

**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**  
 1. ASSESSEE NO. - 31-102-05-0121-8  
 2. NAME OF THE OWNERS - TANUSHREE SENGUPTA & DWAIPAYAN SENGUPTA  
 3. NAME OF THE APPLICANTS / C.A. - GAURAV KUMAR DUTTA AS CONSTITUTED POWER OF ATTORNEY FOR TANUSHREE SENGUPTA & DWAIPAYAN SENGUPTA  
 4. DETAILS OF REGD. DEEDS  
 TITLE DEED (WILL) POWER OF ATTORNEY BOUNDARY DECLARATION SPLAYED CORNER  
 BOOK NO. III 1630-2025 1601-2025 1601-2025  
 VOLUME NO. 78 to 81 94465 to 94473 47388 to 47404 47374 to 47387  
 PAGE NO. 118 1630 03304 1601 01390 1601 01399  
 BEING NO. 06/067/1990 22/05/2025 19/06/2025 19/06/2025  
 REGD. AT A.D.S.R., ALPHORE, SOUTH 24 PGS. WEST BENGAL. D.S.R. - 1, SOUTH 24 PGS. WEST BENGAL. D.S.R. - 1, SOUTH 24 PGS. WEST BENGAL.

**PART - B**  
 1. AREA OF LAND :-  
 a) AS PER TITLE DEED = 04 K. - 00 CH. - 00 SFT / 267.559 SQM [MORE / LESS]  
 b) AS PER BOUNDARY DECLARATION = 04 K. - 02 CH. - 16.03 SFT / 277.409 SQM [MORE / LESS]  
 2. NET LAND AREA - 264.684 SQM (AFTER FREE GIFT / SPLAYED CORNER ETC.)  
 3. PERMISSIBLE GROUND COVERAGE :- 57.748 % OF L.A. = 154.510 SQM  
 4. PROPOSED GROUND COVERAGE :- 49.776 % OF L.A. = 133.179 SQM  
 5. AREA OF SPLAYED CORNER HAS GIFTED TO K.M.C. = 2.875 SQM  
 6. AREA STATEMENT :-

FLOOR AREA (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAR + STAR LOBBY (SQM)	LOFT AREA (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	RESI. - 96.118 BUSI. - 35.060	133.178	10.890	2.059	120.229		
1ST. FL.	133.041	1.540	131.501	10.890	2.228	116.383	2.766
2ND. FL.	133.041	1.540	131.501	10.890	2.228	116.383	2.766
3RD. FL.	133.041	1.540	131.501	10.890	2.228	116.383	2.766
4TH. FL.	133.041	1.540	131.501	10.890	2.228	116.383	2.300
TOTAL	655.342	6.160	659.182	54.450	10.971	593.761	10.998

7. TENEMENTS CALCULATION :-  
 (A) RESIDENTIAL:  
 TENEMENT MKD. TENEMENT AREA ACTUAL (SQM) COMMON AREA (SQM) TOTAL TENEMENT (SQM) NO. OF TENEMENT  
 A 60.208 11.488 71.696 02  
 B 97.254 10.924 68.178 02  
 C 117.463 22.412 139.875 02  
 8. TOTAL COMMON AREA = 89.649 SQM  
 9. COVERED AREA OF A.C. OFFICE = 35.060 SQM  
 10. CARPET AREA OF A.C. OFFICE = 30.614 SQM  
 11. ADDITIONAL AREA FOR FEES = 4.084 SQM  
 12. CAR PARKING CALCULATION  
 NOS. AREA (SQM)  
 13. PERMISSIBLE F.A.R. = 2.00  
 14. PERMISSIBLE TOTAL FLOOR AREA = 535.118 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA  
 15. PROPOSED F.A.R. = (593.761 - 64.625) / 267.559 = 1.978 < 2.0  
 16. AREA OF O.H.W. TANK = 6.885 SQM  
 17. TOTAL AREA FOR FEES = 703.102 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)  
 18. TOTAL TERRACE AREA = 133.179 SQM  
 19. TREE COVER AREA = 4.702 SQM  
 a. REQUIRED (1.767%) = 4.702 SQM  
 b. PROVIDED (20.00%) = 53.512 SQM

**DECLARATION OF C.A. / APPLICANT :-**  
 I/DO hereby declare with full responsibility that  
 (i) I SHALL ENGAGE L.S. & E.S.E. DURING CONSTRUCTION.  
 (ii) I SHALL FOLLOW THE INSTRUCTIONS OF L.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).  
 (iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.  
 (iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN.  
 (v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.S. & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.  
 (vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.  
 (vii) BOUNDARY OF THE PLOT IS IDENTIFIED BY ME.  
 (viii) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.  
 (ix) THE CONSTRUCTION OF WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS DECLARED BY THE OWNERS.  
 (x) I SHALL OBTAIN / SUBMIT THE NOC FROM THE DIVISIONAL FOREST OFFICER, FOREST UTILISATION DIVISION BEFORE COMMENCEMENT OF CONSTRUCTION WORK.  
 GAURAV KUMAR DUTTA AS CONSTITUTED POWER OF ATTORNEY FOR TANUSHREE SENGUPTA & DWAIPAYAN SENGUPTA  
 NAME OF C.A. / APPLICANT

**CERTIFICATE OF L.S. :-**  
 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 COORDINATE INCLUDING WIDTH OF THE BUILDING 7.248 M (MINIMUM) WIDE BLACK TOP ROAD ON NORTHERN SIDE & 7.165 M (MINIMUM) WIDE BLACK TOP ROAD ON EASTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR SLOPED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M. FROM THE CENTER LINE OF E. M. BY PASS.  
 MANASH M.G. MAJUMDAR, LBS / I / 1073  
 NAME OF L.S.

**CERTIFICATE OF STRUCTURAL ENGINEER :-**  
 THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.  
 SOIL TESTING REPORT HAS BEEN DONE BY ALOK ROY OF GEOTECH ENGINEERS PVT. LTD., SOIL INVESTIGATORS & FOUNDATION CONSULTANTS OF 5A, MILAN PARK, KOLKATA-700 064. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.  
 MANASH M.G. MAJUMDAR, E.S.E. / II / 586  
 NAME OF E.S.E.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER :-**  
 UNDERGOING HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.  
 ALOK ROY, G.T.E. / I / 11  
 NAME OF GEO-TECHNICAL ENGINEER

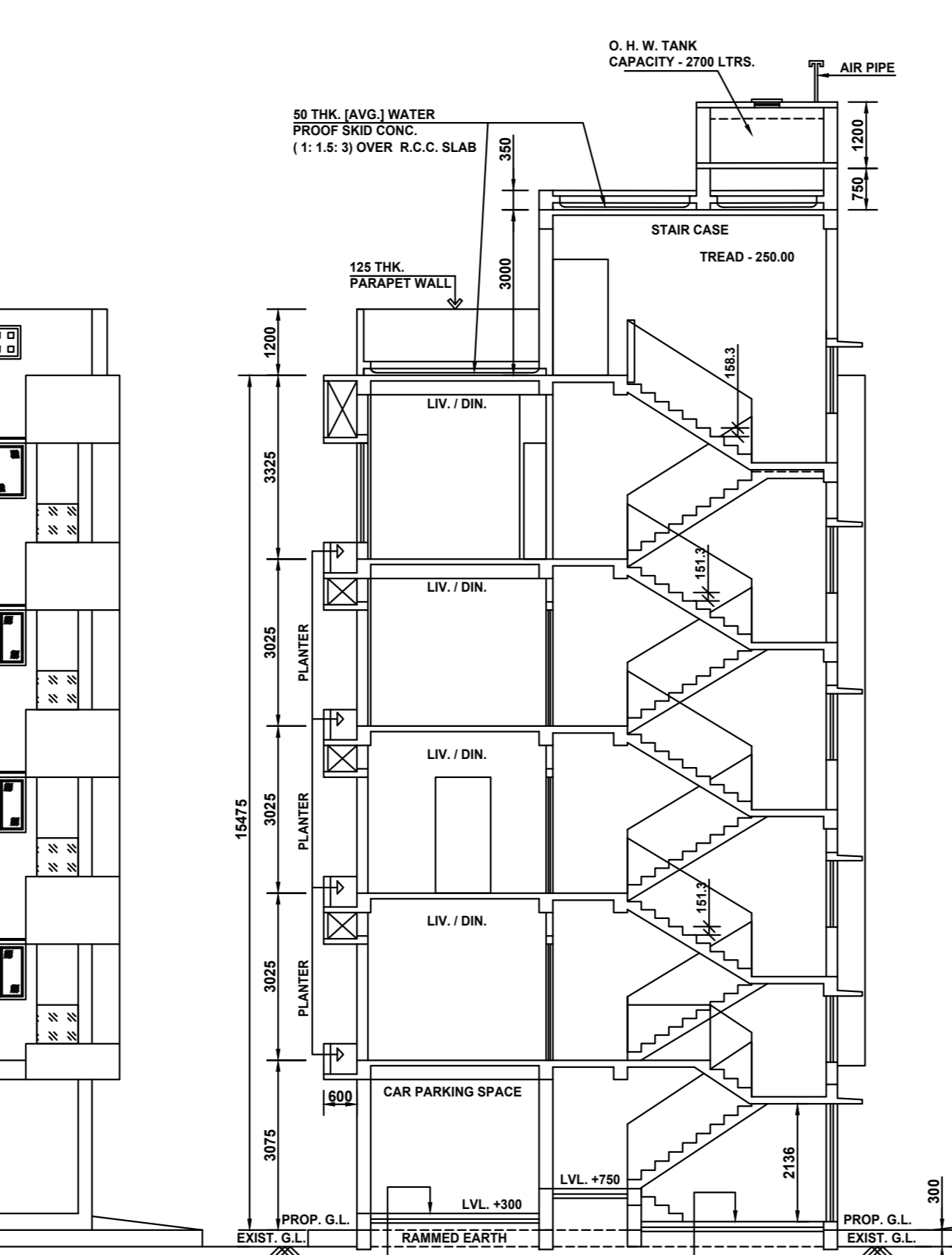
**PROJECT**  
 PROPOSED PLAN FOR G + IV STORIED RESIDENTIAL BUILDING OF HEIGHT - 15.475 M / ( U / S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009 ) AT PREMISES NO. - 121, CENTRAL PARK ( PLOT NO - 15, CENTRAL PARK ) WARD NO. - 102, BOROUGH - XII, P.S. - JADAVPUR, KOLKATA - 700 032, MOUZA - RAJAPUR, J.L. NO. - 23, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2025120344 DATE - 06-JAN-26  
 VALID UPTO - 05-JAN-31

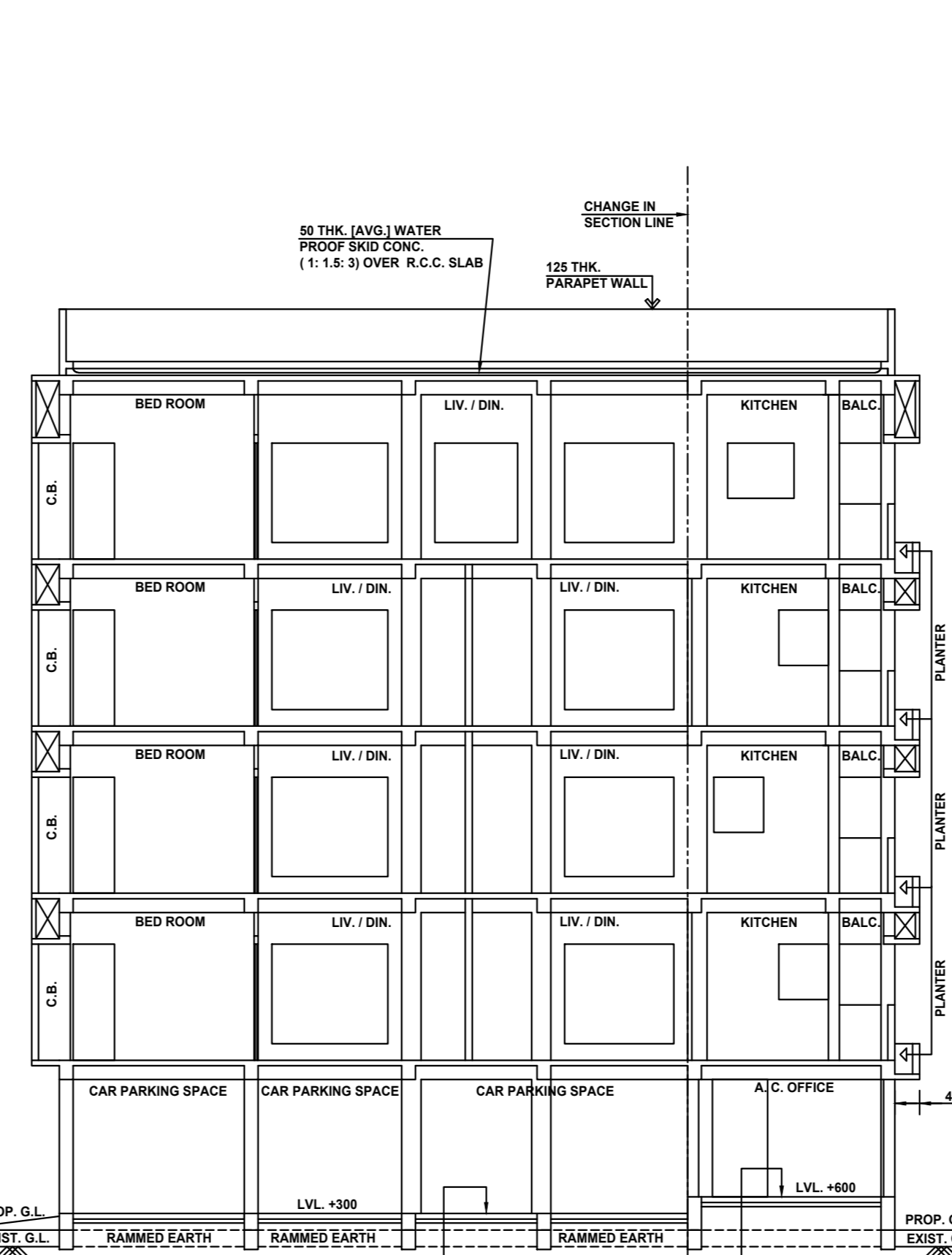
DIGITAL SIGNATURE OF E.E. ( C ) / BLDG. DIGITAL SIGNATURE OF A.E. ( C ) / BLDG.  
 Drawn by: Bishakh Halder Checked by: Approved by: date: 5-1-2025 File name: 5-1-2025/2025/01/25-26 Date: 28/04/2025 Scale: 1:100  
 Space-  
 A House of Civil & Architectural Consulting  
 E-30A, RAMGARH, KOLKATA-700 047 (M) - 9830429400, 9888015153 FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES  
 PREMISES NO. - 121, CENTRAL PARK Revision: 0 Sheet: 2/2  
 ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.



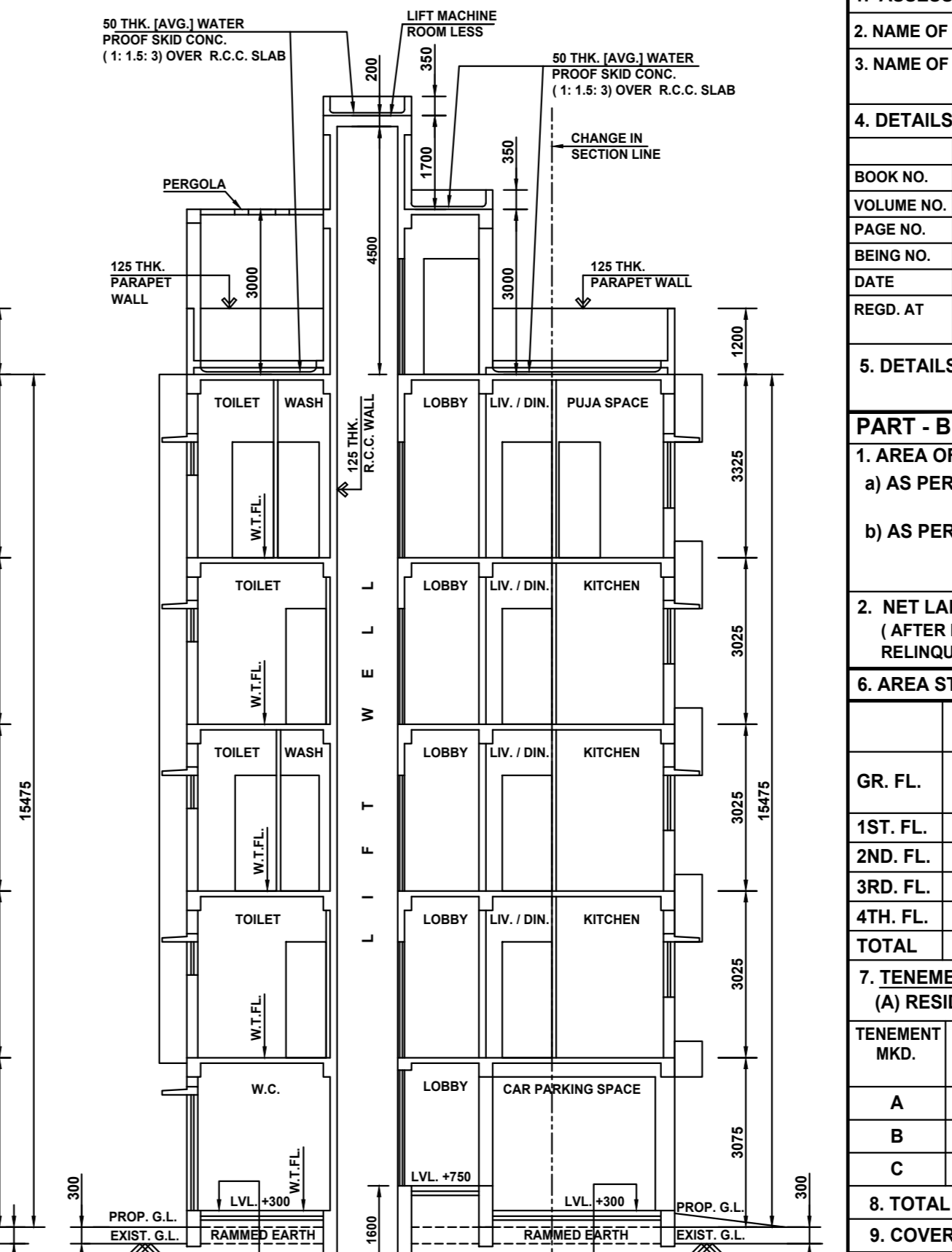
FRONT SIDE ELEVATION SCALE - 1:100  
 EASTERN SIDE ELEVATION SCALE - 1:100



SECTIONAL VIEW AT 'X - X' SCALE - 1:100



SECTIONAL VIEW AT 'Y - Y' SCALE - 1:100



SECTIONAL VIEW AT 'Z - Z' SCALE - 1:100

- SPECIFICATIONS :-**
- ALL EXTERNAL WALLS 200 MM THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM THK.
  - ALL 200 MM THK. WALLS WITH 1ST. CLASS BRICK WITH (5:1) SAND, CEMENT MORTAR.
  - ALL 125 & 75 MM THK. WALLS WITH 1ST. CLASS BRICK WITH (4:1 & 3:1) SAND, CEMENT MORTAR.
  - ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1:5:1) (UNLESS OTHERWISE MENTIONED).
  - GRADE OF CONCRETE - M20
  - GRADE OF STEEL - F460.
  - ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

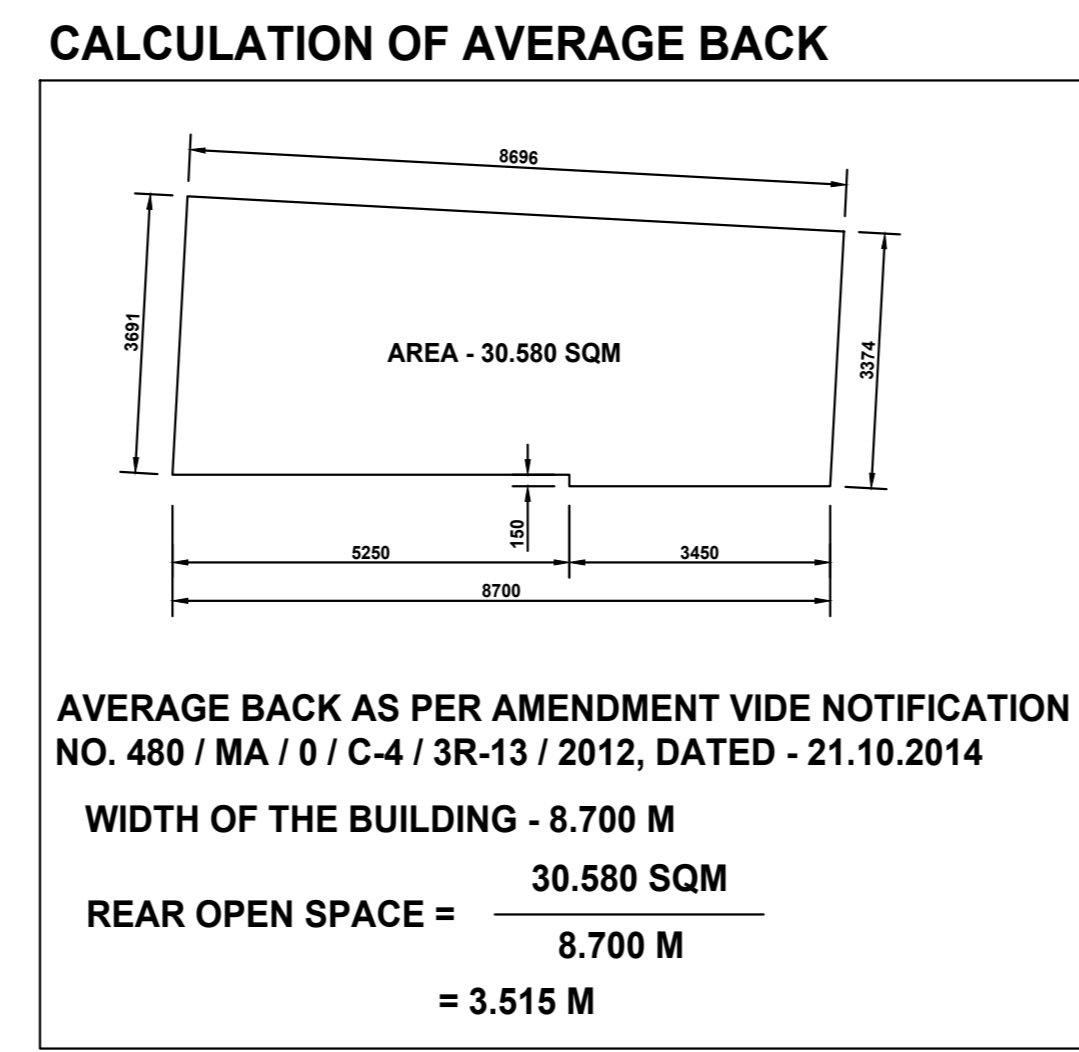
**NOTE :-**

- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR.
- DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

**PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)**

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
1	22° 29' 21"	88° 22' 30"	5.0 M
2	22° 29' 21"	88° 22' 30"	5.0 M
3	22° 29' 20"	88° 22' 29"	5.0 M
4	22° 29' 20"	88° 22' 29"	5.0 M

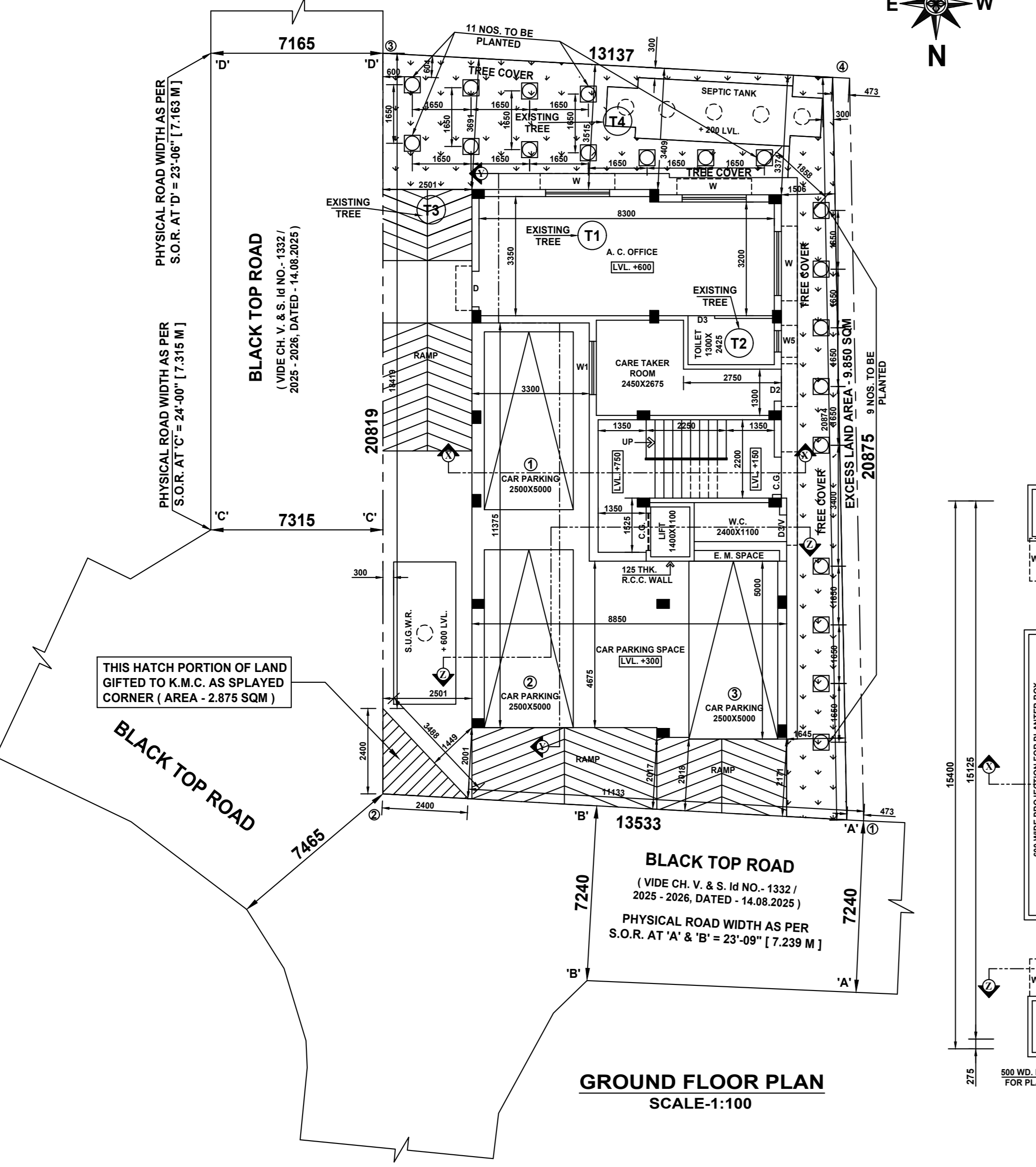
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.



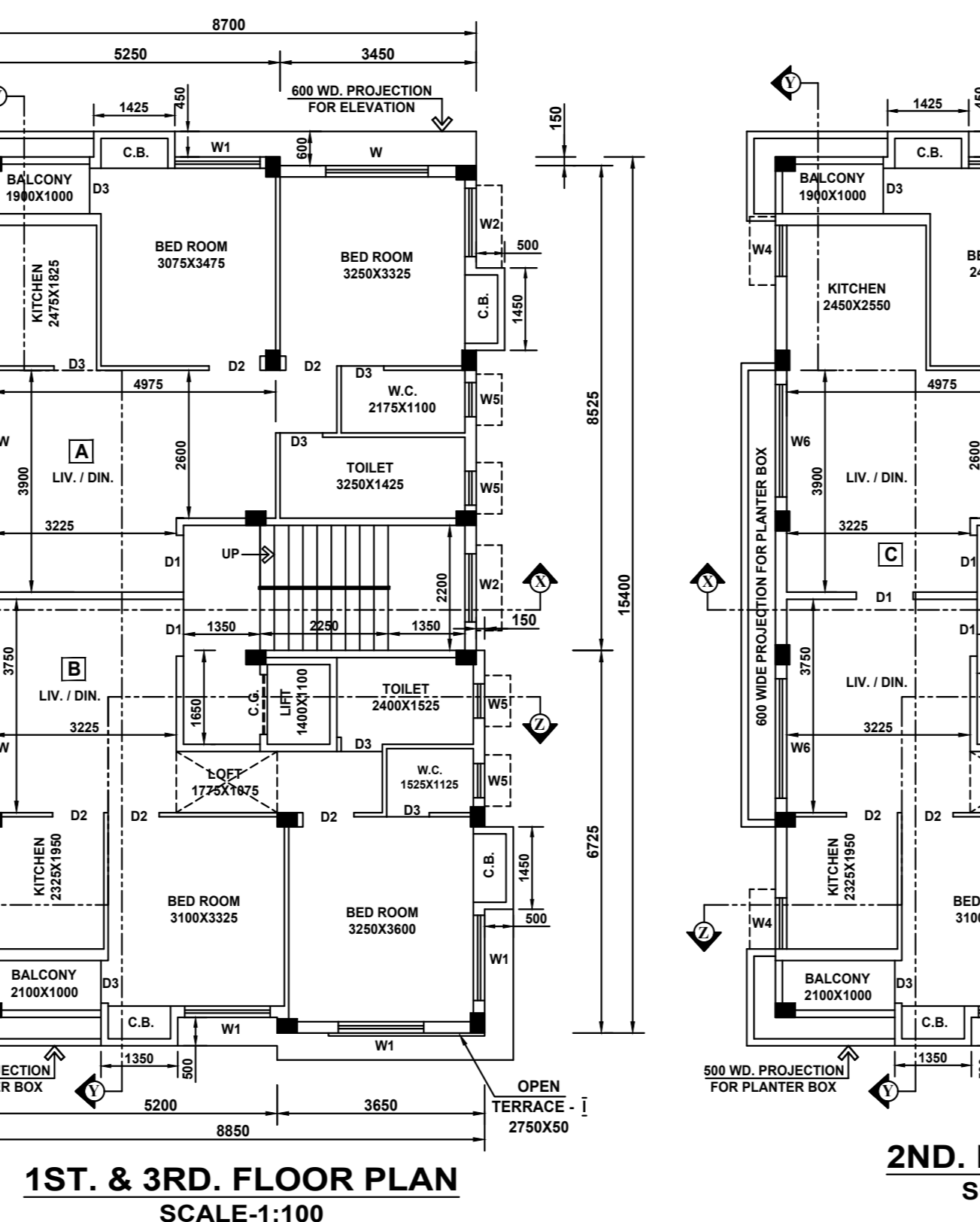
AVERAGE BACK AS PER AMENDMENT VIDE NOTIFICATION NO. 480 / MA / 0 / C-4 / 3R-13 / 2012, DATED - 21.10.2014  
 WIDTH OF THE BUILDING - 8.700 M  
 REAR OPEN SPACE = 30.580 SQM  
 = 3.515 M

**SCHEDULE OF DOOR & WINDOWS**

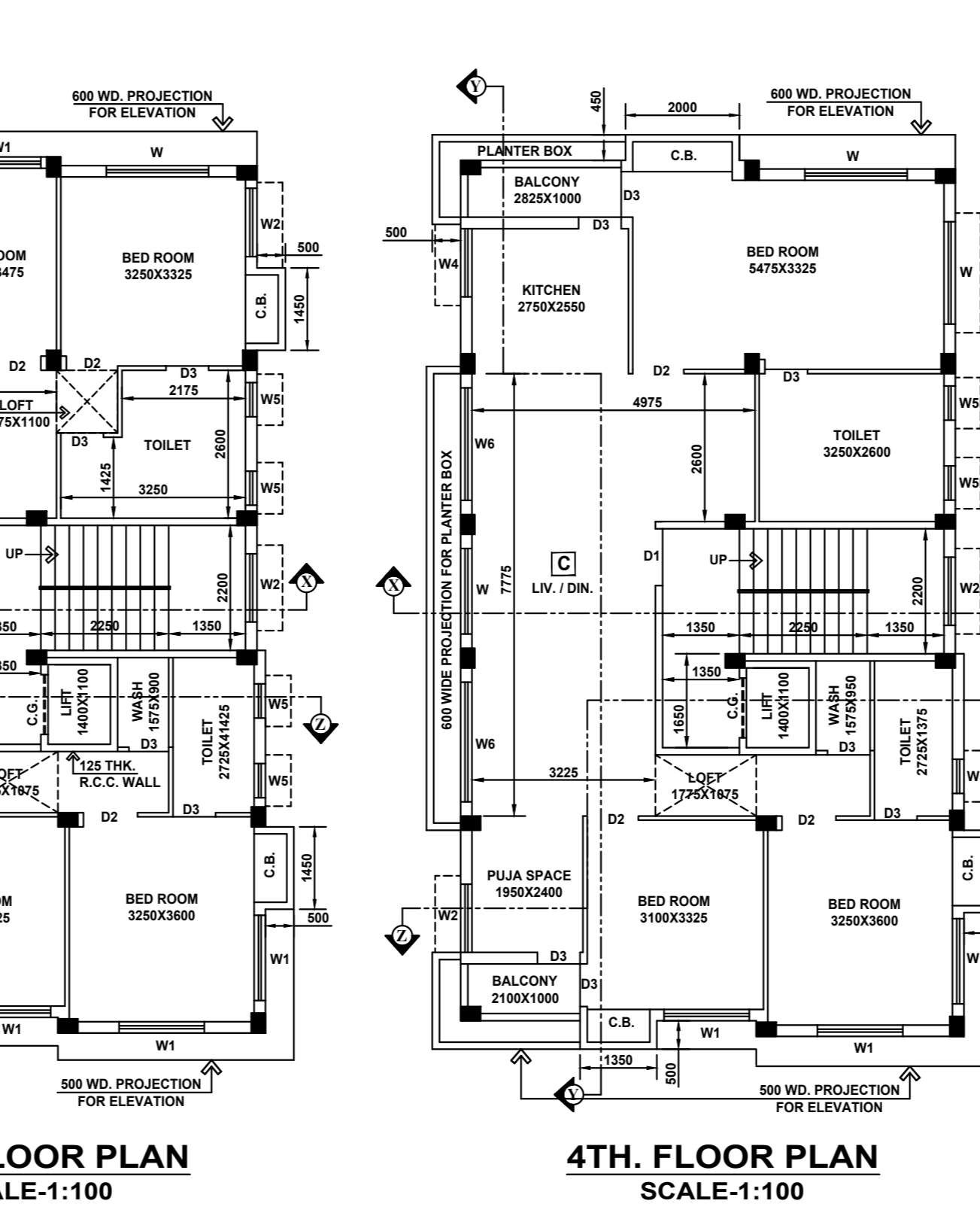
MKD.	OBJECT	SIZE (W. X H.)	MKD.	OBJECT	SIZE (W. X H.)
C.G.		1200 X 2100	W		1800 X 1800
D1	DOOR	1000 X 2100	W1	WINDOW	1500 X 1200
D2		900 X 2100	W2		1200 X 1200
D3		750 X 2100	W3		900 X 1200
V	VENTILATION	750 X 200	W4		900 X 1000
			W5		600 X 600
			W6		2100 X 1800



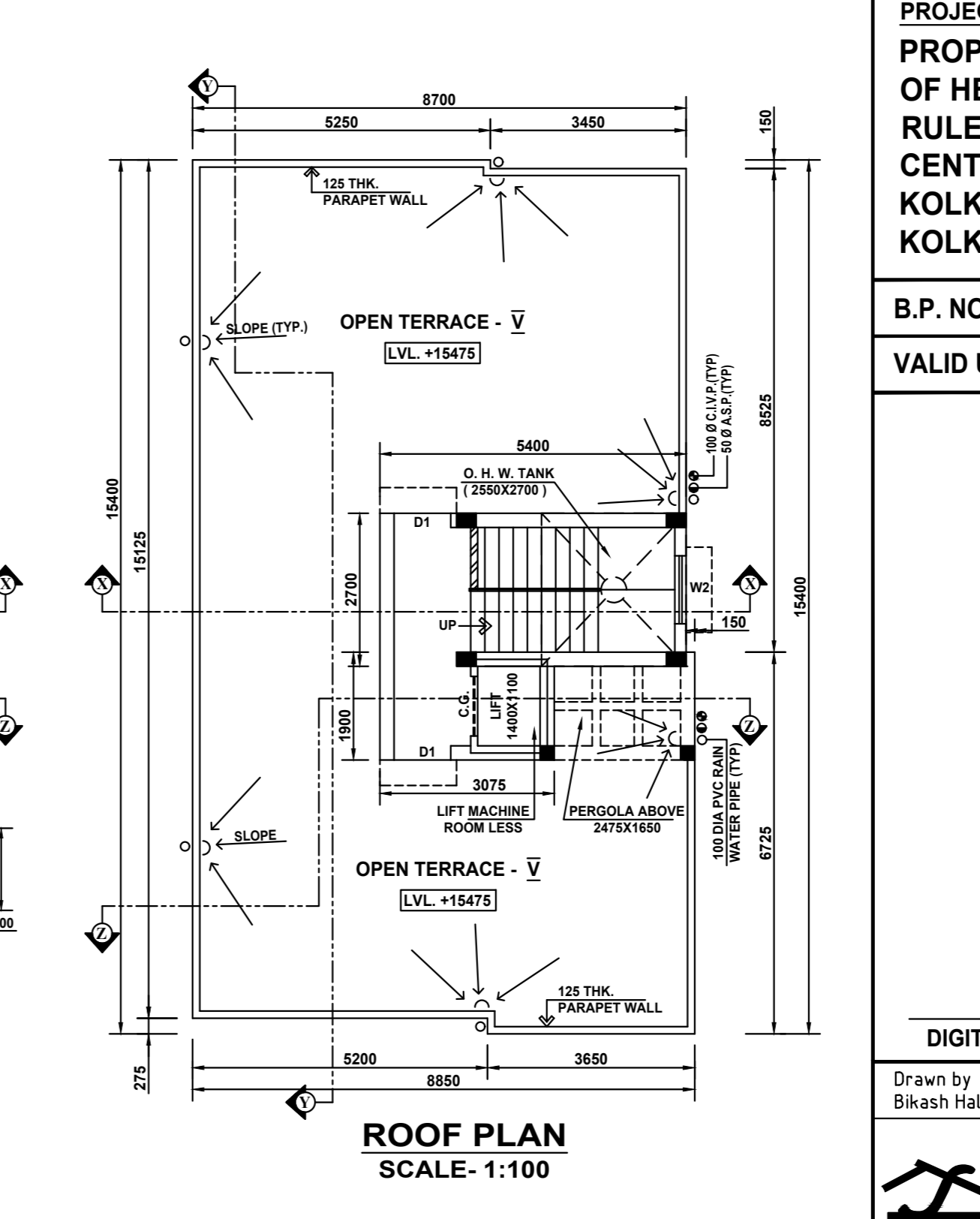
GROUND FLOOR PLAN SCALE-1:100



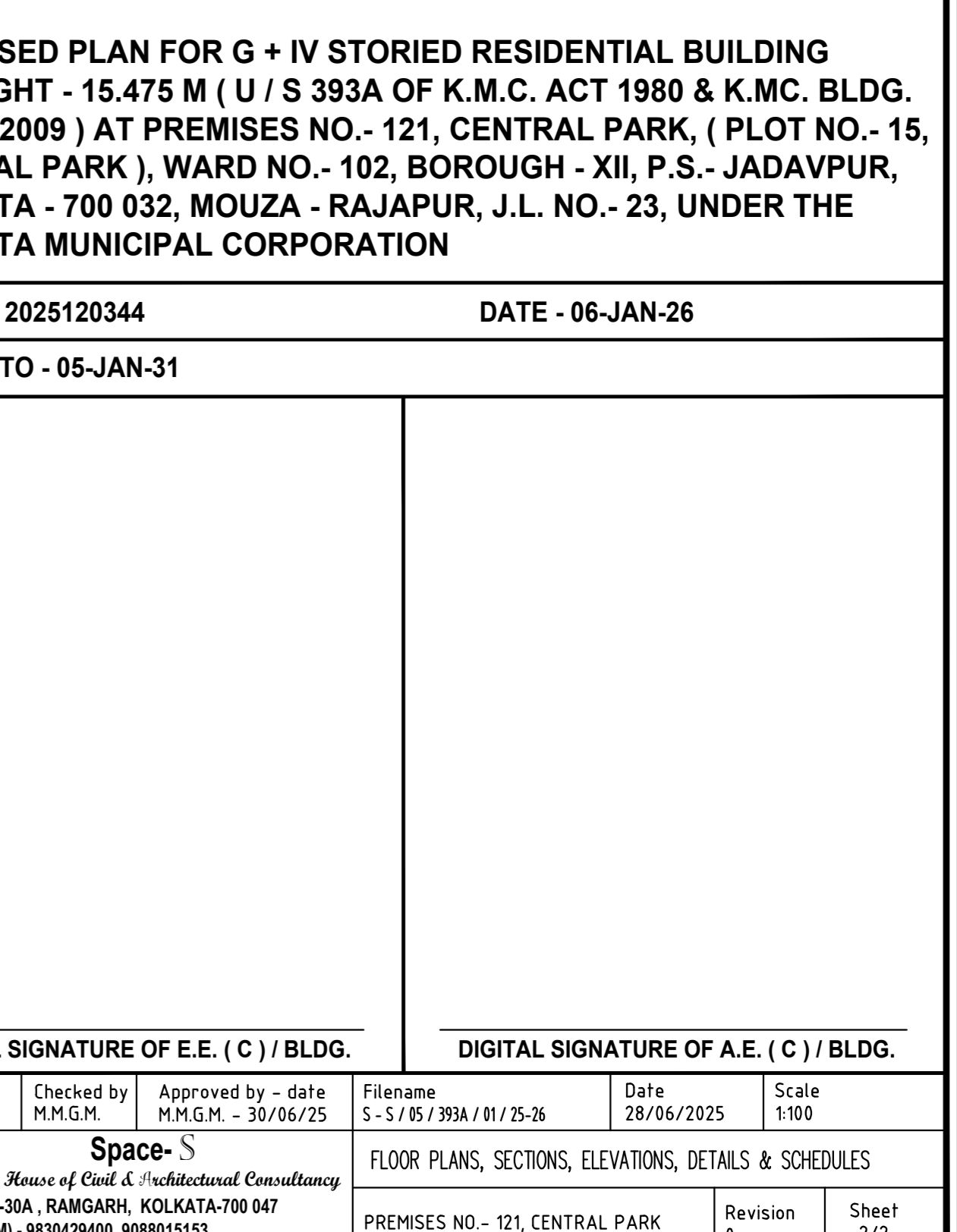
1ST. & 3RD. FLOOR PLAN SCALE-1:100



2ND. FLOOR PLAN SCALE-1:100



4TH. FLOOR PLAN SCALE-1:100



ROOF PLAN SCALE: 1:100