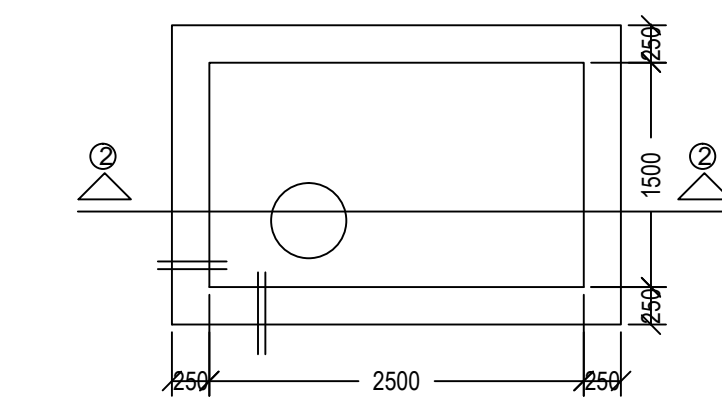
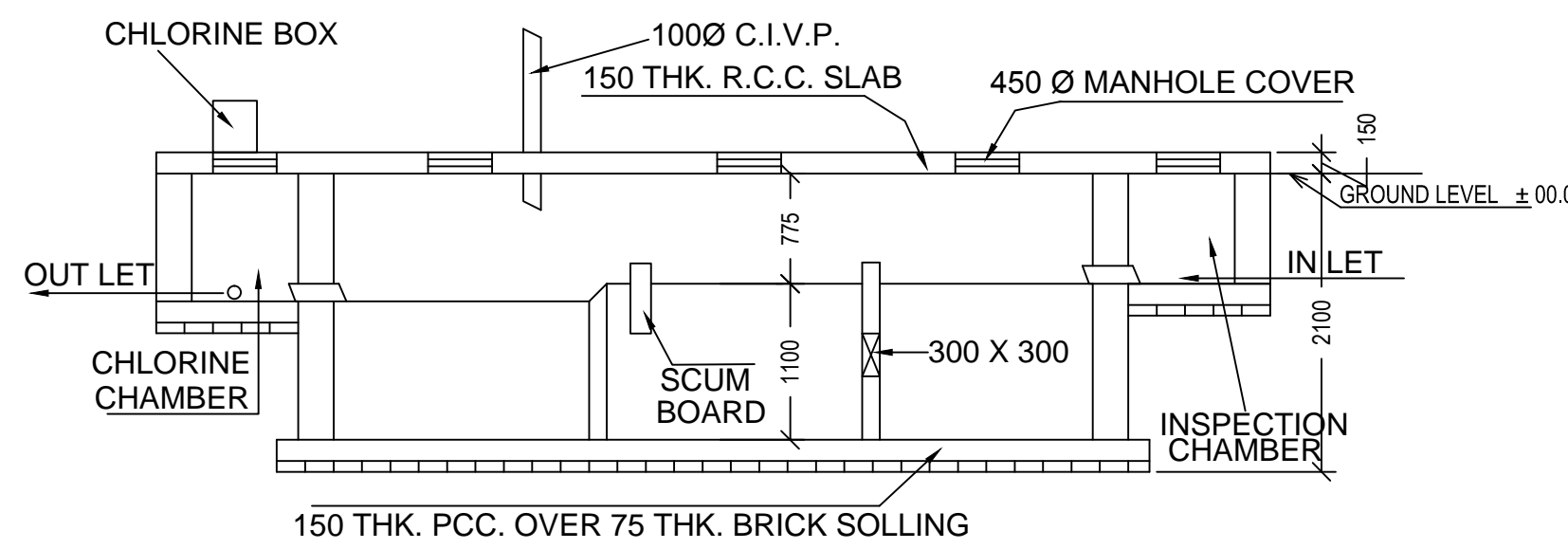


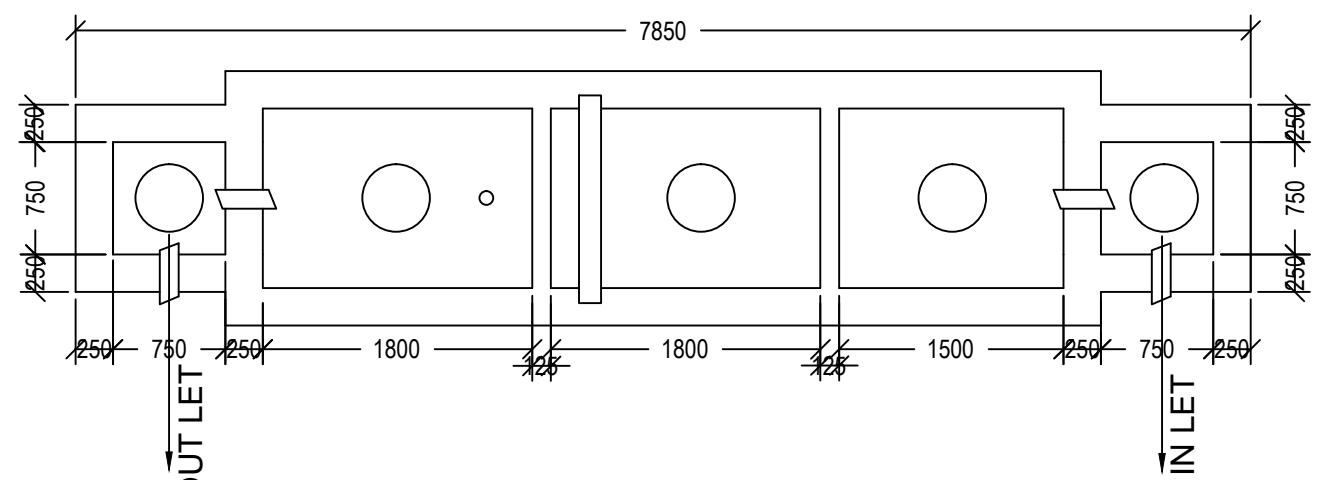
SECTION AT 2-2 SCALE: 1:50



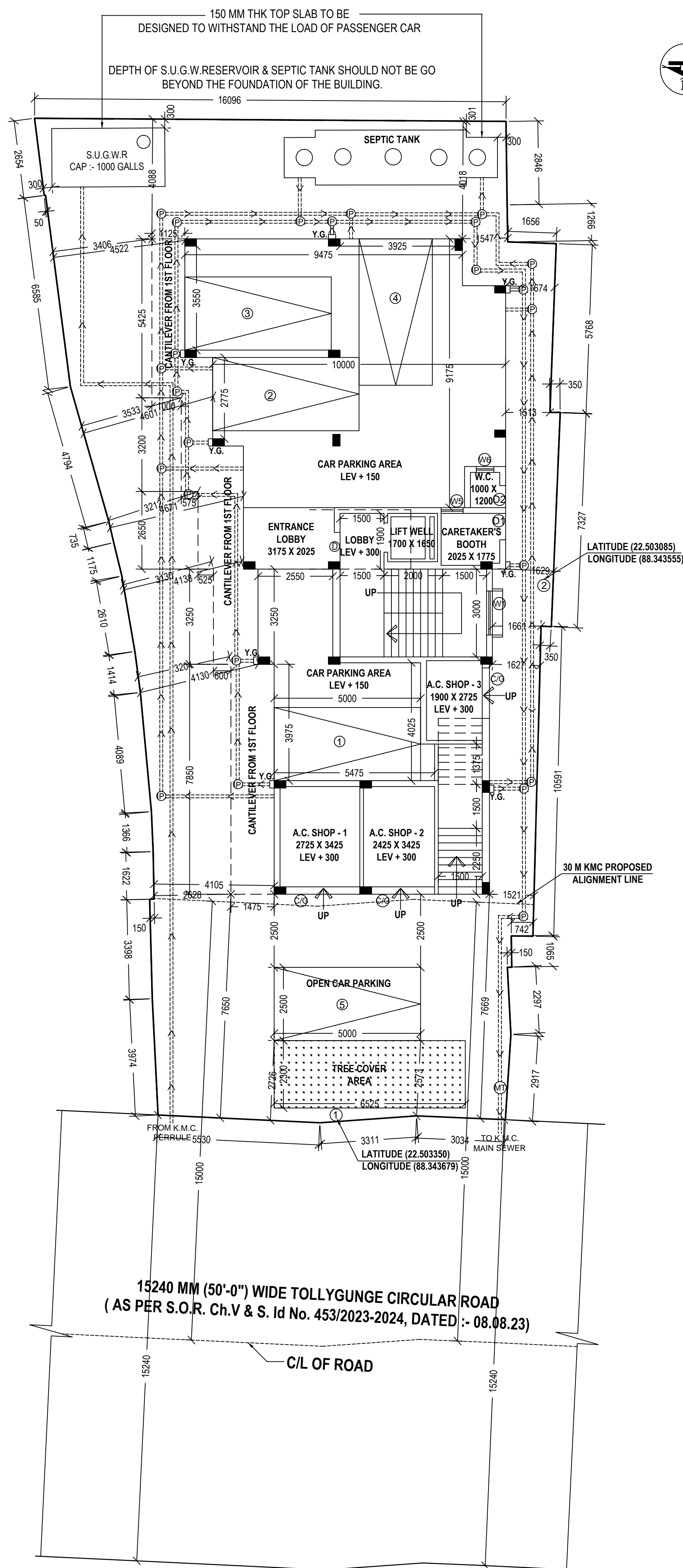
SEMI UNDER GROUND WATER RESERVOIR  
(CAPACITY: 1000 GAL)  
SCALE: 1:50



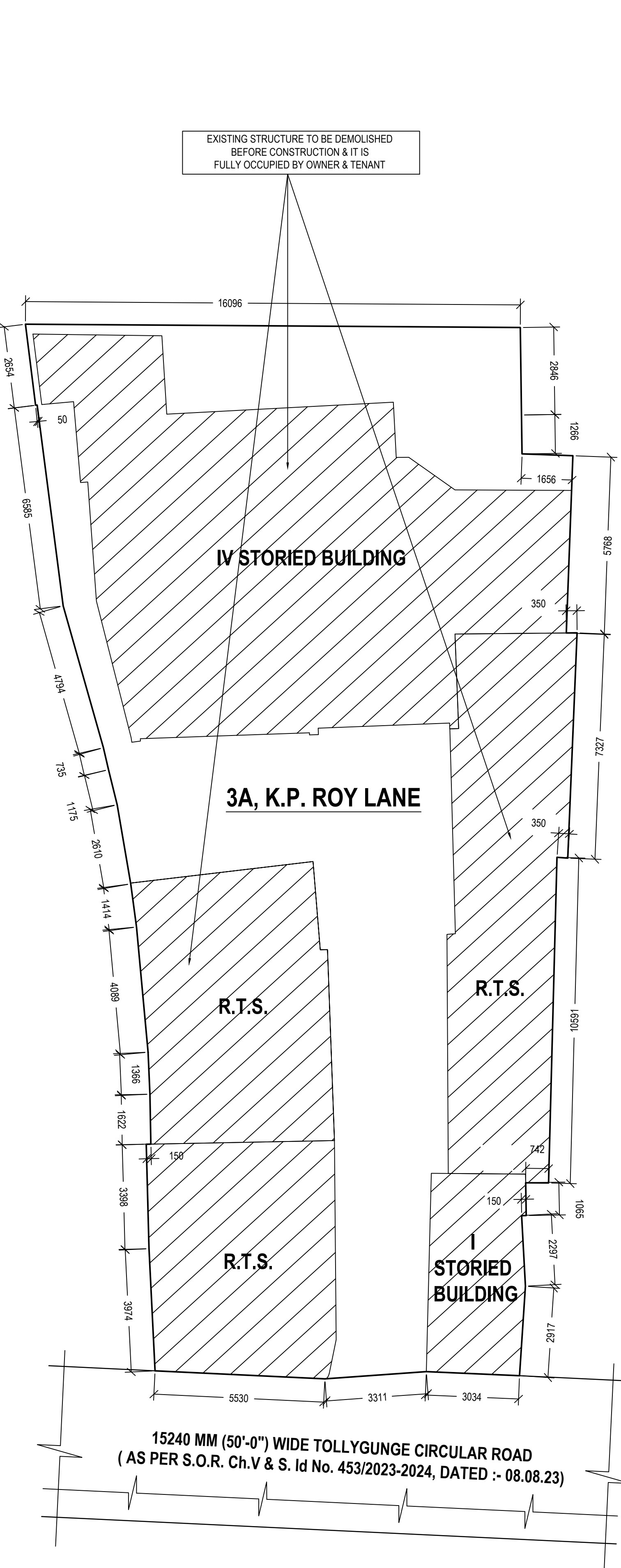
SECTION THROUGH 1-1 SCALE: 1:50



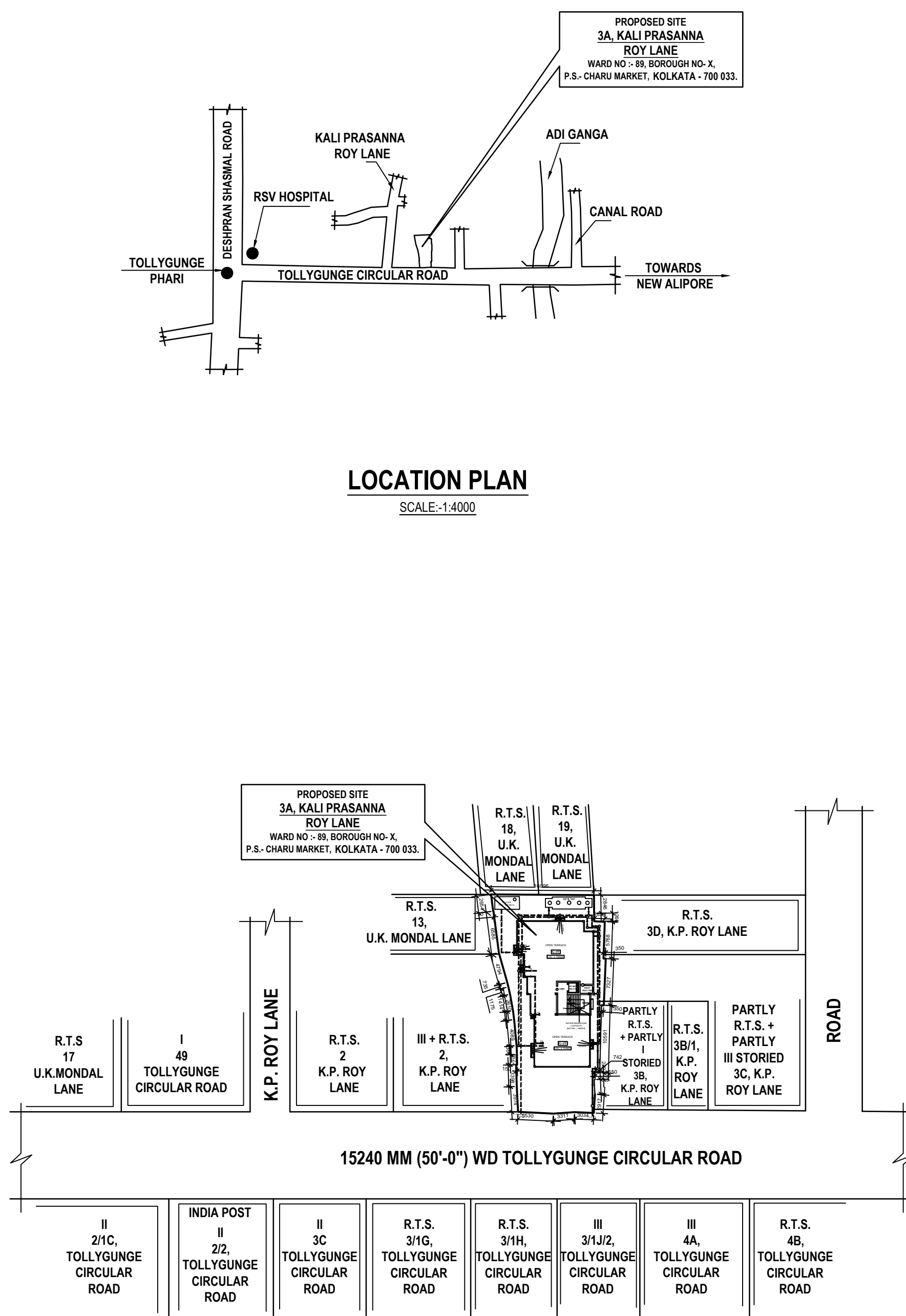
PLAN  
DETAIL OF SEPTIC TANK (FOR 100 USERS)  
SCALE: 1:50



GROUND FLOOR PLAN  
SCALE: 1:100



EXISTING FLOOR PLAN SCALE: 1:100



SITE PLAN  
SCALE: 1:600

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1000	2150	W1	1800	1800
D1	900	2150	W2	1500	1800
D2	750	2150	W3	1200	1800
DW	1800	2150	W4	1000	1800
OG	232505011725	2150	W5	750	1000
			W6	600	600
			CW	1125x1125	1800

**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 2" 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:

- ASSEESSE NO : 210890900033
- 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 : 138340 TO 138398  
BEING NO : 190103481 DATED : 18.05.2018 PLACE : A.R.A-I KOLKATA
- 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
- 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
- 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
- a) AREA OF LAND (Physical) : 7K-05CH-30.705SFT = 491.983 SQM  
b) NO OF STOREY : G+IV  
c) NO OF TENEMENTS : 10 NOS.
- SIZE OF TENEMENTS : 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:

- AREA OF LAND AS PER TITLE DEED = 7K-05CH-06SFT = 493.776 SQM
- AS PER BOUNDARY DECLARATION = 7K-05CH-30.705SFT = 491.983 SQM
- NET LAND AREA = 491.983 SQM
- (i) PERMISSIBLE GROUND COVERAGE : 80.267 % = 247.365 SQM  
(ii) PROPOSED GROUND COVERAGE : 46.686 % = 226.645 SQM
- PROPOSED HEIGHT : 15.425 MT.
- PROPOSED AREA

	GRASS COVERED AREA	STAIR DUCT	LIFT WELL	STAIR-STAR/LIBRARY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	193.525 SQM	15.00 SQM	2.85 SQM	15.00 SQM	2.85 SQM	179.675 SQM
1ST FLOOR	228.645 SQM	8.75 SQM	2.85 SQM	15.00 SQM	2.85 SQM	197.295 SQM
2ND FLOOR	228.645 SQM	8.75 SQM	2.85 SQM	15.00 SQM	2.85 SQM	197.295 SQM
3RD FLOOR	228.645 SQM	8.75 SQM	2.85 SQM	15.00 SQM	2.85 SQM	197.295 SQM
4TH FLOOR	228.645 SQM	8.75 SQM	2.85 SQM	15.00 SQM	2.85 SQM	197.295 SQM
TOTAL	1190.105 SQM	8.75 SQM	11.22 SQM	75.00 SQM	14.25 SQM	999.335 SQM

##### 7. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL :-			
MARKET TENEMENT SIZE	PROPORTIONAL AREA TO BE	ACTUAL TENEMENT AREA	NO. OF TENEMENT
1 71.274 SQM	13.885 SQM	34.916 SQM	2
2 76.979 SQM	14.736 SQM	31.735 SQM	2
3 80.267 SQM	15.775 SQM	31.068 SQM	2
4 34.733 SQM	6.688 SQM	41.391 SQM	1
5 34.916 SQM	6.688 SQM	41.391 SQM	1
6 76.979 SQM	14.736 SQM	31.735 SQM	1
7 80.267 SQM	15.775 SQM	31.068 SQM	1

##### (B) MERCANTILE (RETAIL) :-

- SHOP BUILT-UP AREA = 28.716 SQM.
- SHOP CARPET AREA = 22.719 SQM. REQUIRED CAR PARKING = NIL

##### (C) BUSINESS :-

- OFFICE BUILT-UP AREA = 204.902 SQM.
- OFFICE CARPET AREA = 179.607 SQM. REQUIRED CAR PARKING = 3 NOS

##### (D) PARKING :-

- TOTAL REQUIRED CAR PARKING : 5 NOS
- TOTAL PROVIDED CAR PARKING : 4 NOS (PARK) + 1 NO (OPEN) = 5 NOS
- PERMISSIBLE AREA FOR PARKING : 125.0 SQM.
- PROVIDED AREA OF PARKING : 117.978 SQM.

##### 8 F.A.R. :-

- PERMISSIBLE F.A.R. : 2.50
- PROPOSED F.A.R. : (990.935 - 100.00) / 491.983 = 1.811 < 2.50

##### 9. MISC AREA :-

- STAIR HEAD ROOM AREA : 21.185 SQM.
- LIFT MACHINE ROOM AREA (M.R.L.) : 4.253 SQM.
- TERRACE AREA : 226.645 SQM.
- RELAXATION OF AUTHORITY, IF ANY : N.A.
- OVER HEAD TANK AREA : 6.938 SQM.
- AREA OF W.C. AT ROOF : 2.391 SQM.
- AREA OF CUP-BEARD : 13.614 SQM.
- AREA OF TREE COVER : 15.008 SQM.
- TOTAL AREA FOR FEES : 1122.226 SQM.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER**

Premises No : 3A, KALI PRASANNA ROY ROAD  
Assessee No : 210890900033  
Name of the Owner (s) / Applicant (s) :  
(1) ASHIS PATRA (2) PRADYUT DUTTA (3) SUMIT DEBNATH  
PARTNERS - MIS. APS CONSTRUCTION  
CONSTITUTED ATTORNEY OF (1) PROFULLA KUMAR DUTTA @  
PRAFULLA KUMAR DUTTA (2) SHEELA DUTTA (3) SOMA PYNNE  
(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 (AMSLL) :

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

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.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER**

ARJUN PAL (B.ARCH)  
Registered Architect  
Regn No - CA/2010/47578

NAME OF ARCHITECT : ARJUN PAL  
NAME OF OWNER / APPLICANT :  
RUPAK KUMAR BANERJEE  
B.C.E. M.E., M.J.G.S. M.I.E.  
CHARTERED ENGINEER  
G.T.E. - 3(I)

NAME OF GEO-TECHNICAL ENGINEER :  
JOYDEEP MUKHERJEE  
B.E. (CIVIL), E.S.E. - 178(I)

#### 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.

#### 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 HERE BY 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 FAKE 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.

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, EXISTING PLAN, LOCATION PLAN, SITE PLAN, S.U.G.W.R. SEPTIC TANK PROJECT.

PROPOSED G+IV STORIED (HT.-15.425MT.) 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. - CHARU MARKET, KOLKATA - 700 033.

JOB NO. DRG. NO. DATE DEALT

1/2 ARCHICORPMASTER SHEET 28.02.2024 AYAN

syn tech engg pvt. ltd.

(redefining synergy technologies)

ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS, LANDSCAPE

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SCALE: 1:100