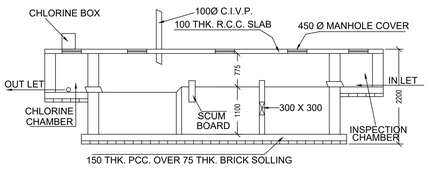
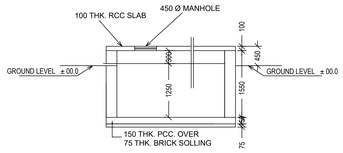
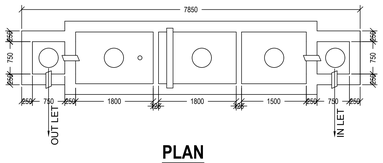


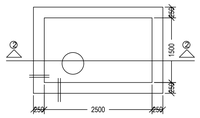
SECTION THROUGH 1 - 1 SCALE : 1 : 50



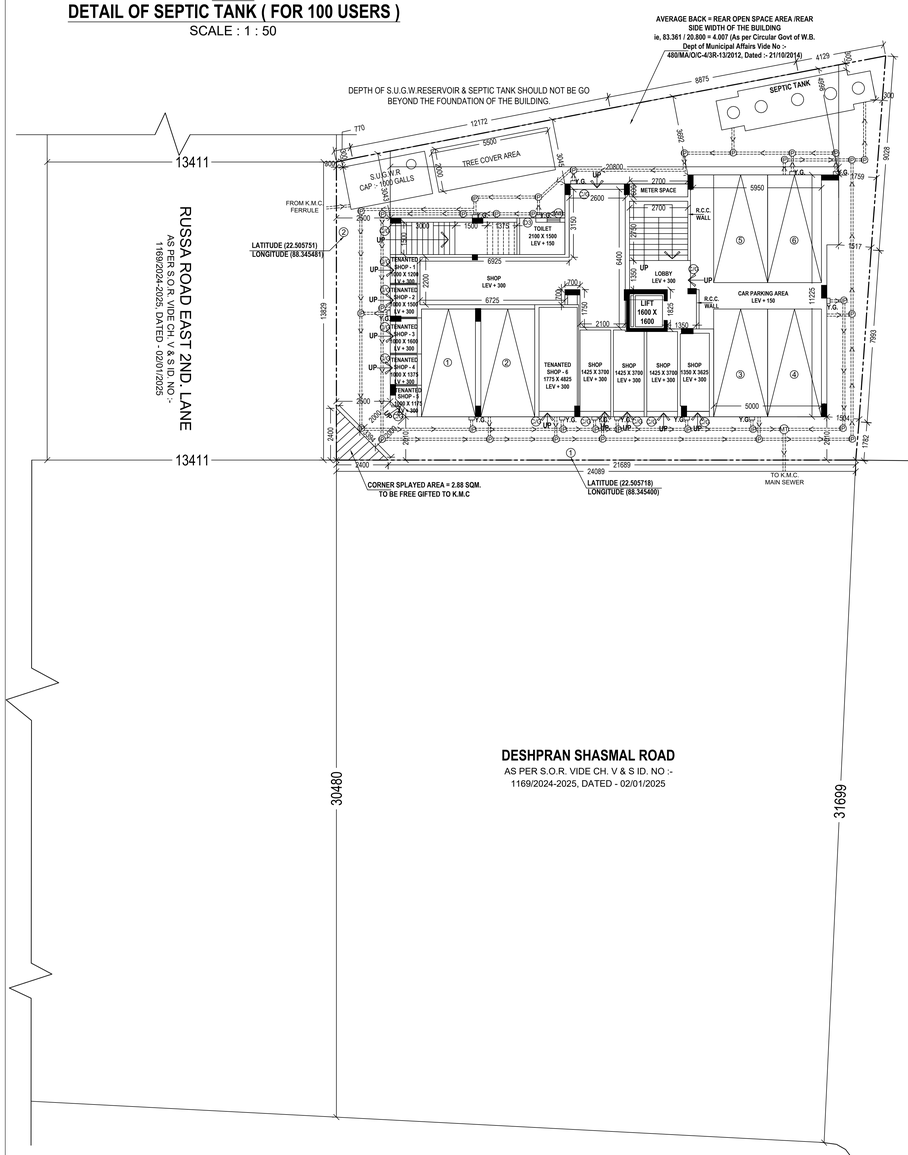
SECTION AT 2 - 2 SCALE : 1 : 50



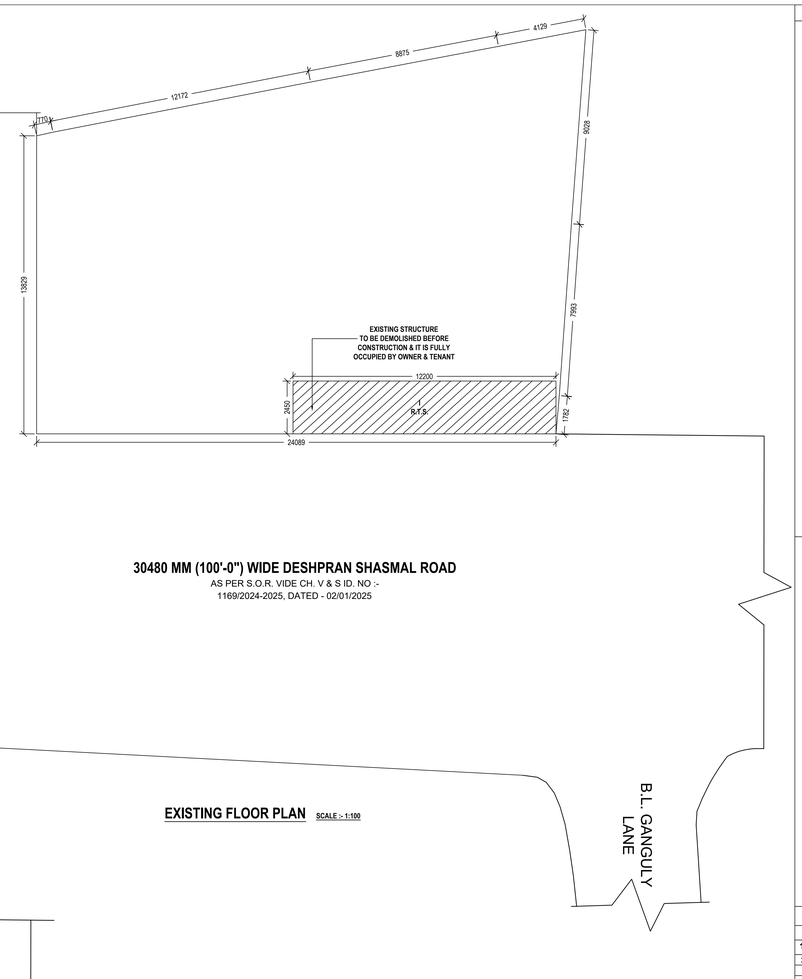
PLAN
DETAIL OF SEPTIC TANK (FOR 100 USERS)
SCALE : 1 : 50



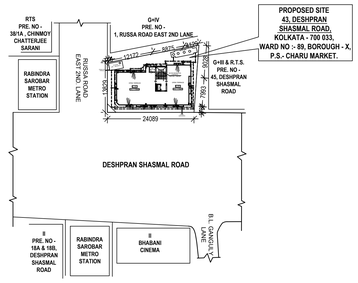
SEMI UNDER GROUND WATER RESERVOIR
(CAPACITY : 1000 GAL)
SCALE : 1 : 50



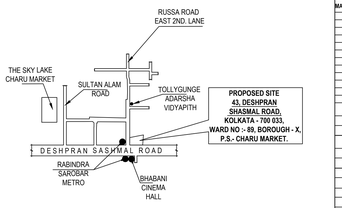
GROUND FLOOR PLAN
SCALE: 1:100



EXISTING FLOOR PLAN SCALE :- 1:100



SITE PLAN
SCALE -1:600



KEY PLAN
SCALE :- 1:4000

CERTIFICATE

Premises No : 43, DESHPRAN SHASMAL ROAD
Assessee No : 210890300765
Name of the Owner (s) / Applicant (s) :
(1) CHANCHAL DUTTA (2) KAJAL SADHUKHA
PARTNERS - M/S. RIDDHI SIDDHI ENTERPRISE
SELF & CONSTITUTED ATTORNEY OF
(1) SIBDAS BANERJEE
(2) SHYAMDAS BANDYOPADHYAY alias SHYAMADAS BANERJEE
(3) DEBDAS BANERJEE (4) AMBALIKA MUKHERJEE
(5) DEVIKA GHOSH (6) ALPANA MUKHERJEE
(7) SARBANI MUKHERJEE (8) INDRANI BANERJEE
(9) BITHI MUKHERJEE (10) UMA CHATTERJEE
Area of Land : 402.638 Sq mt.
Name of Architect : Arjun Pal **No. CA/2010/47578**
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	22.505718	88.345400	2.7 M.
2	22.505751	88.345481	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.

ARJUN PAL (B.ARCH)
Registered Architect
Regn No - CA/2010/47578
NAME OF ARCHITECT.

(1) CHANCHAL DUTTA
(2) KAJAL SADHUKHA
PARTNERS - M/S. RIDDHI SIDDHI ENTERPRISE
SELF & CONSTITUTED ATTORNEY OF
(1) SIBDAS BANERJEE
(2) SHYAMDAS BANDYOPADHYAY alias SHYAMADAS BANERJEE
(3) DEBDAS BANERJEE
(4) AMBALIKA MUKHERJEE
(5) DEVIKA GHOSH
(6) ALPANA MUKHERJEE
(7) SARBANI MUKHERJEE
(8) INDRANI BANERJEE
(9) BITHI MUKHERJEE
(10) UMA CHATTERJEE
NAME OF OWNER / APPLICANT

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO : 210890300765

2. DETAIL OF DECREE DEED .
In the court of Learned 8th Civil Judge (Sr. Divn) at Alipore W.B.F. No. 3701, Dated - 29.09.2010

3. DETAIL OF REGISTERED DEED OF GIFT .
BOOK NO : I VOL. NO : 1602-2020 PAGE NO : 55228 TO 55353
BEING NO : 160201267 DATED : 17.02.2020 PLACE : D.S.R.-II SOUTH 24-PARGANAS

4. DETAIL OF REGISTERED DEED OF CONVEYANCE .
BOOK NO : I VOL. NO : 1604-2022 PAGE NO : 254930 TO 254959
BEING NO : 160408121 DATED : 27.07.2022 PLACE : D.S.R.-IV SOUTH 24-PARGANAS

5. DETAIL OF REGISTERED BOUNDARY DECLARATION .
BOOK NO : I VOL. NO : 1603-2023 PAGE NO : 426661 TO 426681
BEING NO : 160315744 DATED : 13.10.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS

6. DETAIL OF REGISTERED CORNER SPLAYED .
BOOK NO : I VOL. NO : 1603-2023 PAGE NO : 426682 TO 426705
BEING NO : 160315745 DATED : 13.10.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS

7. DETAIL OF REGISTERED NON EVICTION OF TENANT .
BOOK NO : I VOL. NO : 1603-2023 PAGE NO : 426706 TO 426725
BEING NO : 160315746 DATED : 13.10.2023 PLACE : D.S.R. - III SOUTH 24-PARGANAS

8. DETAIL OF REGISTERED POWER OF ATTORNEY .
BOOK NO : I VOL. NO : 1604-2023 PAGE NO : 64579 TO 64618
BEING NO : 160401931 DATED : 28.02.2023 PLACE : D.S.R. - IV SOUTH 24-PARGANAS

9. a) AREA OF LAND (Deed & Physical)	**: 6K-00CH-14SFT = 402.638 SQM**
b) NO OF STOREY	**: G+IV**
10. a) NO. OF TENAMENTS	**: 12 NOS.**
11. SIZE OF TENAMENTS	**: a) Below 50.0 Sqm ..... 08 NOS**
	: b) 75.0 - 100.0 Sqm ..... 02 NOS
	: c) 100.0 - 200.0 Sqm ..... 02 NOS

PART-B:

1. AREA OF LAND AS PER TITLE DEED	**= 6K-00CH-14SFT = 402.638 SQM**
2. AS PER BOUNDARY DECLARATION	**= 6K-00CH-14SFT = 402.638 SQM**
3. DEDUCTION FOR CORNER SPLAY	**= 2.88 SQM**
4. NET LAND AREA	**= 399.758 SQM**
5. (i) PERMISSIBLE GROUND COVERAGE	**:- 53.245 % = 214.386 SQM**
(ii) PROPOSED GROUND COVERAGE	**:- 52.209 % = 210.213 SQM**
6. PROPOSED HEIGHT	**= 15.425 MT.**

7. PROPOSED AREA

	GROSS COVERED AREA	CUT OUT		EXEMPTED AREA			NET FLOOR AREA
		STAIR DUCT	LIFT WELL	STAIR+STAIR LOBBY	LIFT LOBBY		
GROUND FLOOR	**210.213 SQM**	-	-	**11.070 SQ.M**	**2.464 SQ.M**		**196.679 SQ.M**
1ST FLOOR	**210.213 SQM**	**8.66 SQ.M**	**2.56 SQ.M**	**12.69 SQ.M**	**2.464 SQ.M**		**183.839 SQ.M**
2ND FLOOR	**210.213 SQM**	-	**2.56 SQ.M**	**12.69 SQ.M**	**2.464 SQ.M**		**192.499 SQ.M**
3RD FLOOR	**210.213 SQM**	-	**2.56 SQ.M**	**12.69 SQ.M**	**2.464 SQ.M**		**192.499 SQ.M**
4TH FLOOR	**210.213 SQM**	-	**2.56 SQ.M**	**12.69 SQ.M**	**2.464 SQ.M**		**192.499 SQ.M**
TOTAL	1051.065 **SQM**	**8.66 SQ.M**	**10.24 SQ.M**	**61.83 SQ.M**	**12.32 SQ.M**		**958.015 SQ.M**

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

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1	**74.427 SQ.M**	**11.022 SQ.M**	**85.45 SQ.M**	**1**	**4 NOS**
2	**98.23 SQ.M**	**14.549 SQ.M**	**112.779 SQ.M**	**1**	
3	**93.14 SQ.M**	**13.795 SQ.M**	**106.935 SQ.M**	**1**	
4	**76.089 SQ.M**	**11.271 SQ.M**	**87.37 SQ.M**	**1**	
5	**38.738 SQ.M**	**5.738 SQ.M**	**44.476 SQ.M**	**1**	
6	**36.991 SQ.M**	**5.429 SQ.M**	**42.011 SQ.M**	**1**	
7	**37.873 SQ.M**	**5.609 SQ.M**	**43.482 SQ.M**	**1**	
8	**40.866 SQ.M**	**5.934 SQ.M**	**46.08 SQ.M**	**1**	
9	**35.765 SQ.M**	**5.295 SQ.M**	**41.066 SQ.M**	**1**	
10	**36.388 SQ.M**	**5.389 SQ.M**	**41.777 SQ.M**	**1**	
11	**36.591 SQ.M**	**5.429 SQ.M**	**42.011 SQ.M**	**1**	
12	**37.873 SQ.M**	**5.609 SQ.M**	**43.482 SQ.M**	**1**	

(B) MERCANTILE (RETAIL) :-
(i) SHOP BUILT-UP AREA = 82.781 SQM.
(ii) SHOP CARPET AREA = 66.725 SQM. REQUIRED CAR PARKING = 1 NOS
(C) BUSINESS :-
(i) OFFICE BUILT-UP AREA = 118.483 SQM.
(ii) OFFICE CARPET AREA = 98.589 SQM. REQUIRED CAR PARKING = 1 NOS
(D) PARKING:

(i) TOTAL REQUIRED CAR PARKING	:-	**6 NOS**
(ii) TOTAL PROVIDED CAR PARKING	:-	**6 NOS**
(iii) PERMISSIBLE AREA FOR PARKING		**= 150.0 SQ.M.**
(iv) PROVIDED AREA OF PARKING		**= 93.978 SQ.M.**

9. **F.A.R.:**

(i) PERMISSIBLE F.A.R		**= 3.00**
(ii) PROPOSED F.A.R		**= (958.015 - 93.978) / 402.638 = 2.146<3.00**

10. **MISC AREA:**

(i) STAIR HEAD ROOM AREA	:-	18.896 SQ.M.
(ii) LIFT MACHINE ROOM AREA (M.R.L.)	:-	4.15 SQ.M.
(iii) TERRACE AREA	:-	210.213 SQ.M.
(iv) RELAXATION OF AUTHORITY, IF ANY	:-	N.A.
(v) OVER HEAD TANK AREA	:-	8.48 SQ.M.
(vi) AREA OF W.C. AT ROOF	:-	2.975 SQM.
(vii) AREA OF CUP-BOARD	:-	13.399 SQM.
(viii) AREA OF TREE COVER	:-	10.58 SQM (2.628 %) , 11.00 SQM (2.732 %)
(ix) TOTAL AREA FOR FEES	:-	**1071.585 SQM**

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 MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MARBLE FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1050	2150	W1	2400	1800
D2	900	2150	W2	2000	1800
D3	750	2150	W3	1800	1800
D/W	2275	2150	W4	1500	1800
D/W1	1800	2150	W5	1200	1800
D/W2	1500	2150	W6	1000	1800 / 1000
D/W3	1350	2150	W7	750	1000
D/W4	1000	2150	W8	600	600 / 1800
C/G	1350	2150			

CERTIFICATE OF GEO - TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED 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.

RUPAK KUMAR BANERJEE
B.C.E, M.E., M.I.G.S, M.I.E.
CHARTERED ENGINEER
G.T.E. - 3(I)
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 AND BASIS OF SOIL INVESTIGATION REPORT BY **M/S APEX SOLUTIONS, RUPAK KUMAR BANERJEE. 368, LAKE GARDENS, KOLKATA - 700 045.** CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

JOYDEEP MUKHERJEE
B.E. (CIVIL), E.S.E. - 178(I)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

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 AMMENDED 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 EXISTING STRUCTURE. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE TENANT.

ARJUN PAL (B.ARCH)
Registered Architect
Regn No - CA/2010/47578
NAME OF ARCHITECT.

DECLARATION OF OWNER

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & 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.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION.
THE PLOT IS IDENTIFIED BY US. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

(1) CHANCHAL DUTTA
(2) KAJAL SADHUKHA
PARTNERS - M/S. RIDDHI SIDDHI ENTERPRISE
SELF & CONSTITUTED ATTORNEY OF
(1) SIBDAS BANERJEE
(2) SHYAMDAS BANDYOPADHYAY alias SHYAMADAS BANERJEE
(3) DEBDAS BANERJEE
(4) AMBALIKA MUKHERJEE
(5) DEVIKA GHOSH
(6) ALPANA MUKHERJEE
(7) SARBANI MUKHERJEE
(8) INDRANI BANERJEE
(9) BITHI MUKHERJEE
(10) UMA CHATTERJEE
NAME OF OWNER / APPLICANT

B.P. NO :- 2025100044 DATED :- 13/06/2025 VALID UPTO :- 12/06/2030

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2025.06.13 16:30:12 +05'30'
DIGITAL SIG. OF EXECUTIVE ENGINEER (K.M.C.)
BR. X / BUILDING DEPARTMENT

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2025.06.13 16:27:58 +05'30'
DIGITAL SIG. OF ASSISTANT ENGINEER (K.M.C.)
BR. X / BUILDING DEPARTMENT

GROUND FLOOR PLAN, EXISTING PLAN, LOCATION PLAN, SITE PLAN, S.U.G.W.R, SEPTIC TANK
PROJECT.
PROPOSED G+IV STORIED (HT.-15.425MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE 2009, AT PREMISES NO - **43, DESHPRAN SHASMAL ROAD.**, WARD NO.-89, BOROUGH NO.- X, P.S. - CHARU MARKET, KOLKATA - 700 033.

JOB NO.	DRG. NO.	DATE	DEALT
1/2	ARCH/CORP-MASTER SHEET	17.05.2025	AYAN

ARCHITECTURAL CONSULTANT
syn tech engg pvt. ltd.
(redefining synergy technologies)
ARCHITECTS . ENGINEERS . INTERIOR DESIGNERS . LANDSCAPE
367, Lake Gardens Kolkata - 700 045 Tel. : +91-94330-96177, +91-92300-62212
e-mail: synergytechnologiescalcutta@gmail.com
SCALE -1:100