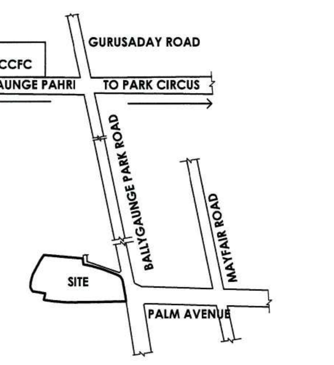
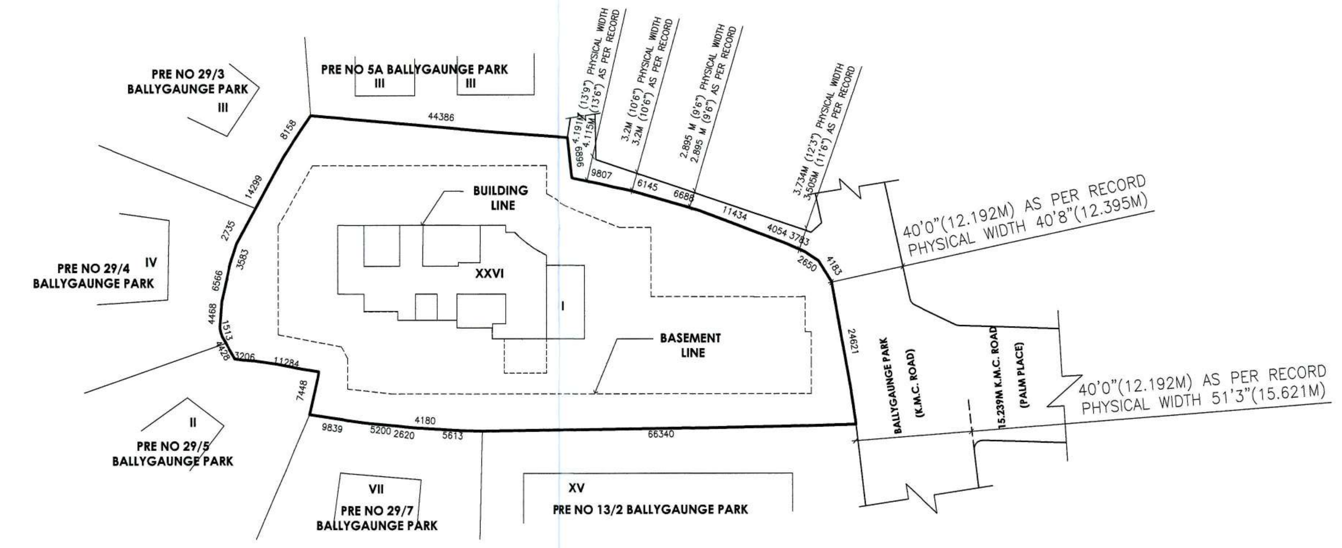
THE KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
COMPLETION PLANS
Dated 06/05/2026 approved by DG(B)
Building Permit No. 2021070003
Date 12.04.2021
Borrough No. VII
A.E. (C) Br. No. VII E.E. (C) Br. No. VII

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



LOCATION PLAN

SCALE-1:4000



SITE PLAN

SCALE-1:600

STATEMENT OF THE PLAN PROPOSAL

PART A :
1. ASSESSEE NO. 110650200196
2. DETAILS OF REGISTERED DEED :
 I) BOOK NO. - I, II) VOLUME NO. - 193, III) PAGE 181 TO 189
 IV) BEING NO. - 6425, V) YEAR - 1966
 REGISTRAR OF KOLKATA
3. REGISTERED BOUNDARY DECLARATION :
 I) BOOK NO. - I, II) VOLUME NO. - 1603-2020, III) PAGE TO 91745 - 91757
 IV) BEING NO. - 160302890, V) DATED - 31.12.2020.
 DISTRICT SUB - REGISTRAR
 OFFICE OF THE D.S.R. - III SOUTH 24 - PARGANAS, WEST BENGAL.
4. DETAILS OF POWER OF ATTORNEY :
 NA
5. a) AREA OF THE PLOT OF LAND -
 AS PER DOCUMENT = 4373.376 SQM. (3 B 5 KH. 6 CH. 5 SFT.)
 AS PER BOUNDARY DECLARATION = 4373.373 SQM.
 b) NO. OF STORY = B+G+26 (105.45 M)
6. a) NO. OF TENEMENTS = 23 NOS.
7. SIZE OF TENEMENTS = >500 SQM < 600 SQM. ....22 NOS.
 > 1000 SQM < 1100 SQM........1 NO

PART B

1 LAND AREA	4373.373 SQM		
2 ROAD WIDTH	15.239 M		
3 PERMISSIBLE GROUND COVERAGE (50% PLUS ADDITIONAL 10% FOR PARKING)	60%	2624.024 SQM	
4 PERMISSIBLE F.A.R. (2.5 PLUS ADDITIONAL 10% FOR GREEN BUILDING)	**2.75**		12026.776 SQM
5 FRONTAGE OF PLOT	24.26 M		
6 SANCTIONED GROUND COVERAGE	691.432 SQM		15.810%
7 SANCTIONED HEIGHT OF BUILDING	105.45 M		
8 SANCTIONED DEPTH OF BUILDING	42.570 M		

AS CONSTRUCTED:

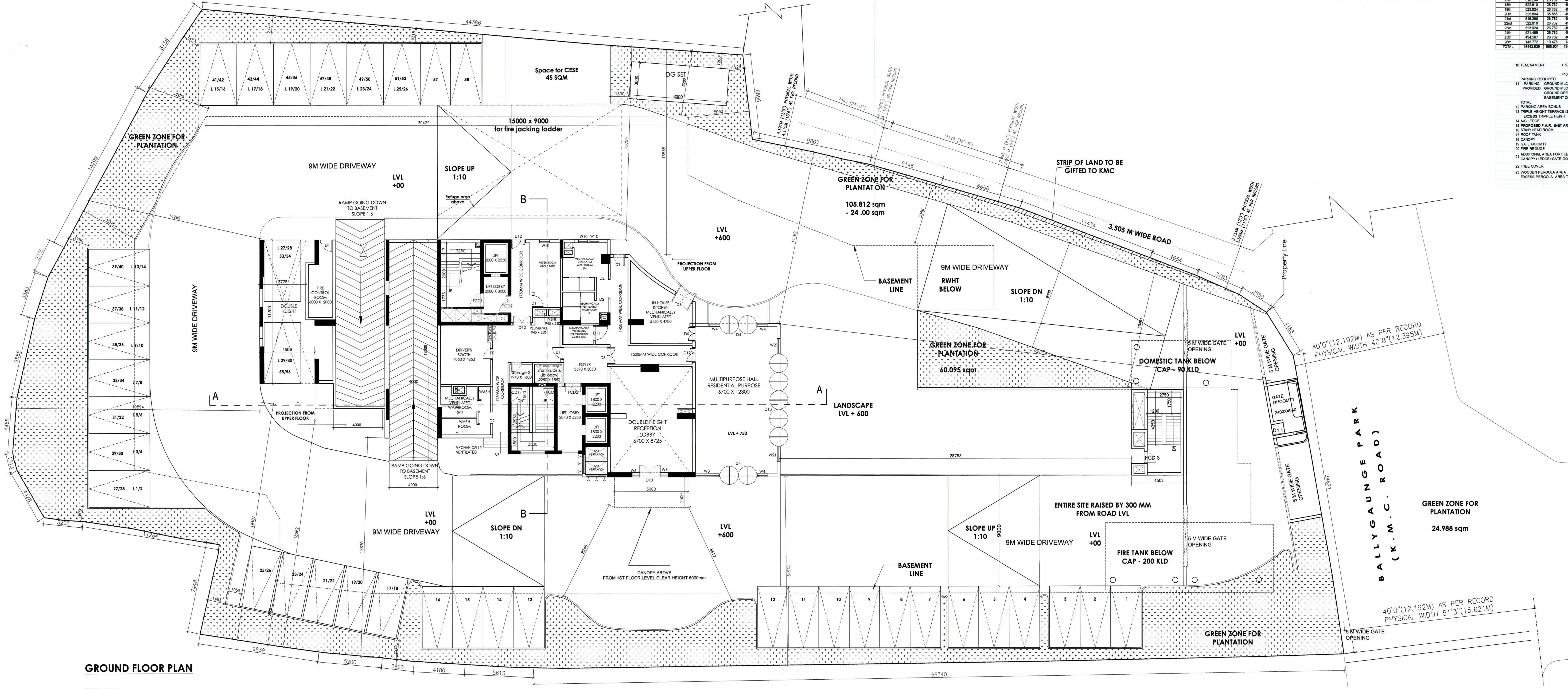
PART B

1 LAND AREA	4373.373 SQM		
2 ROAD WIDTH	15.239 M		
3 PERMISSIBLE GROUND COVERAGE (50% PLUS ADDITIONAL 10% FOR PARKING)	60%	2624.024 SQM	
4 PERMISSIBLE F.A.R. (2.5 PLUS ADDITIONAL 10% FOR GREEN BUILDING)	**2.75**		12026.776 SQM
5 FRONTAGE OF PLOT	24.26 M		
6 EXISTING GROUND COVERAGE	691.432 SQM		15.810%
7 EXISTING HEIGHT OF BUILDING	105.45 M		
8 EXISTING DEPTH OF BUILDING	42.570 M		

AREA STATEMENT

FLOOR MKD	CA	CO	GA	LL	ST	NA	TRIPLE HEIGHT TERRACE
BASEMENT	2570.287	0	2570.287	15.000	33.061	2522.226	
GROUND	664.074	159.367	504.707	15.000	33.212	456.495	
1ST	558.417	129.149	429.268	15.000	33.588	380.680	15.158
2nd	522.810	26.782	496.028	15.000	33.588	447.440	20.188
3rd	523.924	26.782	497.142	15.000	33.588	448.554	18.370
4th	525.894	26.782	499.112	15.000	33.588	450.524	24.389
5th	516.296	33.818	482.478	15.000	33.588	433.890	26.697
6th	522.810	26.782	496.028	15.000	33.588	447.440	20.188
7th	523.924	26.782	497.142	15.000	33.588	448.554	18.370
8th	525.894	26.782	499.112	15.000	33.588	450.524	24.389
9th	516.296	26.782	489.514	15.000	33.588	440.926	26.697
10th	522.810	26.782	496.028	15.000	33.588	447.440	20.188
11th	523.924	26.782	497.142	15.000	33.588	448.554	18.370
12th	525.894	26.782	499.112	15.000	33.588	450.524	24.389
13th	516.296	26.782	489.514	15.000	33.588	440.926	26.697
14th	522.810	26.782	496.028	15.000	33.588	447.440	20.188
15th	523.924	26.782	497.142	15.000	33.588	448.554	18.370
16th	525.894	26.782	499.112	15.000	33.588	450.524	24.389
17th	516.296	26.782	489.514	15.000	33.588	440.926	26.697
18th	522.810	26.782	496.028	15.000	33.588	447.440	20.188
19th	523.924	26.782	497.142	15.000	33.588	448.554	18.370
20th	525.894	35.885	490.009	15.000	33.588	441.421	24.389
21st	516.296	26.782	489.514	15.000	33.588	440.926	26.697
22nd	522.810	26.782	496.028	15.000	33.588	447.440	6.545
23rd	523.924	26.782	497.142	15.000	33.588	448.554	
24th	521.469	26.782	494.687	15.000	33.588	446.099	
25th	494.567	26.782	467.785	15.000	33.588	419.197	
26th	143.772	19.478	124.294	15.000	33.588	75.706	
TOTAL	16443.939	966.901	15477.038	420.000	939.561	14117.477	469.923

10 TENENAMENT > 500 SQM < 600 SQM			20 NOS
>1000 SQM < 1100 SQM			2 NO
PARKING REQUIRED			120 NOS
11 PARKING PROVIDED GROUND MLCP COVERED	56.298 SQM		4 no
GROUND MLCP OPEN			36 no
GROUND OPEN			18 no
BASEMENT COVERED	2380.084 SQM		77 no
TOTAL	2436.382 SQM		135 no
12 PARKING AREA BONUS	2430.084 SQM		
13 TRIPLE HEIGHT TERRACE (3% OF GROSS AREA)	464.311 SQM	3.000%	
EXCESS TRIPPLE HEIGHT AREA TO BE ADDED TO FAR	5.612 SQM		
14 A/C LEDGE	124.630 SQM	0.805%	
15 PROPOSED F.A.R. (NET AREA+ EXCESS THT+EXCESS	**2.689 i.e.<2.75**		
16 STAIR HEAD ROOM	44.000 SQM		
17 ROOF TANK	11.050 SQM		
18 CANOPY	14.998 SQM		
19 GATE GOOMTY	12.561 SQM		
20 FIRE REGUGE	90.00 SQM		
21 ADDITIONAL AREA FOR FEES (LIFT LANDING+ STAIR+ CANOPY+LEDGE+GATE GOOMTY+ FIRE REFUGE)	1601.750 SQM		
22 TREE COVER	684.477 SQM	15.65%	
23 WOODEN PERGOLA AREA	78.003 SQM.		
EXCESS PERGOLA AREA TO BE ADDED TO FAR	68.003 SQM.		



GROUND FLOOR PLAN

SCALE - 1:100

COMPLETION PLAN U/R 27 OF K.M.C.B/R 2009 OF B+G+XXVI STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 13/1 BALLYGAUNGE PARK ROAD, KOLKATA-700019, WARD-65, BOROUGH-VII PREVIOUSLY SANCTIONED VIDE B.P NO.2021070003, DATED - 12-04-2021 U/S 393(A) OF K.M.C. ACT. & SUBSEQUENTLY REVISED U/R 26 (2a) & (2b) OF K.M.C. B/R 2009 APPROVED BY D.G. (BLDG.) DATED 01.03.2025 & AGAIN REVISED U/R 26 (2a) & (2b) OF K.M.C. B/R 2009 APPROVED BY D.G. (BLDG.) DATED 10.03.2026

LEGEND:

PARKING (2.5M X 5.0M) : 28 NOS
PARKING L (3.0M X 5.0M) : 30 NOS
58 NOS

DOOR WINDOW SCHEDULE

DOOR MKD.	WIDTH	HEIGHT
D1	1000	2400
D2	900	2400
D3	3370	2400
D4	3000	2400
D5	4000	2400
D6	1500	2400
D7	800	2400
D8	750	2400
D9	2300	2400
D10	1800	2400
D11	1300	2400
D12	1200	2400
D13	7500	2400
FCD1	1200	2400
FCD2	1500	2400
FCD 3	1000	2400

WINDOW MKD.	WIDTH	HEIGHT
W1	3000	2700
W2	2000	2700
W3	1500	2700
W4	1000	2700
W5	1500	1500
W6	1000	1500
W7	600	1500
W8	750	2700
W9	1150	1500
W10	775	1500
W11	1700	2700
W12	500	2700
W13	1450	2700
W14	2800	2700
W15	4675	2700
W16	4000	2700
W17	3375	2700
W18	3625	2700
W19	1050	2700
W20	3500	2700
W21	1200	2700

DECLARATION OF OWNERS :
WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT WE ENGAGED L.B.A. & E.S.E. AND FOLLOWED THEIR INSTRUCTION DURING CONSTRUCTION OF BUILDING (AS PER REVISED PLAN U/R 26 (2a) & (2b) THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF BUILDING AND ADJOINING STRUCTURES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

ARUN PROPERTIES LLP
Partner / Authorised Signatory

SIGNATURE OF OWNERS
ARUN PROPERTIES LLP

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

JISHNU PAL
B. Tech (civil), No: G.T/I/32
GTER/NKDA/10/0043
22/RJSON/G-T-I/2016-17
HMC Reg. No. EGTE/CLASS-1/15

SIGNATURE OF GEO -TECHNICAL ENGINEER
JISHNU PAL
G.T/I/32

CERTIFICATE OF STRUCTURAL ENGINEER :
I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS DEFECTOR ON PREMISES NO. - 13/1, BALLYGUNGE PARK, WARD NO. - 65, BOROUGH - VII, KOLKATA - 700019 HAVE BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED ACCORDINGLY TO THE B.P. PLAN NO. - 2021070003, DATED 12-04-2021 AND SUBSEQUENT CHANGES AS REVISED U/R26 (2a)(2b) APPROVED BY D.G.(BLDG.). THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN WITH SOME CHANGES AND TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (QUALITY AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BLDG. RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE STRUCTURE IS SAFE AND STABLE IN ALL RESPECT.

SANJIB GUHA
BSC, BCE, FIE-(F-115654-5)
CHARTERED ENGINEER
ENLISTED STRUCTURAL
REVIEWER 88/16 K.M.C.

SIGNATURE OF STRUCTURAL REVIEWER
SANJIB GUHA
ESR: I/88/16

SANJIV J. PAREKH
M.E.(STRUCT.), M.E.(CONST. ENG.)
B.C.E., FIE (F-018202-4)
E. S. E. No. 104 (I) K. M. C.

SIGNATURE OF STRUCTURAL ENGINEER
SANJIV J.PAREKH
ESE 1/104

CERTIFICATE OF ARCHITECT :
I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS DEFECTOR ON PREMISES NO. - 13/1, BALLYGAUNGE PARK, WARD NO. - 65, BOROUGH - VII, KOLKATA - 700019 HAVE BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED ACCORDINGLY TO THE B.P. PLAN NO. - 2021070003, DATED 12-04-2021 AND SUBSEQUENTLY CHANGES AS REVISED U/R26 (2a)(2b) APPROVED BY D.G.(BLDG.). THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN WITH SOME CHANGES AND TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (QUALITY AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BLDG. RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

SUPRATIM CHOUDHURY
B. (Arch)
Regd. No.-CA/2002/28856
Council of Architecture.

SIGNATURE OF ARCHITECT
SUPRATIM CHOUDHURY
CA/2002/28856

DRAWING : GROUND FLOOR PLAN, SITE PLAN , LOCATION PLAN

SCALE- 1:100

DRAWING NO : KMC/AD/01 DATE - 13.05.2026

NOTE :
1. ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
2. ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
4. ALL DIMENSION ARE IN MM.
5. ALL THE EXTERNAL WALLS ARE 250 MM. & 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM. THICK UNLESS SPECIFIED.
6. DEPTH OF U.G. & SEMI U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.

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

PARTY'S COPY