CO-ORDINATE IN WGS 84 AND SITE ELEVATION (ASML):

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 23.0 M.
PROPOSED HEIGHT OF THE BUILDING : (6.01 + 35.825 +4.35) = 46.185 M.

REFERENCE POINTS MARKED IN THE PROPOSAL'S SITE PLAN	CO-ORDINATE IN WGS 84		SITE ELEVATION (ASML)
	LATITUDE	LONGITUDE	
1	22 37 30.25N	88 22 56.33E	6.01M
2	22 37 31.89N	88 22 56.40E	6.01M
3	22 37 30.23N	88 22 57.07E	6.01M
4	22 37 30.31N	88 22 57.19E	6.01M
5	22 37 31.36N	88 22 57.27E	6.01M
6	22 27 31.55N	88 22 57.31E	6.01M
7	22 37 31.70N	88 22 57.43E	6.01M
8	22 37 31.86N	88 22 57.60E	6.01M
9	22 37 31.78N	88 22 57.61E	6.01M

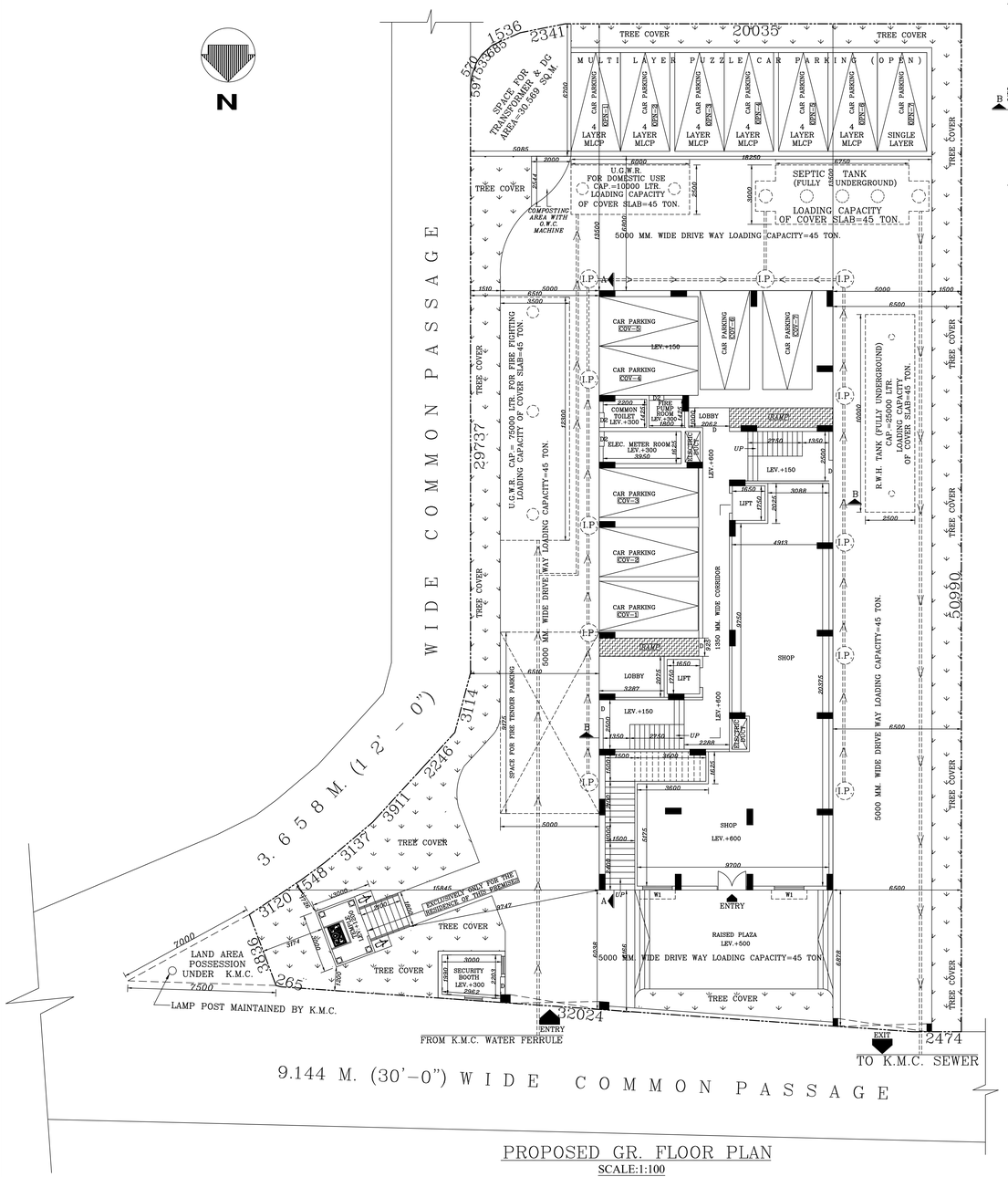
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

SRI TAPENDRANATH BANERJEE
SRI ARINDAM BANERJEE
SRI TIRTHANKAR BANERJEE
NAME OF APPLICANTS/OWNERS

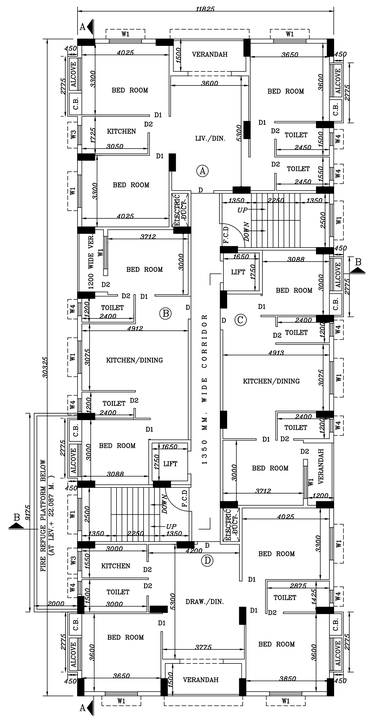
RANAJIT KUMAR MITRA
LICENCE NO– C.A/2005/35498
NAME OF ARCHITECT

SCHEDULE OF DOORS & WINDOWS

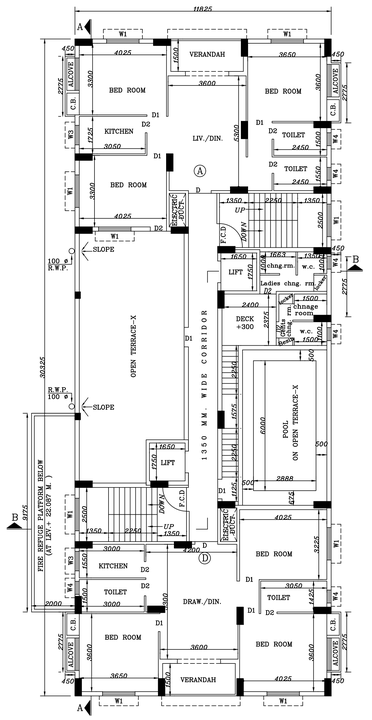
MKD	WIDTH	HEIGHT	DESCRIPTION	MKD	WIDTH	HEIGHT	DESCRIPTION
D	1050	2100	*PANNELED*	W1	1800	1200	*GLAZED*
D1	900	2100	*PANNELED*	W2	1200	1200	*GLAZED*
D2	750	2100	*PANNELED*	W3	900	1200	*GLAZED*
				W4	600	900	*GLAZED*



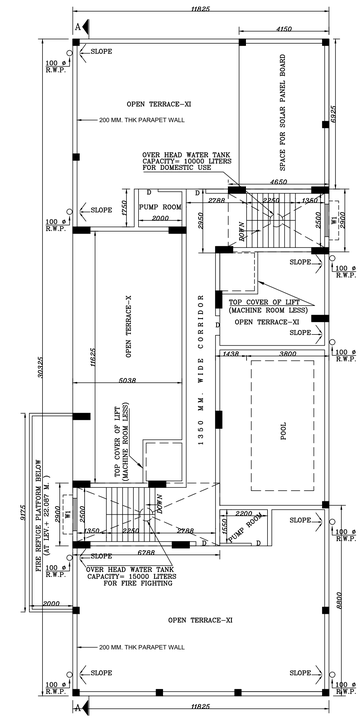
PROPOSED GR. FLOOR PLAN
SCALE:1:100



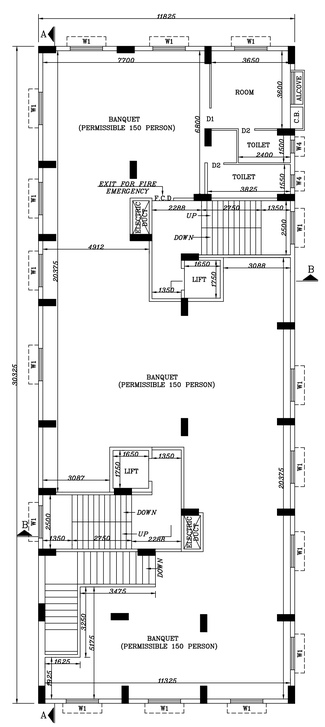
PROPOSED 7TH. TO 9TH. FLOOR PLAN
SCALE:1:100



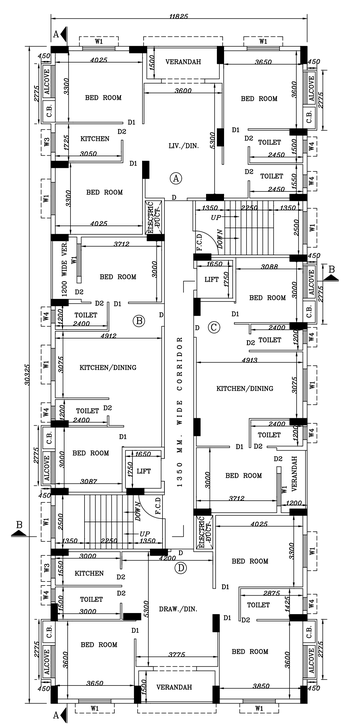
PROPOSED 10TH. FLOOR PLAN
SCALE:1:100



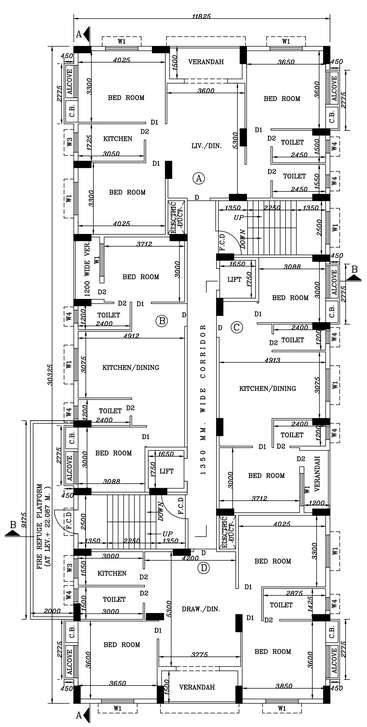
PROPOSED ROOF PLAN
SCALE:1:100



PROPOSED 1ST. FLOOR PLAN
SCALE:1:100



PROPOSED 2ND. TO 5TH. FLOOR PLAN
SCALE:1:100



PROPOSED 6TH. FLOOR PLAN
SCALE:1:100

STATEMENT OF THE PLAN CASE NO. :- 2024010062

PART-A:
1. ASSESSEE NO–110020106645

2.a) DETAILS OF REGISTERED DEED .

SL.	BOOK.	VOL NO.	PAGE NO	BEING NO	PLACE	YEAR
1.	I	1902–2023	270507–270551	190208478	A.R.A. – II KOLKATA	2023

2.b) DETAILS OF DECLARATION OF COMMON PASSAGE .

SL.	BOOK.	VOL NO.	PAGE NO	BEING NO	PLACE	YEAR
1.	IV	1506–2024	3285–3293	150600209	A.D.S.R. COSSIPORE DUMDUM	2024

3. a) NO. OF TENEMENTS : 34 NOS.
4. SIZE OF TENEMENTS : a) BELOW 50 SQ.M. ...NIL .
: b) 50 SQ.M TO 75 SQ.M...16 NOS.
: c) ABOVE 100 SQ.M..18 NOS.

PART-B:
1. AREA OF LAND:–
AS PER DEED = 20 K.- 00 CH.-00 SQ.FT./1337.79 SQ.M.
3. (i) PERMISSIBLE GROUND COVERAGE (50%) = 668.915 SQ.M.
(ii) PROPOSED GROUND COVERAGE = (27.639%) = 369.753 SQ.M.
4. PROPOSED HEIGHT = 35.825 M.

5A. PROPOSED AREA (AREA STATEMENT):-

FLOOR	TOTAL COVERED AREA	SHAFT/LIFT WELL/STAIR DUCT	NET COVERED AREA	STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	369.753 SQ.M.	NIL	369.753 SQ.M.	43.150 SQ.M.	5.873 SQ.M.	320.730 SQ.M.
FIRST FLOOR	358.593 SQ.M.	20.665 SQ.M.	337.928 SQ.M.	27.250 SQ.M.	5.555 SQ.M.	305.143 SQ.M.
SECOND FLOOR	358.593 SQ.M.	8.140 SQ.M.	350.453 SQ.M.	24.750 SQ.M.	5.873 SQ.M.	319.830 SQ.M.
THIRD FLOOR	358.593 SQ.M.	8.140 SQ.M.	350.453 SQ.M.	24.750 SQ.M.	5.873 SQ.M.	319.830 SQ.M.
FORTH FLOOR	358.593 SQ.M.	8.140 SQ.M.	350.453 SQ.M.	24.750 SQ.M.	5.873 SQ.M.	319.830 SQ.M.
FIFTH FLOOR	358.593 SQ.M.	8.140 SQ.M.	350.453 SQ.M.	24.750 SQ.M.	5.873 SQ.M.	319.830 SQ.M.
SIXTH FLOOR	358.593 SQ.M.	8.140 SQ.M.	350.453 SQ.M.	24.750 SQ.M.	5.873 SQ.M.	319.830 SQ.M.
SEVENTH FLOOR	358.593 SQ.M.	8.140 SQ.M.	350.453 SQ.M.	24.750 SQ.M.	5.873 SQ.M.	319.830 SQ.M.
EIGHTH FLOOR	358.593 SQ.M.	8.140 SQ.M.	350.453 SQ.M.	24.750 SQ.M.	5.873 SQ.M.	319.830 SQ.M.
NINTH FLOOR	358.593 SQ.M.	8.140 SQ.M.	350.453 SQ.M.	24.750 SQ.M.	5.873 SQ.M.	319.830 SQ.M.
TENTH FLOOR	267.388 SQ.M.	8.140 SQ.M.	259.248 SQ.M.	24.750 SQ.M.	5.873 SQ.M.	228.625 SQ.M.
TOTAL	3864.478 SQ.M.	93.925 SQ.M.	3770.553 SQ.M.	293.150 SQ.M.	64.265 SQ.M.	3413.138 SQ.M.

6B. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

WING	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A-(2ND - 9TH FLR.)	91.268 SQ.M	21.929 SQ.M	113.197 SQ.M.	8	22 NOS.
B-(2ND - 9TH FLR.)	59.019 SQ.M	14.180 SQ.M	73.199 SQ.M.	8	
C-(2ND - 9TH FLR.)	59.109 SQ.M	14.202 SQ.M	73.311 SQ.M.	8	
D-(2ND - 9TH FLR.)	91.268 SQ.M	21.929 SQ.M	113.197 SQ.M.	8	
E-(10TH FLR.)	91.866 SQ.M	22.072 SQ.M	113.938 SQ.M.	1	
F-(10TH FLR.)	91.539 SQ.M	21.994 SQ.M	113.533 SQ.M.	1	

1. REQUIRED CAR PARKING = 32 NOS. (22 NOS. FOR RESIDENTIAL + 7 NOS. FOR ASSEMBLY + 3 NOS. FOR SHOP)
2. PROPOSED CAR PARKING = 32 NOS.(7 NOS. SINGLE LAYER COVERED + 6 NOS. 4 LAYER MLCP OPEN + 1 NO. SINGLE LAYER OPEN)
3. PERMISSIBLE F.A.R. = 2.475 (10 % ADDITIONAL F.A.R. OF NORMAL F.A.R. 2.25 FOR GREEN BUILDING)
4. PROPOSED F.A.R. = [(3413.138-110.557)/1337.79] = 2.469 < 2.475
5. STAIR HEAD ROOM AREA = 85.839 SQ.M.
6. OVER HEAD WATER TANK AREA = (19.884+13.485) = 33.169 SQ.M.
7. ASSEMBLY COVERED AREA = 316.229 SQ.M.
8. ASSEMBLY CARPET AREA = 273.449 sq.m
9. SHOP COVERED AREA = 133.077 sq.m
10. SHOP CARPET AREA = 121.504 sq.m
11. REQUIRED AREA OF TREE COVER = 125.732 SQ.M. (9.398%)
12. PROPOSED AREA OF TREE COVER = 235.481 SQ.M. (17.602%)
13. ABUTTING ROAD WIDTH = 9.144 M.
14. FRONTAGE OF THE PLOT = 34.353 M.
15. EXEMPTED AREA = 357.415 SQ.M.
16. AREA OF CUP-BOARD = 66.197 SQ.M.
17. CAR PARKING AREA = 110.557 SQ.M.
18. SOLAR PANEL AREA = 28.739 SQ.M.
19. ROOF TOP SWIMMING POOL AREA = 17.328 SQ.M.
20. FIRE REFUGE PLATFORM AREA = 18.350 SQ.M.
21. TERRACE AREA = 358.593 SQ.M.
22. GATE GOOMTY AREA = 8.489 SQ.M.

23. PERCENTAGE OF RESIDENTIAL AREA = 88.084 % (3321.247 SQ.M)
24. PERCENTAGE OF ASSEMBLY AREA = 8.387 % (316.229 SQ.M)
25. PERCENTAGE OF SHOP AREA = 3.529 % (133.077 SQ.M)

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN.IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BABLU BISWAS
LICENCE NO– 38 / I
NAME OF GEOTECH 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 OMEGA & ASSOCIATES (BABLU BISWAS) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BABLU BISWAS
LICENCE NO– 236 / I
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. 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 BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.IT IS PARTLY OCCUPIED BY THE OWNER .

RANAJIT KUMAR MITRA
LICENCE NO– C.A/2005/35498
NAME OF ARCHITECT

DECLARATION OF OWNER.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & ESE DURING CONSTRUCTION. I SHALL 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 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 LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SRI TAPENDRANATH BANERJEE
SRI ARINDAM BANERJEE
SRI TIRTHANKAR BANERJEE
NAME OF APPLICANTS/OWNERS

GROUND FLOOR PLAN, FIRST FLOOR PLAN, 2ND. TO NINTH FLOOR PLAN, TENTH FLOOR PLAN, ROOF PLAN, SECTION-AA & BB, FRONT ELEVATION, PLAN SECTION OF SEMI UNDER GROUND RESERVOIR.

PROPOSED G+X STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.–57C/3, B.T. ROAD, P.S.– SINTHEE, WARD NO.–002, BOROUGH NO–I, KOLKATA –700 050, UNDER KOLKATA MUNICIPAL CORPORATION, U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009.

THIS PLAN PROPOSAL HAS BEEN APPROVED AS PER RESOLUTION OF M.B.C. MEETING NO. 651 VIDE ITEM NO. 011/25–26 , DT. 24.04.2025 AND ALSO APPROVED BY M.I.C. ITEM NO. M–62.91 , DT. 13.08.2025.

B.P. NO. :– 2025010056
SANCTIONED DATE :– 04/09/2025
VALID UP TO :– 03/09/2030

SUBRATA BISWAS Digitally signed by SUBRATA BISWAS Date: 2025.09.04 19:44:14 +05'30'
DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.–I/K.M.C.

MD ASHRAFUDDIN Digitally signed by MD ASHRAFUDDIN Date: 2025.09.04 19:46:05 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.–I/K.M.C.