqm.
Fourth Floor	4.812 Sqm.
<b>Total</b>	<b>19.248 Sqm.</b>

10. TOTAL ADDITIONAL FLOOR AREA FOR FEES (Cupboard + stair head rm + MRL top cover) = 39.922 Sqm.

11. STAIR HEAD ROOM AREA = 17.224 Sqm.

12. OVER HEAD TANK AREA = 6.400 Sqm.

13. TOP COVER MRL AREA = 3.450 Sqm.

14. HEIGHT OF THE BUILDING = 12.450 m.

15. RELAXATION OF AUTHORITY = U/R 76 (I) OF KMC BUILDING RULES 2009

16. TREE COVER AREA  
Required = (931.155 / 6000) x 15% x 429.952 = 5.414 Sqm.  
Proposed = 7.153 Sqm.

STATEMENT OF OTHER AREAS FOR FEES	
FLOOR	CUPBOARD
First Floor	4.812 Sqm.
Second Floor	4.812 Sqm.
Third Floor	4.812 Sqm.
Fourth Floor	4.812 Sqm.
<b>Total</b>	<b>19.248 Sqm.</b>

#### DECLARATION OF OWNERS

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -  
1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.  
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).  
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.  
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.  
5. THE CONSTRUCTION OF UNDERGROUND WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.  
6. PREMISES IN NOT TENANTED.

**ARJUN SINGH**  
Constituted Attorney of  
**SRI SATYA RANJAN DE,**  
**DEBABRATA DEY**  
**SRI SOUGATA DEY**

NAME OF OWNER. / C.A

#### DECLARATION OF L.B.S.

CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD, GLOBAL CO-ORDINATES & SITE ELEVATION FROM AMSL CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER RESERVOIR & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS WITHIN 500 M. FROM CL. OF BY PASS. DEPTH OF U.G.W.R WILL NOT EXCEED DEPTH OF FOUNDATION.

**MADHAB CH. PAUL.** L.B.S. No. - 526 (Class - I)  
NAME OF L.B.S.

#### DECLARATION OF E.S.E

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 16/I) OF J. B. ASSOCIATES, OF (ADDRESS) 1418, NAYABAD, PANCHASAYER, KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**MADHAB CH. PAUL.** E.S.E. NO. - 229 / II.  
NAME OF E.S.E.

#### DECLARATION OF G.T.E

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

**DR. S. K. CHAKRABORTY.**  
K.M.C. G.T.E. NO. - 16 (Class - I)  
NAME OF GEO-TECHNICAL ENGINEER.

#### PROPOSED G + IV STORIED (Height of the Building is 15.450 m.) RESIDENTIAL BUILDING U / S 393A OF KMC ACT 1980 & K.M.C. Building Rules 2009, AT PRE. NO. - 196, MADURDAH, KOLKATA - 700 107, P. S. - ANANDAPUR, WARD NO. - 108, BOROUGH - XII.

[ R. S. KHATIAN NO. - 184, PLOT NO. - 71, DAG NO. - 411 / 459, TUZI NO. - 2998, J. L. NO. - 12, MOUZA - MADURDAHA ]

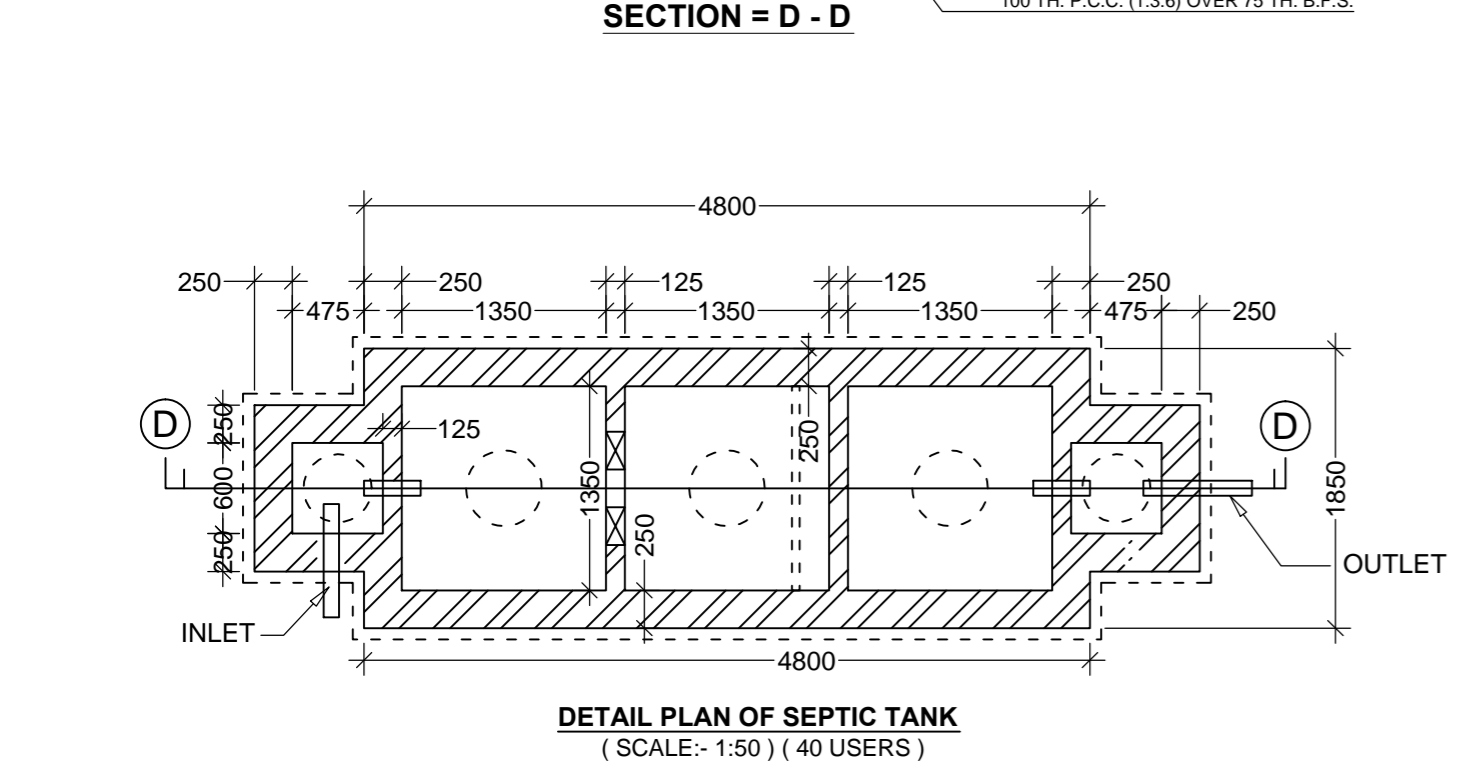
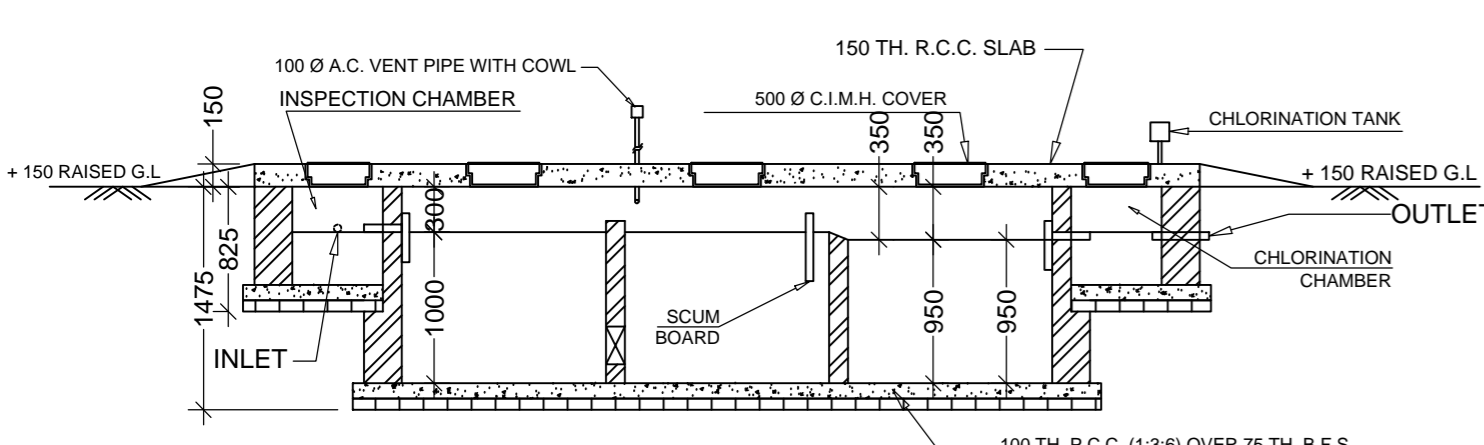
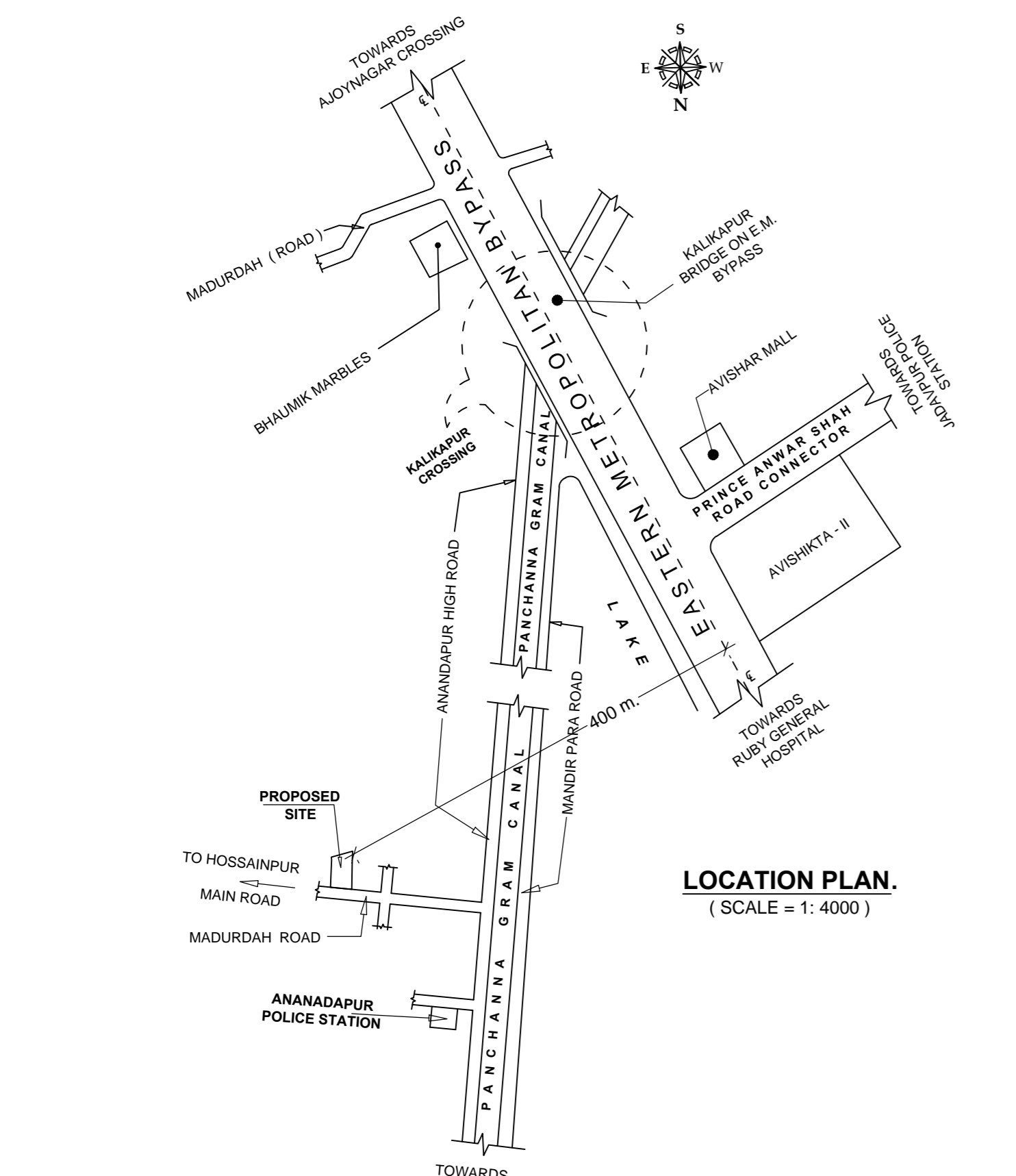
#### \* \* \* DETAILS OF ARCHITECTURAL DRAWING \* \* \*

* SCALE *	W - 108 B - ( XII )	* ARCHITECTS & ENGINEERS *	
1:50	* Sheet-1 *	Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Suresh Sarkar Road, Kolkata - 700 014. E-mail : dpccl@yaho.com	
1:100			
1:600			
1:4000	* Checked BY *	* Date *	
	RUMELA	M.C. Paul	25.08.2022.

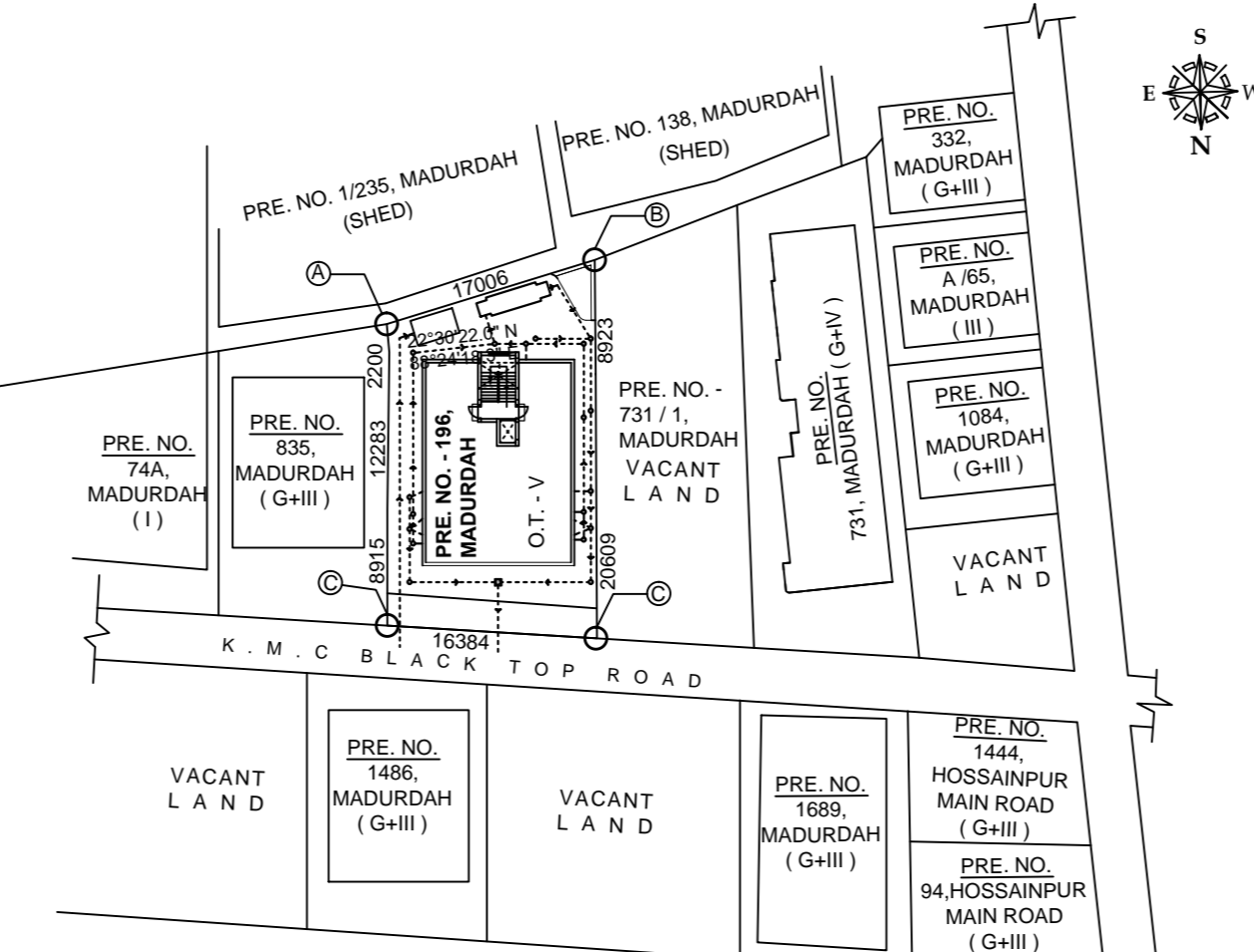
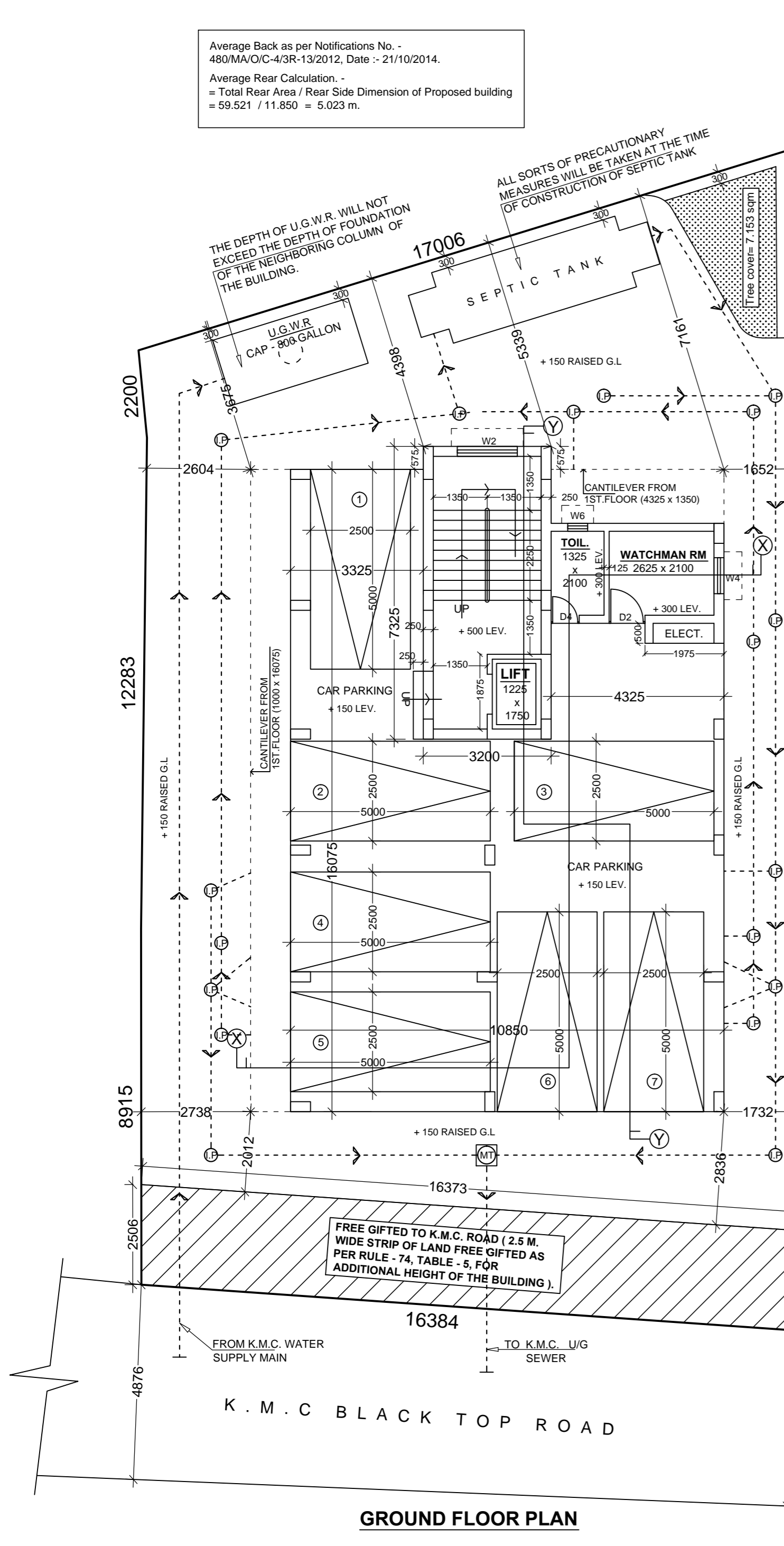
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DATE: 20-APR-23 VALID UP TO: 19-APR-28

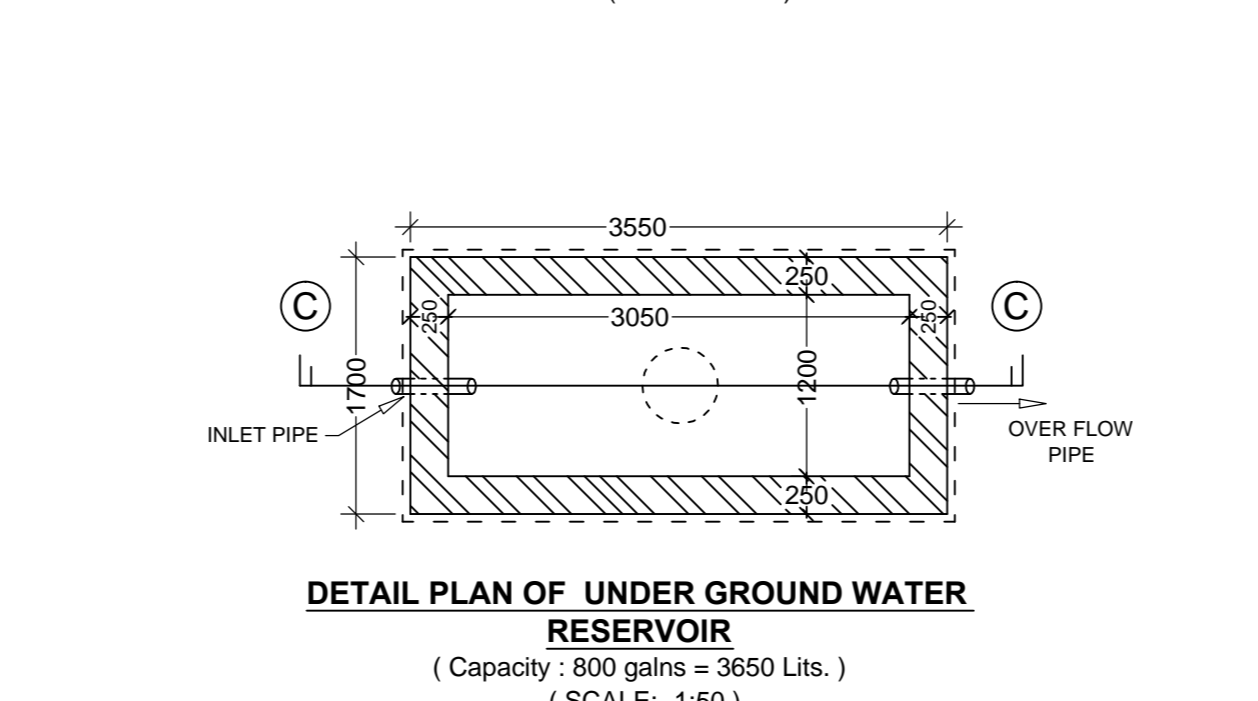
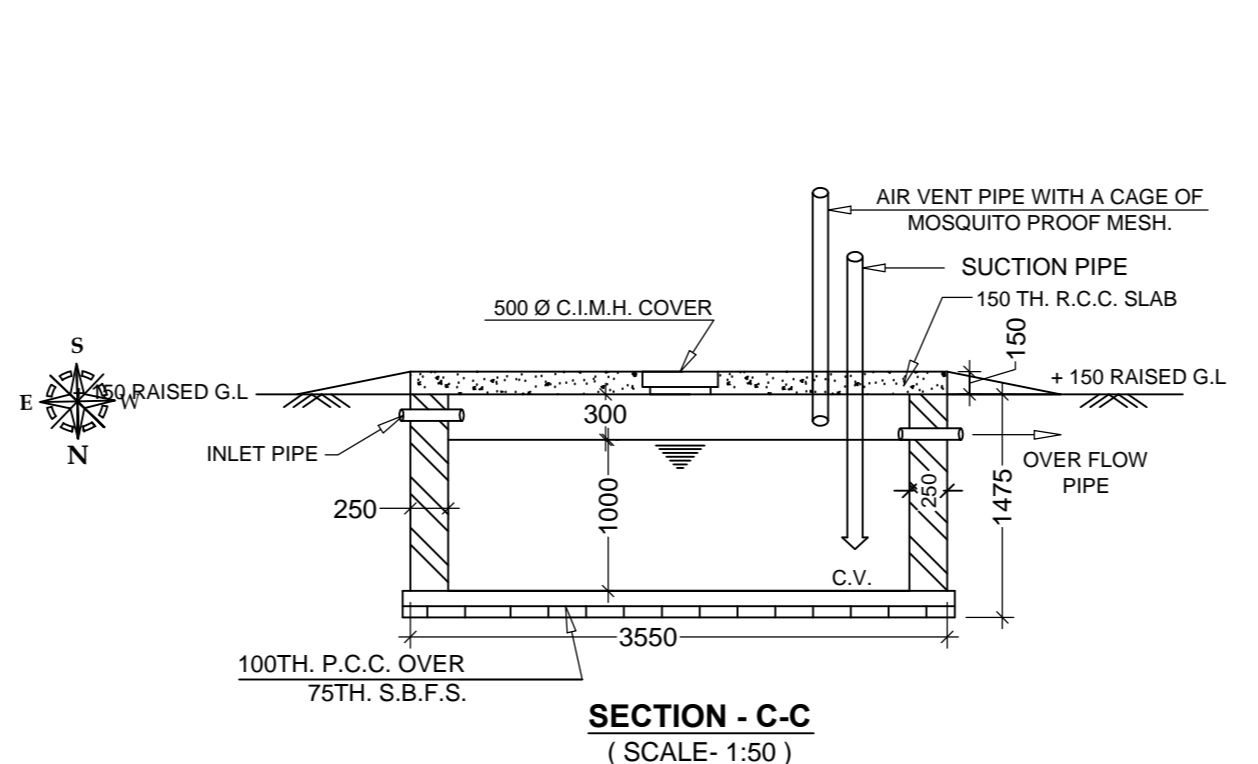
DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.



Average Back as per Notifications No. - 480/MV/QC-43R-13/2012, Date :- 21/10/2014.  
Average Rear Calculation. -  
= Total Rear Area / Rear Side Dimension of Proposed building  
= 59.521 / 11.850 = 5.023 m.



#### SECTION - C - C (SCALE: 1:50)



#### SPECIFICATION

- ALL DIMENSIONS ARE IN MM.
- THE HEIGHT OF THE BUILDING IS 15.450 m.
- THE BUILDING IS R.C.C. FRAME STRUCTURE.
- ALL OUTER WALL ARE 200/250 mm. THICK.
- ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
- GRADE OF CONCRETE IS M20.
- GRADE OF STEEL IS Fe - 500.
- 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
- 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1:5) CEMENT SAND MORTAR.
- HEIGHT OF PARAPET WALL IS 1200 mm.

SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2100	W	2100 x 1800
D1	1000 x 2100	W1	1800 x 1800
D2	900 x 2100	W2	1500 x 1800
D3	850 x 2100	W3	1200 x 1800
D4	700 x 2100	W4	1000 x 1200
		W5	900 x 1050
		W6	500 x 600