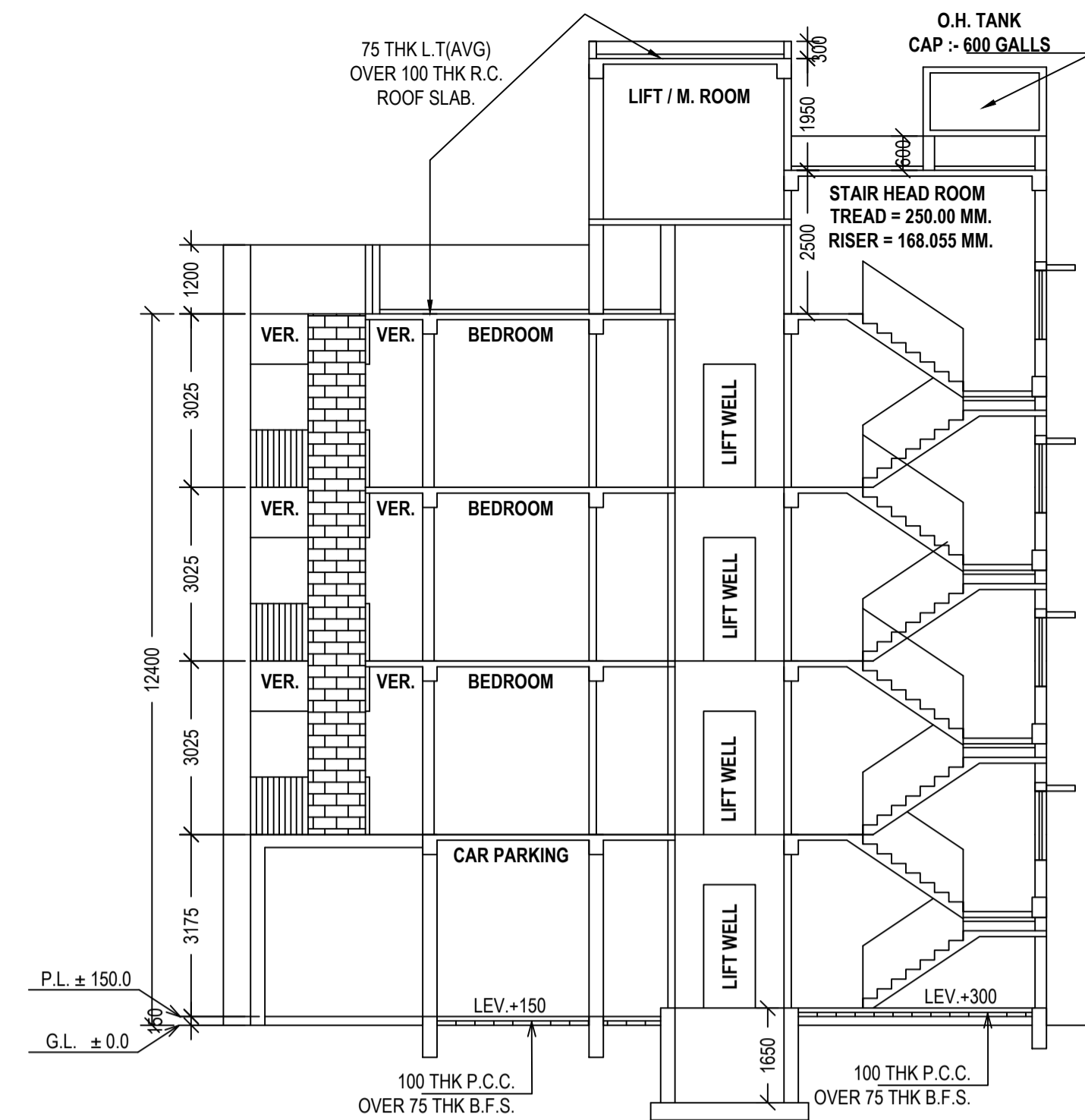
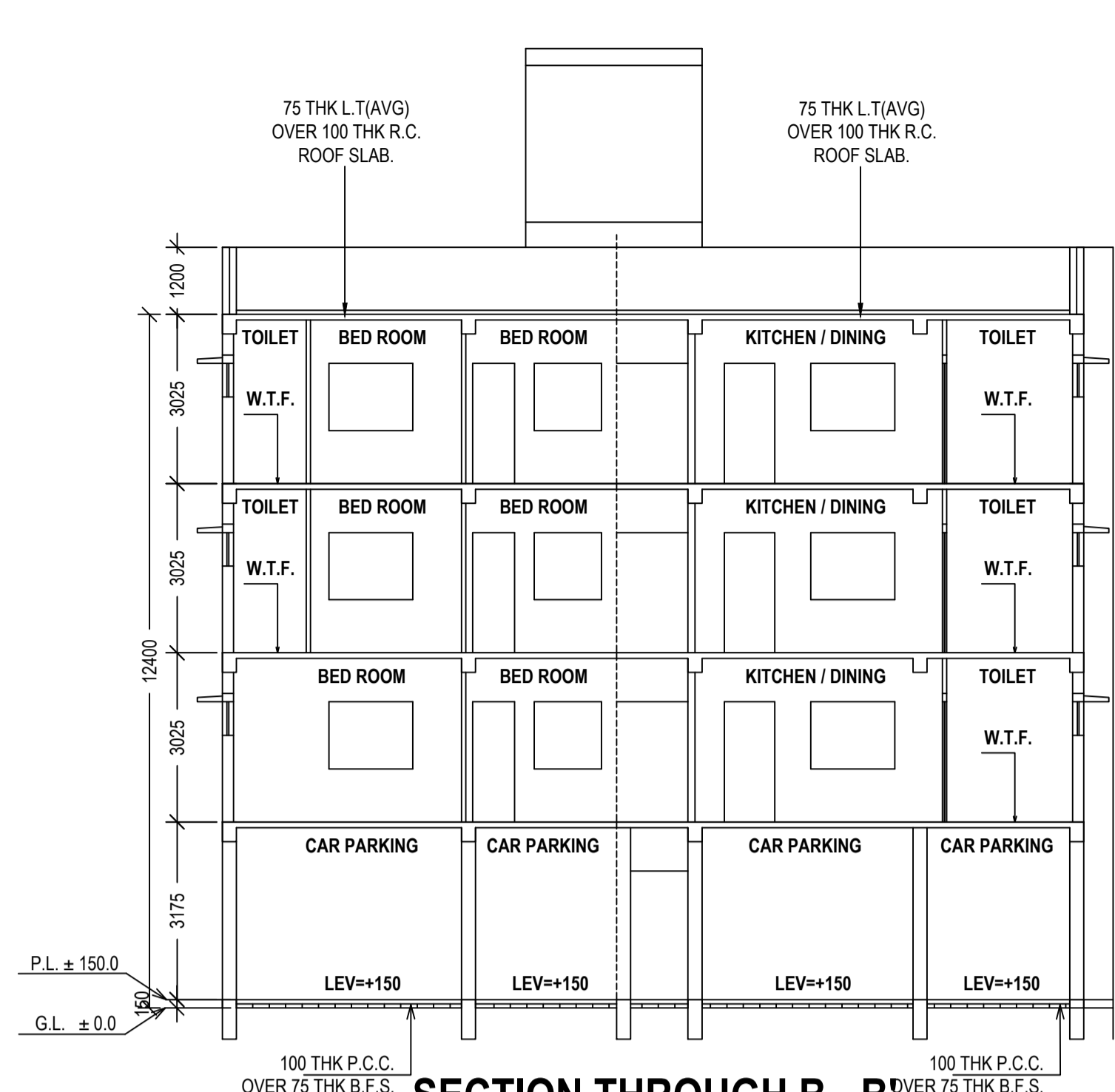


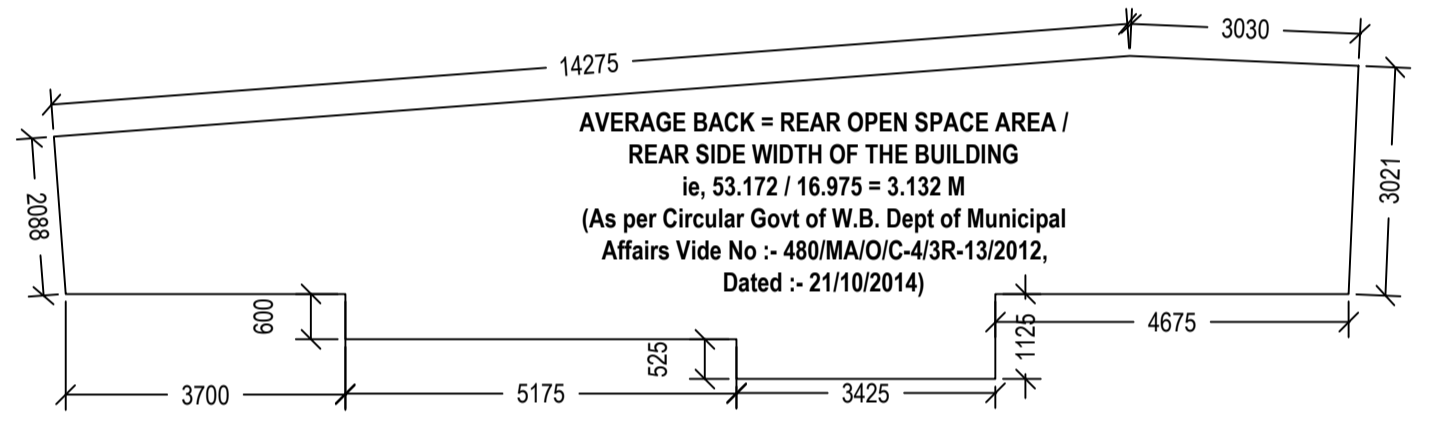
FRONT ELEVATION
SCALE: 1:100



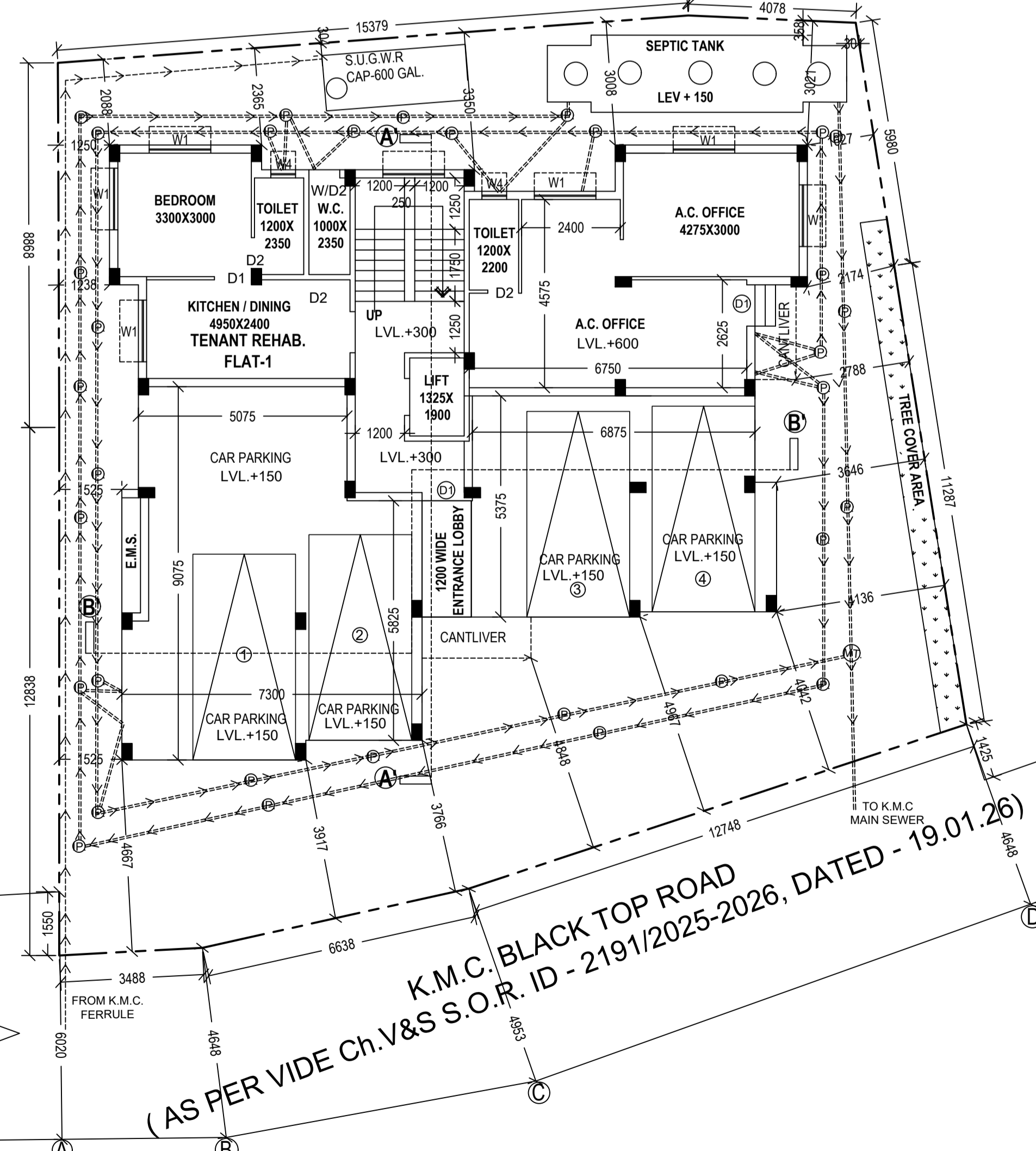
SECTION THROUGH A - A'
SCALE: 1:100



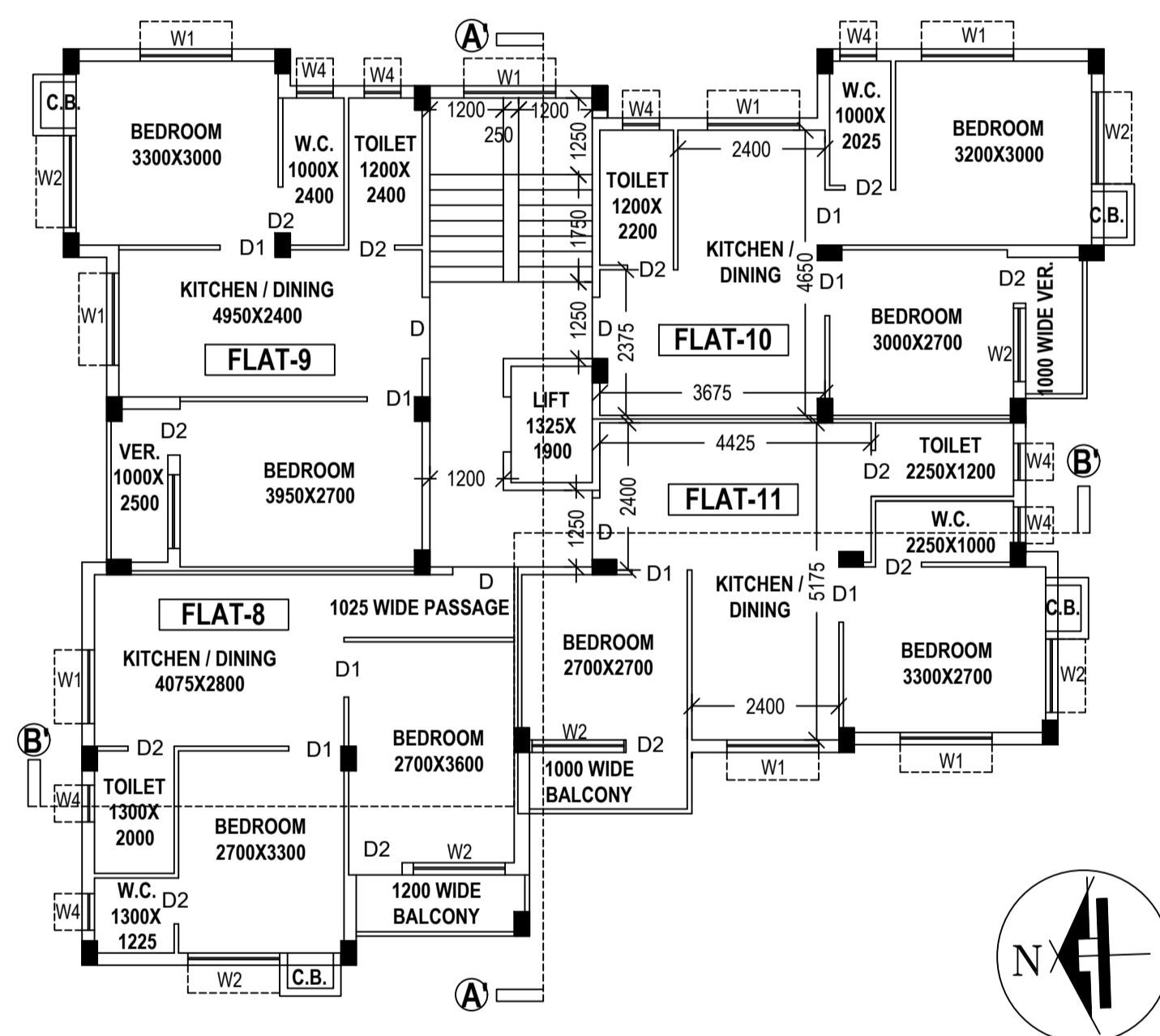
SECTION THROUGH B - B'
SCALE: 1:100



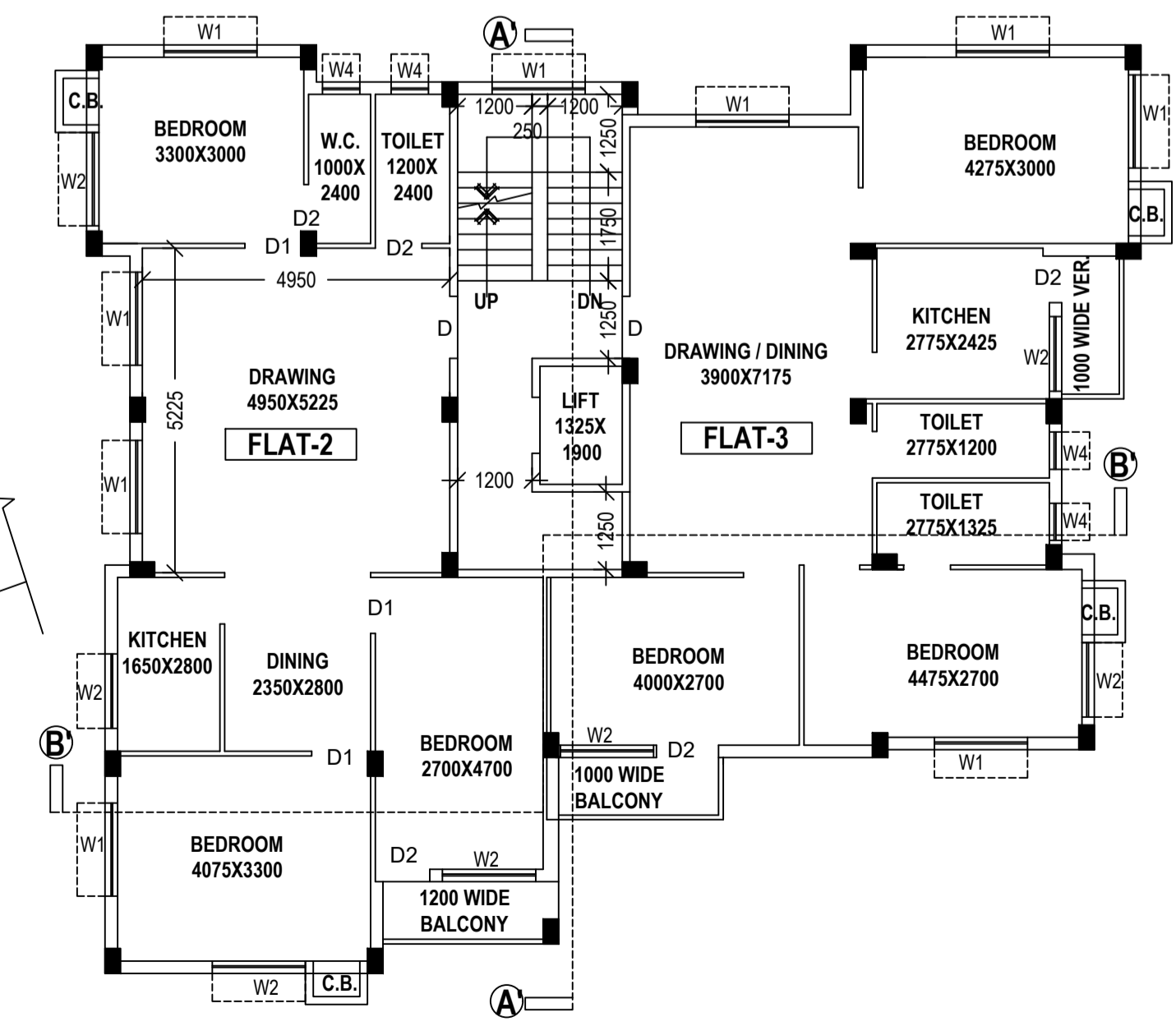
AVERAGE BACK = REAR OPEN SPACE AREA / REAR SIDE WIDTH OF THE BUILDING
= 33.172 / 16.975 = 3.132 M
(As per Circular Govt. of W.B. Dept. of Municipal Affairs Vide No. - 480/MA/OIC-4/3R-13/2012, Dated - 21/10/2014)



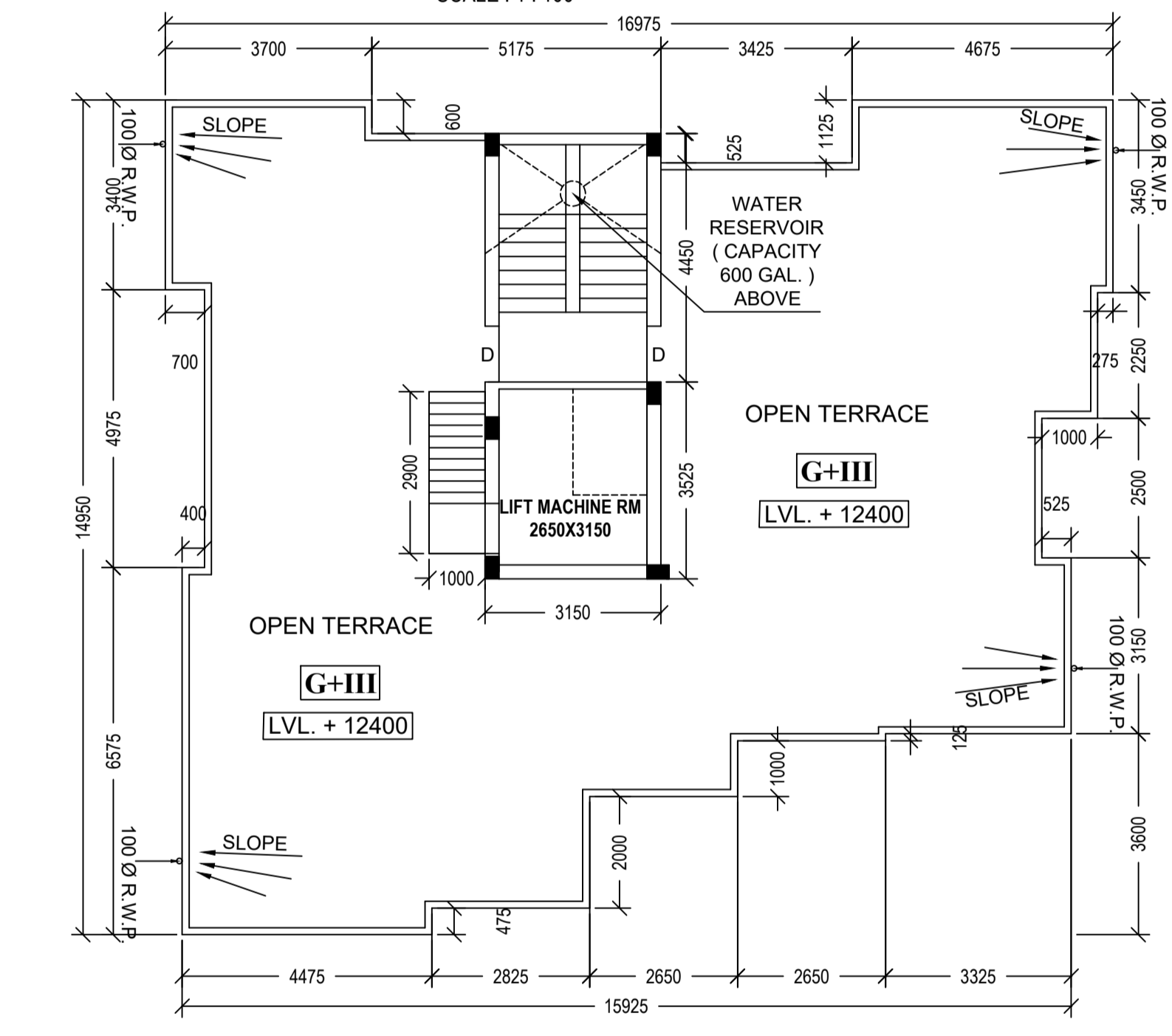
GROUND FLOOR PLAN
SCALE: 1:100



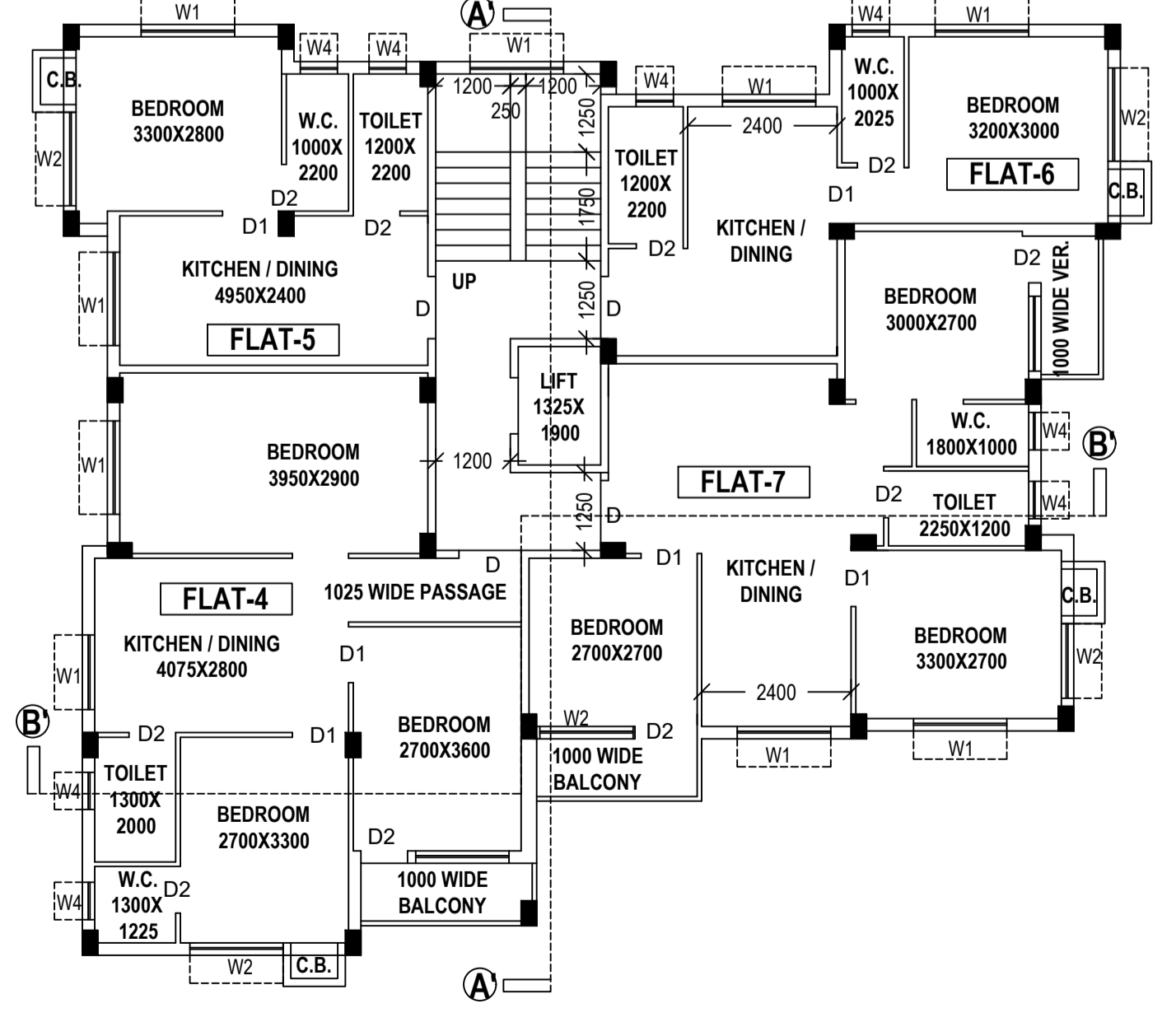
THIRD FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100



SECOND FLOOR PLAN
SCALE: 1:100

CERTIFICATE
Premises No : 29D, JADAVPUR CENTRAL ROAD
Assessee No : 210950300760
Name of the Owner (s) / Applicant (s) :
SRI AMIT SENAPATI
PROP. OF M/S GANAPATI CONSTRUCTION AND CONSTITUTED ATTORNEY OF KAUSAR ALI MONDAL, AMIR ALI MONDAL, ASIA BIBI, SANOWAR ALI MONDAL, SAYNAZ KHATUN, ANOWER ALI@SK.ANOWER ALI, ANSER ALI@SK.ANSEER ALI.
Area of Land :
(i) 6 K - 5 CH - 00 SFT = 422.240 SQM [AS PER DEED]
(ii) 6 K - 4 CH - 41.353 SFT = 421.902 SQM [AS PER PHYSICAL]
Name of L.B.S. : AVIJIT DAS License No. - I/1765 (K.M.C.)
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	(AMSL)
1	22.494193	88.364369	2.7 M.
2	22.494139	88.364350	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 per law.

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.
1.8 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL
PART-A:

- ASSESE NO : 210950300760
- DETAIL OF REGISTERED DEED OF AMALGAMATION
BOOK NO-1 VOL. NO: 1603-2025 PAGE NO: 98174 TO 98196
BEING NO: 160303527 DATED: 05/03/2025 PLACE: D.S.R.-III SOUTH 24 PARGANAS.
- DETAIL OF REGISTERED NON-EVICTION TEANANT.
BOOK NO-1 VOL. NO: 1630-2025 PAGE NO: 213645 TO 213656
BEING NO: 160308394 DATED: 31/10/2025 PLACE: D.S.R.-V SOUTH 24 PARGANAS.
- DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY.
BOOK NO-1 VOL. NO: 1603-2025 PAGE NO: 89282 TO 89305
BEING NO: 160303542 DATED: 27/02/2025 PLACE: D.S.R.-III SOUTH 24 PARGANAS.
- DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY.
BOOK NO: 1 VOL. NO: 1603-2025 PAGE NO: 89282 TO 89305
BEING NO: 160303542 DATED: 27/02/2025 PLACE: D.S.R.-III SOUTH 24 PARGANAS.

6. a) AREA OF LAND (Physical) : 6K - 04CH - 41.353SFT = 421.902 SQM
- b) NO OF STOREY : G+III
- a) NO OF TENEMENTS : 11 NOS.
8. SIZE OF TENEMENTS : a) Below 50.0 Sqm 01 NOS
b) 50.0 - 75.0 Sqm 08 NOS
c) 75.0 - 100.0 Sqm 02 NOS

- PART-B:**
- AREA OF LAND AS PER TITLE DEED = 6K - 05CH - 00SFT = 422.240 SQM
 - AS PER BOUNDARY DECLARATION = 6K - 04CH - 41.353SFT = 421.902 SQM
 - NET LAND AREA = 421.902 SQM
 - (i) PERMISSIBLE GROUND COVERAGE = 60.00 % = 253.141 SQM
(ii) PROPOSED GROUND COVERAGE = 48.213 % = 203.410 SQM
 - PROPOSED HEIGHT = 12.400 MT.

AREA	GROSS COVERED AREA	STAIR DUCT	LIFT WELL	COVERED AREA (UNDER COVER)	STAR-STAR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	198.975 SQM			198.975 SQM	10.825 SQM	4.080 SQM	184.070 SQM
1ST FLOOR	203.410 SQM	0.438 SQM	2.518 SQM	200.454 SQM	10.825 SQM	4.080 SQM	185.549 SQM
2ND FLOOR	203.410 SQM	0.438 SQM	2.518 SQM	200.454 SQM	10.825 SQM	4.080 SQM	185.549 SQM
3RD FLOOR	203.410 SQM	0.438 SQM	2.518 SQM	200.454 SQM	10.825 SQM	4.080 SQM	185.549 SQM
TOTAL	809.205 SQM	1.714 SQM	7.564 SQM	800.337 SQM	43.300 SQM	16.320 SQM	740.717 SQM

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

MARKED TENEMENT SIZE	PROPORTIONAL AREA TO BE COVERED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1 28.137 SQM	4.283 SQM	33.420 SQM	1	100 SQM TO 200 SQM-2, REG.-2.
2 99.972 SQM	13.373 SQM	104.345 SQM	1	99 SQM TO 75 SQM. 4 REG.-1 TOTAL REQ. 4 PROVIDED -4 NOS.
3 91.531 SQM	13.458 SQM	104.988 SQM	1	
4 66.747 SQM	8.930 SQM	69.677 SQM	1	
5 30.225 SQM	4.443 SQM	34.668 SQM	1	
6 31.146 SQM	4.603 SQM	35.749 SQM	1	
7 66.197 SQM	8.846 SQM	69.046 SQM	1	
8 43.954 SQM	6.623 SQM	51.577 SQM	1	
9 43.918 SQM	6.623 SQM	51.541 SQM	1	
10 43.232 SQM	6.581 SQM	51.881 SQM	1	
11 46.281 SQM	6.893 SQM	53.894 SQM	1	

(B) BUSINESS :-
(i) OFFICE BUILT-UP AREA = 43.880 SQM
(ii) OFFICE CARPET AREA = 37.566 SQM. REQUIRED CAR PARKING = NIL

(C) PARKING:
(i) TOTAL REQUIRED CAR PARKING :- 3 NOS
(ii) TOTAL PROVIDED CAR PARKING :- 4 NOS
(iii) PERMISSIBLE AREA FOR PARKING = 100 SQM.
(iv) PROVIDED AREA OF PARKING = 95.09 SQM.

8. F.A.R. :-
(i) PERMISSIBLE F.A.R = 1.75
(ii) PROPOSED F.A.R = (740.717 - 95.09) / 421.902 = 1.530+1.75 (AS PER RULE-79(2), NOTIFICATION NO. 697/UDMA-15011(24)/12/2023-LS-MA SEC. DT. 14-08-2025.

9. MISC AREA:
(i) STAIR HEAD ROOM AREA :- 14.018 SQ.M.
(ii) LIFT MACHINE ROOM AREA :- 11.104 SQ.M.
(iii) LIFT MACHINE ROOM STAIR AREA :- 2.900 SQ.M.
(iv) TERRACE AREA :- 203.410 SQ.M.
(v) RELAXATION OF AUTHORITY, IF ANY :- AVERAGE BACK (RULE 62(b))
(vi) OVER HEAD TANK AREA :- 6.773 SQ.M.
(vii) AREA OF CUP-BORDAR :- 6.000 SQ.M.
(viii) AREA OF TREE COVER (PROVIDE) :- 8.800 SQ.M.
(ix) TOTAL AREA FOR FEES :- 781.512 SQM.

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1350	1200
D3	750	2100	W3	1200	1200
			W4	1000	1200
			W5	600	600

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.

NAME OF L.B.S. : AVIJIT DAS License No. - I/1765 (K.M.C.)
NAME OF OWNER / APPLICANT : SRI AMIT SENAPATI PROP. OF M/S GANAPATI CONSTRUCTION AND CONSTITUTED ATTORNEY OF KAUSAR ALI MONDAL, AMIR ALI MONDAL, ASIA BIBI, SANOWAR ALI MONDAL, SAYNAZ KHATUN, ANOWER ALI@SK.ANOWER ALI, ANSER ALI@SK.ANSEER ALI.

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN DRAWN BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY BHASKARJYOTI ROY, G.T.E. NO. 50/1(K.M.C.) SOIL TECH. OFFICE-15/TH.P.G.H. SHAH ROAD, KOLKATA-700032. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF L.B.S. : SAKTI BRATA BHATTACHARYYA License No. - I/116 (K.M.C.)
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 BUILT ABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE WILL BE SUPERVISED BY ME.

DECLARATION OF OWNER
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. WE 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 TAKEN UNDER THE GUIDANCE OF L.B.S/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.

NAME OF L.B.S. : AVIJIT DAS License No. - I/1765 (K.M.C.)
NAME OF L.B.S.

NAME OF OWNER(S) / APPLICANT(S) : SRI AMIT SENAPATI PROP. OF M/S GANAPATI CONSTRUCTION AND CONSTITUTED ATTORNEY OF KAUSAR ALI MONDAL, AMIR ALI MONDAL, ASIA BIBI, SANOWAR ALI MONDAL, SAYNAZ KHATUN, ANOWER ALI@SK.ANOWER ALI, ANSER ALI@SK.ANSEER ALI.

B.P. NO : 2025100264 DATED :- 16/03/2026 VALID UPTO :- 15/03/2031

DIGITAL SIG. OF ASSISTANT ENGINEER (K.M.C.)
BR. / BUILDING DEPARTMENT

DIGITAL SIG. OF EXECUTIVE ENGINEER (K.M.C.)
BR. / BUILDING DEPARTMENT

GROUND FLOOR PLAN, EXISTING PLAN, LOCATION PLAN, SITE PLAN, S.U.G.W.R, SEPTIC TANK

PROPOSED G+III STORIED (HT. - 12.400MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE 2009, AT PREMISES NO - 29D, JADAVPUR CENTRAL ROAD, WARD NO. - 95, BOROUGH NO.- X, P.S. - GOLF GREEN, KOLKATA - 700 032.

JOB NO.	DRG. NO.	DATE	DEALT
1/2	ARCH/CORP-MASTER SHEET	29.01.2026	SUMAN

