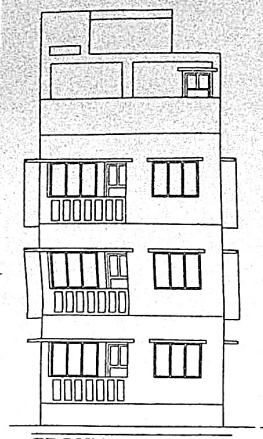
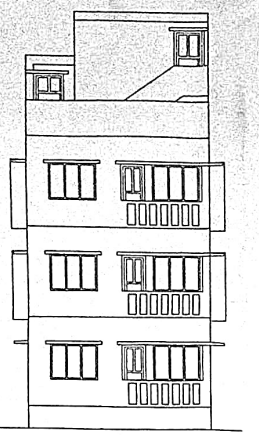


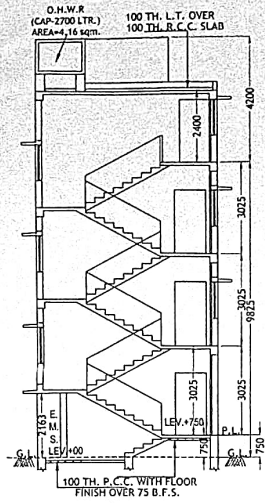
FRONT ELEVATION

SCALE=1:100



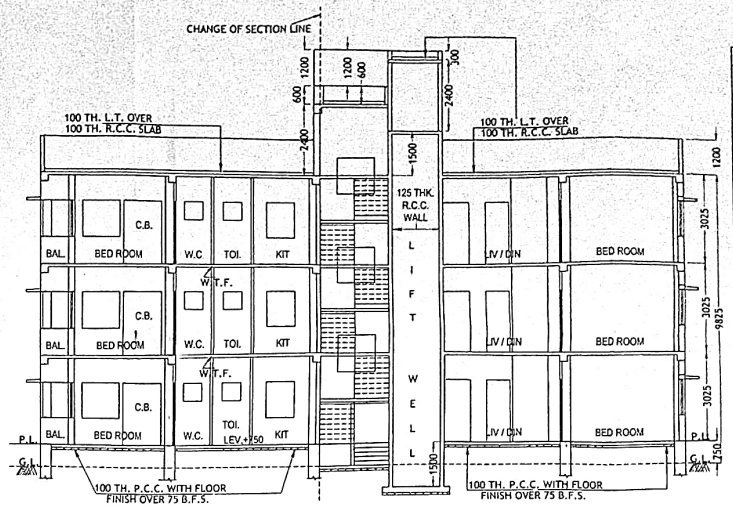
BACK SIDE ELEVATION

SCALE=1:100



SECTION AT= B-B

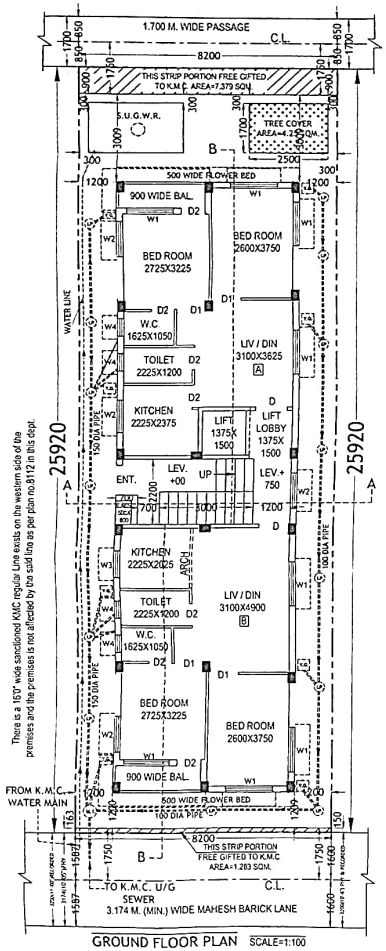
SCALE=1:100



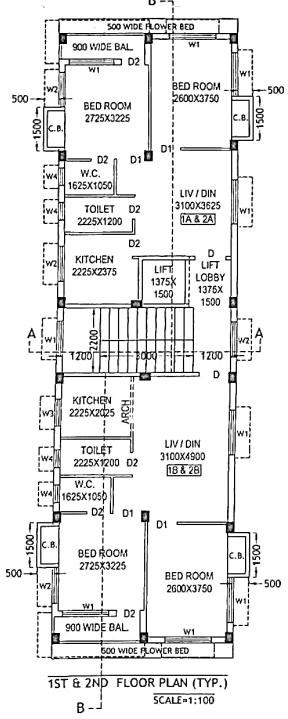
SECTION AT= A-A SCALE=1:100

DOOR & WINDOWS					
DOORS			WINDOWS		
MKD.	WIDTH	HIGHT	MKD.	WIDTH	HIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	900	1200
D3	1200	2100	W4	600	600

Permissible height in reference to CCZM is issued by AAI: Co-ordinates in WGS 84 and site elevation (AMSL)			Site elevation (AMSL)
Reference points marked in the site plan of the proposal	Co-ordinates in WGS 84		
	Latitude	Longitude	
	22°34'37.98"N	88°23'3.08"E	5.00 M.
			5.00 M.

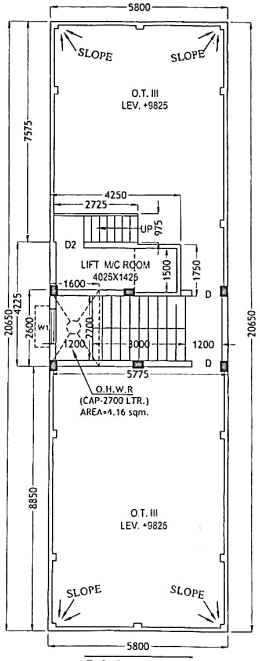


GROUND FLOOR PLAN SCALE=1:100



1ST & 2ND FLOOR PLAN (TYP.)

SCALE=1:100



ROOF PLAN

SCALE=1:100

DECLARATION OF ENLISTED STRUCTURAL ENGINEER

I/we do hereby undertake that The existing structure is mostly covered and there is no provision of soil test so I/ we shall carry out soil investigation after demolishing the existing structure and design the foundation and all structural elements as per relevant I.S. Code of Practice & National Building Code before commencement of the work.

The work will be executed strictly as per structural design and drawing and the same will be supervised by me/ us during construction work. I /we will submit the structural design calculations, structural drawing, soil test report (if applicable) etc. at the time of Plinth Level Application.

I/we do hereby also undertake that during execution of the work all precautionary measures will be taken by me / us in respect of safety and stability of the adjoining structure and properties.

SAMIR BANDYOPADHYAY "ESE/I/117" (K.M.C.)
NAME OF EMPANELLED STRUCTURAL ENGINEER

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting Passage confirms with the plan, which has been measured and verified by me.

It is a build able site and not a tank of filled up tank. The land is demarcated by boundary wall. The construction of semi under ground water reservoir & septic tank will be completed before starting of building foundation work. In front of Premises abutting 3.174 M. (MIN.) WIDE MAHESH BARICK LANE on the western side and 1.700 M. WIDE PASSAGE on the eastern side.

Existing structure of two storied residential building to be demolish before the new construction It is occupied by owners & there is no tenant.

I/we do hereby undertake that The existing structure is mostly covered and there is no provision of soil test so I/ we shall carry out soil investigation after demolishing the existing structure and design the foundation and all structural elements as per relevant I.S. Code of Practice & National Building Code before commencement of the work

AMIT KUMAR DAS "LBS/I/1079" (K.M.C.)
NAME OF L.B.S.

DECLARATION OF OWNER

I do hereby declare with full responsibility that
I shall engage L.B.S. & E.S.E. during construction.
I follow the instruction of L.B.S. & E.S.E. during construction of the building. (as per B.S. plan),
K.M.C. authority will not be responsible for structural stability of the building and adjoining structures,
If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan,
The construction of semi underground water reservoir and septic tank will be undertaken under the guidance of L.B.S. & E.S.E. before starting the building foundation work,
The plot was identified by me during departmental inspection
Existing structure of two storied residential building to be demolish before the new construction it is occupied by owners & there is no tenant.

SRI TAPAS DAS, SMT.SAMPA ACHARJEE DAS
PARTNERS OF M/S. RAJBIR CONSTRUCTION
NAME OF OWNERS

PART-A

1. Assessee No.-110300900719

2. Details of Regd. Deed OF conveyance	3. Details of Regd. Deed OF conveyance	4. Details of Regd. Boundary declaration.
Book No :I Vol No :1606-2024 Page No :27778 to 27807 Being No :160600982 Dated :12-03-2024 Regd. At-A.D.S.R.-SEALDAH west bengal. Q 2000580357	Book No :I Vol No :1606-2024 Page No :27643 to 27672 Being No :160600983 Dated :12-03-2024 Regd. At-A.D.S.R.-SEALDAH west bengal. Q 2000580748	Book No :I Vol No :1606-2025 Page No :88114 to 88123 Being No :160602844 Dated : 25-07-2025 Regd. At- A.D.S.R.-SEALDAH west bengal. Q 2002114425
5. Details of Regd. Deed for front strip gift to K.M.C.	**6. Details of Regd. Deed for back strip gift to K.M.C.**	
Book No :I Vol No :1606-2025 Page No :88124 to 88134 Being No :160602845 Dated :25-07-2025 Regd. At-A.D.S.R. SEALDAH, west bengal. Q 2002114291	Book No :I Vol No :1606-2025 Page No :88135 to 88146 Being No :160602846 Dated :25-07-2025 Regd. At-A.D.S.R. SEALDAH, west bengal. Q 2002114243	

PART-B

7. Area of land
a)As per title deed & assessment record = 213.118 SQM. (03K-02 CH-44 SFT.)
b)As per boundary declaration =212.539 sqm. (03K-02 CH-38 SFT.)

8. Permissible ground coverage = 126.635 SQM. =(59.582 %)
9. Proposed ground coverage = 119.769 SQM. =(56.352 %)

10) Proposed Area

Floor	Area	Lift well (Cut out)	Gross floor area	Lift Lobby area	Stair area	Net floor area
Ground floor	119.769 sqm.		119.769 sqm.	2.194 sqm.	10.35 sqm.	107.225 sqm.
1ST floor	119.769 sqm.	2.063 sqm.	117.706 sqm.	2.194 sqm.	10.800 sqm.	104.712 sqm.
2ND floor	119.769 sqm.	2.063 sqm.	117.706 sqm.	2.194 sqm.	10.800 sqm.	104.712 sqm.
total	359.307 sqm.	4.126 sqm.	355.181 sqm.	6.582 sqm.	31.725 sqm.	316.649 sqm.

11) Parking Calculation:-

A)

Marked	Net Tenement Size	Proportionate Common area to be added	Actual tenement size	No of Tenement	Required Parking
A,1A & 2A	49.563 sqm.	7.936 sqm.	57.499 sqm.	3 no.	NIL
B,1B & 2B	52.49 sqm.	8.405 sqm.	60.895 sqm.	3 no.	
Total Required Parking 1					

b). Nos. of Car Parking Provided= NIL
c) Actual Area of Parking Provide = NIL

12) F.A.R

a) Permissable F.A.R.= 1.5
b) Proposed F.A.R.=316.649 / 212.539 = 1.49

13) Others area

a) Stair Head room Area =14.977 sqm.
b) Lift machine room area = 6.904 Sqm.
c) Lift machine room stair area = 2.779 Sqm.
d) Total C.B. area = 6.000 Sqm.
e) Total common area = 49.024 Sqm.
f) Overhead water reservoir = 4.160 sqm.
g) Total gross floor area for fees = 385.843 Sqm.
h) Tree covered area = 4.25 Sqm.
i) Building height = 9.825 M.

j) Total existing structure area=242.603 sqm.

M/S RAJBIR CONSTRUCTION
Partner
Partner
14.04.2026

PLAN CASE NO:2025030099
B.P. NO. : 2025030094 ,
DATE : 07/01/2026,
VALID UP TO : 06/01/2031,

MANIK JANA

Digitally signed by MANIK JANA
Date: 2026.01.07 12:48:20 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(CIVIL), BOROUGH-III.

PROPOSED THREE STORIED RESIDENTIAL BULDING U/S 393A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULES 2009, AT PREMISES NO: 53, MAHESH BARICK LANE, WARD NO.: 030, BOROUGH NO.: III, P.S.- NARKELDANGA, KOLKATA-700011.