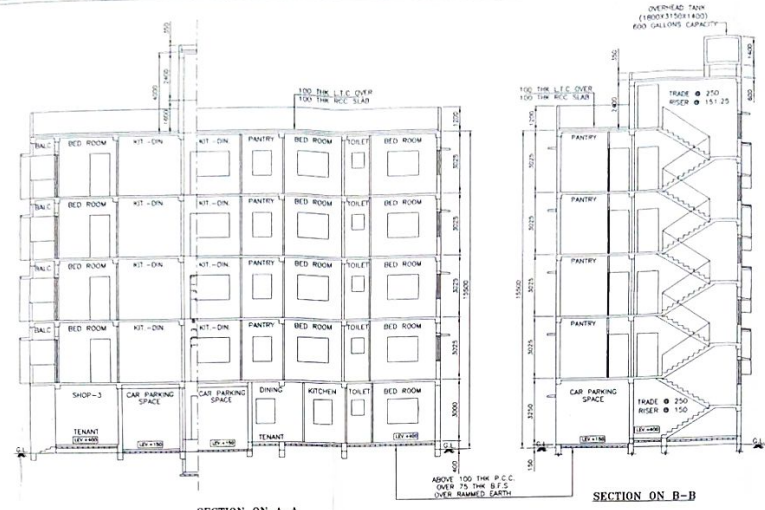




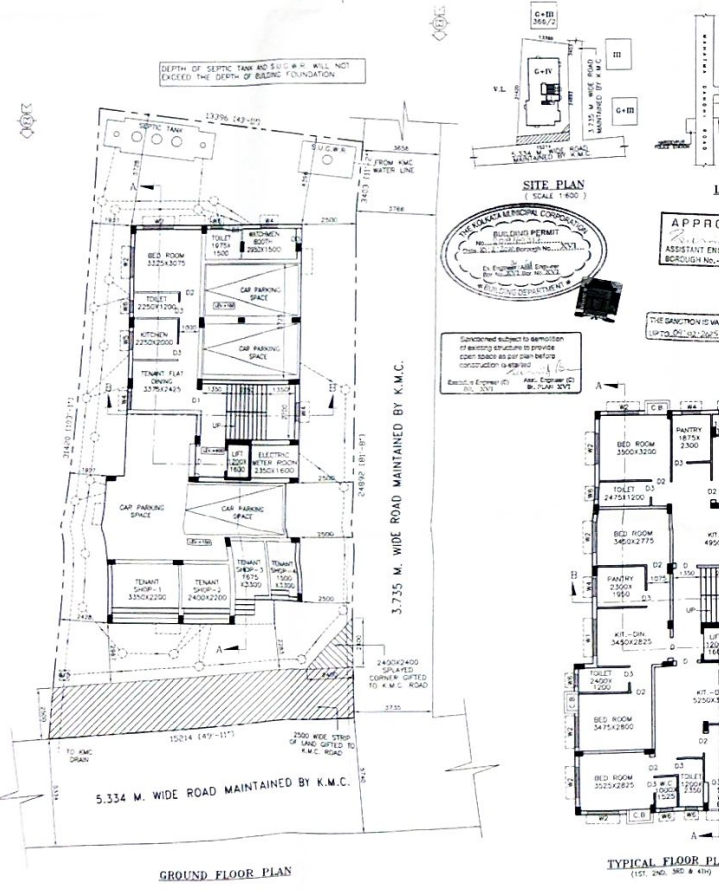
FRONT ELEVATION

WEST SIDE ELEVATION



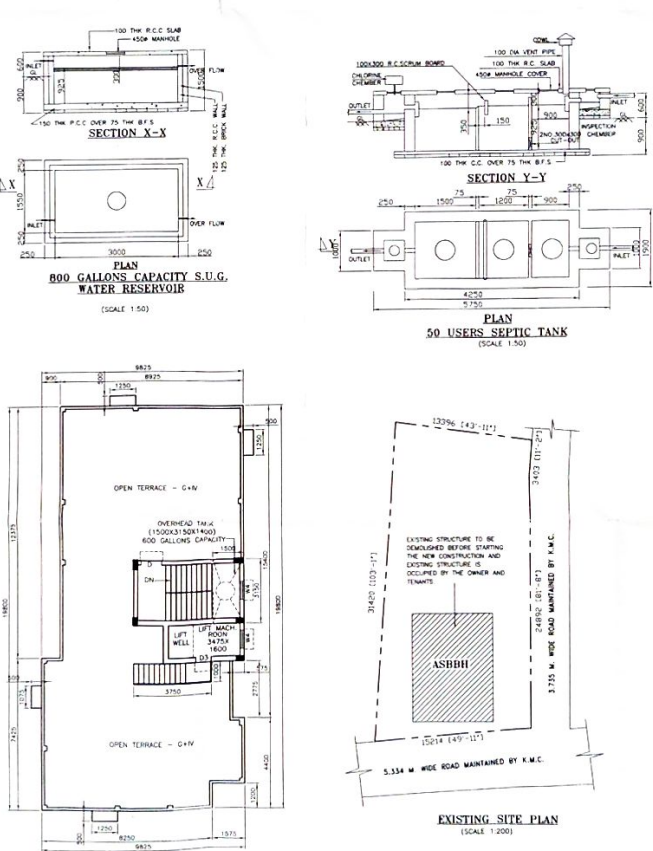
SECTION ON A-A

SECTION ON B-B



GROUND FLOOR PLAN

TYPICAL FLOOR PLAN (1ST, 2ND, 3RD & 4TH)



ROOF PLAN

EXISTING SITE PLAN (SCALE 1:200)

STATEMENT OF THE PLAN

PAGE-A	PAGE-B
1. ASSESSEE NO. 71-142-05-1581-2	1. GROUND COVERAGE
2. DETAILS OF REGISTERED DEED - A.D.S.R. BEHALA	(a) PERMISSIBLE = 221.297 SQM (52,658 SQ)
(a) BOOK NO. 1, VOLUME NO. 1607-2019, PAGE NO. 228815 TO 228863, BEING NO. 160707843, DATED 01/09/2017	(b) PROPOSED = 179,912 SQM (42,810 SQ)
(b) BOOK NO. 1, VOLUME NO. 1607-2019, PAGE NO. 30213 TO 30269, BEING NO. 160700886, DATED 05/02/2018	2. F.A.R. (a) PERMISSIBLE = 1.75
	(b) PROPOSED = (810.255-75.00/420.253) = 1.749
3. DETAILS OF BOUNDARY WALL DECL. - A.D.S.R. BEHALA	3. TOTAL COVERED AREA INCLUDING THE SPACE EXEMPTED IN THIS RULE = 889,970 SQM
(a) BOOK NO. 4, VOLUME NO. 1607-2019, PAGE NO. 367283 TO 367301, BEING NO. 160711518, YEAR 2019 DATED 15/11/2019	4. TOTAL AREA EXEMPTED IN THIS RULE = 79,515 SQM
(b) BOOK NO. 1, VOLUME NO. 1607-2019, PAGE NO. 367223 TO 367244, BEING NO. 160711517, YEAR 2019 DATED 15/11/2019	5. TOTAL COVERED AREA EXCLUDING THE SPACE EXEMPTED IN THIS RULE = 810,255 SQM
4. DETAILS OF SPLITTED CORNER GFT - A.D.S.R. BEHALA	6. STAIR HEAD ROOM AREA = 16,893 SQM
(a) BOOK NO. 1, VOLUME NO. 1607-2019, PAGE NO. 367301 TO 367322, BEING NO. 160711516, YEAR 2019 DATED 15/11/2019	7. OVER HEAD TANK AREA = 5.67 SQM
(b) BOOK NO. 1, VOLUME NO. 1607-2019, PAGE NO. 368303 TO 368315, BEING NO. 160711515, YEAR 2019 DATED 18/11/2019	8. SHOP AREA = Nil
5. DETAILS OF SPLITTED CORNER GFT - A.D.S.R. BEHALA	9. GROUND FLOOR SERVICE AREA = 36,375 SQM
(a) BOOK NO. 1, VOLUME NO. 1607-2019, PAGE NO. 367301 TO 367322, BEING NO. 160711516, YEAR 2019 DATED 15/11/2019	10. TOTAL CARPARKING AREA = 75,055 SQM
(b) BOOK NO. 1, VOLUME NO. 1607-2019, PAGE NO. 368303 TO 368315, BEING NO. 160711515, YEAR 2019 DATED 18/11/2019	11. PROPOSED NO. OF CARPARKING SPACE = 3 NOS.
6. DETAILS OF NON EXERCISE OF TENENT DECLARATION. - A.D.S.R. BEHALA	12. REQD. NO. OF CARPARKING SPACE = 3 NOS.
(a) BOOK NO. 1, VOLUME NO. 1607-2019, PAGE NO. 368303 TO 368315, BEING NO. 160711515, YEAR 2019 DATED 18/11/2019	13. C.B./D/F AREA = 9,652 SQM (1,080 SQ)
	14. SHOP AREA + COVER = 31,436 SQM, CARPET = 21,540 SQM
7. (a) AREA OF THE LAND (AS PER DEED) = 420,476 SQM (84-84+2641)	
(b) AREA OF THE LAND (BOUNDARY DEC.) = 420,253 SQM	
(c) NO. OF STOREY = 4/4	
(d) MEASUREMENT IF ANY = Nil	
8. NO. OF TENEMENT = 13 NOS.	
9. SIZE OF TENEMENT	a) > 50 SQM < 75 SQM = 12 NOS
	b) BELOW 50 SQM = 1 NO.

OWNER'S DECLARATION:-
I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 AND KNOWING SUBSTITUTES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME. IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE SANCTION.

L.B.S.'S CERTIFICATE :-
I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORMS WITH THE PLAN & WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SKYARE DEVELOPERS PVT. LTD.
Rajesh Kumar
DIRECTOR

M/S SKYARE DEVELOPERS PVT. LTD.
DIRECTOR : BHASKAR ROY
SIGNATURE OF OWNER

BHASKAR ROY
(854771143)
SIGNATURE OF L.B.S.

CERTIFICATE :-
PREMISES NO. 168/1, MAHATMA GANDHI ROAD, ASSESSEE NO. 71-142-05-1581-2, AREA OF LAND 420.253 SQM, NAME OF OWNER/APPLICANT(S) M/S. SKYARE DEVELOPERS PVT LTD, PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA-40M CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMS).

MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (MSL)
"A"	LATITUDE	LONGITUDE
"A"	24°28'0.29" N	84°20'9.17" E
	100.0 M	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW. THE ABOVE PREMISES DOES NOT FALL UNDER CCZM RED ZONE OF AM.

SKYARE DEVELOPERS PVT. LTD.
DIRECTOR : BHASKAR ROY
SIGNATURE OF OWNER(S)

BHASKAR ROY
(854771143)
SIGNATURE OF E.S.E.

DECLARATION OF GEOTECHNICAL :-
THE UNDERIGNED 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 AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

SPECIFICATIONS

- ALL DIMENSIONS ARE IN MILLIMETRE.
- CONCRETE GRADE M-20
- STEEL GRADE Fe-500
- OUTSIDE WALL 200 THK. CEMENT MORTAR 1:6
- INSIDE WALL 125 THK & 75 THK CEMENT MORTAR 1:6
- OUTSIDE PLASTER 20 THK CEMENT MORTAR 1:4
- INSIDE PLASTER 10 THK CEMENT MORTAR 1:5
- CEILING PLASTER 8 THK WITH CEMENT MORTAR 1:4
- 40 THK D.P.C. WITH WATER PROOF COMPOUND.

SCHEDULE OF DOORS & WINDOWS

MWD	OPENING SIZE	MWD	OPENING SIZE
D1	1800 x 2100	W1	1800 x 1200
D2	1500 x 2100	A2	1500 x 1200
D3	1000 x 2100	W3	1200 x 1200
D4	600 x 2100	W4	800 x 1200
D5	750 x 2100	W5	900 x 1000
D6	650 x 750	W6	650 x 750

PROPOSED G+V STORED RESIDENTIAL BUILDING PLAN
U/S 303A OF K.M.C. ACT 1980 ALONG WITH K.M.C. BUILDING RULES 2009 AT PREMISES NO. 366/1, MAHATMA GANDHI ROAD, WARD NO-142, BOROUGH NO-XVI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF OWNER: M/S SKYARE DEVELOPERS PVT. LTD.
DIRECTOR : BHASKAR ROY

SCALE: 1:100; OTHER VIEW MENTIONED

DATE: 04.02.2019