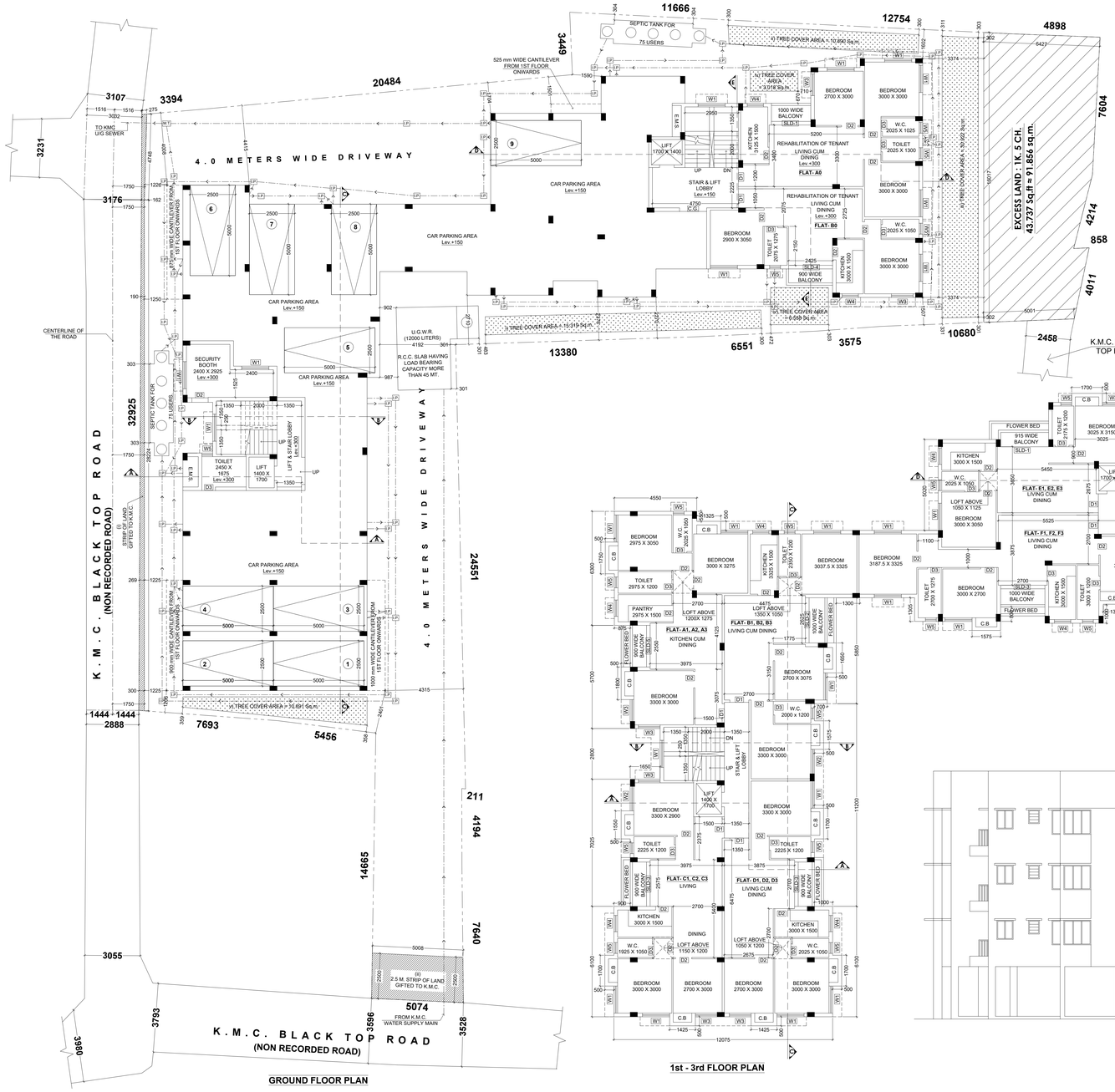
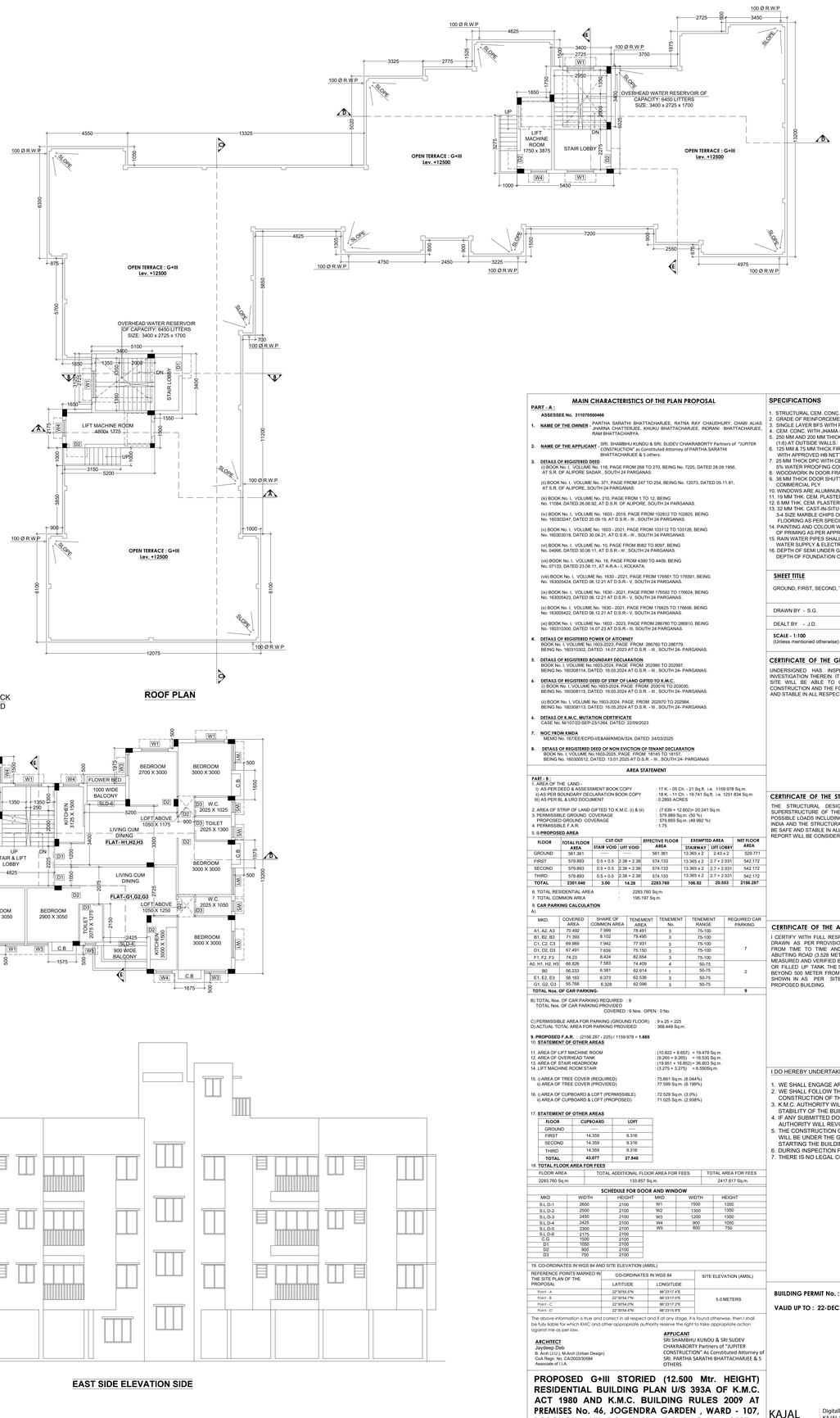
NORTH SIDE ELEVATION
(FRONT)



GROUND FLOOR PLAN



ROOF PLAN

1st - 3rd FLOOR PLAN

EAST SIDE ELEVATION SIDE

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A :

ASSESSEE No. 311070500466

1. **NAME OF THE OWNER** : PARTHA SARATHI BHATTACHARJEE, RATNA RAY CHAUDHURY, CHABI ALIAS JHANNA CHATTERJEE, KHUKU BHATTACHARJEE, INDRANI BHATTACHARJEE, RAM BHATTACHARYYA.
2. **NAME OF THE APPLICANT** : SRI. SHAMBHU KUNDU & SRI. SUDEV CHAKRABORTY Partners of "JUPITER CONSTRUCTION" as Constituted Attorney of PARTHA SARATHI BHATTACHARJEE & 5 others.
3. **DETAILS OF REGISTERED DEED**
   (i) BOOK No. I, VOLUME No. 116, PAGE FROM 268 TO 270, BEING No. 7220, DATED 28.09.1956, AT S.R. OF ALIPORE SADAR , SOUTH 24 PARGANAS.
   (ii) BOOK No. I, VOLUME No. 371, PAGE FROM 247 TO 254, BEING No. 12073, DATED 05.11.81, AT S.R. OF ALIPORE, SOUTH 24 PARGANAS.
   (iii) BOOK No. I, VOLUME No. 210, PAGE FROM 1 TO 12, BEING No. 11084, DATED 26.06.92, AT D.S.R. OF ALIPORE, SOUTH 24 PARGANAS.
   (iv) BOOK No. I, VOLUME No. 1603 - 2016, PAGE FROM 102812 TO 102825, BEING No. 160303047, DATED 20.08.19, AT D.S.R. - III , SOUTH 24 PARGANAS.
   (v) BOOK No. I, VOLUME No. 1603 - 2021, PAGE FROM 103112 TO 103126, BEING No. 160303018, DATED 30.04.21, AT D.S.R. - III , SOUTH 24 PARGANAS.
   (vi) BOOK No. I, VOLUME No. 10, PAGE FROM 8082 TO 8097, BEING No. 04995, DATED 30.06.11, AT D.S.R. - III , SOUTH 24 PARGANAS.
   (vii) BOOK No. I, VOLUME No. 16, PAGE FROM 4390 TO 4409, BEING No. 07133, DATED 23.08.11, AT A.R.A. - I, KOLKATA.
   (viii) BOOK No. I, VOLUME No. 1630 - 2021, PAGE FROM 176561 TO 176591, BEING No. 163000424, DATED 06.12.21 AT D.S.R. - V, SOUTH 24 PARGANAS.
   (ix) BOOK No. I, VOLUME No. 1630 - 2021, PAGE FROM 176592 TO 176624, BEING No. 163005423, DATED 06.12.21 AT D.S.R.- V, SOUTH 24 PARGANAS.
   (x) BOOK No. I, VOLUME No. 1630 - 2021, PAGE FROM 179625 TO 179656, BEING No. 163005422, DATED 06.12.21 AT D.S.R.- V, SOUTH 24 PARGANAS.
   (xi) BOOK No. I, VOLUME No. 1603 - 2023, PAGE FROM 286780 TO 286810, BEING No. 160310300, DATED 14.07.23 AT D.S.R. - III, SOUTH 24 PARGANAS.
4. **DETAILS OF REGISTERED POWER OF ATTORNEY**
   BOOK No. I, VOLUME No.1603-2023, PAGE FROM 286760 TO 286779, BEING No. 160310302, DATED 14.07.2023 AT D.S.R. - III , SOUTH 24- PARGANAS.
5. **DETAILS OF REGISTERED BOUNDARY DECLARATION**
   BOOK No. I, VOLUME No.1603-2024, PAGE FROM 202986 TO 202997, BEING No. 160308114, DATED: 16.05.2024 AT D.S.R. - III , SOUTH 24- PARGANAS.
6. **DETAILS OF REGISTERED DEED OF STRIP OF LAND GIFTED TO K.M.C.**
   (i) BOOK No. I, VOLUME No.1603-2024, PAGE FROM 203016 TO 203030, BEING No. 160308115, DATED: 16.05.2024 AT D.S.R. - III , SOUTH 24- PARGANAS.
   (ii) BOOK No. I, VOLUME No.1603-2024, PAGE FROM 202970 TO 202984, BEING No. 160308113, DATED: 16.05.2024 AT D.S.R. - III , SOUTH 24- PARGANAS.
6. **DETAILS OF K.M.C. MUTATION CERTIFICATE**
   CASE No. M/107/22-SEP-23/1264, DATED: 22/09/2023
7. **NOC FROM KMDA**
   MEMO No. 181/EE/ECPD-I/E&AM/KMDA/324, DATED: 24/03/2025
8. **DETAILS OF REGISTERED DEED OF NON EVICTION OF TENANT DECLARATION**
   BOOK No. I, VOLUME No.1603-2025, PAGE FROM 18143 TO 18157, BEING No. 160300512, DATED: 13.01.2025 AT D.S.R. - III , SOUTH 24- PARGANAS

AREA STATEMENT

PART - B :

1. AREA OF THE LAND -
   i) AS PER DEED & ASSESSMENT BOOK COPY : 17 K. - 05 Ch. - 21 Sq.ft. i.e. 1159.978 Sq.m.
   ii) AS PER BOUNDARY DEDLARATION BOOK COPY : 18 K. - 11 Ch. - 19.741 Sq.ft. i.e. 1251.834 Sq.m.
   III) AS PER SL & LRO DOCUMENT : 0.2893 ACRES
2. AREA OF STRIP OF LAND GIFTED TO K.M.C. (i) & (ii) : (7.639 + 12.602)= 20.241 Sq.m.
3. PERMISSIBLE GROUND COVERAGE : 579.989 Sq.m. (50 %)
   PROPOSED GROUND COVERAGE : 579.893 Sq.m. (49.992 %)
4. PERMISSIBLE F.A.R. : 1.75
5. **PROPOSED AREA**

FLOOR	TOTAL FLOOR AREA	CUT OUT STAIR VOID	CUT OUT LIFT VOID	EFFECTIVE FLOOR AREA	EXEMPTED AREA STAIRWAY	EXEMPTED AREA LIFT LOBBY	NET FLOOR AREA
GROUND	561.361			561.361	13.365 x 2	2.43 x 2	529.771
FIRST	579.893	0.5 x 0.5	2.38 x 2.38	574.133	13.365 x 2	2.7 x 2.531	542.172
SECOND	579.893	0.5 x 0.5	2.38 x 2.38	574.133	13.365 x 2	2.7 x 2.531	542.172
THIRD	579.893	0.5 x 0.5	2.38 x 2.38	574.133	13.365 x 2	2.7 x 2.531	542.172
TOTAL	**2301.040**	**3.00**	**14.28**	**2283.760**	**106.92**	**20.553**	**2156.287**

6. TOTAL RESIDENTIAL AREA : 2283.760 Sq.m.
7. TOTAL COMMON AREA : 195.197 Sq.m.
8. **CAR PARKING CALCULATION**

A)

MKD.	COVERED AREA	SHARE OF COMMON AREA	TENEMENT No.	TENEMENT AREA	TENEMENT RANGE	REQUIRED CAR PARKING
A1, A2, A3	70.492	7.999	78.491	3	75-100	7
B1, B2, B3	71.393	8.102	79.495	3	75-100	
C1, C2, C3	69.989	7.942	77.931	3	75-100	
D1, D2, D3	67.491	7.659	75.150	3	75-100	
F1, F2, F3	74.20	8.424	82.624	3	75-100	
A0, H1, H2, H3	66.826	7.583	74.409	4	50-75	2
B0	56.233	6.381	62.614	1	50-75	
E1, E2, E3	56.163	6.373	62.536	3	50-75	
G1, G2, G3	55.768	6.328	62.096	3	50-75	
TOTAL Nos. OF CAR PARKING						**9**

B) TOTAL Nos. OF CAR PARKING REQUIRED : 9
TOTAL Nos. OF CAR PARKING PROVIDED
COVERED : 9 Nos. OPEN : 0 Nos.

C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) : 9 x 25 = 225
D) ACTUAL TOTAL AREA FOR PARKING PROVIDED : 368.449 Sq.m.

9. **PROPOSED F.A.R.** : (2156.287 - 225) / 1159.978 = **1.665**
10. **STATEMENT OF OTHER AREAS**

11. AREA OF LIFT MACHINE ROOM : (10.822 + 8.657) = 19.479 Sq.m.
12. AREA OF OVERHEAD TANK : (9.265 + 9.265) = 18.530 Sq.m.
13. AREA OF STAIR HEADROOM : (19.951 + 16.852)= 36.803 Sq.m.
14. LIFT MACHINE ROOM STAIR : (3.275 + 3.275) = 6.550Sq.m.

15. i) AREA OF TREE COVER (REQUIRED) : 75.661 Sq.m. (5.044%)
    ii) AREA OF TREE COVER (PROVIDED) : 77.599 Sq.m. (5.199%)
16. i) AREA OF CUPBOARD & LOFT (PERMISSIBLE) : 72.529 Sq.m. (3.0%)
    ii) AREA OF CUPBOARD & LOFT (PROPOSED) : 71.025 Sq.m. (2.938%)
17. **STATEMENT OF OTHER AREAS**

FLOOR	CUPBOARD	LOFT
GROUND		
FIRST	14.359	9.316
SECOND	14.359	9.316
THIRD	14.359	9.316
TOTAL	**43.077**	**27.948**

18. **TOTAL FLOOR AREA FOR FEES**

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
2283.760 Sq.m.	133.857 Sq.m.	2417.617 Sq.m.

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
S.L.D-1	2650	2100	W1	1500	1350
S.L.D-2	2500	2100	W2	1350	1350
S.L.D-3	2450	2100	W3	1200	1350
S.L.D-4	2425	2100	W4	900	1050
S.L.D-5	2300	2100	W5	600	750
S.L.D-6	2175	2100			
C.G	1500	2100			
D1	1050	2100			
D2	900	2100			
D3	750	2100			

19. CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84 LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
Point - A	22°30'55.0"N	88°23'17.4"E	5.0 METERS
Point - B	22°30'54.7"N	88°23'17.0"E	
Point - C	22°30'54.6"N	88°23'17.2"E	
Point - D	22°30'54.4"N	88°23'15.9"E	

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 KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

APPLICANT
SRI SHAMBHU KUNDU & SRI SUDEV CHAKRABORTY Partners of "JUPITER CONSTRUCTION" As Constituted Attorney of SRI. PARTHA SARATHI BHATTACHARJEE & 5 OTHERS

PROPOSED G+III STORIED (12.500 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 46, JOGENDRA GARDEN , WARD - 107, BOROUGH - XII, P.S.- KASBA, R.S. DAG No.- 2587 & 2679 , R.S. KHATIAN No.- 475 & 591/1, MOUZA- KASBA, J.L.-13, TOUZI No.- 145 KOLKATA- 700 107.

SHEET No. 2 of 3

SPECIFICATIONS

1. STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
2. GRADE OF REINFORCEMENT Fe 415.
3. SINGLE LAYER BFS WITH PICKED JHAMA BRICKS.
4. CEM. CONC. WITH JHAMA KHOA IN FOUNDATION AND UNDER FLOOR.
5. 250 MM AND 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:6) AT OUTSIDE WALLS.
6. 125 MM & 75 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED HB NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
7. 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
8. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
9. 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
10. WINDOWS ARE ALUMINIUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
11. 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
12. 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
13. 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
14. PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
15. RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
16. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

SHEET TITLE

GROUND, FIRST, SECOND, THIRD FLOOR, ROOF PLAN & ELEVATION

DRAWN BY - S.G. | DATE - 19.09.2025

DEALT BY - J.D.

SCALE - 1:100
(Unless mentioned otherwise)

N

CERTIFICATE OF THE GEO TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREIN. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF THE SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

G.T.E.
Kallol Kumar Ghoshal
G.T./1/49

CERTIFICATE OF THE STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND THE STRUCTURAL DESIGN OF THE BUILDING PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF THE SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

E.S.E.
Kallol Kumar Ghoshal
E.S.E. I/261

CERTIFICATE OF THE ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (3.528 METERS) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILD ABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. THE SITE IS BEYOND 500 METER FROM C.L. OF E.M. BYPASS. SITE PLAN AND KEY PLAN SHOWN IN AB PER SITE. I SHALL SUPERVISE THE CONSTRUCTION OF THE PROPOSED BUILDING.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

1. WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING(AS PER B.S. PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE , THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
6. DURING INSPECTION PLOT WAS IDENTIFIED BY US.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

APPLICANT
SRI SHAMBHU KUNDU & SRI SUDEV CHAKRABORTY Partners of "JUPITER CONSTRUCTION" As Constituted Attorney of SRI. PARTHA SARATHI BHATTACHARJEE & 5 OTHERS

BUILDING PERMIT No. : 2025120332 **DATE : 23-DEC-25**

VALID UP TO : 22-DEC-30

KAJAL ROY — Digitally signed by KAJAL ROY, Date: 2025.12.23 14:11:04 +05'30'
SIGNATURE OF A.E.

KALYAN GAINE — Digitally signed by KALYAN GAINE, Date: 2025.12.23 14:11:30 +05'30'
SIGNATURE OF E.E.