

1. ASSESSEE NO = 411231601823

2. DETAILS OF DEED

| BOOK NO | VOLUME NO | PAGES | BEING | YEAR | OFFICE |
|---------|-----------|---------|-------|------|--------------------|
| (i) | 40 | 117-121 | 2762 | 1958 | J.S.R. OF ALIPORE |
| (ii) | 70 | 180-184 | 4254 | 1961 | J.S.R. OF ALIPORE |
| (iii) | 12 | 53-56 | 187 | 1967 | J.S.R. OF ALIPORE |
| (iv) | 53 | 462-464 | 1223 | 2011 | A.D.S.R. OF BEHALA |

3. AAJ NO ID - BEHA / EAST / B / 060723 / 761917 DATED 04/07/2023

4. ULC MEMO NO - 1624 / ULC / ALIPORE / 2023 DATED 03/10/2023

4.a. IGCB GOLD CERTIFICATE NO: GH232132 DATED 13/04/2024

5. CONVERSION CERTIFICATE

| OWNER | B/LRO MEMO NO | PREVIOUS CLASSIFICATION | PRESENT CLASSIFICATION | AREA (IN ACRES) |
|----------------------------|----------------------|-------------------------|------------------------|-----------------|
| (i) SHANTILATA GHOSH | 1881 DATED 21/03/17 | BAGAN | BASTU | 0.04 |
| (ii) SHYAMLATA KANTI GHOSH | 11040 DATED 03/04/17 | BAGAN | BASTU | 0.03 |
| (iii) BIMAL KANTI GHOSH | 1884 DATED 21/03/17 | BAGAN | BASTU | 0.04 |
| (iv) SANJIB KANTI GHOSH | 1880 DATED 21/03/17 | BAGAN | BASTU | 0.04 |
| (v) PROSUN GHOSH | 1882 DATED 21/03/17 | BAGAN | BASTU | 0.03 |
| (vi) NIRMAL KANTI GHOSH | 1883 DATED 21/03/17 | BAGAN | BASTU | 0.04 |

1. Area of land :-
As per title of deed = (13K 5CH 43 SFT) 894.463 SQM.
As Per R.O.R & Conversion = 890.30 SQM.
As Per Boundary Declaration = 895.64 SQM.
As per U.L.C. = 894.48 SQM.
2. Height of Building = 40.0 M.
3. Permissible Ground Coverage (50.00 %) = 445.15 SQM.
4. Proposed Ground Coverage (28.00%) = 231.498 SQM.

5. FLOOR AREA SCHEDULE

| No. Floors | Plate area | Lift Well | Void | GROSS Floor Area in sqm. | Stair landing | Lift lobby | Net Floor Area in sqm. |
|------------------|--------------|------------|-------------|--------------------------|---------------|-------------|------------------------|
| (i) Basement | 33.12 sqm. | XXX | XXX | 33.12 sqm. | 12.00 sqm. | XXX | 21.12 sqm. |
| (ii) Ground Fl. | 220.99 sqm. | XXX | 220.99 sqm. | 24.00 sqm. | 6.00 sqm. | 190.99 sqm. | |
| (iii) 1st. Fl. | 220.99 sqm. | 5.12 sqm. | 40.48 | 175.39 sqm. | 24.00 sqm. | 6.00 sqm. | 145.39 sqm. |
| (iv) 2nd. Fl. | 219.53 sqm. | 5.12 sqm. | 214.42 sqm. | 24.00 sqm. | 6.00 sqm. | 184.42 sqm. | |
| (v) 3rd. Fl. | 212.41 sqm. | 5.12 sqm. | 207.29 sqm. | 24.00 sqm. | 6.00 sqm. | 177.29 sqm. | |
| (vi) 4th. Fl. | 212.41 sqm. | 5.12 sqm. | 207.29 sqm. | 24.00 sqm. | 6.00 sqm. | 177.29 sqm. | |
| (vii) 5th. Fl. | 212.41 sqm. | 5.12 sqm. | 207.29 sqm. | 24.00 sqm. | 6.00 sqm. | 177.29 sqm. | |
| (viii) 6th. Fl. | 212.41 sqm. | 5.12 sqm. | 207.29 sqm. | 24.00 sqm. | 6.00 sqm. | 177.29 sqm. | |
| (ix) 7th. Fl. | 212.41 sqm. | 5.12 sqm. | 207.29 sqm. | 24.00 sqm. | 6.00 sqm. | 177.29 sqm. | |
| (x) 8th. Fl. | 212.41 sqm. | 5.12 sqm. | 207.29 sqm. | 24.00 sqm. | 6.00 sqm. | 177.29 sqm. | |
| (xi) 9th. Fl. | 212.41 sqm. | 5.12 sqm. | 207.29 sqm. | 24.00 sqm. | 6.00 sqm. | 177.29 sqm. | |
| (xii) 10th. Fl. | 212.41 sqm. | 5.12 sqm. | 207.29 sqm. | 24.00 sqm. | 6.00 sqm. | 177.29 sqm. | |
| (xiii) 11th. Fl. | 212.41 sqm. | 5.12 sqm. | 207.29 sqm. | 24.00 sqm. | 6.00 sqm. | 177.29 sqm. | |
| (xiv) 12th. Fl. | 204.88 sqm. | 5.12 sqm. | 199.76 sqm. | 24.00 sqm. | 6.00 sqm. | 169.76 sqm. | |
| TOTAL | 2811.16 sqm. | 61.44 sqm. | 40.48 | 2709.24 sqm. | 324.00 sqm. | 78.00 sqm. | 2307.24 sqm. |

6. Parking Calculation

| Flat | Terment Size in sqm. | Proportional Area to be Added | Actual Terment Area | No. of Terment | Required car parking |
|--------------|----------------------|-------------------------------|---------------------|----------------|----------------------|
| 1. Flat - A | 62.76 | 28.87 | 111.63 | 9 | 9 |
| 2. Flat - B | 83.49 | 29.13 | 112.62 | 9 | 9 |
| 3. Flat - C | 58.41 | 20.38 | 78.79 | 1 | 1 |
| 4. Flat - D | 61.74 | 20.14 | 77.88 | 1 | 1 |
| 5. Flat - E | 54.94 | 19.17 | 74.11 | 1 | 1 |
| 6. Flat - A1 | 78.99 | 27.65 | 106.64 | 1 | 1 |
| 7. Flat - B1 | 79.72 | 27.90 | 107.62 | 1 | 1 |
| Total | | | | 23 | 21 |

- B) Total parking required = 21+3+24 nos. Total Showroom built-up area = 136.706 sqm.
- C) No. of Parking provided Covered = 2 nos. Covered pit parking = 10 nos. Car Parking required for Showroom : total Showroom carpet area = 112.81 sqm. Total required for Showroom = 3+22 NOS (3) Open = 2 nos. Open pit of mechanical parking = 11 nos. Total nos. of parking = 2+10+2+11 = 25
- D) Permissible area of parking : a) Ground floor = 7 X 25 = 175 sqm. A) Ground floor parking area = 106.91 sqm. E) Actual area of parking provided = 106.91 sqm.

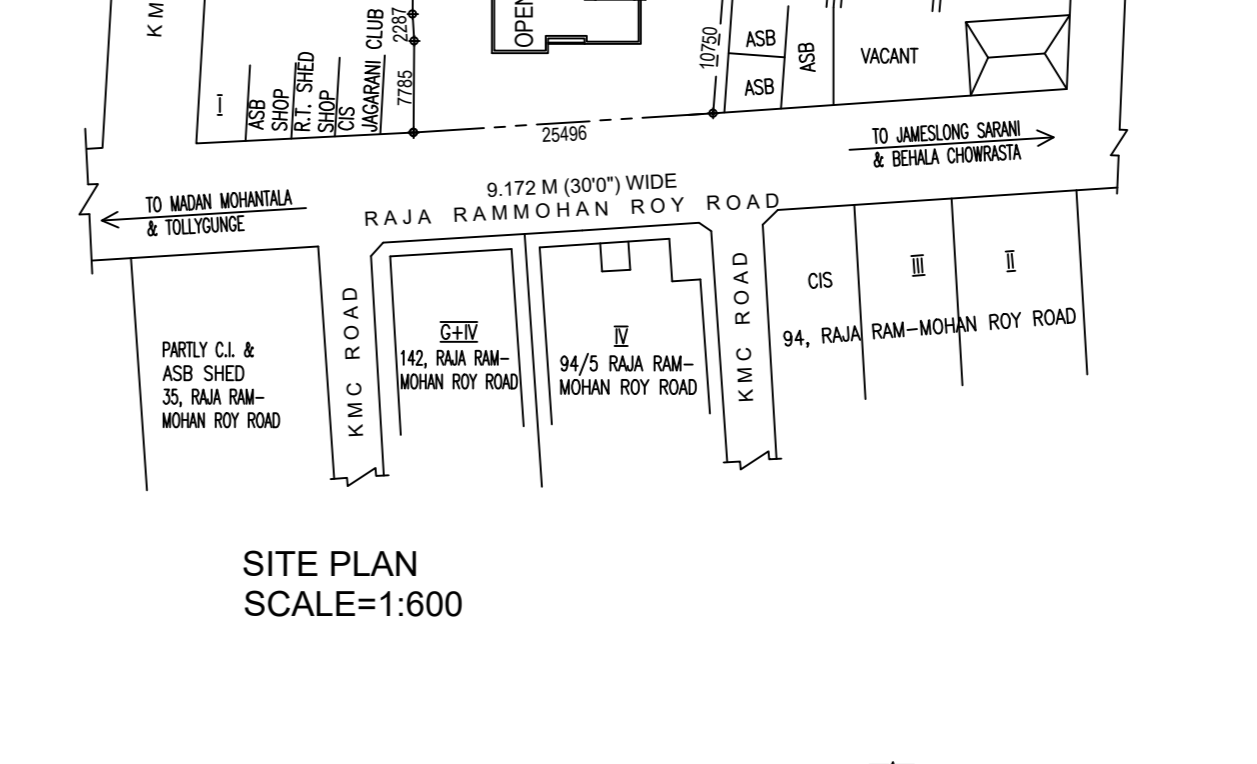
FAR Calculation = (Net area - Carparking provided) / Land Area = (2307.24 - 106.91) / 890.30 = 2.472

Area for fees = Stair Cover + LMS + Roof Toilet + CB + Triple Height Balcony + Fire Refuge Balcony + Goomty = 30.16 + 7.61 + 2.674 + 50.04 + 64.704 + 33.60 + 4.61 = 193.38 sqm.

| Sl. No. | Particulars | Area | Sl. No. | Particulars | Area |
|---------|----------------------------------|---------------|---------|--|------------------------|
| 7. | Permissible FAR (2.25+10%) | = 2.475 | 18. | Goomy area | = 4.61 sqm. |
| 8. | Proposed FAR | = 2.472 | 19. | Service Area at Ground Floor if any | = 53.28 sqm. |
| 9. | Statement of other Area for Fees | = N.A. | 20. | Relaxation of authority. F any | = N.A. |
| 10. | Stair Cover Area | = 30.16 sqm. | 21. | Current Declaration of Owner, ESE, LBS | = N.A. |
| 11. | Lift Machine Room Less L.R. | = 7.61 sqm. | 22. | Assembly Covered area | = N.A. |
| 12. | Lift Machine Room Stair Area | = N.A. | 23. | Existing Built-up area | = 254.88 sqm. |
| 13. | Roof Tank area | = 18.98 sqm. | 24. | Permissible Green Cover = 63.30 sqm = 6.77 % | |
| 14. | Terment Area | = 223.34 sqm. | 25. | Tree cover area | = 111.27 sqm. (12.44%) |
| 15. | C.B. Area | = 50.04 sqm. | 26. | Estimated Electrical Load (KW) = 231.15 | |
| 16. | Roof Toilet Area, if any | = 2.67 sqm. | 27. | Estimated Solar Power Generated (KW) = 12.22 | |
| 17. | Triple Height Balcony | = 44.70 sqm. | 28. | Fire Refuge Balcony | = 33.60 sqm. |

7. Declaration of Owner

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 & ADJOINING STRUCTURE, IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF U.G.W.R & SEPTIC TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.



PROJECT
PLAN PROPOSAL U/S - 393A OF K.M.C. ACT. 1980 COMPLYING WITH RULE 69A (1a) OF K.M.C. BUILDING RULE 2009 FOR CONSTRUCTION OF A G+XII STORIED RESIDENTIAL BUILDING AT PREMISES, NO. -183, RAJA RAM MOHAN ROY ROAD, KOLKATA - 700039; PS. - HARIDVEPUR; WARD NO. - 123; BOROUGH NO. - XVI, (LR DAG NO. - 405, KHATIAN NO. - 6644, JL NO. -113, MOUJA- MURAD PUR.)

TITLE :
GROUND FLOOR PLAN ON SITE, SITE PLAN, LOCATION PLAN, DETAIL OF UNDER GROUND WATER RESERVOIR & SEPTIC TANK, EXISTING FLOOR PLAN ON SITE.

SPECIFICATION

- ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED.
- ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED.
- ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6 & 1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING.
- ALL CIVIL WORKS ARE AS PER S.D.S. AND ALL REINFORCEMENT AS PER IS 1176.
- ALL R.C.C. WORKS ARE IN THE RATIO 1:1.5:3.
- ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF UNDERGROUND WATER RESERVOIR & SEPTIC TANK.
- DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.

DOOR & WINDOW SCHEDULE

| TYPE | WIDTH | HT. | TYPE | WIDTH | HEIGHT |
|-------|-------|------|------|-------|--------|
| D1 | 1100 | 2100 | W1 | 1500 | 1800 |
| D2 | 900 | 2100 | W2 | 1200 | 1800 |
| D3 | 750 | 2100 | W3 | 1000 | 1200 |
| D4 | 1000 | 2100 | W4 | 900 | 900 |
| SLD.1 | 2400 | 2100 | W5 | 600 | 600 |
| SLD.2 | 1500 | 2100 | W5a | 525 | 600 |
| FCD | 1100 | 2100 | | | |
| FCD1 | 1000 | 2100 | | | |

STRUCTURAL ENGINEERS' CERTIFICATE

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER M.C.E. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY GEOCCON (A LOK ROY) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

ARCHITECT'S CERTIFICATE

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND OFFICE CIRCULARS AND OFFICE ORDERS AS OF DATE. THE SITE CONDITION INCLUDING THE ADJOINING MAINTAINED ROADS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

ARCHITECT'S NAME: DEBATOSH SAHU (CA/89/12368) NAME OF ARCHITECT & SEAL

ENGINEER'S NAME: BIKEB BIKASH MULLICK ESE - I/75 (K.M.C.) NAME OF STRUCTURAL ENGINEER

DECLARATION OF OWNER

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 & ADJOINING STRUCTURE, IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF U.G.W.R & SEPTIC TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNER / APPLICANT

DECLARATION OF GEOTECHNICAL 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 PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DESIGNED : D.S. DRG. NO. - A - 01.

CHECKED : D.S. SCALE = 1:50, 1:100, 1:600, 1:14000

DEALT : MONIRUL SHEET = 01

NAME OF GEOTECHNICAL ENGINEER & SEAL

ESPACE KOLKATA
35-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029
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e-mail : info@espaceindia.com
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M.B.C MEETING NO-638 DATE-04.07.2024 MBC ITEM NO- 52/24-25

B.P. NO:-2024160274 DATE :- 12.11.2024 VALID UPTO :- 11.11.2029

DIGITAL SIGNATURE OF E.E (C/B) DIGITAL SIGNATURE OF A.E (C/B)