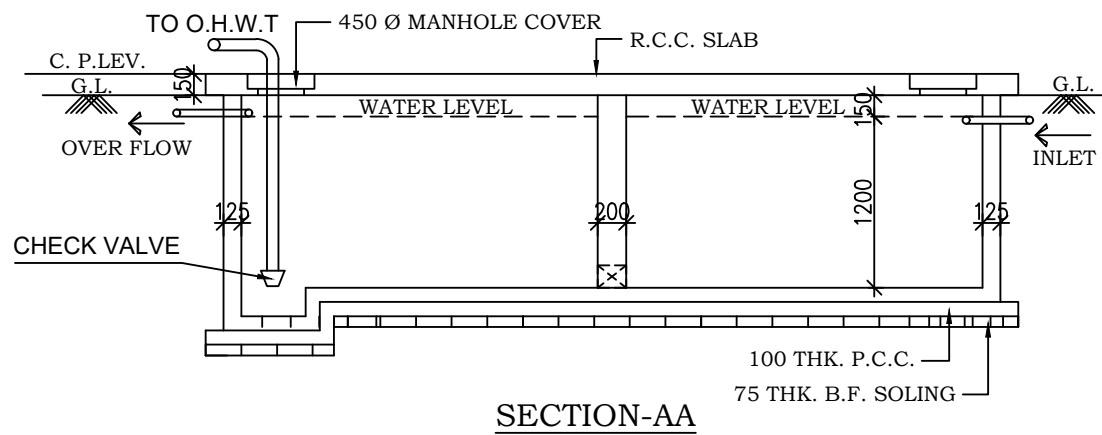
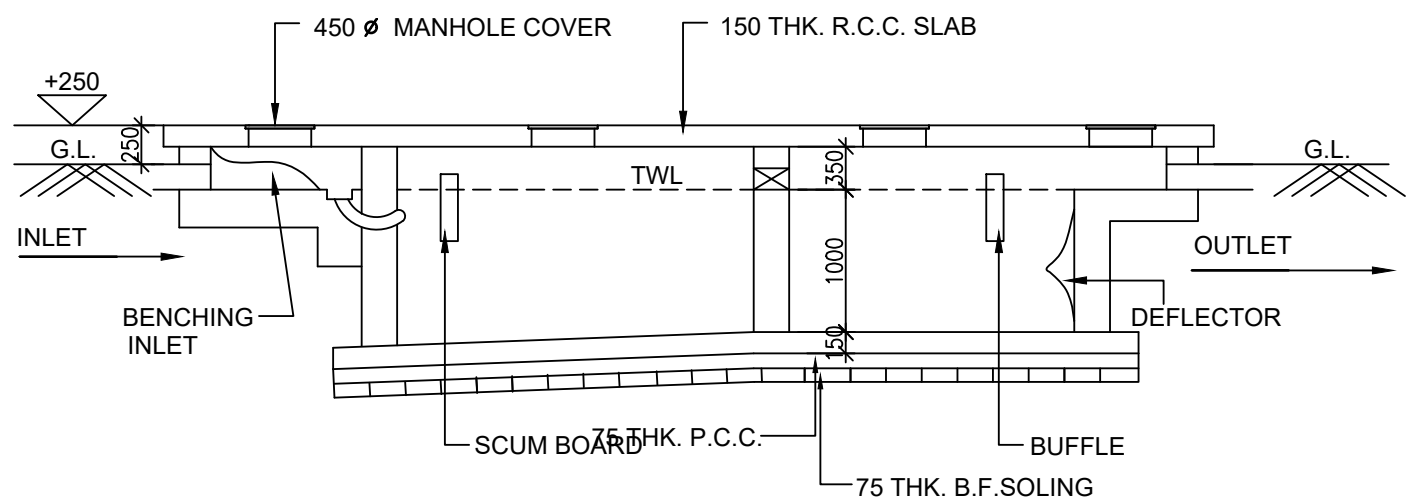


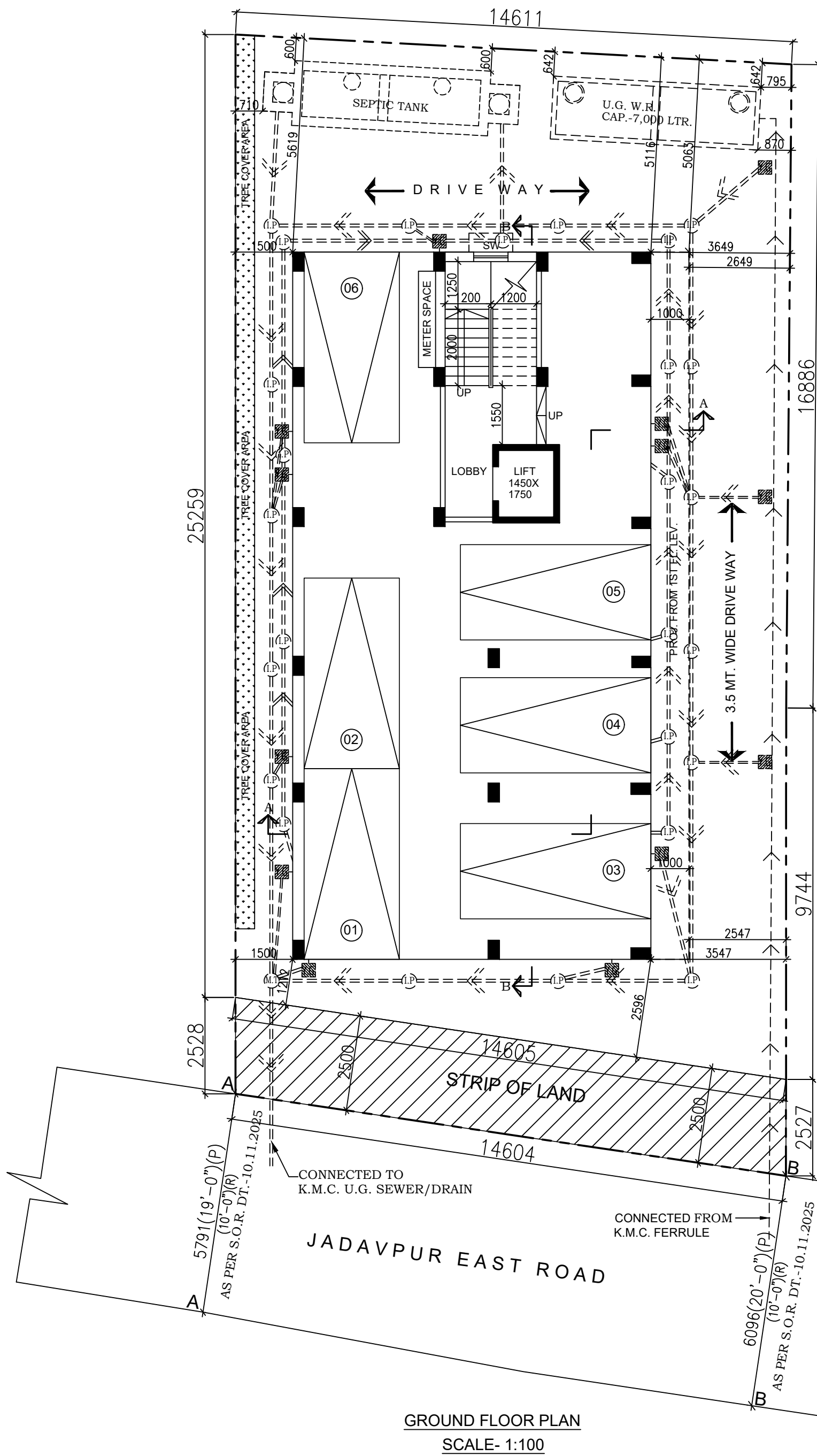


DETAIL OF S.U.G.W.RESERVOIR
CAP. : 8,000 LTR. (SCALE -1:50)

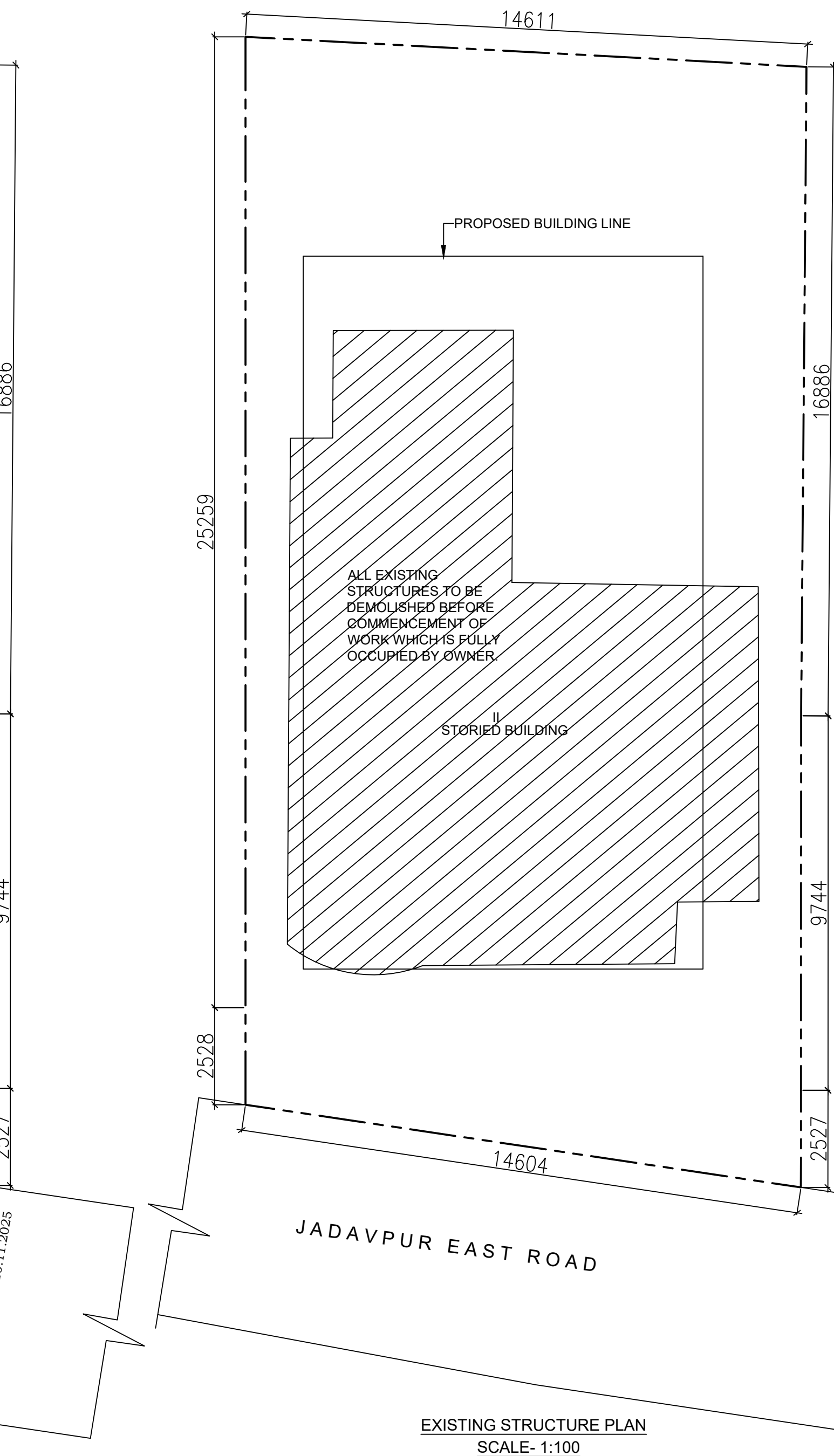
NOTE:-
LAND AREA= 401.338 SQM. (06K.-00CH.-00SQFT.)
REQUIRED GREEN AREA= 9.492 SQM.
PERCENTAGE OF GREEN AREA= 2.365% (REQUIRED)
PROVIDED GREEN AREA= 11.728 SQM.
PERCENTAGE OF GREEN AREA= 2.534% (PROVIDED)



DETAIL OF SEPTIC TANK
50 USER'S (SCALE-1:50)



GROUND FLOOR PLAN
SCALE- 1:100



EXISTING STRUCTURE PLAN
SCALE- 1:100

STATEMENT OF THE PLAN PROPOSAL

- PART-A:
- ASSESE NO: 210960400239
 - DETAIL OF REGISTERED DEED1.
BOOK NO : I VOL. NO : 1602-2025 PAGE NO : 126502 TO 126530
BEING NO : 160202911 YEAR : 2025 PLACE : D.S.R-II (S)24PGS. DATE -11.03.2025
 - DETAIL OF REGISTERED DEED2.
BOOK NO : I VOL. NO : 1602-2025 PAGE NO : 142448 TO 142475
BEING NO : 160202910 YEAR : 2025 PLACE : D.S.R-II (S)24PGS. DATE -18.03.2025
 - DETAIL OF REGISTERED BOUNDARY DECLARATION.
BOOK NO : I VOL. NO : 1904-2025 PAGE NO : 409014 TO 409030
BEING NO : 190409165 YEAR : 2025 PLACE : A.R.A-IV KOLKATA DATE -24.06.2025
 - DETAIL OF REGISTERED POWER OF ATTORNEY.
BOOK NO : I VOL. NO : 1602-2025 PAGE NO : 132538 TO 132558
BEING NO : 160203328 YEAR : 2025 PLACE : D.S.R-II (S)24PGS. DATE -12.03.2025
 - DETAIL OF REGISTERED STRIP OF LAND.
BOOK NO : I VOL. NO : 1904-2025 PAGE NO : 336357 TO 336373
BEING NO : 190407548 YEAR : 2025 PLACE : A.R.A-IV KOLKATA DATE -30.05.2025

- PART-B:
- PROPOSED GROUND COVERAGE : 192.920 SQM.
 - PROPOSED F.A.R. : 1.981<2.00
 - TOTAL COVERED AREA : 935.898 SQM.
 - TOTAL CAR PARKING AREA : 152.786 SQM.(ACTUAL)
 - NO. OF REQUIRED CAR PARKING SPACE : 03 NOS.
 - NO. OF PROVIDED CAR PARKING SPACE : 06 NOS.

STATEMENT OF AREA:
AREA OF LAND:- 06K.-00CH.-00SQFT= 401.338 SQM.(AS PER DEED)
AREA OF LAND:- 06K.-02CH.-31.58SQFT= 412.633 SQM.(AS PER PHYSICAL)
PERMISSIBLE F.A.R. = 2.00
PERMISSIBLE GROUND COVERAGE (60.00%)= 240.803 SQM.
PROPOSED GROUND COVERAGE (48.07%)= 192.920 SQM.
PROPOSED HEIGHT= 15.475 MT.
PROPOSED AREA :-

	COVERED AREA	CUTOUT (LIFT WELL)	EFFECTIVE AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FL.	174.370 SQ.M	-	174.370 SQ.M	10.800 SQ.M	2.375 SQ.M	161.195 SQ.M
1ST FLOOR	192.920 SQ.M	2.538 SQ.M	190.382 SQ.M	10.800 SQ.M	2.375 SQ.M	177.207 SQ.M
2ND FLOOR	192.920 SQ.M	2.538 SQ.M	190.382 SQ.M	10.800 SQ.M	2.375 SQ.M	177.207 SQ.M
3RD FLOOR	192.920 SQ.M	2.538 SQ.M	190.382 SQ.M	10.800 SQ.M	2.375 SQ.M	177.207 SQ.M
4TH FLOOR	192.920 SQ.M	2.538 SQ.M	190.382 SQ.M	10.800 SQ.M	2.375 SQ.M	177.207 SQ.M
TOTAL	946.050 SQ.M	10.152 SQ.M	935.898 SQ.M	54.000 SQ.M	11.875 SQ.M	870.023 SQ.M
TOTAL AREA = 870.023 SQM.						
BONUS FOR CAR PARKING = 75.000 SQM.(25X3)						
NET AREA (870.023-75.000) = 795.023 SQM.						
PROPOSED F.A.R. (795.023/401.338) = 1.981<2.00						

TENEMENTS & CAR PARKING CALCULATION :-					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	28.550 SQ.M	3.306 SQ.M	31.856 SQ.M	1	0
B	60.052 SQ.M	6.954 SQ.M	67.006 SQ.M	1	0
C	86.851 SQ.M	10.057 SQ.M	96.908 SQ.M	1	0
D	87.975 SQ.M	10.188 SQ.M	98.163 SQ.M	3	3 NOS.
E	87.478 SQ.M	10.130 SQ.M	97.608 SQ.M	3	3 NOS.
					9

RESIDENTIAL AREA = 935.898 SQM.
CAR PARKING REQUIRED = 03 NOS.
CAR PARKING PROVIDED = 06 NOS.
PERMISSIBLE AREA FOR PARKING = (25X3)=75.000 SQM.
PROVIDED AREA FOR PARKING = 152.786 SQM.
COMMON AREA = 81.304 SQM.
TOTAL ADDITIONAL FLOOR AREA FOR FEES = 41.268 SQM.
STAIR HEAD ROOM AREA = 15.080 SQM.
LIFT ROOM AREA = 6.988 SQM.
OVER HEAD TANK AREA = 9.425 SQM.
W.C. AT ROOF AREA = 2.880 SQM.
AREA OF CUP-BOARD = 16.320 SQM.
TOTAL AREA OF FEES = 977.166 SQM.
OPEN TERRACE AREA = 192.920 SQM.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND ON THE BASIS OF SOIL INVESTIGATION REPORT DONE BY GEO-TECH ENGINEER AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DR. SUJIT KUMAR BOSE G.T.E.- I/12
NAME OF GEOTECHNICAL ENGINEER

(TAMAL KANTI BANDYOPADHYAY)
(E.S.E-II/393)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER.

ANJAN UKIL CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER

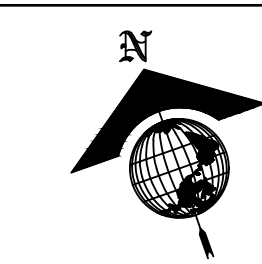
I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R UNDER THE GUIDENCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.

AMITAVA SINGHA ROY
(DESIGNATED PARTNAR OF ASR PROJECTS AND VENTURES LLP)
(C.A. OF KAMALENDU BANERJEE, KRISHNA CHATTERJEE, RATNA ACHARYA CHAUDHURI, ANURADHA RAY AND SHARMILA CHAKRABORTY)
NAME OF OWNER

GROUND FLOOR PLAN, EXISTING STRUCTURE PLAN, SITE PLAN, LOCATION PLAN, PLAN & SECTION OF U.G.W.R. & SEPTIC TANK.

PROJECT.
PROPOSED G+IV STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S. 393A OF K.M.C. ACT-1980 AND BUILDING RULE 2009 AT- 5/2, JADAVPUR EAST ROAD, KOLKATA- 700032, WARD NO.-096, BOROUGH NO.-X, P.S.- JADAVPUR.

JOB NO.	DRG. NO.	DATE	DEALT
1297	ARCH/CORP-02	04.12.25	AVIK



• Anjan Ukil
architect

SCALE: 1:100, 1:600, 1:4000

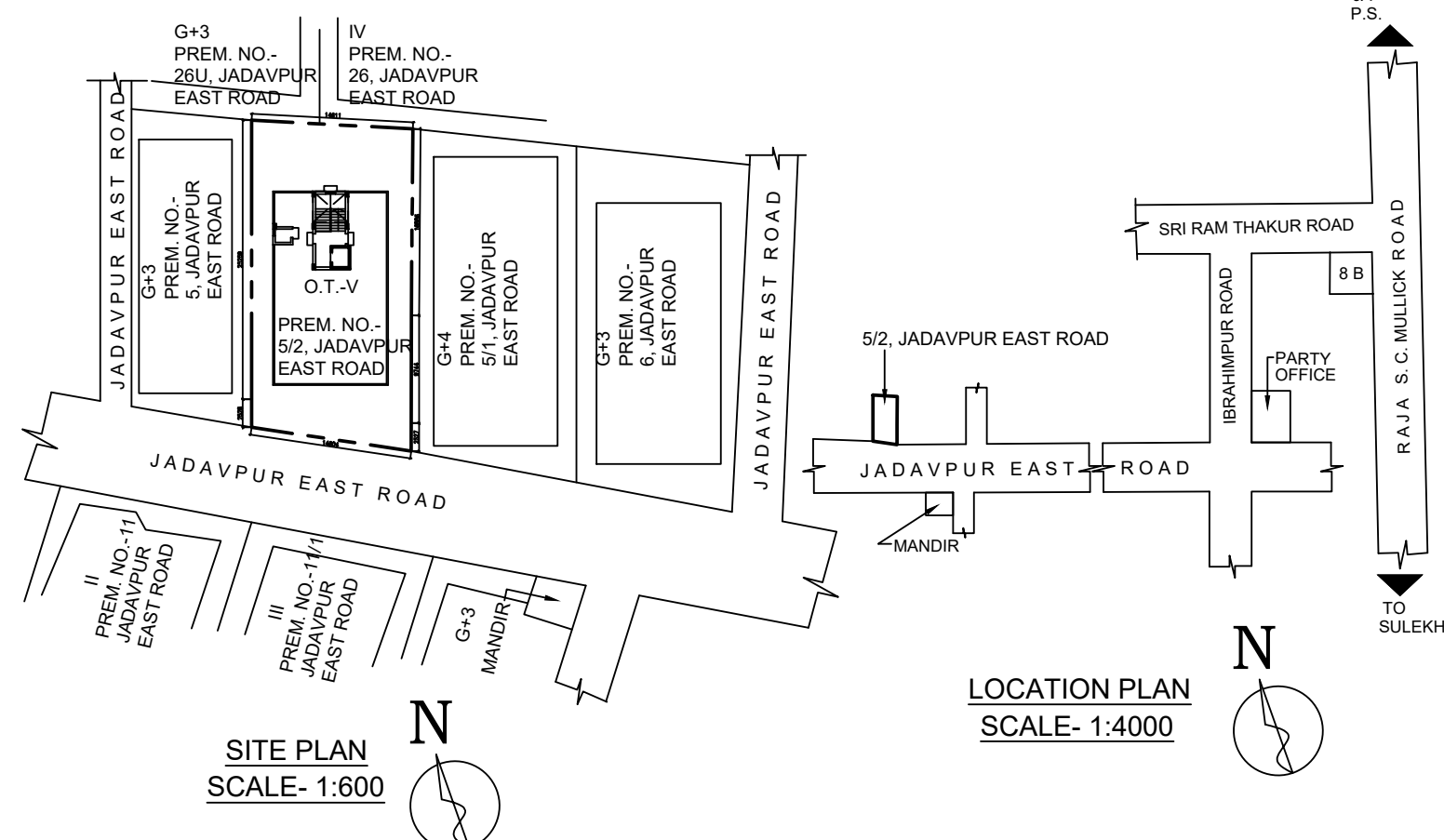
B.P. NO.: 2025100176

DATE: 09/12/2025

VALID UP TO: 09/12/2030

SIGNATURE OF A.E.
(C/BR.-X/BLDG. K.M.C)

SIGNATURE OF E.E.
(C/BR.-X/BLDG. K.M.C)



SITE PLAN
SCALE- 1:600

LOCATION PLAN
SCALE- 1:4000

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022				
PREMISES NO. - 5/2, JADAVPUR EAST ROAD, KOLKATA- 700032, WARD NO.-096. ASSESSEE NO. - 210960400239 NAME OF OWNER(S)/APPLICANT(S): AMITAVA SINGHA ROY (C.A.) (DESIGNATED PARTNAR OF ASR PROJECTS AND VENTURES LLP) AREA OF LAND: 401.338 SQ.M.(M/L) AS PER DEED NAME OF ARCHITECT: ANJAN UKIL (CA/94/16721) PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M. PROPOSED HEIGHT OF BUILDING (AMSL+HT. OF BLDG.+ HT.TOP ROOF STRUCTURE): 27.025 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)				
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)	
	LATITUDE	LONGITUDE		
	"A"	22°29'44.0"N		88°22'10.7"E
	"B"	22°29'43.9"N		88°22'11.2"E
	"C"	22°29'44.7"N		88°22'11.4"E
"D"	22°29'44.8"N	88°22'10.8"E	6.00 Meter	
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.				
AMITAVA SINGHA ROY (DESIGNATED PARTNAR OF ASR PROJECTS AND VENTURES LLP) (C.A. OF KAMALENDU BANERJEE, KRISHNA CHATTERJEE, RATNA ACHARYA CHAUDHURI,ANURADHA RAY AND SHARMILA CHAKRABORTY)			ANJAN UKIL (CA/94/16721)	
NAME OF OWNERS/APPLICANTS			NAME OF ARCHITECT	