

NEXOME REAL ESTATES PRIVATE LIMITED

(Formerly Mukti Real Estate Pvt. Ltd.)

Date: September 24, 2018

To,
The Secretary,
West Bengal Housing Industry Regulatory Authority
Calcutta Greens Commercial Complex,
1050/2, First Floor, Survey Park,
Kolkata- 700 075

Dear Sir,

I hereby informed that as required in West Bengal Housing Industry Regulatory Authority Act, 2017 under section 4(2) (h) the number and types flat with area are as under:

Number of apartment: 22 residential units.

Each floor having 2 units as per the following area:

Area	Unit type A	Unit Type B
Carpet area	3015.96 sq ft	2414.04 sq ft
Balcony Area	101.18 sq ft	151.23 sq ft
Built up Area	3311.87 sq ft	2804.56 sq ft
Super Built up Area	4409.00 sq ft	3734.00 sq ft

The aforesaid information supported by Layout plan attached herewith.

For **Nexome Real Estates Private Limited**

Thanking you,



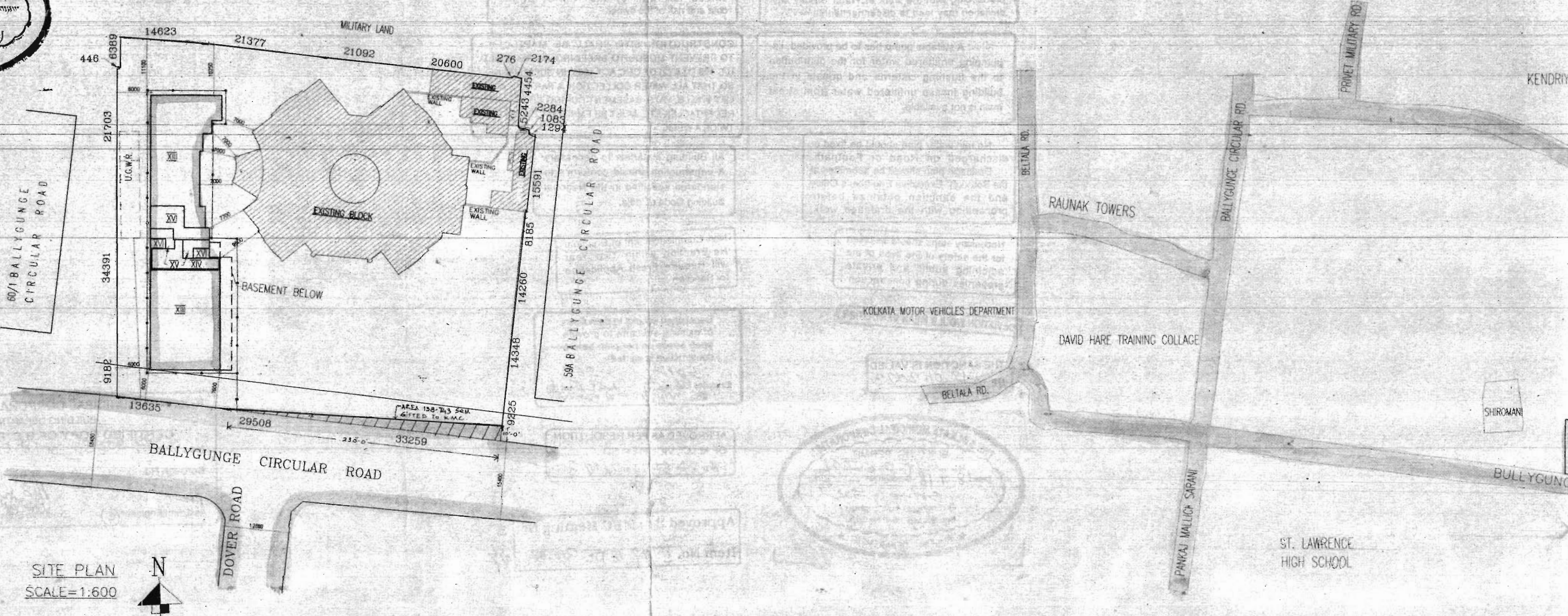
Saharsh Parekh

Director

DIN: 03315239



CIN: U45400WB2007PTC115145



LOCATION PLAN
SCALE=1:4000

AREA STATEMENT:
 PROPOSED LAND AREA = 5775.62 SQM
 PERMISSIBLE F.A.R. = 2.5
 FOR HERITAGE BUILDING = 0.5
 PERMISSIBLE TOTAL F.A.R. = 3.00
 PERMISSIBLE BUILT UP AREA = 5775.62 x 3.00 = 17326.86 SQM
 PROPOSED GROUND COVERAGE = 664.77 SQM
 PROPOSED GROUND FLOOR AREA = 554.08 SQM
 PROPOSED TYPICAL (1ST TO 12TH) FLOOR AREA = 648.47 SQM
 PROPOSED 13TH FLOOR AREA = 118.56 SQM
 PROPOSED TOTAL BUILT UP AREA = 3034.87 SQM
 [580.59 + 554.08 + (648.47 x 12) + 118.56]
 DEDUCTION AREA:
 1. STAIR AREA 6.04 (15.94 x 15.75) x 14 FLS = 449.86 SQM
 2. LOBBY AREA 3 x (3 x 3) x 14 FLS. = 129.00 SQM
 3. CAR PARKING AREA IN GROUND FL (18 NOS.) = 365.33 SQM
 4. CAR PARKING AREA IN BASEMENT (15 NOS.) = 543.85 SQM
 TOTAL = 1487.84 SQM
 PROPOSED BUILT UP AREA IN F.A.R. (3034.87 - 1487.84) = 7547.03 SQM
 FLAT AREA ABOVE 300 SQM = (211) = 22 NOS.
 TOTAL NO. OF CAR REQUIRED = 22X3 = 66 NOS.
 TOTAL NO. OF CAR PROVIDED = 66 NOS.
 [BASEMENT (MECHANICAL) = 14X2 = 28 NOS., GROUND (COVER) = 54(13X2) = 31 NOS., GROUND OPEN = 7 NOS.]
 EXISTING GROUND FLOOR AREA / COVERAGE = 1455.27 SQM
 EXISTING 1ST FLOOR AREA = 1168.28 SQM
 TOTAL EXISTING AREA = 2643.55 SQM
 TOTAL AREA IN F.A.R. = (EXISTING BLOCK + PROPOSED BLOCK) = (2643.55 + 7547.03) = 10190.58 SQM
 PROPOSED F.A.R. = 10190.58 / 5775.62 = 1.764
 TOTAL GROUND COVERAGE (36.71%) = (EXISTING + PROPOSED) = (1455.27 + 664.77) = 2120.04 SQM

- (A) ASSESSEE NO. = 11080900034
 2. DETAIL OF REGISTERED DETD -
 3. DETAIL OF POWER OF ATTORNEY -
 BOOK NO. 10, VOL. NO. 2, PAGES - 2027 to 2214
 BEING NO. 597, FOR THE YEAR 2013
 4. (a) AREA OF PLOT = 5775.62 SQM
 (b) NO. OF STOREY = 13
 (c) NO. OF TENEMENTS = 22 NOS.
 (B)
 1. GROUND COVERAGE (36.71%) = 2120.04 SQM
 2. F.A.R. CONSIDERED = 1.764
 3. TOTAL BUILT UP AREA (2643.55 + 7547.03) = 10190.58 SQM
 4. GR. FLOOR SERVICE AREA = 188.75 SQM
 5. TOTAL CAR PARKING AREA = (365.33 + 543.85) = 909.18 SQM
 6. NO. OF CAR PARKING SPACE = 66 NOS.
 [BASEMENT (MECHANICAL) = 14X2 = 28 NOS., GROUND (COVER) = 54(13X2) = 31 NOS., GROUND OPEN = 7 NOS.]

GENERAL NOTES

- ALL DIMENSIONS ARE IN MM
- ALL EXTERNAL WALLS SHALL BE 230MM & INTERNAL WALLS 125 & 75 MM - ALL ARE DIMENSIONS MEASURED
- ALL MASONRY WORKS ARE BOUNDED BY CONCRETE MORTAR (1:6) & (1:4)
- EXTERNAL PLASTER IS 20MM & INTERNAL PLASTER IS 12MM THICK WITH 14 MESH
- SALL CONC. GRADE IS 100 (1:3:3)

SCHEDULE OF DIMENSIONS & FINISHES

TYPE	DESCRIPTION	SIZE	TYPE	DESCRIPTION	SIZE
W	WALL	230	W	WALL	230
B	BENCH	150	W	WALL	230
OT	OPENING	1500	W	WALL	230
CC	CONCRETE	150	W	WALL	230
GR	GRAVEL	150	W	WALL	230
SW	SLAB	150	W	WALL	230
FD	FLOOR	150	W	WALL	230
FD	FLOOR	150	W	WALL	230

FOR THE PLOT OWNER
 I, ENGAGED ARCHITECT AND ENGINEER DURING CONSTRUCTION -
 I, FOLLOWING THE REGULATIONS OF ARCHITECTURE AND E.S.I.
 DURING CONSTRUCTION OF THE BUILDING -
 I, AS A CIVIL ENGINEER AM RESPONSIBLE FOR STRUCTURE STABILITY, BUILDING AND SOUNDING STRUCTURE -
 IF ANY ENGINEER OR OTHER PERSONS BE HAVE THE RIGHT TO ALTER ANY PART OF THE BUILDING OR TO REMOVE THE STRUCTURE PLAN, I WILL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF SUCH ALTERATIONS OR REMOVALS. I WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AS PER THE PLAN AND SPECIFICATIONS OF THE PLOT OWNER.

For MAHARAJA PRADIP KISHORE DEB BURMAN
 P. K. Duggal
 Constituted
 SIGNATURE OF ARCHITECT
 DATE: 15/01/2019
 SANJIV J. PAREKH
 M.E. STRUCTURAL ENGINEER
 B.C.E., REG. (P)-11884-51
 E.S.I. NO. 14418-K, M.C.
 MEMBER OF STRUCTURAL ENGINEER
 SANJIV J. PAREKH
 M.E. (STRUCTURAL) REG. NO. 14418-K
 ADDRESS:
 1/1, GROUND FLOOR, 15/1, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019

SANJIB GUHA
 B.C.E., REG. (P)-11884-51
 CHARTERED ENGINEER
 ENLISTED STRUCTURAL ENGINEER
 REVIEWER: 15/01/2019

ALOK ROY
 Empowered Geotechnical Engineer
 Kolkata Municipal Corporation
 CHIEF, REG. NO. 621911
 6A, Main Park, Kolkata-700004

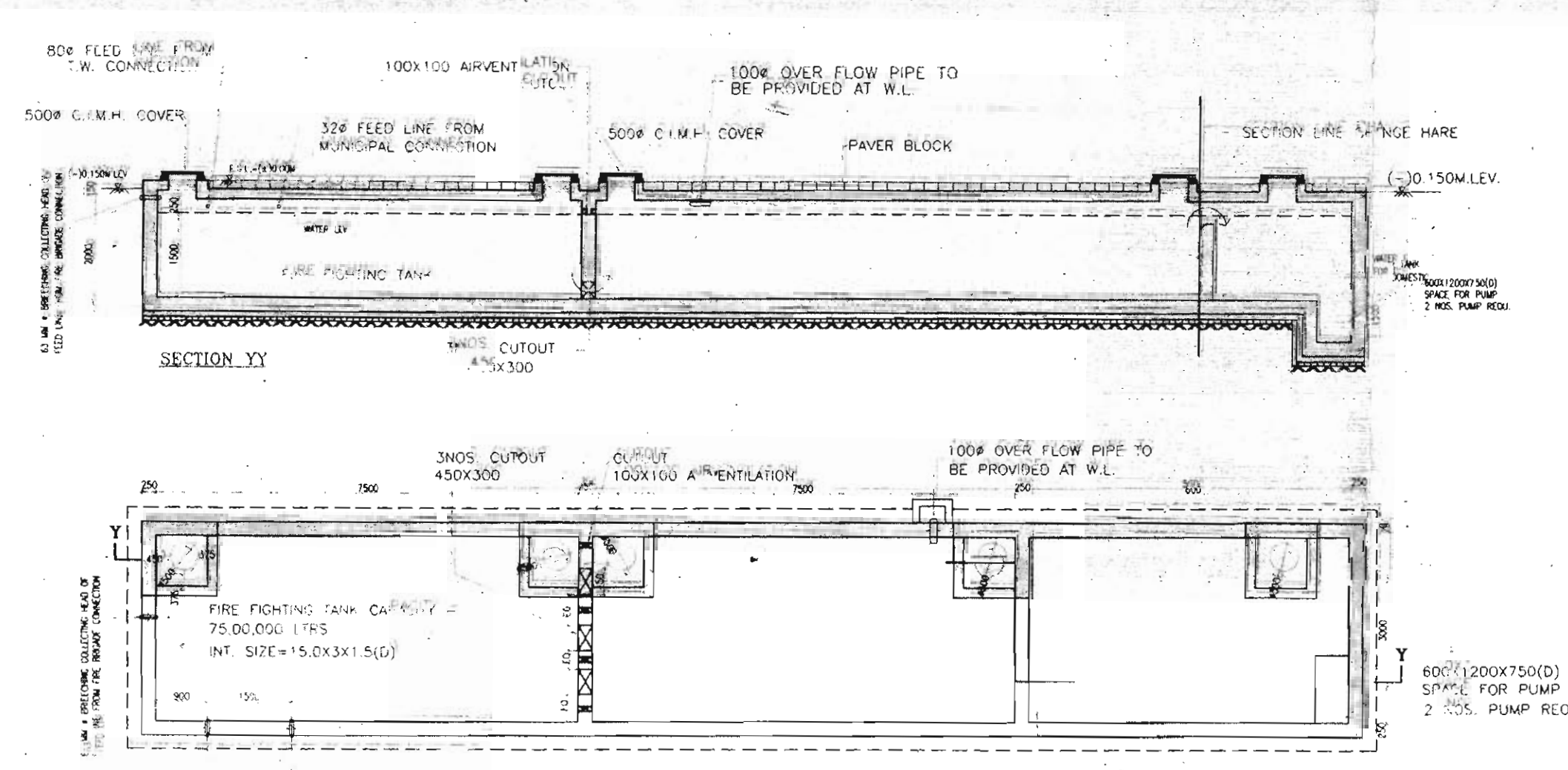
Signature of Architect
 THE IBA HAS GRANTED ON THE PLAN THE FULL RESPONSIBILITY THAT THE BUILDING PLAN AND STRUCTURE AS PER PROVISIONS OF IBA, B.L.O. RULES 2008 AS APPLICABLE FROM THE DATE 2008 AND THE SITE CONTROLLER INCLUDING THE WITHIN OF THE APPLICABLE CODES WITH THE PLAN AND I, AS A CIVIL ENGINEER, WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AS PER THE PLAN AND SPECIFICATIONS OF THE PLOT OWNER.

Rajkumar Agarwal
 Archt. Reg. No. 621911
 ARCHITECT
 SIGNATURE OF ARCHITECT
 RAJKUMAR AGARWAL
 COUNCIL REGISTRATION NO. CA/94/172-03
 ADDRESS:
 15/1, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019

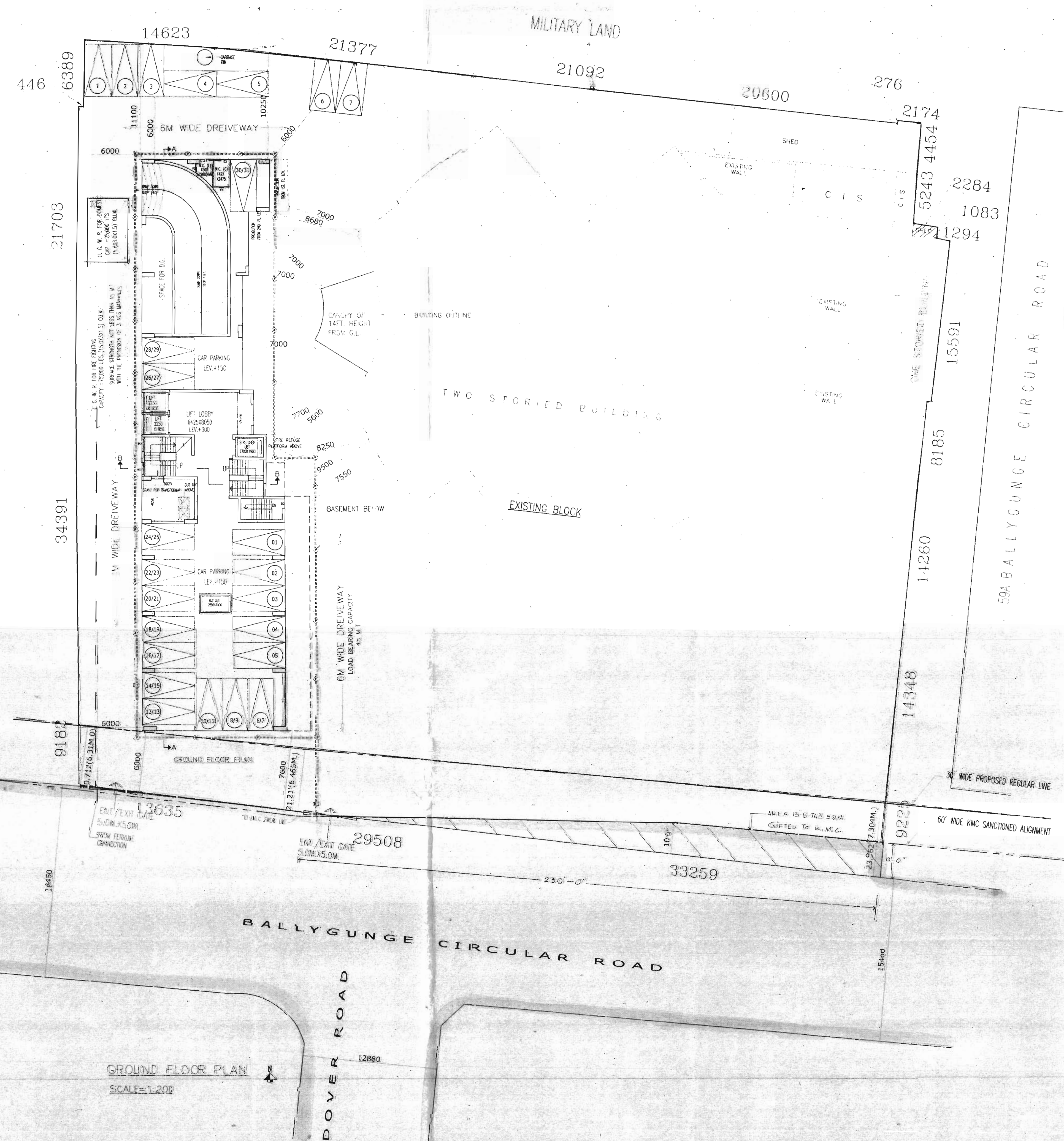
TITLE
 OVERALL GROUND FLOOR PLAN, EXISTING PLAN, SITE PLAN, LOCATION PLAN, DETAILS OF UNDERGROUND WATER RESERVOIR
PROJECT
 PROPOSED B+G+XIII (56.84 METERS) STORED RESIDENTIAL BUILDING AT PLOT NO. - 59, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019, WARD NO. - 69, BOROUGH - VIII

DATE	PLAN NO.	DEALT	CHECKED	SHEET NO.
15/01/2019	001	TUMPA	TUMPA	1/3

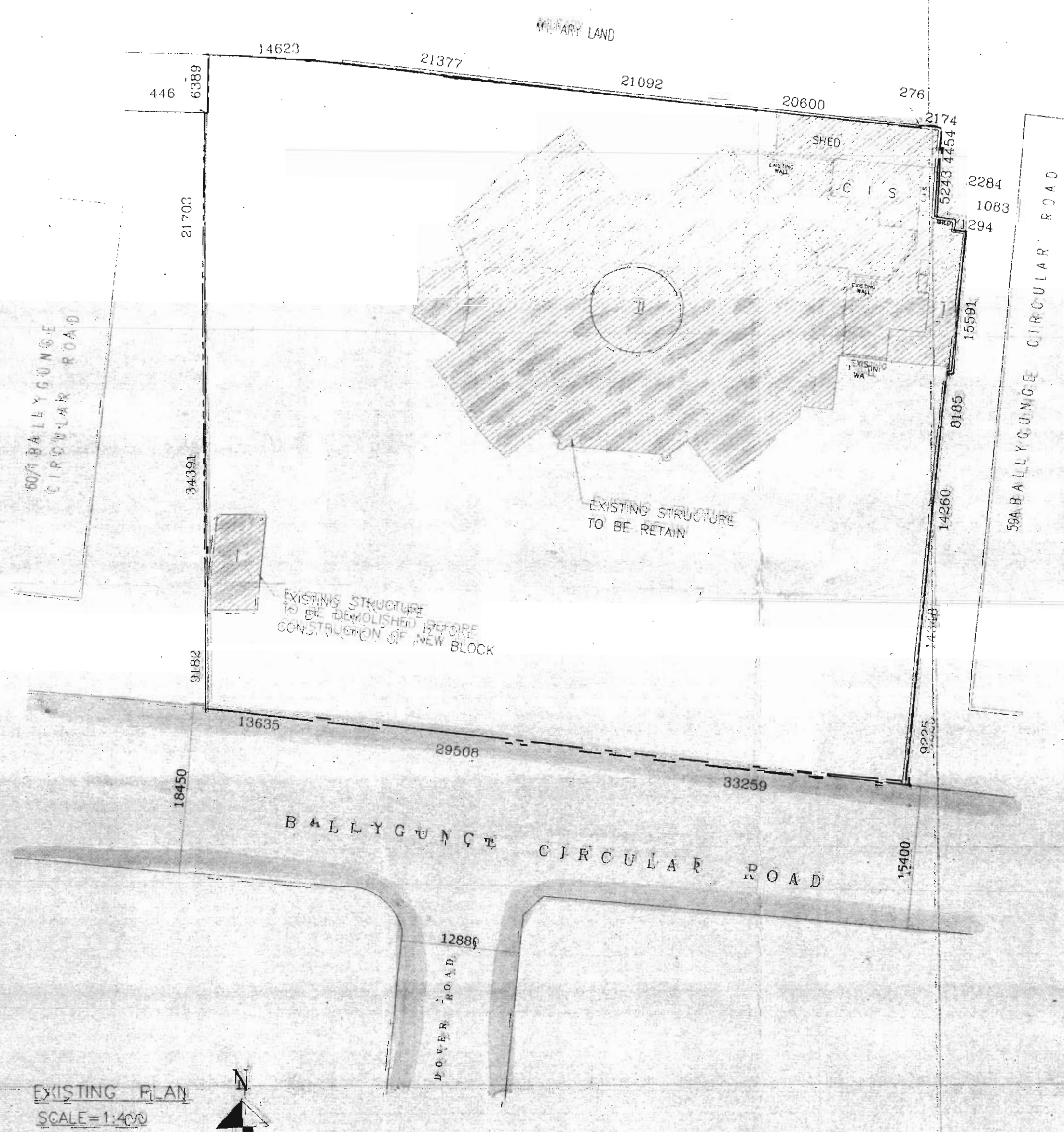
SCALE: 1:2000 (GROUND FLOOR PLAN)
 ARCHITECT
Rajkumar Agarwal & Associates
 101, BORO STREET, KOLKATA - 700019



PLAN DETAILS OF UNDER-GROUND WATER RESERVOIR FOR FIRE FIGHTING & DOMESTIC USE
SCALE=1:100



GROUND FLOOR PLAN
SCALE=1:200



EXISTING FLOOR PLAN
SCALE=1:400

0122 all 2

CERTIFIED COPY

Plan for Water Supply arrangement including SEMI 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.

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.

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.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (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.

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.

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

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

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction

DEVIATION WOULD MEAN DEMOLITION

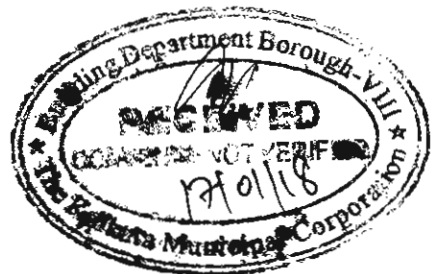
Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started
Sd/- Sd/-
Executive Engineer (C) Aest. Engineer (C)
BR. VIII Br. PLAN-VIII

THE SANCTION IS VALIED UP TO 17-01-2023

APPROVED AS PER RESOLUTION OF M.I.C., VIDE ITEM NO.
MCA. 57.6 DT. 29/11/2017



Approved By : MBC Meating No. 538
Item No. 121/17-18 Dt. 20.08.2017



RESIDENTIAL BUILDING

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR GENERAL
WEST BENGAL FIRE & EMERGENCY SERVICES
1-C.D. Nilaya Ghosh Street, Kolkata - 700 016.
Memo. No. WB/FES/693/17 (K.M.C./25475/03405) Date: 17-08-17
From: Divisional Fire Officer
Fire Prevention Wing
West Bengal Fire & Emergency Services.
To: Mr. P.K. Dejar,
Maharaja Pradyut Kumar Deb Barman,
Trigunji House, 39 Ballygunge Circular Road,
Kolkata - 700 019.
Job: Revised Fire Safety Recommendation for Proposed Construction of B4G+XIII instead of B4G+XVII Storied Under Group Residential Building at the Premises No- 39, Ballygunge Circular Road, Ward No. 49, Borough No. VIII, Kolkata - 700 019.
This is in reference to your Memo. No. Nil, Dated 05.03.2017 Revised Fire Safety Recommendation for Proposed Construction of B4G+XIII instead of B4G+XVII Storied Under Group Residential Building at the Premises No- 39, Ballygunge Circular Road, Ward No. 49, Borough No. VIII, Kolkata - 700 019.
The revised plan submitted by you was scrutinized and marked as fit & necessary from Fire Safety point of view. In return of plan, this office has approved Revised Plan Drawing in favour of the aforesaid building subject to the compliance of the Fire Safety Manual and A separate Fire pump shall be installed for the total Sprinkler installation of the building and as per sanction issued earlier vide this office memo no. WB/FES/693/17 (K.M.C./25475/03405) dated 17.08.17. The same shall strictly to be followed. However, necessary sanction and approval for such construction and occupancy must be obtained from competent authorities.
Enclure:
1. One set of plan



Sd/-
Divisional Fire Officer
Fire Prevention Wing
West Bengal Fire & Emergency Services

OFFICE OF THE EX-ENGINEER (CIVIL)
BUILDING DEPARTMENT
BOROUGH-VIII
THE KOLKATA MUNICIPAL CORPORATION
104, RASH BEHARI AVENUE
KOLKATA-700 029

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 2017-080082 Dt. 18.01.2018
Borough No. VIII
Sd/- Sd/-
Assistant Engineer (C) Executive Engineer (C)

