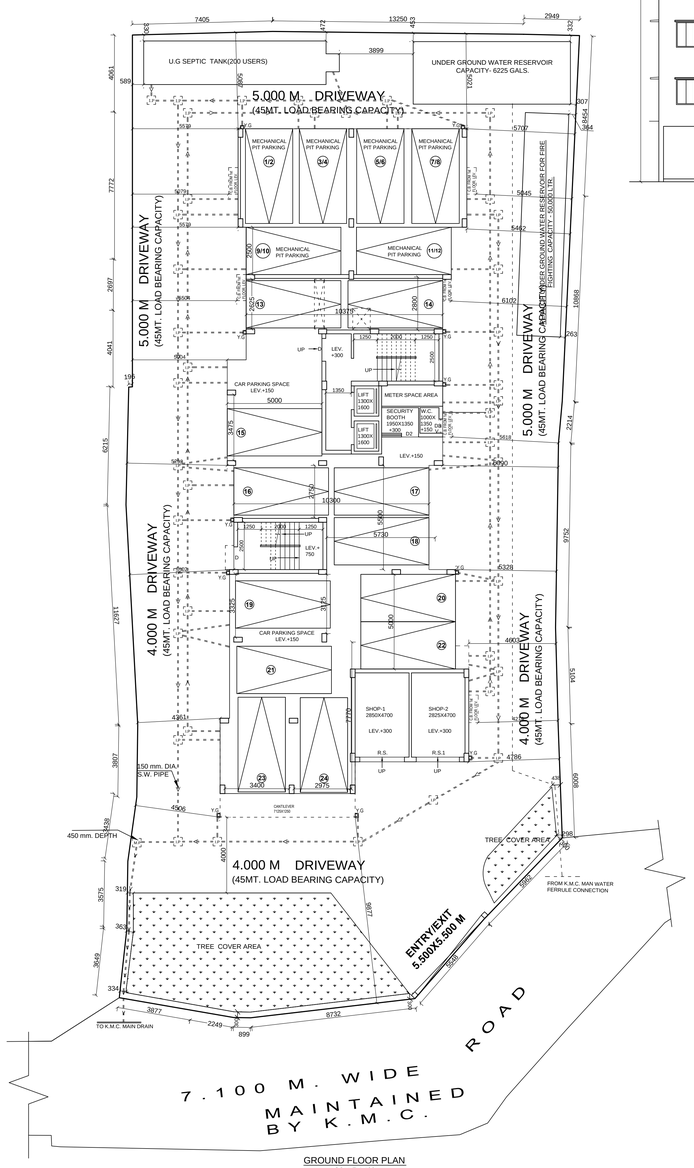
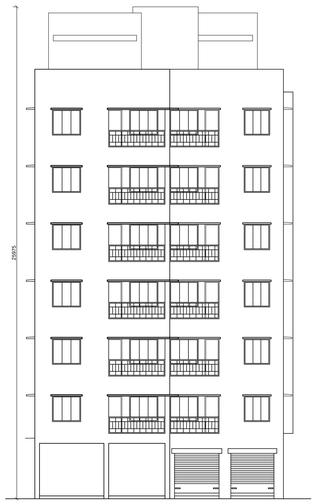
ABHIJIT PANDEY

Digitally signed by ABHIJIT PANDEY
Date: 2025.06.05 13:49:53 +05'30'

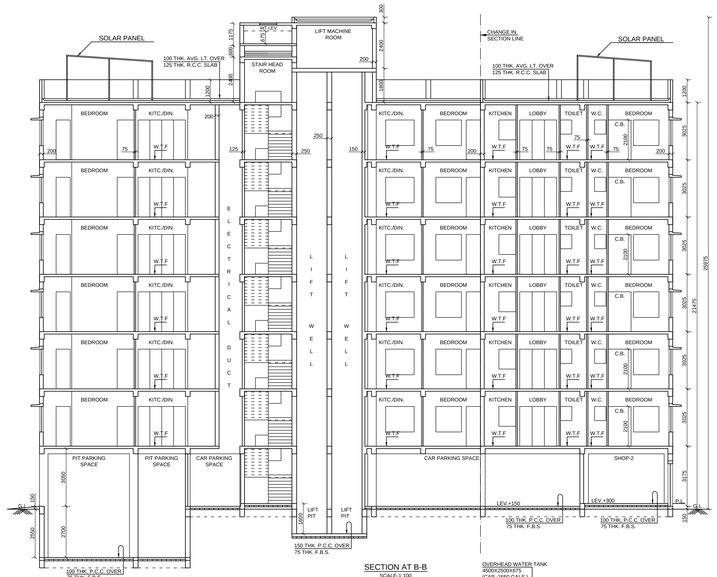
N



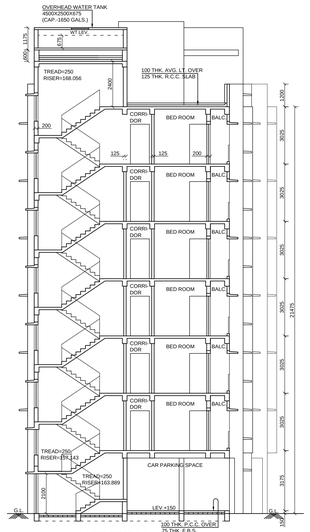
GROUND FLOOR PLAN
SCALE-1:100



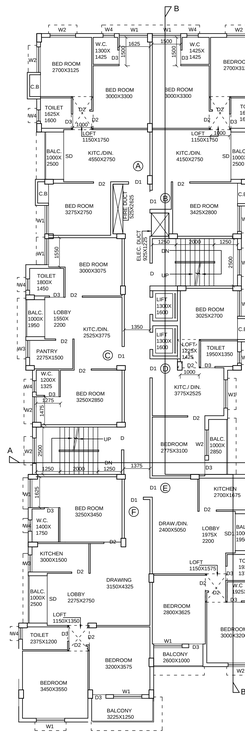
FRONT ELEVATION
SCALE - 1 : 100



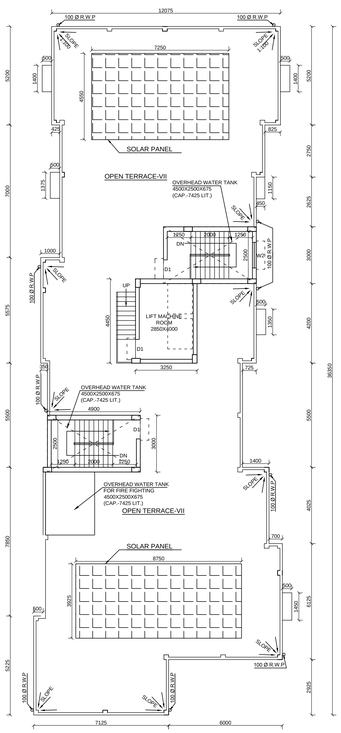
SECTION AT B-B
SCALE-1:100



SECTION AT A-A
SCALE-1:100



TYPICAL FLOOR PLAN
(1st To 6th FLOOR PLAN)
SCALE-1:100



ROOF PLAN
SCALE-1:100

CERTIFICATE

Premises No. :- 64 KAILASH PANDIT LANE
Assessee No.- 411170600646

Name Of Owner(s) / Applicant(s) - **'M/S. UJJAL AUDDY", PROPRIETOR, SHRI UJJAL AUDDY C.A. OF (1) SRI SALIL KUMAR MANNA @ SALIL MANNA (2) SRI BABLU MANNA, (3) SMT. ANITA MAITY (MANNA), (4) SMT. RAMA MANNA @ RAMA DAS, (5) SMT. SHARMISTHA DEY @ SHARMISTHA MANNA, (6) SMT. MOUSHMI DEY (MANNA), (7) SRI MADAN MOHAN MANNA @ CHANDI CHARAN MANNA, (8) SRI BIDYUT KUMAR MALLICK, (9) SMT. DOLA MALLICK, (10) SRI AMAR ADDYA, (11) SMT. USHA HAZRA, (12) SMT. KAJORI GHOSH (HAZRA), (13) SRI SURESH JAISWAL, (14) SHRI GAUTAM SAMANTA, (15) SHRI ASHM SANTRA, (16) SMT. MRIDULA SANTRA, (17) SMT. MANDIRA GHOSH (SANTRA)**

Area of plot of Land:
(i)AS PER DEED = (17 K. -00CH. - 15 SQ.FT.) = 1138.517 SQ.M.
(ii)AS PER B/D (17 K. -00CH. - 14 SQ.FT.) = 1138.425 SQ.M.
(iii) AS PER ULC NOC =(MEMO NO.-115/1/ULC/ALIPORE/2025, DATED:-12/03/2025)=1138.525 SQ.M.

Name Of Architect : UDISHA BHATTACHARYA NO. : CA/2019/109270

Permissible height in reference to CCZM issued by AAI: 33 M.

Co-ordinate in WGS- 84 and site elevation (AMSL): 3.5 M.

N.O.C ID:-

Reference points marked in The site plan of the proposal	Co-ordinate in WGS- 84		Site elevation (AMSL)
	Latitude	Longitude	3.5 M.
	22°49'57"N	88°31'70"E	

The above information is true and correct in all respect and if 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 plot does not within the Red zone of AAI CCZM.

UDISHA BHATTACHARYA
CA/2019/109270
Name of Architect

'M/S. UJJAL AUDDY", PROPRIETOR, SHRI UJJAL AUDDY C.A. OF (1) SRI SALIL KUMAR MANNA @ SALIL MANNA (2) SRI BABLU MANNA, (3) SMT. ANITA MAITY (MANNA), (4) SMT. RAMA MANNA @ RAMA DAS, (5) SMT. SHARMISTHA DEY @ SHARMISTHA MANNA, (6) SMT. MOUSHMI DEY (MANNA), (7) SRI MADAN MOHAN MANNA @ CHANDI CHARAN MANNA, (8) SRI BIDYUT KUMAR MALLICK, (9) SMT. DOLA MALLICK, (10) SRI AMAR ADDYA, (11) SMT. USHA HAZRA, (12) SMT. KAJORI GHOSH (HAZRA), (13) SRI SURESH JAISWAL, (14) SHRI GAUTAM SAMANTA, (15) SHRI ASHM SANTRA, (16) SMT. MRIDULA SANTRA, (17) SMT. MANDIRA GHOSH (SANTRA)

Name of owner/applicant

BUILDING PERMIT NO. - DATED-

VALID UPTO -

DIGITAL SIGNATURE BY ASSISTANT ENGINEER
(CIVIL)BUILDING DEPARTMENT -BR.XIII-K.M.C

DIGITAL SIGNATURE BY EXECUTIVE ENGINEER
(CIVIL)BUILDING DEPARTMENT -BR.XIII-K.M.C

DOORS & WINDOWS SCHEDULE

DOORS MKD.	WIDTH	HEIGHT	WINDOWS MKD	WIDTH	HEIGHT
D	1200	2100	W1	1500	1350
D1	1000	2100	W2	1350	1350
D2	900	2100	W3	900	1050
D3	750	2100	W4	600	750
SD	2500	2100	W5	950	1350
SD1	1950	2100			

SPECIFICATION

1. CEMENT CONC. TO FDN.-1 : 1.5:3; CEMENT : SAND :AGGR.
2. CEMENT CONC. TO SLAB, BEAM, CHAJJA & COLUMN 1:1.5:3; CEMENT : SAND : AGGR.
3. CEMENT MORTAR TO FDN. & MAIN WALL - 1:6
4. CEMENT MORTAR TO 75 THK. & 125 THK WALL& CEILLING - 1:4
5. CEMENT MORTAR TO INSIDE & OUTSIDE WALL PLASTER - 1:6
6. CEMENT CONCRETE TO FLOOR - 1:3:6
7. R.C.C GRADE M20 AND STEEL Fe415

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES' 2009.AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING ROAD(MAINTAINED BYK.M.C.) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP A TANK.THE LAND IS DEMARCATED BY BOUNDARY WALL.THE CONSTRUCTION OF U.G.WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

UDISHA BHATTACHARYA
CA/2019/109270
NAME OF ARCHITECT

THIS STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME(S.S. ASSOCIATES) OF 501, EB-9, RAJDANGA MAIN ROAD, KOLKATA -700107, ON BASIS OF SOIL TEST REPORT DONE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA(LATEST REVISION) & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

SUSANTA SAHA
E.S.E/I/70
NAME OF STRUC. ENGG.

IWE,DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT IWE SHALL ENGAGE L.B.A & 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 AND ADJOINING STRUCTURES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE.IF K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK.THE PLOT HAS BEEN IDENTIFIED BY ME AND IF ANY DISPUTE ARISE, K.M.C AUTHORITY WILL REVOKE SANCTION PLAN.

'M/S. UJJAL AUDDY", PROPRIETOR, SHRI UJJAL AUDDY C.A. OF (1) SRI SALIL KUMAR MANNA @ SALIL MANNA (2) SRI BABLU MANNA, (3) SMT. ANITA MAITY (MANNA), (4) SMT. RAMA MANNA @ RAMA DAS, (5) SMT. SHARMISTHA DEY @ SHARMISTHA MANNA, (6) SMT. MOUSHMI DEY (MANNA), (7) SRI MADAN MOHAN MANNA @ CHANDI CHARAN MANNA, (8) SRI BIDYUT KUMAR MALLICK, (9) SMT. DOLA MALLICK, (10) SRI AMAR ADDYA, (11) SMT. USHA HAZRA, (12) SMT. KAJORI GHOSH (HAZRA), (13) SRI SURESH JAISWAL, (14) SHRI GAUTAM SAMANTA, (15) SHRI ASHM SANTRA, (16) SMT. MRIDULA SANTRA, (17) SMT. MANDIRA GHOSH (SANTRA)

NAME OF OWNERS/APPLICANT

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SUSANTA SAHA
GT / I / 45
NAME OF GEO-TECHNICAL

PLAN OF A PROPOSED G+VI STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C ACT (1980) COMPLYING ALONG WITH K.M.C BUILDING RULES 2009 AT PREMISES NO.-64 KAILASH PANDIT LANE WARD NO.-117, BOROUGH NO.- XIII, KOLKATA-700053, UNDER K.M.C.

NAME OF OWNERS :-

(1) SRI SALIL KUMAR MANNA @ SALIL MANNA (2) SRI BABLU MANNA, (3) SMT. ANITA MAITY (MANNA), (4) SMT. RAMA MANNA (DAS), (5) SMT. SHARMISTHA DEY (MANNA), (6) SMT. MOUSHMI DEY (MANNA), (7) SRI MADAN MOHAN MANNA, (8) SRI BIDYUT KUMAR MALLICK, (9) SMT. DOLA MALLICK, (10) SRI AMAR ADDY, (11) SMT. USHA HAZRA, (12) SMT. KAJORI GHOSH (HAZRA), (13) SRI SURESH JAISWAL, (14) SHRI GAUTAM SAMANTA, (15) SMT. KAMALA SANTRA,

BHATTACHARYA & ASSOCIATES.
ARCHITECTS, ENGINEERS & INT. DESIGNERS
SKYLARK APARTMENT, GROUND FLOOR
105B, DIAMOND HARBOUR ROAD
KOLKATA-700008
tel + fax : + 91 33 2445-5621
e-mail: archranjitb@gmail.com

AREA STATEMENT

PART - A:-

1. ASSESSES NO.- 411170600646
2. DETAIL OF MOTHER DEED:-
   a) BOOK-I, VOLUME NO - 59 , PAGE- 152 TO 155, BEING NO.- 3458, YEAR - 1926, DATED-14/07/1926 PLACE- ALIPORE SUB-REGISTRY.
   b) BOOK-I, VOLUME NO - 12 , PAGE- 193 TO 194, BEING NO.- 688, YEAR - 1934, DATED-02/05/1934 PLACE- S.R. BEHALA.
   c) BOOK-I, VOLUME NO - 20 , PAGE- 277 TO 278, BEING NO.- 803, YEAR - 1934, DATED-02/05/1934 PLACE- D.R. BEHALA.
   d) BOOK-I, VOLUME NO - 26 , PAGE- 204 TO 207, BEING NO.- 1916, YEAR - 1943, PLACE-ALIPORE SUB-REGISTRY.
   e) BOOK-I, VOLUME NO - 33 , PAGE- 113 TO 116, BEING NO.- 1917, YEAR - 1943, PLACE-ALIPORE SUB-REGISTRY.
   f) BOOK-I, VOLUME NO - 26 , PAGE- 207 TO 210, BEING NO.- 1780, YEAR - 1954, DATED-22/09/1954 PLACE- ALIPORE SUB-REGISTRY.
   g) BOOK-I, VOLUME NO - 134 , PAGE- 79 TO 83, BEING NO.- 4597, YEAR - 1974, DATED-14/09/1974 PLACE- ALIPORE .
   h) BOOK-I, VOLUME NO - 117 , PAGE- 97 TO 101, BEING NO.- 4817, YEAR - 1978, DATED-10/05/1978 PLACE- ALIPORE .
   j) BOOK-I, VOLUME NO - 22 , PAGE- 260 TO 266, BEING NO.- 1124, YEAR - 1979, DATED-23/06/1979 PLACE- ALIPORE .

2. DETAIL-OF DEED OF GIFT:-
   a) BOOK-I, VOLUME - 21, PAGE- 1890 TO 1908, BEING NO.- 08575, YEAR - 2014, DATED-18/09/2014 PLACE- A.R.A -I KOLKATA.
   b) BOOK-I, VOLUME - 1901-2016, PAGE- 27078 TO 27101, BEING NO.- 190101022, YEAR - 2016, DATED-08/02/2016 PLACE- A.R.A -I KOLKATA.
   c) BOOK-I, VOLUME - 1602-2020, PAGE- 18076 TO 18110, BEING NO.- 160200214, YEAR - 2020, DATED-15/01/2020 PLACE- D.S.R. -II SOUTH 24 PARGANAS.
   d) BOOK-I, VOLUME - 1602-2020, PAGE- 18111 TO 18147, BEING NO.- 160200215, YEAR - 2020, DATED-15/01/2020 PLACE- D.S.R. -II SOUTH 24 PARGANAS.
   e) BOOK-I, VOLUME - 18, PAGE- 2426 TO 2442 , BEING NO.- 7504, YEAR - 2014, DATED-15/01/2020 PLACE- A.R.A -I KOLKATA.

2. DETAIL OF SALE DEED:-
   a) BOOK-IV, VOLUME - 3, PAGE- 3538 TO 3553 , BEING NO.- 01573, YEAR - 2014, DATED-23/07/2014 PLACE- A.R.A -III KOLKATA.
   b) BOOK-I, VOLUME - 1602-2020, PAGE- 18021 TO 18050 , BEING NO.- 160200212, YEAR - 2022, DATED-10/01/2022 PLACE- D.S.R. -II SOUTH 24 PARGANAS.
   c) BOOK-I, VOLUME - 1602-2020, PAGE- 17992 TO 18020 , BEING NO.- 160200211, YEAR - 2022, DATED-10/01/2022 PLACE- D.S.R. -II SOUTH 24 PARGANAS.

3. DETAIL OF DEED OF CONVEYANCE:-
   a) BOOK-I, VOLUME - 21, PAGE- 3960 TO 3988, BEING NO.- 05593, YEAR - 2009, DATED-18/11/2009 PLACE- D.S.R. -II SOUTH 24 PARGANAS.
   b) BOOK-I, VOLUME - 1603-2022, PAGE- 154506 TO 154573, BEING NO.- 160304553, YEAR - 2022, DATED-24/03/2022 PLACE- D.S.R. -III SOUTH 24 PARGANAS.
   b) BOOK-I, VOLUME - 1603-2022, PAGE- 154440 TO 154505, BEING NO.- 160304554, YEAR - 2022, DATED-24/03/2022 PLACE- D.S.R. -III SOUTH 24 PARGANAS.
   c) BOOK-I, VOLUME - 1603-2022, PAGE- 158525 TO 158592, BEING NO.- 160304555, YEAR - 2022, DATED-25/03/2022 PLACE- D.S.R. -III SOUTH 24 PARGANAS.
   d) BOOK-I, VOLUME - 1603-2022, PAGE- 154574 TO 154640, BEING NO.- 160304556, YEAR - 2022, DATED-24/03/2022 PLACE- D.S.R. -III SOUTH 24 PARGANAS.
   F) BOOK-I, VOLUME - 05, PAGE- 5673 TO 6592, BEING NO.- 1540, YEAR - 2008,PLACE- A.D.S.R. BEHALA SOUTH 24 PARGANAS.
3. DETAIL OF CERTIFIED COPY:-
   a) BOOK-I, VOLUME - 44, PAGE- 22 TO 24, BEING NO.- 3974, YEAR - 1919, PLACE- S.R. BEHALA SOUTH 24 PARGANAS.
   b) BOOK-I, VOLUME - 05, PAGE- 176 TO 178, BEING NO.- 539, YEAR - 1923, PLACE- S.R. BEHALA SOUTH 24 PARGANAS.
3. DETAIL OF DEED OF DECELERATION:-
   a) BOOK-I, VOLUME - 1901-2015, PAGE- 133894 TO 133911, BEING NO.- 190108254, YEAR - 2015, DATED-14/10/2015 PLACE-A.R.A -I KOLKATA.

4. DETAIL OF DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY DEED:-
   a) BOOK-I, VOLUME - 1603-2022, PAGE- 174053 TO 174196, BEING NO.- 160304929, YEAR - 2022, DATED-04/06/2022 PLACE- D.S.R. -III SOUTH 24 PARGANAS.
4. DETAIL OF GENERAL POWER OF ATTORNEY DEED:-
   a) BOOK-IV, VOLUME - 03, PAGE- 3538 TO 3553, BEING NO.- 1573, YEAR -2014 PLACE- A.R.A -III KOLKATA.

4. DETAIL OF SUPPLEMENTARY DEVELOPMENT AGREEMENT WITH POWER OF ATTORNEY DEED:-
   a) BOOK-I, VOLUME - 1602-2024, PAGE- 461886 TO 461935, BEING NO.- 160213756, YEAR - 2024, DATED-01/10/2024 PLACE- D.S.R. -II SOUTH 24 PARGANAS.
4. DETAIL OF GENERAL POWER OF ATTORNEY DEED:-
   a) BOOK-I, VOLUME - 1602-2024, PAGE- 461936 TO 461965, BEING NO.- 160213757, YEAR - 2024, DATED-01/10/2024 PLACE- D.S.R. -II SOUTH 24 PARGANAS.
4. DETAIL OF K.M.C. BOUNDARY DECELERATION :-
   a) BOOK-I, VOLUME - 1603-2025, PAGE- 41143 TO 41159, BEING NO.- 160301223, YEAR - 2025, DATED-22/01/2025 PLACE- D.S.R. -III SOUTH 24 PARGANAS.

1. AREA OF LAND:-
   (i)AS PER DEED = (17 K. - 00CH. - 15 SQ.FT.) = 1138.517 SQ.M.
   (ii)AS PER B/D (17 K. - 00CH. - 14 SQ.FT.) = 1138.425 SQ.M.
   (iii) AS PER ULC NOC =(MEMO NO.-115/1/ULC/ALIPORE/2025, DATED:-12/03/2025)=1138.520 SQ.M.
2. (i) PERMISSIBLE GROUND COVERAGE (50%) 569.213 SQ.M.
   (ii) PROPOSED GROUND COVERAGE = (35.490%) 404.035 SQ.M.
3. PROPOSED HEIGHT = 21.475 M.
4. ROAD WIDTH = 7.100 M.

5. PROPOSED AREA :-

	COVERED AREA	LIFT WELL	DUCT	GROSS COVERED AREA	STAIR	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	394.271 SQ.M	-	-	394.271 SQ.M.	11.250+11.250 SQ.M.	4.927 SQ.M.	366.844 SQ.M
1ST. FLOOR	404.035 SQ.M	2.080+2.080 SQ.M	1.378+1.133 SQ.M	397.364 SQ.M.	11.250+11.250 SQ.M.	5.197 SQ.M.	369.667 SQ.M
2ND. FLOOR	404.035 SQ.M	2.080+2.080 SQ.M	1.378+1.133 SQ.M	397.364 SQ.M.	11.250+11.250 SQ.M.	5.197 SQ.M.	369.667 SQ.M
3RD. FLOOR	404.035 SQ.M	2.080+2.080 SQ.M	1.378+1.133 SQ.M	397.364 SQ.M.	11.250+11.250 SQ.M.	5.197 SQ.M.	369.667 SQ.M
4TH. FLOOR	404.035 SQ.M	2.080+2.080 SQ.M	1.378+1.133 SQ.M	397.364 SQ.M.	11.250+11.250 SQ.M.	5.197 SQ.M.	369.667 SQ.M
5TH. FLOOR	404.035 SQ.M	2.080+2.080 SQ.M	1.378+1.133 SQ.M	397.364 SQ.M.	11.250+11.250 SQ.M.	5.197 SQ.M.	369.667 SQ.M
6TH. FLOOR	404.035 SQ.M	2.080+2.080 SQ.M	1.378+1.133 SQ.M	397.364 SQ.M.	11.250+11.250 SQ.M.	5.197 SQ.M.	369.667 SQ.M
TOTAL	2818.481 SQ.M	24.960 SQ.M	15.066 SQ.M.	2778.455 SQ.M.	157.500 SQ.M.	36.109 SQ.M	2584.846 SQ.M

6. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORITIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	56.774 SQ.M	9.319 SQ.M	66.093 SQ.M	6	13 NOS.
B	58.251 SQ.M	9.553 SQ.M	67.813 SQ.M	6	
C	49.870 SQ.M	8.186 SQ.M	58.056 SQ.M	6	
D	39.220 SQ.M	6.438 SQ.M	45.658 SQ.M	6	
E	58.989 SQ.M	9.683 SQ.M	68.672 SQ.M	6	
F	86.144 SQ.M	14.140 SQ.M	100.284 SQ.M	6	

7. AREA OF SHOPS :-
   a) COVERED AREA = 30.380 SQ.M.
   b) CARPET AREA = 26.388 SQ.M.
8. TOTAL REQUIRED CAR PARKING = 13 NOS.+1 NOS. =14 NOS.
9. TOTAL PROVIDED CAR PARKING = 24 NOS.
10. PERMISSIBLE AREA FOR PARKING = 350 SQ.M.
11. PROVIDED AREA OF PARKING= 308.618 SQ.M.
12. PERMISSIBLE F.A.R = 2
13. PROPOSED F.A.R = (2584.846-308.618) / 1138.425 =1.999
14. STAIR HEAD ROOM AREA = 29.400 SQ.M.
15. OVER HEAD TANK AREA = 29.400 SQ.M.
16. TOTAL AREA OF CUP BOARD = 24.024 SQ.M.
17. TOTAL AREA OF LOFT = 54.840 SQ.M.
18. TOTAL AREA OF LIFT MACHINE ROOM = 14.019+3.750 = 17.769 SQ.M.
19. TREE COVER AREA REQUIRED = 6.946% OF LAND AREA (79.075 SQ.M.)
20. TREE COVER AREA PROVIDED = 7.433% OF LAND AREA (84.605 SQ.M.)
21. SOLAR ENERGY SYSTEM AREA= 67.323 SQ.M.