

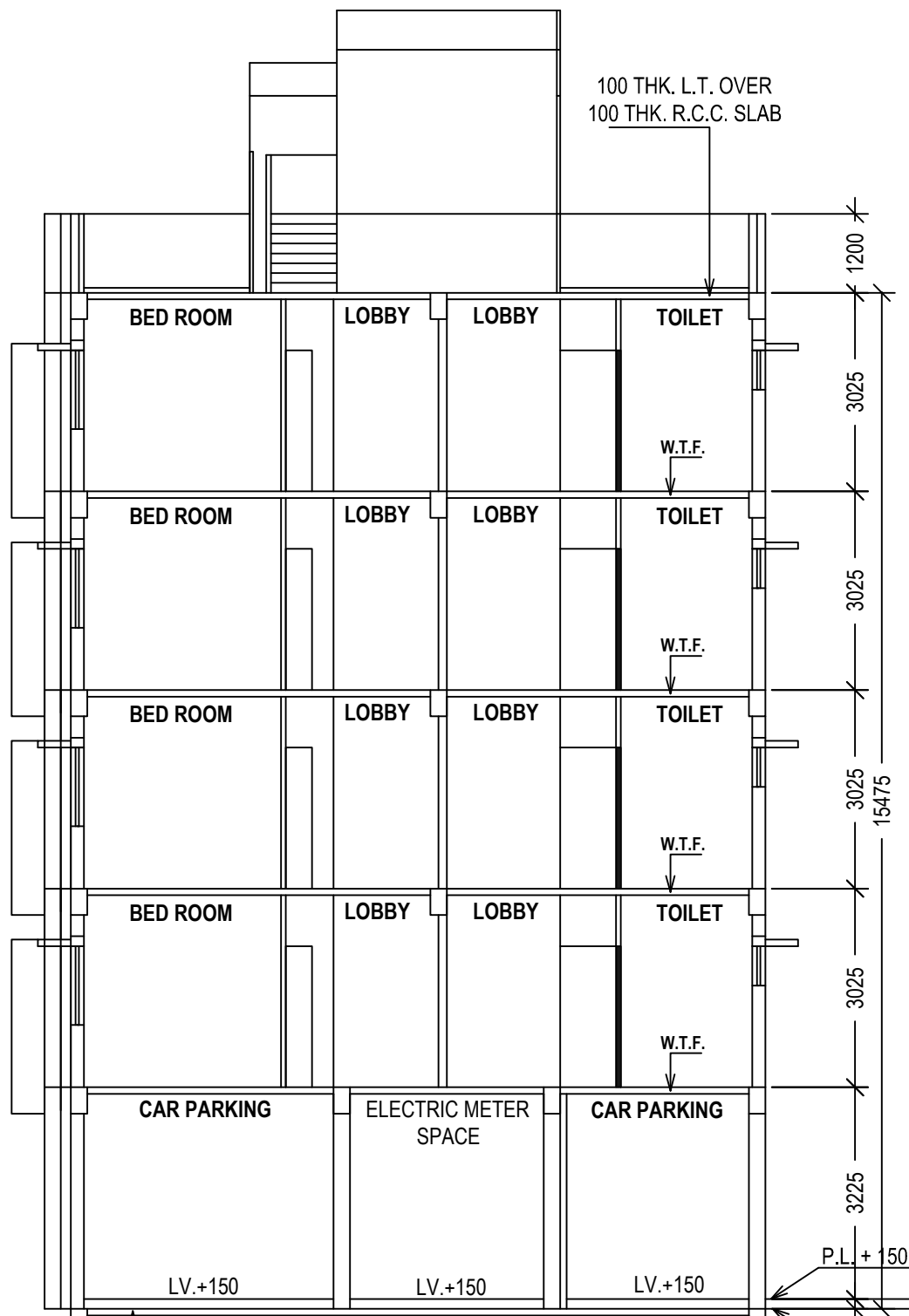
FRONT ELEVATION

SCALE: 1:100



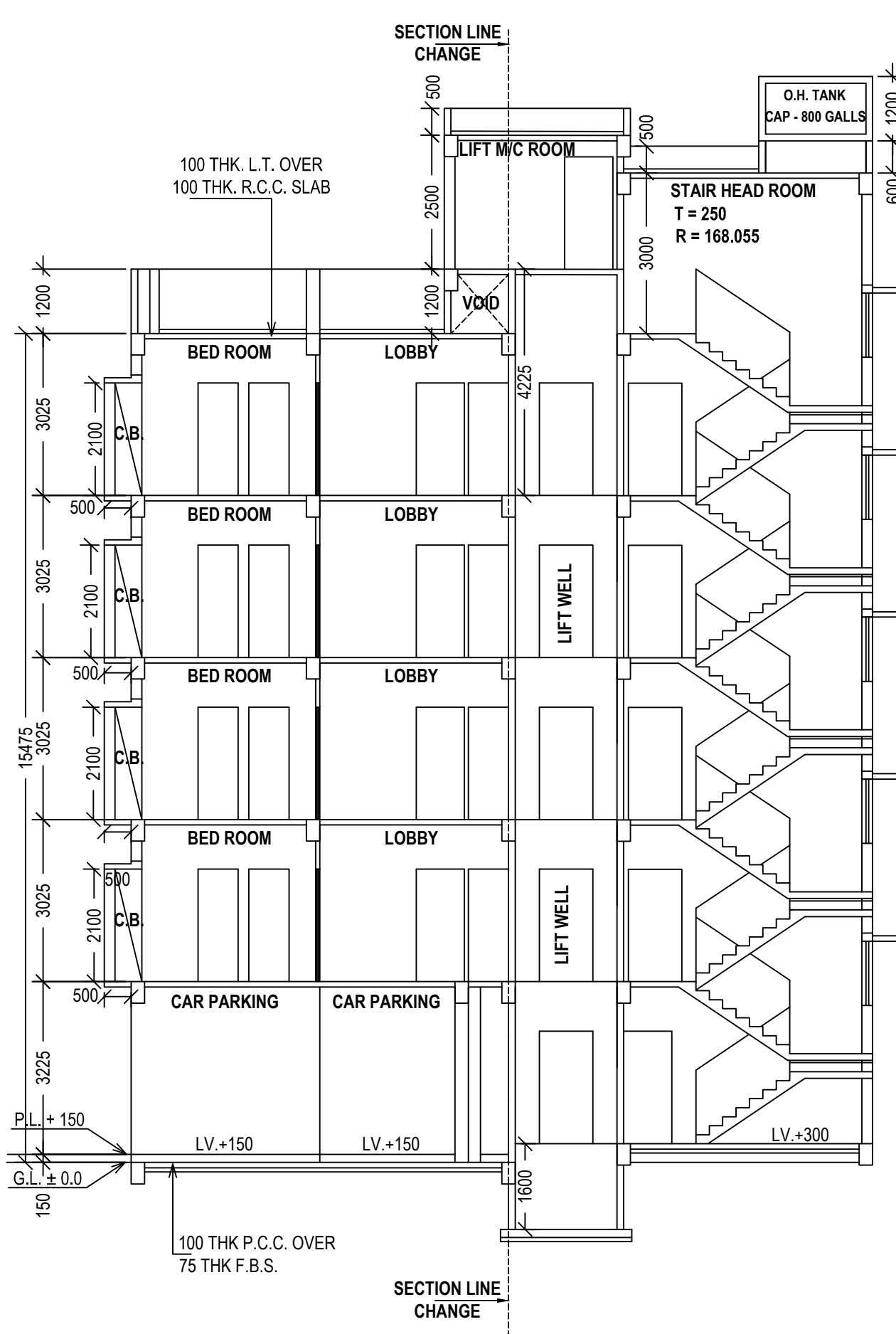
SOUTH SIDE ELEVATION

SCALE: 1:100



SECTION THROUGH A - A'

SCALE: 1:100



SECTION THROUGH B - B'

SCALE: 1:100

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	600	600
DW	1200	2100			
C/G	1200	2100			

CERTIFICATE

Premises No : 64/8/194, RAIPUR ROAD
Assessee No :
Name of the Owner (s) / Applicant (s) :
Area of Land : 4K - 12CH - 3.436 SFT = 318.045 SQM (AS PER PHYSICAL)
Name of L.B.S. : AVIJIT DAS No. L.B.S-1765/(K.M.C.)
Permissible height in reference to CCZM issued by AAI : 33.0 M.
Co-Ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in The site plan of the proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
1	22.483116	88.363889	2.7 M.
2	22.483182	88.363877	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.

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.			
BHASKARJYOTI ROY G.T.E.-I/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. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.			
SAKTI BRATA BHATTACHARYYA E.S.E-I/116 (K.M.C.)			
NAME OF STRUCTURAL ENGINEER			
DECLARATION OF L.B.S.			
CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. ACT 1980 & BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.			

SRI DIPANKAR DAS CONSTITUTED ATTORNEY OF SRI SAMAR LAL GHOSH		AVIJIT DAS L.B.S-1765/(K.M.C.)
AVIJIT DAS L.B.S-1765/(K.M.C.)	NAME OF L.B.S.	NAME OF OWNER / APPLICANT
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. 1.8 & 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. ASSESSEE NO : 2. DETAIL OF REGISTERED DEED : BOOK NO : I VOL NO : 58 PAGE NO : 269 TO 272 BEING NO 4243 DATED : 29/10/1989 PLACE : A.D.R.-ALIPORE 24- PGS (WB) 3. DETAIL OF REGISTERED BOUNDARY DECLARATION : BOOK NO : I VOL NO : 1630-2024 PAGE NO : 523178 TO 523188 BEING NO 160319804 DATED : 05/12/2024 PLACE : D.S.R.-III SOUTH 24- PGS (WB) 4. DETAIL OF REGISTERED STRIP OF LAND : BOOK NO : I VOL NO : 1603-2024 PAGE NO : 523201 TO 523211 BEING NO : 160319806 DATED : 05/12/2024 PLACE : D.S.R.-III SOUTH 24- PGS (WB) 5. DETAIL OF REGISTERED CORNER SPLAY : BOOK NO : I VOL NO : 1603-2024 PAGE NO : 523189 TO 523200 BEING NO : 160319805 DATED : 05/12/2024 PLACE : D.S.R.-III SOUTH 24- PGS (WB) 6. DETAIL OF POWER OF ATTORNEY : BOOK NO : IV VOL NO : 1605-2024 PAGE NO : 2240 TO 2250 BEING NO 160500129 DATED : 04/07/2024 PLACE : A.D.S.R. - ALIPORE 7. a) AREA OF LAND (Physical) : 4K-12CH-3.436SFT = 318.045 SQM b) NO OF STOREY : G+V 8. a) NO. OF TENEMENTS : 8 NOS. 9. SIZE OF TENEMENTS : a) 75.0 * 100.0 Sqm 08 NOS		
PART-B:		
1. AREA OF LAND AS PER TITLE DEED : 4K-6CH-18SFT = 294.314 SQM 2. AS PER BOUNDARY DECLARATION : 4K-12CH-3.436SFT = 318.045 SQM 3. STRIP OF LAND AREA : 15.185 SQM 4. CORNER SPLAY AREA : 2.897 SQM 5. NET LAND AREA : 299.965 SQM 6. (i) PERMISSIBLE GROUND COVERAGE : 66.856 % = 167.336 SQM (ii) PROPOSED GROUND COVERAGE : 51.601 % = 151.87 SQM 7. PROPOSED HEIGHT : 15.475 MT. 8. PROPOSED AREA		
9. TENEMENTS & CAR PARKING CALCULATION -		
(A) RESIDENTIAL		
MARKET TENEMENT SIZE PROPORTIONAL AREA TO BE USED ACTUAL TENEMENT AREA NO. OF TENEMENT REQUIRED CAR PARKING		
1 65.590 SQ.M 12.373 SQ.M 77.873 SQ.M 4 4 NOS		
2 16.819 SQ.M 12.373 SQ.M 77.873 SQ.M 4 4 NOS		
(B) BUSINESS (OFFICE)		
(i) OFFICE BUILT-UP AREA = 17.436 SQM		
(ii) OFFICE CARPET AREA = 13.532 SQM - REQUIRED CAR PARKING = NIL		
(C) PARKING:		
(i) TOTAL REQUIRED CAR PARKING : 4 NOS		
(ii) TOTAL PROVIDED CAR PARKING : 4 NOS		
(iii) PROVIDED AREA FOR PARKING : 100.0 SQ.M		
10. F.A.R.:		
(i) PERMISSIBLE F.A.R : 2.25		
(ii) PROPOSED F.A.R : 669.266 * 100.00 / 294.314 = 1.934<2.25		
11. MISC AREA:		
(i) STAIR HEAD ROOM AREA : 15.418 SQ.M		
(ii) LIFT MACHINE ROOM AREA : 11.225 SQ.M		
(iii) LIFT MACHINE ROOM STAIR AREA : 3.010 SQ.M		
(iv) TERRACE AREA : 15.187 SQ.M		
(v) RELAXATION OF AUTHORITY, IF ANY : N.A.		
(vi) OVER HEAD TANK AREA : 6.959 SQ.M		
(vii) AREA OF W.C. AT ROOF : 2.975 SQ.M		
(viii) AREA OF CUR-BEARD : 10.00 SQ.M		
(ix) AREA OF TREE COVER : 6.038 SQM (REQUIRED), 7.00 SQM (PROVIDED)		
(x) TOTAL AREA FOR FEES : 789.012 SQM		

DECLARATION OF OWNER			
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & 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.S/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.			
SRI DIPANKAR DAS CONSTITUTED ATTORNEY OF SRI SAMAR LAL GHOSH			
NAME OF OWNER / APPLICANT			
B.P. NO. : 2025100061	DATED : 04/07/2025	VALID UPTO : 03/07/2030	

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NAME OF OWNER / APPLICANT			
B.P. NO. : 2025100061	DATED : 04/07/2025	VALID UPTO : 03/07/2030	

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

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

GROUND FLOOR PLAN, FIRST, SECOND, THIRD & FOURTH FLOOR PLAN, ROOF PLAN, FRONT SIDE ELEVATION, SOUTH SIDE ELEVATION, SECTION AT A-A', B-B'

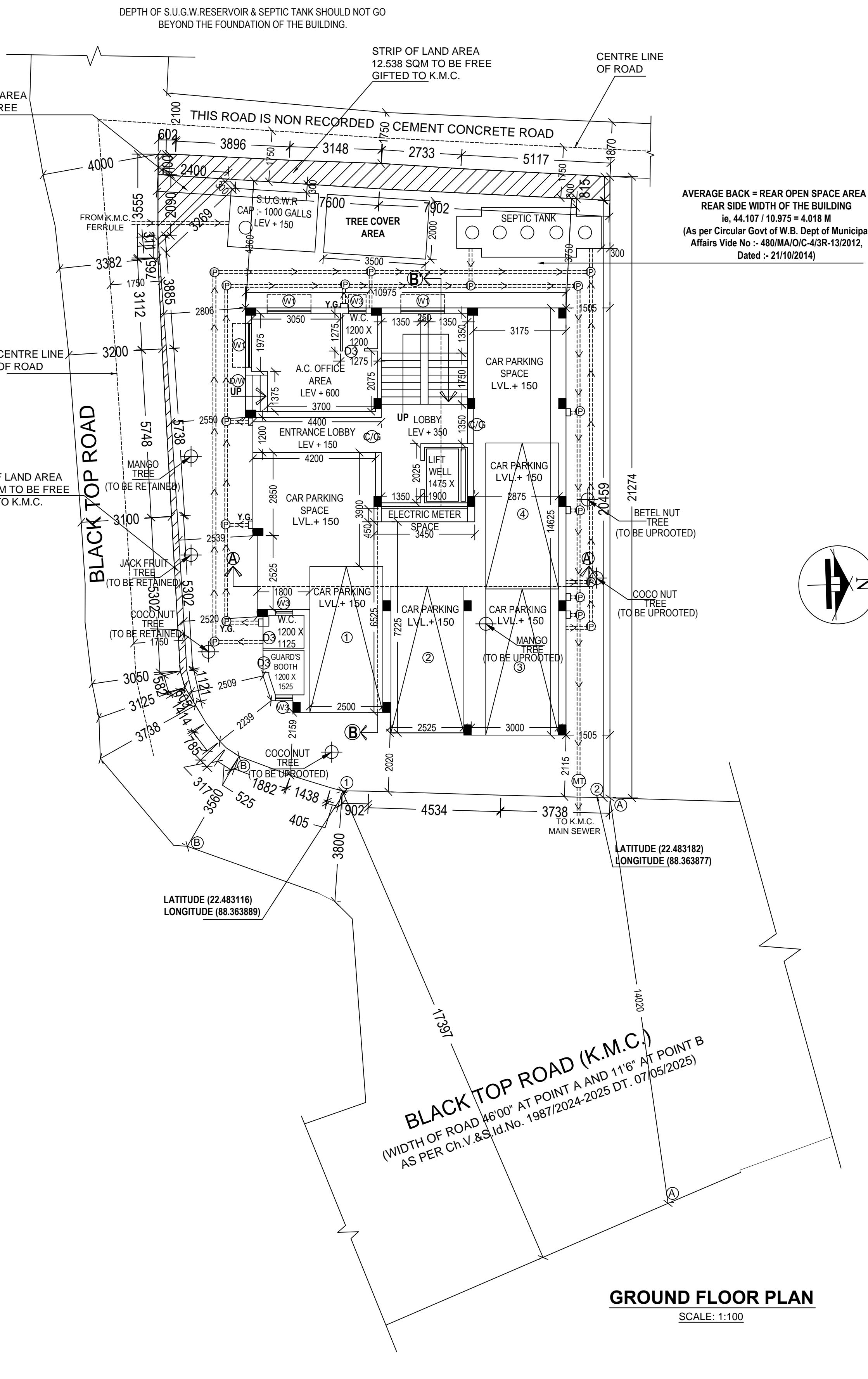
PROJECT:
PROPOSED G+V STORIED (HT.-15.475MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE 2009.
AT PREMISES NO - 64/8/194, RAIPUR ROAD, WARD NO.-38, BOROUGH NO.- X, P.S. - NETAJI NAGAR, KOLKATA - 700 092.

SHEET NO. DRG. NO. DATE DEALT

22 ARCH/CORP. A DWG 24.06.2025 AYAN

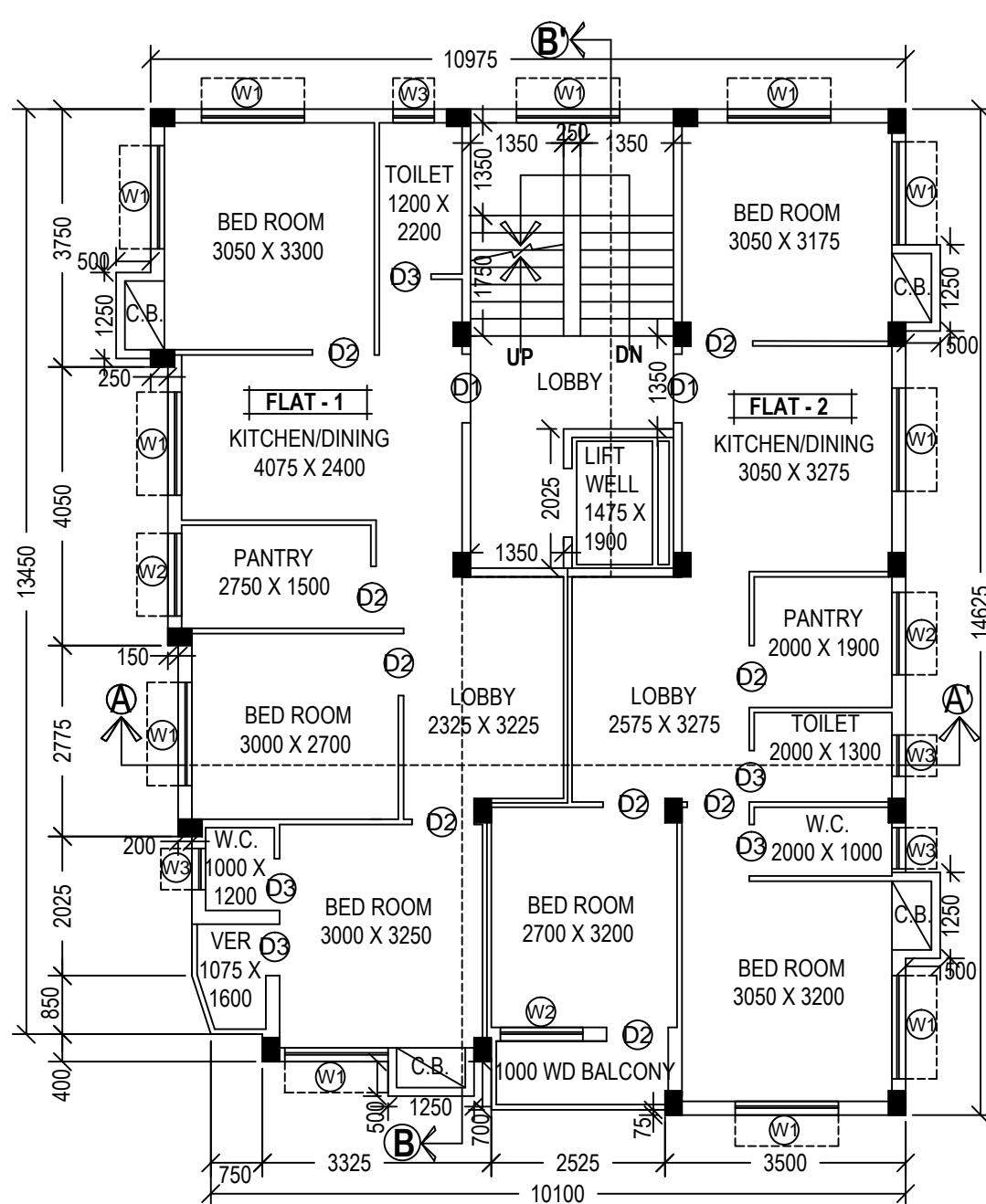


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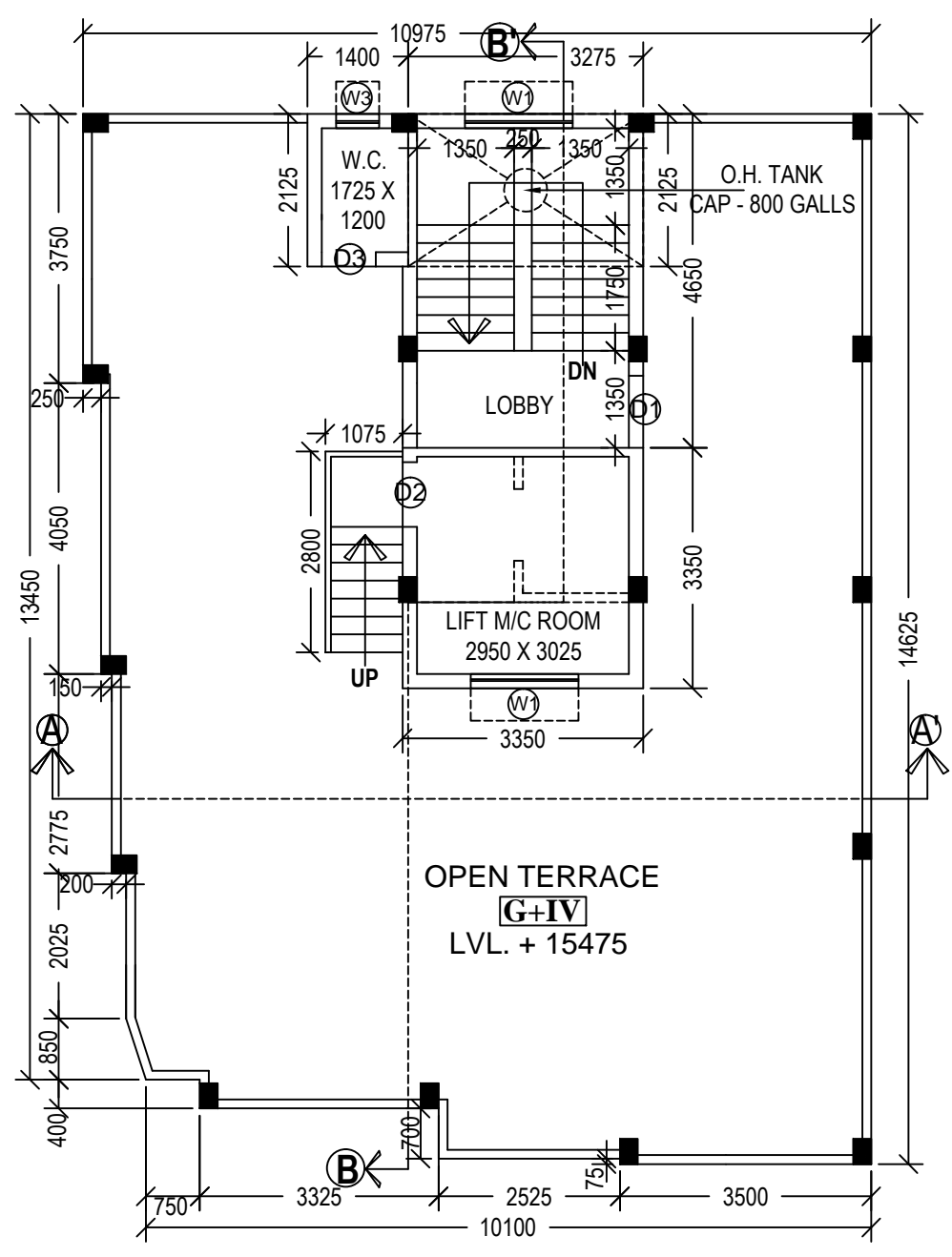
GROUND FLOOR PLAN

SCALE: 1:100



FIRST,SECOND,THIRD & FOURTH FLOOR PLAN

SCALE: 1:100



ROOF PLAN

SCALE: 1:100