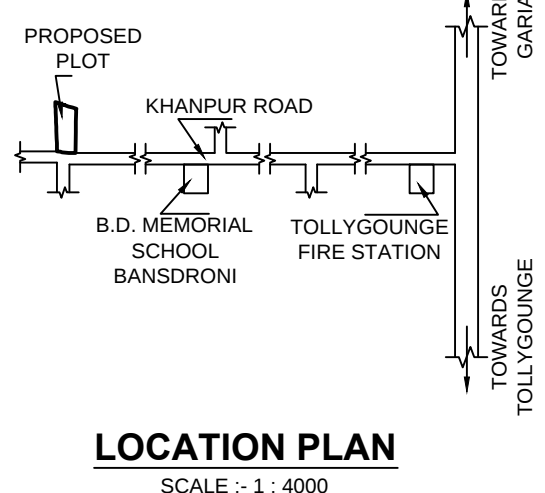
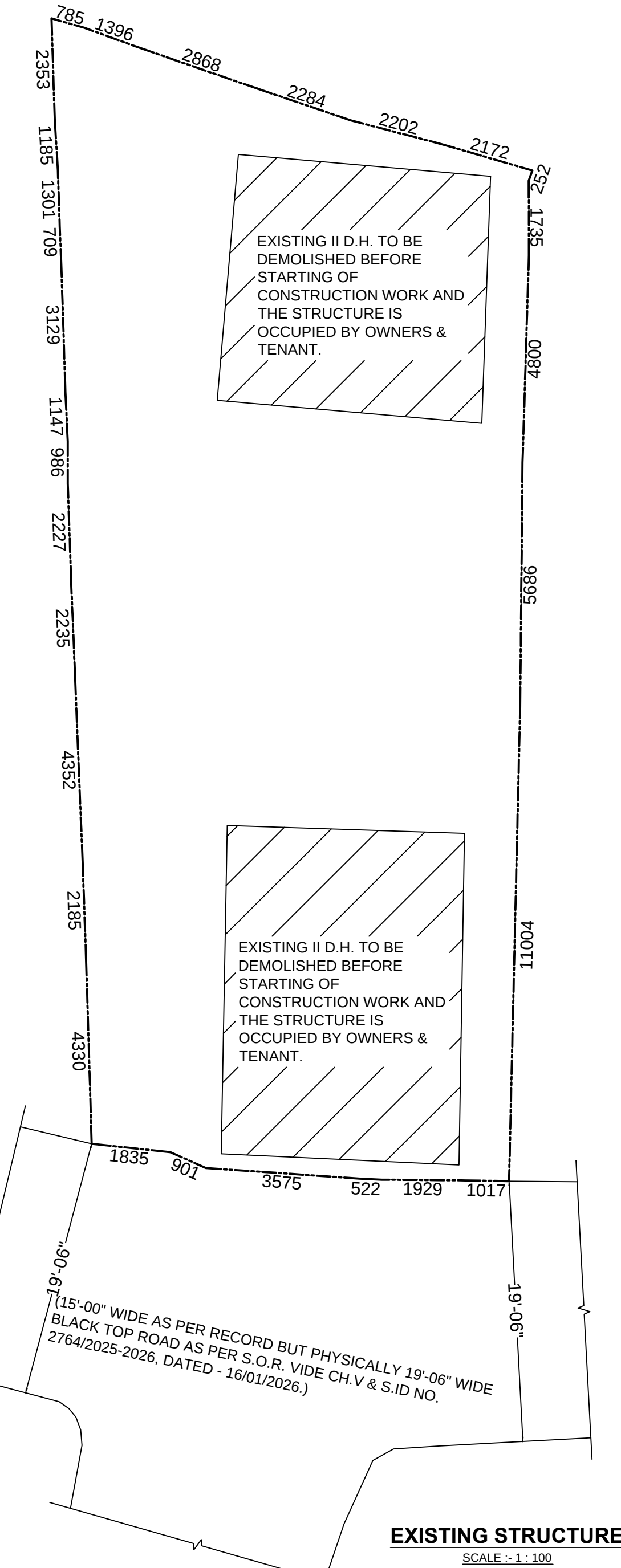
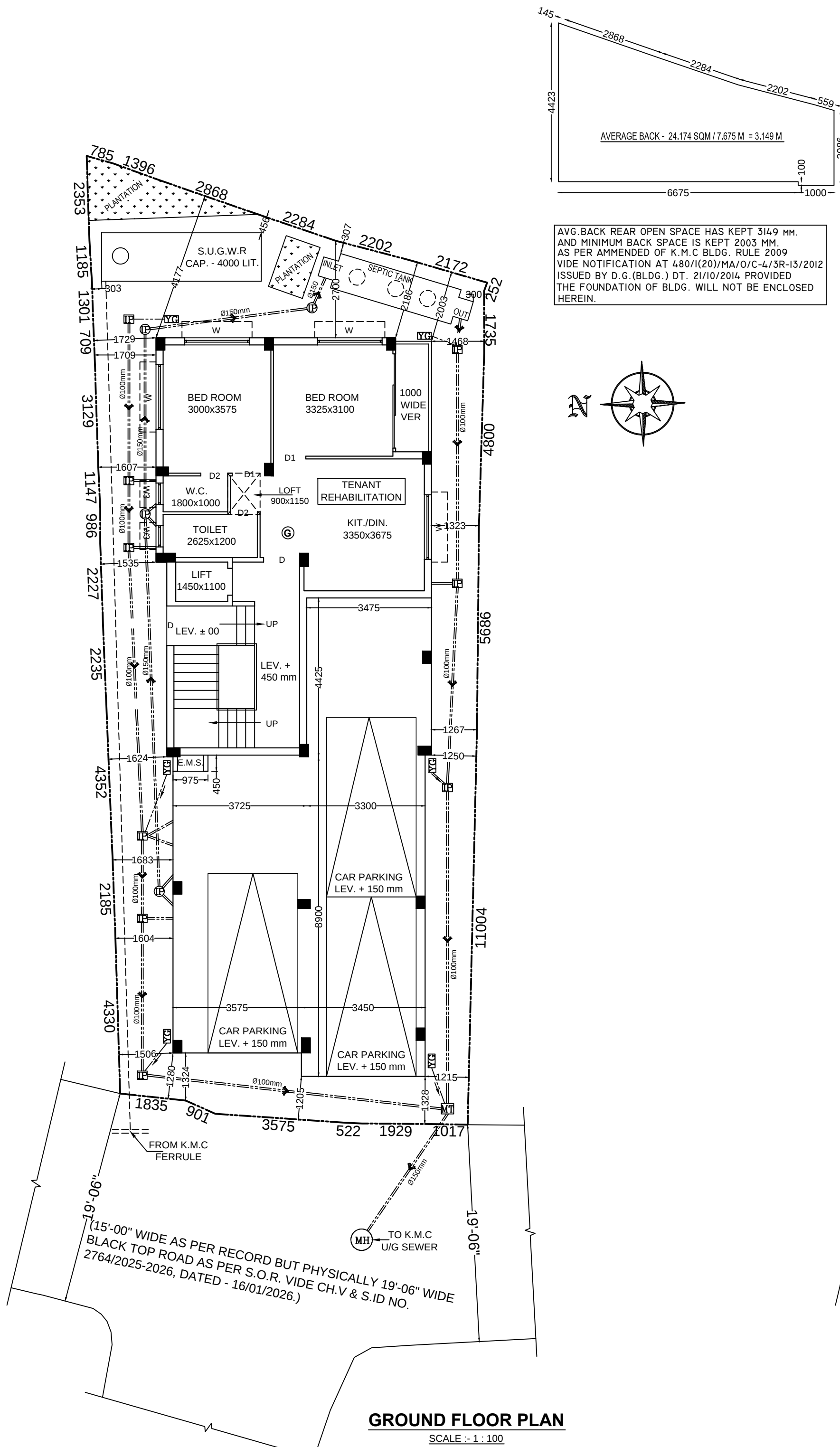
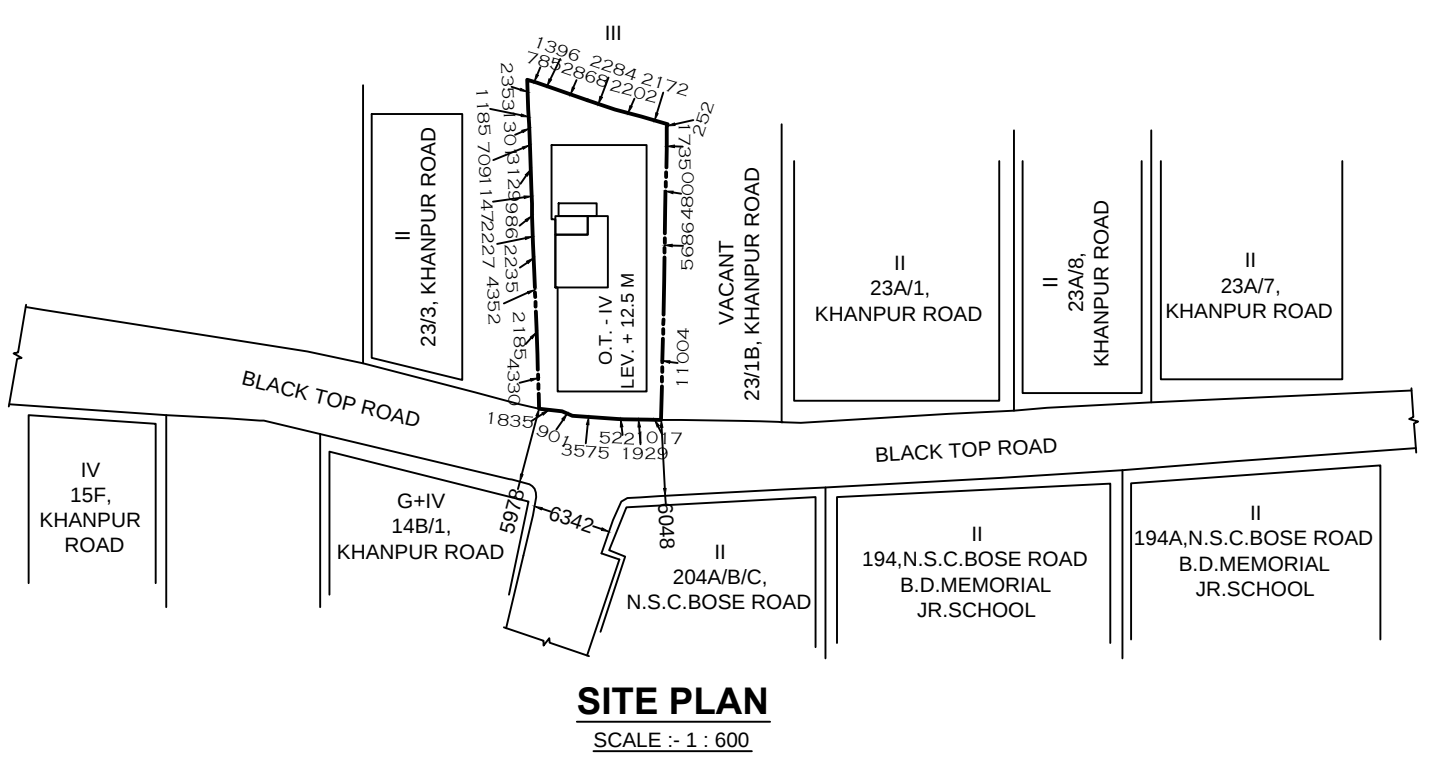
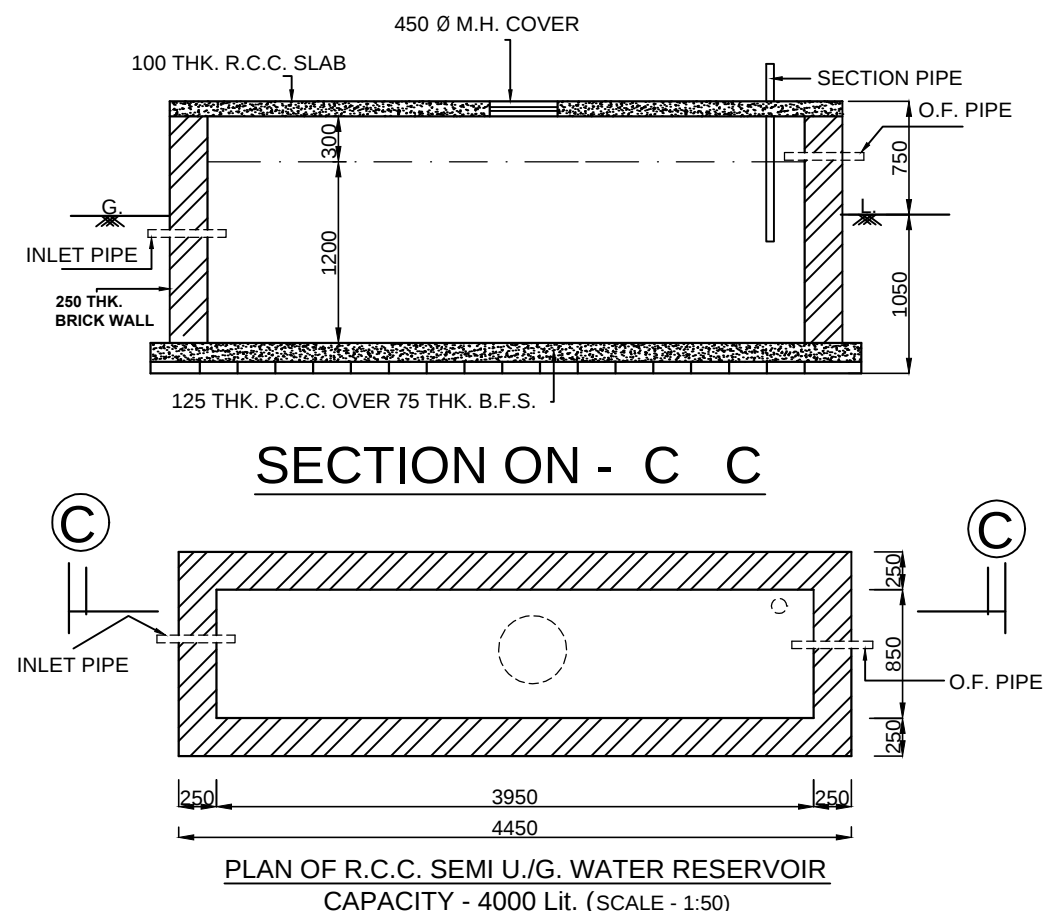
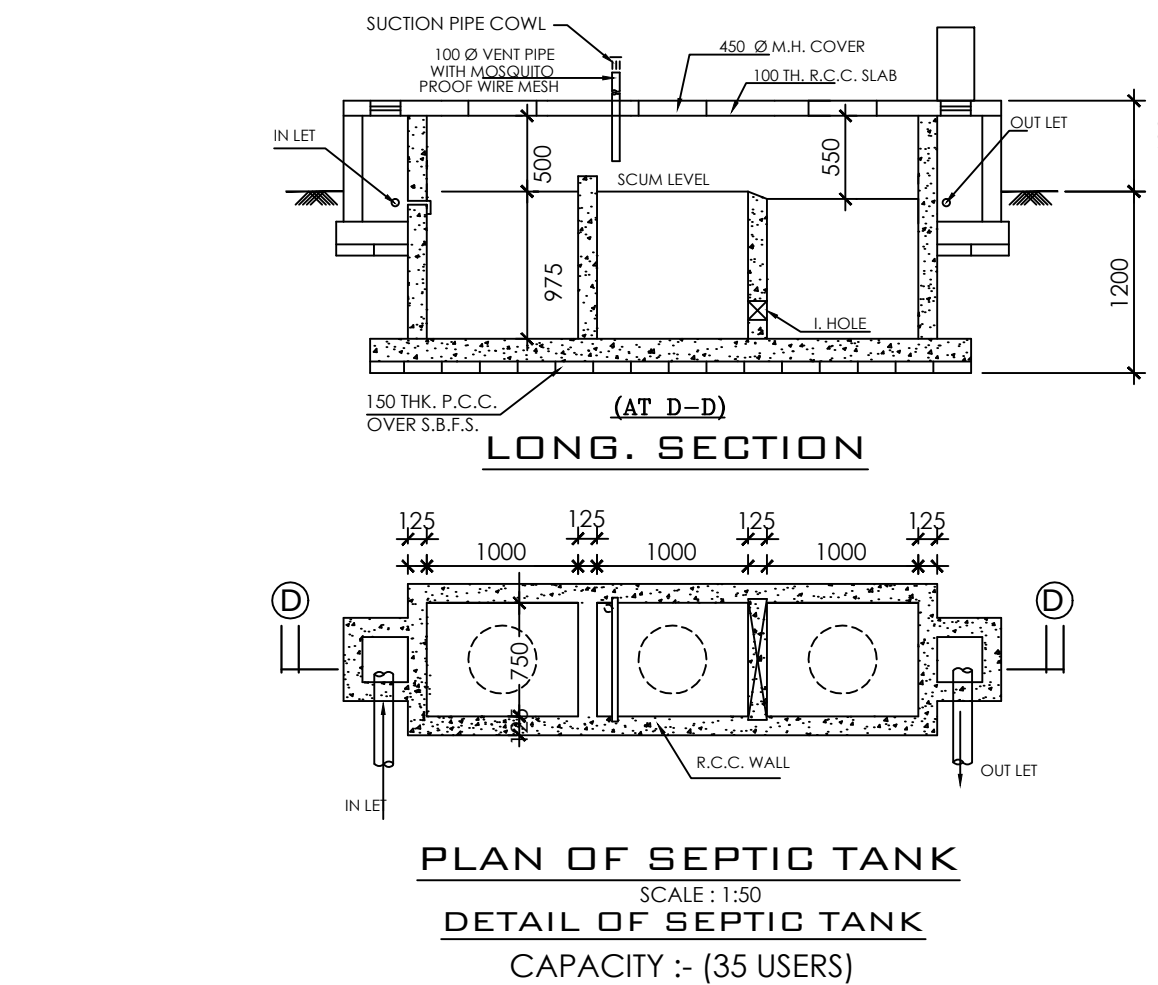




**PROPOSED G+III STORED RESIDENTIAL BUILDING**  
**PLAN AT MOUZA - NAKTALA, TOUZI NO. - 56, J.L. NO. - 32, C.S. DAG NO. - 42(P), C.S. KHATIAN NO. - 216, WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION**  
**PREMISES NO.: 23/1A, KHANPUR ROAD, WARD NO.: 98, BR. : X, KOLKATA-700047, P.S.: NETAJI NAGAR, U/S 393 A OF K.M.C ACT 1980 AND BUILDING RULE 2009.**

**NAME OF APPLICANT :-**  
**MR. SUBHOJIT DAS AND SK ABDUL SALAM PARTNERS**  
**OF FORTUNE REAL ESTATE AND CONSTITUTED ATTORNEY OF MR. BISWANATH DAS AND MR. JOY PRAKASH SHAW**

**HEIGHT OF THE BUILDING - 12.50 M**

**L. B. S. DECLARATION :-**  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING PLAN RULES, 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE ABUTTING ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK, THE LAND IS DEMARCATED BY BOUNDARY WALL, THE PREMISES IS WITH II D.H. STRUCTURE.  
• THE CONSTRUCTION OF SEMI U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.  
• ROAD WIDTH - 15'-00" WIDE AS PER RECORD BUT PHYSICALLY 19'-06" WIDE BLACK TOP ROAD ON THE WESTERN SIDE OF THE PREMISES, AS PER S.O.R. VIDE CH.V & S.I.D NO. 2764/2025-2026, DATED - 16/01/2026.

PRATIK DAS  
L.B.S. NO. 1914, CLASS - I  
**NAME OF L.B.S**

**E. S. E. DECLARATION :-**  
I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING SHALL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUMAN KR. MITRA  
E.S.E. NO. 602, CLASS - II  
**NAME OF E.S.E.**

**CERTIFICATE OF APPLICANT :-**  
• I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT  
• I SHALL ENGAGE L.B.S. DURING CONSTRUCTION  
• I SHALL FOLLOW THE INSTRUCTION OF L.B.S. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)  
• K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.  
• IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN.  
• THE CONSTRUCTION OF S.U. WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.  
• THE PLOT IS WITH II D.H. STRUCTURE & THE STRUCTURE IS OCCUPIED BY OWNER & TENANT.  
• THE PLOT IS IDENTIFIED BY ME.  
• IF ANY DISCREPANCY ARISES THEN L.B.S. & K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C. WILL HAVE EVERY RIGHT TO REVOKE THE PLAN.

1. MR. SUBHOJIT DAS  
2. SK ABDUL SALAM PARTNERS  
OF FORTUNE REAL ESTATE AND  
CONSTITUTED ATTORNEY OF  
1. MR. BISWANATH DAS  
2. MR. JOY PRAKASH SHAW  
**NAME OF APPLICANT**

**G.T.E. DECLARATION :-**  
THE UNDERSIGNED HAS INSPECTED THE SITE AND FOUND THAT EXISTING II D.H. STRUCTURE COVERED MOSTLY AT SITE AND PRACTICALLY THERE IS NO SPACE FOR SOIL TEST AS REQUIRED FOR SOIL INVESTIGATION. SOIL TEST SHALL BE CARRIED OUT AFTER DEMOLITION OF EXISTING STRUCTURE.

KALLOL KUMAR GHOSHAL  
G.T.E. NO. 49, CLASS - I  
**NAME OF G.T.E.**

**NOTES :-**  
• ALL DIMENSIONS ARE IN MILLIMETER  
• ALL OUTER WALL 200 THICK  
• ALL PARTITION WALLS ARE 125 THICK AND 75 THICK  
• DEPTH OF SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK SHOULD NEVER EXCEED THE DEPTH  
• OF NEAREST BUILDING FOUNDATION  
• ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION

B.P. NO. - 2025100231

DATED - 19/02/2026

VALID UPTO - 18/02/2031

|                                                                                                                                                                                                                                                                                                                       |                       |                                                                  |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------|-----------------------|
| PREMISES NO. : 23/1A, KHANPUR ROAD, WARD NO. - 98, BOROUGH NO. - X.<br>Area of Land: 271.739 Sqm (4K - 01CH - 00SH) as per Deed & 257.900 Sqm (4K - 13CH - 31.04 SH) as per Physical measurement<br>PERMISSIBLE HEIGHT IN REFERENCE TO CC2M ISSUED BY AAI 33.0 m.<br>CO-ordinate in WGS 84 and site elevation (AMSL). |                       |                                                                  |                       |
| <b>SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL):-</b>                                                                                                                                                                                                                                                        |                       |                                                                  |                       |
| Reference points marked in the site plan of the proposal                                                                                                                                                                                                                                                              | Co-Ordinate in WGS 84 |                                                                  | Site elevation (AMSL) |
|                                                                                                                                                                                                                                                                                                                       | Latitude              | Longitude                                                        |                       |
| R1                                                                                                                                                                                                                                                                                                                    | 22.283200° N          | 88.214810° E                                                     | 3.90 M.               |
| R2                                                                                                                                                                                                                                                                                                                    | 22.283208° N          | 88.214805° E                                                     | 3.90 M.               |
| The above information is true and correct in all respect and if at any stage it is found otherwise, than 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. MR. SUBHOJIT DAS<br>2. SK ABDUL SALAM PARTNERS OF FORTUNE REAL ESTATE AND CONSTITUTED ATTORNEY OF<br>1. MR. BISWANATH DAS<br>2. MR. JOY PRAKASH SHAW<br><b>NAME OF APPLICANT</b>                                                                                                                                   |                       | PRATIK DAS<br>L.B.S. NO. 1914, CLASS - I<br><b>NAME OF L.B.S</b> |                       |

DIGITAL SIGNATURE OF A.E.(C)/Bldg/KMC

STATEMENTS OF PLAN PROPOSAL

A

- ASSESSEE NO :- 210980301515
- NAME OF THE OWNERS : MR. BISWANATH DAS & MR. JOY PRAKASH SHAW.
- NAME OF APPLICANT : MR. SUBHOJIT DAS AND SK ABDUL SALAM PARTNERS OF FORTUNE REAL ESTATE AND CONSTITUTED ATTORNEY OF MR. BISWANATH DAS AND MR. JOY PRAKASH SHAW .
- DETAILS OF REGISTERED DEED - 1 :-  
BOOK - I, VOL NO. - 90 PAGE- 200 TO 206, BEING NO.- 5261,  
REG. AT J.S.R., ALIPORE, SOUTH 24 PGS, WEST BENGAL, DATED - 24/12/1970.
- DETAILS OF REGISTERED DEED - 2 :-  
BOOK - I, VOL NO. - 117, PAGE- 210 TO 232, BEING NO.- 01742,  
REG. AT A.D.S.R., ALIPORE, SOUTH 24 PGS, WEST BENGAL, DATED - 23/05/2005.
- DETAILS OF REGISTERED DEED - 1 :-  
BOOK - I, VOL NO. - 1602 - 2025, PAGE- 234077 TO 234103, BEING NO.- 160205790,  
REG. AT D.S.R.-II, SOUTH 24 PGS, WEST BENGAL, DATED - 08/05/2025.
- DETAILS OF REGISTERED DEED - 2 :-  
BOOK - I, VOL NO. - 1602 - 2025, PAGE- 431029 TO 431055, BEING NO.- 160210250,  
REG. AT D.S.R.-II, SOUTH 24 PGS, WEST BENGAL, DATED - 14/07/2025.
- DETAILS OF REGISTERED POWER OF ATTORNEY -  
BOOK - I, VOL NO. - 1630-2025 , PAGE- 257818 TO 257837, BEING NO.- 163010236,  
REG. AT D.S.R. - V, 24 PGS(S), WEST BENGAL, DATED - 29/12/2025.
- DETAILS OF REG. BOUNDARY DECLARATION -  
BOOK - I, VOL NO. - 1630 - 2025 , PAGE- 256669 TO 256680 , BEING NO.- 163010238,  
REG. AT D.S.R. - V, 24 PGS(S), WEST BENGAL, DATED - 26/12/2025.
- DETAILS OF NON EVICTION OF TENANT -  
BOOK - I, VOL NO. - 1630 - 2025 , PAGE- 256681 TO 256691 , BEING NO.- 163010239,  
REG. AT D.S.R. - V, 24 PGS(S), WEST BENGAL, DATED - 26/12/2025.
- REG. UNDERTAKING -  
BOOK - I, VOL NO. - 1630 - 2026 , PAGE- 10938 TO 10946 , BEING NO.- 163000222,  
REG. AT D.S.R. - V, 24 PGS(S), WEST BENGAL, DATED - 14/01/2026.
- K.M.C. MUTATION CASE NO. -  
O/098/16-10-2025/66621, DATED - 16/10/2025.

B

- G. AREA OF LAND :-  
AS PER DEED :- 04 K. - 01 CH. - 00 SFT. = 271.739 Sqm.  
AS PER BOUNDARY DECLARATION :- 257.900 Sqm.
- ROAD WIDTH :- 15'-00" WIDE AS PER RECORD BUT PHYSICALLY 19'-06" WIDE BLACK TOP ROAD ON THE WESTERN SIDE OF THE PREMISES, AS PER S.O.R. VIDE CH.V & S.I.D NO. 2764/2025-2026, DATED - 16/01/2026
- PER. GROUND COVERAGE = 154.740 SQM. = 60 %
- PROPOSED GROUND COVERAGE = 148.068 SQM. = 57.413 %
- PROPOSED AREA :-

| FLOOR    | TOTAL AREA   | STAIR DUCT | LIFT WELL  | ACTUAL FLOOR AREA | STAIR WAY   | LIFT LOBBY | NET FLOOR AREA |
|----------|--------------|------------|------------|-------------------|-------------|------------|----------------|
| GR. FL.  | 148.068 SqM. | -----      | -----      | 148.068 SqM.      | 12.075 Sqm. | 2.063 Sqm. | 133.930 SqM.   |
| 1st. FL. | 148.068 SqM. | 1.750 Sqm. | 1.595 Sqm. | 144.723 SqM.      | 12.075 Sqm. | 2.063 Sqm. | 130.585 SqM.   |
| 2nd. FL. | 148.068 SqM. | 1.750 Sqm. | 1.595 Sqm. | 144.723 SqM.      | 12.075 Sqm. | 2.063 Sqm. | 130.585 SqM.   |
| 3rd. FL. | 148.068 SqM. | 1.750 Sqm. | 1.595 Sqm. | 144.723 SqM.      | 12.075 Sqm. | 2.063 Sqm. | 130.585 SqM.   |
| TOTAL.   | 592.272 SqM. | 5.250 SqM. | 4.785 SqM. | 582.237 SqM.      | 48.300 SqM. | 8.252 SqM. | 525.685 SqM.   |

6. PARKING CALCULATION.

| A) TENEMENT & PARKING CALCULATION |                                 |                                                 |                                                             |                 |                  |
|-----------------------------------|---------------------------------|-------------------------------------------------|-------------------------------------------------------------|-----------------|------------------|
| MKD                               | TENEMENT SIZE IN M <sup>2</sup> | PROPORTIONAL AREA TO BE ADDED IN M <sup>2</sup> | ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN M <sup>2</sup> | NO. OF TENEMENT | PARKING REQUIRED |
| G                                 | 51.544                          | 8.072                                           | 59.616                                                      | 1               | 2                |
| F1,S1,T1                          | 57.286                          | 8.971                                           | 66.257                                                      | 3               |                  |
| F2,S2,T2                          | 71.635                          | 11.218                                          | 82.853                                                      | 3               |                  |

- B) Nos. OF PARKING REQUIRED = 2 Nos.  
C) Nos. OF PARKING PROVIDED = 3 Nos.  
D) AREA OF PARKING PROVIDED = 75.314 Sqm.  
7) PERMISSIBLE F.A.R :- 1.75  
8) PROPOSED F.A.R :- (1.844/25.314/257.91) = 1.746  
AS PER RULE 69(2G) UNDER K.M.C. B/R 2009  
9) FEES FOR ADDITIONAL AREA - 34.577 Sqm.  
10) AREA OF LOFT & C.B. PER FLOOR
- | FLOOR       | C.B.  | LOFT  |
|-------------|-------|-------|
| GR. FLOOR.  | ----- | 1.035 |
| 1ST. FLOOR. | 2.700 | ----- |
| 2ND. FLOOR. | 2.700 | ----- |
| 3RD. FLOOR. | 2.700 | ----- |
| TOTAL.      | 8.100 | 1.035 |
- 11) STAIR COVER AREA = 18.803 Sqm.  
12) O. H. WATER TANK AREA = 5.925 Sqm.  
13) LIFT MACHINE ROOM AREA = 3.614 Sqm.  
14) L.M.R. STAIR AREA = 3.025 Sqm.  
15) SUPPORT O. H. W.T. = 0.75 m.  
16) DEPTH OF BUILDING = 20.575 m.  
17) TOTAL AREA OF ROOF = 148.068 Sqm.  
18) HEIGHT OF THE BUILDING = 12.50 m.  
19) REQ. AREA OF TREE COVER = 3.98 Sqm.  
20) PRO. AREA OF TREE COVER = 5.825 Sqm.

| SCHEDULE OF DOORS & WINDOWS |           |      |           |
|-----------------------------|-----------|------|-----------|
| MKD.                        | SIZE      | MKD. | SIZE      |
| D                           | 1000x2100 | W    | 1800x1200 |
| D1                          | 900x2100  | W1   | 1500x1200 |
| D2                          | 750x2100  | W2   | 1200x1200 |
|                             |           | W3   | 900x1200  |
|                             |           | W4   | 600x750   |

- SPECIFICATIONS :-**  
• 200 THICK BRICK WALL IN 1:6 MORTAR  
• 125 THICK AND 75 THICK BRICK WALLS ARE 1:4 MORTAR  
• ALL MATERIALS SHOULD BE AS PER SPECIFICATION OF I.S.I. & N.B CODES AS SPECIFIED BY THE ENGINEER -IN-CHARGE  
• GRADE OF CONCRETE M 20  
• GRADE OF STEEL Fe - 500  
• BEARING CAPACITY OF SOIL TAKEN INTO ACCOUNT AS PER GEO -TECHNICAL INVESTIGATION REPORT  
• PROPORTION OF P.C.C 1:4:8  
• PROPORTION OF R.C.C 1:1.5:3

SCALE :- 1:50, 1:100, 1:200,  
1:600, 1:4000  
(UNLESS OTHERWISE NOTED)

DRAWN BY :- PRATIK DAS

**D.P. CONSULTANCY**  
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