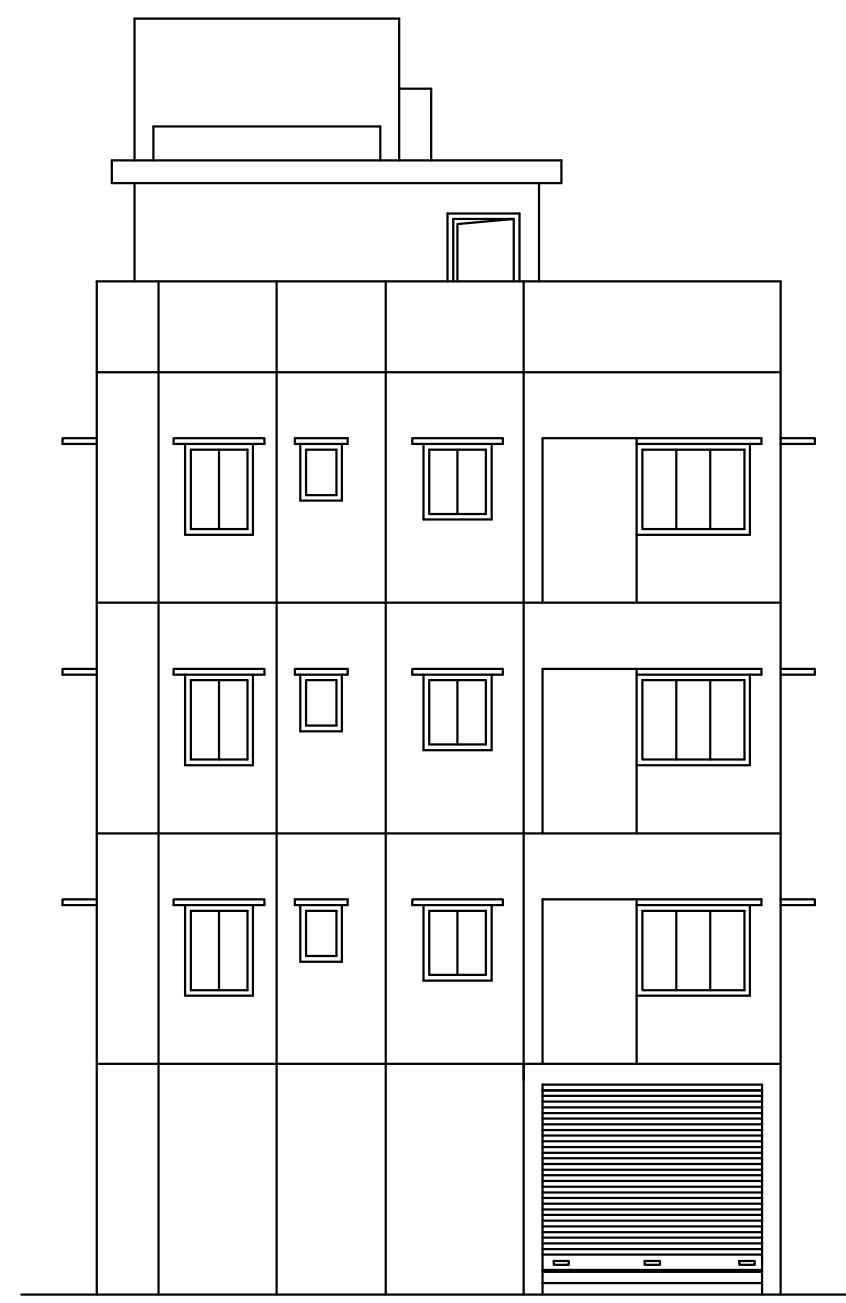
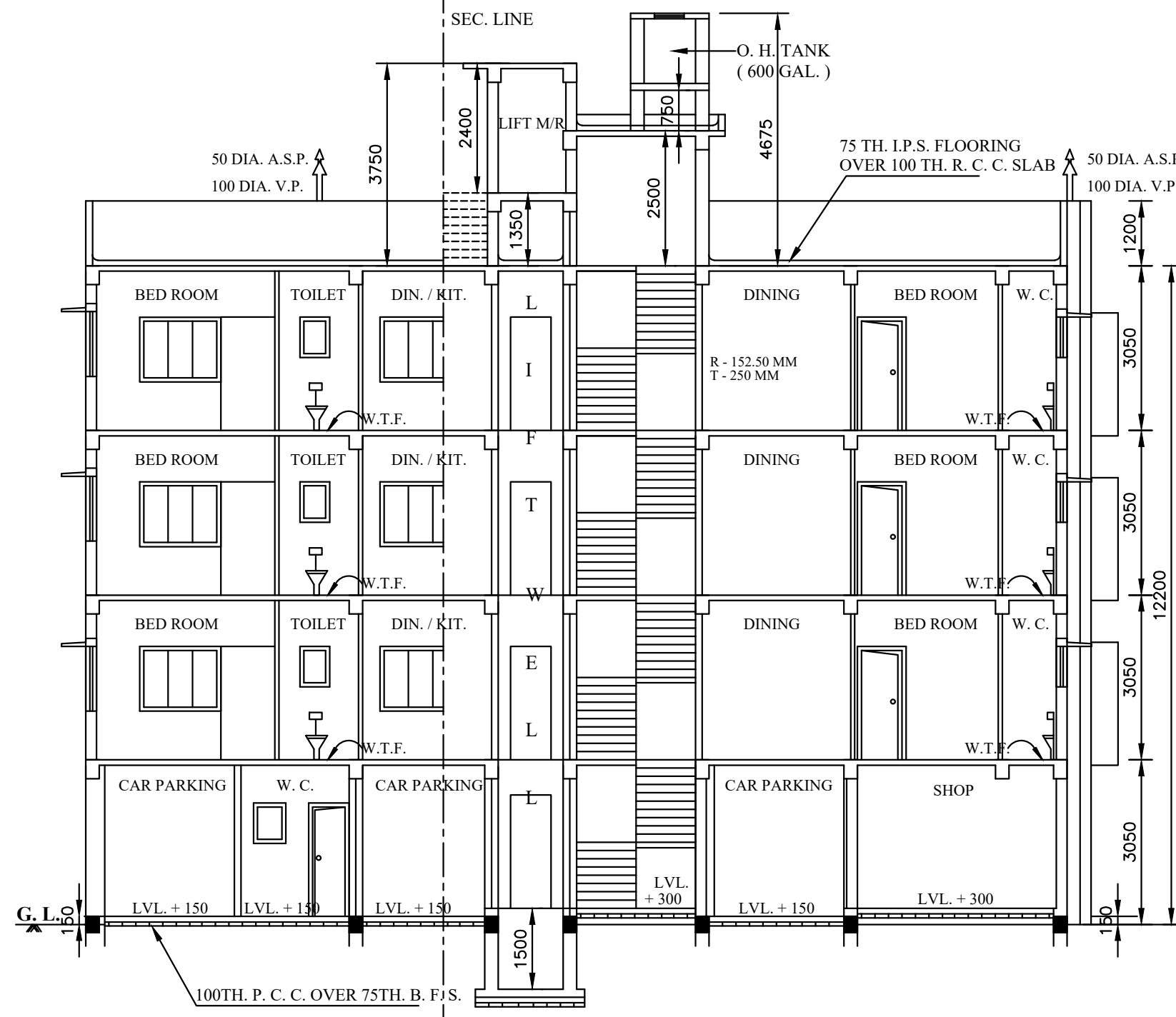




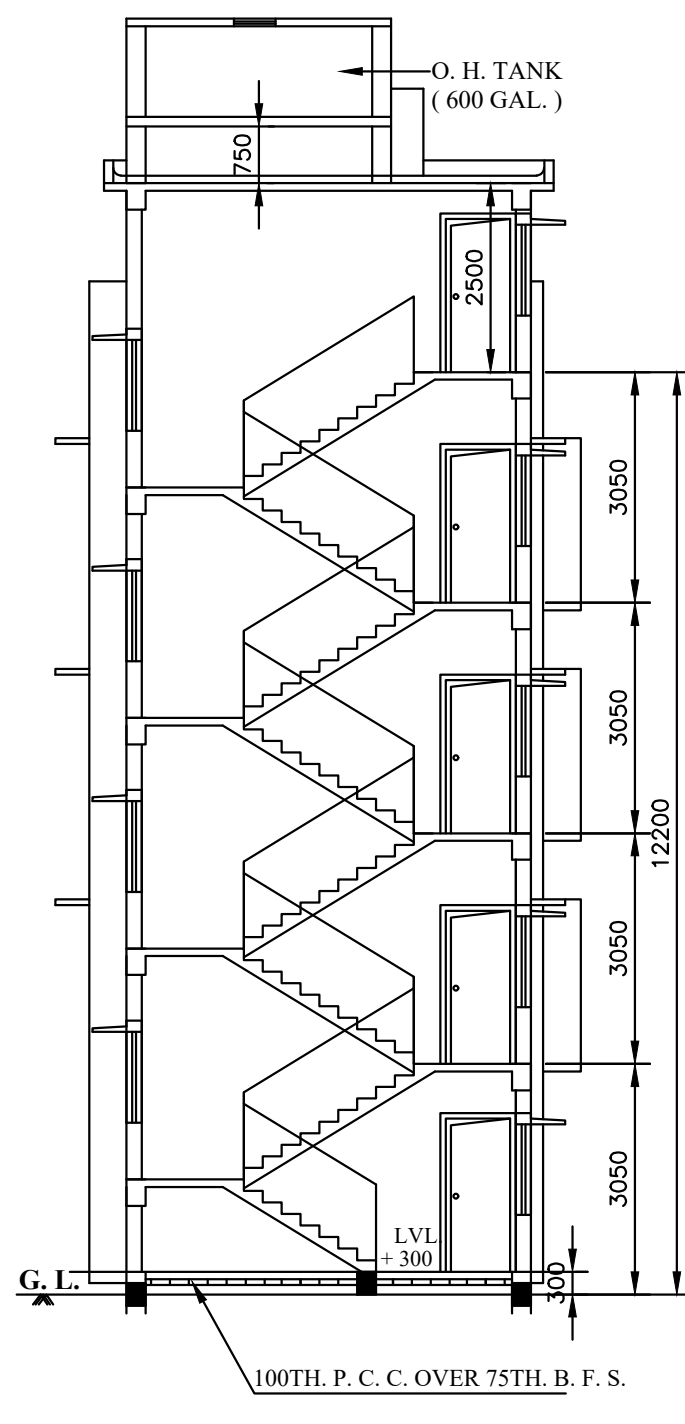
FRONT SIDE ELEVATION  
SCALE - 1:100



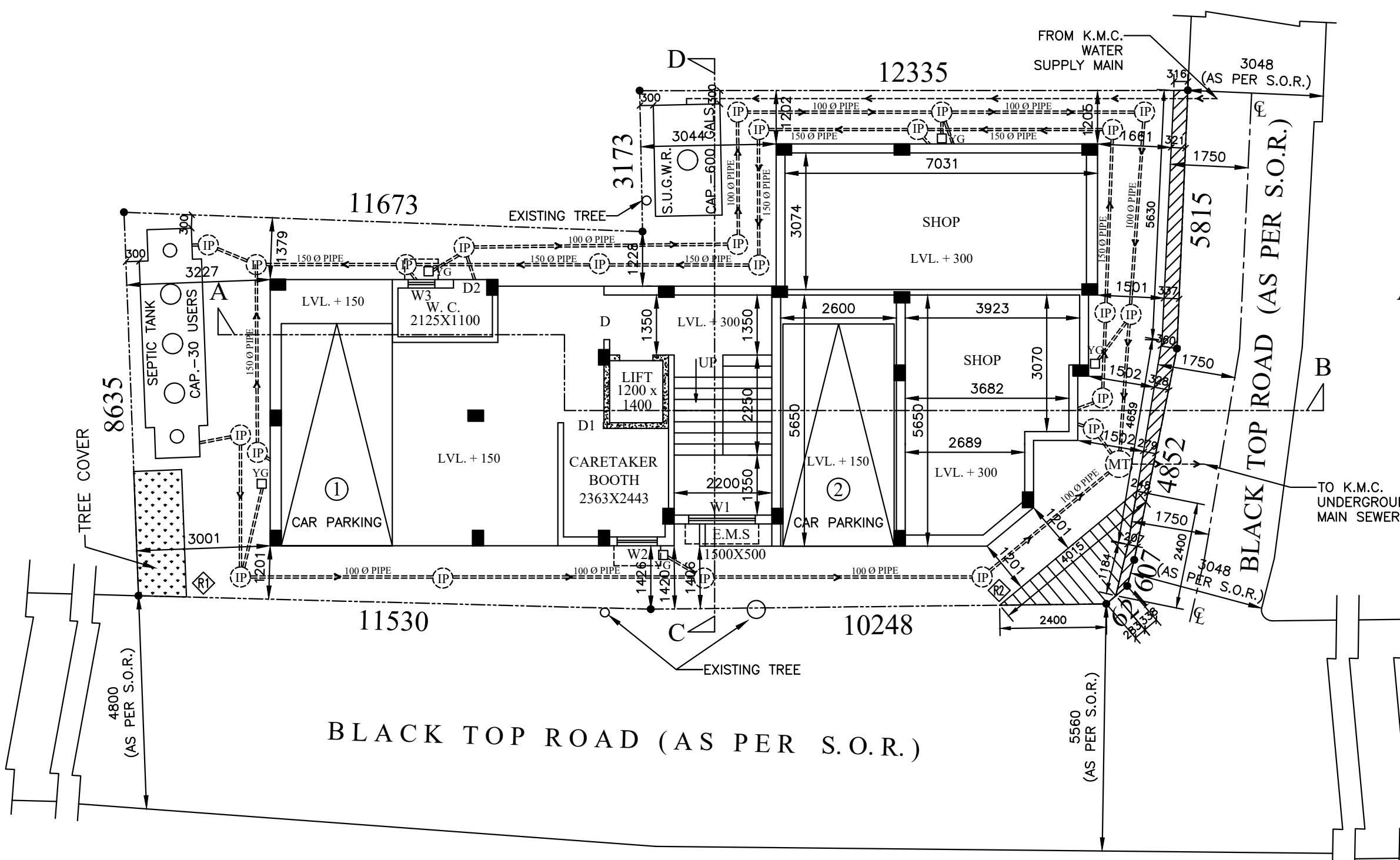
NORTH SIDE ELEVATION  
SCALE - 1:100



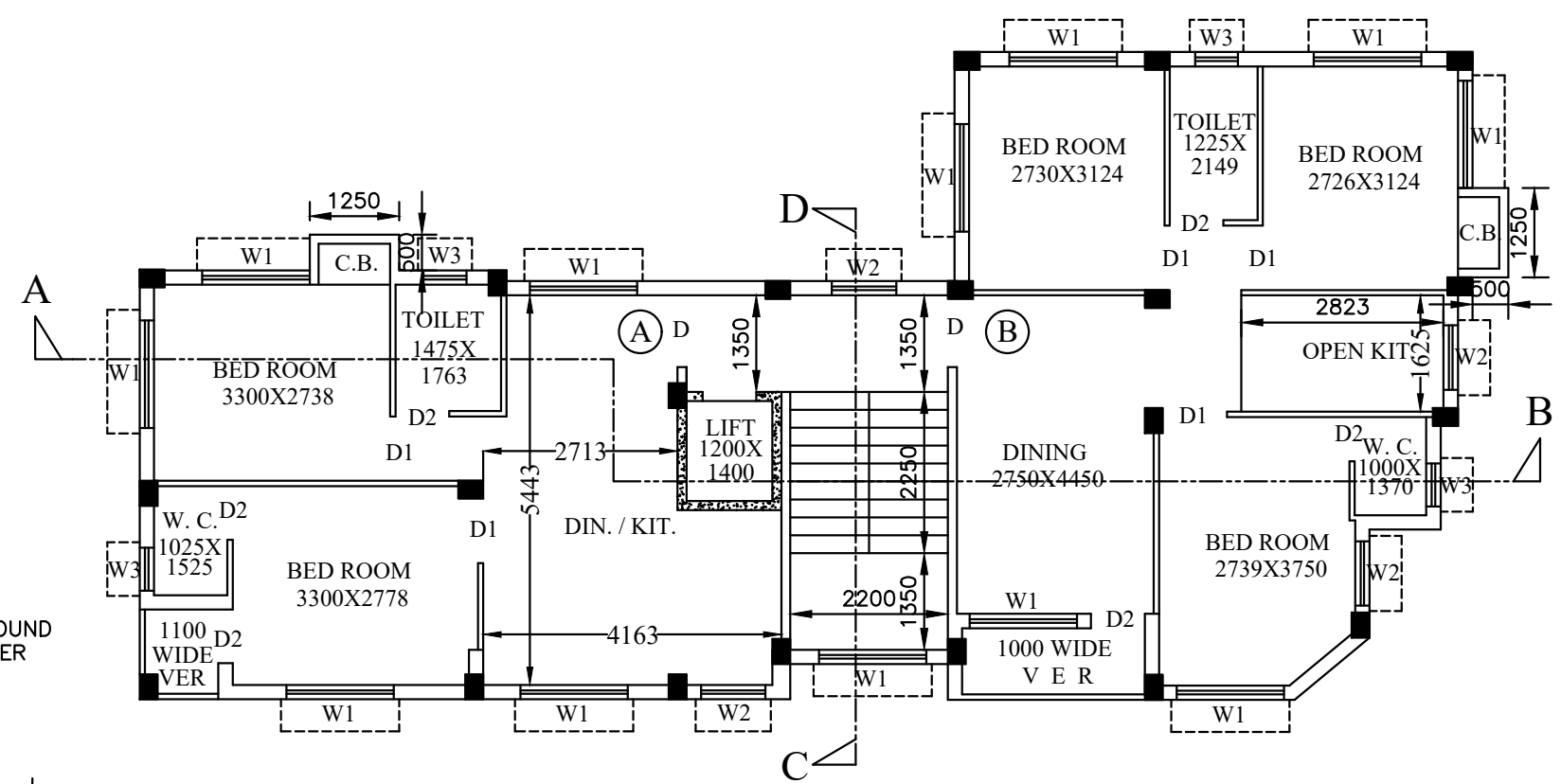
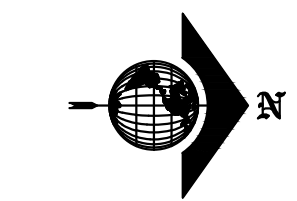
SECTION - 'A - B'  
SCALE-1:100



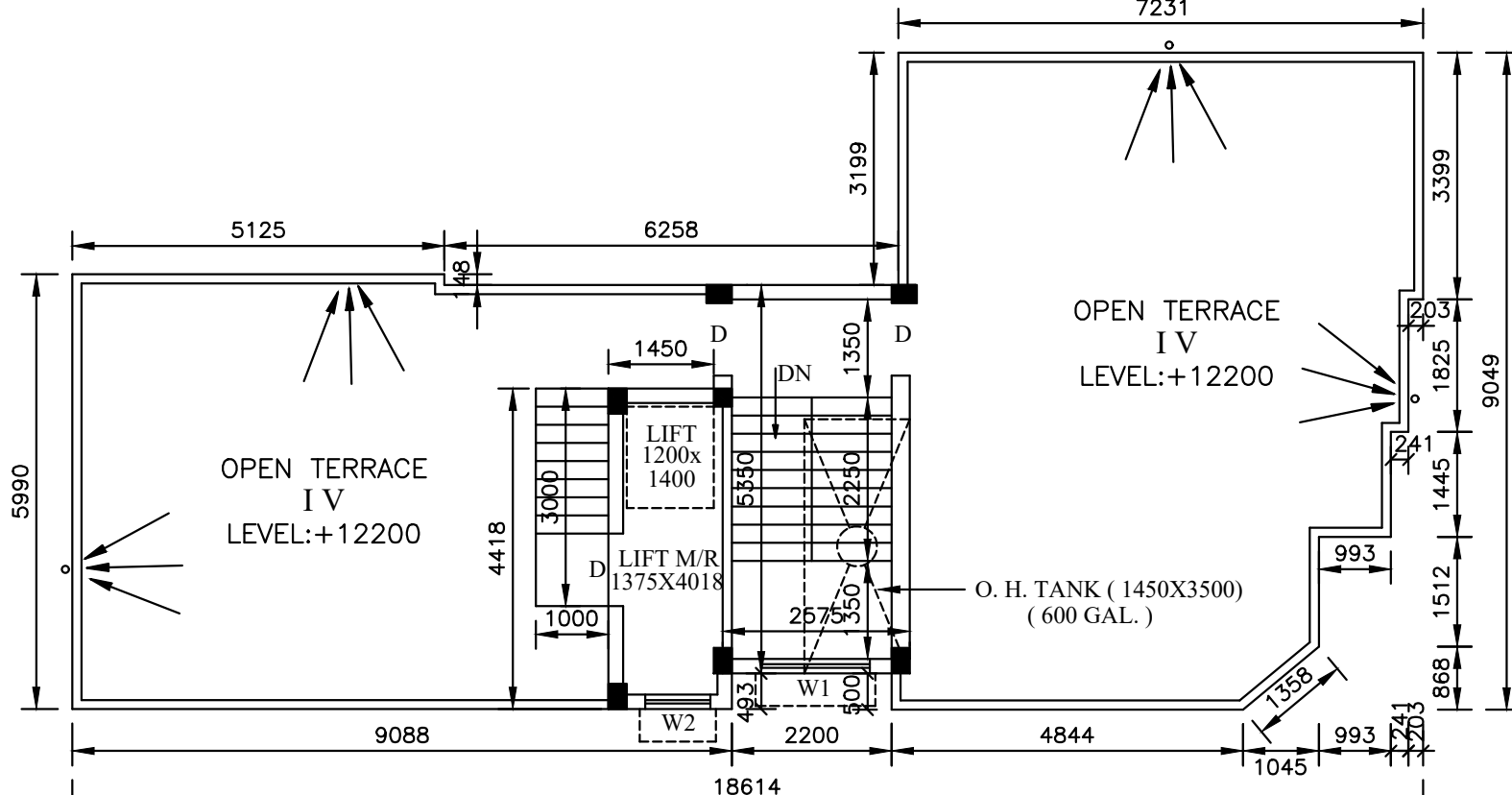
SECTION - 'C - D'  
SCALE-1:100



GROUND FLOOR PLAN  
SCALE-1:100



TYPICAL FLOOR PLAN  
(1ST, 2ND & 3RD FLOOR)  
SCALE-1:100



ROOF PLAN  
SCALE-1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 31-106-07-2971-6  
02. NAME OF OWNERS : SMT. DOLON MONDAL & SRI BIMAL MONDAL  
03. NAME OF APPLICANT : M/S PARADISE CONSTRUCTOR PARTNER OF SRI SANJAY KUMAR MANDAL & SMT. SUNANDA DEY DWARK C.A. OF SMT. DOLON MONDAL & SRI BIMAL MONDAL  
04. DETAILS OF REGISTERED DEED :  
BOOK No. : 1 VOL. No.:1604-2025 PAGE No.: 110897-110920 BEING No.:160404107 DATE : 13.05.2025 PLACE:D.S.R. IV, 24 PGS.(S)  
05. DETAILS OF REGISTERED DEED OF GIFT :  
BOOK No. : 1 VOL. No.:1604-2025 PAGE No.: 111479-111501 BEING No.:160404105 DATE : 13.05.2025 PLACE:D.S.R. IV, 24 PGS.(S)  
06. DETAILS OF REGISTERED AMALGAMATION DEED :  
BOOK No. : 1 VOL. No.:1604-2025 PAGE No.: 182473-182490 BEING No.:160406899 DATE : 21.08.2025 PLACE:D.S.R. IV, 24 PGS.(S)  
07. DETAILS OF REGISTERED BOUNDARY DECLARATION :  
BOOK No. : 1 VOL. No.:1630-2025 PAGE No.: 207037-207048 BEING No.:163008333 DATE : 29.10.2025 PLACE:D.S.R. V, 24 PGS.(S)  
08. DETAILS OF REGISTERED POWER OF ATTORNEY :  
BOOK No. : 1 VOL. No.:1604-2025 PAGE No.: 201558-201574 BEING No.:160407420 DATE : 12.09.2025 PLACE:D.S.R. IV, 24 PGS.(S)  
09. DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAY) :  
BOOK No. : 1 VOL. No.:1630-2025 PAGE No.: 207011-207023 BEING No.:163008335 DATE : 29.10.2025 PLACE:D.S.R. V, 24 PGS.(S)  
10. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :  
BOOK No. : 1 VOL. No.:1630-2025 PAGE No.: 207024-207036 BEING No.:163008334 DATE : 29.10.2025 PLACE:D.S.R. V, 24 PGS.(S)  
11. K.M.C. MUTATION CASE No.-0/106/11-09-2025/60803, DT.-11.09.2025  
12. L. R. PARTIA :  
COPY No. : 10637 DATED-04.07.2025  
COPY No. : 10886 DATED-09.07.2025  
CLASSIFICATION : "BASTU"  
13. No. OF STOREY = G+111  
14. No. OF TENEMENTS = 6 Nos.  
15. SIZE OF TENEMENTS : 50 - 75 SQM = 6 Nos.

DOOR & WINDOW SCHEDULE:

| TYPE | WIDTH | HEIGHT | TYPE | WIDTH | HEIGHT |
|------|-------|--------|------|-------|--------|
| D    | 1000  | 2100   | W1   | 1500  | 1200   |
| D1   | 900   | 2100   | W2   | 900   | 1200   |
| D2   | 750   | 2100   | W3   | 600   | 750    |

SPECIFICATIONS

1. ALL DIMENSIONS ARE IN MILLIMETER ONLY THE WRITTEN DIMENSIONS ARE TO BE FOLLOWED.  
2. ALL EXTERNAL WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 75 & 125 MM THICK.  
3. FIRST CLASS BRICK SHALL BE USED.  
4. GRADE OF STEEL FE-500. GRADE OF CONCRETE M-20 (1:1.5:3) & M-15 (1:2:4). CEMENT MORTAR 1:5 FOR 200 TICK WALL & 1:4 FOR 75MM TH. WALL, CEMENT PLASTER 1:6 FOR INNER WALLS (19MM TH.) 1:4 FOR CEILING & 1:4 FOR OUTER PLASTER.  
5. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR & THE DEPTH OF SEPTIC TANK, FOUNDATION DOES NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ASIM SARKAR

G.T. - CLASS -1/2

NAME OF GEO-TECH. ENGINEER

DECLARATION OF OWNER / APPLICANTS

1. I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT,  
2. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.  
3. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).  
4. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.  
5. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.  
6. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.  
7. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

M/S PARADISE CONSTRUCTOR  
PARTNER OF SRI SANJAY KUMAR MANDAL & SMT. SUNANDA DEY DWARK  
CONSTITUTED ATTORNEY OF SMT. DOLON MONDAL & SRI BIMAL MONDAL

NAME OF OWNER / APPLICANTS

NAME OF OWNER(S) / APPLICANT(S) : M/S PARADISE CONSTRUCTOR PARTNER OF SRI SANJAY KUMAR MANDAL & SMT. SUNANDA DEY DWARK C.A. OF SMT. DOLON MONDAL & SRI BIMAL MONDAL

AREA OF LAND : 235.333 SQM

NAME OF L.B.S. / ARCHITECT : SHIB KRISHNA GUR (LBS/V/1497)  
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAJ : 33.0 M  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

| REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS 84 | SITE ELEVATION (AMSL) |
|---------------------------------------------------|-----------------------|-----------------------|
|                                                   | LATITUDE              | LONGITUDE             |
| R1                                                | 23°30'10" NORTH       | 88°23'47" EAST        |
| R2                                                | 23°30'10" NORTH       | 88°23'47" EAST        |

PART-B:

01. AREA OF LAND :  
AS PER TITLE DEED & ASSESSMENT RECORD (03 K-08 CH-13 SFT) = 235.333 SQM  
02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) :  
(03 K - 08 CH - 13 SFT) = 235.333 SQM  
03. AREA OF SPLAY CORNER = 3.293 SQM  
04. AREA OF STRIP = 3.410 SQM  
05. LAND AREA CONSIDER = 235.333 SQM  
06. (i) PERMISSIBLE GROUND COVERAGE (58.823%) = 138.430 SQM  
(ii) PROPOSED GROUND COVERAGE (54.20%) = 127.545 SQM  
07. PROPOSED HEIGHT = 12.200 M  
08. DEPTH OF BUILDING = 9.049 M  
09. FRONTAGE OF PLOT = ( 11.530 + 10.248 ) = 21.778 M  
10. No. OF TREE = 10 Nos. & TREE COVER AREA= 3.047 SQM (1.29%)

11. PROPOSED AREA :

| FLOORS       | GROSS COVERED AREA (SQM) | CUTOUT STAIR WELL (SQM) | LIFT WELL (SQM) | NET COVERED AREA (SQM) | EXEMPTED AREA STAIR LOBBY (SQM) | LIFT LOBBY (SQM) | NET FLOOR AREA (SQM) |
|--------------|--------------------------|-------------------------|-----------------|------------------------|---------------------------------|------------------|----------------------|
| GROUND FLOOR | 127.545                  | 0.000                   | 0.000           | 127.545                | 10.890                          | 1.789            | 114.866              |
| 1ST FLOOR    | 126.733                  | 0.000                   | 1.680           | 125.053                | 10.890                          | 1.789            | 112.374              |
| 2ND FLOOR    | 126.733                  | 0.000                   | 1.680           | 125.053                | 10.890                          | 1.789            | 112.374              |
| 3RD FLOOR    | 126.733                  | 0.000                   | 1.680           | 125.053                | 10.890                          | 1.789            | 112.374              |
| TOTAL        | 507.744                  | 0.000                   | 5.040           | 502.704                | 43.560                          | 7.156            | 451.988              |

12. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

| TENEMENT TO BE ADDED (SQM) | PROPORTIONAL AREA (SQM) | ACTUAL TENEMENT AREA (SQM) | No. OF TENEMENT (No.) | REQUIRED CAR PARKING (No.) |
|----------------------------|-------------------------|----------------------------|-----------------------|----------------------------|
| A                          | 49.396                  | 10.867                     | 60.263                | 3                          |
| B                          | 61.108                  | 13.444                     | 74.552                | 3                          |

12. (B) MERCANTILE RETAIL :  
(i) SHOP BUILT-UP AREA = 45.248 SQM  
(ii) SHOP CARPET AREA = ( 18.342 + 21.572 ) = 39.914 SQM (REQUIRED CAR PARKING = 1 No.)  
13. TOTAL REQUIRED CAR PARKING = ( 1 + 1 ) = 2 Nos.  
14. TOTAL PROVIDED CAR PARKING = 2 Nos.  
15. PERMISSIBLE AREA FOR PARKING = 50.000 SQM  
16. PROVIDED AREA OF PARKING = ( 14.690 + 38.425 ) = 53.115 SQM  
17. PERMISSIBLE F.A.R = 1.75  
18. PROPOSED F.A.R = (451.988 - 60.000) / 235.333 = 1.708 < 1.75  
19. OVER HEAD TANK AREA = 5.075 SQM  
20. STAIR HEAD ROOM AREA = 13.464 SQM  
21. LIFT MACHINE ROOM AREA = 7.510 SQM  
22. LIFT MACHINE ROOM STAIR AREA = 3.000 SQM  
23. TERRACE AREA = 126.733 SQM  
24. AREA OF CUPBOARD = (0.625 SQM x 6 Nos.) = 3.750 SQM  
25. ADDITIONAL AREA FOR FEES = (13.464+7.510+3.000+3.750) = 27.724 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME, CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER M.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY ASIM SARKAR OF ASSOCIATED FOUNDATION ENGINEERS (20, K. N. SEN ROAD, KOLKATA-700042) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SURANJAN DUTTA

E.S.E.-CLASS-1/220

NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

I CERTIFY 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 ADJOINING 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 PLOT IS VACANT AND DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M 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.

SHIB KRISHNA GUR

L.B.S.-CLASS-1/1497

NAME OF L.B.S.

PROJECT :

PROPOSED G + 111 STORED RESIDENTIAL BUILDING OF HEIGHT 12.2 M ( U/S - 393 A OF K.M.C. ACT, 1980 AND K.M.C. BUILDING RULE 2009 ) AT PREMISES No. - 1016, KALIKAPUR ROAD, WARD No. - 106, BOROUGH - X II, KOLKATA - 700099, P. S. - GARFA, UNDER THE KOLKATA MUNICIPAL CORPORATION.  
R. S. DAG No. - 108, L. R. DAG No. - 108, R. S. KHATIAN No. - 141, L. R. KHATIAN No. - 931 & 933, J. L. No. - 20, MOUZA - KALIKAPUR.

GROUND, 1ST, 2ND & 3RD FLOOR PLANS, ROOF PLAN, SECTION-AB & CD, FRONT & NORTH SIDE ELEVATIONS.

PLAN CASE No. - 2025120398

BUILDING PERMIT No. - 2025120347

SANCTION DATE - 08-JAN-26

VALID UPTO - 07-JAN-31

SUBRATA NAG

Digitally signed by SUBRATA NAG  
Date: 2026.01.08 14:29:15 +05'30'

DIGITAL SIGNATURE OF A.E.