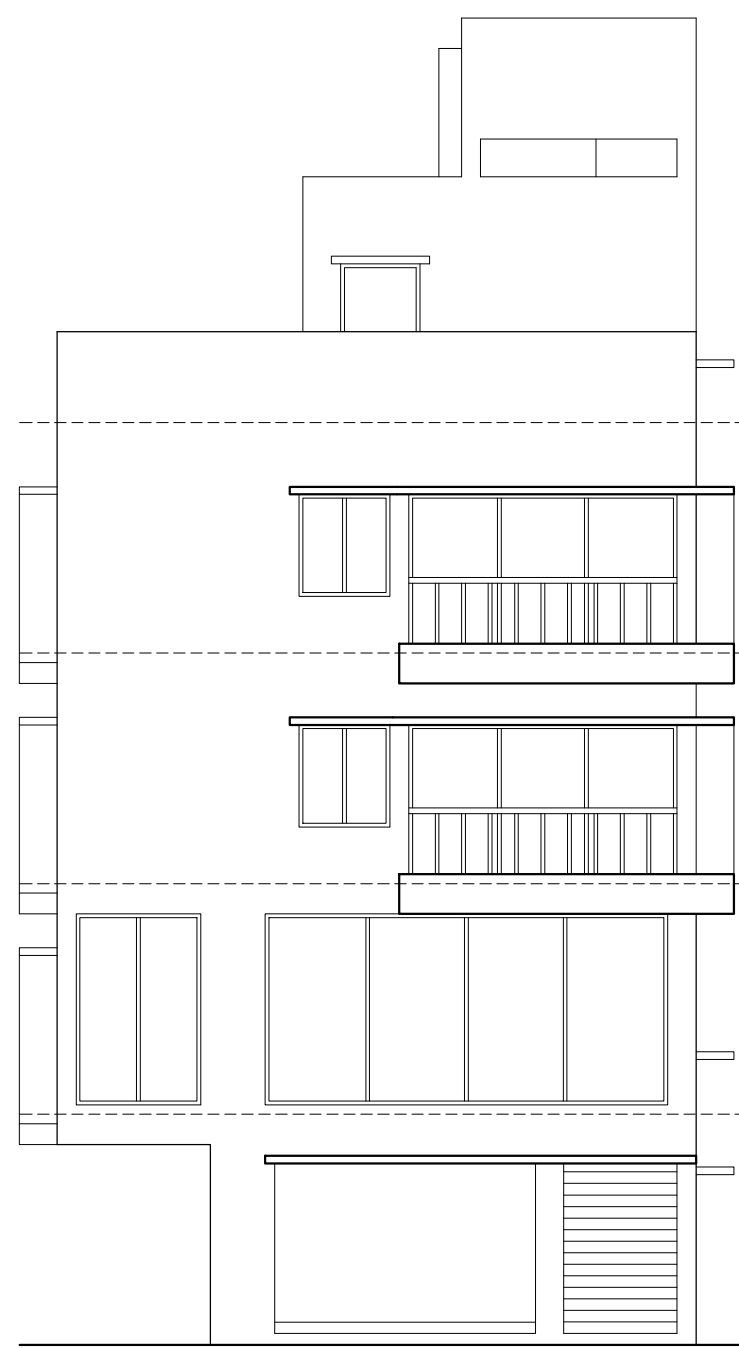
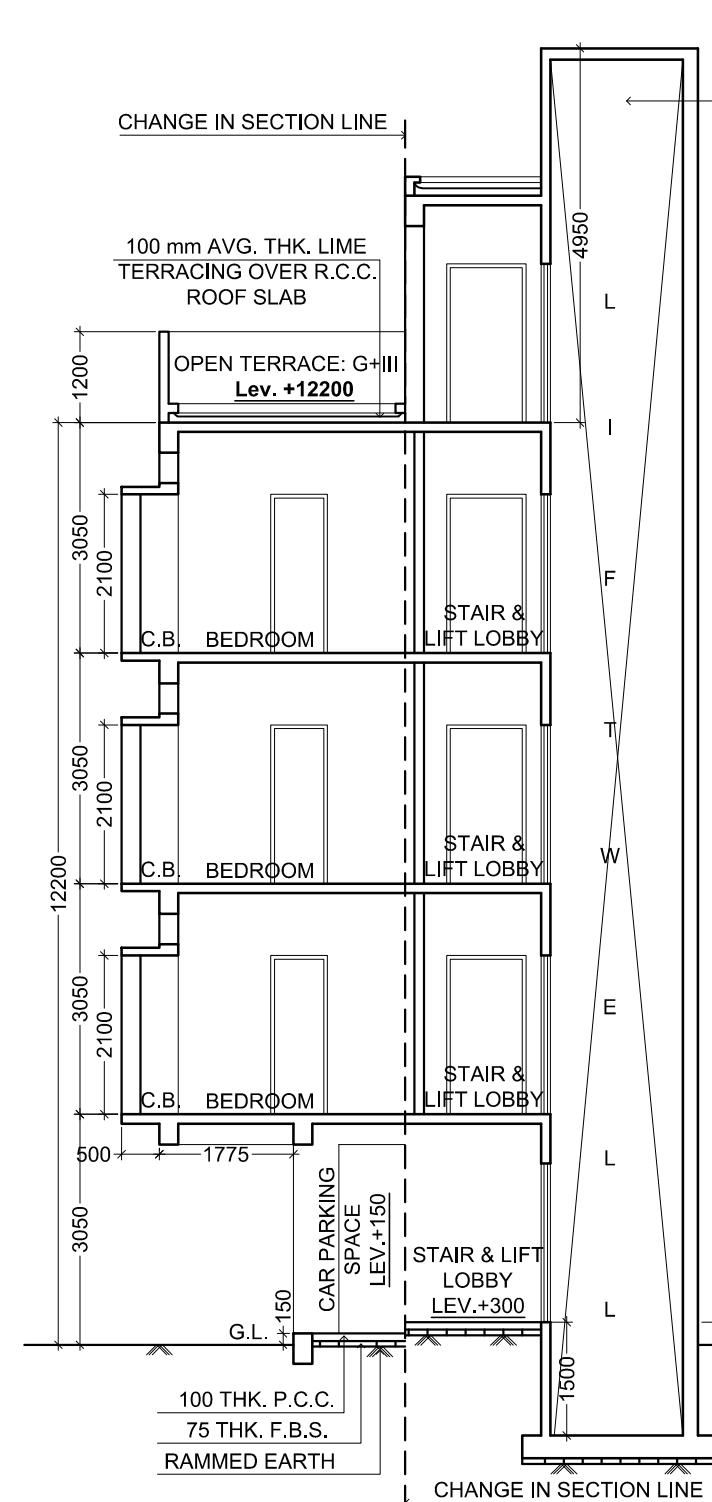
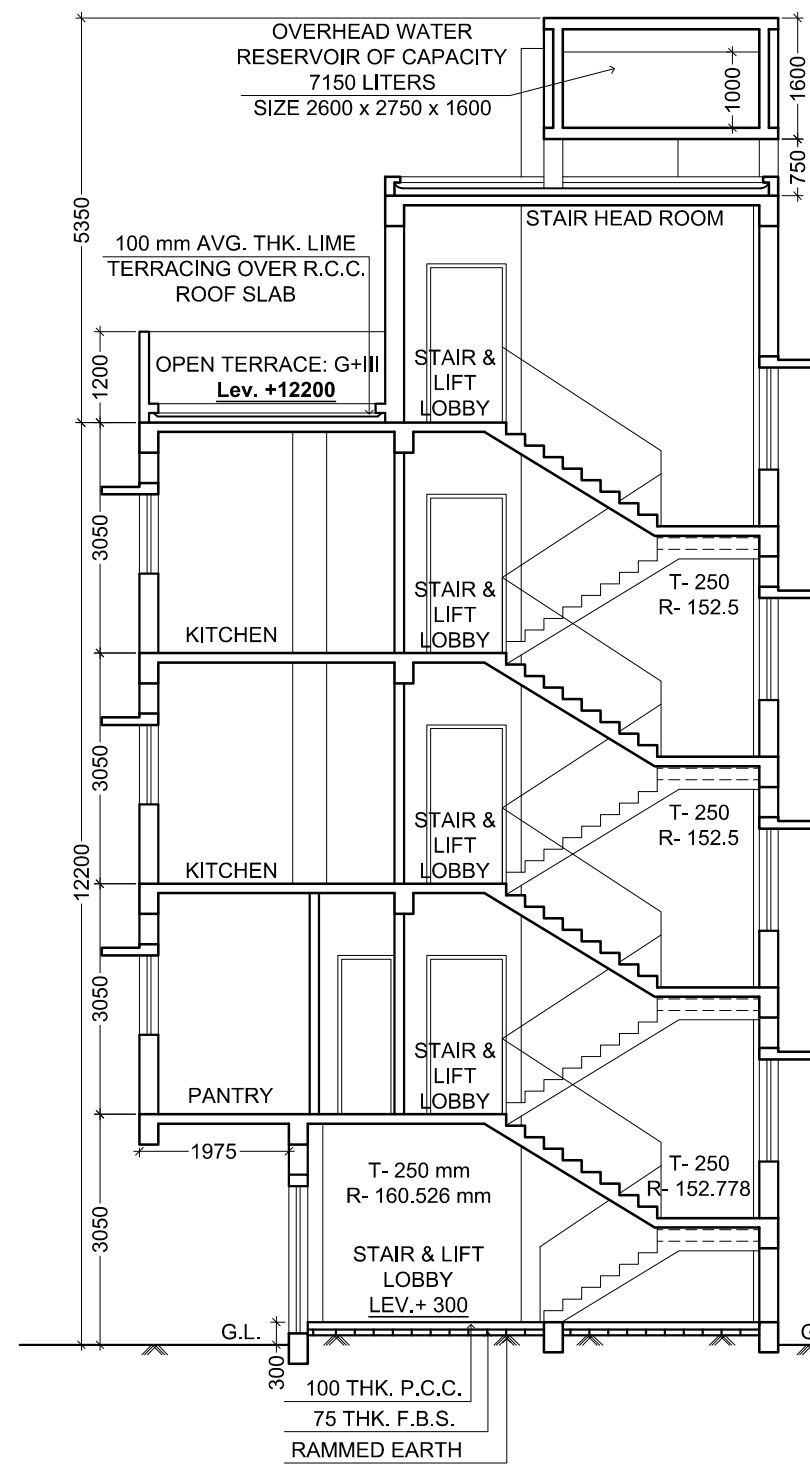




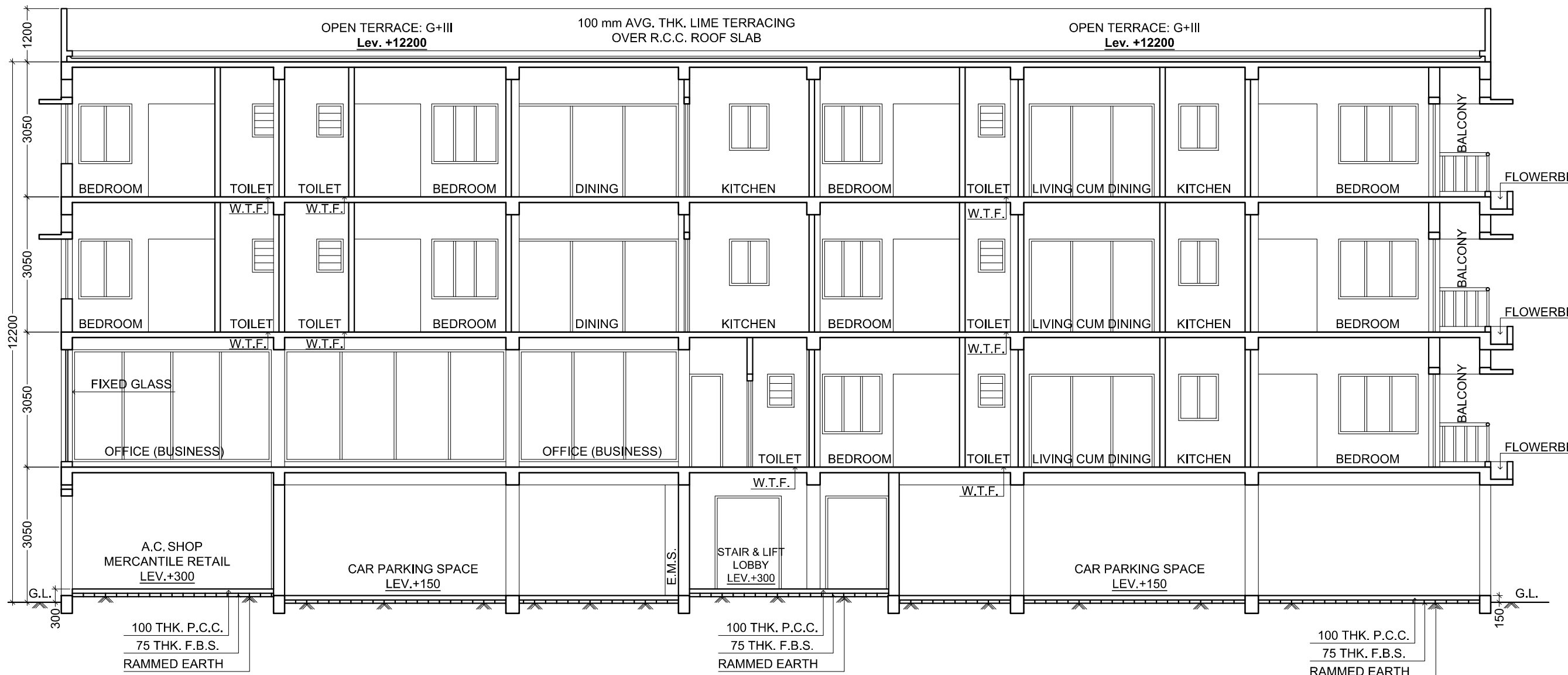
FRONT (SOUTH) SIDE ELEVATION



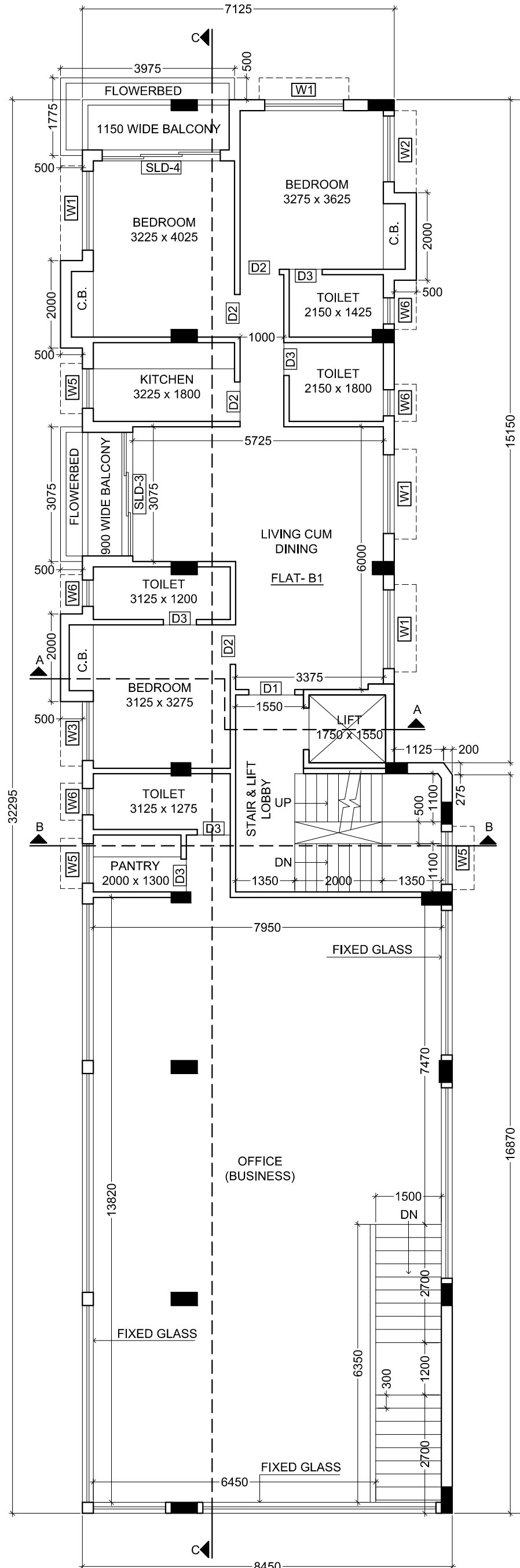
SECTION: A-A



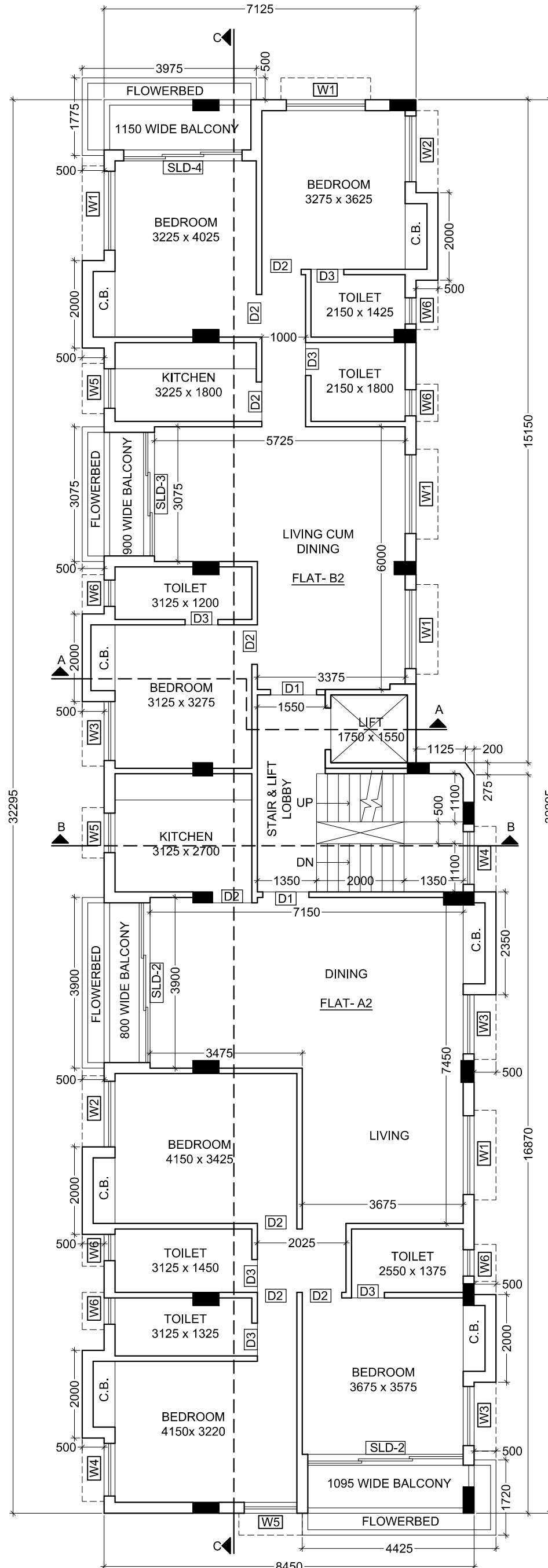
SECTION: B-B



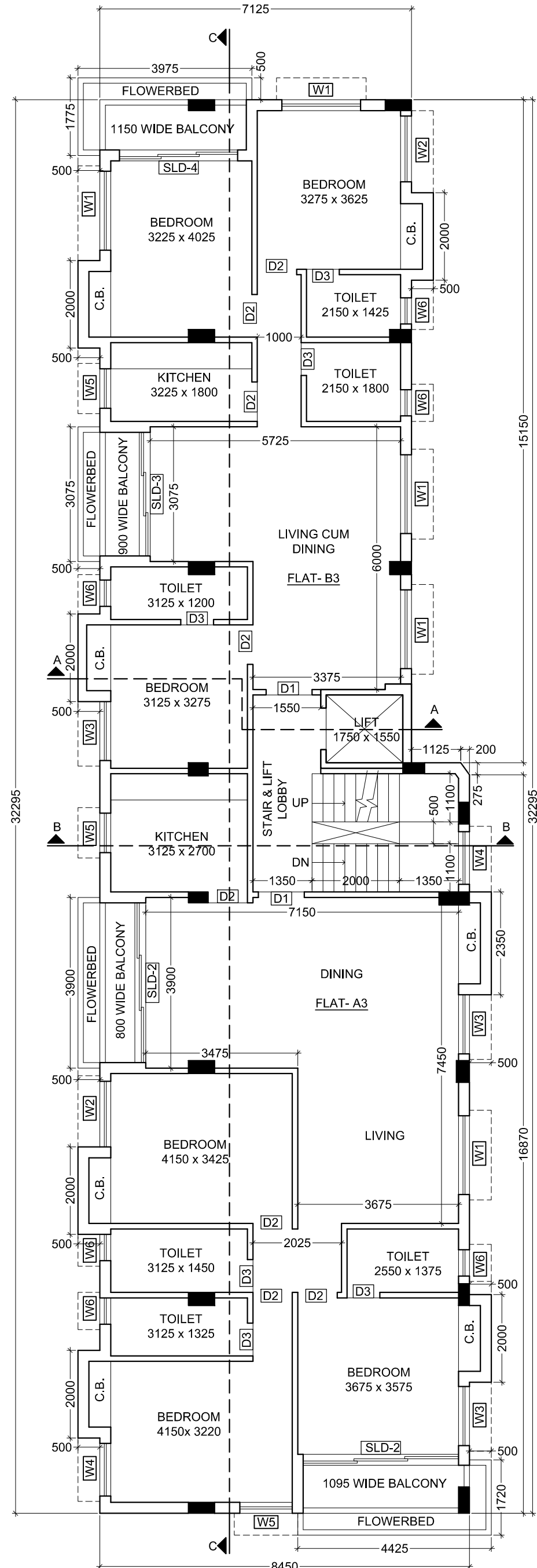
SECTION: C-C



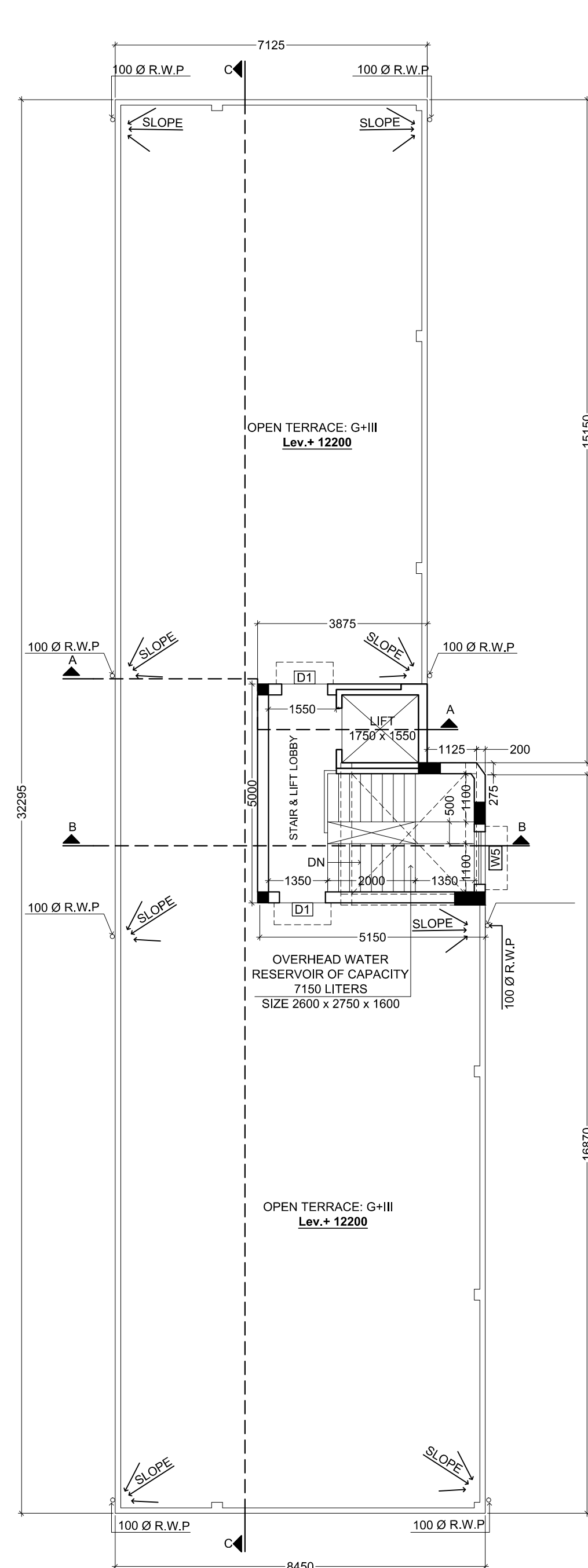
1st FLOOR PLAN



2nd FLOOR PLAN



3rd FLOOR PLAN



ROOF PLAN

SHEET TITLE
GROUND, FIRST TO THIRD FLOOR PLANS, ROOF PLAN, SOUTH SIDE
ELEVATION & SECTIONS.

DRAWN BY - S.G. DATE - 23-02-2026
DEALT BY - J.D.

SCALE - 1:100
(Unless mentioned otherwise)

PART - A : MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

- ASSESSEE No. : 210940301506
- NAME OF THE OWNER- Mr. DEBASIS SEN, Mr. SANDIP SEN & Smt. ARUNA SEN
- NAME OF THE APPLICANT- Mr. TUSHAR KANTI SEN, PARTNER OF M/S NIRMAN SELF & CONSTITUTED ATTORNEY OF Mr. DEBASIS SEN, Mr. SANDIP SEN & Smt. ARUNA SEN
- DEED OF CONVEYANCE
BOOK No. I, VOLUME No. 1602-2024, PAGE FROM 4760 TO 4774,
BENG No. 16020280, DATED 25/09/2024, AT D.S.R. - II SOUTH 24-PARGANAS.
- DETAILS OF REGISTERED POWER OF ATTORNEY
BOOK No. IV, VOLUME No. 1602-2024, PAGE FROM 4760 TO 4774,
BENG No. 16020280, DATED 25/09/2024, AT D.S.R. - II SOUTH 24-PARGANAS.

PART - B :

- AREA OF THE LAND :
AS PER DEED & ASSESSMENT BOOK COPY : 468.042 Sq. m.
- PERMISSIBLE GROUND COVERAGE : 280.825 Sq.m.(60%)
- PROPOSED GROUND COVERAGE : 252.792 Sq.m.(54.011%)

4. PROPOSED AREA

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA	EFFECTIVE FLOOR AREA	TOTAL EXEMPTED AREA	NET FLOOR AREA
		STAIR WELL	STAIR WEL	STAIRWAY	LOBBY
GROUND	R= 154.98 M= 23.585 B= 8.829	—	154.98 23.585 8.829	11.686 4.995 23.585	138.299 23.585 8.829
FIRST	R= 123.175 B= 129.617	2.713 —	1.0 129.617	11.686 9.525	2.790 120.092
SECOND	252.792	2.713	1.0	249.079	11.686
THIRD	252.792	2.713	1.0	249.079	11.686
TOTAL	945.770	8.139	3.0	934.631	58.269

- TOTAL RESIDENTIAL AREA : 772.6 Sq.m.
- TOTAL COMMON AREA : 82.791 Sq.m.

7. CAR PARKING CALCULATION

COVERED AREA	SHARE OF COMMON AREA	TENEMENT SIZE (Sq.M.)	TENEMENT RANGE	TENEMENT No.	REQUIRED CAR PARKING
FLAT- A2, A3	129.617	18.887	148.504	ABOVE 100	2
FLAT- B1, B2, B3	129.617	15.006	117.987	ABOVE 100	3

MERCANTILE RETAIL CARPET AREA : 19.544 Sq. m.
MERCANTILE RETAIL COVERED AREA : 23.585 Sq. m.
BUSINESS CARPET AREA : 108.528 Sq. m.
BUSINESS COVERED AREA : 138.446 Sq. m.

TOTAL NOS. OF CAR PARKING REQUIRED : 6

(B) Nos. OF CAR PARKING PROVIDED : 8 Nos. OPEN - 1 No.

(C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) : 6 x 25 = 150 Sq.m.

(D) ACTUAL AREA FOR PARKING PROVIDED : 121.633 Sq. m.

8. PERMISSIBLE F.A.R. : 2.25

9. PROPOSED F.A.R. : (864.997 - 121.633) / 468.042 = 1.588
(READ WITH RULE 69(2)(c) OF KMC B/R 2009)

10. STATEMENT OF OTHER AREAS

FLOOR	CUPBOARD	LOFT
GROUND	—	—
FIRST	3.000	—
SECOND	7.175	—
THIRD	7.175	—

11. TOTAL FLOOR AREA FOR FEES

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
934.631 Sq.M.	40.938 Sq.M.	975.569 Sq.M.

- AREA OF LIFT MACHINE ROOM LESS : 6.975 Sq.M.
- AREA OF OVERHEAD TANK : 10.075 Sq.M.
- AREA OF STAIR HEADROOM : 16.613 Sq.M.
- AREA OF TREE COVER (REQUIRED) : 11.415 Sq.M. (2.439 % OF LAND)
- AREA OF TREE COVER (PROPOSED) : 11.954 Sq.M. (2.554 % OF LAND)
- AREA OF CUPBOARD (PERMISSIBLE) : 48.778 Sq.M. (5.0 %)
- AREA OF CUPBOARD (PROPOSED) : 17.350 Sq.M. (1.778%)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84	SITE ELEVATION (AMSL)
Point - A	22°29'45.6"N 88°20'51.7"E	5 METERS
Point - B	22°29'46.3"N 88°20'52.2"E	
Point - C	22°29'45.5"N 88°20'52.0"E	

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 K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

APPLICANT
Mr. TUSHAR KANTI SEN, PARTNER OF
M/S NIRMAN SELF & CONSTITUTED
ATTORNEY OF Mr. DEBASIS SEN,
Mr. SANDIP SEN & Smt. ARUNA SEN

BUILDING PERMIT No. 2025100243 DATE: 14/03/2026
VALID UPTO: 13/03/2031

SIGNATURE OF A.E. SIGNATURE OF E.E.

PROPOSED G+III STORIED (12.200 Mtr. HEIGHT)
RESIDENTIAL BUILDING PLAN U/S 393A OF
K.M.C. ACT 1980 AND K.M.C. BUILDING RULES
2009 AT PREMISES No. 68, UDAY SANKAR SARANI,
WARD - 094, BOURGH - X, P.S. - GOLF GREEN,
KOLKATA - 700 033.

SPECIFICATIONS

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT Fe 415.
- SINGLE LAYER BRK WITH PICKED BRAMA BRICKS.
- CEM. CONC. WITH JAMMA MOCHA IN FOUNDATION AND UNDER FLOOR.
- 250MM THICK FIRST CLASS BRICKWORK WITH CEAMT MORTAR.
- 125MM THICK FIRST CLASS BRICKWORK WITH CEAMT MORTAR (1:4).
- WITH APPROVED H.B. NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALL.
- 25 MM THICK DPC WITH CEM. CONC. 1:1:2.4 WITH 6 MM DOWN STONE CHIPS AND 3% WATER PROOFING COMPOUND.
- 38 MM THICK DOOR SHUTTERS WITH DAL WOOD.
- WOODWORK IN DOOR FRAMES WITH DAL WOOD.
- WOODWORK IN DOOR FRAMES WITH DAL WOOD ALSO FLUSH DOORS WITH COMMERCIAL FL.
- PAINTING AND COLOR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMER AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES SHALL BE OF CAST IRON (PRESSED) WITH ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
- DEPTH OF SAW UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1050	2100	W1	1800	1350
D2	900	2100	W2	1500	1350
D3	750	2100	W3	1350	1350
SLD-1	3650	2100	W4	1200	1350
SLD-2	3550	2100	W5	800	1050
SLD-3	2850	2100	W6	800	750
SLD-4	2700	2100	V	450	450
C.G-1	1500	2100			
C.G-2	1425	2100			
R/S-1	3450	2100			

CERTIFICATE OF THE GEO TECHNICAL ENGINEER

UNDERIGNED HAS INSPECTED THE SITE AND HAS 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 THE GEO-TECHNICAL POINT OF VIEW.

SOIL TEST HAS BE DONE BY: ACUMEN GEO CONSULTANTS HAVING ITS OFFICE AT 2F, NABA ROY LANE, ALPURI, KOLKATA- 700 027.

G.T.E.
SANTOSH KUMAR CHAKRABORTY
G.T.116

CERTIFICATE OF THE STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND THE STRUCTURAL DESIGN OF THE BUILDING PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF THE SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

E.S.E.
Kunal Sinha Mahapatra
E.S.E. 11617(K.M.C.)

CERTIFICATE OF THE ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (10.822 METERS MINIMUM) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL, SITE PLAN AND KEY PLAN AS PER SITE. I WILL SUPERVISE THE CONSTRUCTION OF THE PROPOSED BUILDING.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

100 HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:-

- I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF THE ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER S.S. PLAN.
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL RESCIND THE SANCTION PLAN.
- THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE SITE WAS IDENTIFIED BY ME.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
- THERE IS NO TENANT.

APPLICANT

Mr. TUSHAR KANTI SEN, PARTNER OF
M/S NIRMAN SELF & CONSTITUTED
ATTORNEY OF Mr. DEBASIS SEN,
Mr. SANDIP SEN & Smt. ARUNA SEN

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