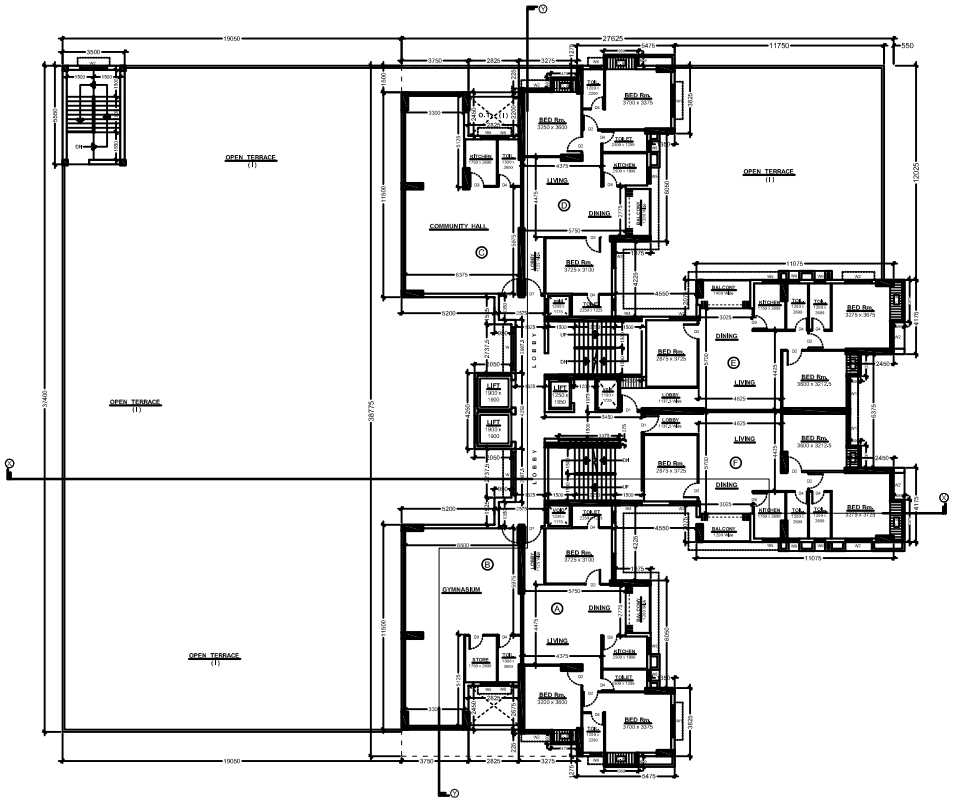
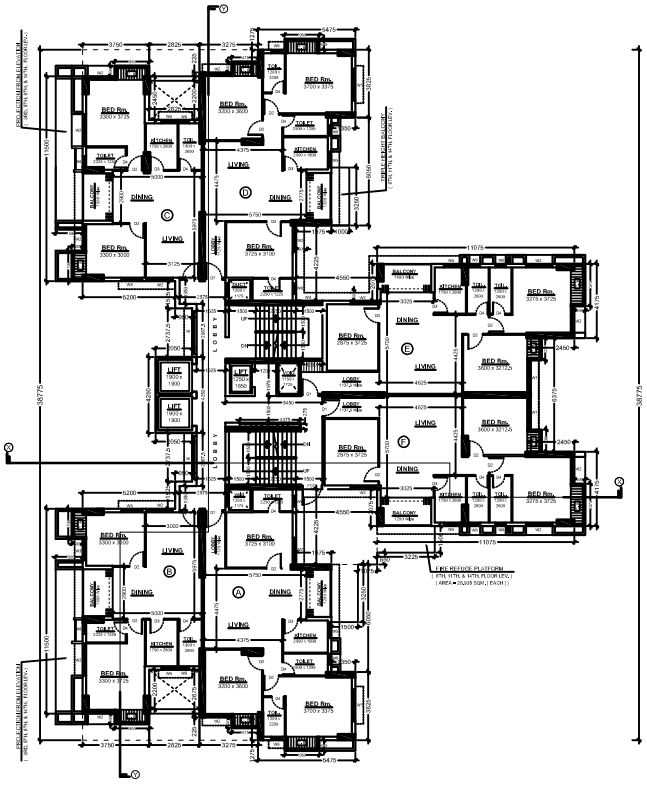


FIRST FLOOR PLAN



TYPICAL FLOOR PLAN

(2ND, TO 16TH, FLOOR)

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 59.000 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 - 415.
8. 100 THICK LIVE 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

D1	1000 x 2050	W	2400 x 1200
D2	900 x 2050	W1	1800 x 1200
D3	850 x 2050	W2	1500 x 1200
D4	750 x 2050	W3	1200 x 1200
		W4	900 x 1200
		W5	900 x 1050
		W6	600 x 900

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **11-055-14-01420**
2. DETAILS OF POWER OF ATTORNEY
   NIL
3. **NAME OF THE OWNER/S :**
   M/S. K.K. REALESTATES
   KHUZEMA F. GALIAKOTWALA
   QUAID JOHAR MANDSAURWALA
4. DETAILS OF BOUNDARY DEED
   Book NO.- I, VOL. NO.- 1901-2015, Pages.- 177739 to 177755, Being NO.- 190105667/2015, YEAR - 2015, Date - 11/12/2015.
5. DETAILS OF REGD. TITLE DEEDS
   Book NO.- I, CD. VOL. NO.- 8, Pages.- 2815 to 2860, Being NO.- 03449/2012, Year : 2012, Date :- 30/11/2012.
6. DETAILS OF FREE GIFT
   Corner Splay :
   Book NO.- I, VOL. NO.- 1901-2016, Pages.- 220687 to 220661, Being NO.- 190106617/2016, Date :- 5/9/2016.
   Strip :
   Book NO.- I, VOL. NO.- 1901-2016, Pages.- 220630 to 220644, Being NO.- 190106618/2016, Date :- 5/9/2016.
   Sanction Alignment :
7. DETAILS OF REGD. TENANTS UNDERTAKING
   NIL

PART - B

1. AREA OF LAND :
   As per Title deed : 3854.515 Sqm.
   As per Boundary deed : 3854.515 Sqm.
   As per U. L. C : 3854.515 Sqm.
2. NET AREA OF LAND : 3854.515 Sqm.
   (After free gift / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.
3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 1927.258 Sqm.
4. PROPOSED GROUND COVERAGE = 40.674 % = 1567.773 Sqm.
5. PROPOSED AREA :

	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT AREA			EXEMPTED AREA		Floor Area (Excluding Stair, Lift Duct & Lobby)
		Lift Duct Area	Duct / Void Area	Total Area	Stair Way Area (Excluding Mid Void)	Lift Lobby	
Ground Floor	1567.773	—	—	—	40.050	5.216	1511.247
1st. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
2nd. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
3rd. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
4th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
5th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
6th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
7th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
8th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
9th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
10th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
11th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
12th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
13th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
14th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
15th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
16th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
17th. Floor	601.336	9.283	5.732	15.015	31.800	5.216	549.245
18th. Floor	285.121	9.283	28.482	37.765	31.800	5.216	205.860
Total	**2075.806**	**167.094**	**225.026**	**392.020**	**613.650**	**176.244**	**10992.715**

EXEMPTED AREA = 789.894 Sqm.
(TOTAL Stair Way + Lift Lobby Area)

6. PARKING CALCUTALTION :
   A)

	Prop. Share	Tenement Size	Tenement No	Required Parking
Between 50 - 75 Sqm.				
B - 70.290 Sqm.	14.946	84.418 Sqm.	16 Nos.	16 NOS.
C - 70.290 Sqm.	14.946	84.418 Sqm.	16 Nos.	
Above 100 Sqm.				
A - 92.595 Sqm.	19.689	111.207 Sqm.	16 Nos.	66 NOS.
D - 92.596 Sqm.	19.689	111.208 Sqm.	16 Nos.	
E - 92.772 Sqm.	19.726	111.419 Sqm.	17 Nos.	
F - 89.989 Sqm.	19.135	108.077 Sqm.	17 Nos.	
Above 200 Sqm.				
G - 175.808 Sqm.	37.340	213.191 Sqm.	1 No.	4 NOS.
H - 175.809 Sqm.	37.340	213.192 Sqm.	1 No.	
			Total Required Parking =	**86 NOS.**

B) NOS. OF PARKING PROVIDED = 58 Nos. (Covered Parking)
NOS. OF PARKING PROVIDED = 28 Nos. (Open Parking)
86 NOS.

C) Permissible area for parking : (a) GROUND FLOOR = 58 No.s X 25
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 1376.600 Sqm.

7. PERMISSIBLE F. A. R. = 2.50
8. PROPOSED F. A. R. = 10992.715 - (1376.600) / 3854.515 = 2.495
9. OTHER AREAS FOR FEES :
   A) CUPBOARD AREA = 219.555Sqm.
   B) LIFT MACHINE ROOM STAIR AREA = 16.856 Sqm.
   C) FIRE REFUGE AREA = 132.652 Sqm.
   D) AREA OF GATE GOOMTY = 07.000 Sqm.
10. LIFT MACHINE ROOM AREA = 34.228 Sqm.
11. STAIR HEAD ROOM AREA = 40.262 Sqm.
12. TREE COVERED AREA = 507.254 Sqm.
13. OVER HEAD TANK AREA = 47.486 Sqm.
    Area of Over Head Tank = 26.544 Sqm.
    Area of G. K. Pre Pumping Tank = 20.942 Sqm.
14. HEIGHT OF THE BUILDING = 59.000 m.

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 AREA 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.

M/S. K.K. REALESTATES
KHUZEMA F. GALIAKOTWALA
QUAID JOHAR MANDSAURWALA
SIGNATURE OF OWNERS .

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.

SUJOY MUKHERJEE.
M. Arch. (Urban Design)
Architect And Urban Designer
Regn. No - CA/98/3781
SIGNATURE OF ARCHITECT

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.

SANKAR DAS
E.S.E. NO.- V/1
SIGNATURE OF E.S.E

PROPOSED NINETEEN (G + XVIII) STORIED (Height of the Building is 59.000 m.) RESIDENTIAL BUILDING OF K.M.C. Building Rules, 2009, AT PRE. No. - 116, DR. LALMOHAN BHATTACHARJEE ROAD, P. S. - ENTALLY. WARD NO. - 55. BROUGH - VI.

* * * DETAILS OF ARCHITECTURAL DRAWING * * *

SCALE		SHEET	DATE
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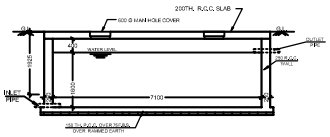
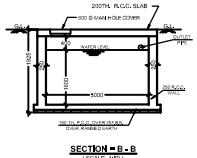


SECTION = B - B
(SCALE = 1:50)



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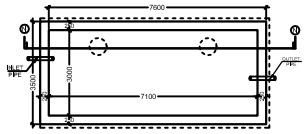
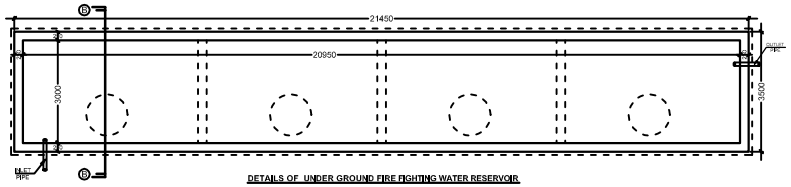
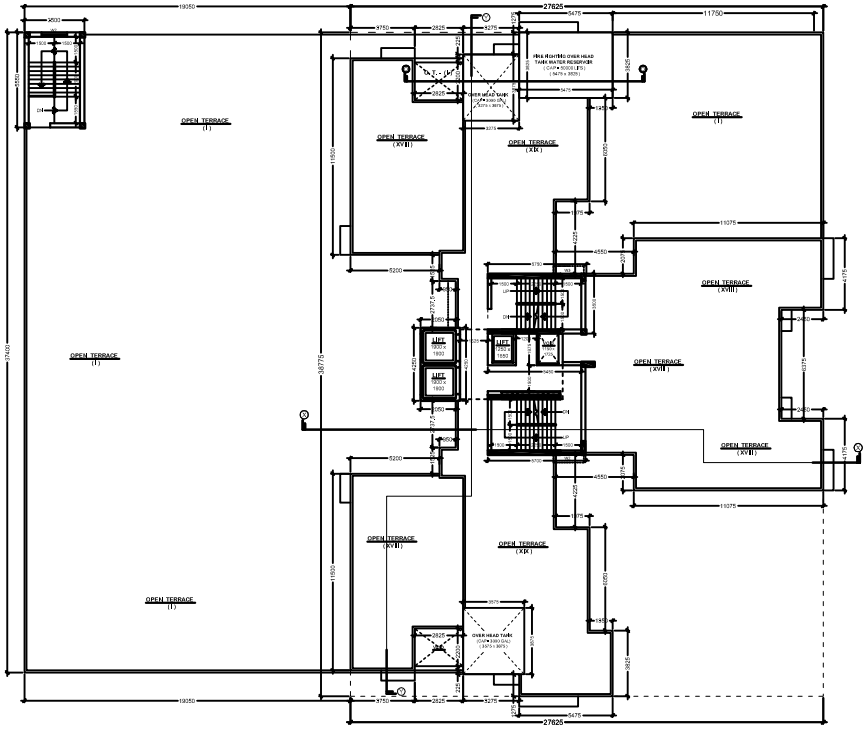
(SCALE = 1:50)



DETAILS OF UNDER GROUND WATER RESERVOIR
(Capacity - 7000 gallns.) (SCALE = 1:50)



DETAILS OF UNDER GROUND FIRE FIGHTING WATER RESERVOIR
(Capacity - 1,00,000 Lts.) (SCALE = 1:50)



ROOF PLAN

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE L.B.S. & E.B.E DURING CONSTRUCTION, I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.B.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.B.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

M/S. K.K. REALESTATES
KHUSBUN K. GAUMOTWALA
QUAID JOHAR KHESRAJWALA
SIGNATURE OF OWNERS .

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.

SUJOY MUKHERJEE.
M. Arch., (Urban Design)
Architect And Urban Designer
Regn. No. - CA/92/20101
SIGNATURE OF ARCHITECT

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.

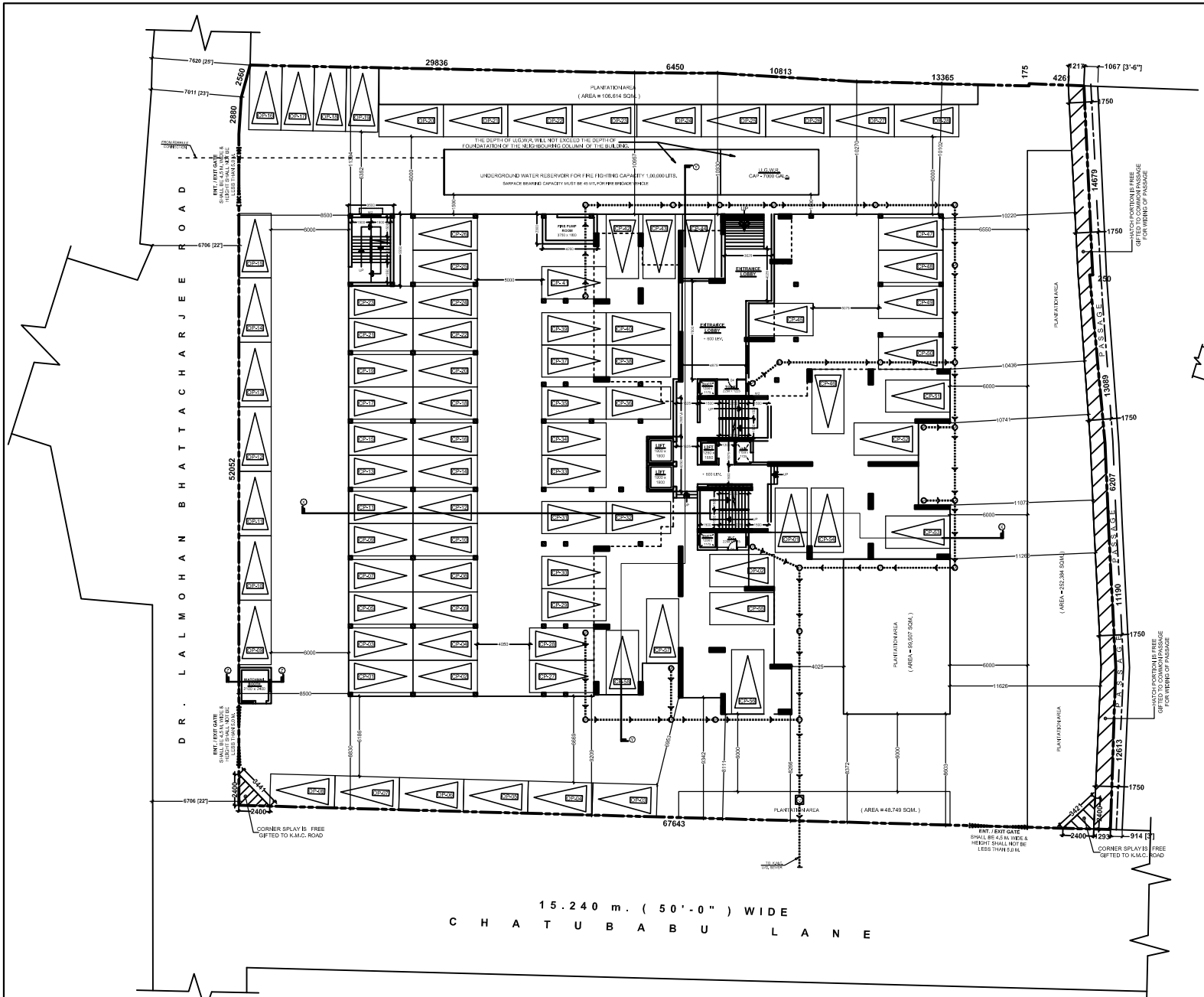
SANKAR DAS
E.B.E. NO. - 2014
SIGNATURE OF E.B.E

PROPOSED NINETEEN (G + XVIII) STORIED (Height of the Building Is 59.000 m.) RESIDENTIAL BUILDING OF K.M.C. Building Rules, 2009, AT PRE. No. - 116, DR. LALMOHAN BHATTACHARJEE ROAD, P. S. - ENTALLY. WARD NO. - 55. BROUGH - VI.

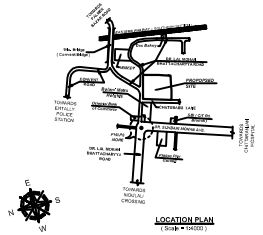
*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

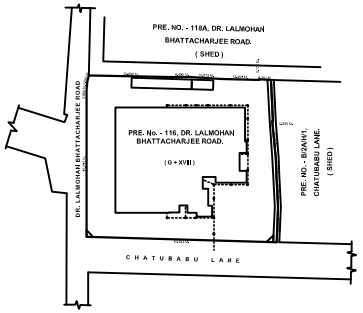
SCALE	W - 55 B - (VI)
1 : 100 1 : 300	SHEET 6

SUJOY MUKHERJEE AND ASSOCIATES
ARCHITECTS & URBAN DESIGNERS
DRAWN BY: DATE: CHECKED BY: DATE: SIGNATURE



GROUND FLOOR PLAN





SITE PLAN. (SCALE = 1:800)

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL DISAGE L.B.S. & S.S.E. DURING CONSTRUCTION, I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & S.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 A 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 S.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

M/S. K.K. REALESTATES
RAJESHWA P. GAMKOTHWALA
QUAID JOHAR SHAMSUKUWALA

SIGNATURE OF OWNERS

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.

SUJOY MUKHERJEE.
M. Arch. (Urban Design)
Architect and Urban Designer
Regn. No. - CA/92/20701

SIGNATURE OF ARCHITECT

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.

SANKAR DAS
S.S.E. REG. - 1211

SIGNATURE OF S.S.E.

PROPOSED NINETEEN (G + XVIII) STORIED (Height of the Building is 59.000 m.) RESIDENTIAL BUILDING OF K.M.C. Building Rules, 2009. AT PRE. No. - 116, DR. LALMOHAN BHATTACHARJEE ROAD. P. S. - ENTALLY. WARD NO. - 55. BROUGH - VI.

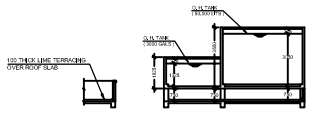
* * * DETAILS OF ARCHITECTURAL DRAWING * * *

SCALE	W - 55 B - (VI)
1:50	
1:100	
1:200	
1:400	
SHEET	1

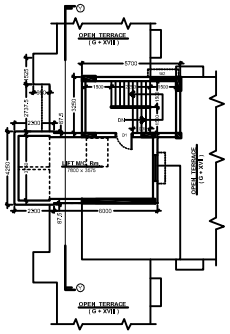
SUJOY MUKHERJEE (M.Arch) AND ASSOCIATES
ARCHITECTS & URBAN DESIGNERS

III

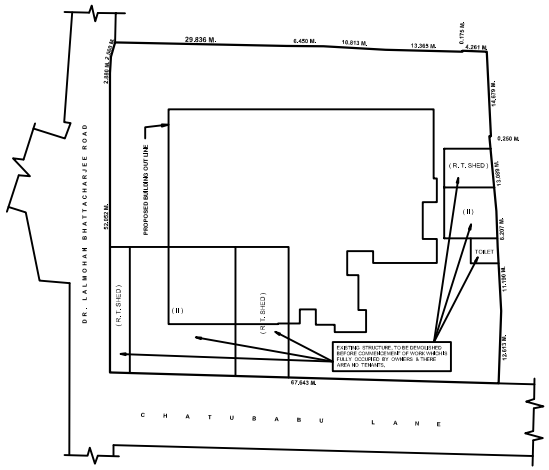
SIGNATURE OF OWNERS	SIGNATURE OF ARCHITECT	SIGNATURE OF S.S.E.



FIRE FIGHTING OVER HEAD TANK WATER RESERVOIR. (CAP= 50000 LITS)

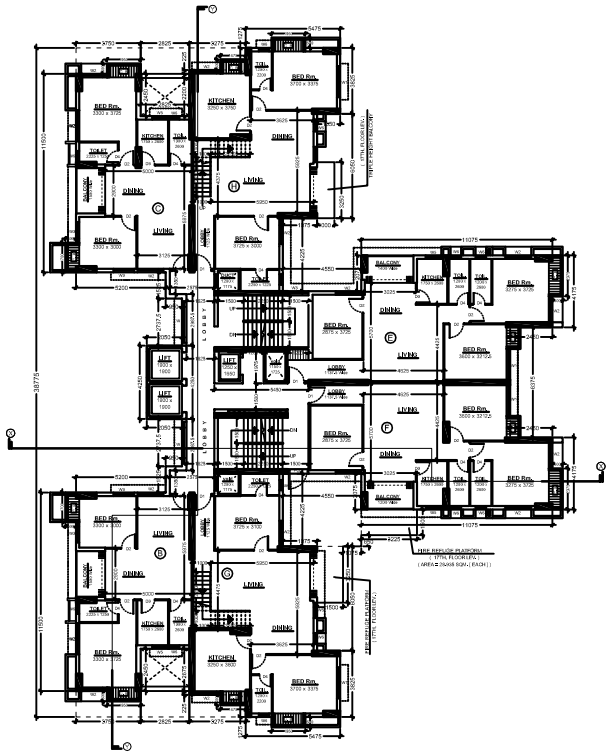


LIFT MACHINE ROOM PLAN

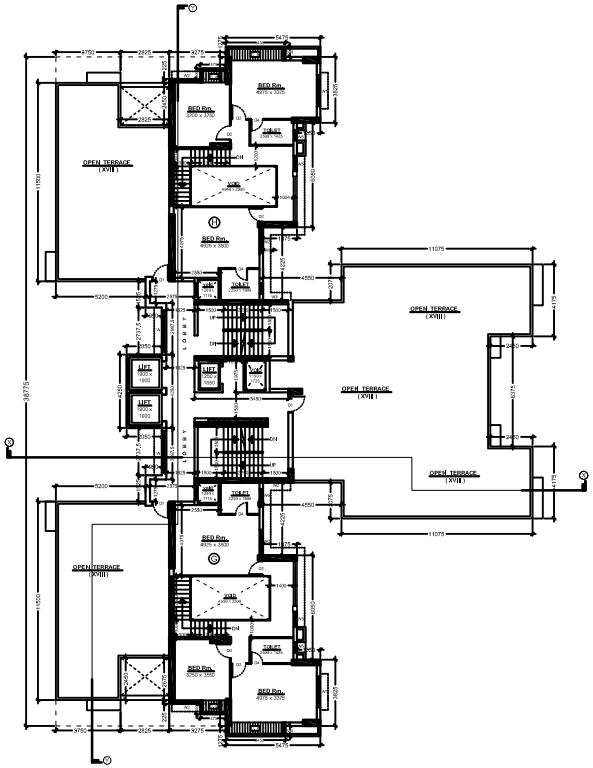


GROUND FLOOR EXISTING STRUCTURE PLAN.

(SHED & TWO STORIED) (SCALE = 1:300)



17TH. FLOOR PLAN



18TH. FLOOR PLAN

SPECIFICATION.

1. ALL DIMENSIONS ARE IN mm.
2. THE HEIGHT OF THE BUILDING IS 59.000 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 = 415.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH 1:1:6 (CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

SCHEDULE OF DOORS AND WINDOWS.

D1	1000 x 2050	W	2400 x 1200
D2	900 x 2050	W1	1800 x 1200
D3	850 x 2050	W2	1500 x 1200
D4	750 x 2050	W3	1200 x 1200
		W4	900 x 1200
		W5	900 x 1050
		W6	600 x 900

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M/S. K.K. REALESTATES
RAJESWA K. GALIPOTWALA
SHAM JOHAR SAMSARIWALA
SIGNATURE OF OWNERS .

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.

SUJOY MUKHERJEE.
M. Arch. (Urban Design)
Architect And Urban Designer
Regn. No.- CA/96/23761
SIGNATURE OF ARCHITECT

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.

SANKAR DAS
E.S.E. REG. = 121
SIGNATURE OF E.S.E

PROPOSED NINETEEN (G + XVIII) STORIED (Height of the Building Is 59.000 m.) RESIDENTIAL BUILDING OF K.M.C. Building Rules, 2009, AT PRE. No. - 116, DR. LALMOHAN BHATTACHARJEE ROAD, P. S. - ENTALLY. WARD NO. - 55. BROUGH - VI

* * * DETAILS OF ARCHITECTURAL DRAWING * * *

SCALE	W - 55 B - (VI)	SMA SUJOY MUKHERJEE ARCHITECTS	
1 : 100 1 : 300	SHEET 3		
DRAWN BY	CHECKED BY	APPROVED BY	DATE

and the ... proceeding with the drainage work.

Code of India

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.

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

DEVIATION WOULD MEAN DEMOLITION

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

THE SANCTION IS VAL
UP TO 25.4.2022

Approved By : item no: 2464/16-17. 21/2/01/17.
The Building Committee

APPROVED
ASSISTANT ENGINEER (C)
BOROUGH NO.

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2017060006
Date 26.4.17 Borough No. VI
Ex. Engineer / Asst. Engineer
Bor. No. VI Bor. No. VI
BUILDING DEPARTMENT

Approved subject to Compli
of requisition of West Benga
Services. If any.

" Provision for use of solar energy in th
heater and / or solar photo-cells shall
required under Rule 147 of Building r
completion certificate will not be issu
building without having such provision"

The building materials that w
stacked on Road/Passage or Foo
beyond 3-months or after consti
of G. Floor, whichever is earlier n
seized forthwith by the K.M.C.
cost and risk of the owner.

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.

Splayed portion:– Sanctioned conditionally byundertaking of the owner that the splayed portionwill be free gifted to the K. M. C. and no wall can be constructed over it.

RESIDENTIAL BUILDING