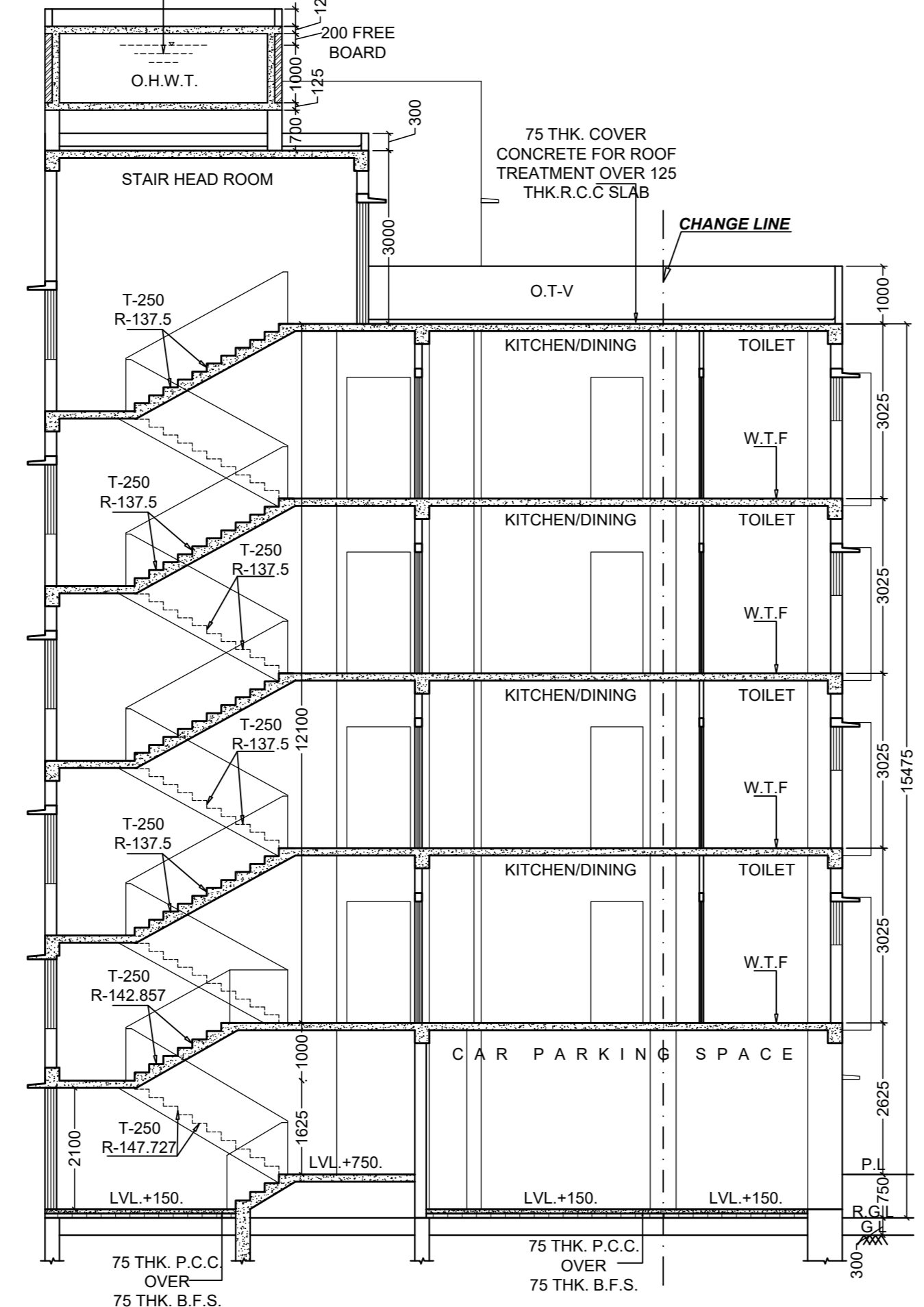
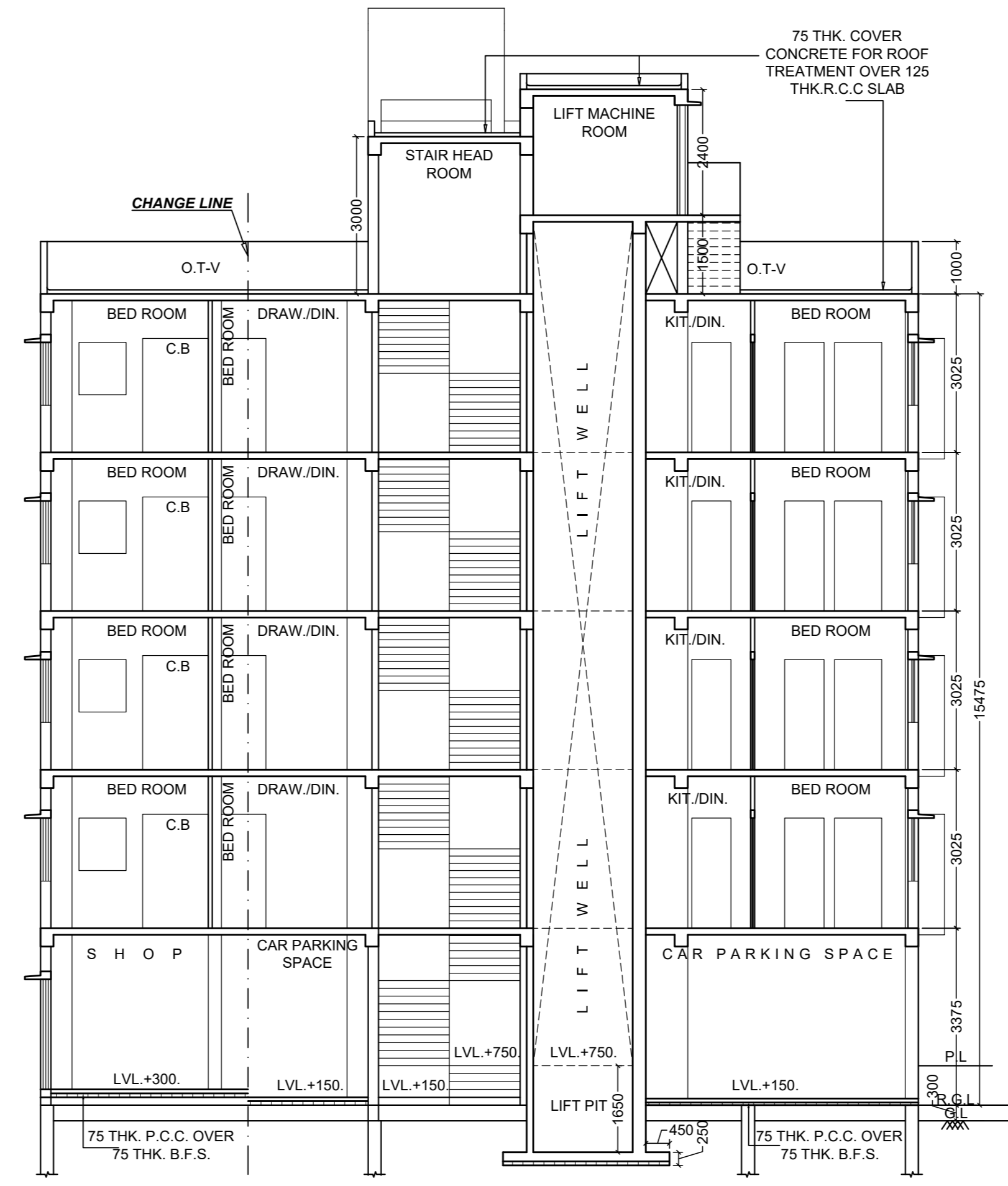


FRONT SIDE ELEVATION
SCALE:1:100



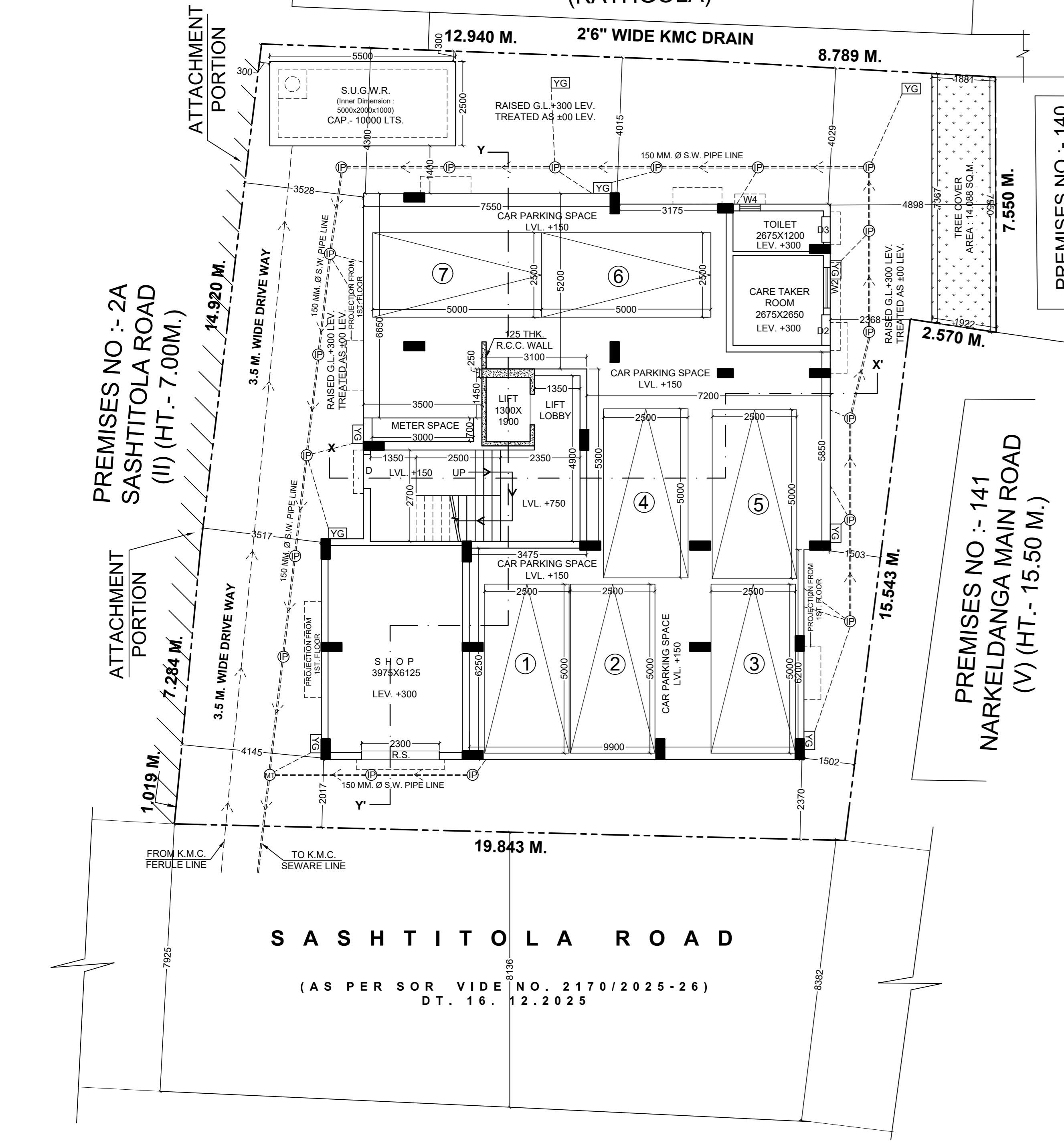
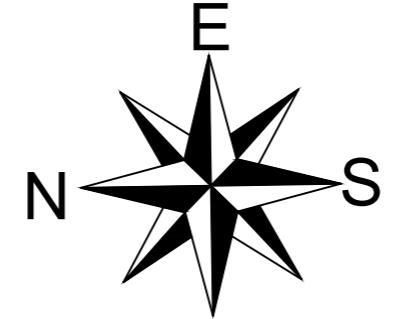
SECTION X-X'
SCALE:1:100



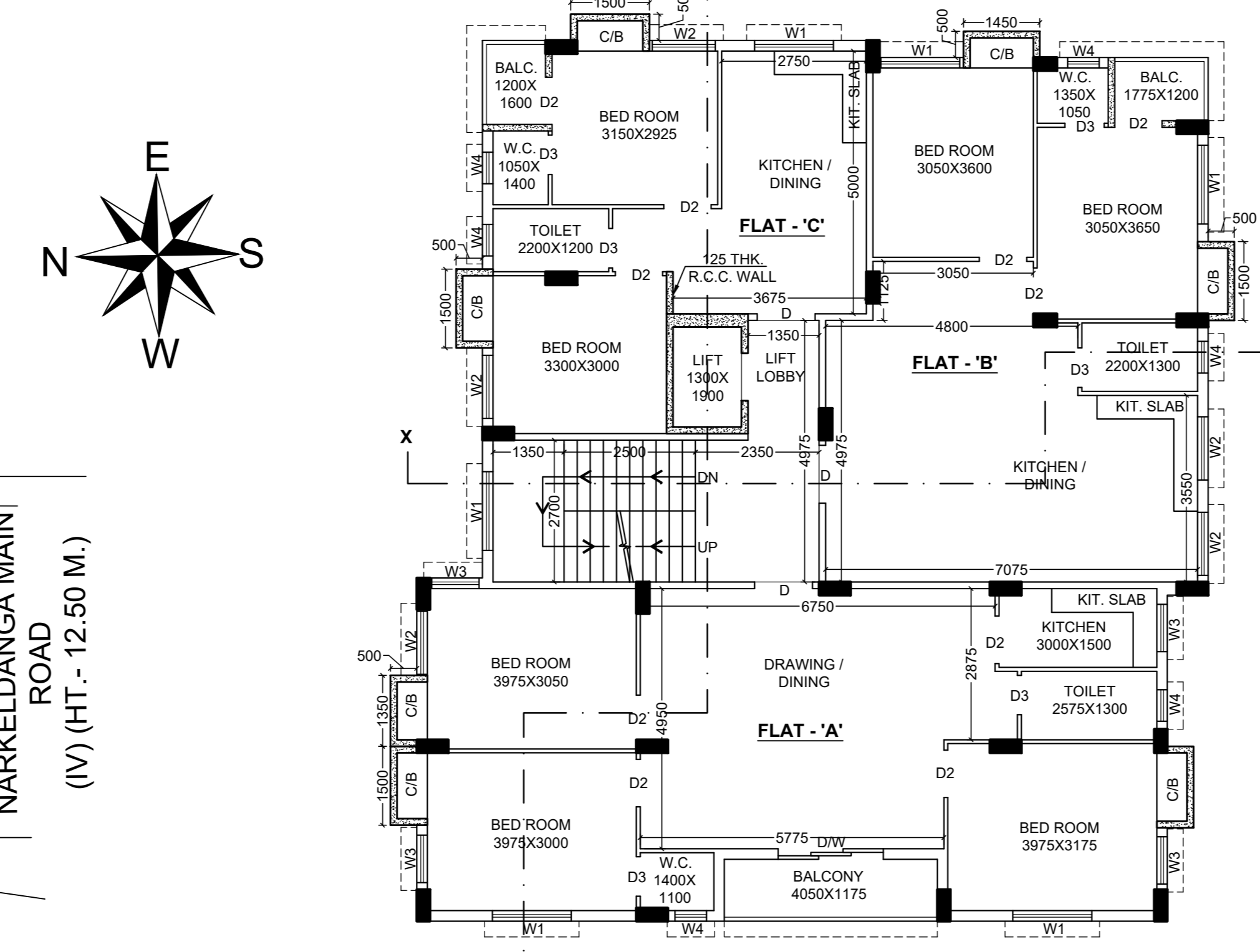
SECTION Y-Y'
SCALE:1:100

DOORS & WINDOWS SCHEDULE		
MKD	WIDTH	HEIGHT
DOOR SCHEDULE		
D1	2000	2100
D2	1000	2100
D3	900	2100
D4	750	2100
WINDOW SCHEDULE		
W1	1500	1200
W2	1200	1200
W3	900	1000
W4	600	750

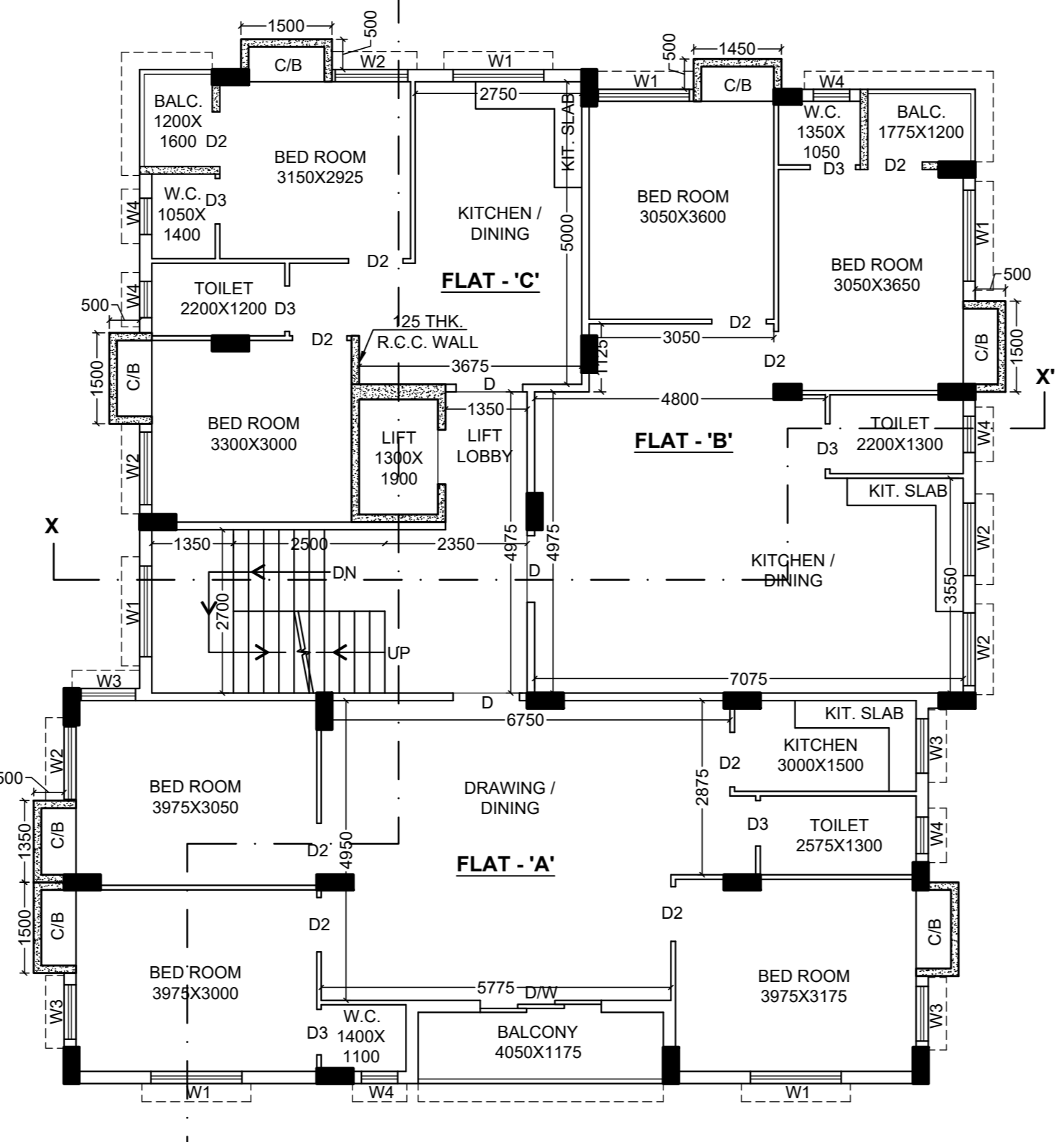
PREMISES NO :- 139
NARKELDANGA MAIN ROAD
(KATHGOLA)



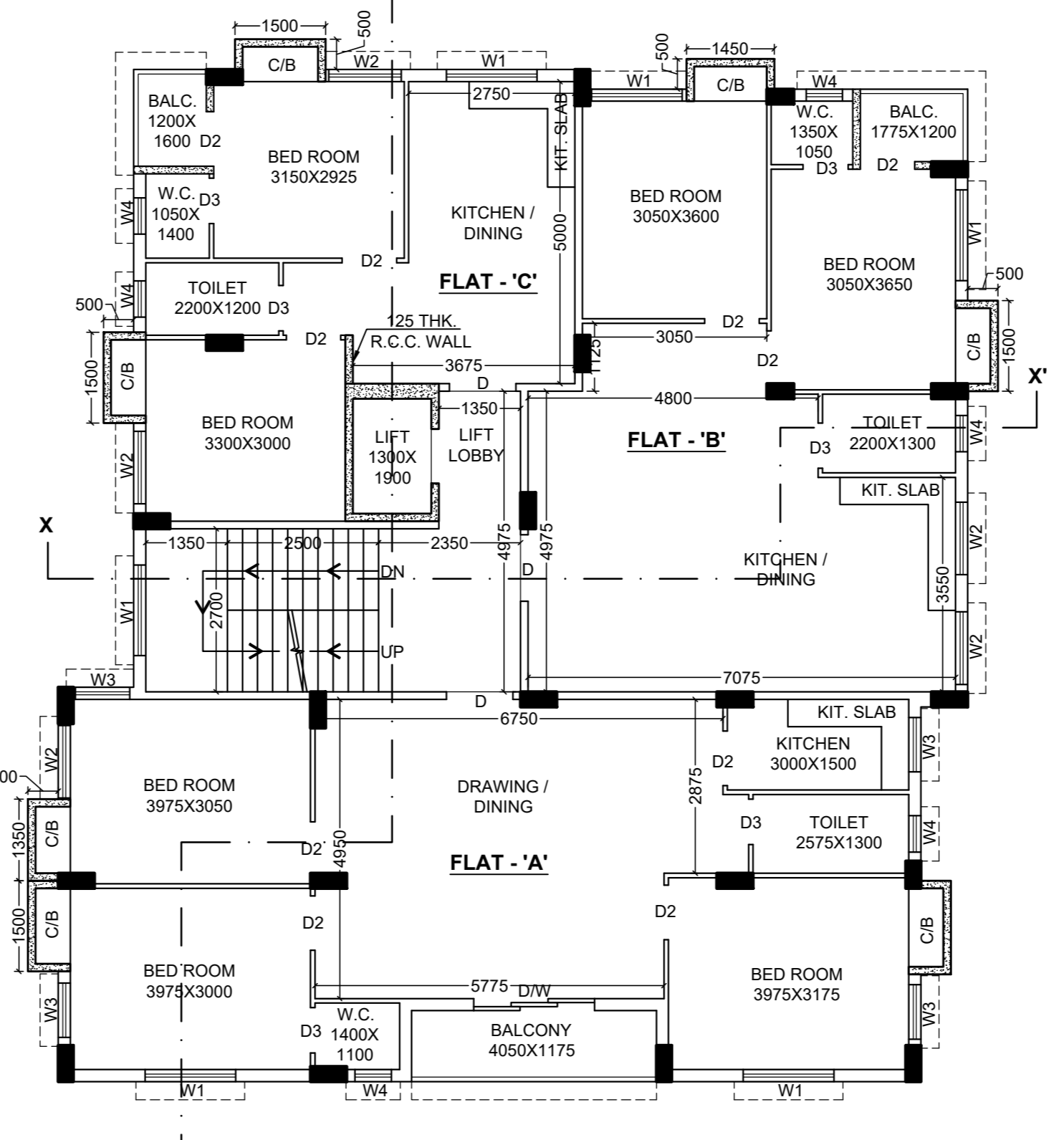
PROPOSED GROUND FLOOR PLAN
SCALE:1:100



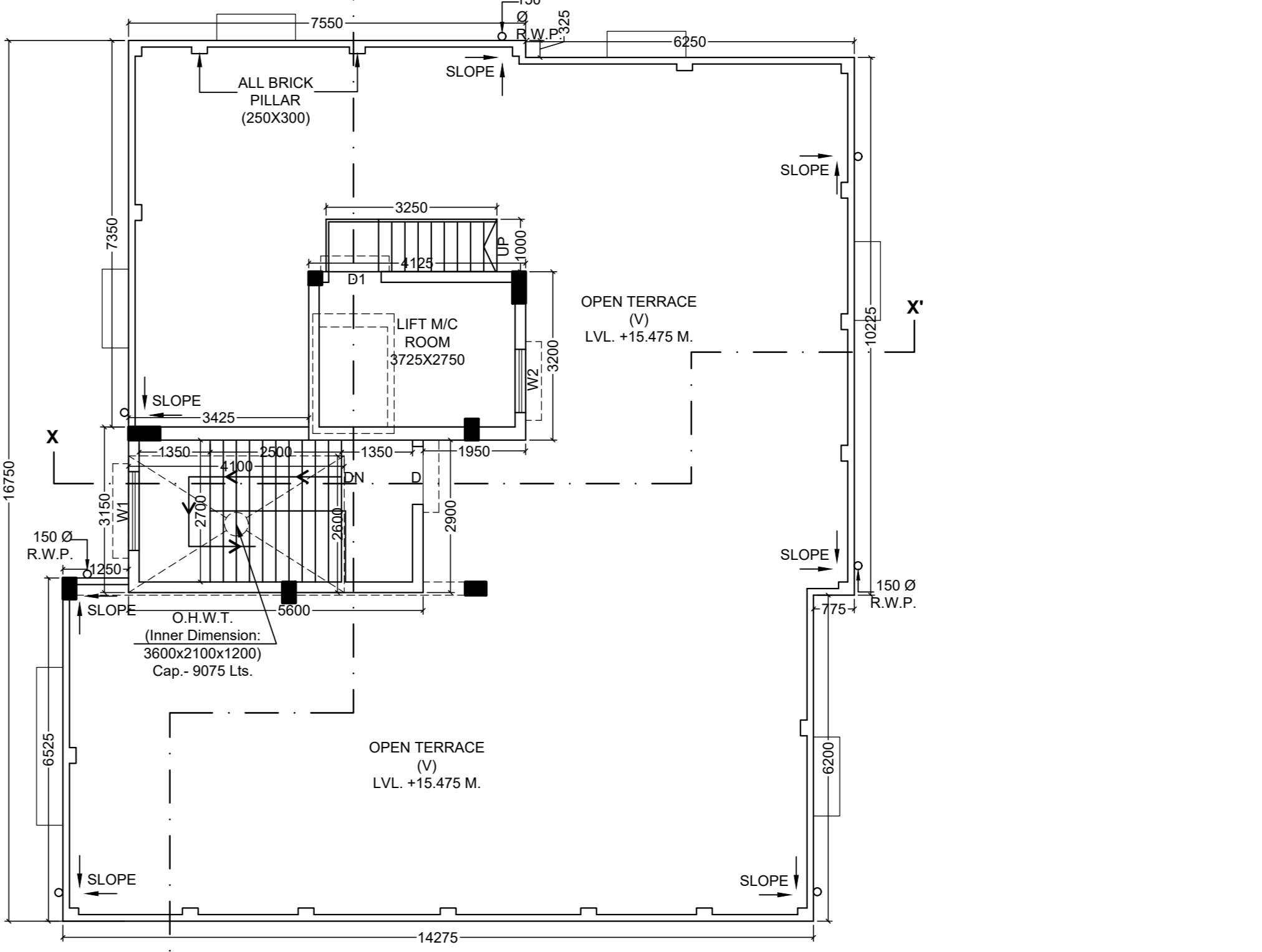
PROPOSED 4TH. FLOOR PLAN
SCALE:1:100



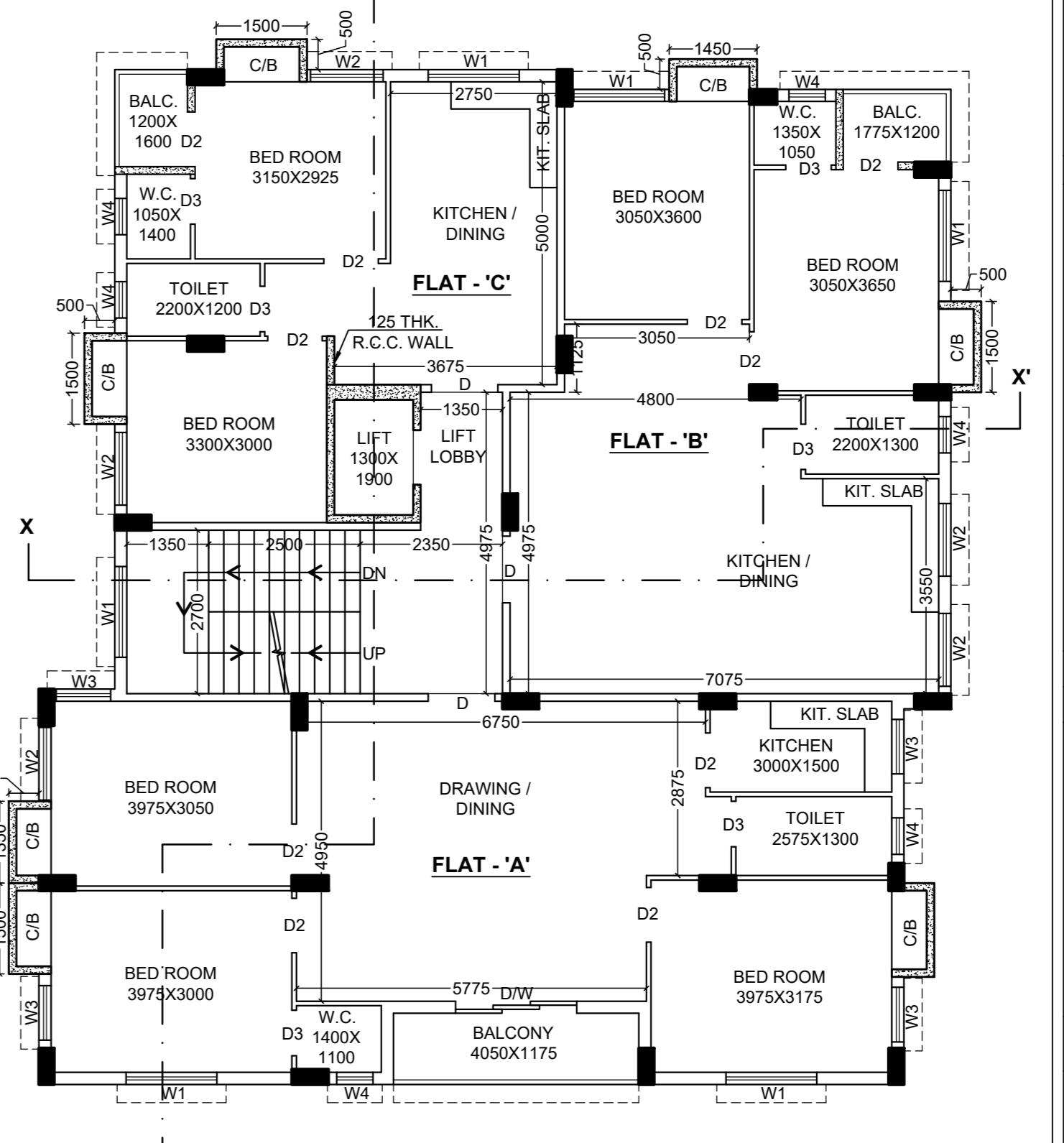
PROPOSED 1ST. FLOOR PLAN
SCALE:1:100



PROPOSED 2ND. FLOOR PLAN
SCALE:1:100



PROPOSED ROOF PLAN
SCALE:1:100



PROPOSED 3RD. FLOOR PLAN
SCALE:1:100

PLAN CASE NO. -
PART-A:
1. ASSESSEE NO: 11-030130013
2. DETAIL OF REGISTERED DEED OF CONVEYANCE:-
BOOK NO. 1 VOL. NO. 1606-2025, PAGE NO. 108584 TO 108650, DATE: 10.09.2025
BEING NO. 16060585, YEAR: 2025, OFFICE : A.D.S.R. SEALDAH
3. DETAIL OF REGISTERED BOUNDARY DECLARATION:-
BOOK NO. 1 VOL. NO. 1606-2025, PAGE NO. 121561 TO 121579, DATE: 30.10.2025
BEING NO. 16060409, YEAR: 2025, OFFICE : A.D.S.R. SEALDAH
4) NO OF STOREY -(G + IV)
5) NO. OF TENEMENTS - 12 NOS.
6) SIZE OF TENEMENTS -
50 TO 75 SQ.M. = 4 NOS.; 75 TO 100 SQ.M. = 4 NOS.;
ABOVE 100 SQ.M. = 4 NOS.

Certificate
Premises No. : 1A, Sashtitola Road, Kolkata - 700 011
Assessee No. : 11030130013
Name of Owner (s) / Applicant (s) : Director of AJMR TOWER PRIVATE LIMITED
Area of Land : 476.546 SQ.M. (as per Deed)
Name of LBS : SRI SANJOY SAHA No. of LBS : LBS/1/1048
Proposed Height of the building : 15.475 M.
Reference point marked in the site plan of the proposal:
Co-ordinate in WGS-84 and site elevation (AMSL):
Co-ordinate in WGS-84 as per WGS-84
Site elevation (AMSL)
The above information is true and correct in all respect and it is found otherwise, then I shall be liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

Counter signed by Owner (CA) Signature of LBS

PART-B:

1. AREA OF LAND : AS PER DEED : 07 K - 02 CH - 00 SFT. = 476.589 SQ.M. AS PER BOUNDARY DECLARATION : 476.546 SQ.M.

2. (a) PERMISSIBLE GROUND COVERAGE = (60 %) = 285.928 SQ.M.
(b) PROPOSED GROUND COVERAGE = (48.782 %) = 232.470 SQ.M.

3. PROPOSED HEIGHT OF THE BUILDING = 15.475 M.

4. PROPOSED AREA -

FLOOR	NO.	TENEMENT AREA	LIFT AREA	STAIR AREA	STAIR LIFT AREA	NET FLOOR AREA
3RD FLOOR	232.470 SQ.M.	232.470 SQ.M.	14.960 SQ.M.	2.903 SQ.M.	215.607 SQ.M.	
2ND FLOOR	232.470 SQ.M.	232.470 SQ.M.	14.960 SQ.M.	2.903 SQ.M.	215.607 SQ.M.	
1ST FLOOR	232.470 SQ.M.	232.470 SQ.M.	14.960 SQ.M.	2.903 SQ.M.	215.607 SQ.M.	
4TH FLOOR	232.470 SQ.M.	232.470 SQ.M.	14.960 SQ.M.	2.903 SQ.M.	215.607 SQ.M.	
TOTAL	930.880 SQ.M.	930.880 SQ.M.	59.840 SQ.M.	11.672 SQ.M.	860.367 SQ.M.	

5. TENEMENTS & CAR PARKING CALCULATION -

WARD	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	91.78 SQ.M.	13.975 SQ.M.	102.841 SQ.M.	4	07 NOS.
B	91.78 SQ.M.	13.975 SQ.M.	102.841 SQ.M.	4	07 NOS.
C	47.635 SQ.M.	7.202 SQ.M.	54.837 SQ.M.	4	07 NOS.

6. a) TOTAL REQUIRED CAR PARKING - 07 NOS.
b) TOTAL PROPOSED CAR PARKING - 07 NOS.
7. a) REQUIRED AREA OF PARKING - 175.52 SQ.M.
b) PROPOSED AREA OF PARKING - 161.424 SQ.M.
c) PROPOSED SHOP AREA (COVERED) : 28.313 SQ.M.
d) PROPOSED SHOP AREA (CARPET) : 24.347 SQ.M.
8. PERMISSIBLE F.A.R = 2.00 (ROAD WIDTH - 7.925M.)
9. PROPOSED F.A.R = (1607.857 * 161.424) / 476.546 = 1.902 < 2.00
10. RELAXATION OF AUTHORITY, IF ANY = 780.
11. STAIR HEAD ROOM AREA - 17.096 SQ.M.
12. OVER HEAD WATER TANK AREA - 10.660 SQ.M.
13. LIFT M.C. ROOM AREA - 13.200 SQ.M.
14. STAIR AREA FOR LIFT M.C. ROOM - 3.250 SQ.M.
15. TOTAL TERRACE AREA - 232.470 SQ.M.
16. TOTAL LOFT AREA - NIL.
17. TOTAL C.B. AREA - 20.700 SQ.M.
18. TOTAL EXEMPTED AREA - 84.813 SQ.M.
19. OTHER AREA ONLY FOR FEES = (L.M.R.+S.H.R.+L.M.R. STAIR AREA+C.B.) (13.200+17.096+3.250+20.700) = 54.246 SQ.M.
20. HEIGHT OF THE BUILDING = 15.475 M.
21. DEPTH OF THE BUILDING = 16.750 M.
22. FRONTAGE OF THE PLOT = 19.843 M.
23. HEIGHT OF STAIR HEAD ROOM = 3.300 M.
24. WIDTH OF RESIDENTIAL STAIR = 1.350 M.
25. WIDTH OF RESIDENTIAL LIFT = 1.300 M.
26. TOTAL FLOOR AREA (INCLUDING EXEMPTED AREA+ L.M.R.+ S.H.R.+C.B.) (1152.470+13.200+17.096+20.700) = 1203.466 SQ.M.
27. TREE COVERED AREA -
A) PERMISSIBLE AREA - 13.848 SQ.M. [162.350X(15%/6000)X(76.546) SQ.M.]
B) PROPOSED AREA - 14.088 SQ.M.

SPECIFICATIONS :
1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 25 & F6 500
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS
3. STEEL Z. SECTION WINDOWS.
4. ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT
5. 1:4 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6. WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
7. P.O.P. FINISHING ON INTERNAL WALLS AND CEILING.

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.

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME. CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER THE N.B.C. OF INDIA BASED ON SOIL TEST DONE BY MS GEO STAR, 50, CHIT KALAPUR, KOL-99. CONDUCTED BY RUPAK KUMAR BANERJEE (G.TI/3), CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

CERTIFICATE OF L.B.S.
UNDERSIGNED HAS FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING SASHTITOLA ROAD WIDE 8.159 M. (M.N.) AT WESTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.W.R. TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

DECLARATION OF OWNER
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE WILL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE WILL 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 FOUND FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TANK TAKEN UNDER THE GUIDANCE OF LBSESE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF A.E. **SIGNATURE OF E.E.**

PROPOSED GROUND, FIRST, SECOND, THIRD & FOURTH FLOOR PLAN, PROPOSED ROOF PLAN, SECTION - XX' & Y-Y', FRONT SIDE ELEVATION.

PROJECT :
PLAN OF PROPOSED (G+IV) STORIED (HT. - 15.475 M.) RESIDENTIAL BUILDING US 393A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009 AT PREMISES NO. - 1A, SASHTITOLA ROAD, KOLKATA - 700 011, WARD NO - 030, BOROUGH - III, P.S. - NARKELDANGA

DESIGNED BY: SAPTARSHI CONSULTANCY (GAY RAJ)
CONTACT PERSON : SANJOY SAHA
MOB NUMBER : 988 010 492