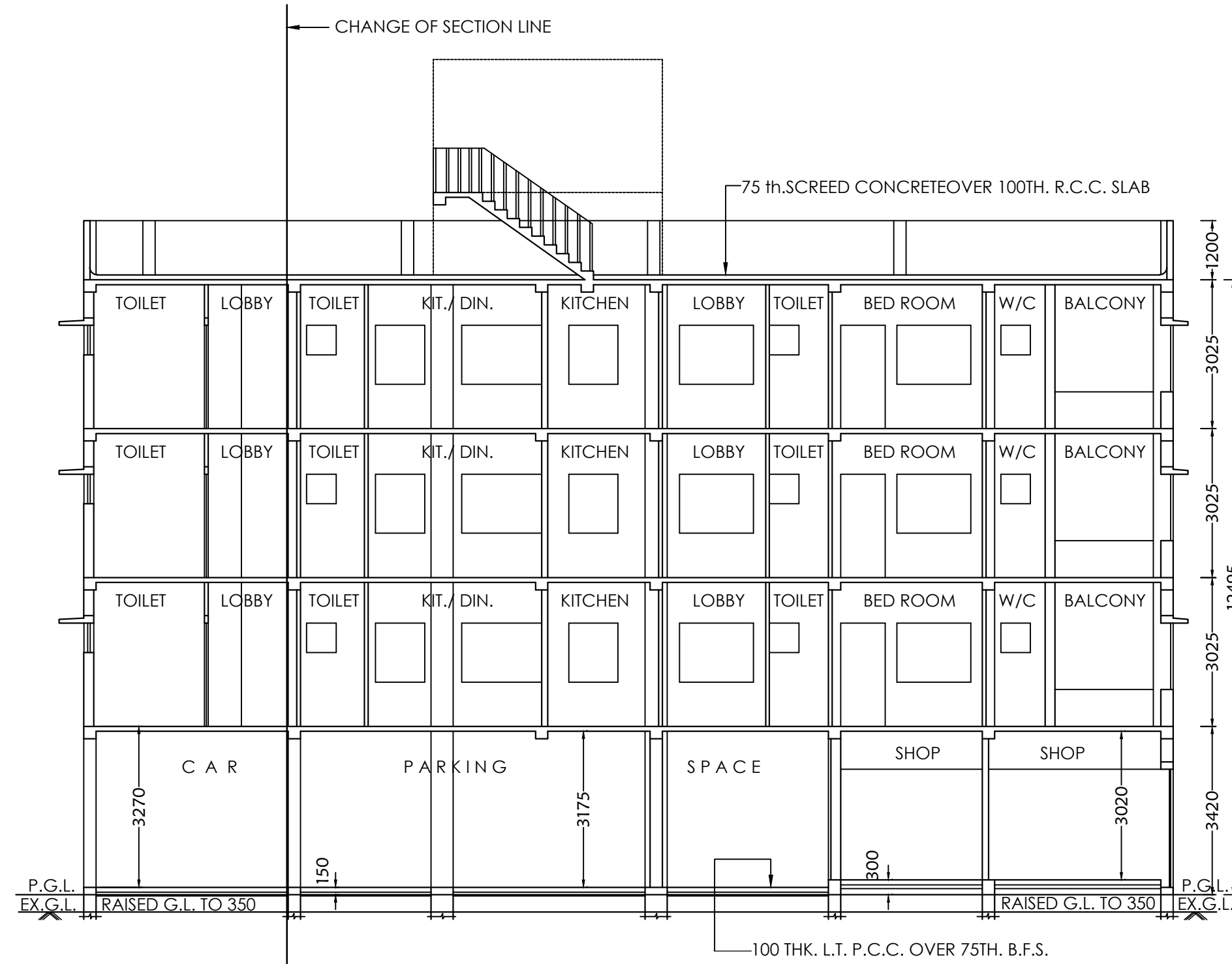


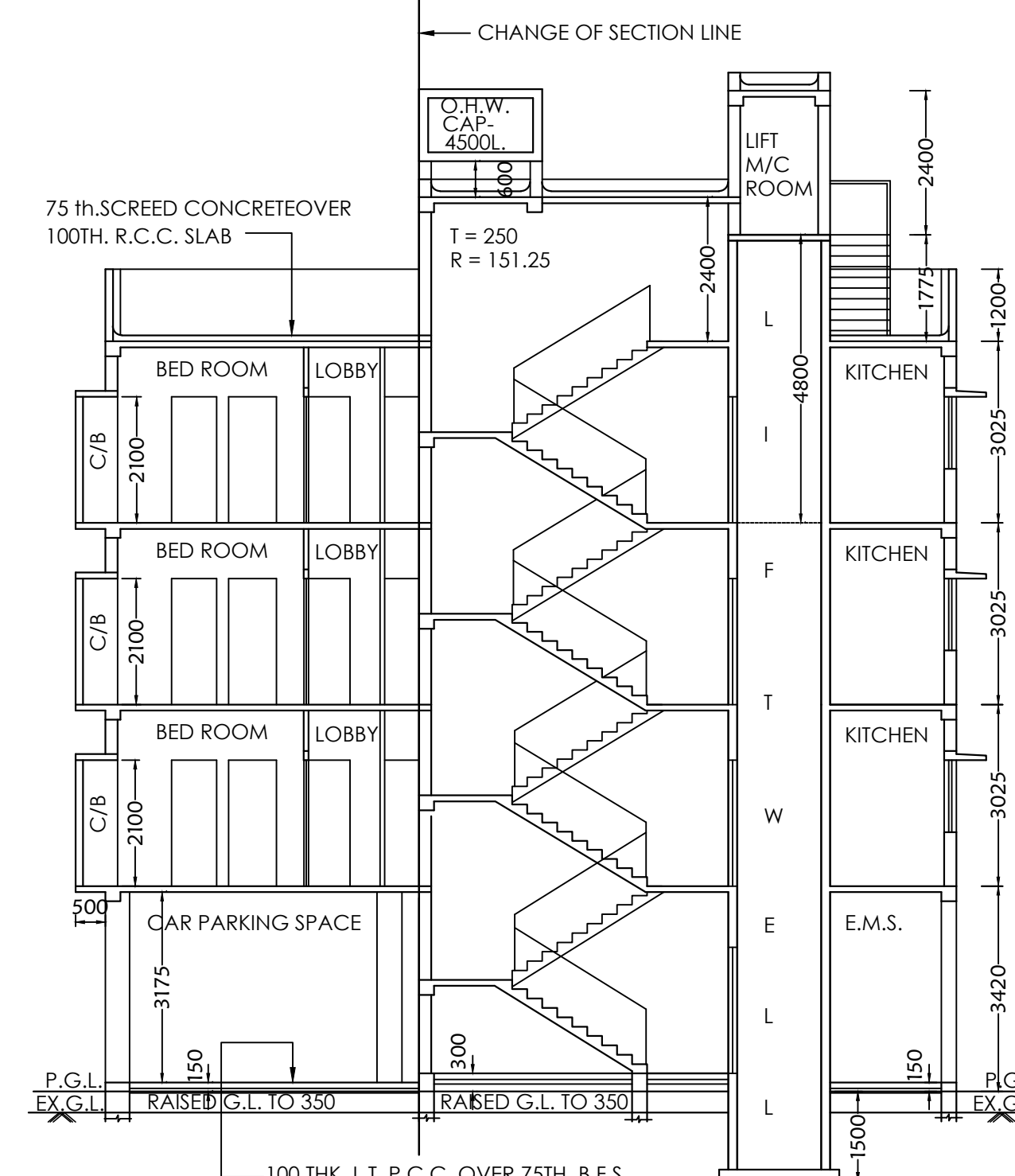


FRONT ELEVATION
(SCALE : 1:100)

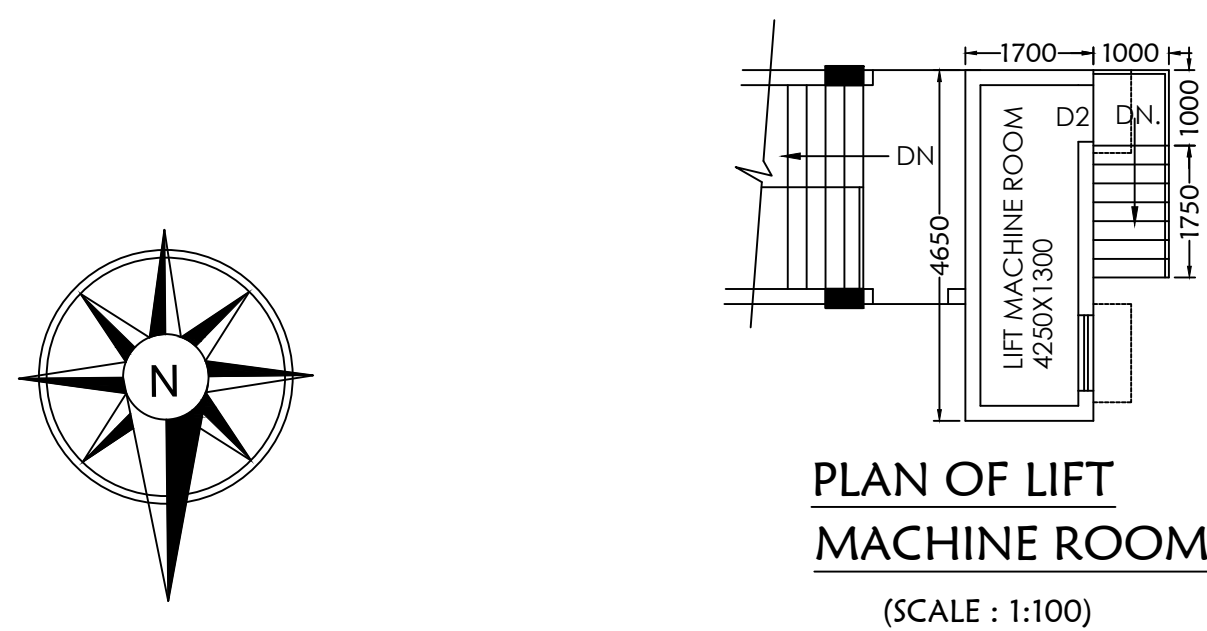
WESTERN SIDE ELEVATION
(SCALE : 1:100)



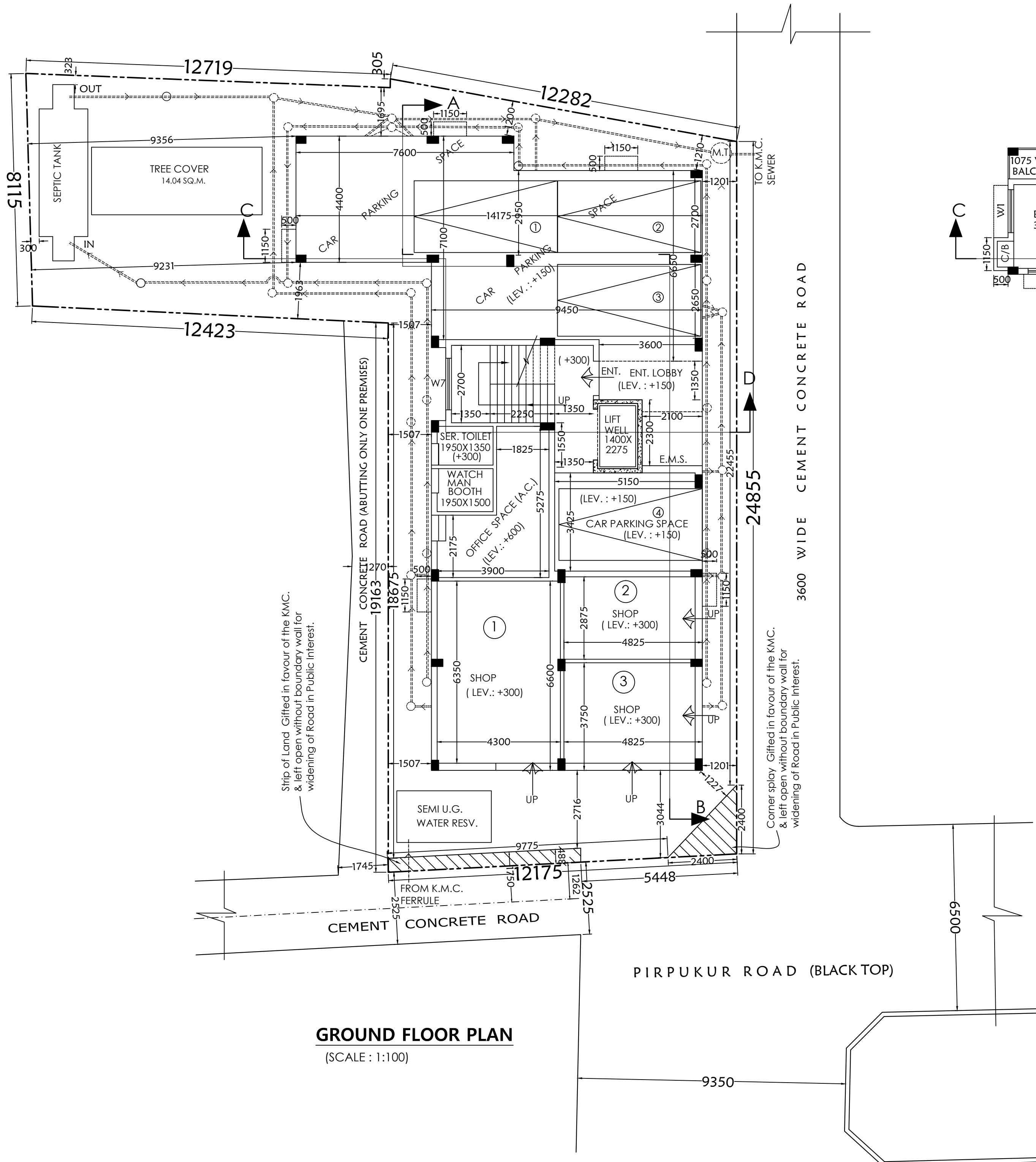
SECTION A-B
(SCALE : 1:100)



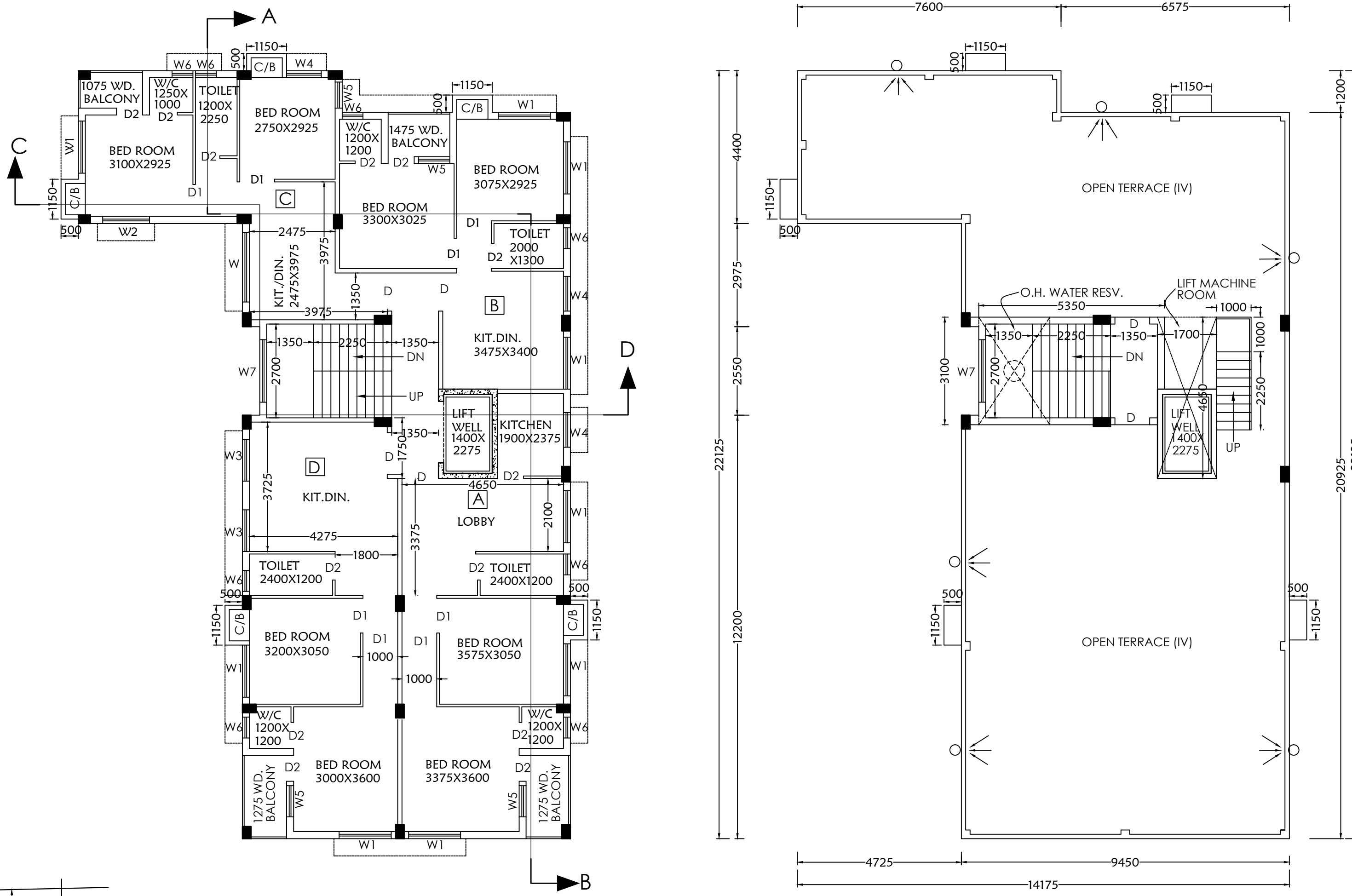
SECTION C-D
(SCALE : 1:100)



PLAN OF LIFT
MACHINE ROOM
(SCALE : 1:100)



GROUND FLOOR PLAN
(SCALE : 1:100)



1st, 2nd & 3rd FLOOR PLAN
(SCALE : 1:100)

ROOF PLAN
(SCALE : 1:100)

DOORS & WINDOWS SCHEDULE					
DOORS			WINDOWS		
MKD BY	SIZE (MM.)	MKD BY	SIZE (MM.)	MKD BY	SIZE (MM.)
D	1050 X 2100	W	2000 X 1200	W4	1000 X 1200
D	1000 X 2100	W1	1500 X 1200	W5	900 X 1200
D	750 X 2100	W2	1350 X 1200	W6	600 X 600
D3	1200 X 2100	W3	1200 X 1200	W7	1800 X 1500

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	
"21"	22°27'57"N	88°21'18"E	2.5 M.
"21"	22°27'57"N	88°21'18"E	2.72 M.

THE 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 K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI SANJIB THAKUR
(AS C. A. OF DEBASHIS GHOSH, KAJAL GHOSH, SAGAR GHOSH, AND KRISHNA KARMAKAR AND BASANTI ROY)

SUJIT RAY
KMC, LBS. CLASS I, NO. 1126, NAME OF L.B.S.

BUILDING PERMIT NO. - 2024110047

SANCTION DATE : 10.05.2024

VALID UPTO: 09.05.2029

DIGITAL SIGNATURE OF A.E.(C)/BLDG/BR. XI

DIGITAL SIGNATURE OF E.E.(C)/BLDG/BR. XI

PROJECT :
PROPOSED G + 3 (GROUND + THREE) STORIED (HEIGHT: 12.495 M.) RESIDENTIAL BUILDING U/S 393 A OF THE KMC ACT 1980 AND THE KMC BUILDING RULES 2009 AS AMENDED TIME TO TIME AT PREMISES NO. 847 PIRPUKUR ROAD, WARD NO. 113, BOROUGH XI, POST OFFICE & POLICE STATION: BANDSRONI, KOLKATA - 700070.

STATEMENTS OF PLAN PROPOSAL

A. DETAILS OF KMC. ASSESSMENT DEPARTMENT'S INFORMATION :-

- ASSEESSE NO. 31 - 113 - 19 - 1032 - 4.
- PREMISES NO. 847 PIRPUKUR ROAD (AMALGAMATED PLOT), WARD NO. 113, BOROUGH - XI.
- MUTATION CERTIFICATE: CASE NO. M/113/01-APR-23/933, DATED ON 01.04.2023.
- RECORDED OWNERS AS PER KMC. MUTATION CERTIFICATE:- DEBASHIS GHOSH, KAJAL GHOSH, SAGAR GHOSH, KRISHNA KARMAKAR & BASANTI ROY
- DAG NO. 14601674, KHATIAN NO. 252, MOUZA BANDSRONI.
- CERTIFIED TRUE COPY OF L.B. : RECEIPT NO. 3223595, DATE: 11/04/2023, ISSUED ON 13/04/2023.
- TAX NO OUTSTANDING CERTIFICATE: ENOC. NO. E140692024, DATE: 15/04/2024.

B. DETAILS OF REGISTERED DEEDS AND DOCUMENTS:-

- AMALGAMATION DEED :- BOOK NO. - I, VOLUME NO. 1603 - 2023, PAGES FROM 96569 TO 96591, BEING NO. 160303212, YEAR 2023, PLACE: DISTRICT SUB-REGISTER - III, ALIPORE, 24 PARGANAS, DATED :- 02/03/2023.
- BOUNDARY DECLARATION:- BOOK NO. I, VOLUME NO. 1603-2023, PAGES FROM 397788 TO 397799, BEING NO. - 160314863, YEAR 2023 PLACE: D.S.R. - III, SOUTH 24 PARGANAS, YEAR : 2023, DATED :- 26/09/2023.
- STRIP OF LAND GIFT FOR WIDENING OF ROAD:- BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES FROM 397520 TO 397533, BEING NO. - 160314864, YEAR 2023 PLACE: D.S.R. - III, SOUTH 24 PARGANAS, YEAR : 2023, DATED :- 26/09/2023.
- CORNER SPLAY:- BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES FROM 397800 TO 397813, BEING NO. - 160314865, YEAR 2023 PLACE: D.S.R. - III, SOUTH 24 PARGANAS, YEAR : 2023, DATED :- 26/09/2023.
- GENERAL POWER OF ATTORNEY:- BOOK NO. I, VOLUME NO. 1603-2023, PAGES FROM 356956 TO 356974, BEING NO. 160312916, YEAR 2023 PLACE: D.S.R. - III, SOUTH 24 PARGANAS, YEAR : 2023, DATED :- 25/08/2023.

C. DETAILS OF PRINCIPAL LANDS (TWO AMALGAMATED PLOTS):-

- | (1) Plot "A" (Inheritance Property from Nirmal Karmakar):- | (1) Plot "B" (Inheritance Property from Amitava Ghosh):- |
|--|---|
| 1. KMC. Mutation Certificate: Case No. O/113/12-SEP-19/26508, Date: 28/07/2023, Character: Shall, Dag No. 14601674, Khatian No. 252, J.L. NO. 45, Mouza: Bandsoni, L.R. Khatian No. 4290, P.S. Bandsoni (old Regent Park), South 24 Pgs. 17/136/Con Certificate/BLRO/S24Pg/KOL/2022, Dt. 19.12.22. | 1. KMC. Mutation Certificate: Case No. O/113/22-FEB-23/35022, Date: 22.02.2023, Assessee No. 31-113-19-1032-4, Premises No. 847 Pirkapur Road, Recorded Joint Owners: (1) Sri Debashis Ghosh, (2) Sri Sagar Ghosh, (3) Sri Sagar Ghosh. |
| 2. Sale Deed of Nirmal Karmakar: Book No. I, Volume No. 8, Pages 385 to 394, Being No. 230, Year 1998, Related Power Details: Book No. IV, Volume No. 7, Pages 64 to 68, Being No. 257, Year 1996, Land Area = 01.01 - 08 ch. | 2. Sale Deed of Amitava Ghosh: Book No. I, Volume No. 156, Pages 169 to 173, Being No. 6429, Year 1975, Land Area = 04.00 - 13.00 - 13.00. |
| 3. Death Certificate of Nirmal Karmakar: No. 0252425 Date: 17/05/2002 | 3. Death Certificate of Amitava Ghosh: No. 0373530, Date: 19/02/2013 & Gouri Ghosh (wife of Amitava Ghosh) No. 0036742, Date: 27/02/2002. |
| 4. BLRO Information: | 4. BLRO Information: |
| 4.1. Krishna Karmakar, Sl. No. 1630045, Copy No. 12107, Dt. 28/07/2023, Character: Shall, Dag No. 14601674, Khatian No. 252, J.L. NO. 45, Mouza: Bandsoni, L.R. Khatian No. 4326, P.S. Bandsoni (old Regent Park), South 24 Pgs. | 4.1. Debashis Ghosh, Sl. No. 1630045, Copy No. 2071, Dt. 25/02/2021, Character: Shall, Dag No. 14601674, J.L. NO. 45, Mouza: Bandsoni, L.R. Khatian No. 4290, P.S. Bandsoni (old Regent Park), South 24 Pgs. |
| 4.1.1. Conversion: Shall to Bastu, vide Memo No. 17/136/Con Certificate/BLRO/S24Pg/KOL/2022, Dt. 19.12.22. | 4.1.1. Conversion: Shall to Bastu, vide Memo No. 17/167/Con Certificate/BLRO/S24Pg/KOL/2021, Dt. 03.11.2021. |
| 4.2. Basanti Roy, Sl. No. 1630045, Copy No. 12105, Dt. 28/07/2023, Character: Shall, Dag No. 14601674, Khatian No. 252, J.L. NO. 45, Mouza: Bandsoni, L.R. Khatian No. 4326, P.S. Bandsoni (old Regent Park), South 24 Pgs. Land Area = 0.024 acre. | 4.2. Kaji Ghosh, Sl. No. 1630045, Copy No. 2070, Dt. 25/02/2021, Character: Shall, Dag No. 14601674, J.L. NO. 45, Mouza: Bandsoni, L.R. Khatian No. 4289, P.S. Bandsoni (old Regent Park), South 24 Pgs. |
| 4.2.1. Conversion: Shall to Bastu, vide Memo No. 17/136/Con Certificate/BLRO/S24Pg/KOL/2022, Dt. 19.01.2022. | 4.2.1. Conversion: Shall to Bastu, vide Memo No. 17/167/Con Certificate/BLRO/S24Pg/KOL/2021, Dt. 03.11.2021. |
| | 4.3. Sagar Ghosh, Sl. No. 1630045, Copy No. 2040, Dt. 24/02/2021, Character: Shall, Dag No. 14601674, J.L. NO. 45, Mouza: Bandsoni, L.R. Khatian No. 4289, P.S. Bandsoni (old Regent Park), South 24 Pgs. |
| | 4.3.1. Conversion: Shall to Bastu, vide Memo No. 17/166/Con Certificate/BLRO/S24Pg/KOL/2021, Dt. 03.11.2021. |

AREA STATEMENT:	
PRINCIPLE USE GROUP : RESIDENTIAL	
1. AREA OF LAND = (AS PER DEED & AMALGAMATION DEED) = 423.448 m ² .	
2. AREA OF LAND = (AS PER B.L. & L.R.O. RECORD) = 418.849 m ² .	
3. AREA OF LAND = (AS PER BOUNDARY DECLARATION):-	
= 06 cott - 04 ch - 38.285 ft. = 421.617 m ² .	
4. PROPOSED GROUND COVERAGE = 52.705% = 220.754 m ² .	
5. ROAD WIDTH: (1) FRONT = 9.350 M. (BLACK TOP ROAD), (2) WESTERN SIDE = 3.6M. (CEM. CONC.), (3) EASTERN SIDE = 1.27 M. (ONLY FOR ONE PREMISES).	
6. AREA OF SPAYED CORNER : 2.876 SQM.	
7. AREA OF STRIPPED PORTION : 3.278 SQM.	

8. PRINCIPLE USE GROUP : RESIDENTIAL:-	
AT FLOOR	COVERED AREA (m ²)
GROUND	220.706
FIRST	220.706
SECOND	220.706
THIRD	220.706
FORTH	...
TOTAL	882.824

9. TENEMENTS & CAR PARKING CALCULATION :-	
(A) RESIDENTIAL	
MARKED BY	TENEMENT SIZE (m ²)
A	56.383
B	43.809
C	43.379
D	54.669
TOTAL	882.824

(B) MERCANTILE RETAIL :	
MARKED BY	COVERED AREA (SQM.)
1	30.398
2	15.409
3	18.634
TOTAL	64.441

(C) BUSINESS :	
MARKED BY	COVERED AREA (SQM.)
OFFICE SPACE	16.824

8. CALCULATION OF F.A.R. :-	
LAND AREA (PHYSICAL MEASUREMENT) = 418.849 m ²	
TOTAL NOS. OF TENEMENT	
TOTAL REQUIRED CAR PARKING (NO.)	
ACTUAL CAR PARKING AREA (m ²)	
EXEMPTED AREA FOR CAR PARKING (m ²)	
TOTAL PROVIDED NO. OF CAR PARKING	
PROVIDED AREA OF PARKING (m ²)	
GROUND FLOOR SHOP COVER AREA (m ²)	
PERMISSIBLE F.A.R.	
PROPOSED F.A.R.	
RELAXATION (IF ANY)	
RELAXATION (IF ANY)	

9. STATEMENT FOR OTHER AREA	
FLOOR	LOFT (m ²)
GROUND	0.00
FIRST	0.00
SECOND	0.00
THIRD	0.00
FORTH	0.00
TOTAL	0.00

CERTIFICATE / DECLARATION OF L.B.S.
CERTIFIED 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 9.350M. WIDE K.M.C. MAINTAINED (BLACK TOP) ROAD AT FRONT (NORTHERN) SIDE & 3.600M. WIDE K.M.C. MAINTAINED (CEMENT CONCRETE) ROAD AT WESTERN SIDE CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THE LAND IS DEMARCATED, BUTTED AND BOUNDED BY BOUNDARY WALL AND THE LAND AREA IS MORE OR LESS TALLIED WITH THE REGISTERED BOUNDARY DECLARATION. IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT. THE EXISTING STRUCTURES WILL BE DEMOLISHED BEFORE COMMENCEMENT OF NEW STRUCTURE. SIGNATURE OF THE APPLICANT ARE AUTHORIZED BY ME.

SUJIT RAY
LBS. NO. 1126, CLASS I
NAME OF THE LBS.

DECLARATION/CERTIFICATE OF STRUCTURAL ENGINEER/E.S.E. FOR STRUCTURE:
CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED G + 3 STORIED BUILDING AT PREMISE NO. 847, PIRPUKUR ROAD HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND ALSO CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY M/S TECHNO SOIL OF GORIKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150. RECOMMENDED AND SIGNED BY GEO-TECH ENGINEER MR. KALLOL KUMAR GHOSHAL.

SAKTI BRATA BHATTACHARYYA
KMC. E. S. E. NO. 116, CLASS I
NAME OF ESE.

CERTIFICATE/DECLARATION OF GEO-TECHNICAL ENGINEER
UNDERIGNED 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.

KALLOL KUMAR GHOSHAL
KMC-EMP. NO. C.T. 1 / 1 / 49
NAME OF GEO TECHNICAL ENGINEER

DECLARATION OF OWNER/APPLICANT:
I DO HERE BY DECLARE THAT, I SHALL ENGAGE L.B.S. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. ESE. GEO-TECH. 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 SEMI UNDERGROUND WATER RESERVOIR & SEPTIC TANK WILL BE CONSTRUCTED UNDER THE GUIDANCE OF LBS. BEFORE STARTING OF BUILDING FOUNDATION. INSPECTION OF SITE DONE IN PRESENCE OF ME.

SRI SANJIB THAKUR
(AS C. A. OF DEBASHIS GHOSH, KAJAL GHOSH, SAGAR GHOSH, AND KRISHNA KARMAKAR AND BASANTI ROY)
NAME OF THE OWNER/APPLICANT

- NOTES & SPECIFICATIONS:
- ALL DIMENSIONS ARE IN M.M. UNLESS OTHERWISE SPECIFIED PROPERLY.
 - 75 TH. 1ST CLASS B.F.S. IN FOUNDATION AND FLOOR.
 - ALL OUTER WALLS WILL BE 200 MM. THICK WITH (1:6) CEMENT MORTAR AND PARTITION WALLS WILL BE 75/125 THICK WITH (1:4) CEMENT MORTAR WITH PROPERLY H.B. NETTING IN EVERY ALTERNATE LAYER.
 - 75 MM SCREED CONCRETE WILL BE PROVIDED WITH WATER PROOFING COMPOUND OVER 10/115 MM THICK R.C.C. ROOF SLAB AS DIRECTED BY ENGINEER/L.B.S.
 - ALL CEILING PLASTER WILL BE 6/10 MM TH WITH (1:4) MORTAR AND ALL WALL PLASTER WILL BE 12 MM TH WITH (1:6) CEMENT MORTAR.
 - ALL STEEL GRADE WILL BE Fe 500 AND ABOVE AND ALL CONCRETE GRADE WILL BE M20.
 - DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL BE LESS THAN THE DEPTH OF MAIN WALL FOUNDATION/ COLUMN FOUNDATIONS AND ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF THE SAME.
 - ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMMENDATIONS AND ALL CONSTRUCTION WILL BE DONE AS DIRECTED BY ENGINEER / L.B.S.
 - ALL FLOOR WILL BE PROVIDED MARBLE FINISH.
 - THE OWNER WILL BE RESPONSIBLE FOR ANY KIND OF UNAUTHORIZED JOB.
 - BEARING CAPACITY OF SOIL TAKEN INTO ACCOUNT AS PER GEO-TECHNICAL INVESTIGATION REPORT OF 'TECHNO SOIL' DULY SIGNED BY SRI KALLOL KUMAR GHOSHAL (GTE. NO. I/49).

DRAWN BY L. B. S. & TEAM IN THE OFFICE OF CADBUILD INDIA
P - 17/I, H. L. SARKAR ROAD, BANDSRONI, KOLKATA 70.
98319 88231, 94337 53952, 87777 16001.
EMAIL: LBS.KMC.CADBUID@GMAIL.COM

ARCHITECTURAL PLAN A SHEET SCALE = 1 : 100
DRAWING NO.: CDBLD/KMC/393A/113/847/24-25 DATE: 16.04.2024

FOR KMC. OFFICE USE ONLY

SANCTION DATE : 10.05.2024

VALID UPTO: 09.05.2029