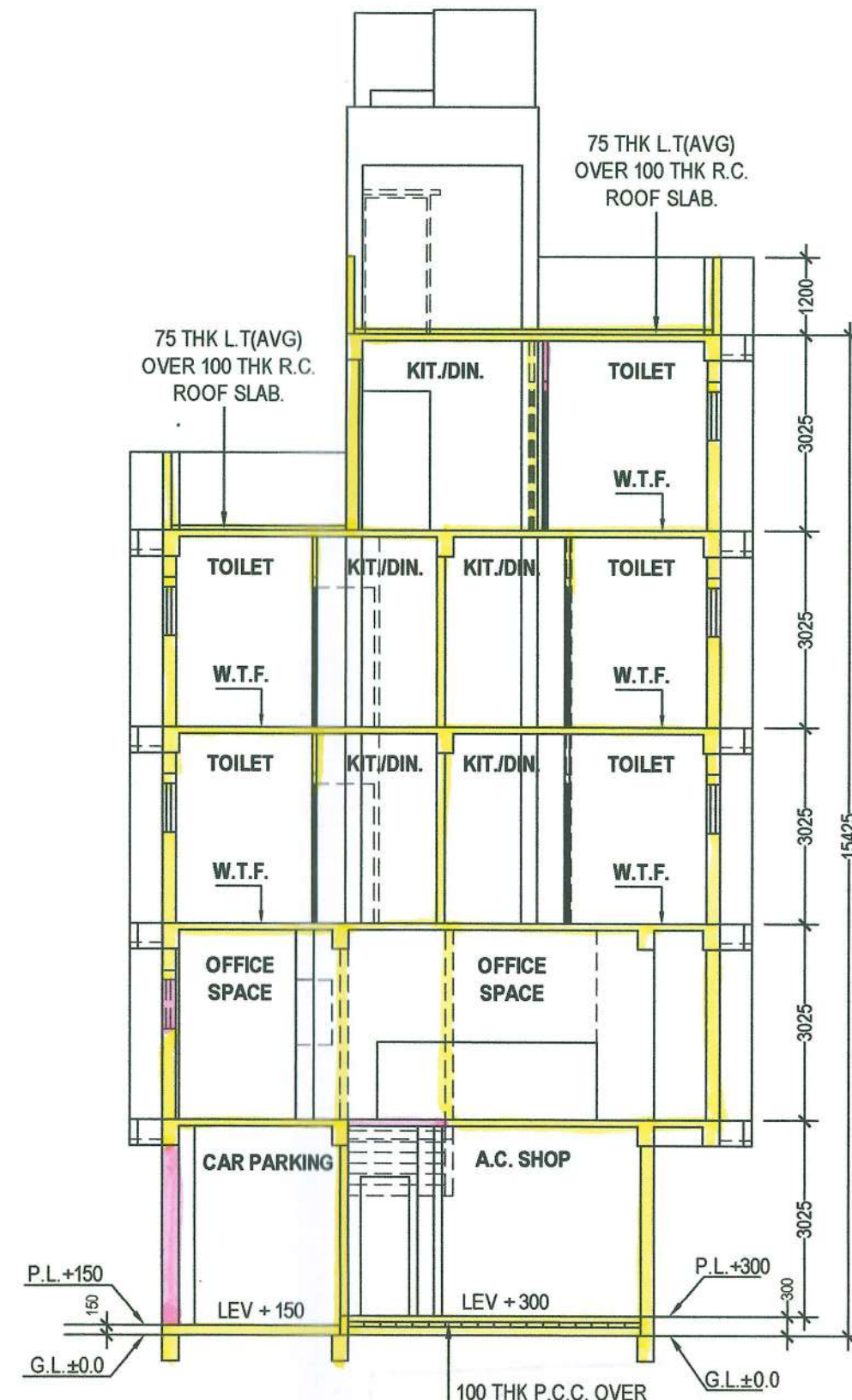


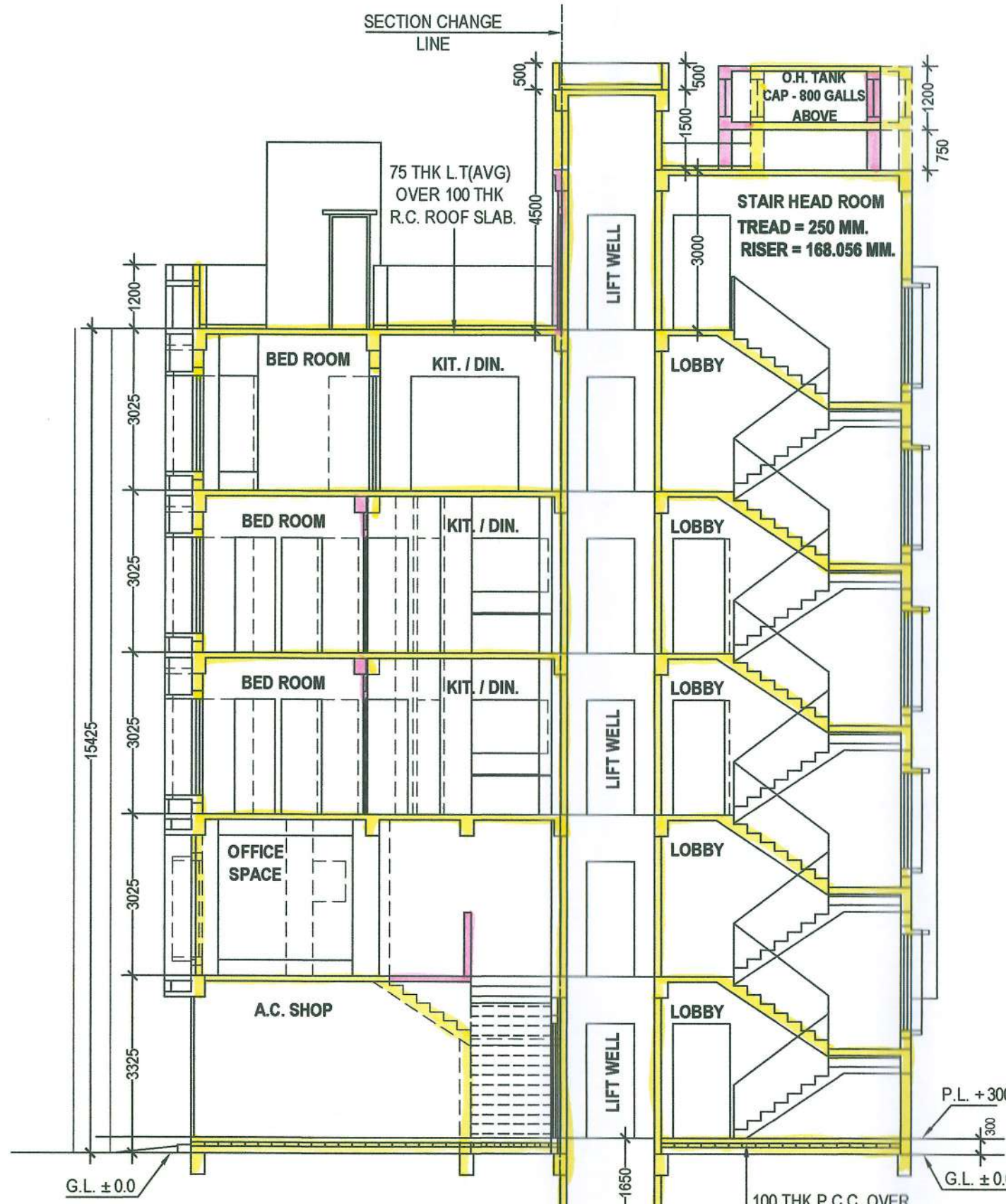
KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R-26 (2a) & (2b) of
2023 M.C. BUILDING RULES, dated 20.04.2024
S.P. No. 10/2024, Br. No. 10/2024, Dt. 11-02-2024
Assistant Engineer Ex. Engr. (Civil)
Br. No. 10/2024 Br. No. 10/2024



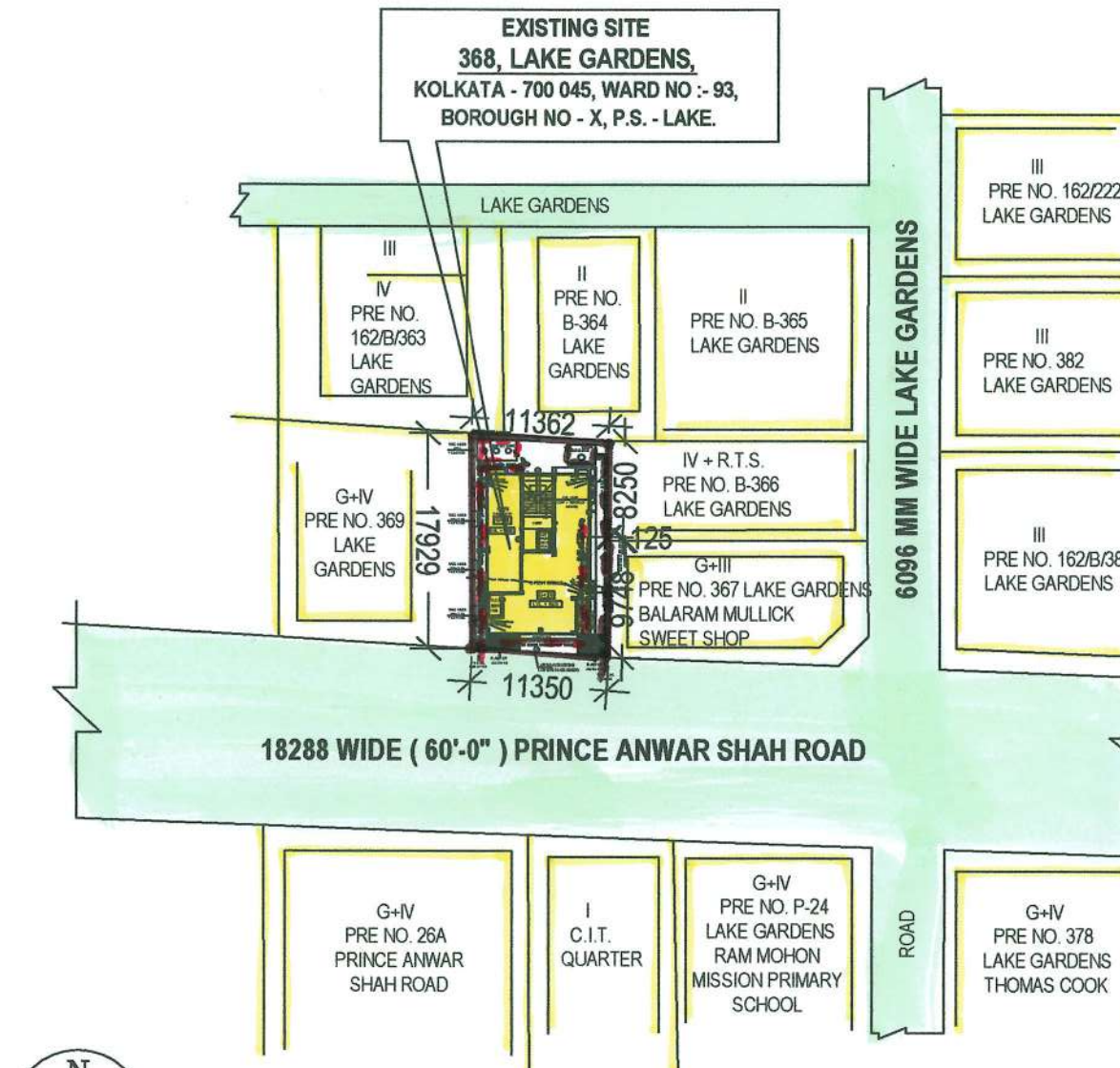
FRONT ELEVATION
SCALE: 1:100



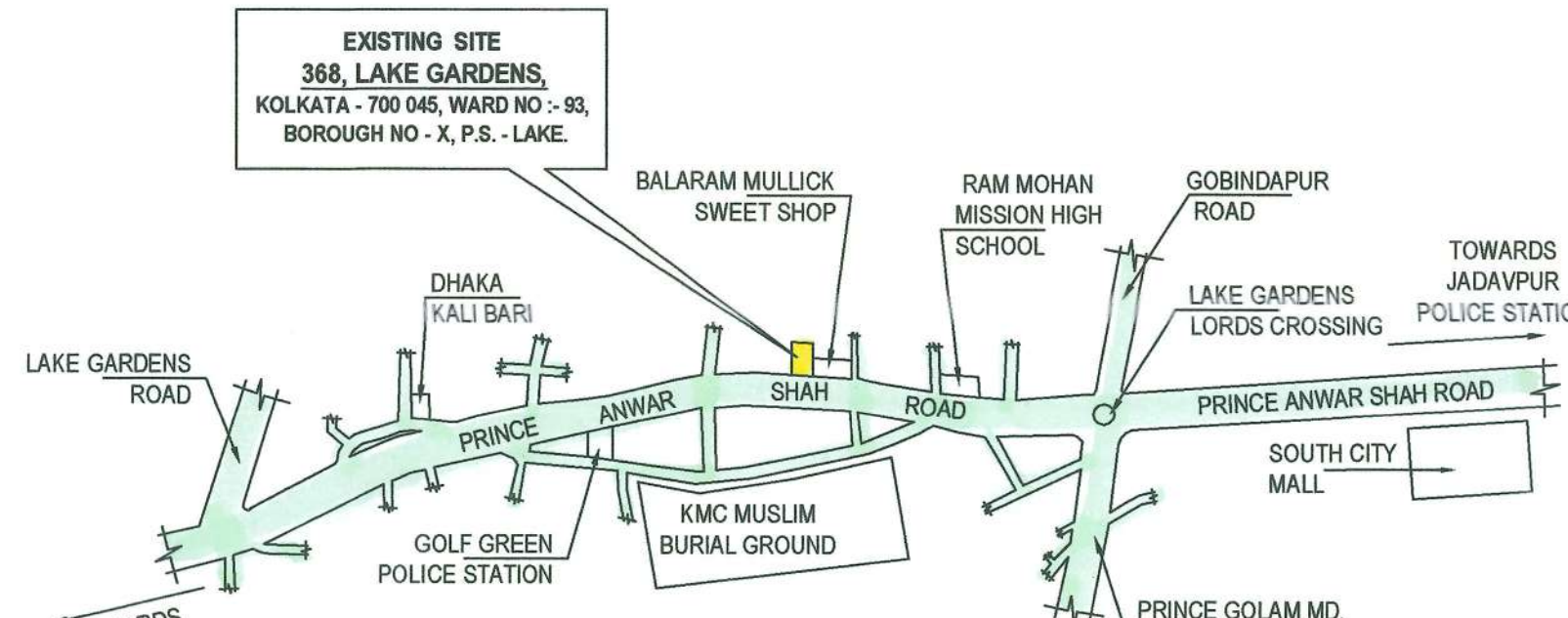
SECTION THROUGH A - A'
SCALE: 1:100



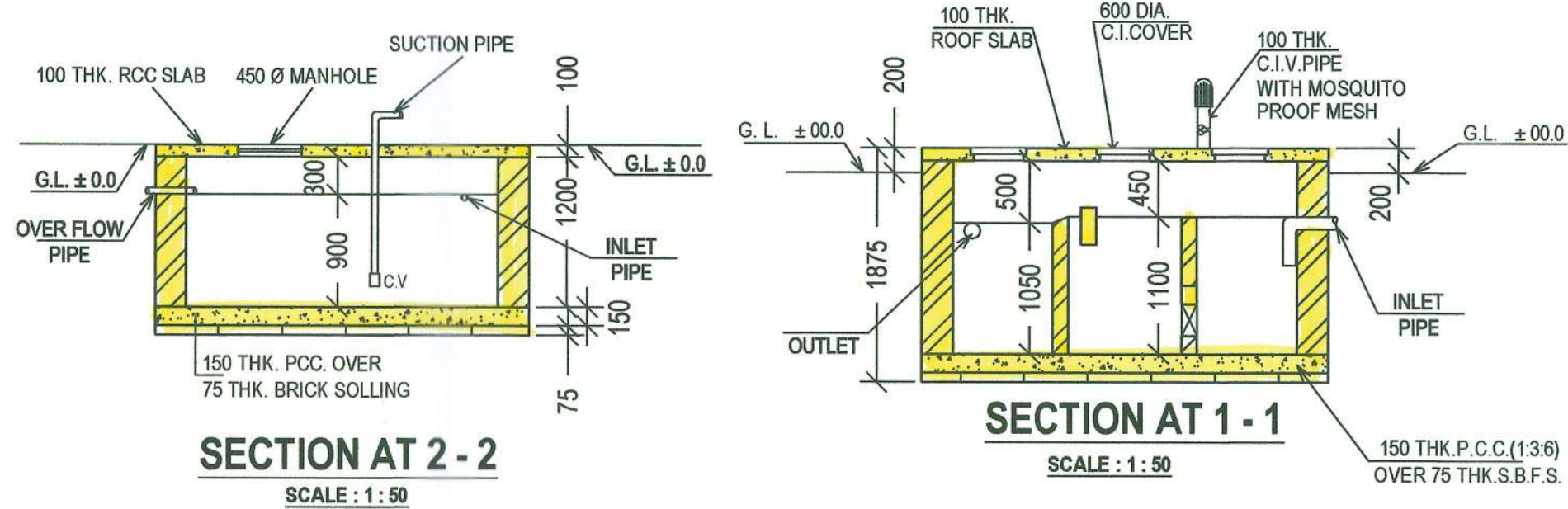
SECTION THROUGH B - B'
SCALE: 1:100



SITE PLAN SCALE: 1:600



LOCATION PLAN
SCALE: 1:4000

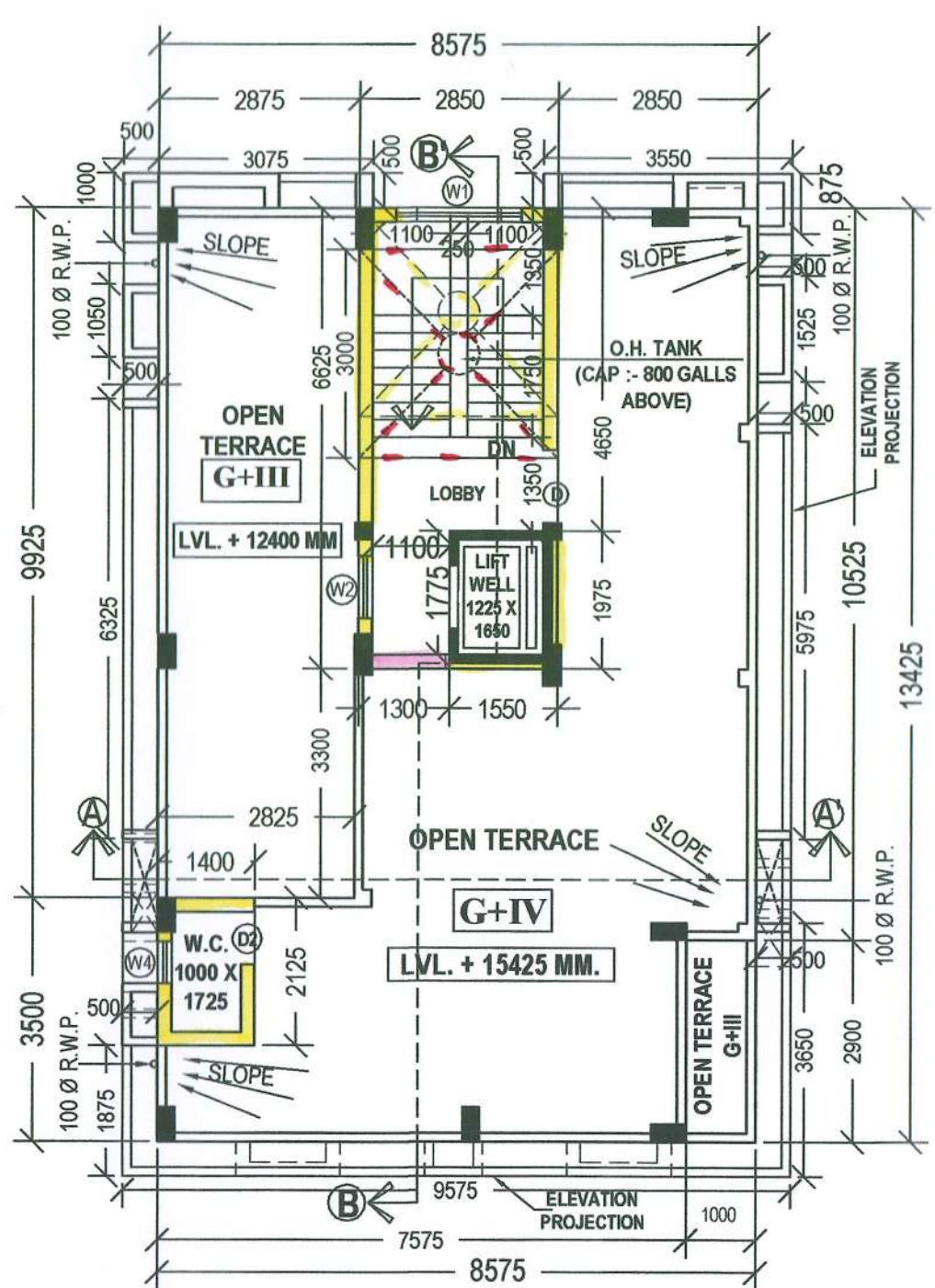


SECTION AT 2 - 2
SCALE: 1:50

SECTION AT 1 - 1
SCALE: 1:50

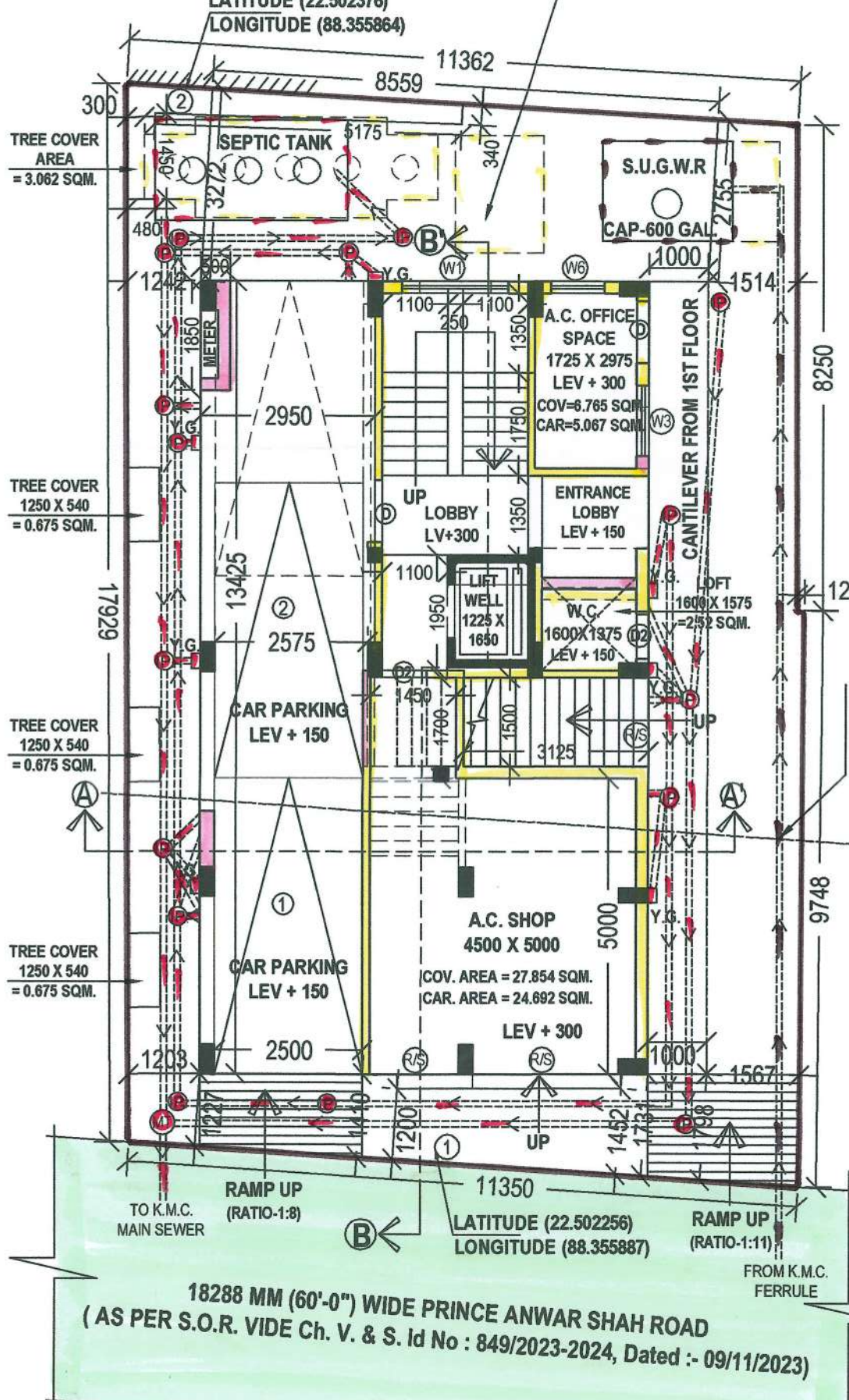
UNDER GROUND WATER RESERVOIR
(CAPACITY: 600 GAL) SCALE: 1:50

DETAIL OF SEPTIC TANK
25 USERS (SCALE: 1:50)

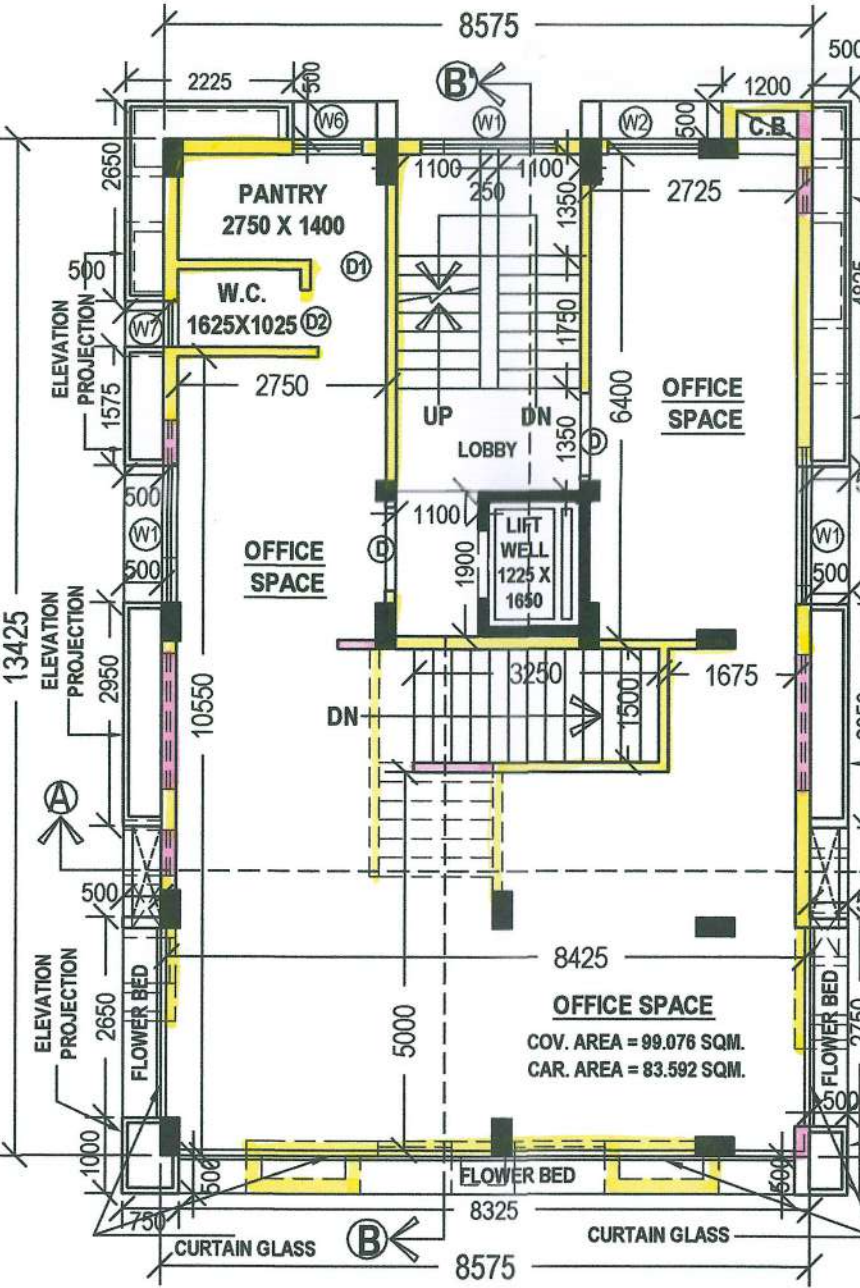


ROOF PLAN
SCALE: 1:100

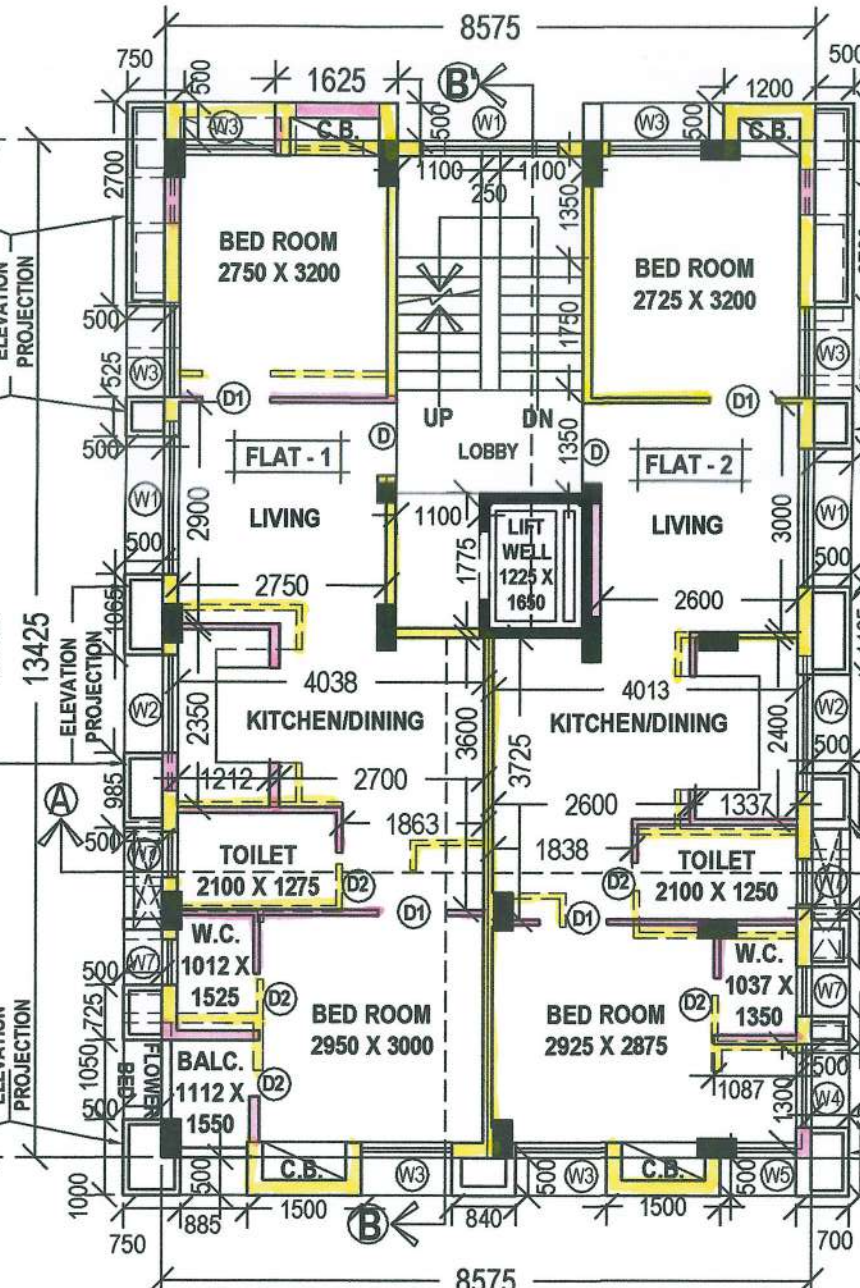
DEPTH OF S.U.G.W. RESERVOIR & SEPTIC TANK SHOULD NOT GO BEYOND THE FOUNDATION OF THE BUILDING.



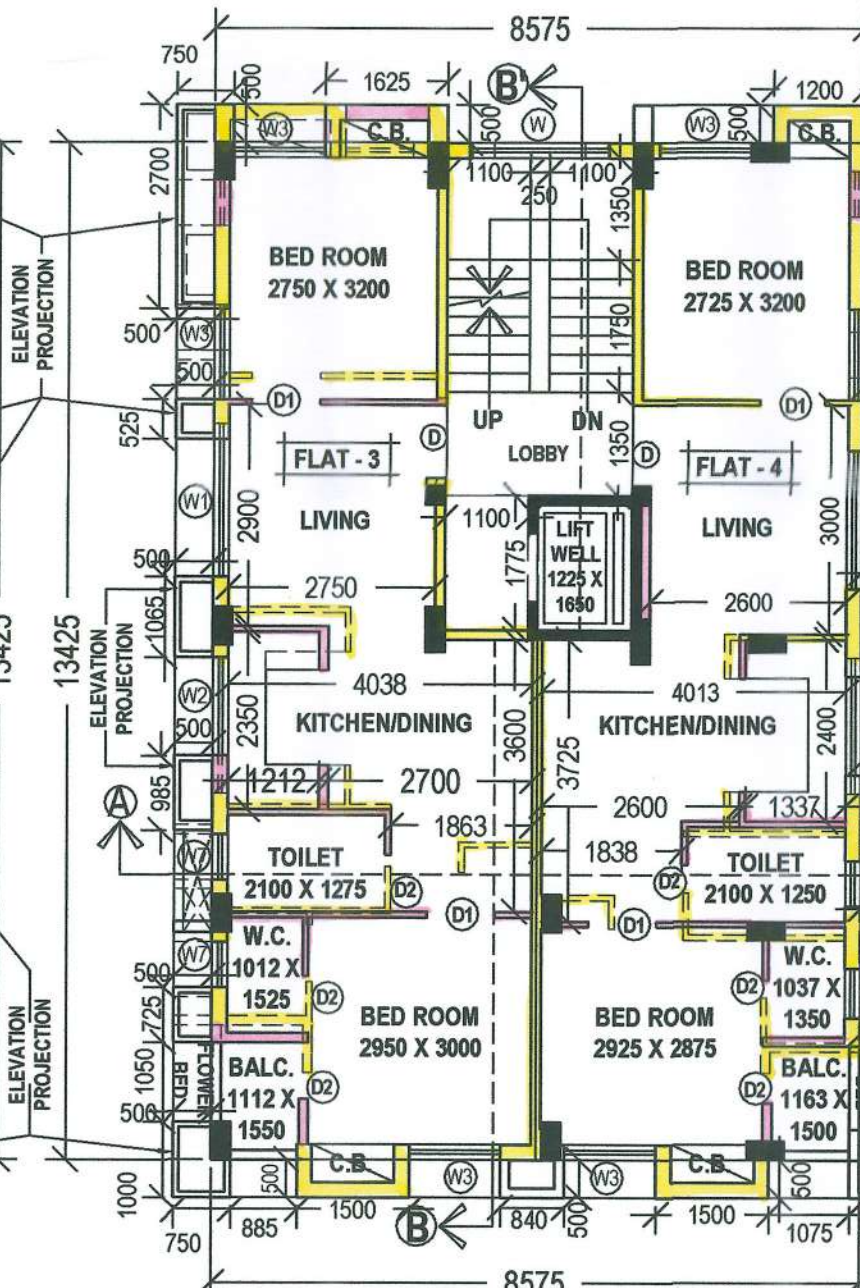
GROUND FLOOR PLAN
SCALE: 1:100



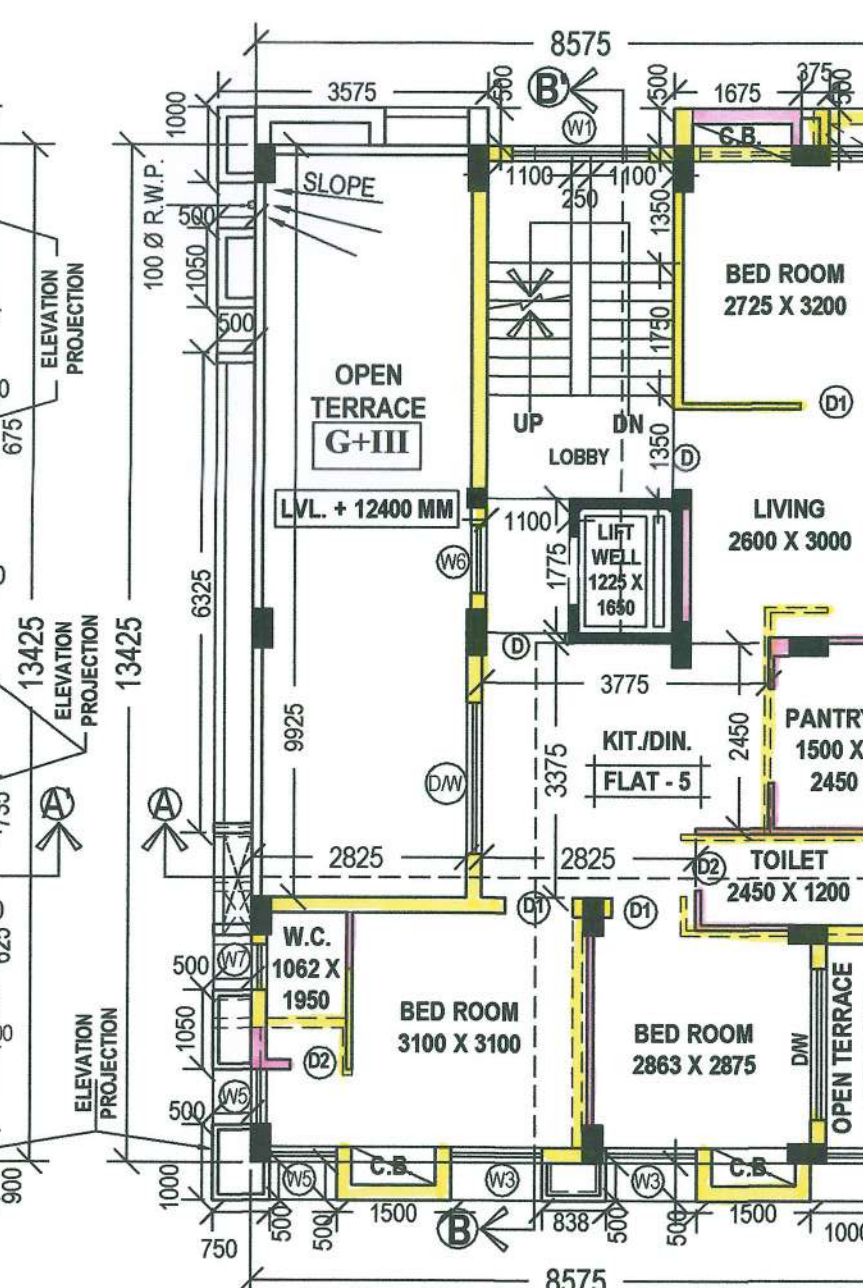
FIRST FLOOR PLAN
SCALE: 1:100



SECOND FLOOR PLAN
SCALE: 1:100



THIRD FLOOR PLAN
SCALE: 1:100



FOURTH FLOOR PLAN
SCALE: 1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSESSEE NO: 210930802967
- DETAIL OF AMALGAMATION DEED:
BOOK NO: 1 VOL. NO: 1604-2023 PAGE NO: 340904 TO 340943
BEING NO: 160411113 DATED: 08.09.2023 PLACE: D.S.R. - IV SOUTH 24-PARGANAS
- DETAIL OF REGISTERED BOUNDARY DECLARATION:
BOOK NO: 1 VOL. NO: 1630-2023 PAGE NO: 92389 TO 92399
BEING NO: 163003215 DATED: 11.10.2023 PLACE: D.S.R. - V SOUTH 24-PARGANAS
- DETAIL OF REGISTERED POWER OF ATTORNEY:
BOOK NO: 1 VOL. NO: 1604-2023 PAGE NO: 376647 TO 376677
BEING NO: 160412518 DATED: 06.10.2023 PLACE: D.S.R. - IV SOUTH 24-PARGANAS
- a) AREA OF LAND (Physical): 3 K. 00 CH. 36.06 SFT = 204.019 SQM
b) NO. OF STOREY: G+IV
6. NO. OF TENANTS: G+IV
7. SIZE OF TENANTS: a) 50.0 - 75.0 Sqm. 04 NOS. b) 75.0 - 100.0 Sqm. 01 NO.

PART-B:-

- AREA OF LAND:-
i) AS PER TITLE DEED = 3 K. 00 CH. 36.06 SFT = 203.084 SQM
ii) AS PER BOUNDARY DECLARATION = 3 K. 00 CH. 36.06 SFT = 204.019 SQM
- NET LAND AREA = 204.019 SQM.
- WIDTH OF MEANS OF ACCESS:- 18288 MM. (60'-0") WIDE PRINCE ANWAR SHAH ROAD.
- i) PERMISSIBLE GROUND COVERAGE:- 59.897% = 121.641 SQM
ii) EXISTING GROUND COVERAGE:- 57.154% = 116.072 SQM
- i) PERMISSIBLE F.A.R. = 2.50
ii) EXISTING F.A.R. = 2.051
- EXISTING TOTAL FLOOR AREA = 530.952 SQM.
- EXISTING HEIGHT = 15.425 MTR.
8. SIZE OF FLAT:-
FLAT - 1 & 3 = 64.858 SQM. = 2 NOS.
FLAT - 2 & 4 = 64.379 SQM. = 2 NOS.
FLAT - 5 = 88.915 SQM. = 1 NO.
9. SIZE OF MERCANTILE (RETAIL):-
SHOP: COVERED AREA = 27.854 SQM, CARPET AREA = 24.892 SQM.
10. SIZE OF BUSINESS (OFFICE):-
OFFICE: COVERED AREA = 105.653 SQM, CARPET AREA = 88.659 SQM.
11. CAR PARKING:-
NO. OF CAR PARKING REQUIRED = 2 NOS. [50.00 SQM]
NO. OF CAR PARKING PROVIDED = 2 NOS. [37.315 SQM] (ACTUAL)

FLOOR MKD.	SANCTIONED AREA	CONSTRUCTED AREA
12. GROUND COVERAGE	56.996% = 115.75 SQM.	57.154% = 116.072 SQM
13. GROUND FLOOR	101.700 SQM	101.700 SQM
14. FIRST FLOOR	115.125 SQM	115.125 SQM
15. SECOND FLOOR	115.125 SQM	115.125 SQM
16. THIRD FLOOR	115.125 SQM	115.125 SQM
17. FOURTH FLOOR	83.877 SQM	83.877 SQM
18. TOTAL FLOOR	530.952 SQM	530.952 SQM
19. CUT OUT STAIR, LIFT & LOBBY	9.552+8.084+52.29+10.094 = 80.02 SQM	6.628+8.084+52.320+10.081 = 77.123 SQM
20. CAR PARKING	37.844 SQM (2 NOS.)	37.315 SQM (2 NOS.)
21. EFFECTIVE FLOOR AREA	530.952 (80.02 + 37.844) = 413.088 SQM	530.952 (77.123 + 37.315) = 416.514 SQM
22. F.A.R.	413.088 / 203.084 = 2.034	416.514 / 203.084 = 2.051
23. STAIR HEAD ROOM	15.820 SQM.	15.820 SQM.
24. LIFT MC ROOM (M.R.L.)	3.061 SQM.	3.061 SQM.
25. OVER HEAD TANK	8.550 SQM.	8.551 SQM.
26. W.C. AT ROOF	2.975 SQM.	2.975 SQM.
27. CUP BOARD	8.024 SQM.	8.763 SQM.
28. LOFT		2.520 SQM.
29. TREE COVER	3.00 SQM.	5.087 SQM.
30. HEIGHT OF THE BUILDING	15.425 MTR.	15.425 MTR.

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2150	W	3000	1800
D1	900	2150	W1	1800	1800
D2	750	2150	W2	1300	1000
WS	2450	2150	W3	1200	1800
WS1	1200	2150	W4	1100	1800
			W5	800	1800
			W6	900	1200
			W7	600	750

SPECIFICATIONS
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
STEEL Z-SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY CERTIFY THAT THE ERECTION OF G+IV STORIED BUILDING ON PREMISES NO. 368, LAKE GARDENS, HAVE BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED ACCORDING TO THE B.S. PLAN NO. 2023100229, DATED-17.02.2024 & REGULARIZED U/R-26 (2a) (BEFORE CONSTRUCTION), APPROVED BY EE(CY)BLDG/BR-X, DATED:-19.06.2024 & FURTHER SANCTIONED U/S-394 VIDE B.P. NO.- 2024100195, DATED:-03.12.2024, WITH SOME INTERNAL & EXTERNAL CHANGES.
THE WORK HAS BEEN COMPLETED 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.

Joydeep Mukherjee
B.E. (CIVIL)
E.S.E.-178(N)

JOYDEEP MUKHERJEE
B.E. (CIVIL), E.S.E. - 178(N)
SIG. OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS DEFACIO ON PREMISES NO. 368, LAKE GARDENS, WARD NO. 93, BR-X, IN COMPLIANCE WITH THE B.S. PLAN NO. 2023100229, DATED - 17.02.2024 & REGULARIZED U/R-26 (2a) (BEFORE CONSTRUCTION), APPROVED BY EE(CY)BLDG/BR-X, DATED:-19.06.2024 & FURTHER SANCTIONED U/S-394 VIDE B.P. NO.- 2024100195, DATED:-03.12.2024.
THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN WITH SOME INTERNAL 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.

Arjun Pal (B. Arch)
Registered Architect
Regn. No.-CA/2010/47578

ARJUN PAL (B.Arch)
Registered Architect
Regn No - CA/2010/47578
SIG. OF ARCHITECT.

DECLARATION OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT I ENGAGED L.B.A. & E.S.E. AND FOLLOWED THEIR INSTRUCTION DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN), THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

Joydeep Mukherjee
Proprietor of Synergy Technologies
Constituted Attorney of
(1) Debasis Bhattacharya
alias Debasis Bhattacharya
(2) Sanjoy Bhattacharya
(3) Mita Dutta Nee Bhattacharya

JOYDEEP MUKHERJEE
PROPRIETOR OF SYNERGY TECHNOLOGIES
CONSTITUTED ATTORNEY OF
(1) DEBASIS BHATTACHARYA ALIAS
DEBASIS BHATTACHARYA
(2) SANJOY BHATTACHARYA
(3) MITA DUTTA NEE BHATTACHARYA
NAME OF OWNER / APPLICANT

REGULARIZATION PLAN U/R 26 (2a) & (2b) COMPLYING K.M.C. BUILDING RULE 2009 OF G+IV STORIED (15.425 M. HEIGHT) RESIDENTIAL BUILDING AT PREMISES NO. 368, LAKE GARDENS, UNDER K.M.C. WARD NO.- 93, BOROUGH NO.- X, P.S.- LAKE, KOLKATA - 700 045, PREVIOUSLY SANCTIONED VIDE B.P. NO.- 2023100229, DATED - 17.02.2024 & REGULARIZED U/R-26 (2a) (BEFORE CONSTRUCTION), APPROVED BY EE(CY)BLDG/BR-X, DATED:-19.06.2024 & FURTHER SANCTIONED U/S-394 VIDE B.P. NO.- 2024100195, DATED - 03.12.2024.

JOB NO.	DRG. NO.	DATE	DEALT
1	ARCH/CORP-01	08.12.2025	SUSHANTA



syn tech engg pvt. ltd.
(redefining synergy technologies)
ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS, LANDSCAPE
361, Lake Gardens Kolkata - 700 045. Tel. - 91-94330 96177, 91-92200 42212
email: synergytechnologiescal@gmail.com

PARTY'S COPY

Asn. order by: Dr. C.E.C. (C) Bldg/south
Date: 05-12-25

31/12/25-26/25-26

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 25 (a) & (2b) of
M.C. BUILDING RULES 2009
22/10/24
Br. No. 22 Dt. 17-02-24
Assistant Engineer Ex. Engr. (Civil)
Br. No. 22 Br. No. 22

Office of the
Executive Engineer, Br.-X
The Kolkata Municipal Corpn.
Building Department, Br.-X
Date: 10/12/2025