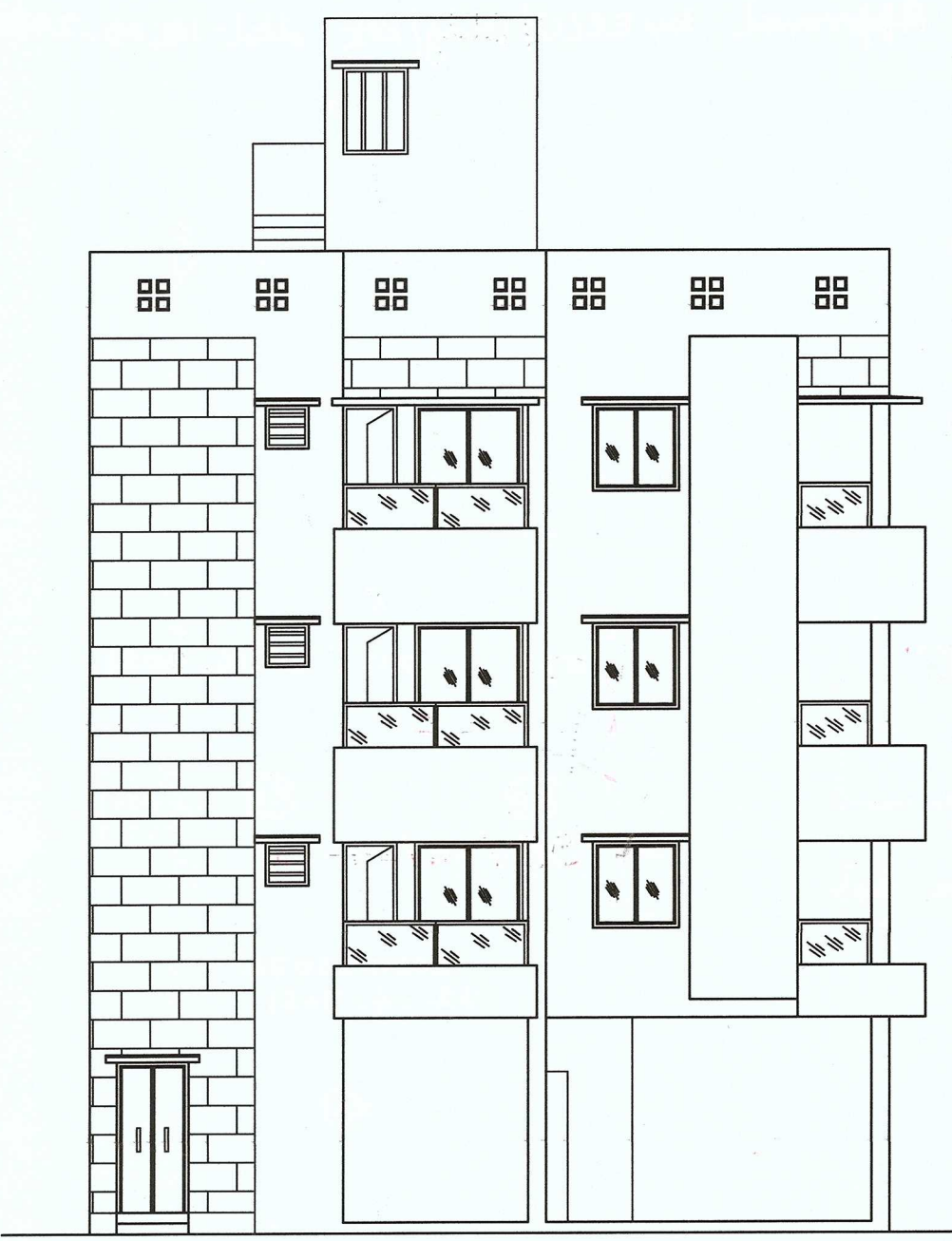
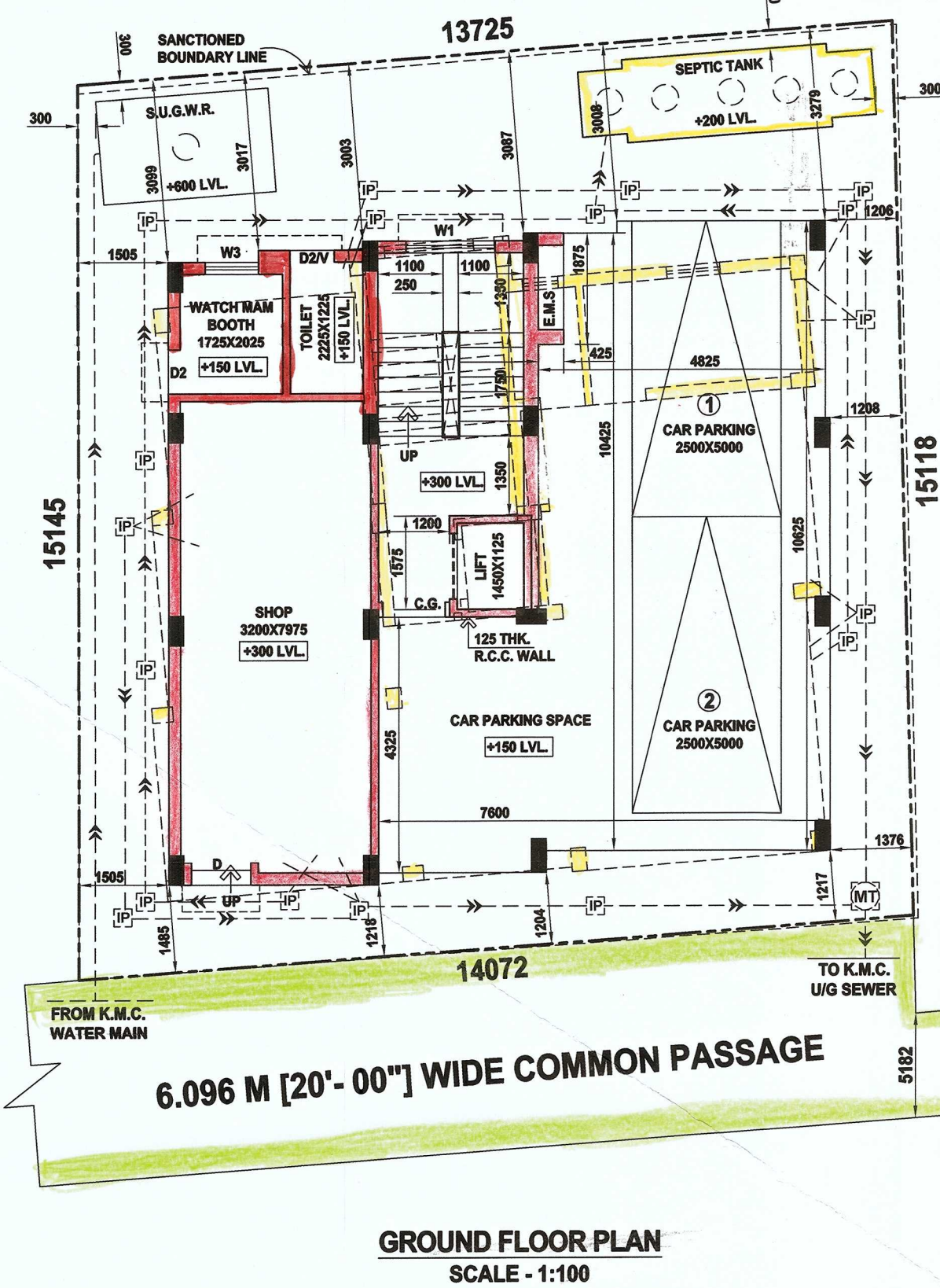
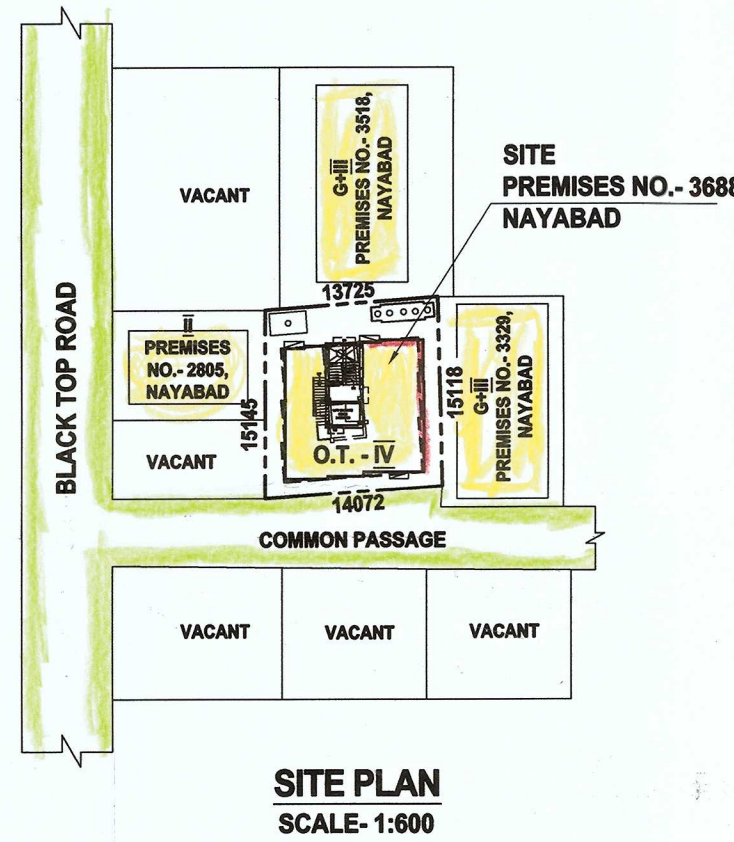
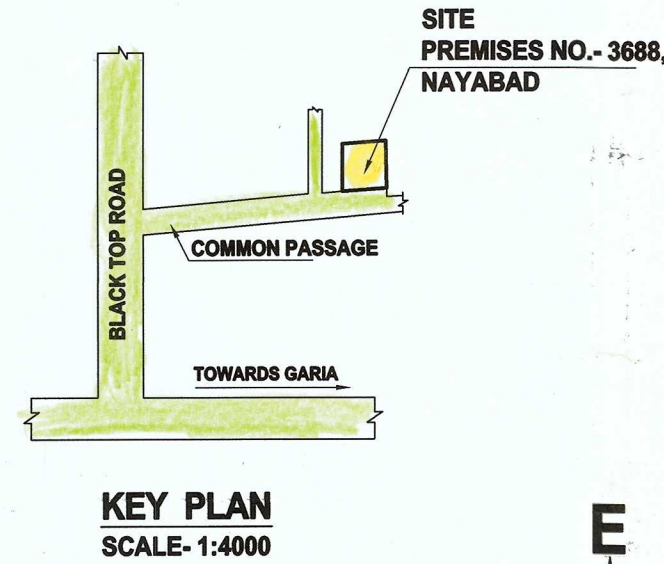
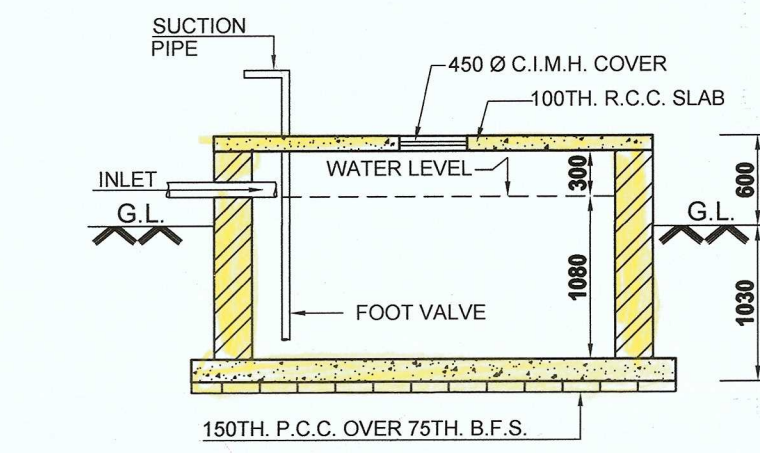
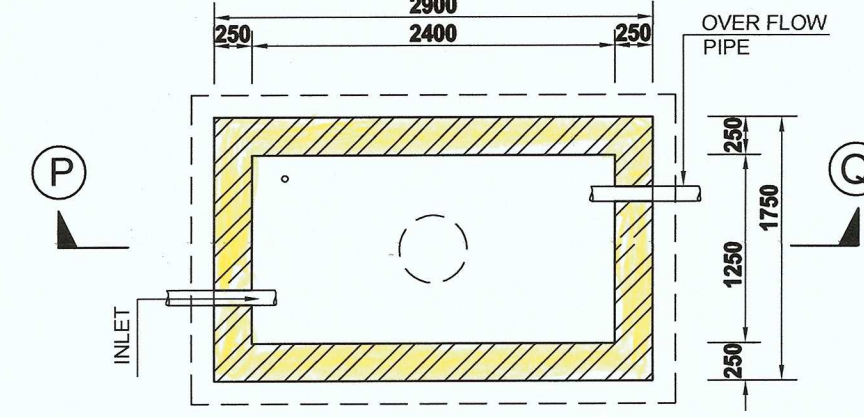
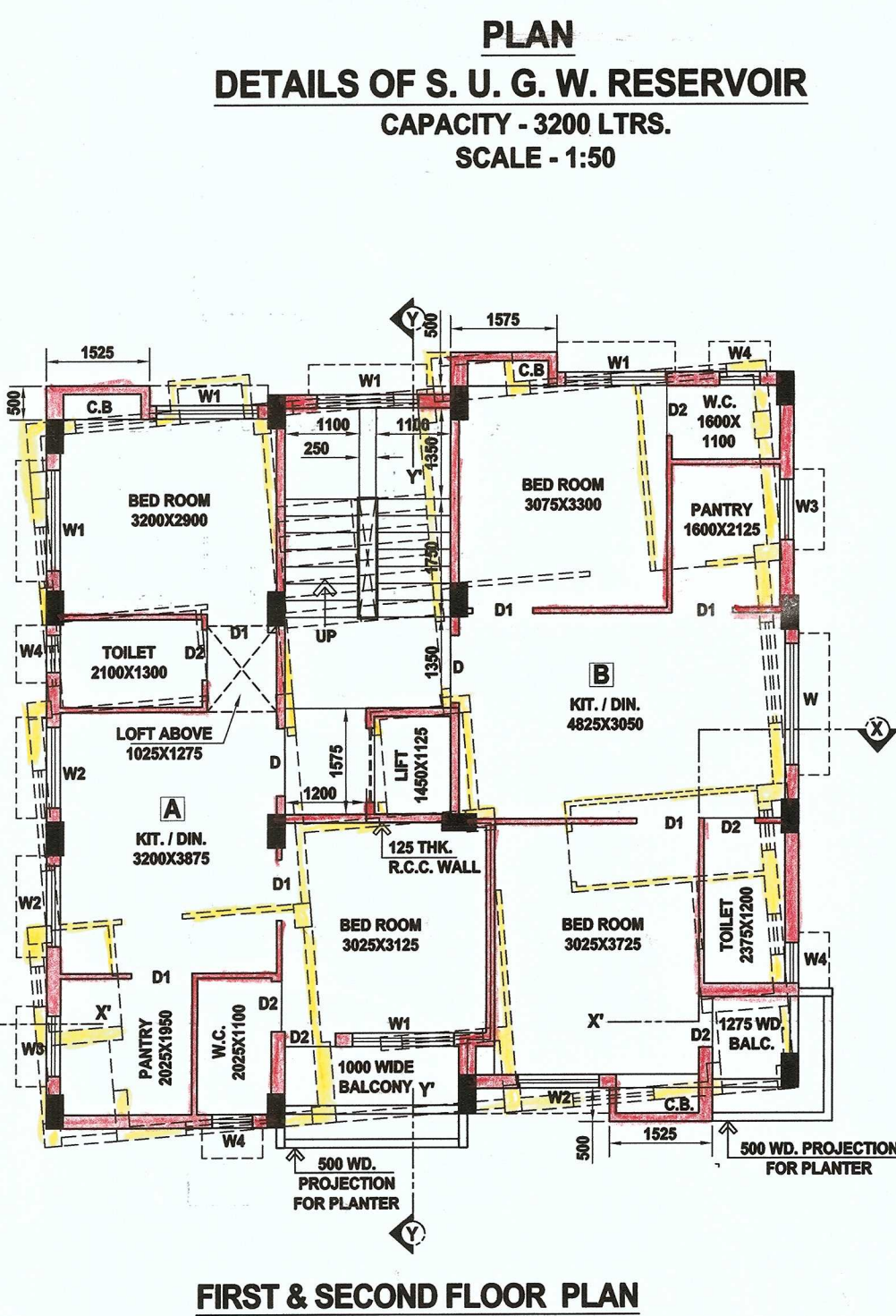
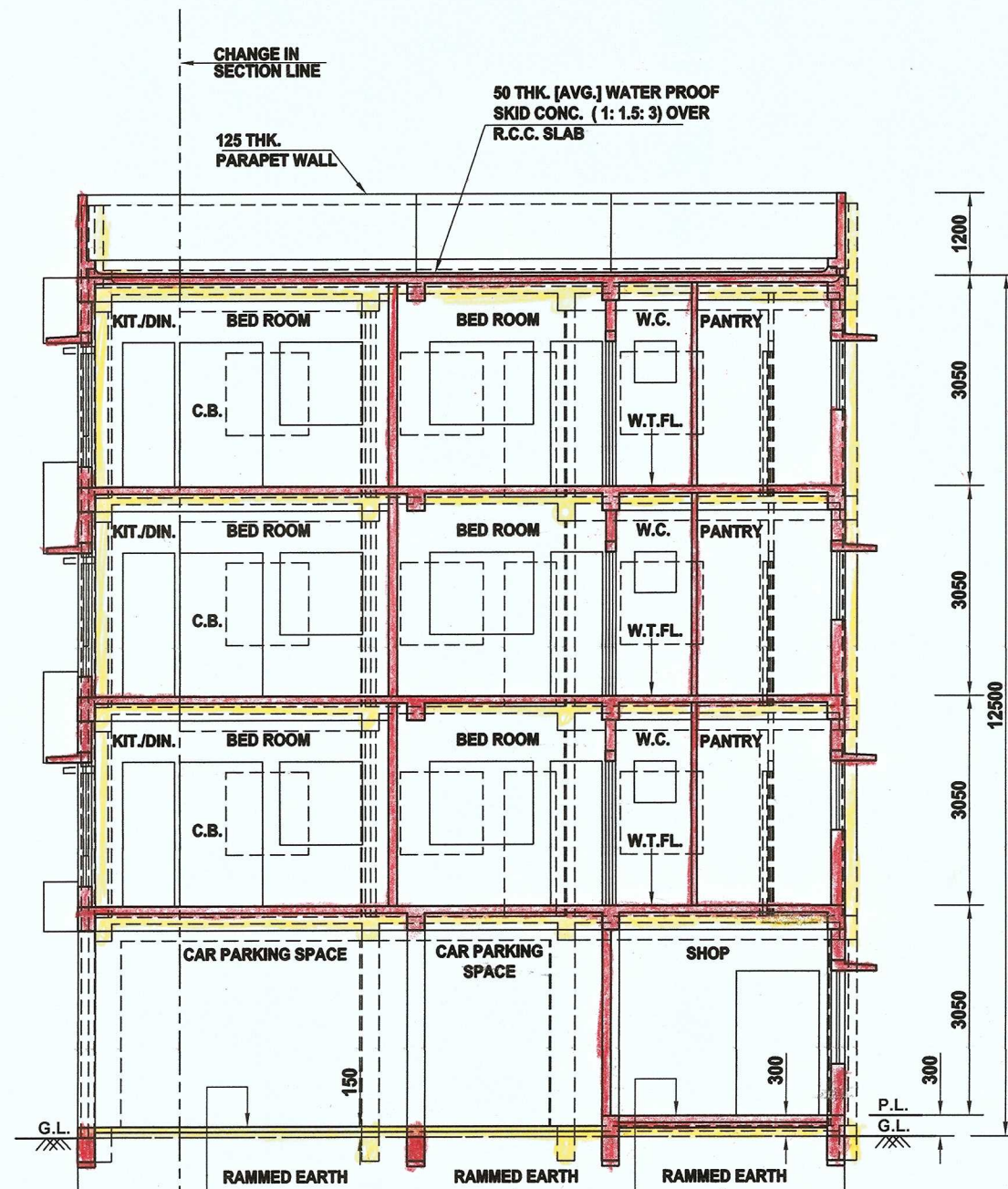
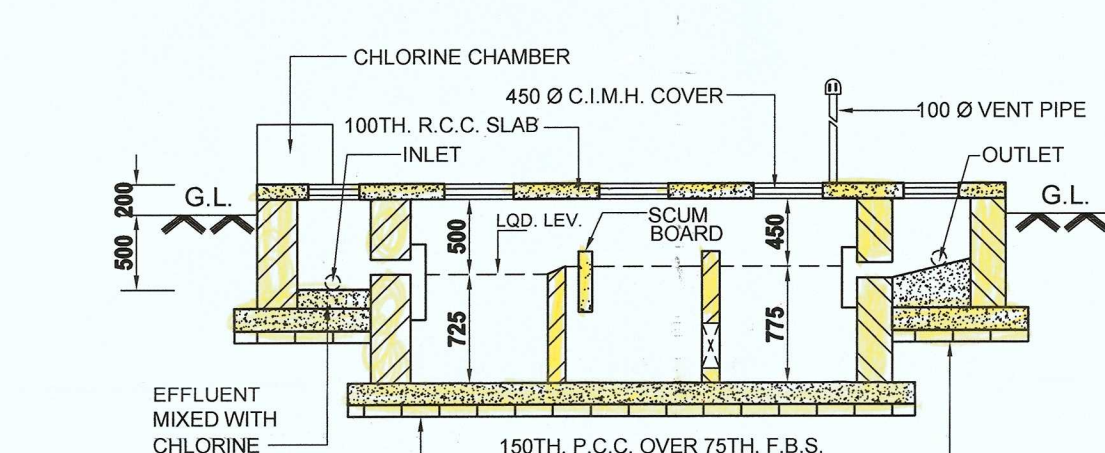


## SPACE FOR OFFICE SEAL

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPTT.  
PLANS APPROVED U/R 26 (2a) & (2b) of  
C.M.C. BUILDING RULES 1990  
B.P. No. 27/2021, Br. No. 311, Dt. 22/04/2021  
Assistant Engineer Ex. Engr. (Civil)  
Br. No. 311 Br. No. 311

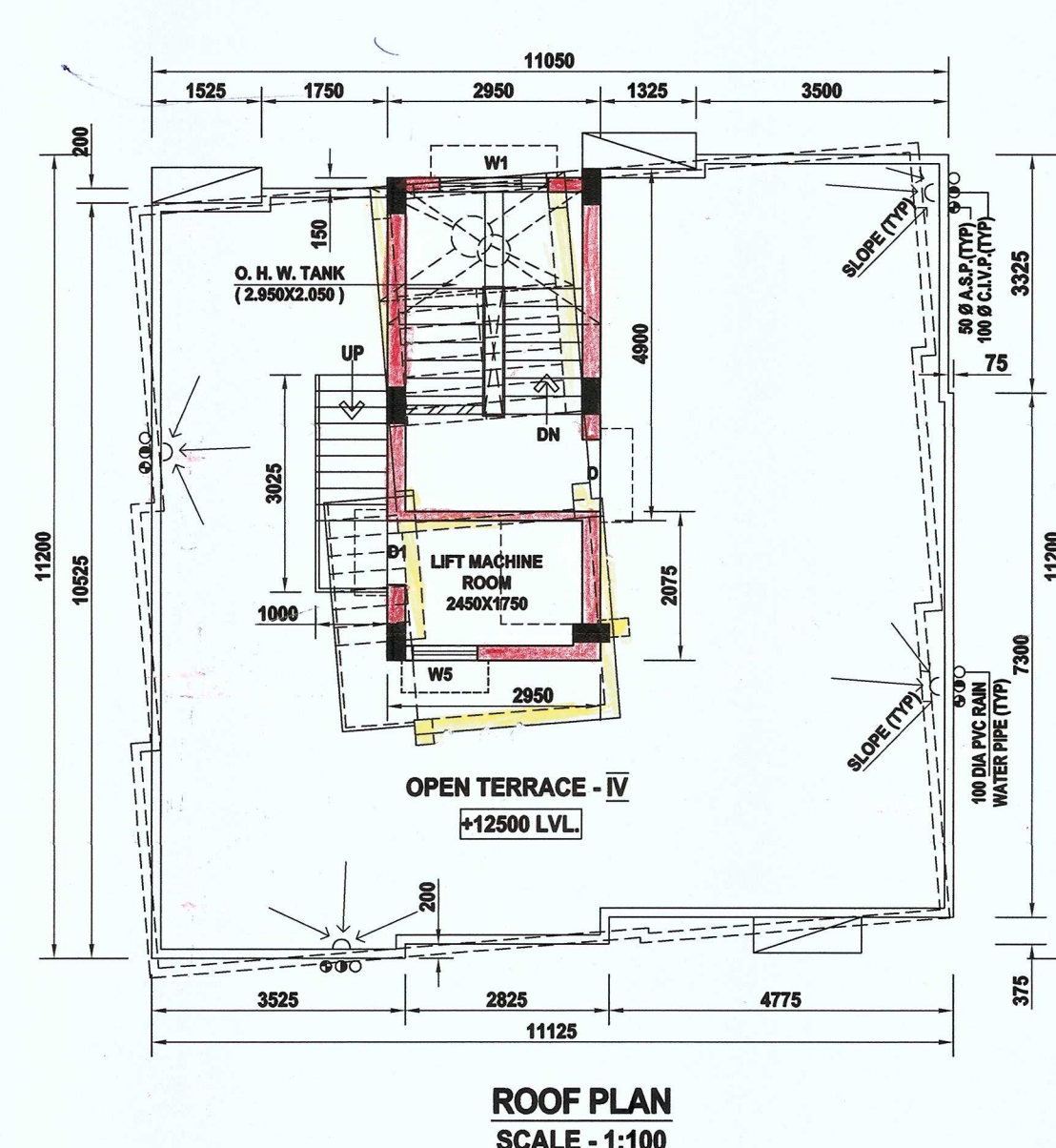
FRONT SIDE ELEVATION  
SCALE - 1:100SECTIONAL VIEW AT 'P-Q'  
SCALE - 1:50SECTIONAL VIEW AT 'A-B'  
SCALE - 1:50FIRST & SECOND FLOOR PLAN  
SCALE - 1:100SECTIONAL VIEW AT 'X-X'  
SCALE - 1:100SECTIONAL VIEW AT 'Y-Y'  
SCALE - 1:100

## SPECIFICATIONS:-

1. ALL EXTERNAL WALLS 200 MM. THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM. THK.
2. ALL 200 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (6:1) SAND, CEMENT MORTAR.
3. ALL 125 & 75 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.
4. ALL R.C.C. WORKS WITH STONE CHIPS, SAND & CEMENT (3:1.5:1) (UNLESS OTHERWISE MENTIONED).
5. GRADE OF CONCRETE - M20
6. GRADE OF STEEL - Fe500.
7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

## SCHEDULE OF DOOR &amp; WINDOWS

| MKD. | OBJECT | SIZE (W. X H.) |
|------|--------|----------------|
| D    | DOOR   | 1000 X 2100    |
| D1   | DOOR   | 900 X 2100     |
| D2   | DOOR   | 750 X 2100     |
| W    | WINDOW | 1800 X 1800    |
| W1   | WINDOW | 1500 X 1200    |
| W2   | WINDOW | 1200 X 1200    |
| W3   | WINDOW | 900 X 1000     |
| W4   | WINDOW | 600 X 600      |
| W5   | WINDOW | 900 X 1200     |

ROOF PLAN  
SCALE - 1:100

PLAN FOR REGULARISATION UNDER RULE- 26(2a & 2b) OF K.M.C. BUILDING RULE 2009 (BEFORE CONSTRUCTION) OF G+III (HEIGHT- 12.5 M) STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 3688, NAYABAD, WARD NO.- 109, BOROUGH - XII, P.S.- PANCHASAYAR (FORMERLY PURBA JADAVPUR), KOLKATA- 700 094.  
R.S. DAG NO.- 194, R.S. KHATIAN NO.- 115, MOUZA- NAYABAD, J.L. NO.- 25. SANCTIONED VIDE B.P. NO.- 2021120076, DATED - 22/04/2021.  
UNDER THE KOLKATA MUNICIPAL CORPORATION.  
ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.

## MAIN CHARACTERISTICS OF THE PROPOSAL

**PART - A**

1. ASSESSEE NO. :- 31-109-08-8321-9
2. NAME OF THE OWNERS - SRI PANKAJ KUMAR CHOWDHURY & SRI RABI NATH SAHOO
3. NAME OF THE C.A. / APPLICANT - SRI PANKAJ KUMAR CHOWDHURY (PROPRIETOR OF M/S. PRATIMA BUILDER) AS CONSTITUTED POWER OF ATTORNEY FOR SELF & SRI RABI NATH SAHOO
4. DETAILS OF REGD. DOCUMENTS

| DEED OF CONVEYANCE                   | POWER OF ATTORNEY           | COMMON PASSAGE              | BOUNDARY DECL.              |
|--------------------------------------|-----------------------------|-----------------------------|-----------------------------|
| BOOK NO. 1                           | 1                           | 1                           | 1                           |
| VOLUME NO. 1630 - 2024               | 1630 - 2024                 | 1630 - 2020                 | 1630 - 2024                 |
| PAGE NO. 82346 to 82371              | 100682 to 100699            | 46437 to 46446              | 97917 to 97927              |
| BEING NO. 163002991                  | 163003733                   | 163001133                   | 163003563                   |
| DATE 02/08/2024                      | 03/09/2024                  | 08/07/2020                  | 28/08/2024                  |
| REGD. AT D.S.R.-V, SOUTH 24 PARGANAS | D.S.R.-V, SOUTH 24 PARGANAS | D.S.R.-V, SOUTH 24 PARGANAS | D.S.R.-V, SOUTH 24 PARGANAS |

5. DETAILS OF K.M.C. MUTATION :- O / 109 / 02 - AUG - 24 / 55710, DATED - 02 / 08 / 2024

**PART - B**

1. LAND AREA AS PER DEED - 03 K. - 02 CH.- 18 SFT = 210.702 SQM [ MORE / LESS ]

**AREA STATEMENT**

| PARTICULARS                         | PERMISSIBLE                           | SANCTIONED                                                                           | EXECUTED / PROPOSED                                |
|-------------------------------------|---------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------|
| 1. LAND AREA                        | —                                     | 209.685 M                                                                            | 209.680 M                                          |
| 2. ROAD WIDTH                       | 6.096 M [20'-00"] WIDE COMMON PASSAGE |                                                                                      |                                                    |
| 3. HEIGHT OF THE BUILDING           | 12.500 M                              | 12.350 M                                                                             | 12.500 M                                           |
| 4. GROUND COVERAGE                  | 125.131 SQM ( 59.677% )               | 118.469 SQM ( 56.499% )                                                              | 117.987 SQM ( 56.270% )                            |
| 5. GROUND FLOOR AREA                |                                       | 112.347 SQM                                                                          | 117.987 SQM                                        |
|                                     |                                       | 100.739 SQM ( NET )                                                                  | 105.632 SQM ( NET )                                |
| 6. FIRST FLOOR AREA                 |                                       | 118.469 SQM                                                                          | 117.987 SQM                                        |
|                                     |                                       | 105.021 SQM ( NET )                                                                  | 103.563 SQM ( NET )                                |
| 7. SECOND FLOOR AREA                |                                       | 118.469 SQM                                                                          | 117.987 SQM                                        |
|                                     |                                       | 105.021 SQM ( NET )                                                                  | 103.563 SQM ( NET )                                |
| 8. THIRD FLOOR AREA                 |                                       | 118.469 SQM                                                                          | 117.987 SQM                                        |
|                                     |                                       | 105.021 SQM ( NET )                                                                  | 103.563 SQM ( NET )                                |
| 9. TOTAL FLOOR AREA                 |                                       | 467.754 SQM                                                                          | 471.948 SQM                                        |
|                                     |                                       | 415.822 SQM ( NET )                                                                  | 416.321 SQM ( NET )                                |
| 10. PERMISSIBLE F.A.R.              | 1.75                                  | (415.822 - 50.0) / 209.685 = 1.745 < 1.75                                            | (416.321 - 50.00) / 209.680 = 1.747 < 1.75         |
| 11. NO. OF CAR PARKING              | 02 NOS.                               | 02 NOS.                                                                              | 02 NOS.                                            |
| 12. CAR PARKING AREA PROVIDED       |                                       | 83.621 SQM                                                                           | 62.475 SQM                                         |
| 13. NOS. OF TENEMENT                |                                       | 6 NOS.                                                                               | 6 NOS.                                             |
| 14. MKD. & SIZE OF TENEMENTS        |                                       | 76.144 SQM - 2 NO.<br>50.124 SQM - 2 NO.<br>60.915 SQM - 1 NO.<br>65.353 SQM - 1 NO. | A = 61.440 SQM - 3 NOS.<br>B = 63.229 SQM - 3 NOS. |
| 15. COVERED AREA OF SHOP            |                                       | NIL                                                                                  | 29.258 SQM                                         |
| 16. CARPET AREA OF SHOP             |                                       | NIL                                                                                  | 25.201 SQM                                         |
| 17. AREA OF C.B.                    |                                       | 3.240 SQM                                                                            | 3.921 SQM                                          |
| 18. AREA OF LOFT                    |                                       | 10.507 SQM                                                                           | 6.939 SQM                                          |
| 19. AREA OF STAIR HEAD ROOM         |                                       | 12.545 SQM                                                                           | 14.086 SQM                                         |
| 20. AREA OF OVER HEAD WATER TANK    |                                       | 4.225 SQM                                                                            | 6.048 SQM                                          |
| 21. AREA OF LIFT MACHINE ROOM       |                                       | 7.910 SQM                                                                            | 6.121 SQM                                          |
| 22. AREA OF LIFT MACHINE ROOM STAIR |                                       | 3.206 SQM                                                                            | 3.025 SQM                                          |

**DECLARATION C.A. / APPLICANT :-**

i) I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

ii) I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING ( AS PER B.S. PLAN).

iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.

iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY MYSELF

**M/S. PRATIMA BUILDER**  
**Pankaj Kumar Chowdhury**  
As Constituted Attorney  
On Behalf of  
**PANKAJ KUMAR CHOWDHURY**  
**RABI NATH SAHOO**

**SIGNATURE OF C.A. / APPLICANT**  
**SRI PANKAJ KUMAR CHOWDHURY ( PROPRIETOR OF M/S. PRATIMA BUILDER ) AS CONSTITUTED POWER OF ATTORNEY FOR SELF & SRI RABI NATH SAHOO**

**CERTIFICATE OF L.B.S. :-**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 6.096 WIDE COMMON PASSAGE ON WESTERN SIDE OF THE PREMISES CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS NOT A TANK OR FILLED UP TANK. THE PLOT IS BEYOND 500M. FROM C/L OF E.M. BYE PASS. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE LAND IS DEMARCATED BY BOUNDARY WALL. SIGNATURE OF THE OWNER'S IS AUTHENTICATED BY ME.

**Shome Nath Das**  
**SHOME NATH DAS**  
L.B.S. (CL-I) NO.- 969  
KOLKATA MUNICIPAL CORPORATION

**SIGNATURE OF L.B.S.**  
**SHOME NATH DAS, L.B.S. / 11/969**

**CERTIFICATE OF STRUCTURAL ENGINEER :-**

I DO HEREBY CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SOIL TESTING HAS BEEN DONE BY RUPAK KUMAR BANERJEE OF M/S TECHNO SOIL OF GORAGACHA, ARUNACHAL, SONARPUR, KOLKATA - 700 150. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**Shome Nath Das**  
**SHOME NATH DAS**  
E.S.E. (CL-II) NO.- 371  
KOLKATA MUNICIPAL CORPORATION

**SIGNATURE OF E.S.E.**  
**SHOME NATH DAS, E.S.E. / 11/371**

**PARTY'S COPY**

Approved by E.E.(C)/Bldg/Bx-XII dtl-19.09.2024

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPTT.  
PLANS APPROVED U/R 26 (2a) & (2b) of  
C.M.C. BUILDING RULES 1990  
B.P. No. 576 Br. No. XII D. 22.04.2021  
Assistant Engineer Ex. Engr. (Civil)  
Br. No. XII Br. No. XII

SL-38/XII/24-25

This Plan is To Be Treated As Part  
And Parcel And Contingues To  
B. S. Plan No. 2021/20576  
Dated 22.04.2021  
Ex. Engineer (C.B.)  
Br. No. XII

