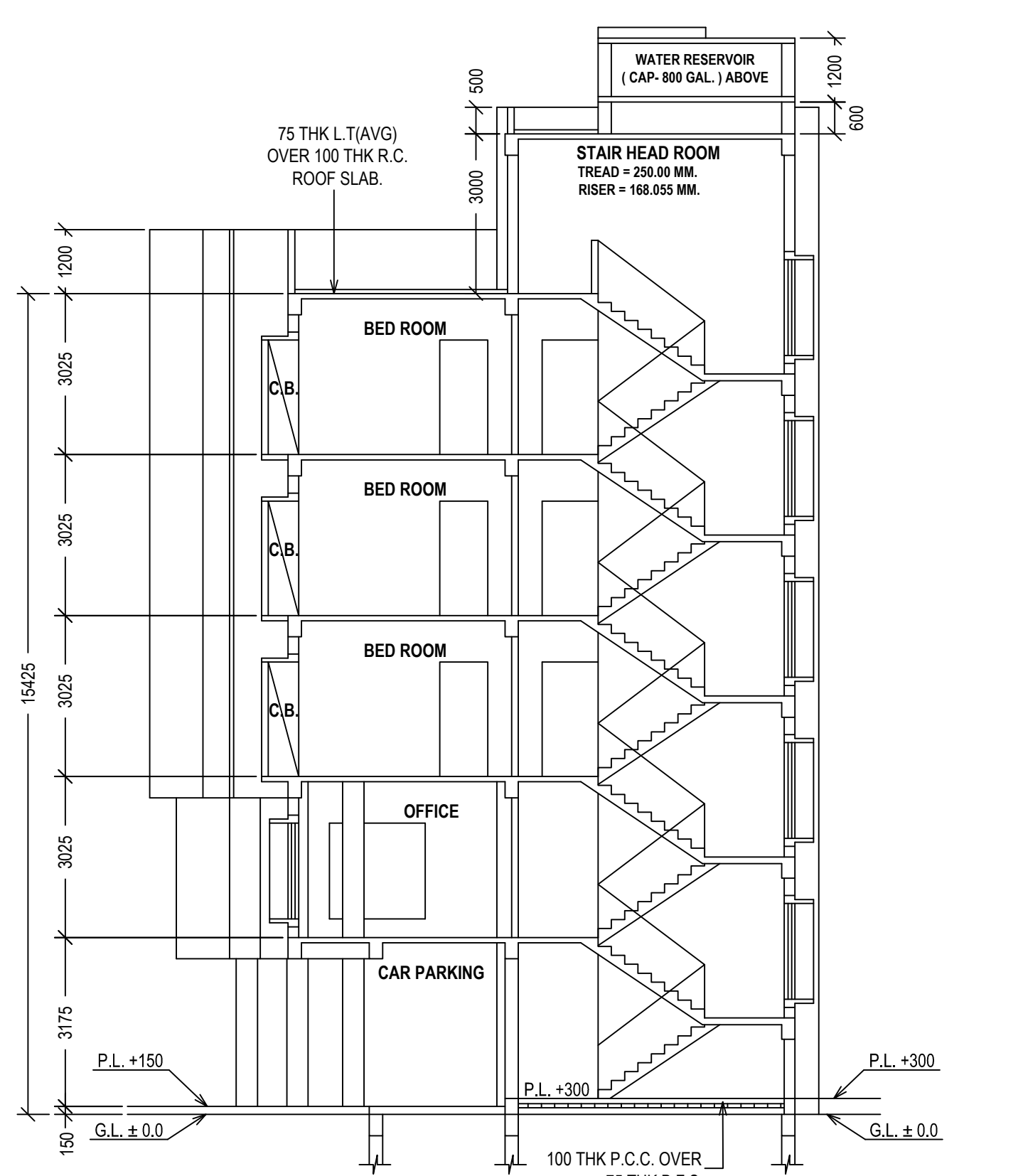
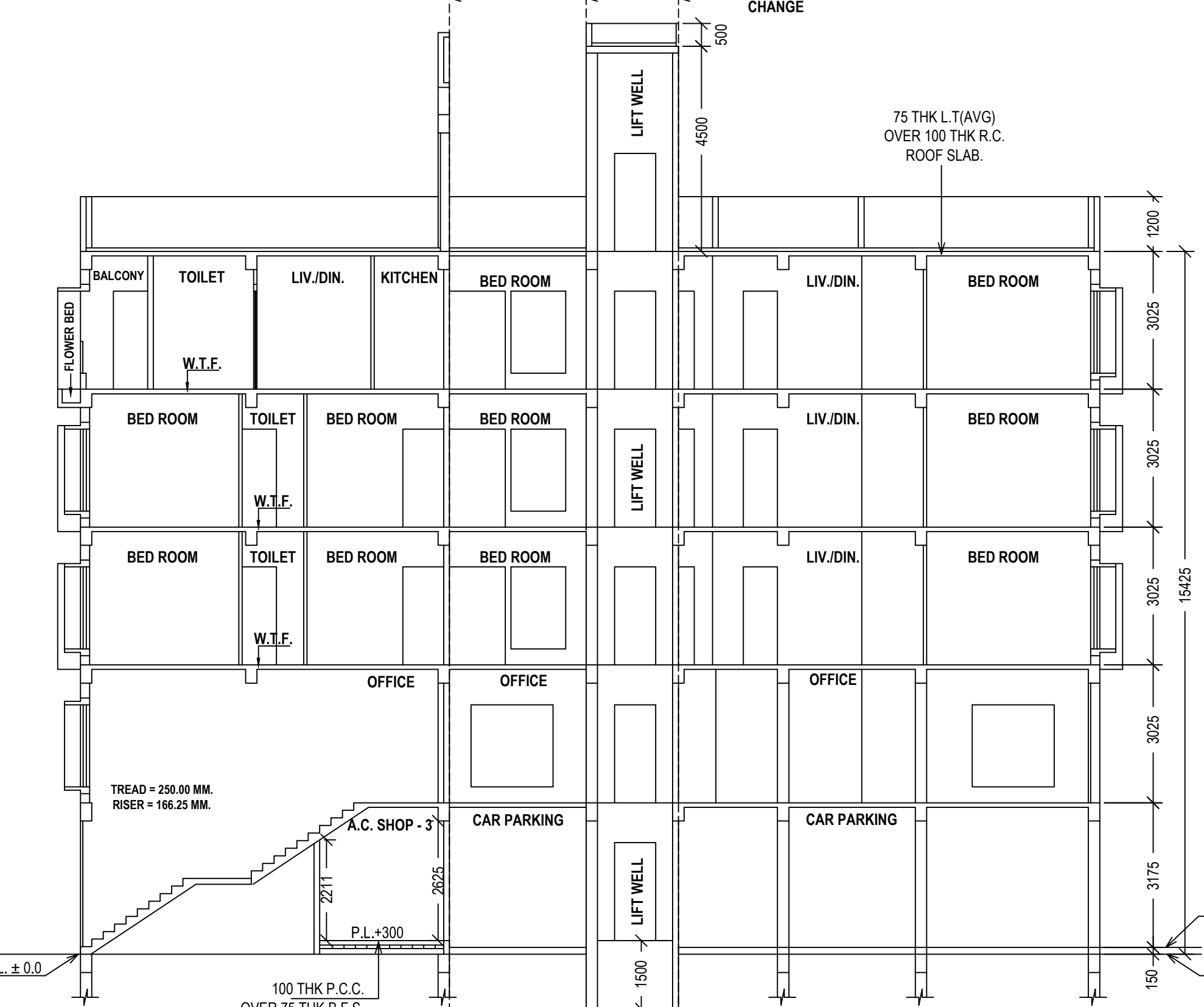


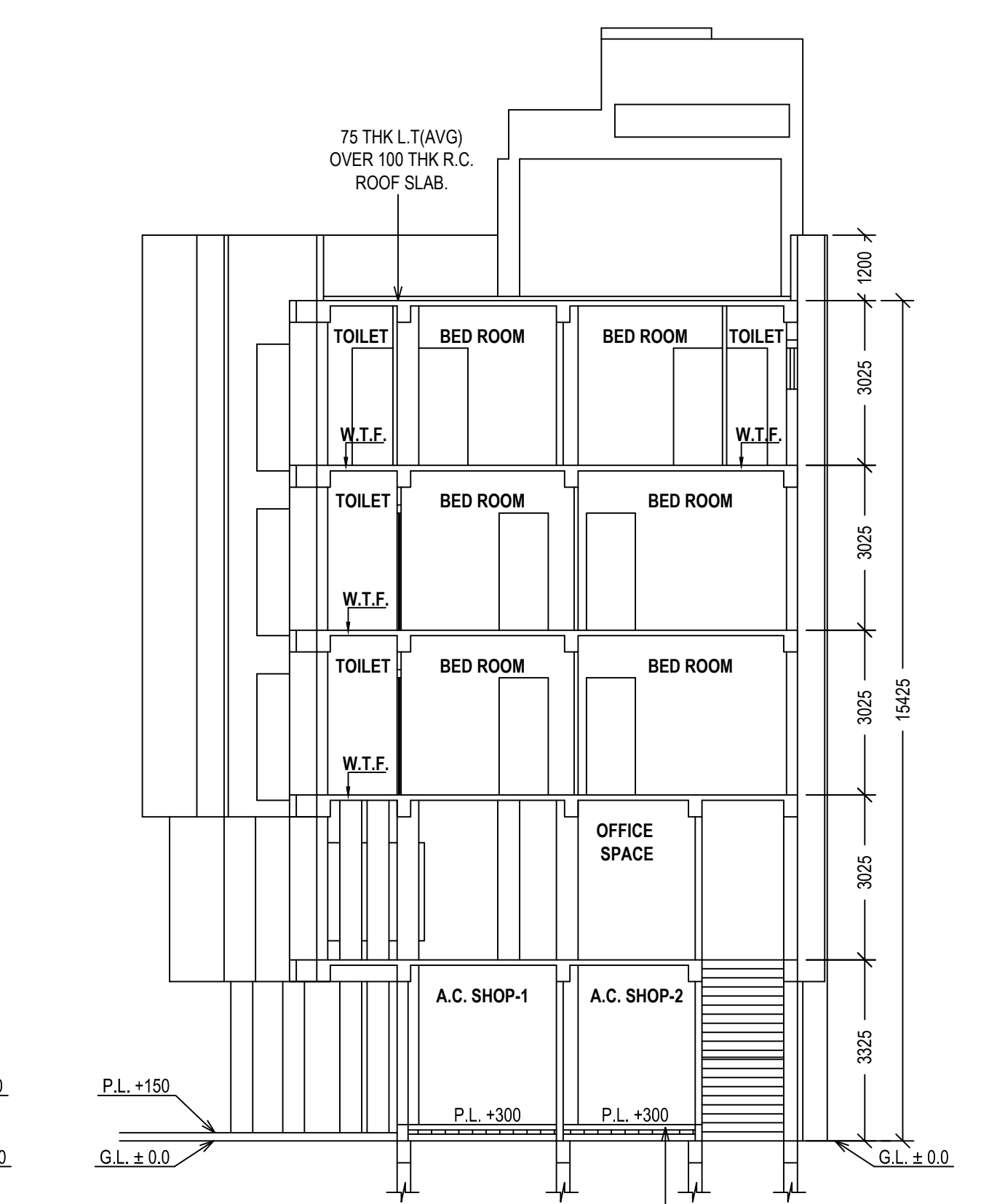
FRONT ELEVATION
SCALE: 1:100



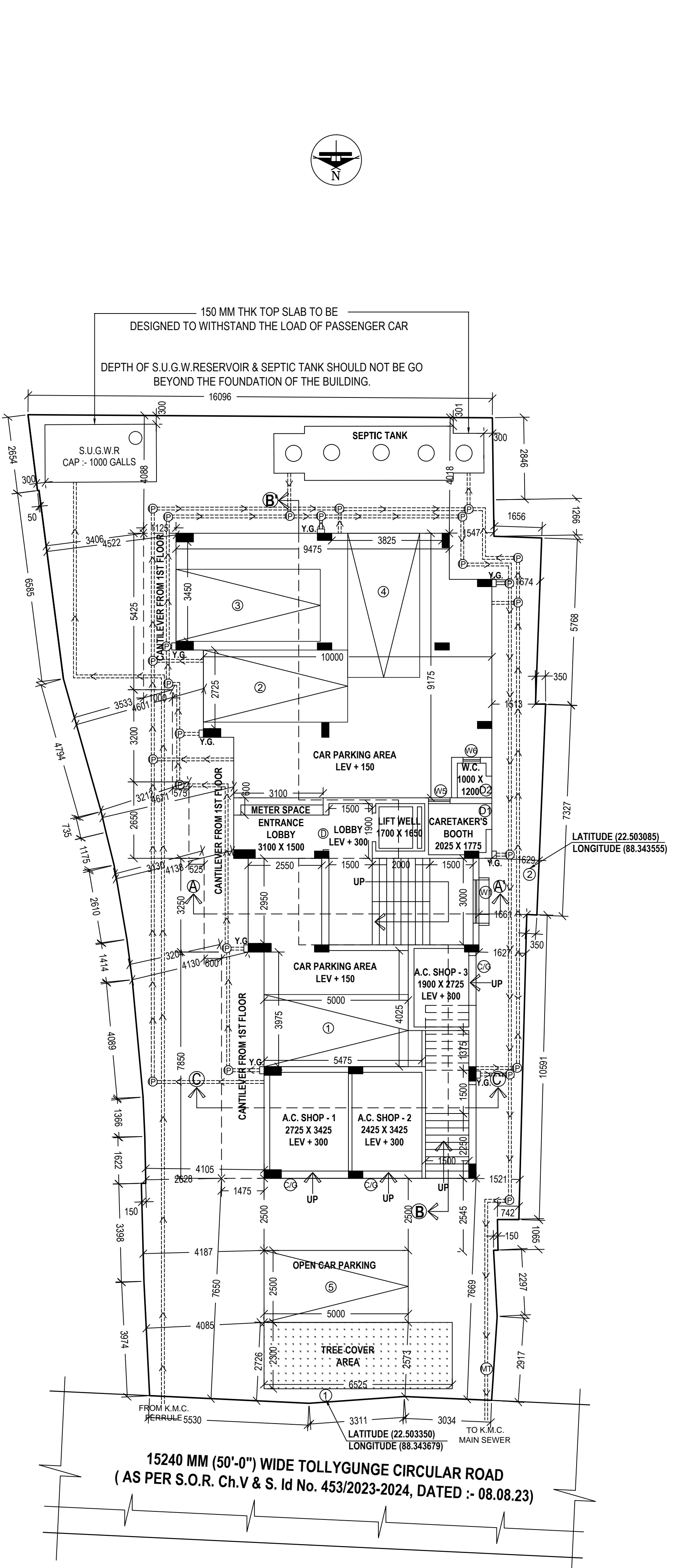
SECTION THROUGH A - A'
SCALE: 1:100



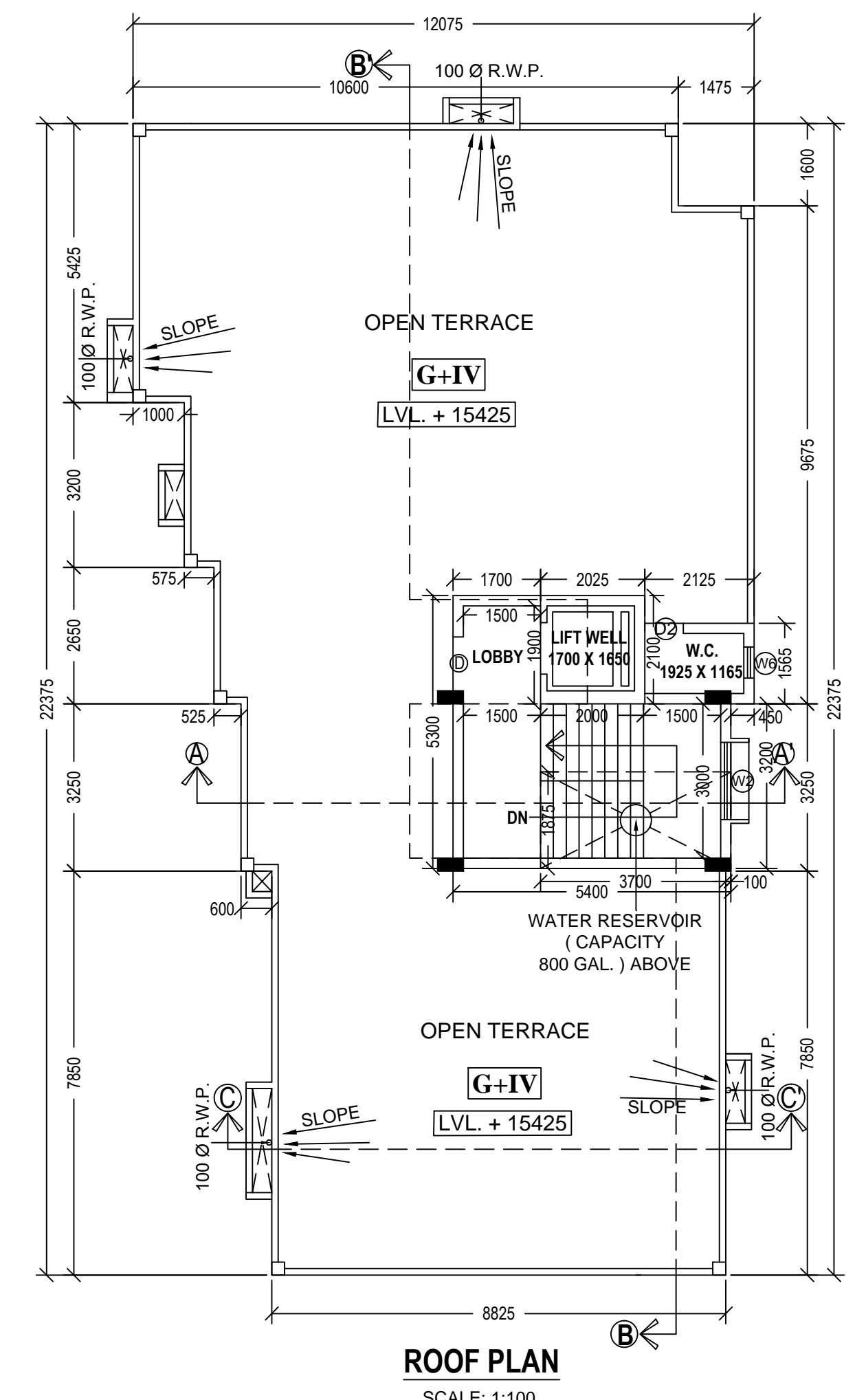
SECTION THROUGH B - B'
SCALE: 1:100



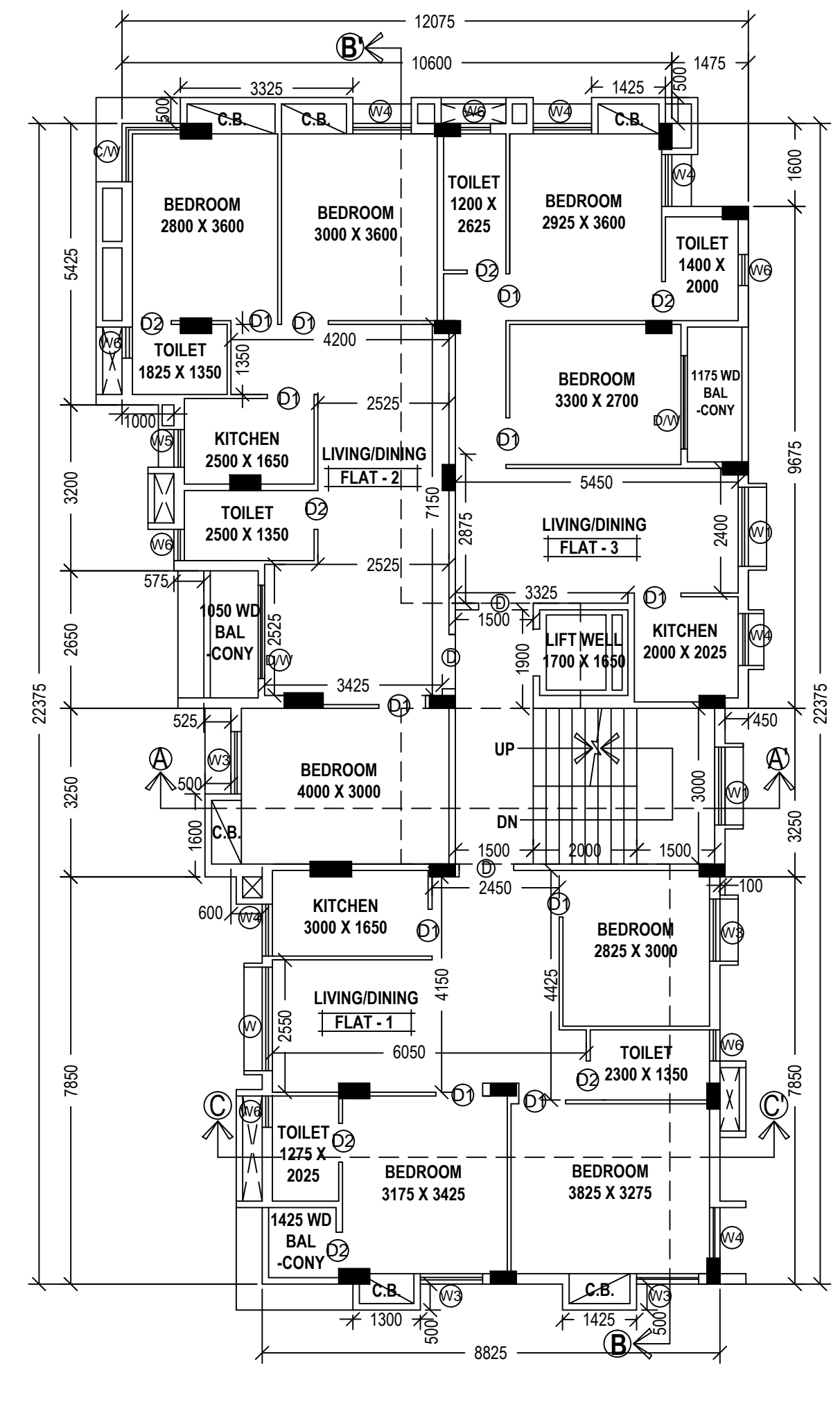
SECTION THROUGH C - C'
SCALE: 1:100



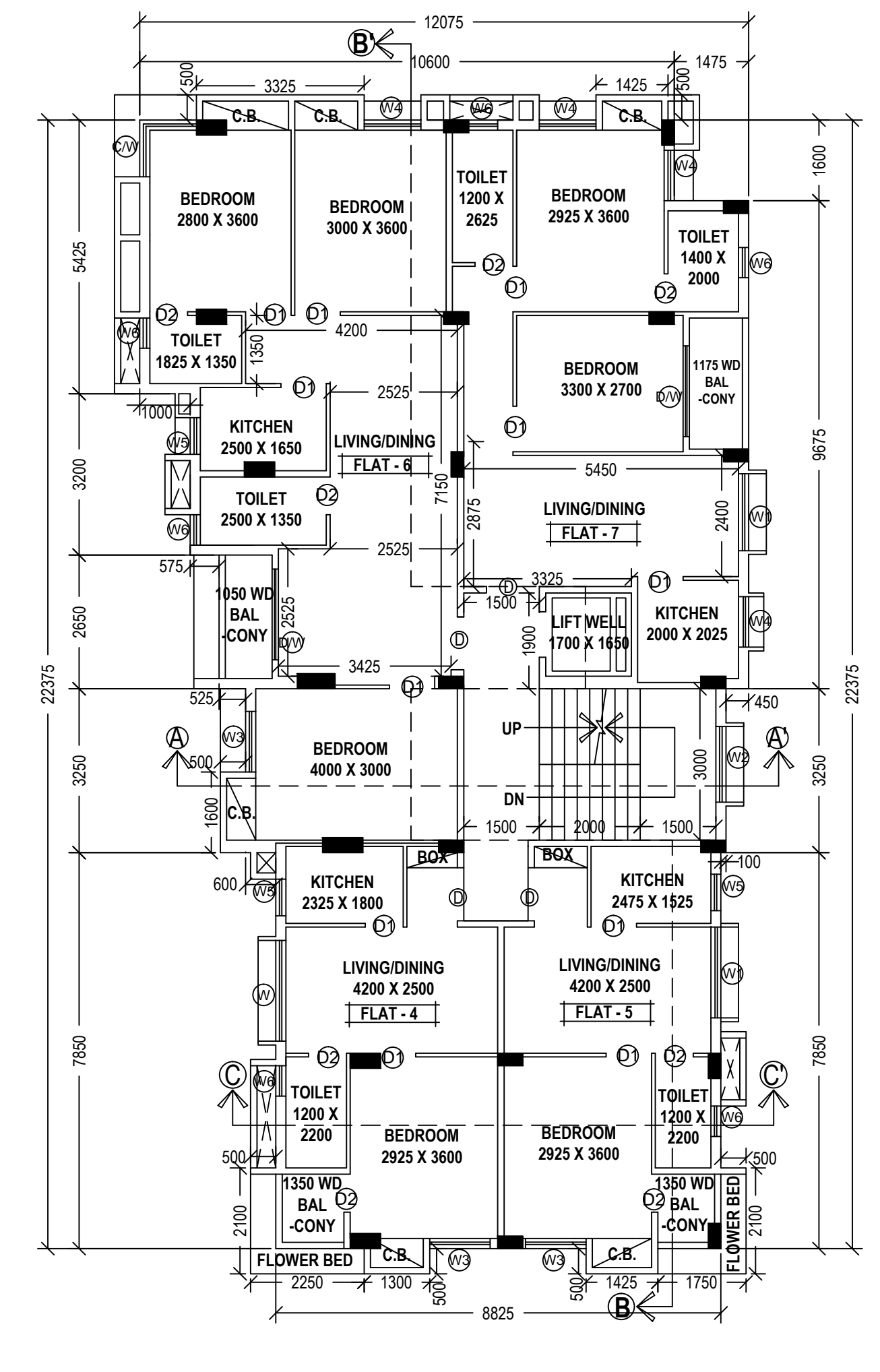
GROUND FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100



SECOND & THIRD FLOOR PLAN
SCALE: 1:100



FOURTH FLOOR PLAN
SCALE: 1:100

CERTIFICATE
Premises No : 3A, KALI PRASANNA ROY ROAD
Assessee No : 21089090033
Name of the Owner (s) / Applicant (s) :
(1) ASHIS PATRA (2) PRADYUT DUTTA (3) SUMIT DEBNATH
PARTNERS - M/S. APS CONSTRUCTION
CONSTITUTED ATTORNEY OF (1) PROFULLA KUMAR DUTTA @
PRAFULLA KUMAR DUTTA (2) SHEELA DUTTA (3) SOMA PYNE
(4) CHANCHAL DUTTA
Area of Land : 7K-05CH-30.705SFT = 491.983 SQM
Name of Architect : Arjun Pal No. CA/2010/47578
Permissible height in reference to CCZM issued by AAI : 33.0 M.
Co-Ordinate in WGS 84 and site elevation (AMS):

Reference points marked in this site plan of the proposal	Co-ordinate in WGS 84	Site Elevation (AMS)
	Latitude	Longitude
1	22.503350	88.343679
2	22.503085	88.343555

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

(1) ASHIS PATRA
(2) PRADYUT DUTTA
(3) SUMIT DEBNATH
PARTNERS - M/S. APS CONSTRUCTION
CONSTITUTED ATTORNEY OF
(1) PROFULLA KUMAR DUTTA @
PRAFULLA KUMAR DUTTA
(2) SHEELA DUTTA
(3) SOMA PYNE
(4) CHANCHAL DUTTA
ARJUN PAL (B.ARCH)
Registered Architect
Regn No - CA/2010/47578
NAME OF ARCHITECT: NAME OF OWNER / APPLICANT

CERTIFICATE OF GEO-TECHNICAL ENGINEER
UNDERSIGNED SHALL INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT SHALL BE ASCERTAINED 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.
RUPAK KUMAR BANERJEE
B.C.E. M.E., M.I.G.S. M.I.E.
CHARTERED ENGINEER
G.T.E. - 3(I)
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. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1000	2150	W1	1500	1800
D1	900	2150	W2	1500	1800
D2	750	2150	W3	1200	1800
DW	1800	2150	W4	1000	1800
DIG	2325/2050/1725	2150	W5	750	1000
			W6	600	600
			CW	1125/1125	1800

DECLARATION OF ARCHITECT
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT 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 BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.

DECLARATION OF OWNER
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 FARE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION.
THE PLOT IS IDENTIFIED BY US. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

SPECIFICATIONS
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. 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. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL
PART-A:
1. ASSESSE NO : 21089090033
2. DETAIL OF REGISTERED DEED.
BOOK NO : 1 VOL. NO : 1901-2018 PAGE NO : 133096 TO 133145
BEING NO : 190103321 DATED : 15.05.2018 PLACE : A.R.A-I KOLKATA
BOOK NO : 1 VOL. NO : 1901-2018 PAGE NO : 138349 TO 138398
BEING NO : 190103481 DATED : 18.05.2018 PLACE : A.R.A-I KOLKATA
3. DETAIL OF REGISTERED BOUNDARY DECLARATION.
BOOK NO : 1 VOL. NO : 1603-2023 PAGE NO : 223183 TO 223201
BEING NO : 160307849 DATED : 05.06.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS
4. DETAIL OF REGISTERED NON EVICTION OF TENANT .
BOOK NO : 1 VOL. NO : 1603-2023 PAGE NO : 223167 TO 223182
BEING NO : 160307850 DATED : 05.06.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS
5. DETAIL OF REGISTERED POWER OF ATTORNEY .
BOOK NO : 1 VOL. NO : 1603-2023 PAGE NO : 201091 TO 201120
BEING NO : 160307076 DATED : 23.05.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS
6. a) AREA OF LAND (Physical) : 7K-05CH-30.705SFT = 491.983 SQM
b) NO OF STOREY : G+IV
7. a) NO. OF TENANTS : 10 NOS.
b) SIZE OF TENANTS : a) Below 50.0 Sqm 02 NOS
b) 50.0 - 75.0 Sqm 03 NOS
c) 75.0 - 100.0 Sqm 05 NOS

PART-B:
1. AREA OF LAND AS PER TITLE DEED = 7K-05CH-05SFT = 493.775 SQM
2. AS PER BOUNDARY DECLARATION = 7K-05CH-30.705SFT = 491.983 SQM
3. NET LAND AREA = 491.983 SQM
4. (i) PERMISSIBLE GROUND COVERAGE : 56.267 % = 247.265 SQM
(ii) PROPOSED GROUND COVERAGE : 46.668 % = 226.645 SQM = 15.425 MT.
5. PROPOSED HEIGHT : 15.425 MT.
6. PROPOSED AREA

	GROSS COVERED AREA	STAIR DUCT	LIFT WELL	STAIR-CHAIR LIFT	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	933.525 SQM		15.90 SQM	2.85 SQM	178.875 SQM	178.875 SQM
1ST FLOOR	226.445 SQM	1.79 SQM	2.865 SQM	15.90 SQM	2.85 SQM	197.295 SQM
2ND FLOOR	284.445 SQM		2.865 SQM	15.90 SQM	2.85 SQM	269.995 SQM
3RD FLOOR	226.445 SQM		2.865 SQM	15.90 SQM	2.85 SQM	209.995 SQM
4TH FLOOR	284.445 SQM		2.865 SQM	15.90 SQM	2.85 SQM	269.995 SQM
TOTAL	1150.155 SQM	1.79 SQM	11.22 SQM	75.50 SQM	14.25 SQM	899.935 SQM

7. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL :-
MARKED TENEMENT SIZE PROPORTIONAL AREA TO BE ALLOTED ACTUAL TENEMENT AREA NO. OF TENEMENT REQUIRED CAR PARKING
1 71.274 SQM 13.865 SQM 34.916 SQM 2
2 76.979 SQM 14.736 SQM 31.735 SQM 2
3 76.979 SQM 14.736 SQM 31.735 SQM 2
4 34.735 SQM 6.868 SQM 17.367 SQM 1
5 34.735 SQM 6.868 SQM 17.367 SQM 1
6 76.979 SQM 14.736 SQM 31.735 SQM 2
7 76.979 SQM 14.736 SQM 31.735 SQM 2
(B) MERCANTILE (RETAIL) :-
(i) SHOP BUILT-UP AREA = 28.716 SQM.
(ii) SHOP CARPET AREA = 22.719 SQM. REQUIRED CAR PARKING = NIL
(C) BUSINESS :-
(i) OFFICE BUILT-UP AREA = 204.902 SQM.
(ii) OFFICE CARPET AREA = 179.607 SQM. REQUIRED CAR PARKING = 3 NOS
(D) PARKING :-
(i) TOTAL REQUIRED CAR PARKING : 5 NOS
(ii) TOTAL PROVIDED CAR PARKING : 4 NOS (PARK) + 1 NO (OPEN) = 5 NOS
(iii) PERMISSIBLE AREA FOR PARKING : 125.0 SQM.
(iv) PROVIDED AREA OF PARKING : 117.979 SQM.
8. F.A.R. :-
(i) PERMISSIBLE F.A.R = 2.50
(ii) PROPOSED F.A.R = (990.935 - 100.00) / 491.983 = 1.811 < 2.50

9. MISC AREA :-
(i) STAIR HEAD ROOM AREA : 21.185 SQM
(ii) LIFT MACHINE ROOM AREA (M.R.L) : 4.253 SQM
(iii) TERRACE AREA : 226.645 SQM
(iv) RELAXATION OF AUTHORITY, IF ANY : N.A.
(v) OVER HEAD TANK AREA : 6.838 SQM
(vi) AREA OF W.C. AT ROOF : 2.961 SQM
(vii) AREA OF CUP-BEARD : 13.614 SQM
(viii) AREA OF TREE COVER : 15.008 SQM
(ix) TOTAL AREA FOR FEES : 1122.228 SQM

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PRAFULLA KUMAR DUTTA
(2) SHEELA DUTTA
(3) SOMA PYNE
(4) CHANCHAL DUTTA
NAME OF OWNER / APPLICANT

B.P. NO. - 2024100019 DATED - 22-APR-2024 VALID UPTO - 21-APR-2029
DIGITAL SIG. OF EXECUTIVE ENGINEER (K.M.C.)
BR. X / BUILDING DEPARTMENT

DIGITAL SIG. OF ASSISTANT ENGINEER (K.M.C.)
BR. X / BUILDING DEPARTMENT

GROUND FLOOR PLAN, FIRST SECOND, THIRD & FOURTH FLOOR PLAN, ROOF PLAN, FROM SIDE ELEVATION, SECTION A-A', B-B', PROJECT.
PROPOSED G+IV STORED (HT. - 15.425 MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE 2009, AT PREMISES NO - 3A, KALI PRASANNA ROY LANE, WARD NO.-89, BOROUGH NO.- X, P.S. - CHARRU MARKET, KOLKATA - 700 033.
JOB NO. DRG. NO. DATE DEALT
2/2 ARCH/Corp - A DWG 28.02.2024 AVAN