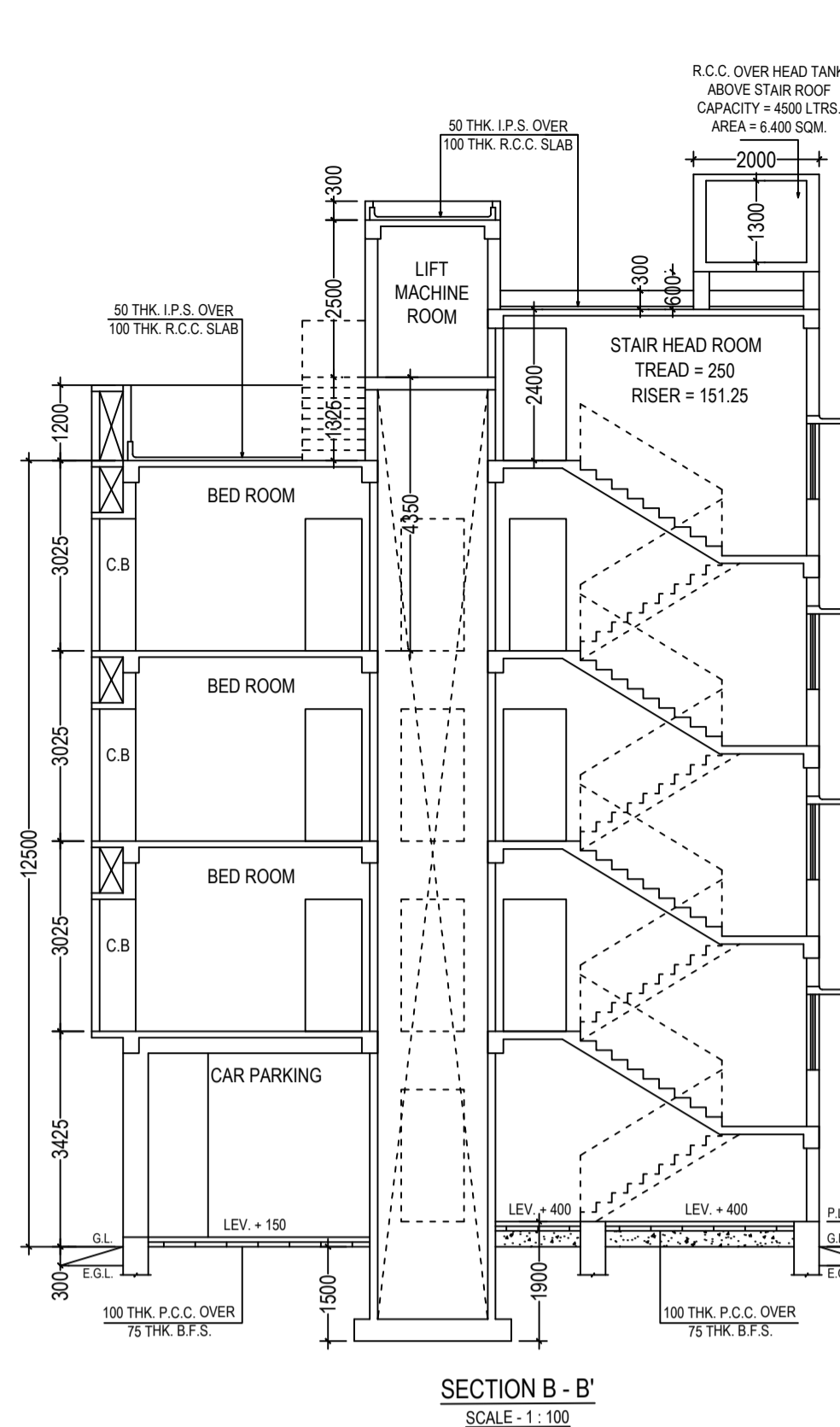




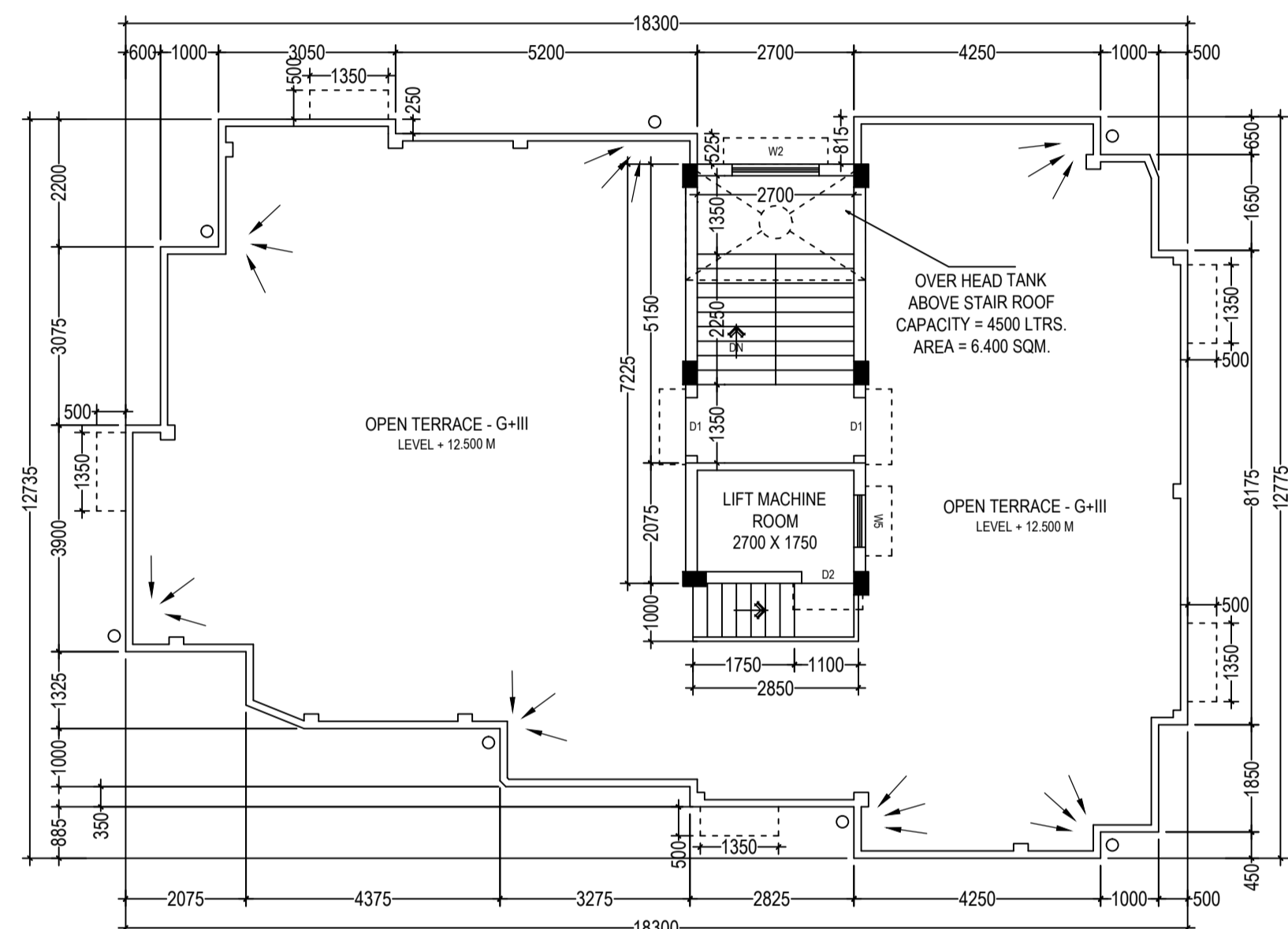
FRONT SIDE ELEVATION
SCALE: 1:100



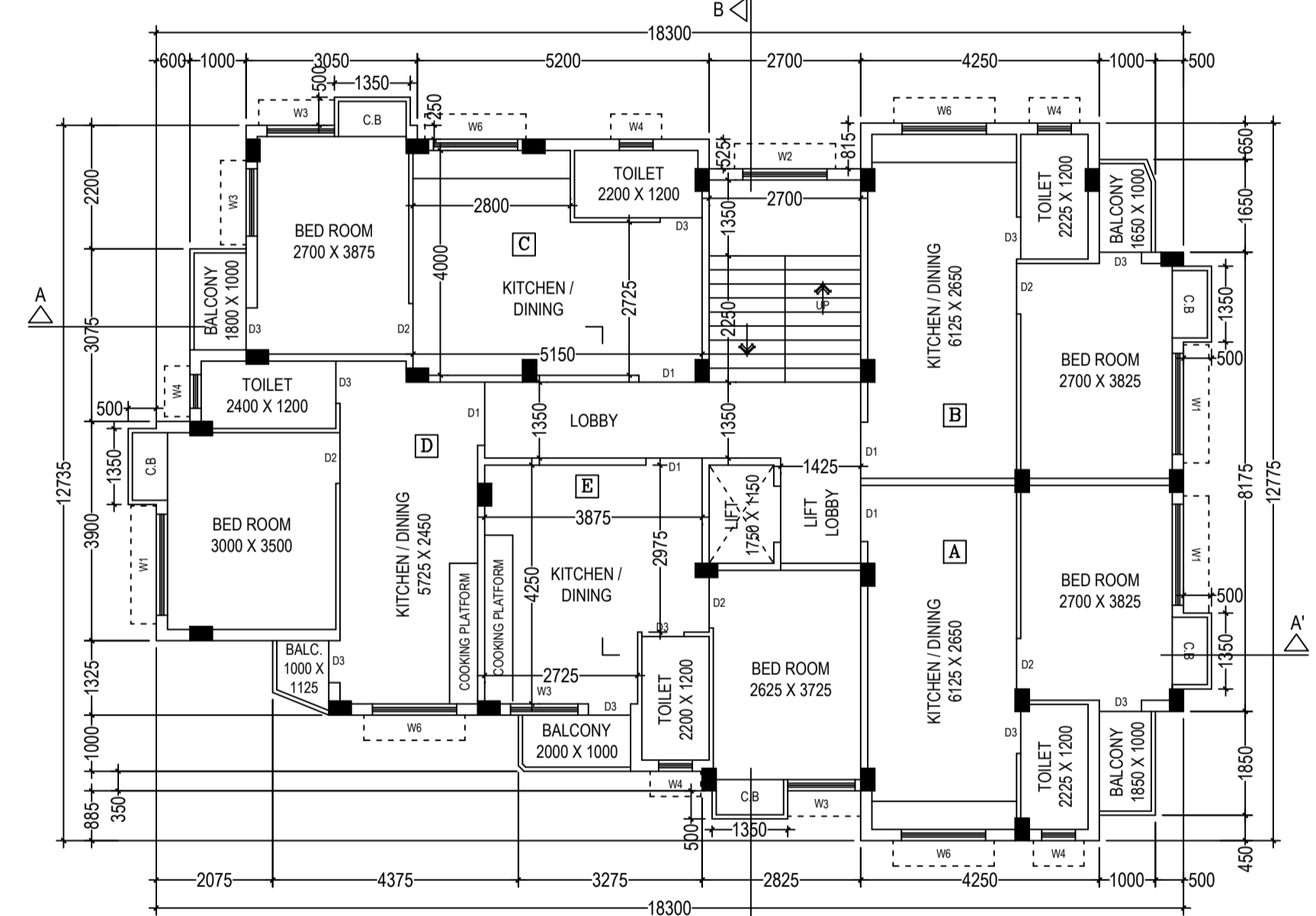
SECTION A-A'
SCALE: 1:100



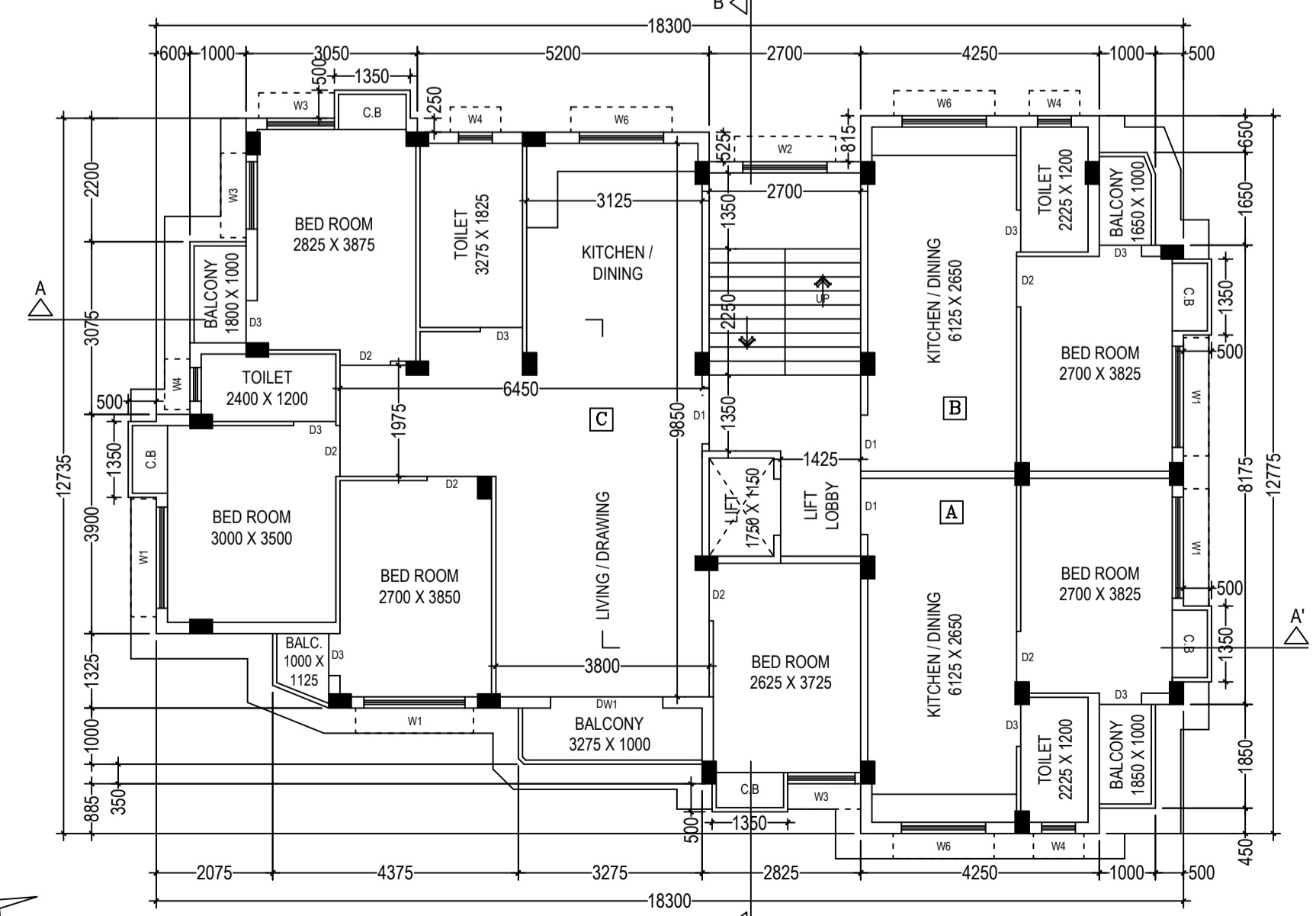
SECTION B-B'
SCALE: 1:100



ROOF PLAN
SCALE: 1:100



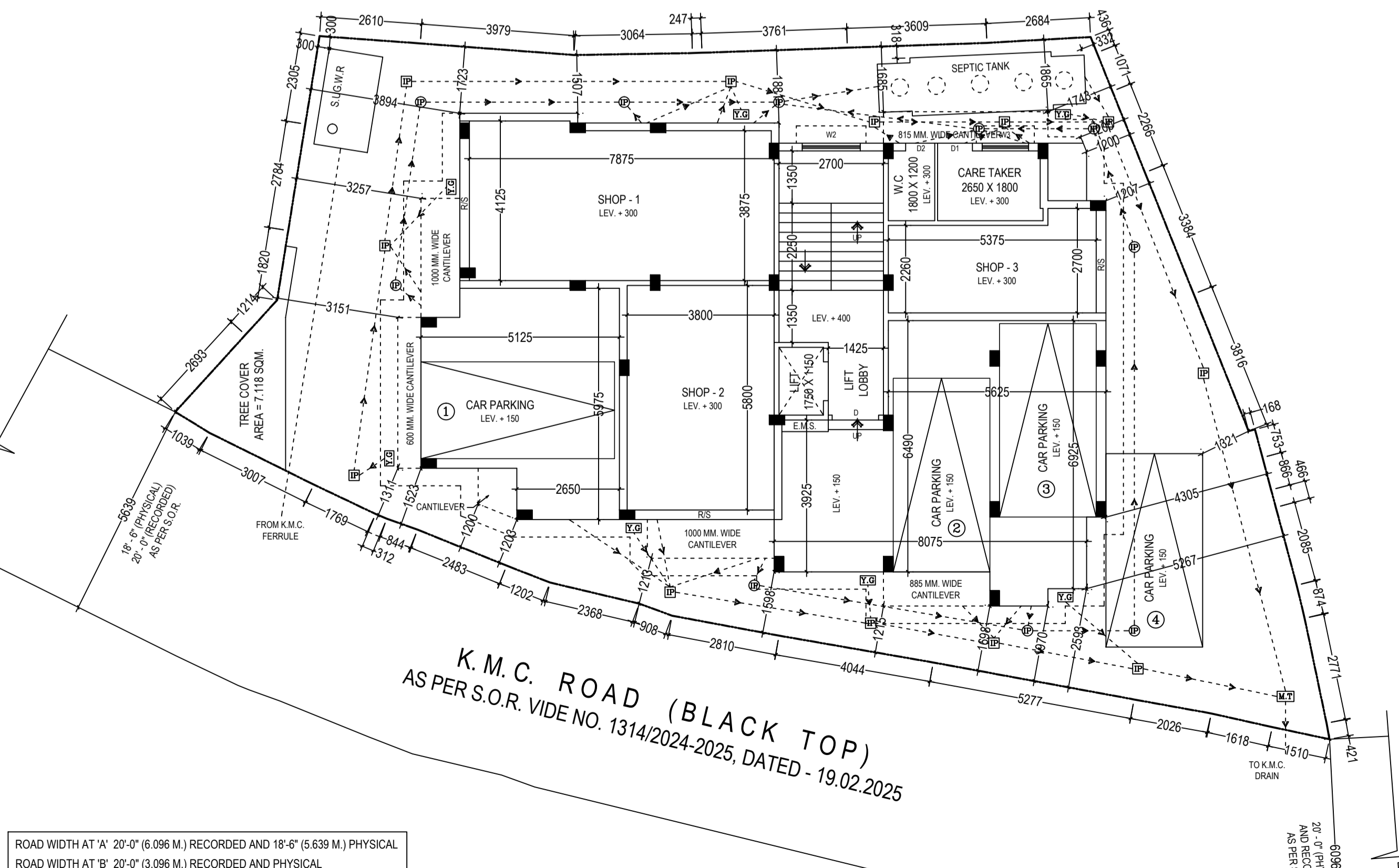
THIRD FLOOR PLAN
SCALE: 1:100



FIRST & SECOND FLOOR PLAN
SCALE: 1:100

DOORS & WINDOW SCHEDULE

MKD.	SIZE	MKD.	SIZE
D1	1000 x 2100	W1	1800 x 1200
D2	900 x 2100	W2	1500 x 1200
D3	750 x 2100	W3	1200 x 1200
DW1	2000 x 2100	W4	600 x 600
		W5	900 x 1200
		W6	1200 x 1000



GROUND FLOOR PLAN
SCALE: 1:100

ROAD WIDTH AT 'A' 20'-0" (6.096 M) RECORDED AND 18'-6" (5.639 M) PHYSICAL
ROAD WIDTH AT 'B' 20'-0" (6.096 M) RECORDED AND PHYSICAL

K.M.C. ROAD (BLACK TOP)
AS PER S.O.R. VIDE NO. 1314/2024-2025, DATED - 19.02.2025

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):
PERMISSIBLE TOP ELEVATION: 33.00 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°28'14" N	88°23'14" E	8.0 M
B	22°28'15" N	88°23'13" E	8.0 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 kmc and other appropriate authority reserve the right to take appropriate action against me as per law

D.S.P. CONSTRUCTION PATRNER'S
SRI PRANTOSH NASKAR
SRI SUNIL JANA
SRI MIHIR SARDAR
C/A ON BEHALF OF
1. SMT. MANJU MONDAL
2. SMT. APARNA DEY
3. SMT. SHIBANI SHIKDAR
4. SRI SUNIL MONDAL
5. SRI AMIYA MONDAL
6. SMT. NANDITA MONDAL
7. SRI SURJOIT MONDAL
8. SMT. RATNA MONDAL
(SUBRATA KUMAR DAWN)
(L.B.S. NO. 1064/1)
Name of the L.B.S

DECLARATION OF E.S.E.

Certified with full responsibility that the Structural design & drawings of both foundation and superstructure of the building has been made by me, considering all possible loads including seismic load as per the National Building Code of India and certified that it is safe and stable in all respect. The structural design as per soil test done by MAS of 4, Garfa Road, Kolkata-700075, recommended & signed by Geo-Tech Engineer Mr. Kallol Kumar Ghoshal(G.T. /149 of K.M.C.). The Soil test report consider for calculation of structural design.

Name of GEO-TECH ENGINEER
KALLOL KUMAR GHOSHAL
G.T. /149 (K.M.C.)
Name of STRUCTURAL ENGINEER
(SUBRATA KUMAR DAWN)
E.S.E. NO. 751/1 (K.M.C.)

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn as per the provisions of the KMC Building Rules 2009, as amended from time to time, that the site conditions, including the Road abutting on Northern side of the premises are recorded as per availability of records the width of the road abutting on the northern side of the premises are 20'-0" at A & B but 18'-6" at site. So there is an encroachment of 1'-6" at A for which the instant premises is not responsible. It is a buildable site and not a tank or filled up land. The width of the Northern side are recorded as approved by Ch. V&S dt. 19.02.2025 as per MC circular no.52 dt. 14.11.2024. The land is demarcated by Boundary wall. Signature of the Owner is authenticated by me.

Name of L.B.S
(SUBRATA KUMAR DAWN)
(L.B.S. NO. 1064/1)

OWNER'S DECLARATION

We do hereby undertake with full responsibility that:
1. We shall engage L.B.S. & E.S.E. during construction.
2. We shall follow the instruction of L.B.S. & E.S.E. during Construction of the building(as per plan)
3. K.M.C. authority will not be responsible for Structural Stability of the building & adjoining structure.
4. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan before starting of building foundation work.
5. The construction of water reservoir & septic tank will be under the guidance of L.B.S. / E.S.E.
6. During inspection plot was identified by me.
7. There is no court case pending against this premises.
8. We shall obtain NOC for cutting of trees from Parks and Square Department/KMC and Forest Department Govt. of WB before commencement of new construction work as per sanction plan otherwise we declared that we have no objection if sanctioning authority revoke the sanctioned plan.

Name of Owner
D.S.P. CONSTRUCTION PATRNER'S
SRI PRANTOSH NASKAR
SRI SUNIL JANA
SRI MIHIR SARDAR
C/A ON BEHALF OF
1. SMT. MANJU MONDAL
2. SMT. APARNA DEY
3. SMT. SHIBANI SHIKDAR
4. SRI SUNIL MONDAL
5. SRI AMIYA MONDAL
6. SMT. NANDITA MONDAL
7. SRI SURJOIT MONDAL
8. SMT. RATNA MONDAL

SHEET-A.dwg 1 OF 2
BUILDING PERMIT NO. - 2025110020
SANCTION DATE : 24.04.2025
VALID UPTO -23.04.2030

DIBAKAR CHOWDHURY
Digitally signed by DIBAKAR CHOWDHURY
Date: 2025.04.24 15:48:42 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C)/BLDG./BR-XI

SUBHASISH DAS
Digitally signed by SUBHASISH DAS
Date: 2025.04.24 15:50:41 +05'30'

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(C)/BLDG./BR-XI

STATEMENT OF PLAN PROPOSAL

- A**
- ASSEESSEE NO. - 31-110-04-0068-0
 - DETAILS OF REGD. DEED - BOOK NO. - I; VOL. NO. - 64; PAGES- 150- 153; BEING NO.- 3655, YEAR - 1954; DATED 31.05.1954; DSR-IV, 24 PARGANAS (S).
 - DETAILS OF REGD. BOUNDARY DECLARATION - BOOK NO. - I; VOL. NO. - 1601-2024; PAGE NO. 65596-65611 BEING NO. 160101768, YEAR -2024; DATED 02.09.2024; DSR-I, SOUTH 24- PARGANAS.
 - DETAILS OF POWER OF ATTORNEY - BOOK NO. - IV; VOL. NO. - 1601-2024; PAGE NO. 302 - 325 BEING NO. 160100011, YEAR -2024; DATED 06.02.2024; DSR-I, SOUTH 24- PARGANAS.
 - i) AREA OF LAND AS PER DEED - 364.849 SQ.M. (05 KA. 07 CH. 12.24 SFT.)
ii) AREA OF LAND AS PER ASSESSMENT- 364.177 SQ.M.(05 KA. 07 CH. 05 SFT.)
iii) AREA OF LAND AS PER BOUNDARY DECLARATION- 363.117 SQ.M.(05 KA. 06 CH. 38.59 SFT.)
 - NO. OF TENEMENTS - 11
 - SIZE OF TENEMENT - BELOW 50 SQ.M. - 9 NOS.
ABOVE 100 SQ.M. - 2 NOS.

- B**
- AREA OF LAND - 363.117 SQ.M.
 - PERMISSIBLE GROUND COVERAGE (54.563%) = 198.128 SQ.M.
 - PROPOSED GROUND COVERAGE (54.302%) = 197.178 SQ.M.
 - TOTAL COVERED AREA = 772.860 SQ.M.
 - F. A. R. CONSUMED = 1.730

6. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m ²	DUCT IN m ²	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA Lift lobby in m ² Stair Well in m ²	NET FLOOR AREA IN m ²
GROUND	181.326	0.00	181.326	2.672	13.365
FIRST	197.178	2.013	195.165	2.672	13.365
SECOND	197.178	2.013	195.165	2.672	13.365
THIRD	197.178	2.013	195.165	2.672	13.365
TOTAL	772.860	6.039	766.821	10.688	53.460

7. TENEMENT AND CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE In m ²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	No of Tenement	No of Car Required
A1/A2/A3	34.875	1.163	40.560	3	0
B1/B2/B3	34.898	1.163	40.587	3	1
C1/C2	108.437	1.163	126.112	2	2
C3	37.023	1.163	43.058	1	0
D3	32.800	1.163	38.147	1	0
E3	33.213	1.163	38.627	1	0
				11	0
					3

8. CALCULATION OF F.A.R

A. NET LAND AREA IN SQ.M		363.117
1. BUSINESS	COVERED AREA IN SQ.M	76.572
	CARPET AREA IN SQ.M	65.879
2. TOTAL REQUIRED CAR PARKING		4
3. TOTAL COVERED CAR PARKING PROVIDED		3
4. TOTAL OPEN CAR PARKING PROVIDED		1
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²		100
6. ACTUAL CAR PARKING AREA EXEMPTED IN m ²		74.921
7. PERMISSIBLE F.A.R		1.75
8. PROPOSED F.A.R		1.729

- TOTAL REQUIRED CAR PARKING = 4
- TOTAL PROVIDED CAR PARKING = 4
- TERRACE AREA = 197.178 SQ.M.
- PARAPET HEIGHT = 1.200 M.
- STAIR HEAD ROOM AREA = 16.353 SQ.M.
- STAIR HEAD ROOM HEIGHT = 2.400 M.
- OVER HEAD TANK = 6.200 SQ.M.
- OVER HEAD TANK BASE HEIGHT = 0.600 M.
- AREA OF CUP-BOARD = 10.125 SQ.M.
- TOTAL COMMON AREA = 86.189 SQ.M.
- PARKING AREA = 74.921 SQ.M.
- DEPTH OF THE BUILDING = 12.775 M.
- TOTAL GROSS FLOOR AREA INCLUDING EXEMPTED AREA = 802.582 SQ.M.
- LIFT MACHINE ROOM AREA = 6.433 SQ.M.
- LIFT MACHINE ROOM STAIR AREA = 2.850 SQ.M.
- OVER ROOF TOILET AREA = NIL
- TREE COVER AREA = 7.118 SQ.M.
- SERVICE AREA = 7.118 SQ.M.

- NOTES**
- UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN MM.
 - 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.
 - 200 TH. OUTER WALL WITH (1:6) MORTER AND 75/125 TH. PARTITION WALL WITH (1:4) MORTER.
 - 75MM SCREED CONCRETE WILL BE PROPER WATER PROOFING COMPOUND OVER 100 MM THK. ROOF.
 - ALL CEILING AND R.C.C. PLASTER 12 mmTH. WITH (1:4) MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) MORTAR.
 - ALL STEEL GRADE IS Fe 500.
 - ALL CONCRETE GRADE IS M20.
 - ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
 - ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMMENDATION.
 - MARBLE FLOORING WILL BE PROVIDED.
 - B.L.L.R.O. MUTATION MEMO NO. - 1630028 DATED 20.06.2024.
(L.R. KHATIAN NO. 1070-1077, DAG NO. 473, J.L. NO. 28, MNJOUZA - BAISHNABGHATA)

SCALE - 1 : 100
(UNLESS OTHER WISE NOTED)

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.500 MT. U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT K.M.C. PREMISES NO. 68, BRIJI ROAD, WARD NO. -110, BOROUGH- XI, P.S.- PATULI, KOLKATA-700084, UNDER THE KOLKATA MUNICIPAL CORPORATION.