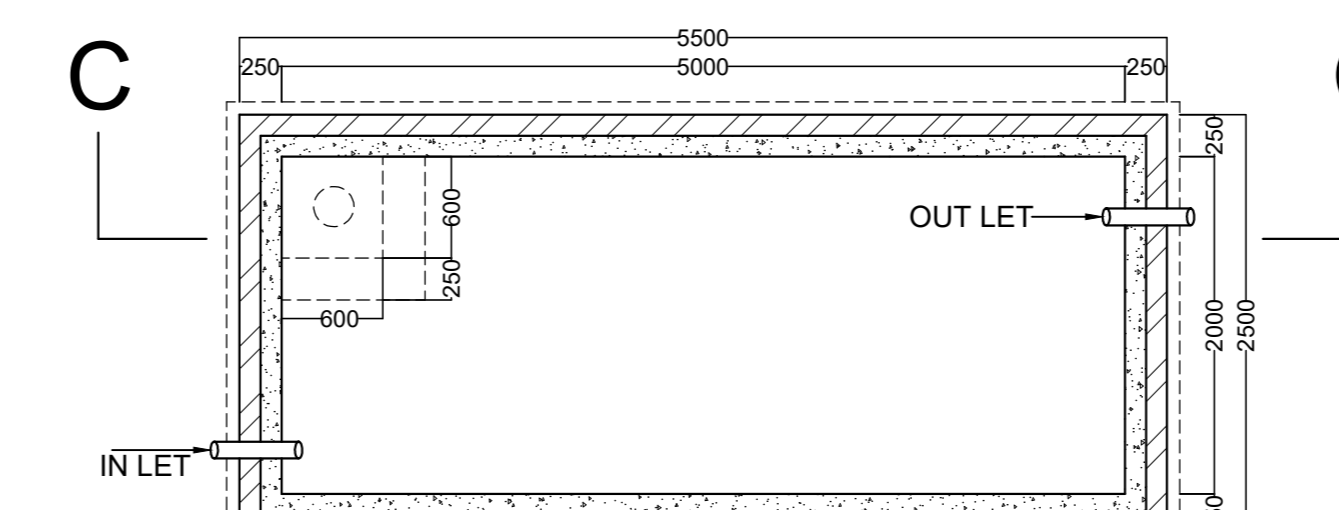
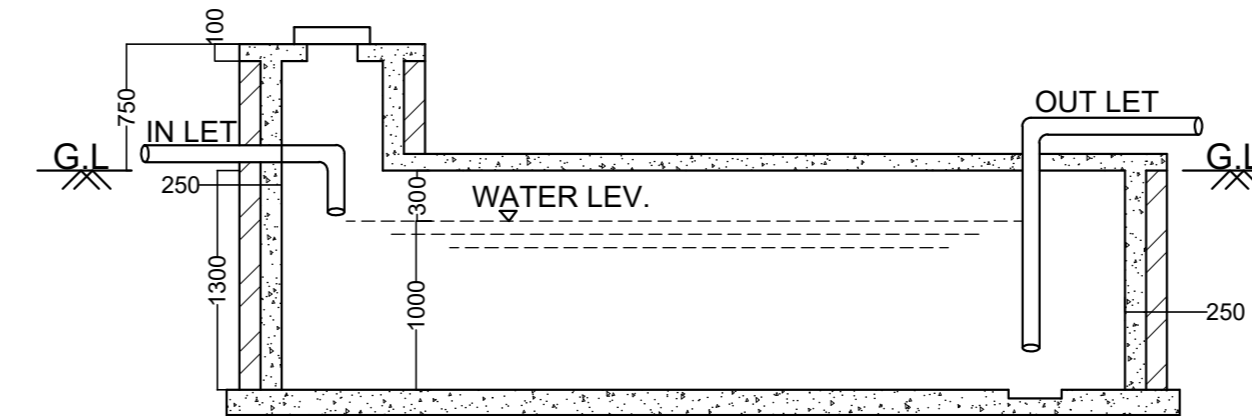
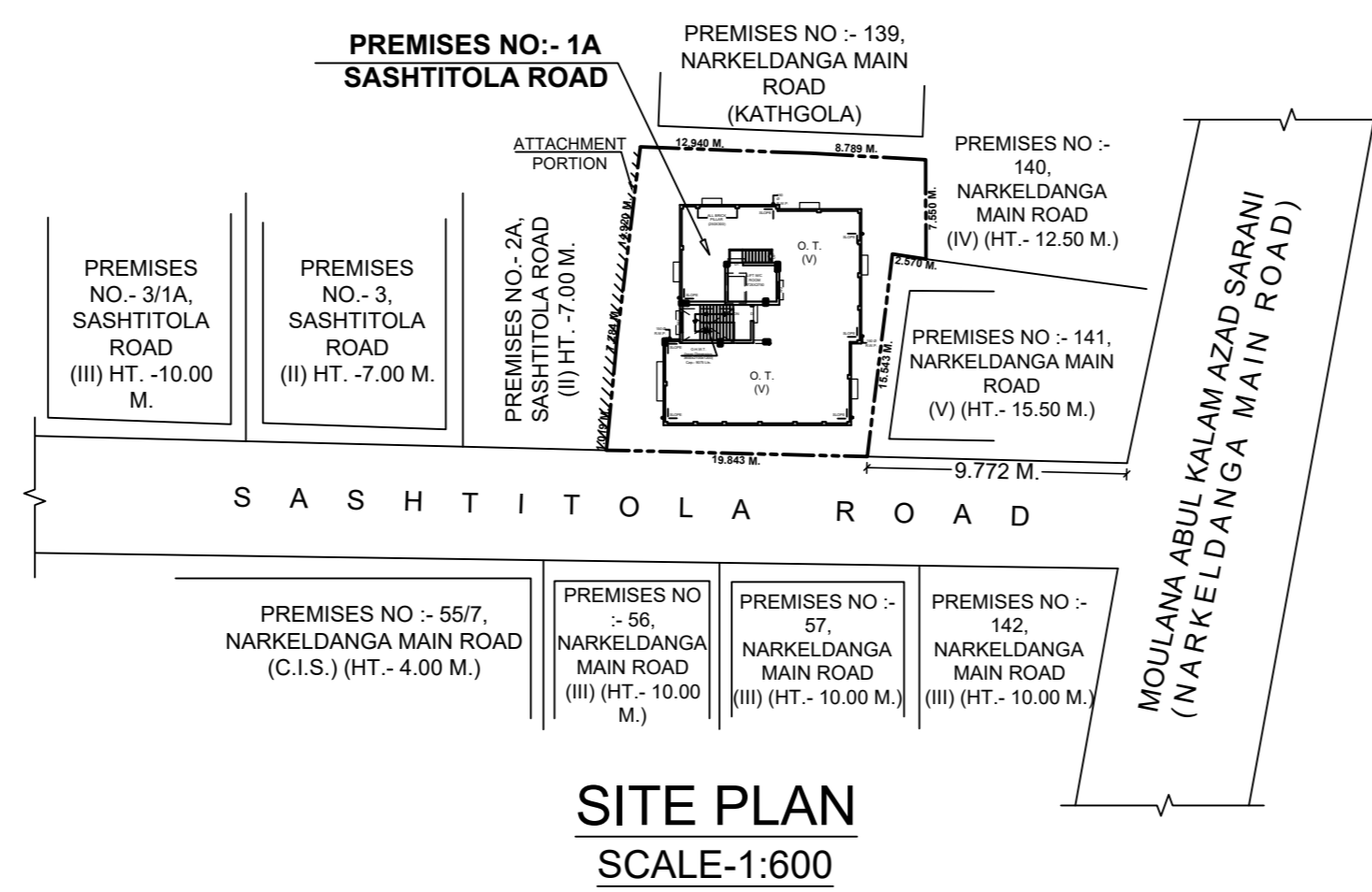
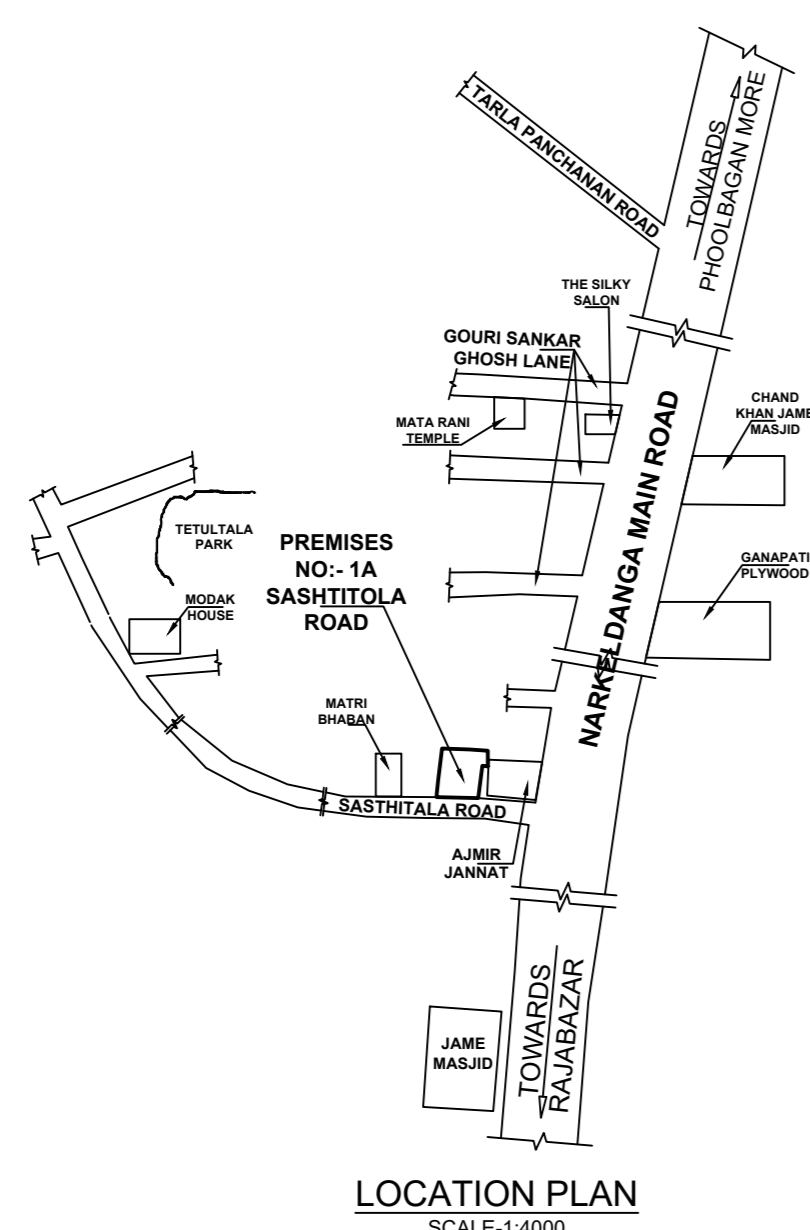


| DOORS & WINDOWS SCHEDULE |       |        |
|--------------------------|-------|--------|
| MKD                      | WIDTH | HEIGHT |
| DOOR SCHEDULE            |       |        |
| D/W                      | 2000  |        |
| D1                       | 1000  | 2100   |
| D2                    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



**PLAN CASE NO. -**

**PART-A:**  
1. ASSESSEE NO: 11-030-13-001-3  
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: 160603985, YEAR: 2025, OFFICE: A.D.S.R. SEALDAH.  
3. DETAIL OF REGISTERED BOUNDARY DECLARATION- BOOK NO: 1, VOL. NO: 1606-2025, PAGE NO: 121567 TO 121579, DATE: 30.10.2025 BEING NO: 160604099, 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. : 110301300013  
Name of Owner (s)/ Applicant (s): Director of AJMIR TOWER PRIVATE LIMITED  
Area of Land : 476.549 SQ.M. (as per Deed)  
476.549 SQ.M. (as per Physical measurement)  
Name of LBS : SRISANJOY SAHA No. of LBS : LBS/I/1048  
Permissible height on reference to CCZM issued by AAI : 30 M.  
Proposed Height of the building : 15.475 M.

| Reference point marked in the site plan as per proposal | Latitude             | Longitude            | Site elevation (AMS) |
|---|----------------------|----------------------|----------------------|
| 1   | 22° 34' Min 29 Sec N | 88° 22' Min 49 Sec E | 5.5 M.               |
| 2   | 22° 34' Min 29 Sec N | 88° 22' Min 49 Sec E | 5.5 M.               |
| 3   | 22° 34' Min 29 Sec N | 88° 22' Min 49 Sec E | 5.5 M.               |
| 4   | 22° 34' Min 29 Sec N | 88° 22' Min 49 Sec E | 5.5 M.               |

The 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 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 = 476.549 SQ.M. AS PER BOUNDARY DECLARATION : 476.549 SQ.M.  
2. (I) PERMISSIBLE GROUND COVERAGE = (80 %) = 285.928 SQ.M. (II) PROPOSED GROUND COVERAGE = (48.72 %) = 232.470 SQ.M.  
3. PROPOSED HEIGHT OF THE BUILDING = 15.475 M.

**4. PROPOSED AREA -**

| FLOOR     | COVERED AREA   | STAIR AREA | LIFT AREA     | NET FLOOR AREA | STAIR AREA   | LIFT AREA     | NET FLOOR AREA |
|-----------|----------------|------------|---------------|----------------|--------------|---------------|----------------|
| 0RD FLOOR | 232.470 SQ.M.  | .....      | 232.470 SQ.M. | 14.940 SQ.M.   | 2.861 SQ.M.  | 213.657 SQ.M. | 213.657 SQ.M.  |
| 1ST FLOOR | 232.470 SQ.M.  | .....      | 2470 SQ.M.    | 230.000 SQ.M.  | 14.940 SQ.M. | 2.861 SQ.M.   | 213.657 SQ.M.  |
| 2ND FLOOR | 232.470 SQ.M.  | .....      | 2470 SQ.M.    | 230.000 SQ.M.  | 14.940 SQ.M. | 2.861 SQ.M.   | 213.657 SQ.M.  |
| 3RD FLOOR | 232.470 SQ.M.  | .....      | 2470 SQ.M.    | 230.000 SQ.M.  | 14.940 SQ.M. | 2.861 SQ.M.   | 213.657 SQ.M.  |
| 4TH FLOOR | 232.470 SQ.M.  | .....      | 2470 SQ.M.    | 230.000 SQ.M.  | 14.940 SQ.M. | 2.861 SQ.M.   | 213.657 SQ.M.  |
| TOTAL     | 1162.350 SQ.M. | .....      | 9886 SQ.M.    | 1162.350 SQ.M. | 70.200 SQ.M. | 14.413 SQ.M.  | 1067.857 SQ.M. |

**5. TENEMENTS & CAR PARKING CALCULATION -**

| WARD | TENEMENT SIZE | PROPORTIONAL AREA TO BE ALLOCATED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|------|---------------|-----------------------------------|----------------------|-----------------|----------------------|
| A    | 9178 SQ.M.    | 13.8%                             | 105.63 SQ.M.         | 4               | 07 NOS.              |
| B    | 6507 SQ.M.    | 10.3%                             | 85.20 SQ.M.          | 4               | 07 NOS.              |
| C    | 17.53 SQ.M.   | 2.2%                              | 54.87 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 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 - 7.922 M.)  
9. PROPOSED F.A.R = (1067.857 - 161.424) / 476.546 = 1.902 < 2.00  
10. RELAXATION OF AUTHORITY, IF ANY = 75%  
11. STAIR HEAD ROOM AREA - 17.086 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 - 84.613 SQ.M.  
19. OTHER AREA ONLY FOR FEES = (L.M.R. + S.H.R. + L.M.R. STAIR AREA + C.B.) (11152.470 - 13.200 + 17.086 + 20.700) = 1203.466 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 = 3.00 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.) (11152.470 - 13.200 + 17.086 + 20.700) = 1203.466 SQ.M.  
27. TREE COVERED AREA -  
(A) PERMISSIBLE AREA - 13.848 SQ.M. [1162.350 x (15%/6000) x 476.546] SQ.M.  
(B) PROPOSED AREA - 14.088 SQ.M.

**SPECIFICATIONS :**

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 25 & Fc 500.
- 200 MM THK. EXTERNAL 125 & 75 MM THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL Z-SECTION WINDOWS.
- ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
- 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
- P.O.P. FINISH ON INTERNAL WALLS & 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.E.C. OF INDIA BASED ON SOIL TEST DONE BY M/S. GEO STAR, 50, CHIT KALIKAPUR, KOL-69 CONDUCTED BY RUPAK KUMAR BANERJEE (G.T.W/3), CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

**CERTIFICATE OF L.B.S.**  
CERTIFIED WITH 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 ADJUTING SASHTITOLA ROAD WIDE 8.136 M. (MIN.) 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 LBS & E.S.E. DURING CONSTRUCTION. WE WILL FOLLOW THE INSTRUCTION OF LBS & 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 FALSE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

**SIGNATURE OF OWNERS**  
RUPAK KUMAR BANERJEE  
E.G.E. NO - 01-0201 OF K.M.C.

**SIGNATURE OF E.S.E.**  
SAMIR BANDYOPADHYAY  
E.S.E./1117

**SIGNATURE OF L.B.S.**  
SANJOY SAHA  
CLASS - LBS OF K.M.C.  
REGD. LICENSE NO. 10480

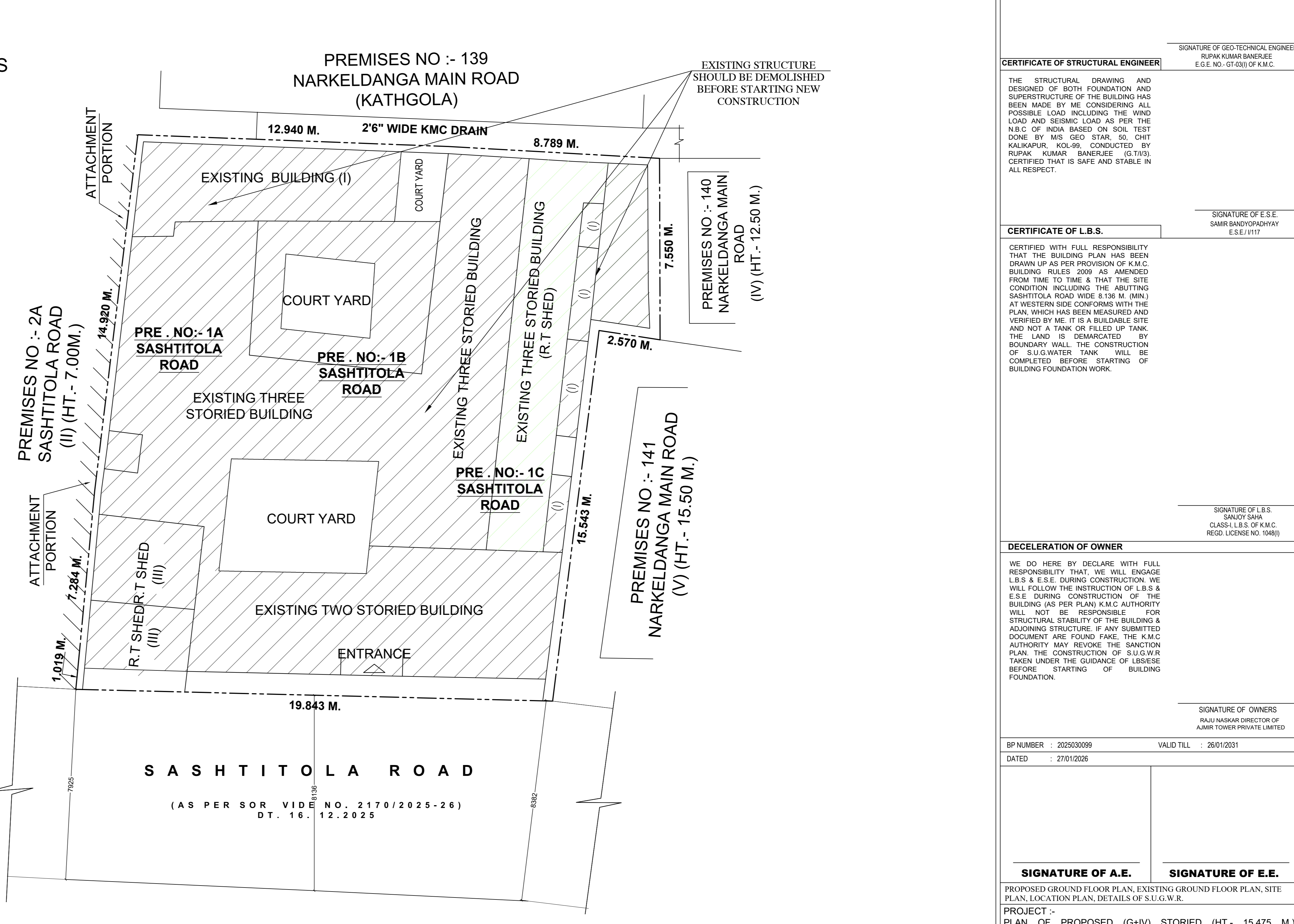
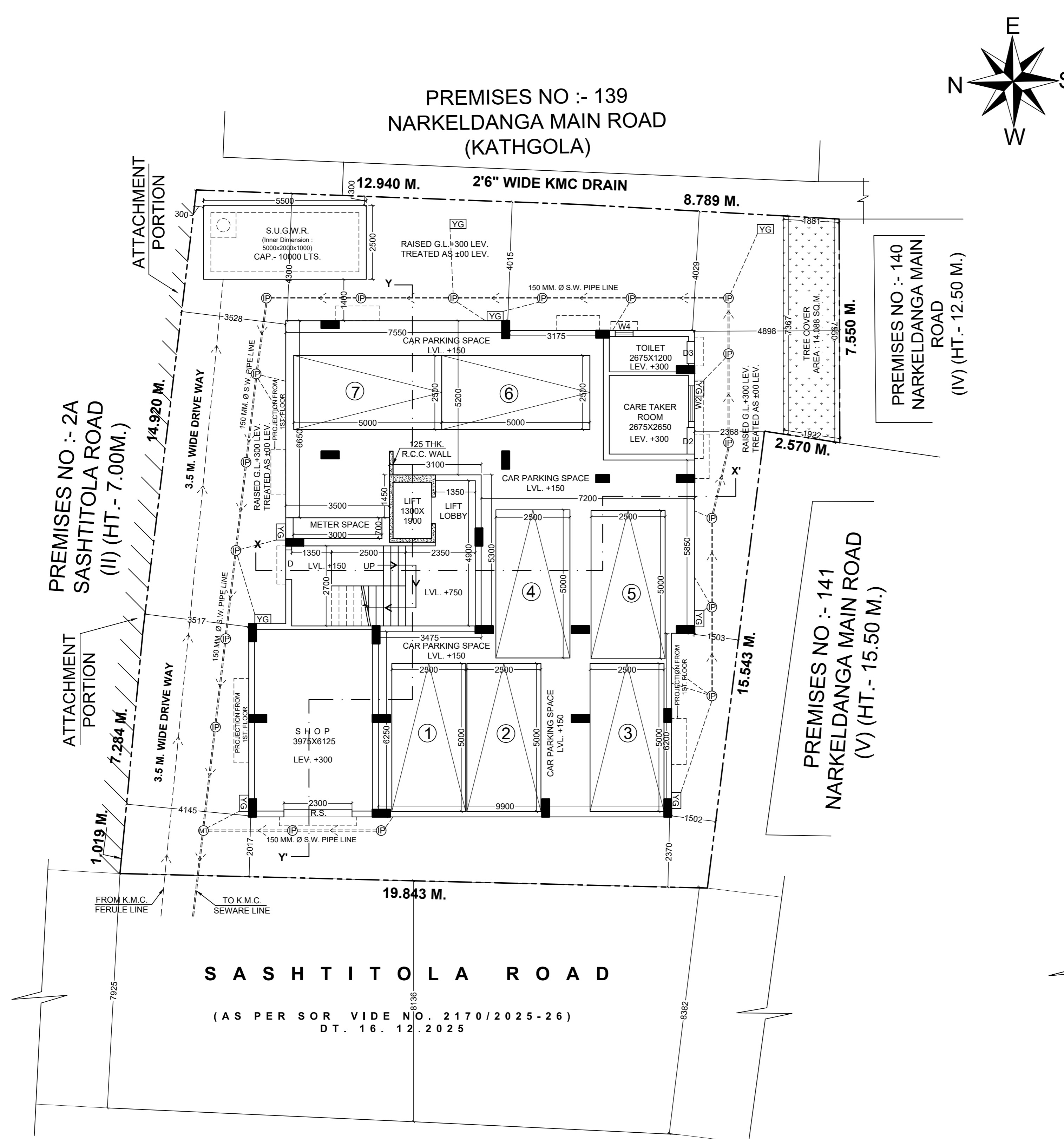
**DECELERATION OF OWNER**  
SIGNATURE OF OWNERS  
RUPAK KUMAR BANERJEE  
DIRECTOR OF  
AJMIR TOWER PRIVATE LIMITED

BP NUMBER : 202503099 VALID TILL : 26/01/2031  
DATED : 27/01/2025

**SIGNATURE OF A.E.** \_\_\_\_\_ **SIGNATURE OF E.E.** \_\_\_\_\_

PROPOSED GROUND FLOOR PLAN, EXISTING GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAILS OF S.U.G.W.R.  
PROJECT -  
PLAN OF PROPOSED (G+IV) STORED (HT. - 15.475 M.)  
RESIDENTIAL BUILDING U/S 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 (AJY P/30)  
CONTACT PERSON : SANJOY SAHA  
MOB NUMBER : 983191008



PROPOSED GROUND FLOOR PLAN SCALE: 1:100

EXISTING GROUND FLOOR PLAN SCALE: 1:100

DESIGNED BY : SAPTARSHI CONSULTANCY (AJY P/30)  
CONTACT PERSON : SANJOY SAHA  
MOB NUMBER : 983191008