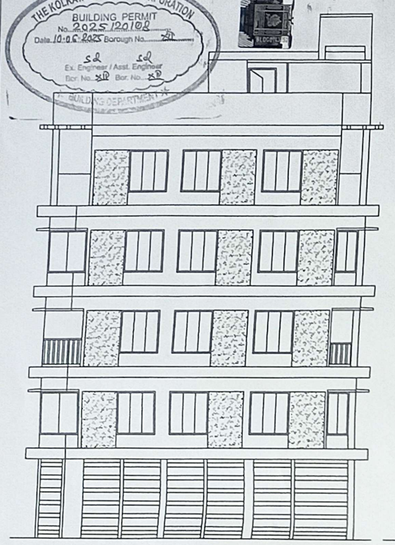
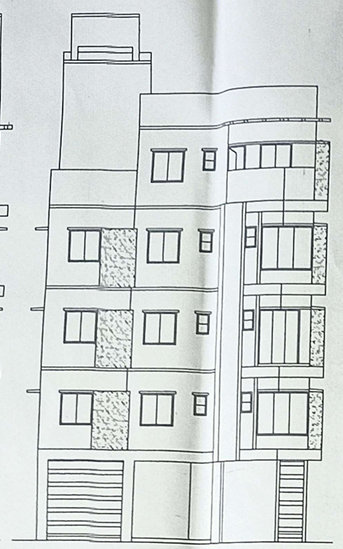
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2025120108
Date 10 OCT 2025 Borough No. 20
Ex. Engineer Asst. Engineer
Bor. No. 20 Bor. No. 20
BUILDING DEPARTMENT



FRONT ELEVATION
SCALE - 1:100



LEFT SIDE ELEVATION
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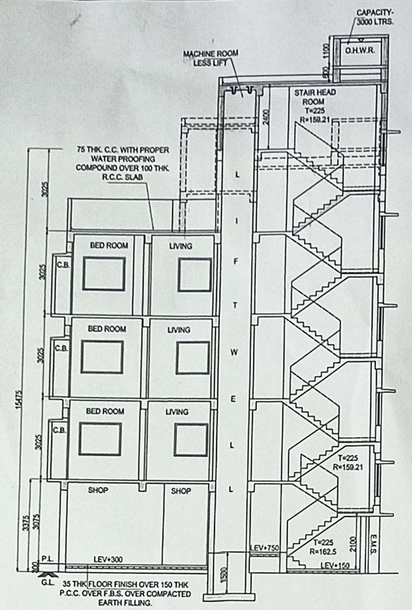

SECTION - AA
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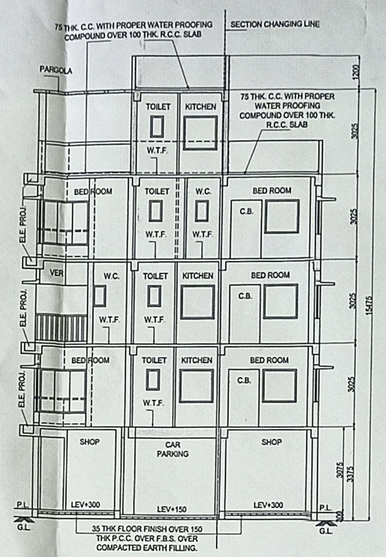

SECTION - BB
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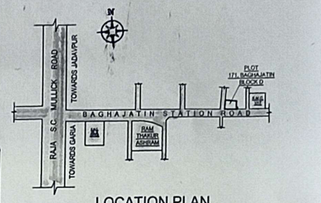
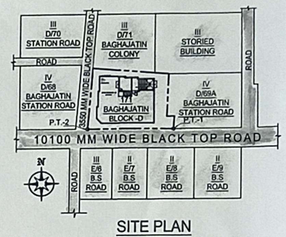


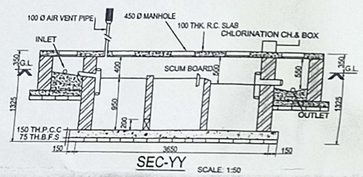
LOCATION PLAN
SCALE - 1:4000



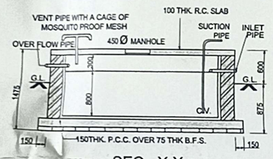
SITE PLAN
SCALE - 1:600

SCHEDULE OF DOOR			
MKD	WIDTH	HEIGHT	
D1	1050	2100	DOORS
D2	900	2100	
D3	750	2100	
SLD	1700	2100	

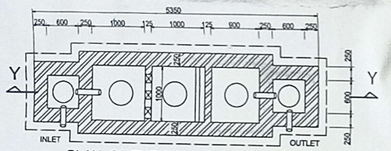
SCHEDULE OF WINDOW			
MKD	WIDTH	HEIGHT	
W1	1500	1600	WINDOW
W2	1200	1200	
W3	450	750	



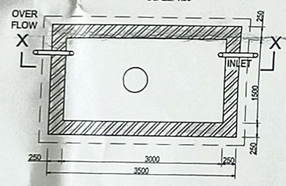
SEC-YY
SCALE: 1:50



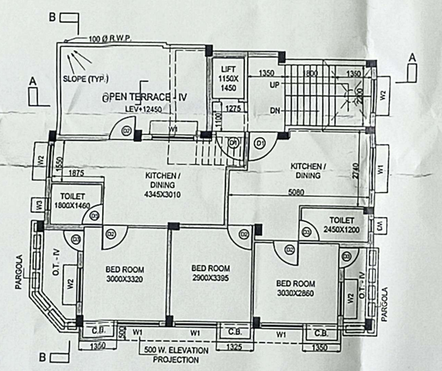
SEC - X-X
SCALE: 1:50



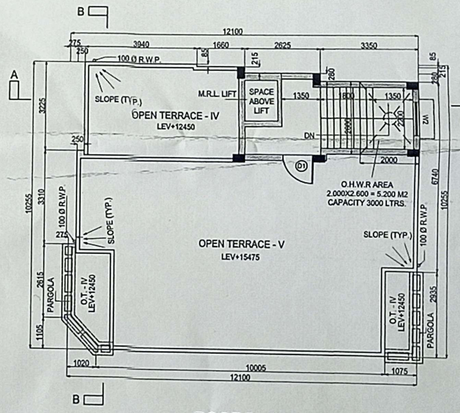
PLAN OF THE SEPTIC TANK (40 USERS)
SCALE: 1:50



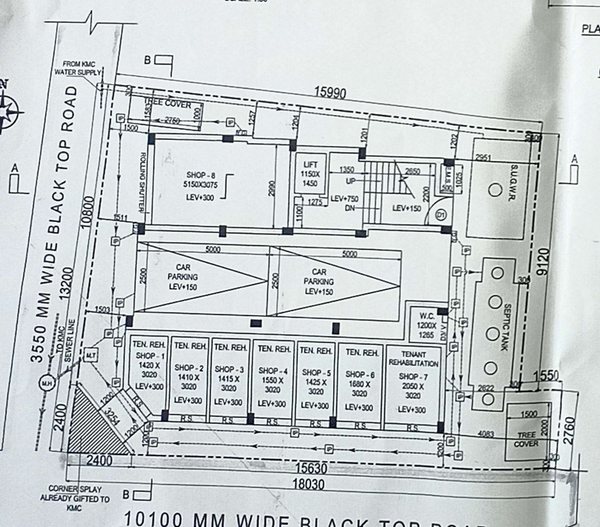
PLAN OF SEMI U.G.WATER RESERVOIR
SCALE: 1:50
(CAP - 3600 LTS.)



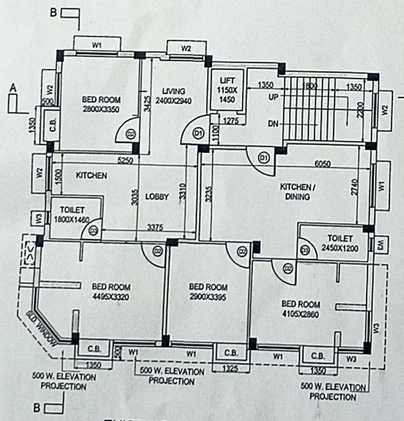
PROPOSED 4TH FLOOR PLAN
SCALE - 1:100



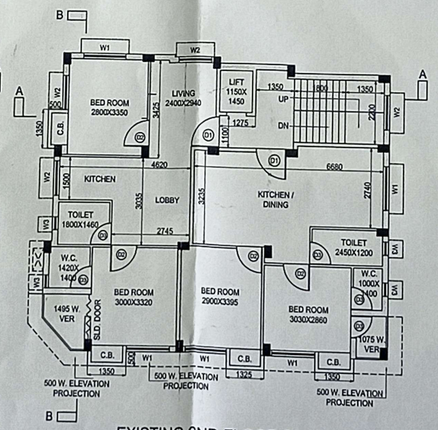
ROOF PLAN
SCALE - 1:100



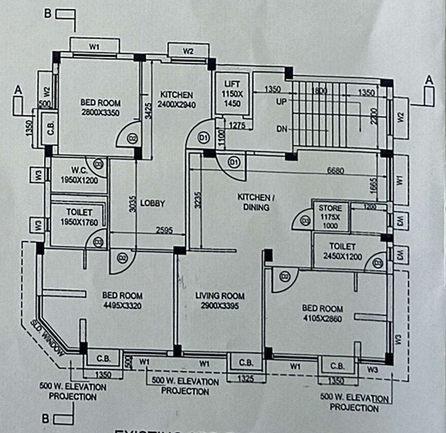
EXISTING GROUND FLOOR PLAN
SCALE - 1:100



EXISTING 1ST FLOOR PLAN
SCALE - 1:100



EXISTING 2ND FLOOR PLAN
SCALE - 1:100



EXISTING 3RD FLOOR PLAN
SCALE - 1:100

ADDITION & ALTERNATION OF 4TH FLOOR OVER AN EXISTING G+III (THREE) STORIED RESIDENTIAL BUILDING U/S 394 OF K.M.C. ACT 1980 AND COMPLYING THE K.M.C. B/R 2009 AND FOLLOWING OFFICE CIRCULAR NO - 4 OF 2019-2020 OF D.G. BLDG, DATED - 05.08.2019, AT PREMISES NO. 171, BAGHAJATIN BLOCK- D, E.P. NO - 458, S.P. NO -435, C.S. PLOT NO - 25 (P), 26 (P), MOUZA - BADEMASUR, J.L. NO. 31, UNDER THE JURISDICTION OF K.M.C. WARD - 102, BOROUGH - XII, P.S.- JADAVPUR, KOLKATA - 700032. SANCTIONED VIDE B.P. NO - 2024120223, DATED.- 09.09.2024.

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO :- 31-102-02-0171-3

2.a) NAME OF THE OWNER :- SRI. JAYANTA GHOSH, SRI. BIDYUT BARAN GHOSH, SRI. UTTAM KUMAR GHOSH, SMT. SUMITA CHAKRABORTY, SMT. ARUNA GHOSH ALIAS SOMA GHOSH, SMT. GOPA BHATTACHARYA, SMT. GOURI DUTTA

2.b) NAME OF THE APPLICANT :- SRI DIPANKAR MAJUMDER, PROPRIETOR OF M/S UMA ENTERPRISE AS CONSTITUTED ATTORNEY OF SRI. JAYANTA GHOSH, SRI. BIDYUT BARAN GHOSH, SRI. UTTAM KUMAR GHOSH, SMT. SUMITA CHAKRABORTY, SMT. ARUNA GHOSH ALIAS SOMA GHOSH, SMT. GOPA BHATTACHARYA, SMT. GOURI DUTTA.

3. DETAILS OF REGD TITLE DEED :-
BOOK - I, VOLUME NO - 27, PAGE NO. -5 TO 8, BEING NO.:-1952, FOR THE YEAR 1989, DATED :- 04.04.1989, A.D.R. ALIPORE, SOUTH 24 PARGANS.

4. DETAILS OF REGD CORNER SPLAY :-
BOOK - I, VOLUME NO - 1604-2024, PAGE NO. -154923 TO 154939, BEING NO.:-160404909, FOR THE YEAR 2024, DATED :- 14.05.2024, D.S.R.-IV SOUTH 24 PARGANAS ,WEST BENGAL.

5. DETAILS OF K.M.C. MUTATION:-
O/102/19-JUL-24/41022 DATED = 19.07.2024

6. DETAILS OF BOUNDARY DECLARATION :-
BOOK - I, VOLUME NO - 1604-2024, PAGE FROM - 154869 TO 154884, BEING NO:- 160404908, FOR THE YEAR 2024, DATED :- 14.05.2024, D.S.R.-IV SOUTH 24 PARGANAS ,WEST BENGAL.

7. DETAILS OF REGISTER DECLARATION FOR NON-EVICTION OF TENENANTS :-
BOOK - I, VOLUME NO - 1604-2024, PAGE FROM - 154885 TO 154899, BEING NO:- 160404910, FOR THE YEAR 2024, DATED :- 14.05.2024, D.S.R.-IV SOUTH 24 PARGANAS ,WEST BENGAL.

8. DETAILS OF POWER OF ATTORNEY :-
BOOK - I, VOLUME NO - 1603-2023, PAGE FROM - 296205 TO 296226, BEING NO:- 160310315, FOR THE YEAR 2023, DATED :-21.07.2023, D.S.R.-III SOUTH 24 PARGANAS ,WEST BENGAL.

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED = 217.391 M2 IS EQUIVALENT TO 3 K - 04 CH - 00 SFT.
b) AS PER BOUNDARY DECLARATION = 207.448 M2 = EQUIVALENT TO = 3K - 01 CH - 27.97 SFT
c) AREA OF SPLAYED CORNER = 2.871 M2
d) NET LAND AREA = (207.448 - 2.871) M2 = 204.577 M2

2. PERMISSIBLE GROUND COVERAGE :- 123.954 M2 (59.752 %)

3. CONSTRUCTED GROUND COVERAGE :- 118.047 M2 (56.904 %)

4. CONSTRUCTED & PROPOSED AREA:

FLOOR	TOTAL EXEMPTED AREA				NET FLOOR AREA
	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	
EXISTING GROUND FLOOR	118.047 M2	10.174 M2	NIL	1.403 M2	106.470 M2
EXISTING 1ST FLOOR	118.047 M2	10.539 M2	1.668 M2	1.403 M2	104.437 M2
EXISTING 2ND FLOOR	118.047 M2	10.539 M2	1.668 M2	1.403 M2	104.437 M2
EXISTING 3RD FLOOR	118.047 M2	10.539 M2	1.668 M2	1.403 M2	104.437 M2
PROPOSED 4TH FLOOR	92.279 M2	10.539 M2	1.668 M2	1.403 M2	78.669 M2
TOTAL	564.467 M2	52.330 M2	6.672 M2	7.015 M2	498.450 M2

5.A) PARKING CALCULATION:

TENAMT SIZE BETWEEN	NET TENAMNT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENMT SIZE	NOS OF TENMT.	REQUIRED PARKING
BELOW 50 SQ.M	34.321 M2	76.128 M2 / 382.920 M2 =(19.881%)	6.823 M2	41.145 M2	1 NO.	1 NO.
	41.612 M2		8.273 M2	49.885 M2	1 NO.	
50 - 75 SQ.M	48.942 M2		9.730 M2	58.672 M2	1 NO.	
	53.387 M2		10.614 M2	64.001 M2	1 NO.	
	51.029 M2		10.145 M2	61.174 M2	2 NOS.	
	51.300 M2		10.199 M2	61.499 M2	2 NOS.	
SHOP	GROSS SHOP AREA = 57.613 M2 CARPET AREA OF SHOP = 45.460 M2					1 NO.

5.B) NOS. OF PARKING PROVIDED :- COVERED = 2 NOS.
C) ACTUAL AREA OF PARKING PROVIDED = 41.137 M2
6. PERMISSIBLE F.A.R = 2.25
7. EXISTING & PROPOSED F.A.R = 2.204
8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (10.539 + 1.403 + 2.013 + 3.887) = 17.842 M2

FLOOR	CUPBOARD	LOFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	2.656 M2	NIL	NIL
2ND FLOOR	2.656 M2	NIL	NIL
3RD FLOOR	2.656 M2	NIL	NIL
4TH FLOOR	2.013 M2	NIL	NIL
TOTAL	9.981 M2	NIL	NIL

9. STAIR HEAD ROOM AREA = 12.978 M2
10. ROOF TANK AREA = 5.200 M2
11. LIFT MACHINE ROOM AREA = 4.652 M2
12. LIFT MACHINE ROOM STAIR AREA = NIL
13. TREE COVER AREA = 5.750 M2
14. PARGOLA AREA = 3.887 M2

DECLARATION OF OWNER/S

I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

1. I / WE WILL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I / WE WILL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK HAVE ALREADY CONSTRUCTED AND FOUNDATION OF SAID G+IV (FOUR) STORIED RESIDENTIAL BUILDING HAS BEEN CONSTRUCTED UNDER SUPERVISION OF L.B.S. & E.S.E.

SRI DIPANKAR MAJUMDER,
PROPRIETOR OF M/S UMA ENTERPRISE
AS CONSTITUTED ATTORNEY OF
SRI. JAYANTA GHOSH,
SRI. BIDYUT BARAN GHOSH,
SRI. UTTAM KUMAR GHOSH,
SMT. SUMITA CHAKRABORTY
SMT. ARUNA GHOSH ALIAS SOMA GHOSH
SMT. GOPA BHATTACHARYA,
SMT. GOURI DUTTA

Dipankar Majumder (Dm)

SRI DIPANKAR MAJUMDER, PROPRIETOR OF M/S UMA ENTERPRISE AS CONSTITUTED ATTORNEY OF SRI. JAYANTA GHOSH, SRI. BIDYUT BARAN GHOSH, SRI. UTTAM KUMAR GHOSH, SMT. SUMITA CHAKRABORTY, SMT. ARUNA GHOSH ALIAS SOMA GHOSH, SMT. GOPA BHATTACHARYA, SMT. GOURI DUTTA.

SIGNATURE OF OWNER/S

DECLARATION OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Kallol Kr. Ghoshal B.E.(Civil), MIE
Geo Technical Engineer
KMC Empanelment No. 2
KALLOL KUMAR GHOSAL
GTE NO - 49, CLASS I
SIGNATURE OF G.T.E.

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES U/S 394 OF K.M.C. ACT 1980 AND COMPLYING THE K.M.C. B/R 2009 AND FOLLOWING OFFICE CIRCULAR NO -4 OF 2019-2020 OF D.G. BLDG, DATED - 05.08.2019, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH OF THE ABUTING ROAD IS 10100 MM AT SOUTHERN SIDE AND 3550 MM AT WESTERN SIDE WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VARIFIED BY ME.IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE SIGNATURE OF THE OWNER IS IDENTIFIED BY ME.THE PLOT IS BEYOND 500 MT. FROM C/L OF E.M. BYE PASS.

BIVAS BISWAS
L.B.S. OF KMC. No. 766, CLASS-I
E.S.E. OF KMC. No. 458, CLASS-II
49/A, S.V. Road, Kolkata - 32
BIVAS BISWAS
LBS NO - 766 , CLASS I
SIGNATURE OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN CHECKED BY ME CONSIDERING THE LOAD OF THE ADDITIONAL PROPOSED FLOOR AND ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BIVAS BISWAS
L.B.S. OF KMC. No. 766, CLASS-I
E.S.E. OF KMC. No. 458, CLASS-II
49/A, S.V. Road, Kolkata - 32
BIVAS BISWAS
ESE NO - 458 , CLASS II
SIGNATURE OF E.S.E.