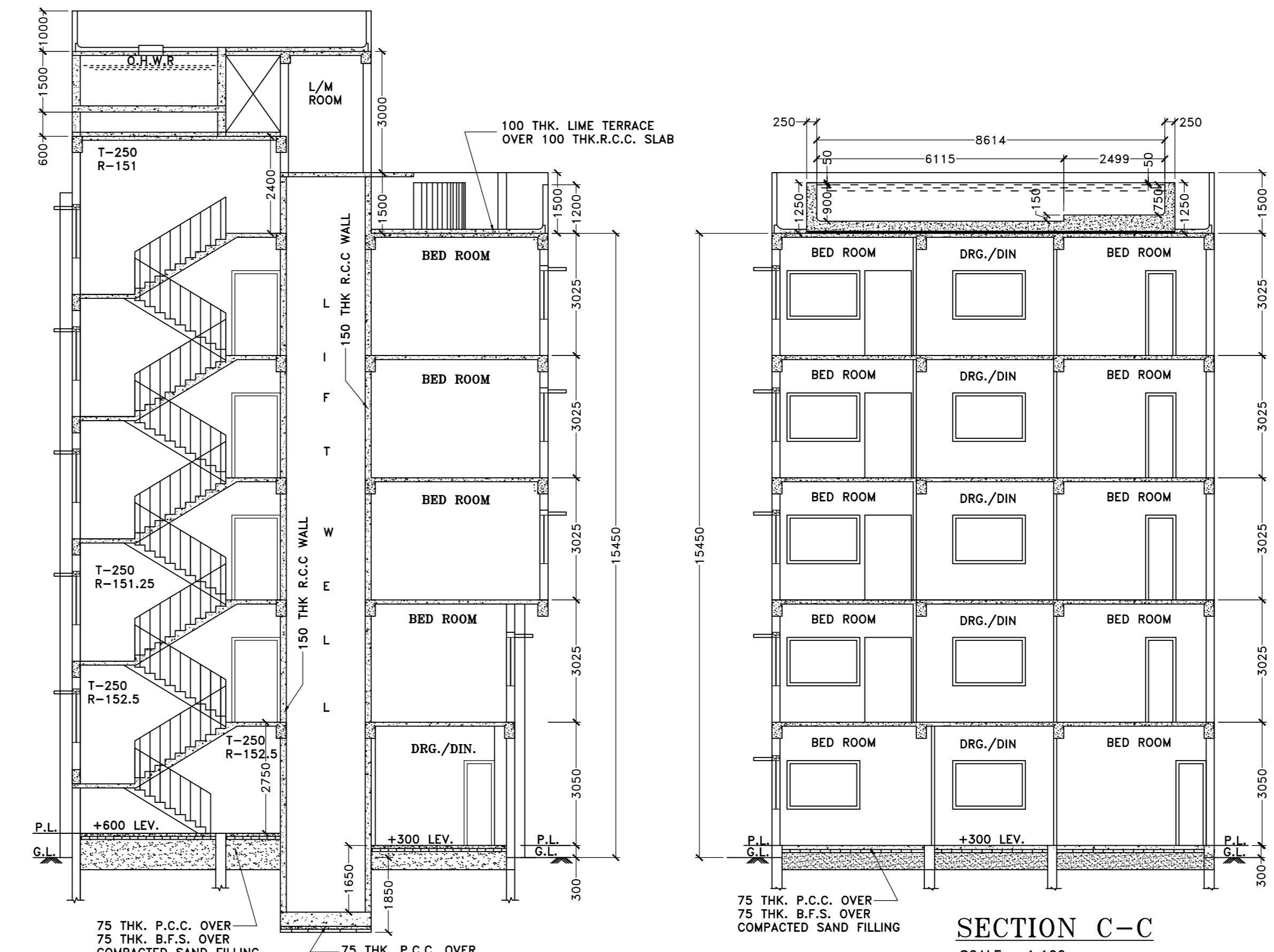


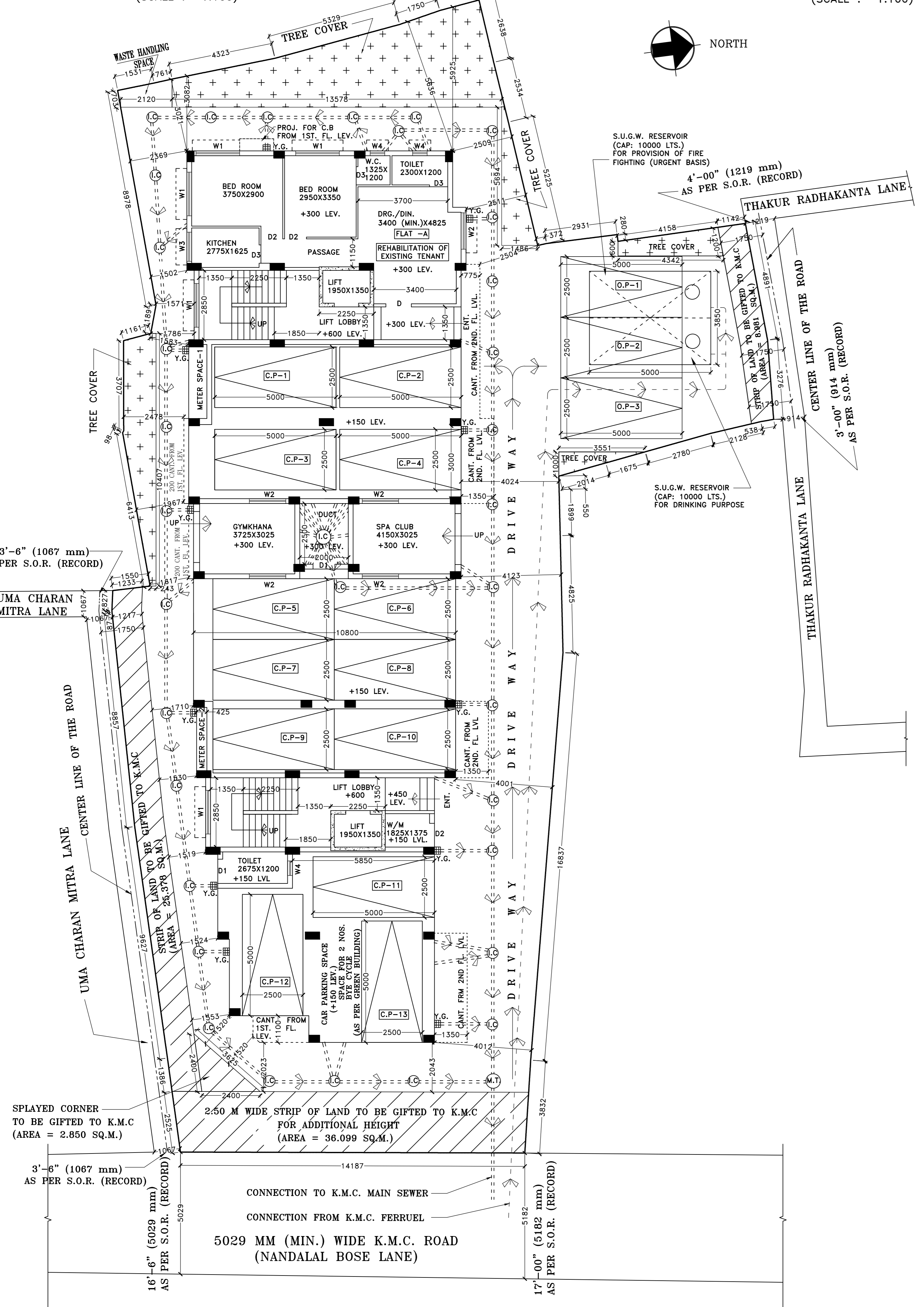


FRONT ELEVATION (EASTERN SIDE)
SCALE :- 1:100

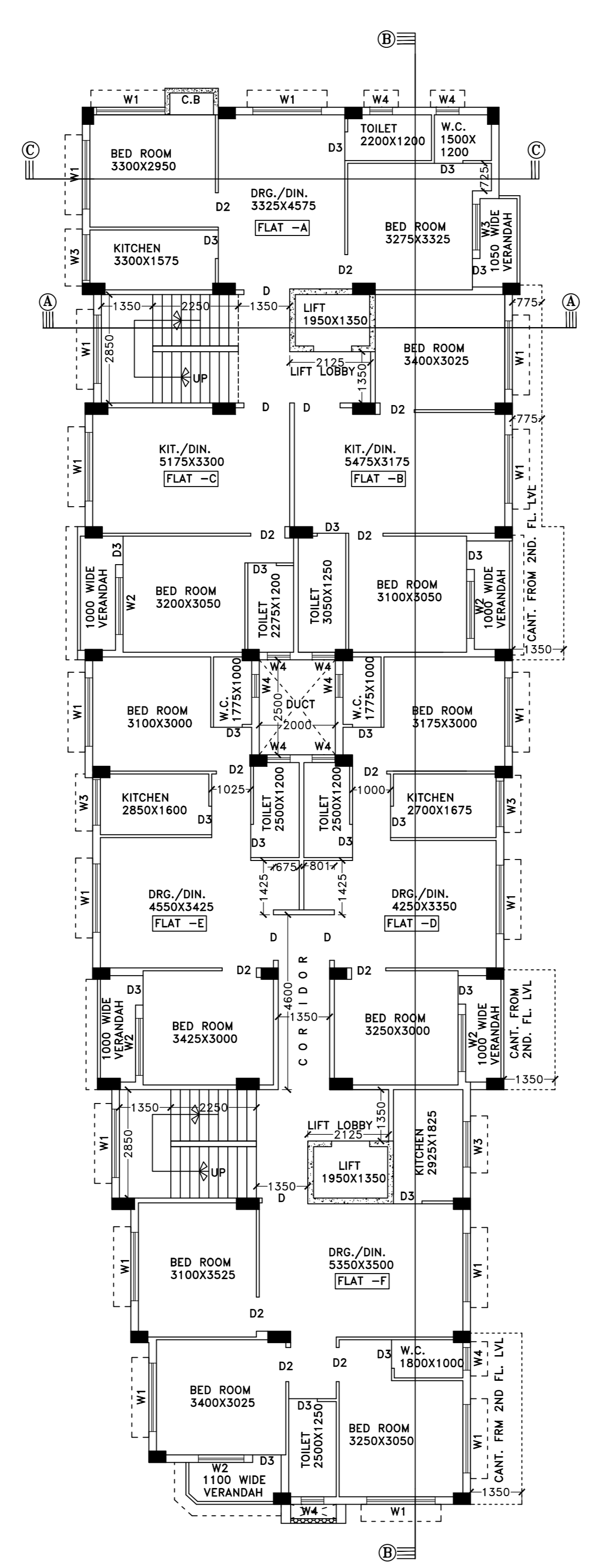
SIDE ELEVATION (NORTHERN SIDE)
SCALE :- 1:100



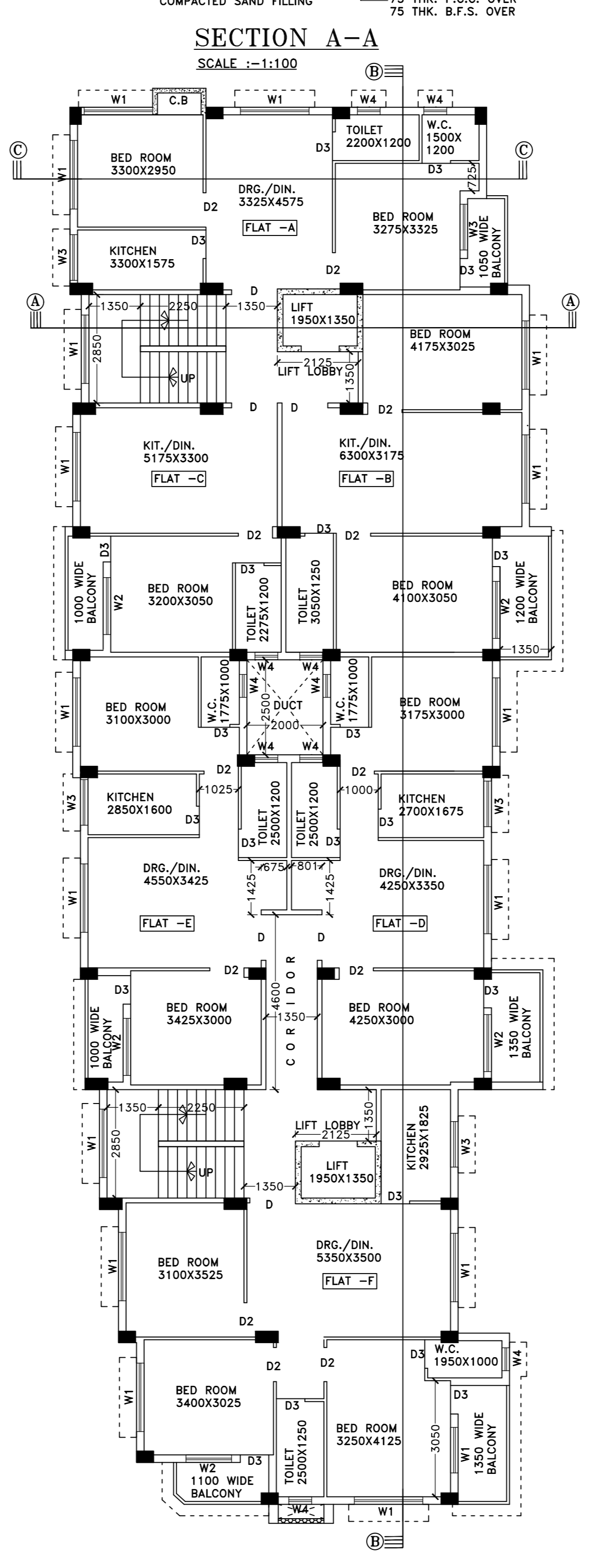
SECTION C-C
SCALE :- 1:100



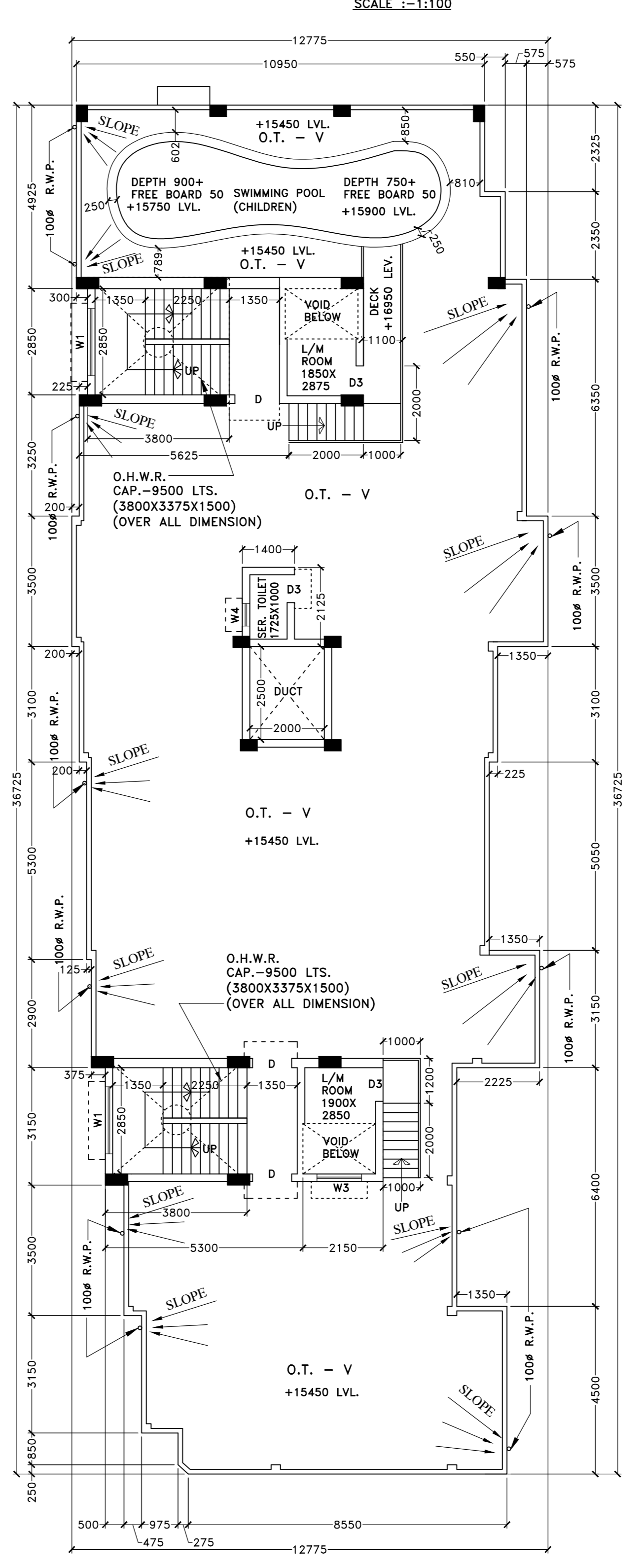
GROUND FLOOR PLAN
SCALE :- 1:100



FIRST FLOOR PLAN
SCALE :- 1:100



TYPICAL FLOOR PLAN
(2ND. TO 4TH. FLOOR)
SCALE :- 1:100



ROOF PLAN
SCALE :- 1:100

STATEMENT OF PLAN CASE NO. :- 2022010130

"A"

(01) ASSESSEE NO. - 110072300099

(02) DETAILS OF ALL DEED OF CONVEYANCE:- (TOTAL FOUR NOS.)

| BEING NO. | BOOK NO. | VOLUME NO. | PAGE NO. | DATE | REGISTERED OFFICE |
|-----------|----------|------------|------------------|------------|--------------------------------|
| 10013 | I | 38 | 418 TO 445 | 03.08.2011 | A.R.A-II KOLKATA (WEST BENGAL) |
| 190200795 | I | 1902-2018 | 27197 TO 27238 | 12.03.2018 | A.R.A-II KOLKATA (WEST BENGAL) |
| 190200794 | I | 1902-2018 | 26749 TO 26790 | 12.03.2018 | A.R.A-II KOLKATA (WEST BENGAL) |
| 190204254 | I | 1902-2018 | 150156 TO 150201 | 12.03.2018 | A.R.A-II KOLKATA (WEST BENGAL) |

(03) DETAILS OF BOUNDARY DECLARATION:-

| BEING NO. | BOOK NO. | VOLUME NO. | PAGE NO. | DATE | REGISTERED OFFICE |
|-----------|----------|------------|------------------|------------|--------------------------------|
| 190204752 | I | 1902-2021 | 239264 TO 239282 | 07.12.2021 | A.R.A-II KOLKATA (WEST BENGAL) |

(04) DETAILS OF ALL DEED OF GIFT TO K.M.C.:- (TOTAL THREE NOS.)

| BEING NO. | BOOK NO. | VOLUME NO. | PAGE NO. | DATE | REGISTERED OFFICE |
|-----------|----------|------------|------------------|------------|-------------------------------|
| 190107316 | I | 1901-2022 | 334872 TO 334887 | 19.08.2022 | A.R.A-I KOLKATA (WEST BENGAL) |
| 190107314 | I | 1901-2022 | 334988 TO 334900 | 19.08.2022 | A.R.A-I KOLKATA (WEST BENGAL) |
| 190107315 | I | 1901-2022 | 334901 TO 334913 | 19.08.2022 | A.R.A-I KOLKATA (WEST BENGAL) |

(05) DETAILS OF NON-EVICTION OF TENANT:-

| BEING NO. | BOOK NO. | VOLUME NO. | PAGE NO. | DATE | REGISTERED OFFICE |
|-----------|----------|------------|------------------|------------|--------------------------------|
| 190204204 | I | 1902-2022 | 177335 TO 177348 | 07.05.2022 | A.R.A-II KOLKATA (WEST BENGAL) |

NOTES & SPECIFICATION

(a) ALL DIMENSIONS ARE IN MM

(b) ALL EXTERNAL WALLS ARE 200 MM THK. WITH CEMENT SAND MORTAR (1:5)

(c) ALL INTERNAL WALLS ARE 125/75 MM THK. WITH CEMENT SAND MORTAR (1:4) WITH H.B. NETTING

(d) 10 MM THK CEILING PLASTER WITH CEMENT SAND MORTAR (1:4)

(e) 15 MM THK INTERIOR PLASTER WITH CEMENT SAND MORTAR (1:5)

(f) 10 MM THK EXTERIOR PLASTER WITH CEMENT SAND MORTAR (1:5)

(g) THE DEPTH OF S.U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.

(h) GRADE OF STEEL - Fe415

(i) GRADE OF CONCRETE - M20

(j) OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. OF INDIA (LATEST EDITION)

(k) ALL CLEAR COVER FOR FOUNDATION, COLUMN, BEAM & SLAB ETC. AND LAP LENGTH WILL BE FOLLOWED AS PER I.S. CODE (S.P.-34 & OTHER)

"B"

(01) LAND AREA :-

(a) AS PER DEED = 834.448 SQ.M. (12K-07 CH-27 SQ.FT.)

(b) AS PER BOUNDARY DECLARATION = 834.448 SQ.M.

(02) ROAD WIDTH :-

(a) 6029 MM (MIN.) - FRONT

(b) 914 MM (MIN.) - NORTHERN SIDE

(c) 1087 MM (MIN.) - SOUTHERN SIDE

(03) GROUND COVERAGE:-

(a) PERMISSIBLE = 50% (417.224 SQ.M.)

(b) PROPOSED = 47.656% (396.828 SQ.M.)

(04) F.A.R.:-

(a) PERMISSIBLE = [1.75 + 10%] = 1.925

(EXTRA 10% FOR GREEN BUILDING)

(b) PROPOSED = 1.919 (1750.078-150)

(05) TOTAL COVERED AREA:-

(a) EXCL. EXEMPT AREA & CAR PARKING FACILITY

(b) PROPOSED = (1750.078-150) = 1600.078 SQ.M.

(06) TOTAL EXEMPTED AREA:-

(a) FOR STAIR = (68.850+68.850 SQ.M.) = 137.700 SQ.M.

(b) LIFT LOBBY = (14.470+14.476 SQ.M.) = 28.946 SQ.M.

(c) CARPET AREA = 23.568 SQ.M.

(d) TOTAL = 168.652 SQ.M.

(07) SIZE OF TENEMENTS:-

(a) < 50 SQ.M. = 4 NOS.

(b) > 50 SQ.M. & < 75 SQ.M. = 17 NOS.

(c) > 75 SQ.M. & < 100 SQ.M. = 4 NOS.

TOTAL NO. OF TENEMENTS = 25 NOS.

(08) AREA OF GYMKHANA & SPA CLUB:-

(a) COVERED AREA = 29.633 SQ.M.

(b) CARPET AREA = 23.568 SQ.M.

(09) CAR PARKING AREA = 212.812 SQ.M.

(10) NOS. OF CAR PARKING:-

(a) REQUIRED = 4 NOS.

(b) PROPOSED = 13 NOS. (COVERED) + 3 NOS. (OPEN)

(11) OVER HEAD WATER TANK AREA = (12.825+12.540) = 25.365 SQ.M.

(12) STAIR COVERED AREA = (17.507+16.995)+34.502 SQ.M.

(13) LIFT MACHINE ROOM AREA = (7.590+7.594) = 15.184 SQ.M.

(14) STAIR LEADING TO L.M. ROOM = (4.252+3.200)=7.452 SQ.M.

(15) TREE COVERED AREA:-

(a) PERMISSIBLE = 39.985 (4.792%)

(b) PROPOSED = 56.473 SQ.M. (6.768%)

(16) SWIMMING POOL AREA = 28.123 SQ.M. (WITH DECK)

(17) DEPTH OF THE BUILDING = 36.725 M

(18) HEIGHT OF THE BUILDING = 15.450 M (G+IV)

DETAILS OF COVERED AREA:

| FLOOR MKD. | EACH FLOOR AREA (SQ.M.) | DUCT | STAIR | STAIR | LIFT | LIFT | NET AREA EXCL. ALL VOIDS (SQ.M.) | EXEMPTED AREA (SQ.M.) | GROSS FLOOR AREA EXCL. EXEM. AREA (SQ.M.) |
|--------------|-------------------------|-------|-------|-------|--------|--------|----------------------------------|-------------------------|---|
| GROUND FLOOR | 378.100 | 5.00 | - | - | - | - | 373.100 | (14.107-0.337) = 13.770 | 339.560 |
| FIRST FLOOR | 381.904 | 5.00 | 0.337 | 0.337 | 2.633 | 2.633 | 370.964 | (14.107-0.337) = 13.770 | 337.686 |
| SECOND FLOOR | 401.828 | 5.00 | 0.337 | 0.337 | 2.633 | 2.633 | 390.888 | (14.107-0.337) = 13.770 | 357.610 |
| THIRD FLOOR | 401.828 | 5.00 | 0.337 | 0.337 | 2.633 | 2.633 | 390.888 | (14.107-0.337) = 13.770 | 357.610 |
| FOURTH FLOOR | 401.828 | 5.00 | 0.337 | 0.337 | 2.633 | 2.633 | 390.888 | (14.107-0.337) = 13.770 | 357.610 |
| TOTAL | 1965.488 | 25.00 | 1.348 | 1.348 | 10.532 | 10.532 | 1916.728 | 68.850 | 1750.078 |

DECLARATION OF L.B.S.:-

I CERTIFY 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 SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD IS CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

SRI ASHIS KUNDU (L.B.S. NO.-679/I)
NAME OF L.B.S.

DECLARATION OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SRI KAILLOL KR. GHOSHAL (G.T./I/14)
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF E.S.E.:-

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

SOIL TEST HAS BEEN DONE BY SRI KAILLOL KR. GHOSHAL OF "MAS", 4, GARFA MAIN ROAD, KOLKATA-075.

RECOMMENDATION OF SOIL INVESTIGATION REPORT IS CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

SRI ASHIS KUNDU (E.S.E. NO.-327/I)
NAME OF STRUCTURAL ENGINEER

OWNER'S DECLARATIONS:-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:-

I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)

K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.

IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

THE PLOT IS IDENTIFIED BY ME.

THERE IS NO LEGAL CASE PENDING AGAINST THIS PLOT.

(1) SRI PAWAN KUMAR AGARWAL & (2) SMT. SHIKHA AGARWAL
NAME OF OWNER(S)

THIS PLAN PROPOSAL HAS BEEN SANCTIONED AS PER RESOLUTION OF MBC ITEM NO. 307 OF 2022 TO 2023, VIDE MEETING NO. 609, DT. 17.01.2023.

B.P. NO. : 2022010184
DATED : 03/03/2023
VALID UP TO : 02/03/2028

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

DIGITAL SIGNATURE OF A.E./C/BLDG./BR.-I/K.M.C.

DIGITAL SIGNATURE OF E.E./C/BLDG./BR.-I/K.M.C.

A.K.CONSULTANT
25B, MAHATMA GANDHI ROAD, KOLKATA-700 082.
98303 34675 / 82405 44997

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULES 2009 AT PREMISES NO.- 7, NANDA LAL BOSE LANE, IN WARD NO.-007, BOROUGH NO.-1, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA-700 003, P.S.-SHYAMPUR, P.O.-BAGBAZAR

SCALE :- 1:100

OWNER'S NAME : (1) SRI PAWAN KUMAR AGARWAL (2) SMT. SHIKHA AGARWAL

DRAWN BY: SMT. INDRANI BOSE

CHECKED BY: MR. ASHIS KUNDU

SHEET NO-01

NORTH