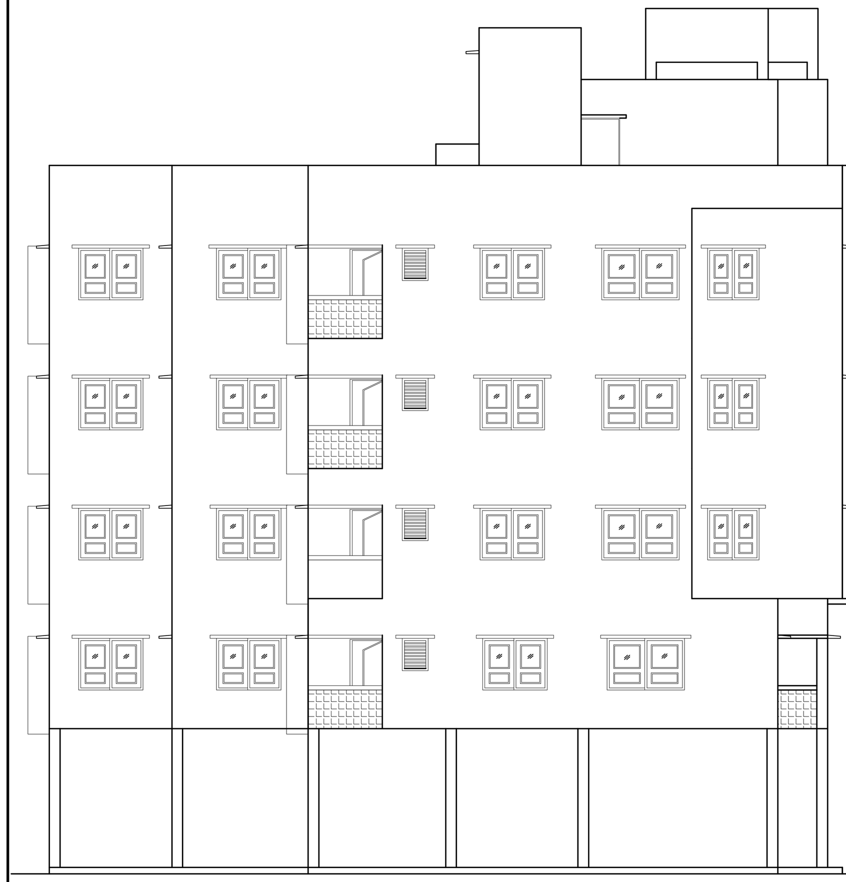
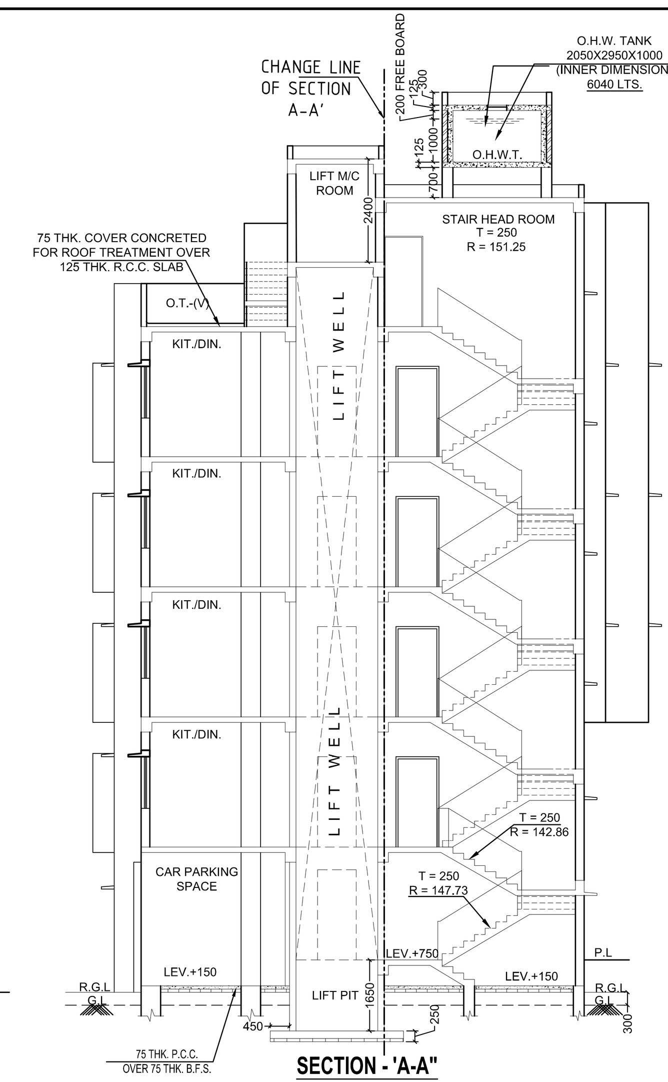


FRONT SIDE ELEVATION

WEST SIDE ELEVATION



SECTION - 'A-A"
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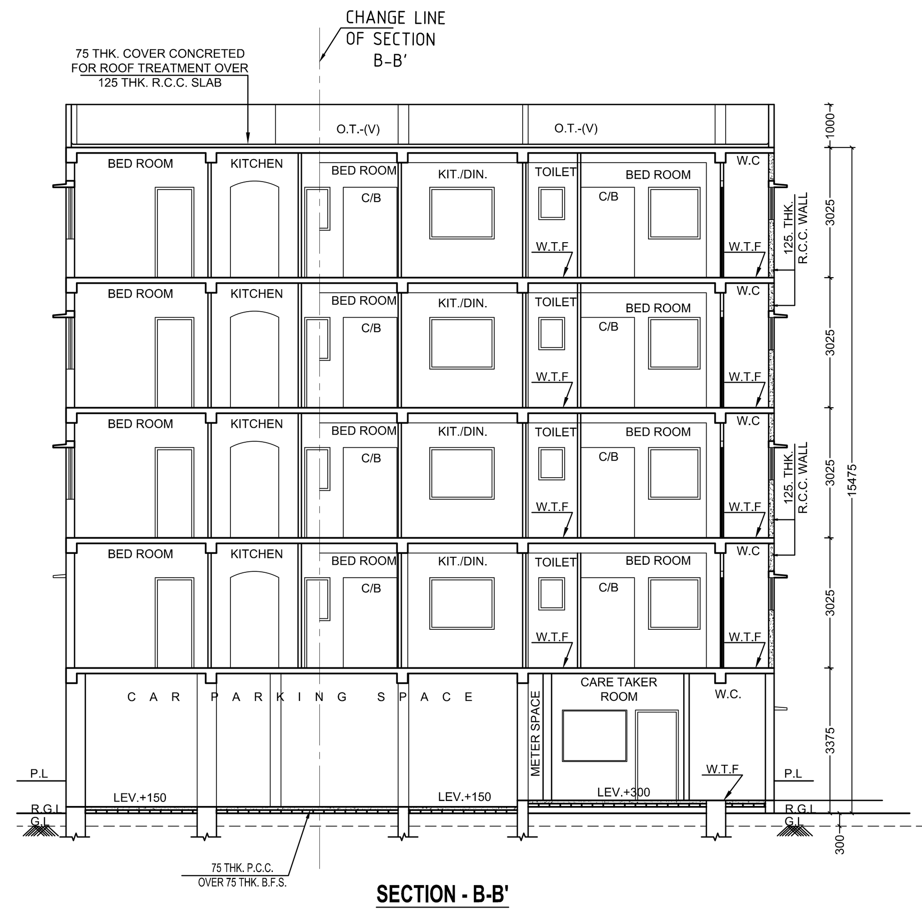

SECTION - B-B'
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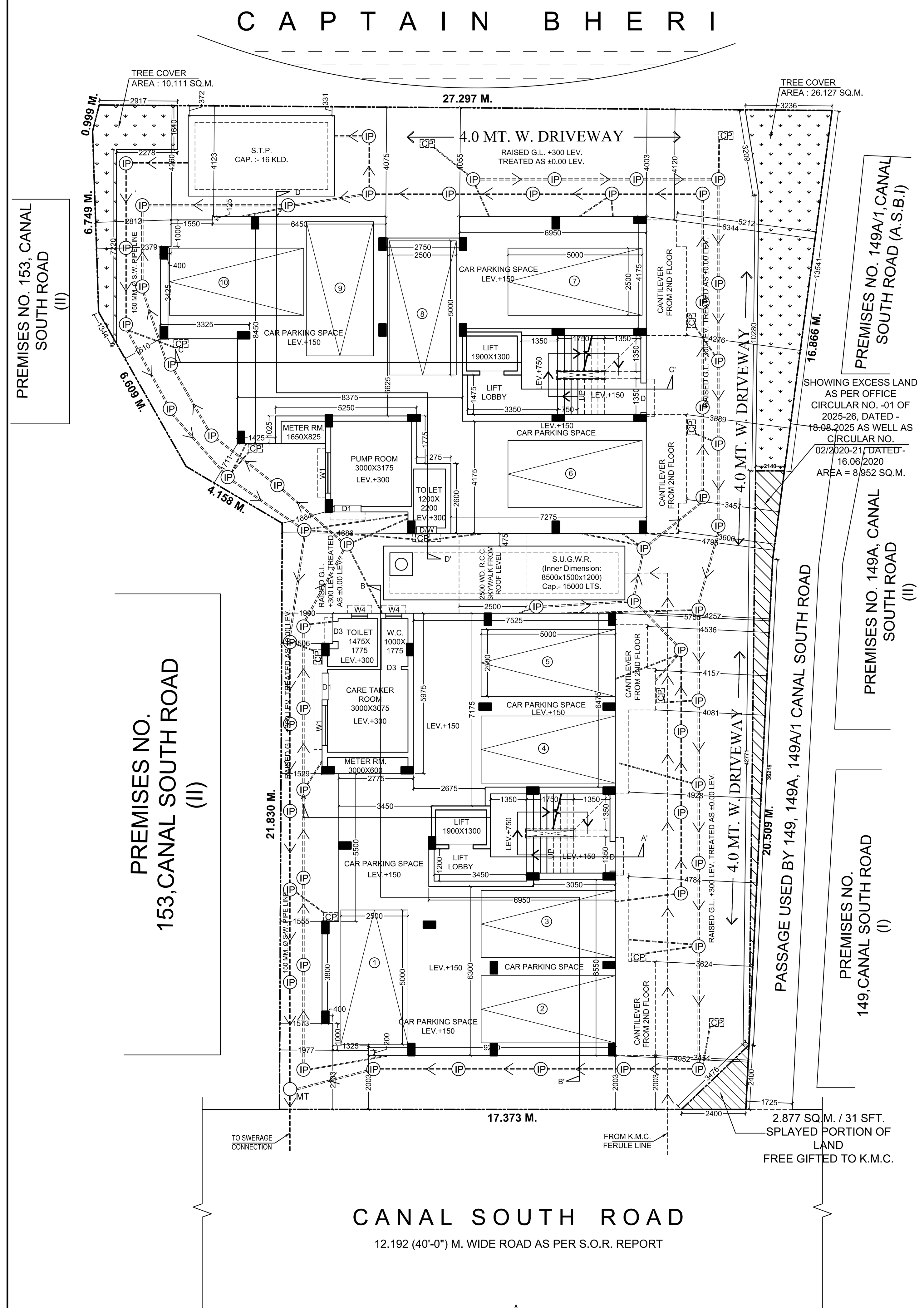
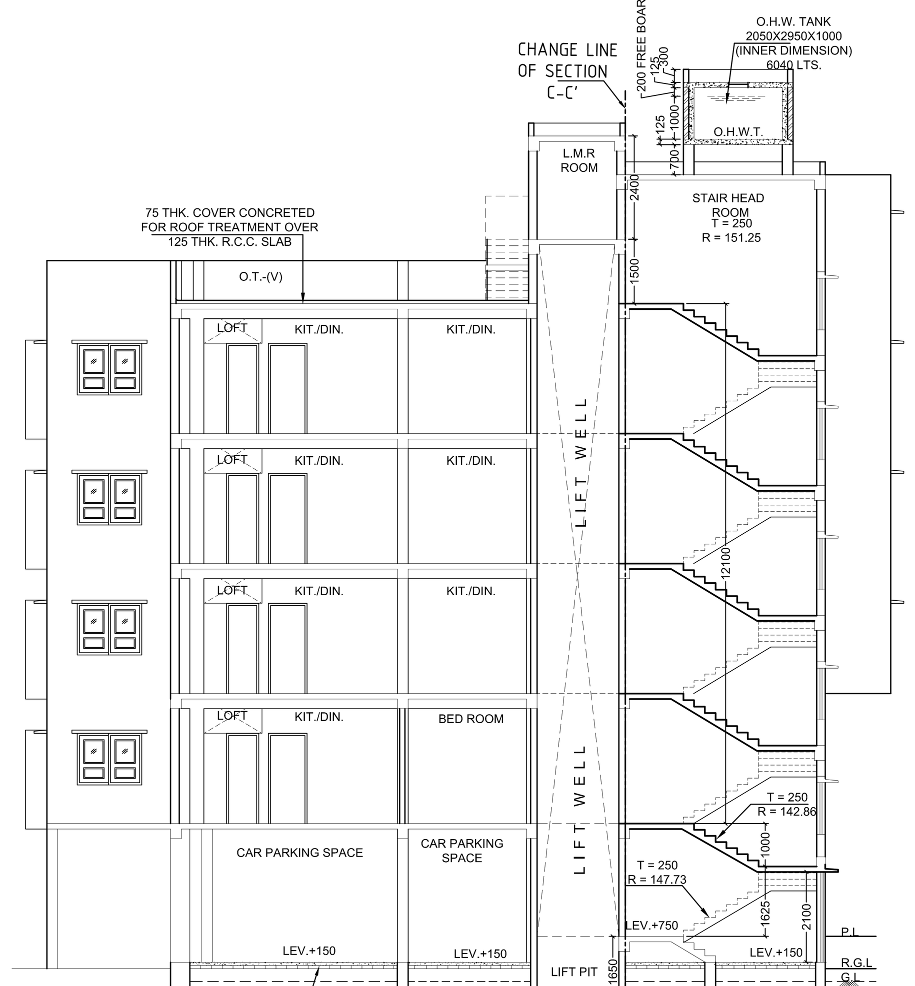
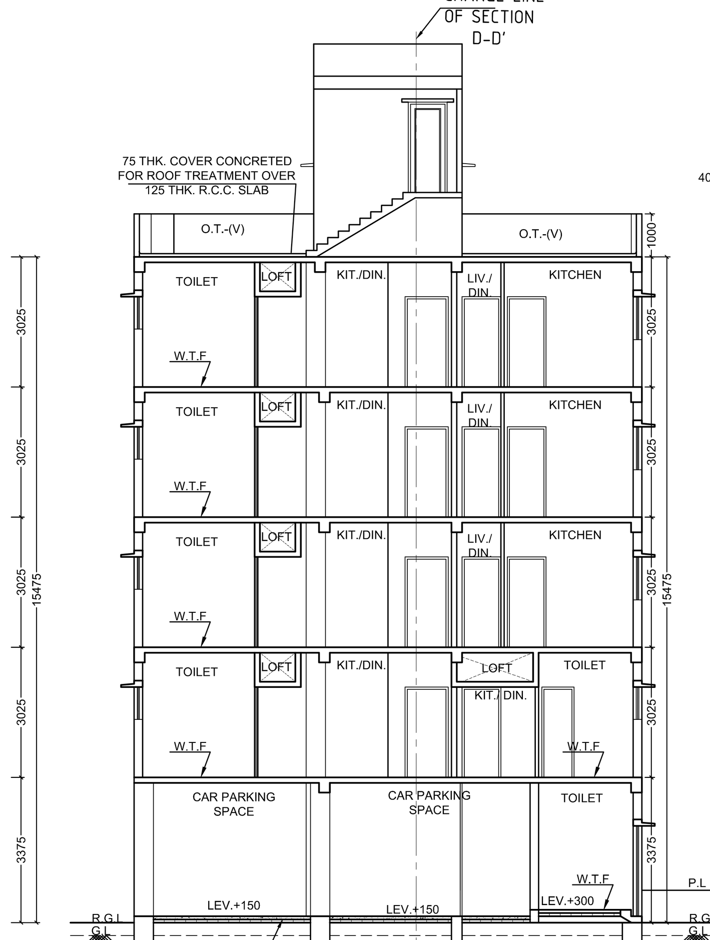


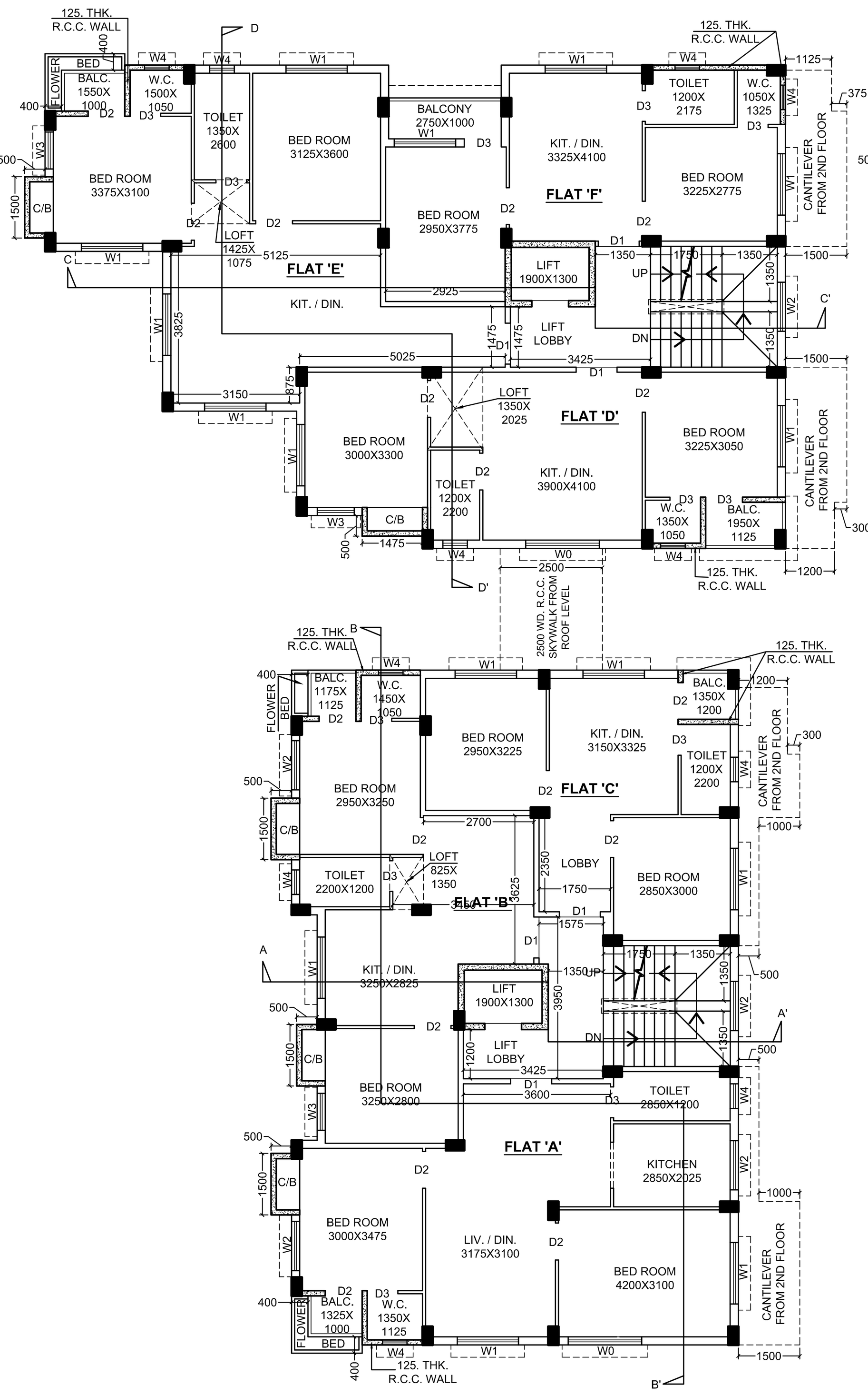
PROPOSED GROUND FLOOR PLAN
SCALE-1:100



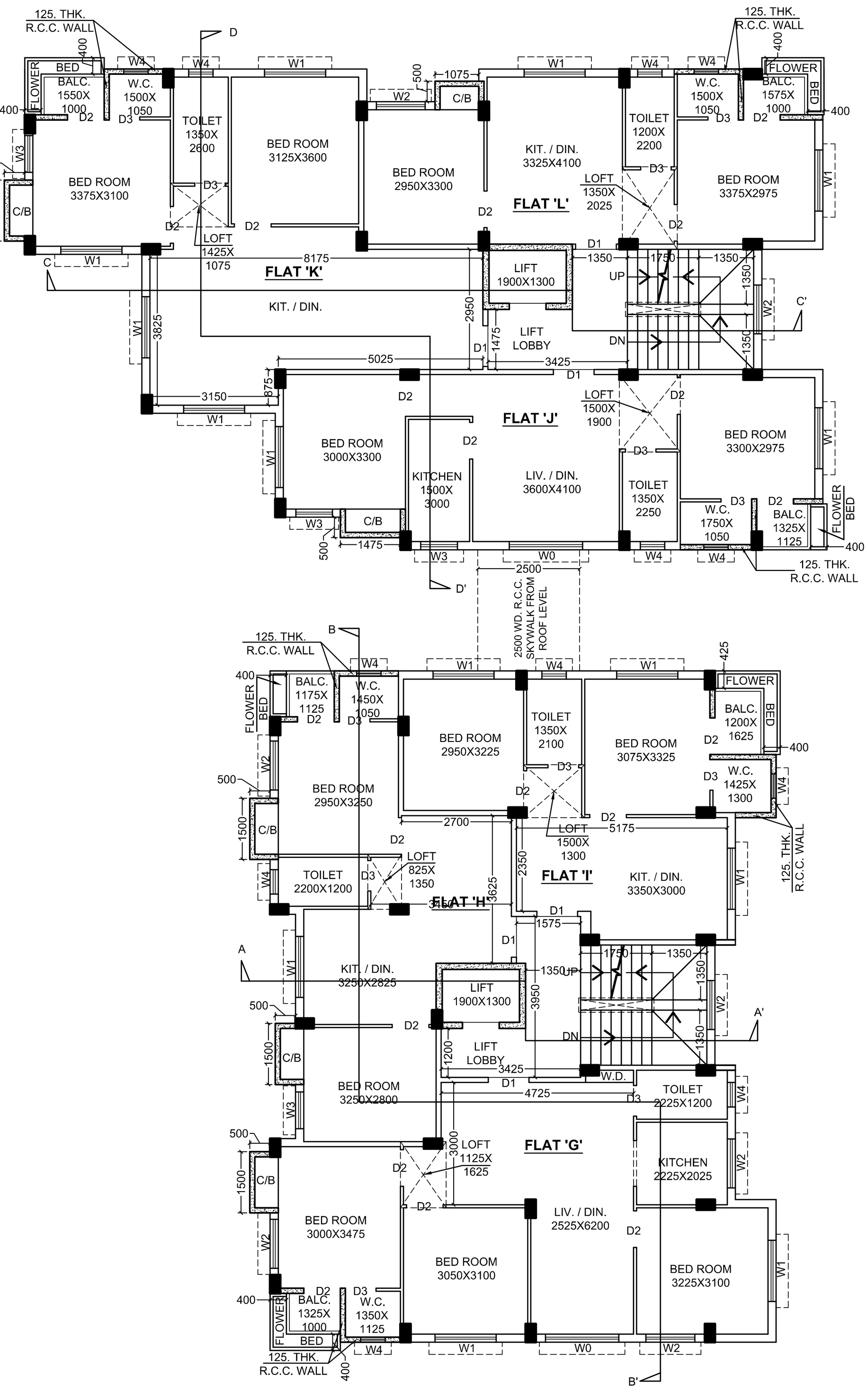
SECTION - 'C-C"
SCALE : 1:100



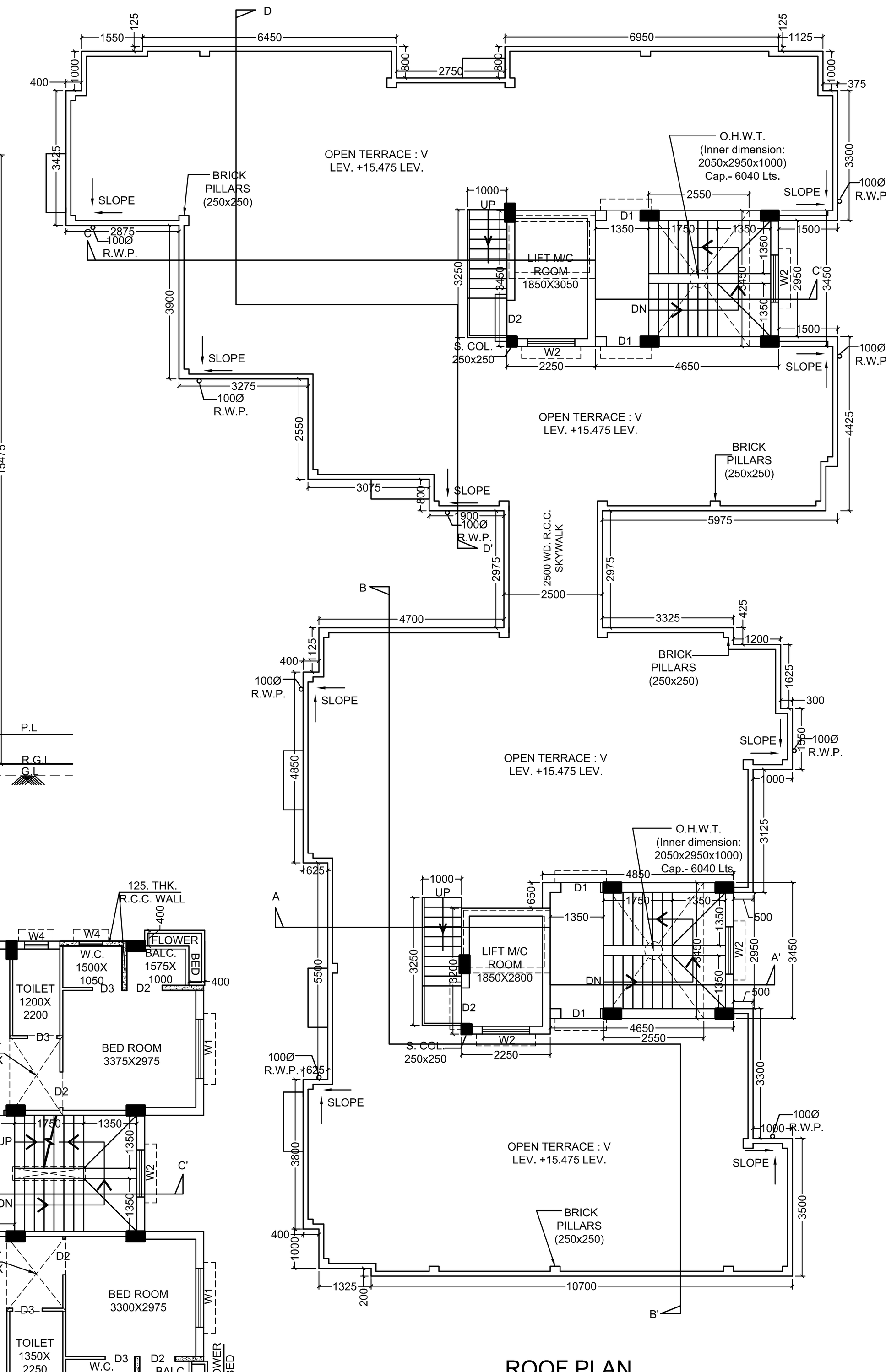
SECTION - 'D-D"
SCALE : 1:100



PROPOSED 1ST. FLOOR PLAN
SCALE-1:100



PROPOSED 2ND. TO 4TH. FLOOR PLAN
SCALE-1:100



ROOF PLAN
SCALE-1:100

PLAN CASE NO.- 2025 07 0090

OBSERVATION OF OTHER AGENCIES

1) NOC OF ULC = 1164/ULC/Kolkata/2025, DATED : 16.07.2025

PART- A:

1. ASSESSEE N0. - 110570205869
2. DETAIL OF REGISTERED DEED :-
   i) REGISTERED BOOK NO. = I, VOLUME NO. = 36, PAGE FROM = 101 TO 102 BEING NO. = 1957, FOR THE YEAR = 1952.
3. DETAIL OF BOUNDARY DECLARATION:- REGISTERED BOOK NO. = I, VOLUME NO. = 1606-2024, PAGE FROM = 23356 TO 23372 BEING NO. = 160600878, FOR THE YEAR = 2024 DATE :- 01/03/2024. A.D.S.R. SEALDAH
4. DETAIL OF REGISTERED DEED OF GIFT (SPLAYED PORTION OF LAND):- REGISTERED BOOK NO. = I, VOLUME NO. = 1606-2024, PAGE FROM = 23373 TO 23388 BEING NO. = 160600879, FOR THE YEAR = 2024 DATE :- 01/03/2024.A.D.S.R. SEALDAH
5. DETAIL OF POWER OF ATTORNEY:- REGISTERED BOOK NO. = I, VOLUME NO. = 1606-2024, PAGE FROM = 755 TO 782 BEING NO. = 160605277, FOR THE YEAR = 2023, DATE : 02/01/2024.A.D.S.R. SEALDAH
6. a) AREA OF LAND (AS PER DEED) = (11 K.-07 CH.-41 SQ. FT.) = 768.86 SQM.
   b) AREA OF LAND AS PER SITE = 777.812 SQM.
7. Corner Splay AREA = 2.877 SQ.M.
8. PERMISSIBLE GROUND COVERAGE :- (50%) = 384.430 SQ.M.
9. PROPOSED GROUND COVERAGE :- (49.99%) = 384.367 SQ.M.
10. NO. OF STOREY - G+IV
11. NO. OF TENEMENTS :- 24 NOS.
12. SIZE OF TENAMENTS :- 75 to 100 = 8 NOS., 50 to 75 = 14 NOS., BELOW 50 = 2 NO.

13. PROPOSED AREA :-

FLOORS	GROSS COVERED AREA	STAIR DUCT AREA	LIFT VOID AREA	NET FLOOR AREA	STAIR + STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GRO. FLOOR	351.813 SQ.M.	------	------	351.813 SQ.M.	26.256 SQ.M.	5.470 SQ.M.	320.087 SQ.M.
1ST. FLOOR	351.813 SQ.M.	0.876 SQ.M.	4.940 SQ.M.	345.997 SQ.M.	25.380 SQ.M.	5.551 SQ.M.	315.066 SQ.M.
2ND. FLOOR	376.930 SQ.M.	0.876 SQ.M.	4.940 SQ.M.	371.114 SQ.M.	25.380 SQ.M.	5.551 SQ.M.	340.183 SQ.M.
3RD. FLOOR	376.930 SQ.M.	0.876 SQ.M.	4.940 SQ.M.	371.114 SQ.M.	25.380 SQ.M.	5.551 SQ.M.	340.183 SQ.M.
4TH. FLOOR	376.930 SQ.M.	0.876 SQ.M.	4.940 SQ.M.	371.114 SQ.M.	25.380 SQ.M.	5.551 SQ.M.	340.183 SQ.M.
TOTAL	1834.416 SQ.M.	3.504 SQ.M.	19.760 SQ.M.	1811.152 SQ.M.	127.776 SQ.M.	27.674 SQ.M.	1655.702 SQ.M.

14. PROPOSED TENEMENTS & CAR PARKING CALCULATION :- (A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	64.568 SQ.M	10.931 SQ.M.	75.499 SQ.M	1	75 to 100 = 8 NOS. 50 to 75 = 14 NOS. < 50 = 2 NO. REQ. CAR PARKING = 7 NOS.
B	48.230 SQ.M	8.165 SQ.M.	56.395 SQ.M	1	
C	41.736 SQ.M	7.006 SQ.M.	48.802 SQ.M	1	
D	49.953 SQ.M	8.457 SQ.M.	58.410 SQ.M	1	
E	65.682 SQ.M	11.119 SQ.M.	72.801 SQ.M	1	
F	41.076 SQ.M	6.954 SQ.M.	48.030 SQ.M	1	
G	71.468 SQ.M	12.099 SQ.M.	83.567 SQ.M	3	
H	48.230 SQ.M	8.165 SQ.M.	56.395 SQ.M	3	
I	47.574 SQ.M	8.054 SQ.M.	55.628 SQ.M	3	
J	56.253 SQ.M	9.523 SQ.M.	65.776 SQ.M	3	
K	65.682 SQ.M	11.119 SQ.M.	76.801 SQ.M	3	
L	47.151 SQ.M	7.982 SQ.M.	55.113 SQ.M	3	
TOTAL	1320.319 SQ.M	223.520 SQ.M.	1543.839 SQ.M	24	

15. a) TOTAL REQUIRED CAR PARKING :- 07 NOS.
    b) TOTAL PROPOSED CAR PARKING :- 10 NOS.
16. a) REQUIRED AREA OF PARKING :- 175.00 SQ.M.
    b) PROPOSED AREA OF PARKING - 267.327 SQ.M.
17. PERMISSIBLE F.A.R = 2.00 [ROAD WIDTH 7.620 M.]
18. PROPOSED F.A.R = (1655.702 - 175) / 768.86 = 1.926 < 2.0
19. STAIR HEAD ROOM AREA :- 32.216 SQ.M.
20. OVER HEAD TANK AREA :- 17.596 SQ.M.
21. LIFT M/C ROOM COVER AREA :- 14.963 SQ.M.
22. STAIR AREA FOR L.M.R. ROOM:- 6.500 SQ.M.
23. TERRACE AREA :- 384.367 SQ.M.
24. TOTAL LOFT AREA :- 41.404 SQ.M.
25. TOTAL C.B. AREA :- 16.566 SQ.M.
26. OTHER AREA ONLY FOR FEES = 111.642 SQ.M.
27. RESIDENTIAL LIFT WIDTH = 1.300 M.
28. HEIGHT OF THE BUILDING = 15.475 M.
29. DEPTH OF THE BUILDING = 31.250 M.
30. FRONTAGE OF THE PLOT = 17.373 M.
31. HEIGHT OF STAIR HEAD ROOM = 3.000 M.
32. WIDTH OF RESIDENTIAL STAIR = 1.350 M.
33. TREE COVERED AREA :-
    (A) PERMISSIBLE AREA :- 35.554 SQ.M. [1849.696X{(15%/6000)X768.86] SQ.M.
    (B) PROPOSED AREA :- (10.111+26.127) = 36.238 SQ.M.

SPECIFICATIONS :

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

SIGNATURE OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
E.G.E. NO.- GT-03(I) OF K.M.C.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DRAWING AND DESIGNED 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 M/S GEO STAR, 50, CHIT KALIKAPUR, KOL-99, CONDUCTED BY RUPAK KUMAR BANERJEE (G.T/I/3). CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

SIGNATURE OF E.S.E.
SAMIR BANDYOPADHYAY
E.S.E.-I/117

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 ABUTTING CANAL SOUTH ROAD OF WIDE 7.620 M. (25'-0") AT NORTHERN SIDE & PRIVATE PASSAGE OF WIDE 1.725 M.(5'-8") AT WESTERN SIDE (AS PER S.O.R REPORT) 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.WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF L.B.S.
SANJOY SAHA
CLASS-I, L.B.S. OF K.M.C.
REGD. LICENSE NO. 1048(I)

DECELERATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E. 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 FOUND FAKE, 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 C.A. IN FAVOR OF OWNERS
SRI RAJU NASKAR DIRECTOR OF AJMIR TOWER PVT. LTD. AND CONSTITUTED ATTORNEY HOLDER OF SRI SHIBNATH GANGULY, SRI SIKHA GANGULY, SRI SAIBAL GANGULY, SRI SAMBHU GANGULY, SRI ARINDAM GANGULY, SMT. PINKI CHAKRABORTY, PIU DAS GANGULY, JHUNU CHOWDHURI AND LATA GANGULY

BP NUMBER :2025070158

DATED : 30.01.2026 VALID TILL :30.01.2031

KOUSHIK SWARNAKAR Digitally signed by KOUSHIK SWARNAKAR Date: 2026.01.30 14:42:22 +05'30'

SIGNATURE OF A.E.

BROJO KISHORE DHAR Digitally signed by BROJO KISHORE DHAR Date: 2026.01.30 14:45:18 +05'30'

SIGNATURE OF E.E.

Certificate

Premises No.	: **167, Canal South Road, Kolkata - 700 105**
Assessee No.	: **110570205869**
Name of Owner (s)/ Applicant (s):	**Sri Raju Naskar**
Area of Land :	**768.86 SQ.M.** (AS PER DEED)
:	**777.812 SQ.M.** (AS PER PHYSICAL)
Name of LBS: **SRI SANJOY 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 of the proposal	Co-ordinate in WGS-84 Latitude	Co-ordinate in WGS-84 Longitude	Site elevation (AMSL)
1	22º 33 Min 30 Sec N.	88º 24 Min 27 Sec E.	5.5 M.
2	22º 33 Min 30 Sec N.	88º 24 Min 27 Sec E.	5.5 M.
3	22º 33 Min 30 Sec N.	88º 24 Min 27 Sec E.	5.5 M.
4	22º 33 Min 30 Sec N.	88º 24 Min 27 Sec E.	5.5 M.

The above information is true and correct in all respect and if at any stage, it is found otherwise, than we will be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against us as per law.

Counter signed by Owner Signature of LBS

GROUND FLOOR PLAN, FIRST FLOOR PLAN, TYPICAL (2ND TO 4TH) FLOOR PLAN, ROOF PLAN, SECTION - AA', BB', CC' & DD', NORTH (FRONT) SIDE ELEVATION & WEST SIDE ELEVATION.

PROJECT.
PROPOSED G+IV STORIED (15.475 MT. HT.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009, AT PREMISES NO.-**167, CANAL SOUTH ROAD**, P.S.-PRAGATI MAIDAN, KOLKATA-700105, UNDER K.M.C. WARD NO.-057, BOROUGH-VII.

N

DESIGNED BY : SAPTARSHI CONSULTANCY (JAY RAM)

CONTACT PERSON : SANJOY SAHA
MOB. NUMBER : 9830 010 408