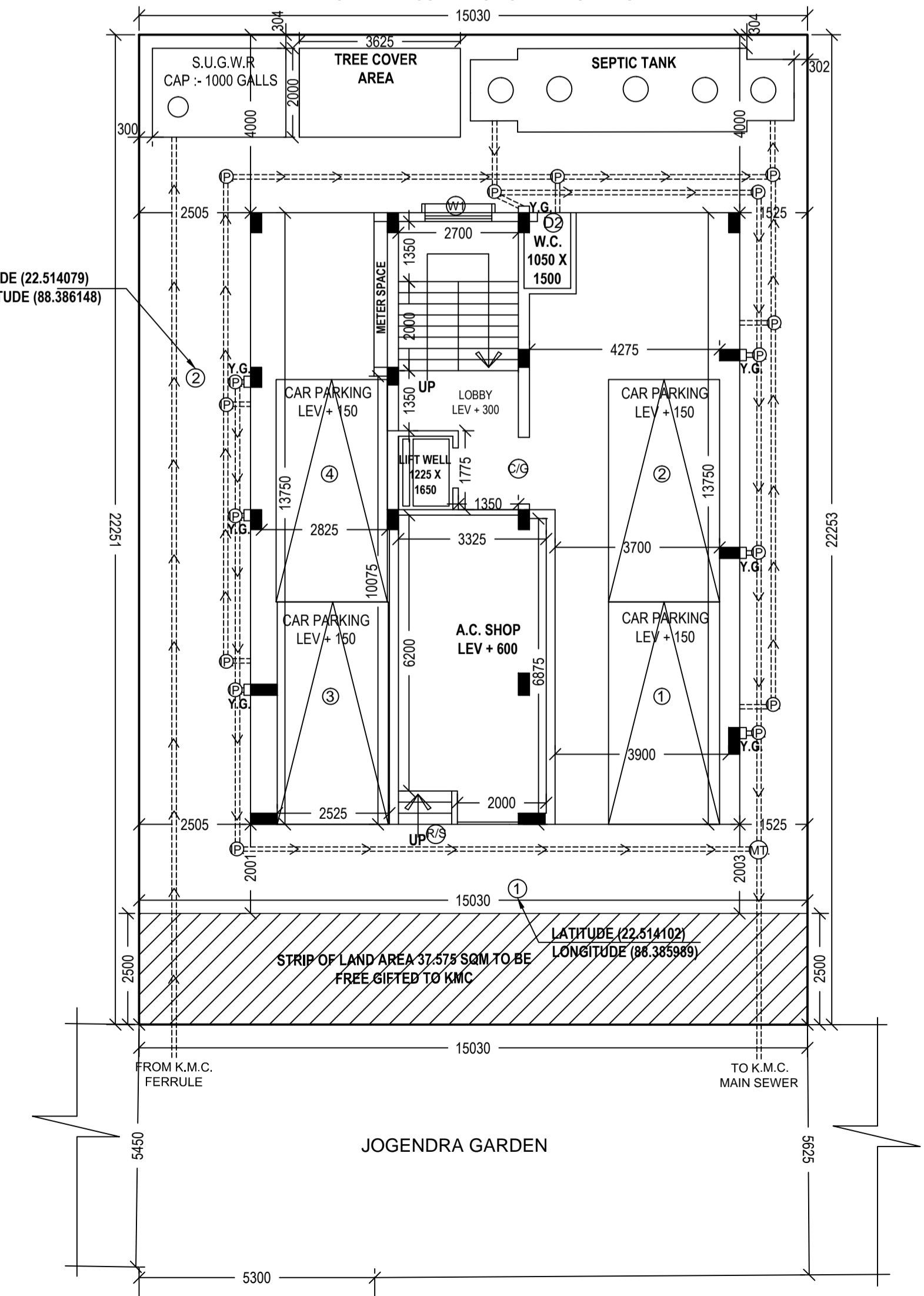
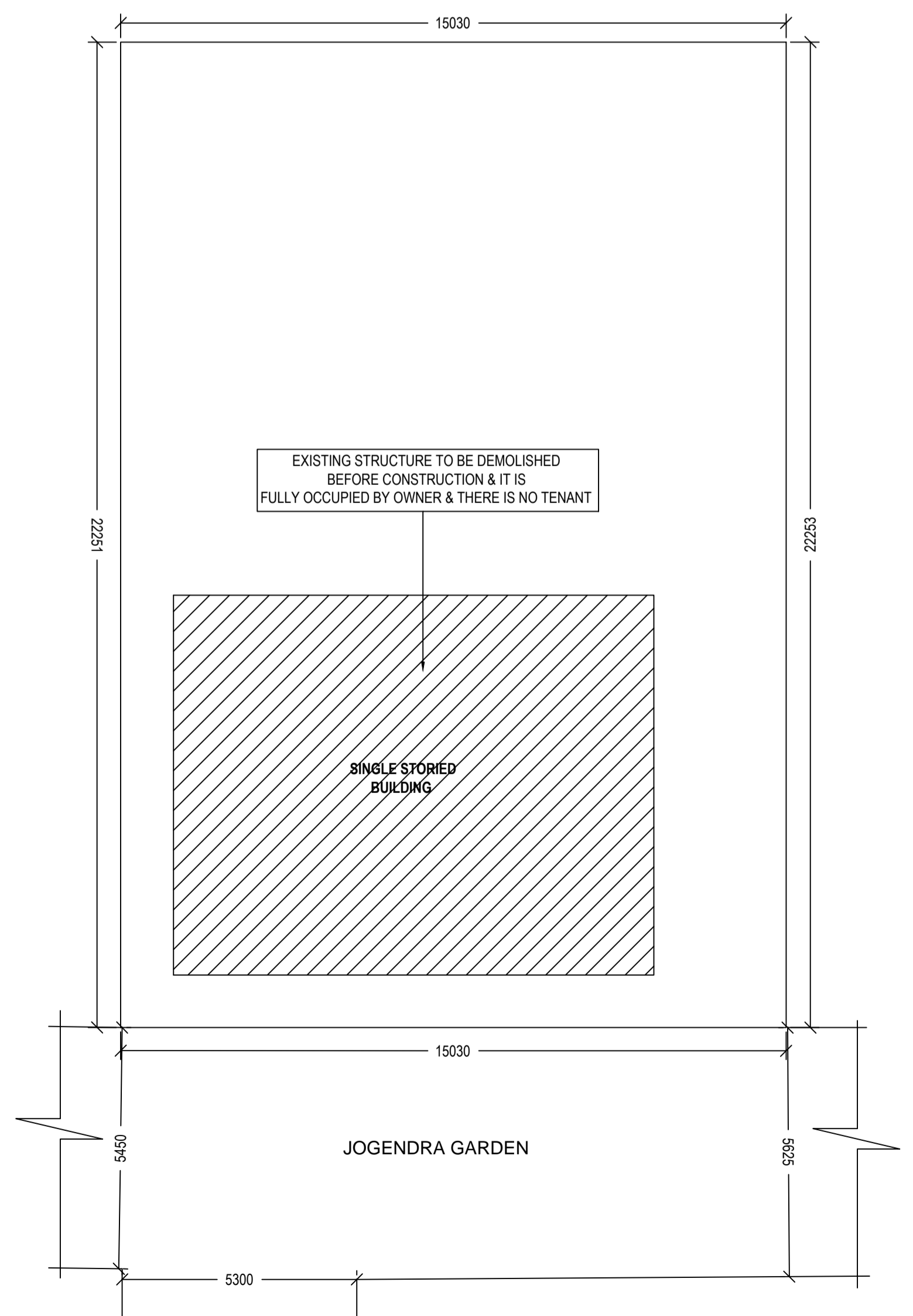


**SITE PLAN**  
SCALE : 1:600

DEPTH OF S.U.G.W. RESERVOIR & SEPTIC TANK SHOULD NOT BE GO BEYOND THE FOUNDATION OF THE BUILDING.



**GROUND FLOOR PLAN**  
SCALE: 1:100



**EXISTING PLAN**  
SCALE: 1:100

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2150	W	1800	1800
D1	900	2150	W1	1500	1800
D2	750	2150	W2	1200	1800
R/S	1200	2150	W3	900	1000
C/G	1500	2150	W4	600	750
D/W	1800	2150			

**CERTIFICATE**  
Premises No : 785, JOGENDRA GARDEN  
Assessee No : 311070507850  
Name of the Owner (s) / Applicant (s) : Bidhan Rudra & Joydeep Mukherjee  
Both Partners of M/S B.R. Construction Constituted Attorney of Sohini Deb  
Area of Land : 5K-00CH-00SFT = 334.448 SQM  
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	22.514102	88.385989	2.7 M.
2	22.514079	88.386148	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.

**(1) BIDHAN RUDRA**  
**(2) JOYDEEP MUKHERJEE**  
**BOTH PARTNERS OF**  
**M/S B.R. CONSTRUCTION**  
**CONSTITUTED ATTORNEY OF**  
**SOHINI DEB**

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

NAME OF OWNER / APPLICANT

**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.

**STATEMENT OF THE PLAN PROPOSAL**

- PART-A:**
- ASSESE NO : 311070507850
  - K.M.C. MUTATION CASE NO : O/107/09-DEC-22/46566 DULY APPROVED BY ASSESSOR COLLECTOR DATED : 09.12.2022.
  - DETAILS OF BL & LRO
  - LEGAL HEIRSHIP 1ST CLASS MAGISTRATE REF NO : 4474 , DT - 31.01.23
  - R.S. & L.R. KHATIAN 1ST CLASS MAGISTRATE REF NO : 10725 , DT - 20.02.24
  - DETAIL OF REGISTERED DEED .
  - DETAIL OF REGISTERED BOUNDARY DECLARATION .
  - DETAIL OF REGISTERED STRIP OF LAND .
  - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY .
  10. a) AREA OF LAND (Physical) : 6K-00CH-35.42SFT = 337.739 SQM
  - b) NO OF STOREY : G+IV
  11. a) NO. OF TENAMENTS : 8 NOS.
  12. SIZE OF TENAMENTS : a) 75.0 - 100.0 Sqm ..... 08 NO

- PART-B:**
- AREA OF LAND AS PER TITLE DEED = 5K-00CH-00SFT = 334.448 SQM
  - AS PER BOUNDARY DECLARATION = 5K-00CH-00SFT = 334.448 SQM
  - STRIP OF LAND AREA = 37.575 SQM
  - NET LAND AREA = 296.873 SQM
  - (i) PERMISSIBLE GROUND COVERAGE :- 55.518 % = 185.678 SQM  
(ii) PROPOSED GROUND COVERAGE :- 45.223 % = 151.250 SQM
  - PROPOSED HEIGHT = 15.425 MT.
  - PROPOSED AREA

	GROSS COVERED AREA	CUT OUT		EXEMPTED AREA		NET FLOOR AREA
		STAIR DUCT	LIFT WELL	STAIR-STAR LOBBY	LIFT LOBBY	
GROUND FLOOR	151.25 SQM	-	-	12.69 SQ.M	2.396 SQ.M	136.164 SQ.M
1ST FLOOR	151.25 SQM	-	2.021 SQ.M	12.69 SQ.M	2.396 SQ.M	134.143 SQ.M
2ND FLOOR	151.25 SQM	-	2.021 SQ.M	12.69 SQ.M	2.396 SQ.M	134.143 SQ.M
3RD FLOOR	151.25 SQM	-	2.021 SQ.M	12.69 SQ.M	2.396 SQ.M	134.143 SQ.M
4TH FLOOR	151.25 SQM	-	2.021 SQ.M	12.69 SQ.M	2.396 SQ.M	134.143 SQ.M
TOTAL	756.25 SQM	-	8.084 SQ.M	63.45 SQ.M	11.99 SQ.M	672.736 SQ.M

**8. TENEMENTS & CAR PARKING CALCULATION :-**

**(A) RESIDENTIAL:**

MARKED TENEMENT SIZE	PROPORTIONAL AREA TO BE ALLOTTED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1	67.964 SQ.M	11.272 SQ.M	79.236 SQ.M	4
2	65.283 SQ.M	10.824 SQ.M	76.087 SQ.M	4

**(B) MERCANTILE (RETAIL) :-**

(i) SHOP BUILT-UP AREA = 26.354 SQM.  
(ii) SHOP CARPET AREA = 21.781 SQM. REQUIRED CAR PARKING = NIL

**(C) PARKING:**

(i) TOTAL REQUIRED CAR PARKING :- 4 NOS  
(ii) TOTAL PROVIDED CAR PARKING :- 4 NOS  
(iii) PERMISSIBLE AREA FOR PARKING = 100.0 SQ.M.  
(iv) PROVIDED AREA OF PARKING = 100.517 SQ.M.

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

(i) PERMISSIBLE F.A.R = 1.75  
(ii) PROPOSED F.A.R = (672.736 - 100.00) / 334.448 = 1.712-1.75

**10. MISC AREA:**

(i) STAIR HEAD ROOM AREA :- 18.251 SQ.M.  
(ii) LIFT MACHINE ROOM AREA (M.R.L) :- 3.061 SQ.M  
(iii) TERRACE AREA :- 151.25 SQ.M.  
(iv) RELAXATION OF AUTHORITY, IF ANY :- N.A.  
(v) OVER HEAD TANK AREA :- 6.897 SQ.M.  
(vi) AREA OF W.C. AT ROOF :- 3.00 SQ.M.  
(vii) AREA OF CUP-BOARD :- 16.2 SQ.M.  
(viii) AREA OF TREE COVER :- 7.25 SQ.M.  
(ix) TOTAL AREA FOR FEES :- 788.678 SQM

**CERTIFICATE OF GEO - TECHNICAL ENGINEER**  
UNDERSIGNED SHALL INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT SHALL BE ASCERTAINED 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. 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 AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.

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 NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

(1) BIDHAN RUDRA  
(2) JOYDEEP MUKHERJEE  
BOTH PARTNERS OF  
M/S B.R. CONSTRUCTION  
CONSTITUTED ATTORNEY OF  
SOHINI DEB  
NAME OF OWNER / APPLICANT

B.P. NO :- 2023120555 DATED :- 07-MAR-24 VALID UPTO :- 06-MAR-29

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

DIGITAL SIG. OF EXECUTIVE ENGINEER (K.M.C.)  
BR. XII / 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 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009, AT PREMISES NO - 785, JOGENDRA GARDEN, WARD NO.-107, BOROUGH NO.-XII, P.S. - KASBA, KOLKATA - 700 078, UNDER R.S. & L.R. DAG NO. - 3223, PRESENT L.R. KHATIAN NO - 3543, R.S KHATIAN NO - 1726, J.L.NO - 13, TOUZI NO - 145, MOUZA - KASBA, DIST - SOUTH 24 PARGANAS

JOB NO.	DRG. NO.	DATE	DEALT
1/2	ARCH/CORP-MASTER SHEET	29.02.2024	AYAN

**ARCHITECTURAL CONSULTANT**

**syn tech engg pvt. Ltd.**  
(redefining synergy technologies)  
ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS, LANDSCAPE  
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SCALE -1:100