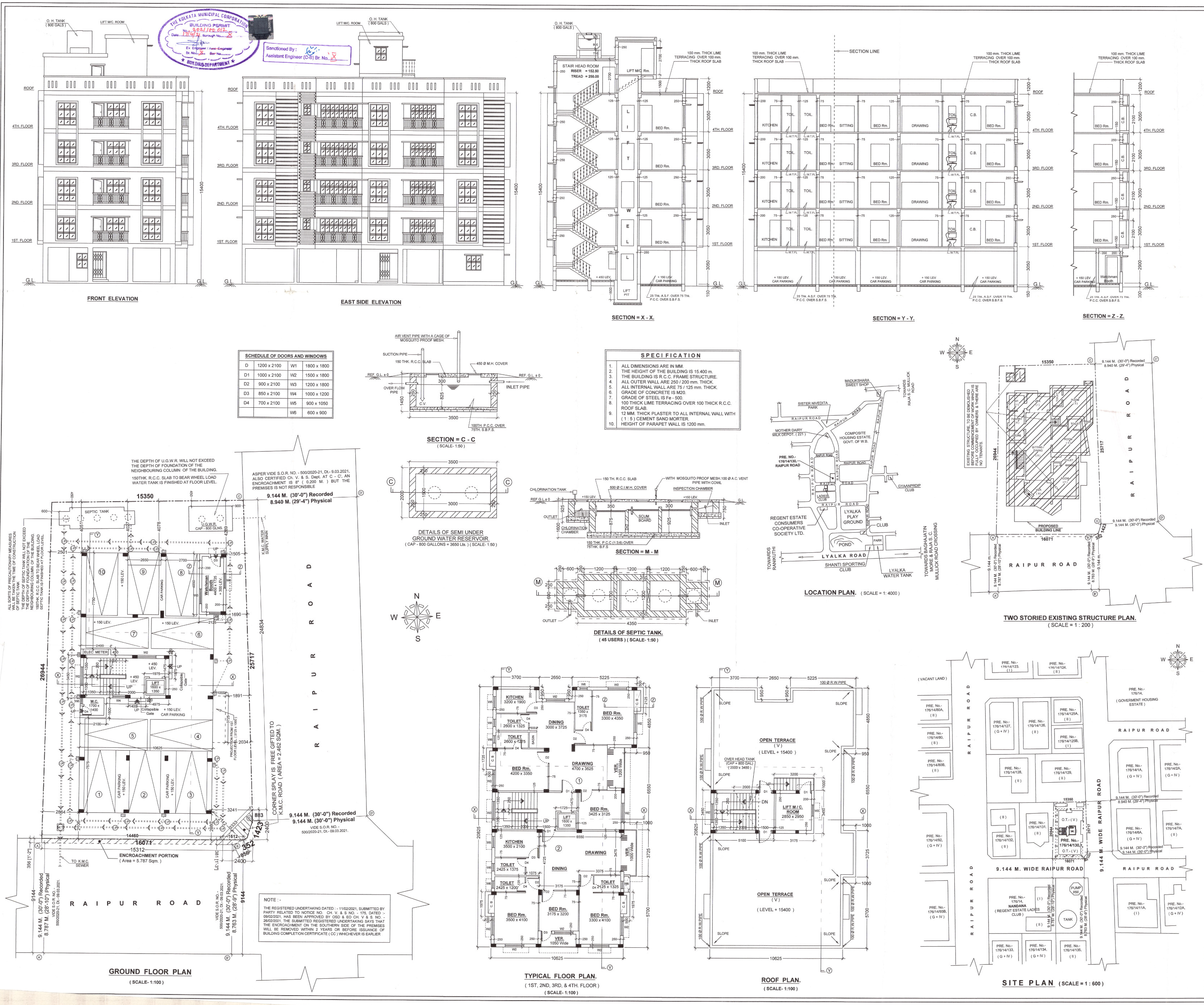

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 15.400 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M20.
7. GRADE OF STEEL IS Fe - 500.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

SCHEDULE OF DOORS AND WINDOWS

D	1200 x 2100	W1	1800 x 1800
D1	1000 x 2100	W2	1500 x 1800
D2	900 x 2100	W3	1200 x 1800
D3	850 x 2100	W4	1000 x 1200
D4	700 x 2100	W5	900 x 1050
		W6	600 x 900

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **21-096-07-0137-9**

2. **NAME OF THE OWNER/S :**
DEV. COMMISSIONER DEV. DEPTT. GOVT. OF WEST BENGAL (LESSOR)
SUMITRO SARKAR (LESSEE)

3. DETAILS OF REGD. TITLE DEED
Book NO.- I, VOL. NO.- 1136, Pages.- 1 to 6, Being NO.- 6734, Year : 1961. Registrar Alipore Sadar, Date :- 27/11/1961.

4. DETAILS OF REGD. FREE GIFT DEED (Splay Corner)
Corner Splay : 2.462 Sqm.
Book NO.- I, VOL. NO.- 1903-2021, Pages.- 73338 to 73356, Being NO.- 190301631, YEAR - 2021. A.R.A. - III. KOLKATA. West Bengal. Date - 22/02/2021.

5. DETAILS OF REGD. POWER OF ATTORNEY
Book NO.- I, VOL. NO.- 1903-2020, Pages.- 202132 to 202152, Being NO.- 190304277, YEAR : - 2020. A.R.A. - III. KOLKATA. West Bengal. Date - 21/10/2020.

6. DETAILS OF REGD. BOUNDARY DECLARATION
Book NO.- I, VOL. NO.- 1903-2021, Pages.- 73302 to 73319, Being NO.- 190301630, YEAR - 2021. A.R.A. - III. KOLKATA. West Bengal. Date - 22/02/2021.

7. DETAILS OF REGD. UNDERTAKING (ENCROACHMENT PORTION)
Book NO.- I, VOL. NO.- 1903-2021, Pages.- 73320 to 73337, Being NO.- 190301629, YEAR - 2021. A.R.A. - III. KOLKATA. West Bengal. Date - 22/02/2021.

PART - B

1. AREA OF LAND :
As per Title deed & Assessement Book Copy : 444.073 Sqm.
(6 K. - 10 CH. - 10 SQFT.)
As per Boundary Declaration : 435.663 Sqm.
(6 K. - 8 CH. - 9.477 SQFT.)
(Excluding Encroachment Portion)
As per U. L. C : N. A.

2. NET AREA OF LAND : 433.201 Sqm.
(435.663 - 2.462) Sqm
(After free gift / splayed corner etc.) splay of land relinquished, splay of land gifted to K.M.C.

3. PERMISSIBLE GROUND COVERAGE = 52.145 % = 227.176 Sqm.
4. PROPOSED GROUND COVERAGE = 52.123 % = 227.081 Sqm.
5. PROPOSED AREA :

	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT: Stair Void Area	CUTOUT: Lift Duct Area	CUTOUT: Total Area	EXEMPTED: Stair Way Area (Excluding Stair Void)	EXEMPTED: Lift Lobby	Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	223.356 Sqm.	—	—	—	13.365 Sqm.	2.913 Sqm.	207.078 Sqm.
First Floor	227.081 Sqm.	0.500 Sqm.	2.160 Sqm.	2.660 Sqm.	13.365 Sqm.	2.544 Sqm.	208.512 Sqm.
Second Floor	227.081 Sqm.	0.500 Sqm.	2.160 Sqm.	2.660 Sqm.	13.365 Sqm.	2.544 Sqm.	208.512 Sqm.
Third Floor	227.081 Sqm.	0.500 Sqm.	2.160 Sqm.	2.660 Sqm.	13.365 Sqm.	2.544 Sqm.	208.512 Sqm.
Fourth Floor	227.081 Sqm.	0.500 Sqm.	2.160 Sqm.	2.660 Sqm.	13.365 Sqm.	2.544 Sqm.	208.512 Sqm.
Total	1131.680 Sqm.	2.000 Sqm.	8.640 Sqm.	10.640 Sqm.	66.825 Sqm.	13.089 Sqm.	1041.126 Sqm.

TOTAL EXEMPTED AREA = 79.914 Sqm.

6. PARKING CALCUTALTION :

A)	Prop. Share	Tenament Size	Tenament No	Required Parking
Above 100 Sqm.				
1 - 103.319 Sqm.	13.713	117.032 Sqm.	4 Nos.	8 Nos.
2 - 103.628 Sqm.	13.754	117.382 Sqm.	4 Nos.	
			Total Required Parking =	**8 Nos.**

B) NOS. OF PARKING PROVIDED = 10 Nos.
NOS. OF COVERED CAR PARKING = 9 Nos.
NOS. OF OPEN CAR PARKING = 1 No.

C) Permissible area for parking : GROUND FLOOR = 8 No. x 25
D) Actual area of parking provided : GROUND FLOOR PARKING = 183.382 Sqm.

7. PERMISSIBLE F. A. R. = 2.25
8. PROPOSED F. A. R. = (1041.126 - 183.382) / 435.663 = 1.969

9. STATEMENT OF OTHER AREAS FOR FEES

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
Ground Floor			
First Floor		3.902 Sqm.	
Second Floor		3.902 Sqm.	
Third Floor		3.902 Sqm.	
Fourth Floor		3.902 Sqm.	
Total		15.608 Sqm.	

10. OTHER AREA FOR FEES = 98.722 Sqm.
(EXEMPTED + CUPBOARD + STAIR OF LIFT M/C. RM.)
11. STAIR HEAD ROOM AREA = 17.595 Sqm.
12. OVER HEAD TANK AREA = 6.900 Sqm.
13. LIFT MACHINE ROOM AREA = 10.954 Sqm.
14. LIFT MACHINE ROOM STAIR AREA = 3.200 Sqm.
15. HEIGHT OF THE BUILDING = 15.400 m.
16. DEPTH OF THE BUILDING = 20.825 m.
17. RELAXATION OF AUTHORITY = N. A.

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 WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. EXISTING STRUCTURE OCCUPIED BY THE OWNER AND THERE ARE NO TENANT.
7. DURING INSPECTION PLOT WAS INDENTIFIED BY ME.

ARJUN SINGH
Partner of GRIHO NIRMAN ASSOCIATES As Constituted Attorney of SRI SUMITRO SARKAR

DEV. COMMISSIONER DEV. DEPTT. GOVT. OF WEST BENGAL (LESSOR)
SUMITRO SARKAR (LESSEE)

ARJUN SINGH, Partner of Griho Nirman Associates being Constituted Attorney on behalf of Sri. SUMITRO SARKAR

SIGNATURE OF OWNER / APPLICANT

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 AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD 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 S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MADHAB CH. PAUL, L.B.S. No.- 526 (Class- I)
SIGNATURE OF L.B.S. (K.M.C.)

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUING 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.

Dr. S. K. Chakraborty
M.E.(Soils, Roorkee) Ph.D (Foundation Engg.)
LMIGS (LM-12), G.T.E. - 16/I OF K.M.C.
Geotechnical Consultant

DR. SANTOSH KUMAR CHAKRABORTY.
K.M.C. G.T.E NO. - 16 (Class - I)
SIG. OF GEO-TECHNICAL ENGINEER.

MADHAB CH. PAUL, E.S.E. NO.- 229 / II.
SIGNATURE OF E.S.E. (K.M.C.)

PROPOSED (G + IV) STORIED (Height of the Building is 15.400 m.) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. Building ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - 176/14/130, RAIPUR ROAD. KOLKATA - 700 092. P. S. - JADAVPUR, WARD NO. - 96, BOROUGH - X. (PLOT NO. - 130, J. L. NO. - 34, TOUZA NO. - 151, MAUZA - BADE RAIPUR)

PLAN CASE NO. : - 2020100360

* * * DETAILS OF ARCHITECTURAL DRAWING * * *

SCALE	W - 96 B - (X)	*ARCHITECTS & ENGINEERS* Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Suresh Sarkar Road. Kolkata - 700 014. E-mail : dpclkol@yahoo.com
1: 50, 1: 100, 1: 200, 1: 600, 1: 4000		*DRAWN BY* Dibakar / *Checked BY* M.C.Paul / *Date* 01.02.2021

PARTY'S COPY

Plan for Water Supply arrangement including SEMI/I G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 406 (1) & (2) OF CMC ACT 1980, IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

Before starting any Construction the site must conform with the plans sanctioned and all theconditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

Sanctioned By :
Assistant Engineer (C-B) Br. No.

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

All Building Materials to necessary & construction should conform's to standared specified in the National Building Code of India.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

APPROVED ON 12/4/21

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021/BR/X
Date 17/4/21 Borough No. X
Ex. Engineer / Asst. Engineer
Br. No. X Bor. No.
BUILDING DEPARTMENT

THE SANCTION IS VALIED UP TO 16/4/2026

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (C) Br. X
Asst. Engineer (C) Br. PLAN

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Any unathorised construction done in deviation from the Sanction Building permit and the Completion Plans may cause revocation of the Occupancy Certificate.

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

361/X/20.4
BUILDING DEPARTMENT
Date: 16/4/21
Borough X
KOLKATA MUNICIPAL CORPORATION

Supervisor
Bldg. Deptt / Br.-X
K.M.C.

A. Preventive measures need to be taken for pollution free environment:-

a) Water sprinkler area/buildings where practicable before installing dust barriers, or other actions, as appropriate for the location.
b) Apply water and maintain soil in a visible damp or moisted condition for temporary stabilization.
c) Apply water to haulling or any other earth moving activity to keep the soil moist throughout the period.
d) Cover vehicle carrying to 10 mtrs on the road site.
e) Clean wheels and undercarriage of the of trucks prior to leaving construction site.
f) Apply anti-pollutants dust suppressant on haul routes.
g) Apply a covering or cover to stockpiles and disturbed areas/areas at completion of activity by water and vegetation in dust exhibition or all outer surfaces of the stockpiles.
h) Sensitive receptors sites where loaders, support equipment and vehicles will operate by using water and maintain mixture soils in a stabilized condition where loaders, support equipment and vehicles will operate.
i) Stabilize unpaved disturbed soils following paving activities with immediate landscaping activity or installation of vegetation on such areas.
j) Maintain dust control during working hours and clean tracks out from paved surfaces at the end of the work day. Track out must cover extend 10 feet or more and must be cleaned daily, at the minimum.
k) Stabilize sloping exposed soils with binders with vegetation or ground cover can effectively stabilize the slopes.
l) Disposal of debris in consultation with the local authorities following proper environmental management practice.
m) During construction work, excluding casting of marbles, ambient noise level should not exceed more than 65 dB(A).

B. Practices to be done to solve pollution free environment:-

a) Don't dispose of debris indiscriminately.
b) Don't throw the rubbishes in non or high speed within the work site.
c) Don't use materials without proper dust control/noise control facility.
d) Don't keep materials/debris in the open.
e) Don't allow workers to live in work area except workers to limit soil disturbance and prevent access by moving, disturb, vegetation, barrier or other suitable barrier.
f) Don't burn the left over soil, sand and cement slurry uncovered.
g) Don't keep materials or debris on the roads or pavements.
h) Don't keep materials in the [illegible] during construction and repair of the roads for swelling could be disturbed.

Office of the
Executive Engineer, Br.-X
The Kolkata Municipal Corpn.
Building Department, Br.-X
Dated 17/4/21