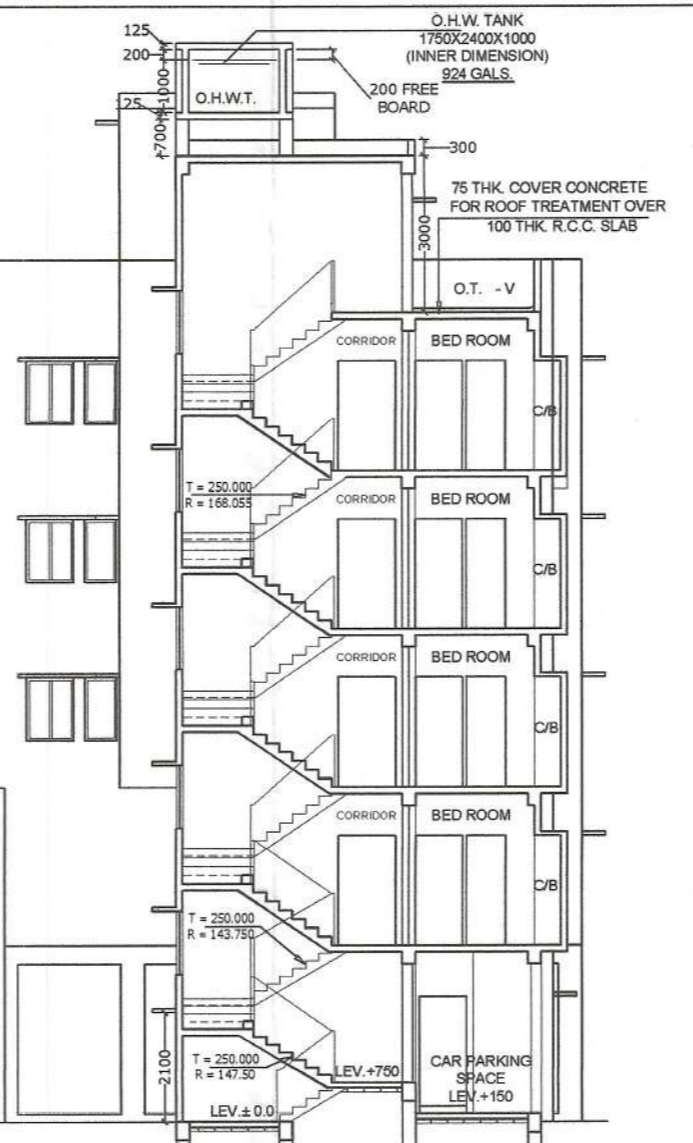


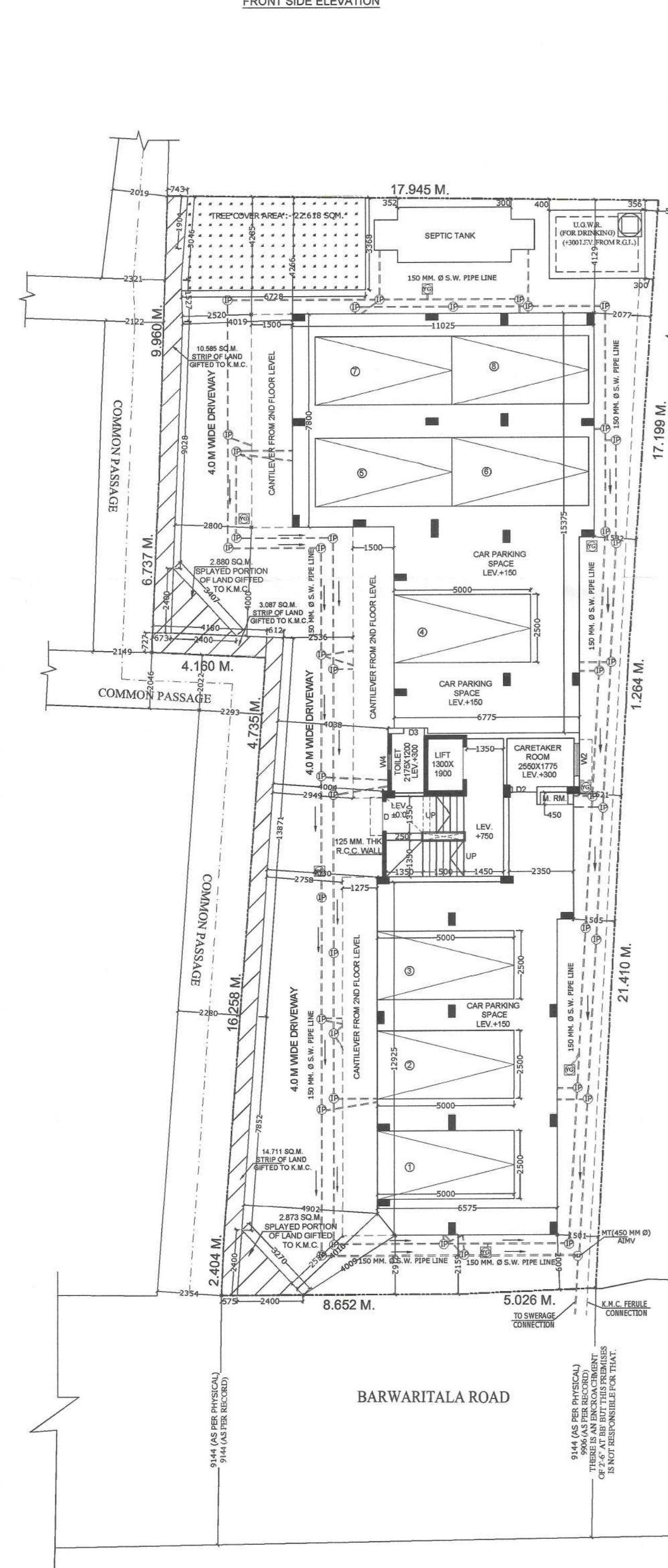


FRONT SIDE ELEVATION

EAST SIDE ELEVATION



SECTION-B-B SCALE:1-100

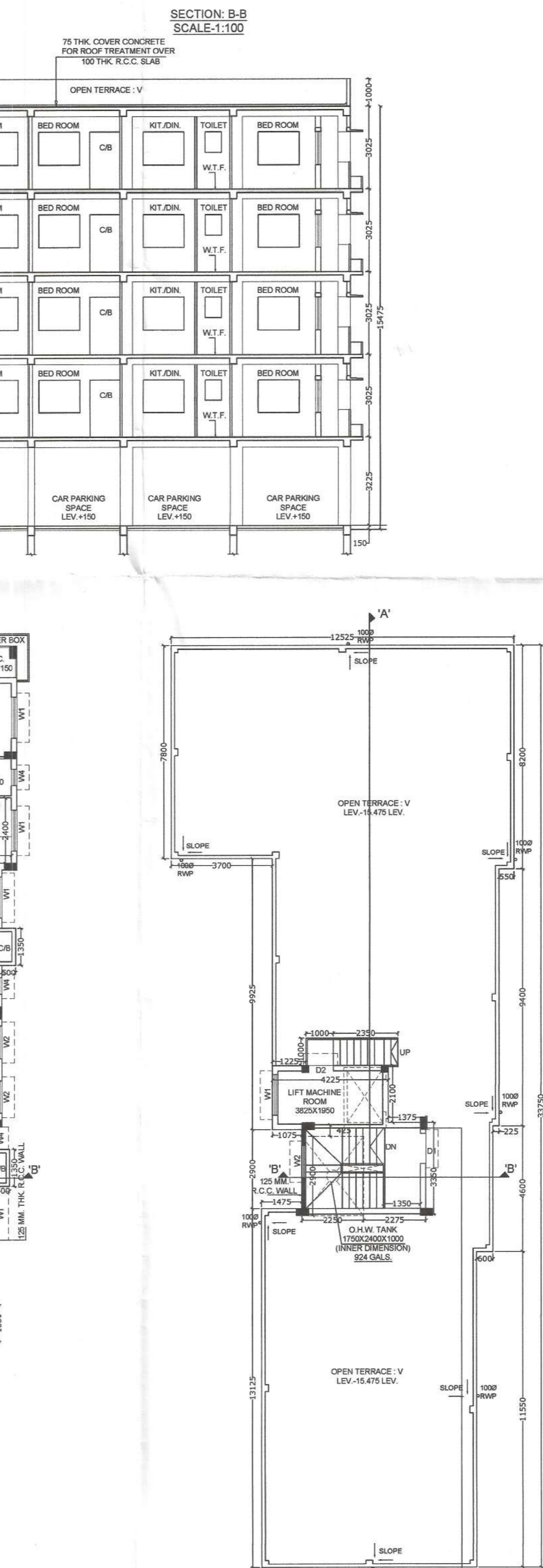


PROPOSED GROUND FLOOR PLAN SCALE:1-100



FIRST FLOOR PLAN SCALE:1-100

SECOND, THIRD & FOURTH FLOOR PLAN SCALE:1-100



PROPOSED ROOF PLAN SCALE: 1:100

STATEMENT OF PLAN CASE NO - 202303165

PART-A:
 1. ASSESSE NO: 11-034-04-0005-0
 2. DETAIL OF REGISTERED MOTHER DEED -
 BOOK NO: 1, VOL. NO: 2, PAGE NO: 218 TO 224, BEING NO: 1307
 DATE: 22.08.1934, OFFICE: S.R. SEALDAH
 3. DETAILS OF DEED -
 BOOK NO: 1, VOL. NO: 39, PAGE NO: 284 TO 292,
 BEING NO: 2177, YEAR: 1941, OFFICE: S.R. SEALDAH
 4. DETAIL OF REGISTERED DEED (DEED)
 BOOK NO: 1, DEED NO: 206, DATE: 03/10/1949
 YEAR: 1949, OFFICE: S.R. SEALDAH
 5. DETAIL OF REGISTERED DEED OF GIFT (1)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 62080, DATE: 04/04/2022
 BEING NO: 160900349, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 6. DETAIL OF REGISTERED DEED OF GIFT (2)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 61689 TO 61696, DATE: 04/04/2022
 BEING NO: 160900343, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 7. DETAIL OF REGISTERED DEED OF GIFT (3)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 80772 TO 80780, DATE: 10/05/2022
 BEING NO: 160902218, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 8. DETAIL OF REGISTERED DEED OF GIFT (4)-
 BEING NO: 160900346, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 9. DETAIL OF REGISTERED DEED OF GIFT (5)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 96318 TO 96319, DATE: 08/09/2022
 BEING NO: 160902760, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 10. DETAIL OF REGISTERED DEED OF GIFT (6)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 80659 TO 80659, DATE: 10/05/2022
 BEING NO: 160902214, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 11. DETAIL OF REGISTERED DEED OF GIFT (7)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 72019 TO 72049, DATE: 20/04/2022
 BEING NO: 16090415, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 12. DETAIL OF REGISTERED DEED OF GIFT (8)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 49708 TO 49708, DATE: 21/03/2022
 BEING NO: 16090417, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 13. DETAIL OF REGISTERED DEED OF GIFT (9)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 82138 TO 82160, DATE: 04/04/2022
 BEING NO: 16090417, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 14. DETAIL OF REGISTERED DEED OF GIFT (10)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 81854 TO 81854, DATE: 04/04/2022
 BEING NO: 160903344, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 15. DETAIL OF REGISTERED DEED OF GIFT (11)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 81960 TO 81960, DATE: 04/04/2022
 BEING NO: 160903338, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 16. DETAIL OF REGISTERED DEED OF GIFT (12)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 81984 TO 81984, DATE: 04/04/2022
 BEING NO: 160903340, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 17. DETAIL OF REGISTERED DEED OF GIFT (13)-
 BOOK NO: 1, VOL. NO: 1601-2021, PAGE NO: 62081 TO 62108, DATE: 04/04/2022
 BEING NO: 160903348, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 18. DETAIL OF REGISTERED DEED OF GIFT (14)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 47339 TO 47378, DATE: 14/03/2022
 BEING NO: 160901176, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 19. DETAIL OF REGISTERED DEED OF GIFT (15)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 81526 TO 81569, DATE: 04/04/2022
 BEING NO: 160903346, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 20. DETAIL OF REGISTERED DEED OF GIFT (16)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 81570 TO 81588, DATE: 04/04/2022
 BEING NO: 160903346, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 21. DETAIL OF REGISTERED DEED OF GIFT (17)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 82020 TO 82023, DATE: 04/04/2022
 BEING NO: 160903350, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 22. DETAIL OF REGISTERED DEED OF GIFT (18)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 82630 TO 82630, DATE: 08/09/2022
 BEING NO: 160902789, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 23. DETAIL OF REGISTERED DEED OF GIFT (19)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 81893 TO 81893, DATE: 04/04/2022
 BEING NO: 160903342, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 24. DETAIL OF REGISTERED DEED OF GIFT (20)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 80921 TO 80921, DATE: 10/05/2022
 BEING NO: 160902215, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 25. DETAIL OF REGISTERED DEED OF GIFT (21)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 82197 TO 82197, DATE: 04/04/2022
 BEING NO: 16090416, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 26. DETAIL OF REGISTERED DEED OF GIFT (22)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 81784 TO 81922, DATE: 04/04/2022
 BEING NO: 160903347, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 27. DETAIL OF REGISTERED DEED OF GIFT (23)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 80793 TO 80815, DATE: 10/05/2022
 BEING NO: 160902217, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 28. DETAIL OF REGISTERED DEED OF GIFT (24)-
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 82100 TO 82137, DATE: 04/04/2022
 BEING NO: 160903339, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 29. DETAIL OF REGISTERED BOUNDARY DECLARATION -
 BOOK NO: 1, VOL. NO: 1609-2023, PAGE NO: 4850 TO 4859, DATE: 05/01/2023
 BEING NO: 160900091, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
 30. DETAILS OF REGISTERED POWER OF ATTORNEY -
 BOOK NO: 1, VOL. NO: 1609-2022, PAGE NO: 13213 TO 13216, DATE: 29/08/2022
 BEING NO: 160901173, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
 31. DETAIL OF REGISTERED STRIP OF LAND (1) -
 BOOK NO: 1, VOL. NO: 1609-2023, PAGE NO: 4867 TO 4882, DATE: 05/01/2023
 BEING NO: 160900092, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
 32. DETAIL OF REGISTERED STRIP OF LAND (2) -
 BOOK NO: 1, VOL. NO: 1609-2023, PAGE NO: 4915 TO 4930, DATE: 05/01/2023
 BEING NO: 160900098, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
 33. DETAIL OF REGISTERED STRIP OF LAND (3) -
 BOOK NO: 1, VOL. NO: 1609-2023, PAGE NO: 4931 TO 4948, DATE: 05/01/2023
 BEING NO: 160900097, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
 34. DETAIL OF REGISTERED SPRAYED PORTION OF LAND -
 BOOK NO: 1, VOL. NO: 1609-2023, PAGE NO: 4953 TO 4959, DATE: 05/01/2023
 BEING NO: 160900099, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
 35. DETAIL OF REGISTERED SPRAYED PORTION OF LAND -
 BOOK NO: 1, VOL. NO: 1609-2023, PAGE NO: 4899 TO 4914, DATE: 05/01/2023
 BEING NO: 160900099, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH

PART-B:
 1. AREA OF LAND : AS PER DEED - 9K - 4CH - 5 SQ.FT. = 619.194 SQ.M.
 AS PER PHYSICAL MEASUREMENT : 610.307 SQ.M.
 TOTAL AREA OF STRIP PORTION OF LAND : 14.711+3.087+10.585 = 28.383 SQ.M.
 TOTAL AREA OF SPRAYED PORTION OF LAND : 2.873+2.890 = 5.763 SQ.M.
 NET LAND AREA : 610.307 - (28.383+5.763) = 576.171 SQ.M.
 2. (i) PERMISSIBLE GROUND COVERAGE = (50 %) = 305.154 SQM.
 (ii) PROPOSED GROUND COVERAGE = (49.847 %) = 304.220 SQM.
 3. PROPOSED HEIGHT = 15.475 M.

4. PROPOSED AREA :-						
FLOOR	GROSS COVERED AREA	SMRUDT AREA	LEFT OVER AREA	NET FLOOR AREA	STAIR/ LIFT LOBBY	NET FLOOR AREA
GRO. FLOOR	281282 SQ.M	281282 SQ.M	12015 SQ.M	269267 SQ.M
1ST FLOOR	281282 SQ.M	0.375 SQ.M	2.470 SQ.M	256.417 SQ.M	3.000 SQ.M	243.402 SQ.M
2ND FLOOR	284220 SQ.M	0.375 SQ.M	2.470 SQ.M	281.375 SQ.M	3.000 SQ.M	286.380 SQ.M
3RD FLOOR	284220 SQ.M	0.375 SQ.M	2.470 SQ.M	281.375 SQ.M	3.000 SQ.M	286.380 SQ.M
4TH FLOOR	284220 SQ.M	0.375 SQ.M	2.470 SQ.M	281.375 SQ.M	3.000 SQ.M	286.380 SQ.M
TOTAL	1435184 SQ.M	1.500 SQ.M	9.880 SQ.M	1423.804 SQ.M	12.015 SQ.M	1411.889 SQ.M

5. TENEMENTS & CAR PARKING CALCULATION :-						
(A) RESIDENTIAL						
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO OF TENEMENT	REQUIRED CAR PARKING	
A	38.305 SQ.M	5.187 SQ.M	41.496 SQ.M	1		
B	44.375 SQ.M	6.339 SQ.M	50.714 SQ.M	1		
C	38.506 SQ.M	5.501 SQ.M	44.007 SQ.M	1		
D	47.361 SQ.M	6.789 SQ.M	54.127 SQ.M	1		
E	43.650 SQ.M	6.211 SQ.M	49.861 SQ.M	1		
F	19.903 SQ.M	2.843 SQ.M	22.746 SQ.M	1		
G	50.808 SQ.M	7.258 SQ.M	58.066 SQ.M	3		
H	45.256 SQ.M	6.465 SQ.M	51.721 SQ.M	3		
I	38.506 SQ.M	5.501 SQ.M	44.007 SQ.M	3		
J	47.361 SQ.M	6.789 SQ.M	54.127 SQ.M	3		
K	58.933 SQ.M	8.419 SQ.M	67.352 SQ.M	3		
L	30.624 SQ.M	4.375 SQ.M	34.999 SQ.M	3		

6. a) TOTAL REQUIRED CAR PARKING - 04 NOS.
 b) TOTAL PROPOSED CAR PARKING - 08 NOS.
 7. a) PROPOSED AREA OF PARKING - 229.869 SQ.M.
 b) REQUIRED AREA OF PARKING - 100.000 SQ.M.
 8. PERMISSIBLE F.A.R. = 2.250
 9. PROPOSED F.A.R. = (1348.894 - 100) / 610.307 = 2.046 < 2.25
 10. STAIR HEAD ROOM AREA - 14.923 SQ.M.
 11. OVER HEAD TANK AREA - 6.525 SQ.M.
 12. LIFT M/C ROOM COVER AREA - 9.771 SQ.M.
 13. STAIR AREA FOR L.M.R. ROOM - 3.300 SQ.M.
 14. TERRACE AREA - 304.220 SQ.M.
 15. TOTAL LOFT AREA - NIL
 16. TOTAL C.B. AREA - 8.100 SQ.M.
 17. EXEMPTED AREA - 74.925 SQ.M.
 18. OTHER AREA ONLY FOR FEES (EXCL EXEMPTED) = 36.094 SQ.M.

19. HEIGHT OF THE BUILDING = 15.475 M.
 20. DEPTH OF THE BUILDING = 33.750 M.
 21. FRONTAGE OF THE PLOT = 13.678 M.
 22. HEIGHT OF STAIR HEAD ROOM = 3.000 M.
 23. WIDTH OF RESIDENTIAL STAIR = 1.350 M.
 24. WIDTH OF LIFT = 1.200 M.

25. TREE COVERED AREA -
 (A) REQUIRED AREA - 21.899 SQ.M. (B) PROPOSED AREA - 22.603 SQ.M.

SPECIFICATIONS
 1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & Fe 50
 2. 200 MM. THK. EXTERNAL 125 & 75 MM. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR FINISH.
 3. STEEL Z-SECTION WINDOWS.
 4. ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
 5. 1:5 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 6. WATER PROOFING TREATMENT ON ROOF, OVERHEAD 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 BOULDER ON 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.I.E. NO. (GT-038) OF K.M.C.

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DRAWING AND DESIGNING 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, SO, CHIT KALKAPUR, KOL-49, CONDUCTED BY RUPAK KUMAR BANERJEE (G.T/19), CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

SIGNATURE OF S.E.
 MONDENDRA DATTA
 B.C.E. (P/NOS) ME, E.S.E.-01/55

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 K.M.C. OF WHICH 8.144 M. 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)

DECLARATION OF APPLICANT
 WE DO HERE BY 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 TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF APPLICANT
 Sri Raju Nasar
 Director of AJMR TOWER PVT. LTD.
 C.A. to Pran Krishna Sarkar, Sunit Sarkar, Sushil Chandra Sarkar, Dilip Kumar Sarkar, Niyati Chowdhuri

BP NUMBER : 2023030047 DATED : 09/10/2023
 VALID TILL : 09/10/2028

SWAPA N DAS Digitally signed by SWAPA N DAS Date: 2023.10.09 15:55:30+05'30'

BADAL ROY Digitally signed by BADAL ROY Date: 2023.10.09 15:55:50+05'30'

SIGNATURE OF A.E.(C) **SIGNATURE OF E.E.(C)**

GROUND FLOOR PLAN, TYPICAL (1ST TO 4TH) FLOOR PLAN, ROOF PLAN, SECTION - AA & BB, FRONT & EAST SIDE ELEVATION.

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 PRE. NO- 29D, BARWARITALA ROAD, KOLKATA - 700 010, UNDER K.M.C. WARD NO - 054, BOROUGH - III, P.S.- BELIAGHATA.