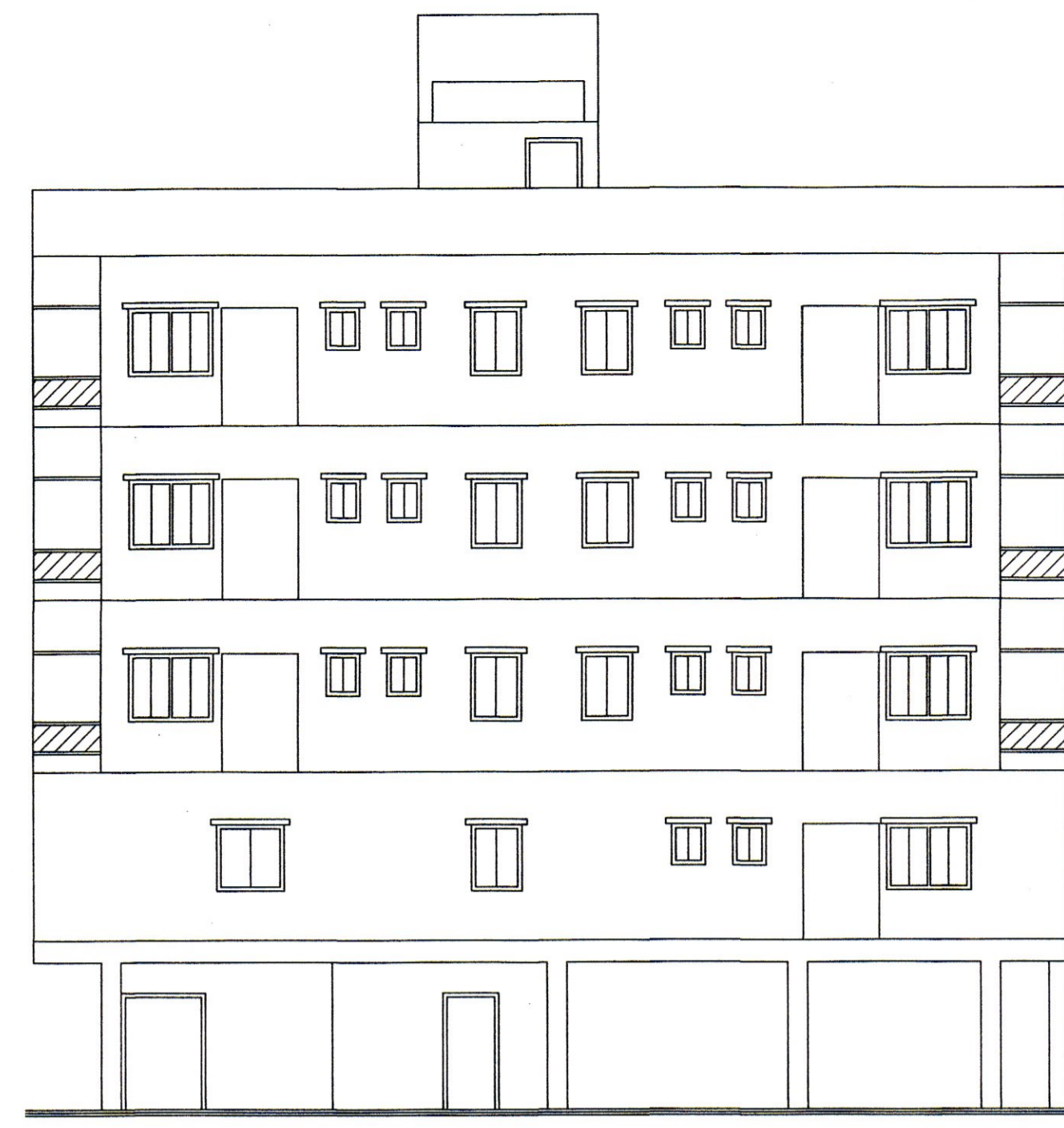


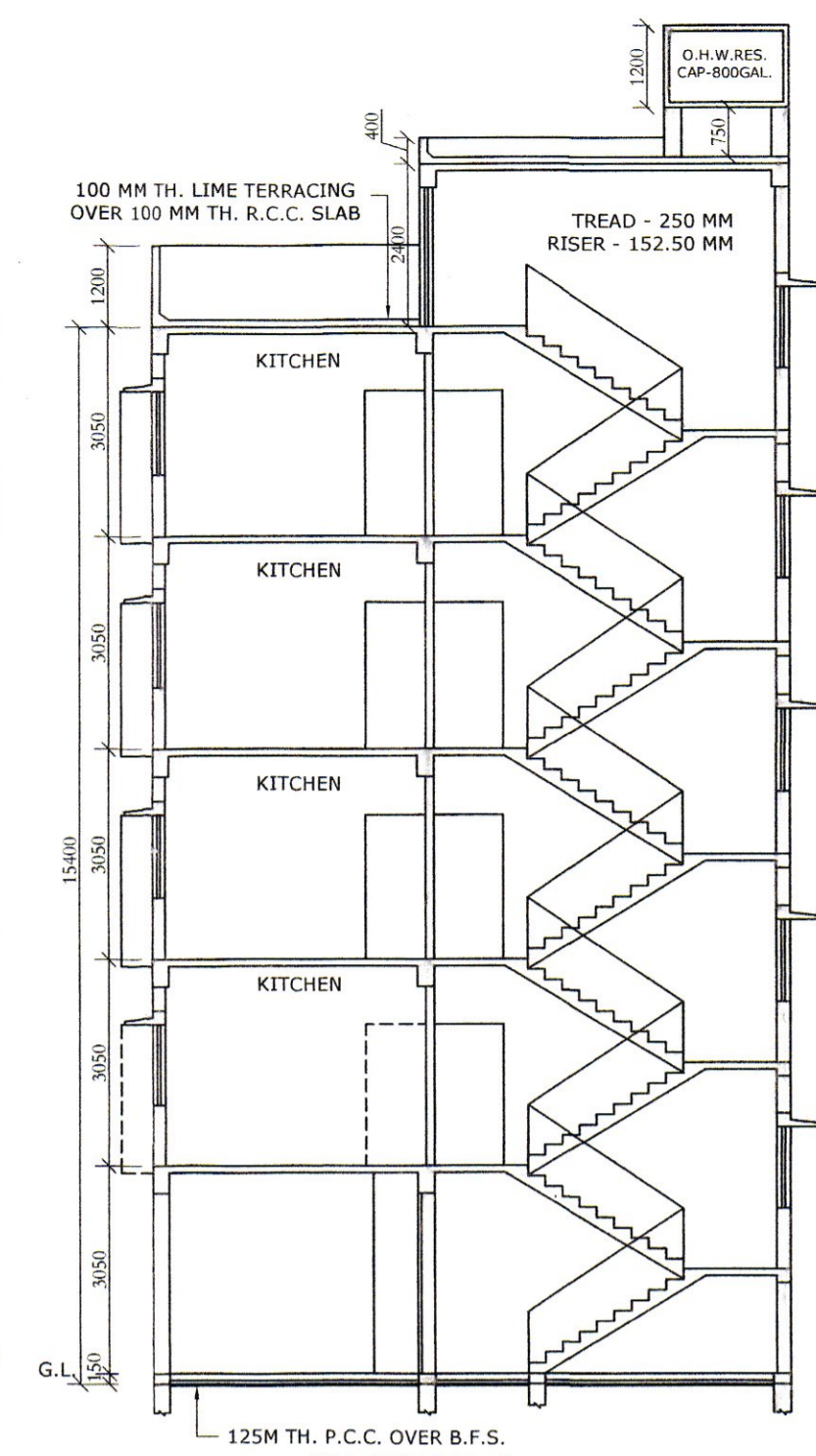


FRONT ELEVATION

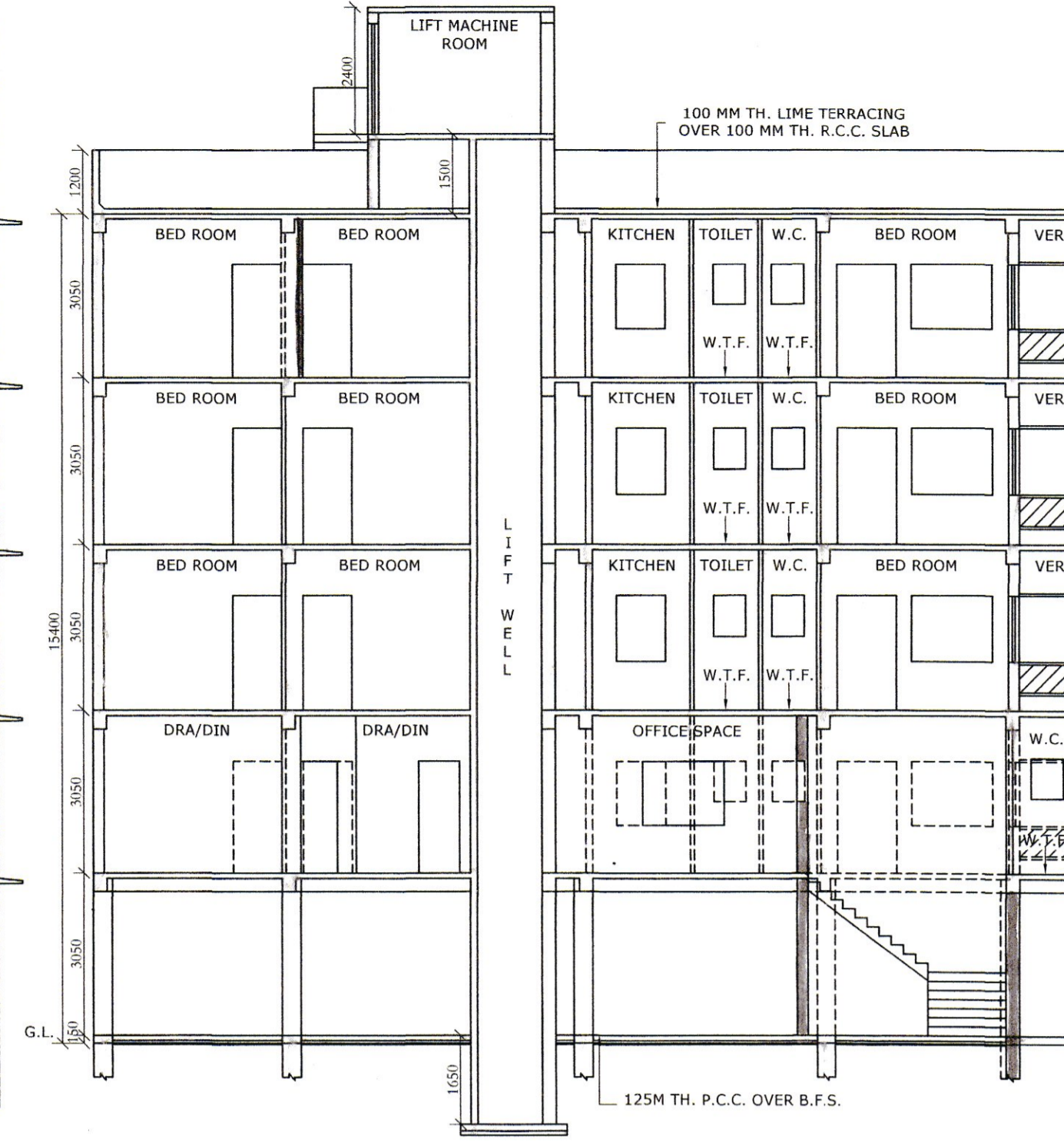
NORTH SIDE ELEVATION



WEST SIDE ELEVATION



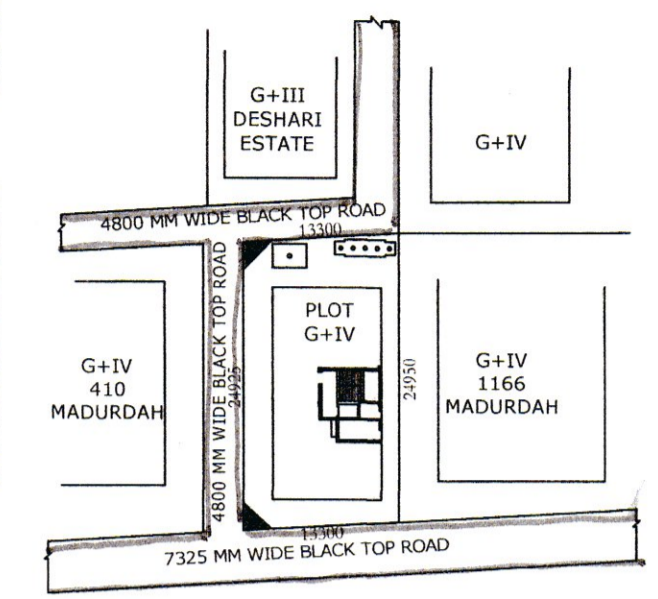
SECTION ON A-A



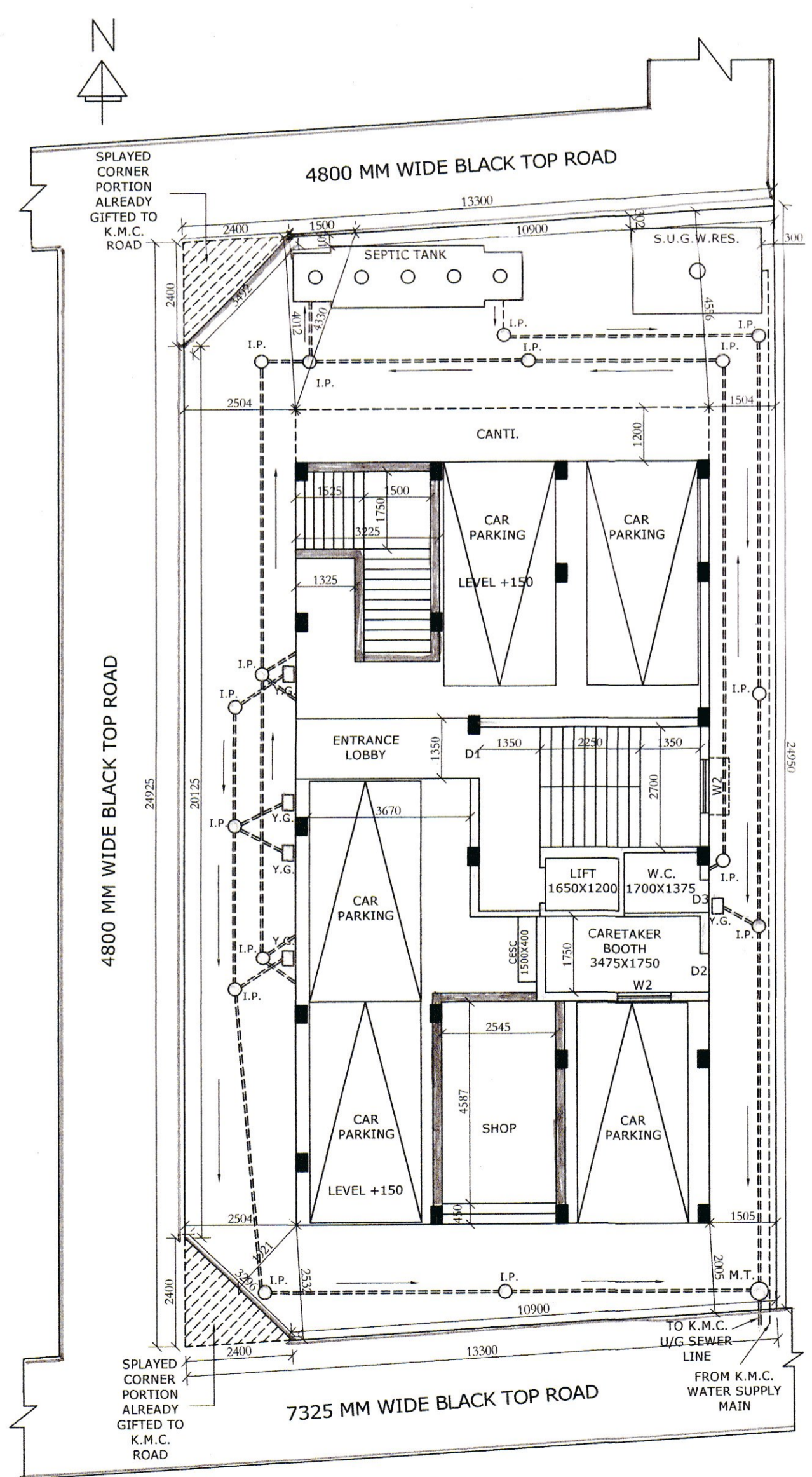
SECTION ON B-B

SCHEDULE OF DOOR & WINDOW

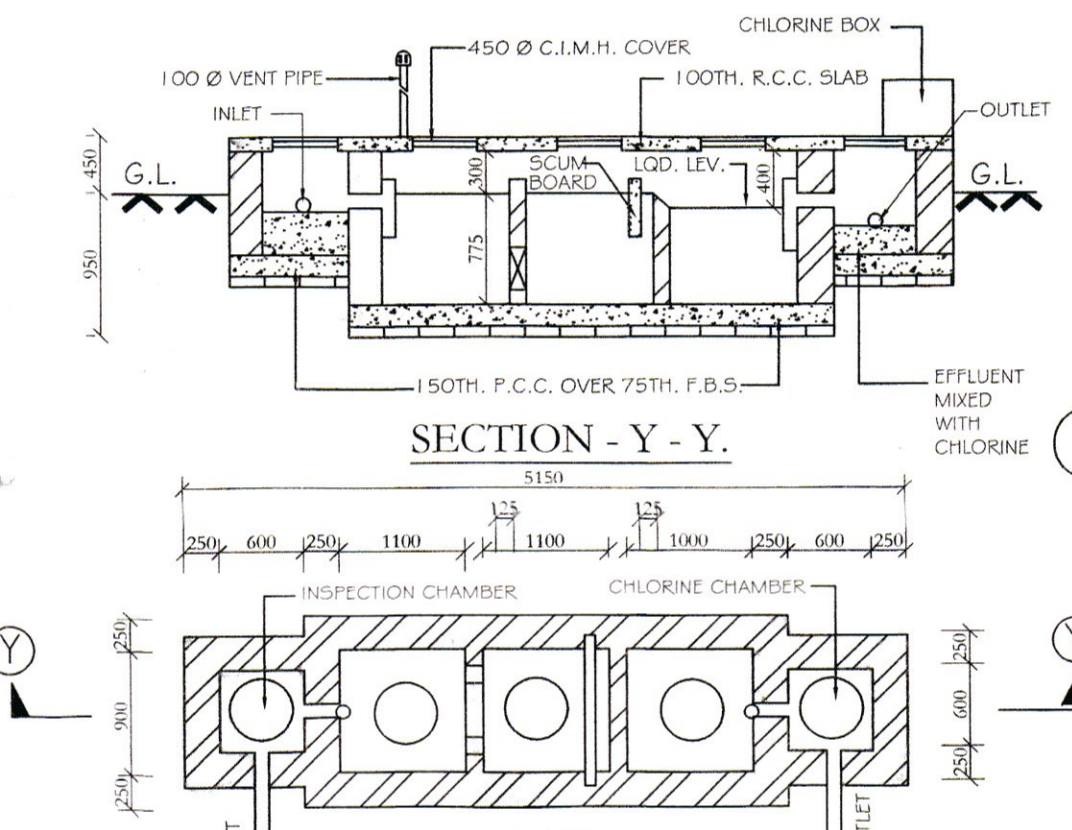
| WINDOW MKD. | SIZE (W. X H.) | DOOR MKD. | SIZE (W. X H.) |
|-------------|----------------|-----------|----------------|
| W           | 1800 X 1200    | D1        | 1000 X 2100    |
| W1          | 1500 X 1200    | D2        | 900 X 2100     |
| W2          | 1200 X 1200    | D3        | 750 X 2100     |
| W3          | 900 X 1200     |           |                |
| W4          | 600 X 600      |           |                |



SITE PLAN  
SCALE - 1:600



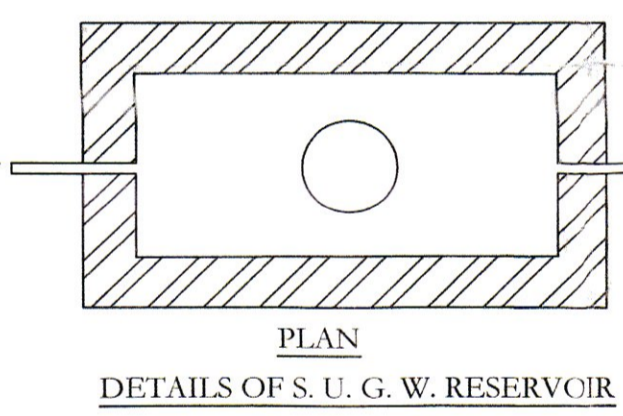
GROUND FLOOR PLAN



SECTION - Y - Y

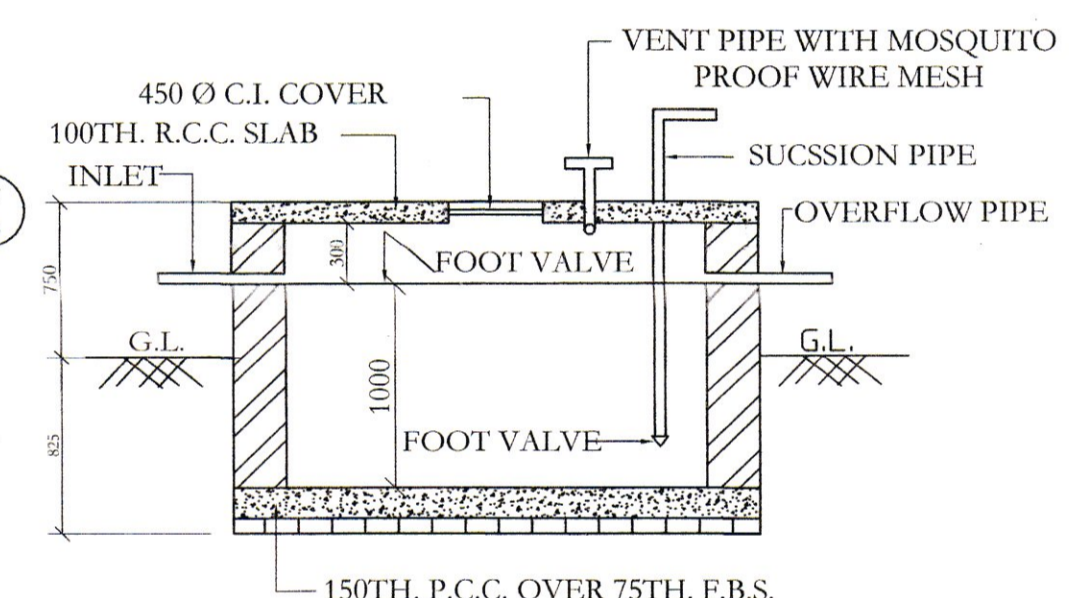
PLAN

DETAILS OF SEPTIC TANK  
SCALE - 1 : 50. (40 USERS)

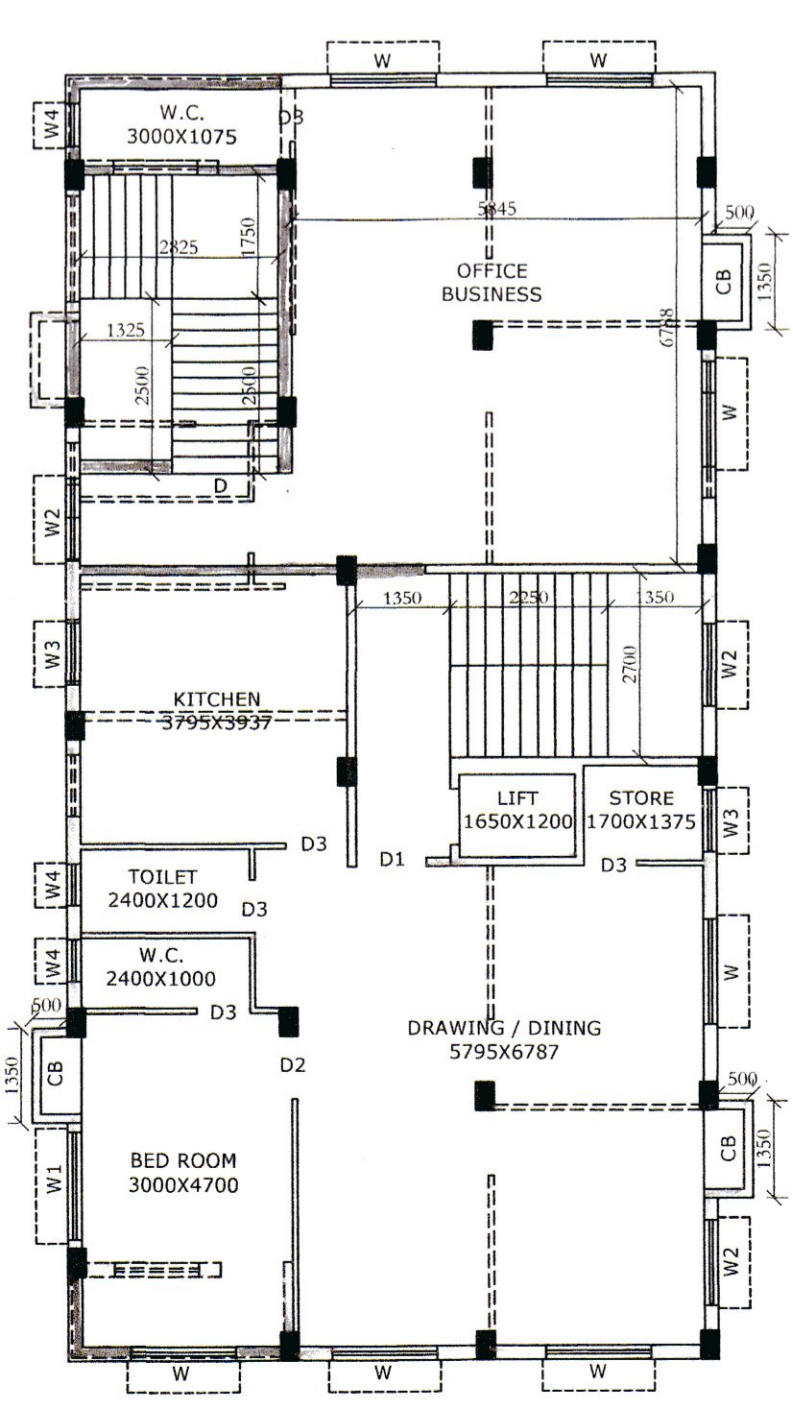


PLAN

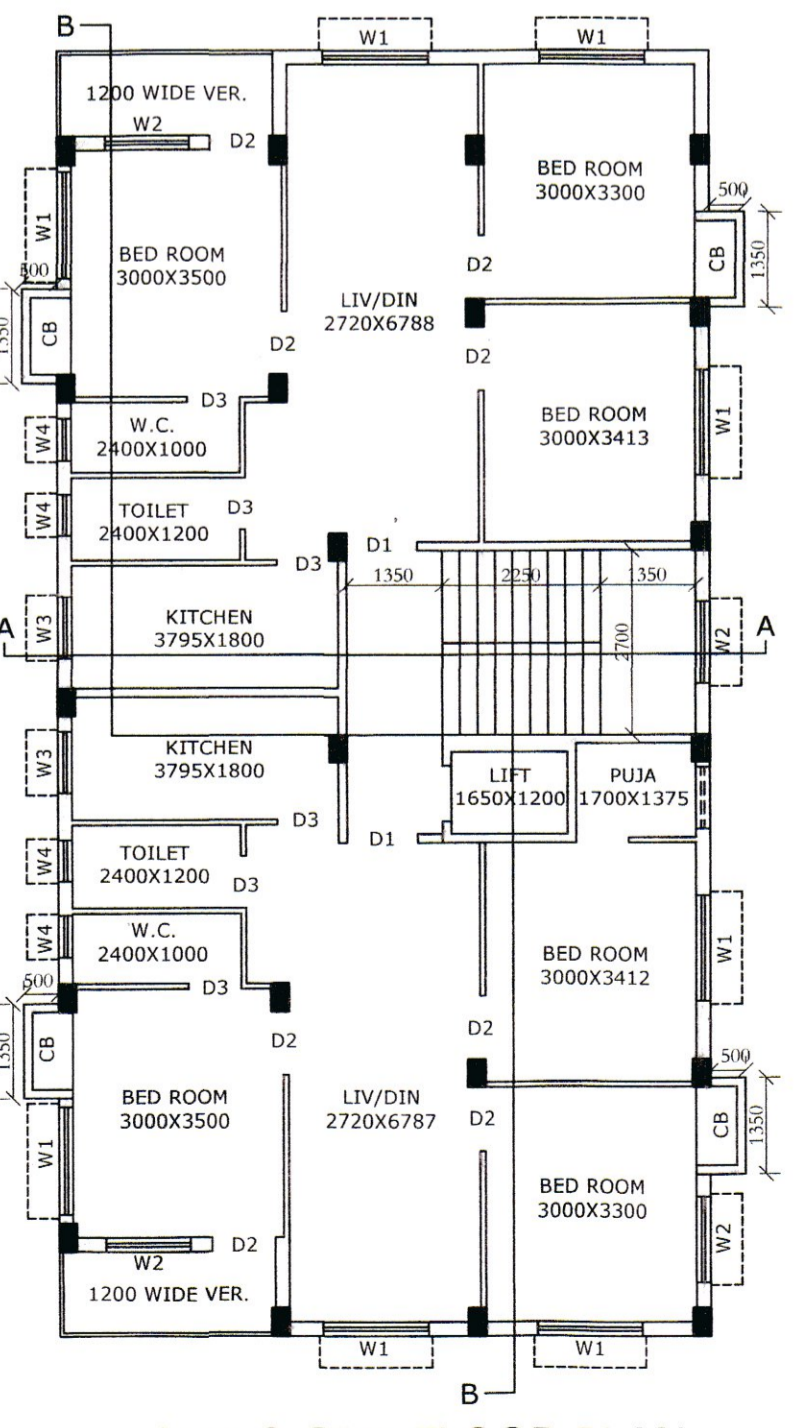
DETAILS OF S. U. G. W. RESERVOIR  
SCALE - 1 : 50.  
CAPACITY - 800 GAL. (3600 LTRS.)



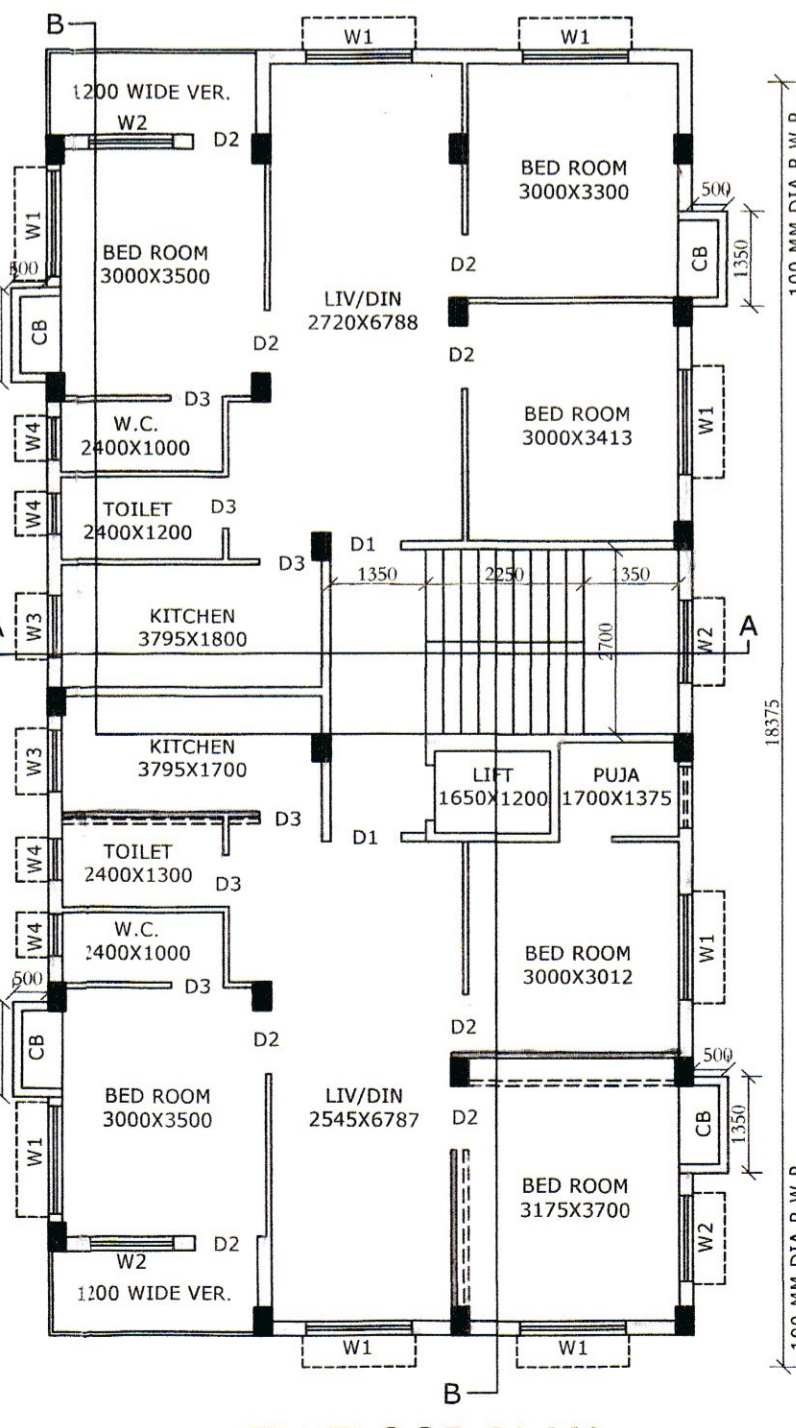
SECTION - X - X



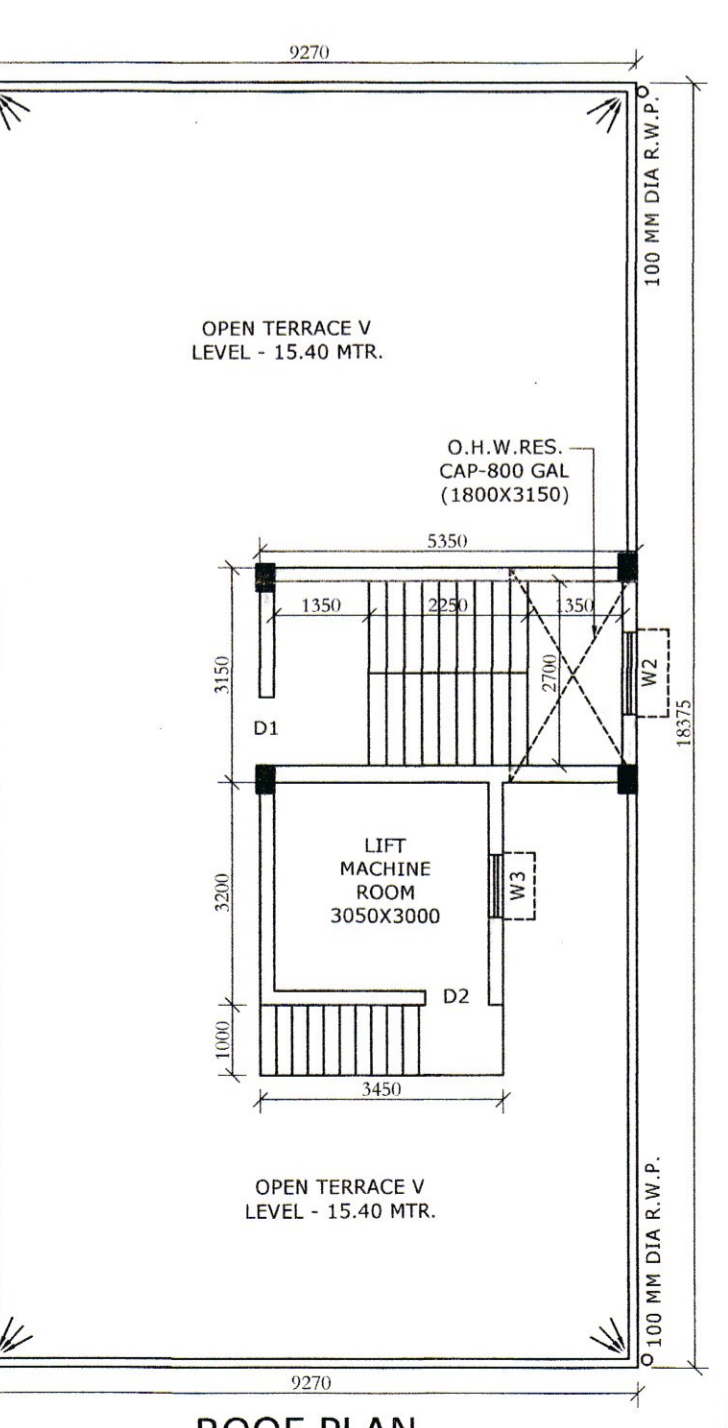
1ST FLOOR PLAN



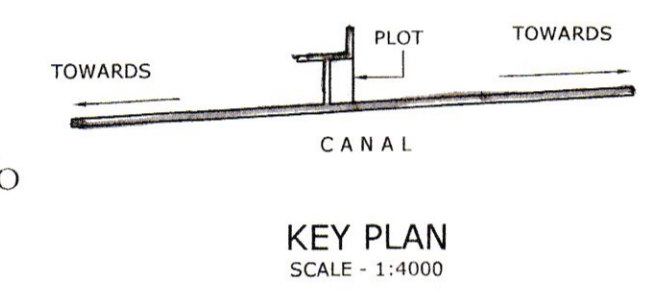
2ND & 3RD FLOOR PLAN



4TH FLOOR PLAN



ROOF PLAN



KEY PLAN  
SCALE - 1:4000

**SPECIFICATIONS:**  
 1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.  
 2. DEPTH OF THE FOUNDATION OF SEPTIC TANK AND U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.  
 3. 200 THK. OUTSIDE BRICK WORK WITH CEMENT SAND MORTAR 1:6 AND 75 THK. BRICKWORK WITH 1:4 CEMENT MORTAR.  
 4. R.C.C. WORK WITH STONECHIPS, SAND, AND CEMENT (3:1.5:1) GRADE OF CONCRETE M-20. GRADE OF STEEL Fe-500.  
 5. PLASTERING WITH SAND CEMENT MORTAR 1:4 FOR CEILING AND 1:6 FOR WALL.  
 6. P.C.C. WITH BK. KHOLA, SAND, CEMENT (6:3:1)  
 7. LIME TERRACING WITH BK. KHOLA, SURKI AND LIME (7:2:2).

**E.S.E. DECLARATION**  
 I DO HEREBY CERTIFY THAT THE ERECTION OF FOUNDATION 975, MADURDAH, WARD 108, BOROUGH-XII, HAS BEEN SUPERVISED BY ME (THAT IS, I AM A REGISTERED ARCHITECT) AND I HAVE FOUND THAT THE FOUNDATION WORK IS IN ACCORDANCE WITH THE SANCTIONED PLAN ALONG WITH CHANGES TO MY BEST SATISFACTION. THE WORKSMANSHIP AND ALL THE MATERIALS HAVE BEEN STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILS SPECIFICATION. SEMI UNDERGROUND RESERVOIR, OVERHEAD TANK AND STAIR HEAD ROOM AND ALSO SAFE AND STABLE IN ALL RESPECT IN STRUCTURAL POINT OF VIEW. SEMI UNDERGROUND RESERVOIR AND SEPTIC TANK DO NOT ATTACH THE FOUNDATION OF THE BUILDING AND COLUMN.

THE WORK SO FAR HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN ALONG WITH CHANGES TO MY BEST SATISFACTION. THE WORKSMANSHIP AND ALL THE MATERIALS HAVE BEEN STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILS SPECIFICATION. SEMI UNDERGROUND RESERVOIR, OVERHEAD TANK AND STAIR HEAD ROOM AND ALSO SAFE AND STABLE IN ALL RESPECT IN STRUCTURAL POINT OF VIEW. SEMI UNDERGROUND RESERVOIR AND SEPTIC TANK DO NOT ATTACH THE FOUNDATION OF THE BUILDING AND COLUMN.

**SIGNATURE OF STRUCTURAL ENGINEER**  
 SAKTIBRATA BHATTACHARJEE  
 E.S.E. No. 116/J

**L.B.S./I.B.A. DECLARATION**  
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.  
 IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.  
 THE LAND IS DEMARCATED BY BOUNDARY WALL.  
 THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.  
 WIDTH OF FRONT ABUTTING ROAD IS 7.325 MTR.  
 NATURE OF ROAD IS BLACK TOP ROAD.  
 THERE IS NO EXISTING BUILDING STRUCTURE.  
 THE PLOT IS FULLY OCCUPIED BY THE OWNER.  
 SITE PLAN AND KEY PLAN CONFORM WITH THE SITE. THE PLOT IS BEYOND 500 M.F. FROM C.I. OF E.M. BYE PASS ROAD.  
 SIGNATURE OF OWNER IS AUTHENTICATED BY ME.  
**MOLOY SILL**  
 Licensed Building Surveyor  
 The Kolkata Municipal Corporation  
 P. U. S. No. - 1022 Class-I L.B.S. No. 188/J

**OWNERS DECLARATION**  
 I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER PLAN.  
 I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 & ADDITIONAL STRUCTURES.  
 IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.  
 THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.  
 THE PLOT IS IDENTIFIED BY ME AT THE TIME OF DEPARTMENTAL INSPECTION.

**BISWAJIT BISWAS C.A. OF MD. KHALILUR RAHAMAN, MR. ABDUL KALAM AZAD & HUSNE AZAD**  
**SIGNATURE OF OWNERS**  
 BISWAJIT BISWAS C.A. OF MD. KHALILUR RAHAMAN, MR. ABDUL KALAM AZAD & HUSNE AZAD

**PLAN FOR REGULARISATION U/R-26 (2a) OF A G+FOUR STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT. 1980 AT & K.M.C.B/R-2009 PREMISES NO. 975, MADURDAH, WARD 108, BOROUGH-XII, OF MOUZA - MADURDAH, OF R.S. DAG NO.455, R.S. KHATIAN NO. 190, J.L. NO. -12, P.S. - ANANDAPUR VIDE B.P. NO. 2021120054, DT. 17.04.2021**

**MAIN CHARACTERISTICS OF THE PLAN**  
 1. ASSESSEE No. 31-108-05-0976-9  
 2. Details of Power of attorney -  
 BOOK- IV, VOLUME - 1603-2016  
 BEING NO. - 160401636  
 PAGE - 6702/47039  
 YEAR - 2021, DATED - 02.03.2021  
 REG. AT - D.S.R.-IV, 24 Pgs (5)  
 Name of Applicant -  
 Md Khalilur Rahman, Mr. Abdul Kalam Azad & Husne Azad  
 Details of corner spliced -  
 BOOK- I, VOLUME - 1604-2021  
 BEING NO. - 160401636  
 PAGE - 6702/47039  
 YEAR - 2021, DATED - 02.03.2021  
 REG. AT - D.S.R.-IV, 24 Pgs (5)  
 Details of Registered Deed of Exchange -  
 A) Book - I, Volume No. 1603-2016  
 Page no. 62011-62031  
 Being No. 160301937  
 Year - 2016, DT. 19.04.2016  
 Reg. at. D.S.R.-III, 24 Pgs (5)  
 B) Book - I, Volume No. 31  
 Page no. 165-174  
 Being No. 1538  
 Year - 1995, DT. 03.11.1995  
 Reg. at. D.S.R.-III, 24 Pgs (5)  
 C) Book - I, Volume No. 18  
 Page no. 367-377 Being No. 954  
 Year - 1996-01-05.1996  
 Reg. at. D.S.R.-III, 24 Pgs (5)  
 Alipore.  
 Details of boundary declaration -  
 BOOK - I, VOLUME - 1604-2021  
 BEING NO. - 160401644  
 PAGE - 6702/47039  
 YEAR - 2021, DATED - 02.03.2021  
 REG. AT - D.S.R.-IV, 24 Pgs (5)  
 Alipore.

**PART B**  
 1. Area of land:  
 As per title deed = 355.351 sq.m. (05 kh - 05 ch - 00 sq.ft.)  
 As per boundary declaration = 331.115 sq.m.  
 Area of corner spliced portion = 5.25 sq.m.  
 2. Net area of land: 331.115 - 5.25 = 325.865 sq.m.  
 (After free gift / spliced corner) strip of land relinquished, strip of land gifted to K.M.C.  
 3. Permissible Ground coverage = 55.633 % = 184.209 sq.m.  
 4. Consumed Ground coverage = 51.443 % = 170.336 sq.m.

5. Proposed Area:

| Floor Mkd.   | Total Floor Area | Total Exempted Area | Stair way | Lift well | Lift lobby | Net Floor Area |
|--------------|------------------|---------------------|-----------|-----------|------------|----------------|
| Ground Floor | 159.212          | 13.365 + 8.253      | 11.30     | 1.98      | 1.98       | 141.733        |
| 1st Floor    | 170.336          | 13.365              | 11.30     | 1.98      | 1.98       | 153.033        |
| 2nd Floor    | 170.336          | 13.365              | 11.30     | 1.98      | 1.98       | 153.033        |
| 3rd Floor    | 170.336          | 13.365              | 11.30     | 1.98      | 1.98       | 153.033        |
| 4th Floor    | 170.336          | 13.365              | 11.30     | 1.98      | 1.98       | 153.033        |
| Total        | 840.556          | 75.078              | 11.30     | 7.92      | 7.92       | 736.468        |

6. Parking Calculation (A)

| Tenament Size | Proportionate Area to be Added | Actual Tenament Area | Tenament No. | Required Parking |
|---------------|--------------------------------|----------------------|--------------|------------------|
| 74.484 SQ.M.  | 13.459                         | 87.943 SQ.M.         | 3 nos.       | 3 nos.           |
| 77.416 SQ.M.  | 13.989                         | 91.405 SQ.M.         | 3 nos.       | 3 nos.           |
| 86.220 SQ.M.  | 15.579                         | 101.799 SQ.M.        | 1 no.        | 1 no.            |

Business area:  
 Covered area: 65.543 SQ.M.  
 Carpet area: 46.975 SQ.M.  
 Total Required Parking: 4 nos.

(B) No. of Parking provided = covered = 6 Nos. & Open = nil  
 (C) Permissible area of parking = 5 No. x 25  
 (D) Actual area of parking provided = 100.512 sq.m. a) Ground floor = 100.512 sq.m.  
 7. Office area : Covered = 65.543 sq.m., Carpet = 46.975 sq.m.  
 8. Shop area : Covered = 15.298 sq.m., Carpet = 11.674 sq.m.  
 9. Permissible F.A.R. = 2.00  
 10. Proposed F.A.R. = 1.931  
 11. Statement of other areas

| Floor        | Loft | Cupboard | Ledge / Tend |
|--------------|------|----------|--------------|
| Ground Floor | ---  | ---      | ---          |
| 1st Floor    | ---  | 2.075    | ---          |
| 2nd Floor    | ---  | 2.70     | ---          |
| 3rd Floor    | ---  | 2.70     | ---          |
| 4th Floor    | ---  | 2.70     | ---          |
| Total        | ---  | 10.175   | ---          |

12. Stair head room = 16.853 sq.m.  
 13. Lift machine room area = 11.040 sq.m.  
 14. O.H.W. Res. area = 5.67 sq.m.  
 15. Lift machine room stair area = 3.45 sq.m.  
 16. Area of roof toilet = nil  
 17. Other area for lease = 98.153 sq.m.  
 18. Relaxation of authority, if any = nil

**PARTY'S COPY**

Approved by Sy. CE (C)/Bldg/South dtd. 16.04.2024

KOLKATA MUNICIPAL CORPORATION  
 BUILDING DEPT.  
 PLANS APPROVED U/R 26 (2a) & (2b) of  
 C.M.C. BUILDING RULES 1959/2009  
 B.P. No. 054 Br. No. XII D.I. 17.4.21

Assistant Engineer Ex. Engr (CIVIL)  
 Br. No. XII Br. No. XII

SL- 34 / XII / 24-25

This Plan Is To Be Treated As Part  
 And Parcel And Contiguous To  
 B. S. Plan No. 2-02-112,0854  
 Dated. 17.04.2021

Ex. Engineer (C.B.)  
 Br. No. XII

