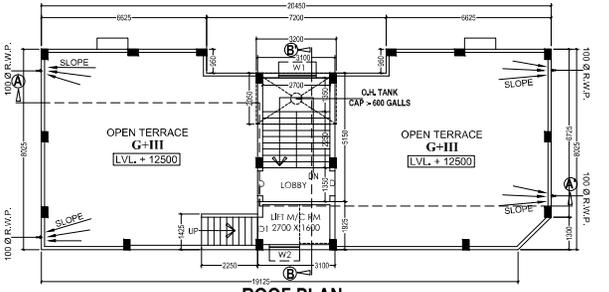
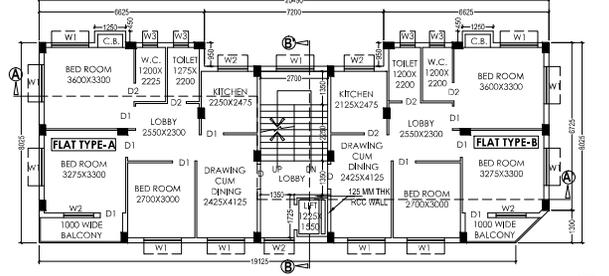


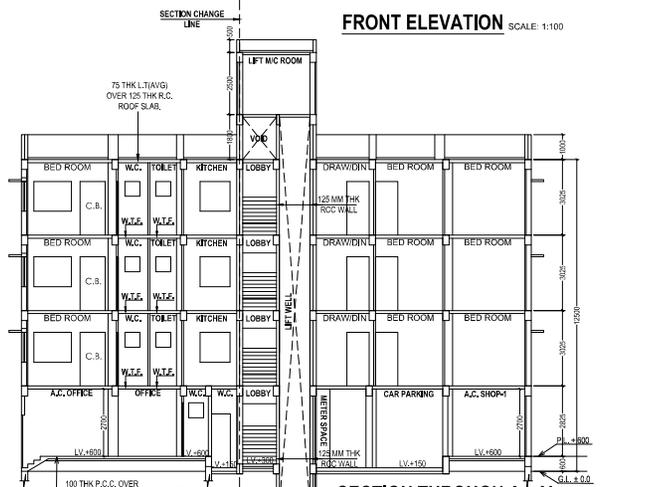
FRONT ELEVATION SCALE: 1:100



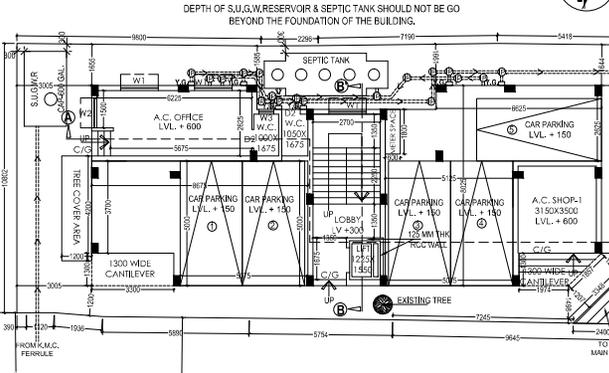
ROOF PLAN SCALE: 1:100



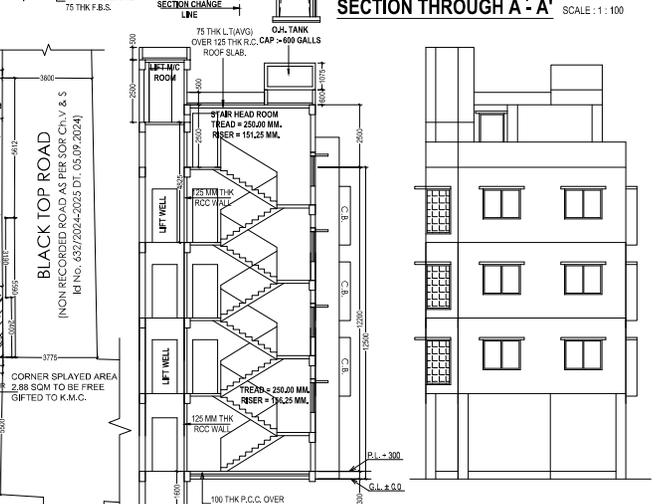
TYPICAL FIRST TO THIRD FLOOR PLAN SCALE: 1:100



SECTION THROUGH A - A' SCALE: 1:100



GROUND FLOOR PLAN SCALE: 1:100



SECTION THROUGH B - B' SCALE: 1:100

NORTH SIDE ELEVATION SCALE: 1:100

DOOR WINDOW SCHEDULE						
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.	
D	1000	2100	W1	1500	1200	
D1	900	2100	W2	1300	1300	
D2	750	2100	W3	600	600	

CERTIFICATE

Premises No : 55, BANDSDRONI GOVT. COLONY
 Assessee No :31-113-05-0055-2
 Name of the Owner (s) / Applicant (s) :
 SRI AMIT SENAPATI
 PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
 AS CONSTITUTED ATTORNEY OF
 KAJAL KUMAR GHOSH
 MITA GHOSH.

Area of Land : 271,736 Sq mt.
 Name of LBS : AVIJIT DAS, No. : I/1765, (K.M.C.)
 Permissible height in reference to CCZM issued by AAI : 33.0 M. (AMSL)

Co-Ordinate in WGS 84 and site elevation (AMSL) :		
Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84 Latitude Longitude	Site Elevation (AMSL)
1	22.476421 88.352451	2.7 M.
2	22.476563 88.352370	2.7 M.

That 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.

SRI AMIT SENAPATI
 PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
 AS CONSTITUTED ATTORNEY OF
 KAJAL KUMAR GHOSH
 MITA GHOSH.

AVIJIT DAS
 L.B.S. -41765 (K.M.C.)
 NAME OF L.B.S.

NAME OF OWNER / APPLICANT

SPECIFICATIONS
 R.C.C. FRAME STRUCTURE WITH CONC. GRADE 15.1.5.3.
 200 MM THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH
 1:4 CEMENT MORTAR JOINTS.
 STEEL Z-SECTION WINDOWS.
 CAST-IN-SITU MARBLE FLOORING.
 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 WATER PROOFING TREATMENT.
 P.O.P. PUNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

- PART-A:**
- ASSESE NO:31-113-05-0055-2.
 - DETAIL OF REGISTERED DEED -R.R. & R. DEPARTMENT, GOVT. OF WEST BENGAL.
 BOOK NO :-1 VOL. NO -IV PAGE NO. 23-26
 BEING NO. 230 DATED : 13/08/2016. PLACE :A.D. S.R.-ALPOIRE 24 PGS (S).
 - DETAIL OF REGISTERED BOUNDARY DECLARATION .
 BOOK NO :-1 VOL. NO :-1604-2024. PAGE NO : 200062 TO 200065.
 BEING NO. 160407548 DATED :16/01/2024. PLACE :D.S.R.-IV,24 PGS (S).
 - DETAIL OF REGISTERED CORNER SPLAY DECLARATION .
 BOOK NO :-1 VOL. NO :-1604-2024. PAGE NO : 230056 TO 230071.
 BEING NO.160407547 DATED :16/01/2024. PLACE :D.S.R.-IV,24 PGS (S).
 - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY .
 BOOK NO :-1 VOL. NO :-1604-2024. PAGE NO : 200068 TO 200069.
 BEING NO. 160406118 DATED :20/06/2024. PLACE :D.S.R.-IV,24 PGS (S).
 - AREA OF LAND (Physical) : 4460044.3668SFT = 271,736 SQM
 - NO OF STOREY : G+H
 - NO. OF TENEMENTS : 6 NOS.
 - SIZE OF TENEMENTS : (a) 75.0 * 100.0 Sqm 06 NOS

PART-B:

- AREA OF LAND AS PER TITLE DEED = 4K-1CH-005FT = 271,736 SQM
- AS PER BOUNDARY DECLARATION = 4K-0CH-4,3668SFT = 271,736 SQM
- STRIP OF LAND AREA = 2.489 SQM
- NET LAND AREA = 269,856 SQM
- PERMISSIBLE GROUND COVERAGE = 57,668 % = 156,543 SQM
 (i) PROPOSED GROUND COVERAGE = 57,563 % = 156,421 SQM
- PROPOSED HEIGHT = 12.500 MT.

NO.	DESCRIPTION	AREA (SQM)	PERCENTAGE (%)
1	GROUND FLOOR	148,762 SQM	13.35 SQM
2	1ST FLOOR	159,421 SQM	13,345 SQM
3	2ND FLOOR	154,241 SQM	13,345 SQM
4	3RD FLOOR	154,241 SQM	13,345 SQM
5	TOTAL	617,665 SQM	53,446 SQM

8. TENEMENTS & CAR PARKING CALCULATION -

(A) RESIDENTIAL:

MARKET/RETAIL/INDUSTRIAL	PROPORTIONAL AREA TO BE COVERED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	12,500 SQM	81,913 SQM	3	1 NOS
B	68,228 SQM	81,913 SQM	3	1 NOS

(B) MERCANTILE (RETAIL):

- SHOP BUILD UP AREA = 13,460 SQM.
- SHOP CARPET AREA = 10,935 SQM. - REQUIRED CAR PARKING = NIL

(C) BUSINESS (OFFICE):

- OFFICE BUILD UP AREA = 22,119 SQM.
- OFFICE CARPET AREA = 17,365 SQM. - REQUIRED CAR PARKING = NIL

(D) PARKING:

- TOTAL REQUIRED CAR PARKING = 3 NOS
- TOTAL PROVIDED CAR PARKING = 3 NOS
- PERMISSIBLE AREA FOR PARKING = 75,00 SQM.
- PROVIDED AREA OF PARKING = 87,929 SQM.

9. F.A.R.:

- PERMISSIBLE F.A.R = 1.75
- PROPOSED F.A.R = 549,560 * 75.00 / 271,736 = 1,746<1.75

10. MISC AREA:

- SHOP BUILD UP AREA = 13,460 SQM.
- LIFT MACHINE ROOM AREA = 5,959 SQM
- STAIR MACHINE ROOM STAIR AREA = 2,235 SQM
- TERRACE AREA = 158,421 SQM.
- RELAXATION OF AUTHORITY IF ANY - CHANGE OF BACK (61/2) OF KMC BLDG RULE 2009) = 4,516 SQM
- AREA OF CUP-BOARD = 3,378 SQM
- AREA OF TREE COVER - REQUIRED = 4,198 SQM. PROVIDED = 5,040 SQM.
- TOTAL AREA FOR FEES = 640,786 SQM

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

CHAKRABORTY ROY
 G.T.E#50, (K.M.C.)
 NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY SOIL-TECH. MR. BHASKARJYOTI ROY, G.T.E #50, (K.M.C.) OFFICE:5118, P.G.H. SHAK ROAD,ADARVA, KOLKATA-700032. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SHAKTIBRATA BHATTACHARYYA
 E.S.E. #116, (K.M.C.)
 NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFY THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. ACT 1986 & BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING K.M.C. MAINTAINED ROADS ARE 5.1 M(MIN) ON THE EASTERN SIDE & 3.9 M (MIN.) ON THE NORTHERN SIDE OF THE PREMISES. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE WILL BE SUPERVISED BY ME.

AVIJIT DAS
 L.B.S. -41765 (K.M.C.)
 NAME OF L.B.S.

DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L.B.S & 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 FAULTY THE K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B/S.E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

SRI AMIT SENAPATI
 PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
 AS CONSTITUTED ATTORNEY OF
 KAJAL KUMAR GHOSH
 MITA GHOSH.
 NAME OF OWNER / APPLICANT

B.P. No. - 2024110209
 SANCTION DATE = 26.10.2024
 VALID UPTO > 25.10.2029

DIBAKAR CHOWDHURY
 Digitally signed by DIBAKAR CHOWDHURY
 Date: 2024.10.29 12:17:09 +05'30'

DIGITAL SIGN. OF ASSISTANT ENGINEER (C)/BLDG/BX/CI

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION THROUGH A-A', B-B'

PROPOSED G+H+I STORIED (HT.-12.500MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE 2009 AT PREMISES NO - 55, BANDSDRONI GOVT COLONY, UNDER K.M.C. WARD NO - 113, BOROUGH NO. - XI, P.S. - BANDSDRONI, KOLKATA - 700 070.

L.O.P. NO-24, C.S. PLOT NO-18 & 19, MOUZA-BANDSDRONI, JLL. NO.-45.

JOB NO	DRG. NO.	DATE	DEALT
2/2	ARCH/CRP-A-179G	01.09.2024	AYAN