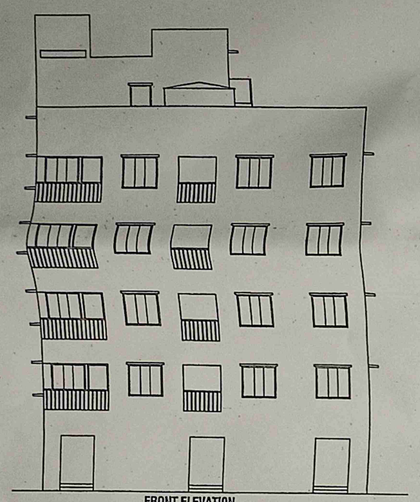
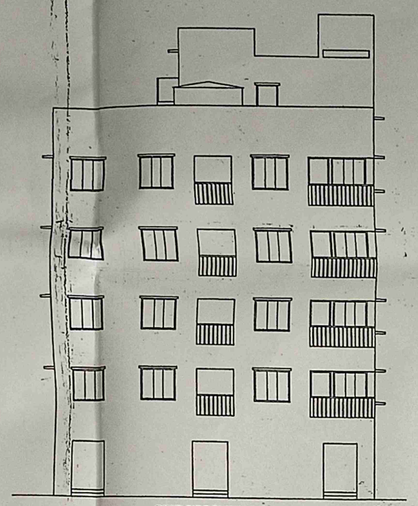
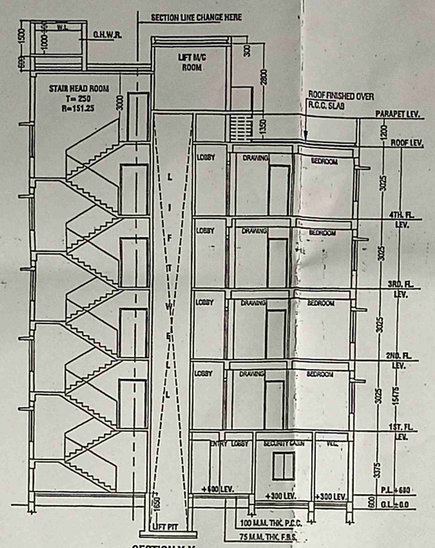


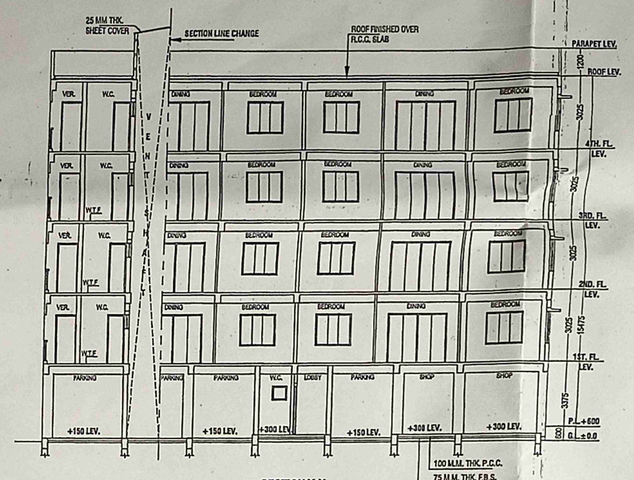
FRONT ELEVATION
SCALE - 1:100



REAR SIDE ELEVATION
SCALE - 1:100



SECTION X-X
SCALE - 1:100



SECTION Y-Y
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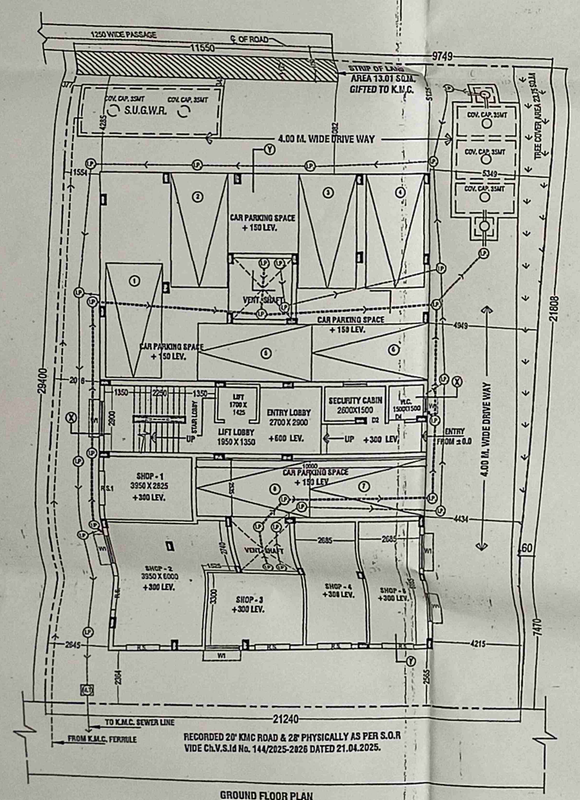
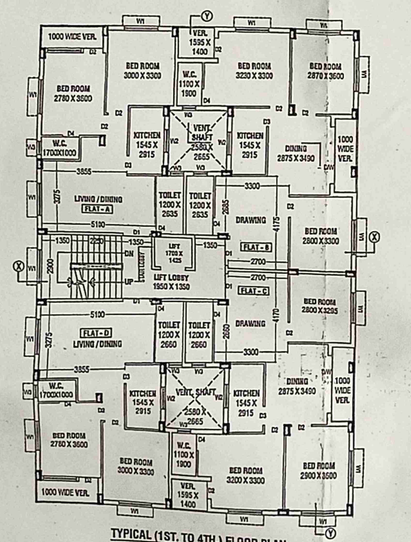
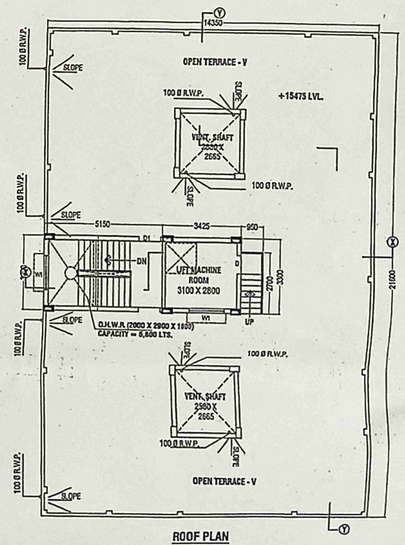


GROUND FLOOR PLAN
SCALE - 1:100



TYPICAL (1ST. TO 4TH.) FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

STATEMENT OF THE PROPOSAL

1. ASSESSEE NO. - 31-111-05-0461-9
NAME OF OWNERS- SMT KAMALA RANI SAHA SMT SUBARNA SAHA
NAME OF APPLICANT- M/S PACIFIC CONSTRUCTION SOLE PROP- SRI BIJOY GHOSH AS C/A OF SMT KAMALA RANI SAHA SMT SUBARNA SAHA
KMC MUTATION CERTIFICATE- O/111/11-FEB-22/31310, DATED- 11/02/2022
CONVERSION DETAILS- AS PER L.R. RECORD THIS LAND STATED AS BASTU.
VIDE SL.NO. 1630049 & COPY NO. 2636 DATED 17/02/2022.
VIDE SL.NO. 1630049 & COPY NO. 2664 DATED 17/02/2022.

2a. DETAILS OF REG DEED - I
BOOK NO. - I ; CD VOL. NO. - 14 ; PAGES- 3720 TO 3733 ; BEING NO.- 03236
YEAR - 2013 ; DATED- 02/08/2013; D.S.R -I,SOUTH 24-PARGANAS.

2b. DETAILS OF REG DEED -II
BOOK NO. - I ; VOL. NO. - 1605-2018 ; PAGES- 99050 TO 99072 ; BEING NO.- 160503042
YEAR - 2018 ; DATED- 22/05/2018; A.D.S.R -ALIPORE . WB

2c. DETAILS OF REG DEED-III
BOOK NO. - I ; VOL. NO. - 299 ; PAGES- 211 TO 219 ; BEING NO.- 14905
YEAR - 1987 ; DATED- 07/10/1987; ALIPORE, W.B

2d. DETAILS OF POWER OF ATTORNEY
BOOK NO. - I ; VOL. NO. - 1605-2018 ; PAGES- 255809 TO 255835 ; BEING NO.- 160507997
YEAR - 2018 ; DATED- 19/12/2018; A.D.S.R -ALIPORE,WEST BENGAL

2e. DETAILS OF BOUNDARY DECLARATION -
BOOK NO. - I ; VOL NO. - 1603-2022 ; PAGES- 239243 TO 239260 ; BEING NO.- 160306821
YEAR - 2022 ; DATED- 06/05/2022; D.S.R-III SOUTH 24 PGS , WB.

2f. DETAILS OF STRIP OF LAND -
BOOK NO. - I ; VOL NO. - 1603-2022 ; PAGES- 239116 TO 239133 ; BEING NO.- 160306873
YEAR - 2022 ; DATED- 06/05/2022; D.S.R-III SOUTH 24 PGS , WB.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	TYPE	SIZE
D1	1000x2100	W1	1500x1350
D2	900x2100	W2	1200x1350
D3	800x2100	W3	900x1350
D4	750x2100	W4	1000x1200
		W5	600x600

PART - B

AREA STATEMENT

1. AREA OF LAND AS PER DEED = 636.559 SQ.M.
AREA OF LAND AS PER BOUNDARY DECLARATION = 621.25 SQ.M.
AREA OF STRIP OF LAND = 13.013 SQ.M.
NET AREA OF LAND AFTER STRIP = 608.247 SQ.M.

2. PERMISSIBLE GROUND COV. = 50% = 310.63 SQ.M.	7. PROPOSED GROUND COV. = 296.21 SQ.M. = 47.68%
3. PERMISSIBLE F.A.R. - 2	8. PROPOSED F.A.R. = 1.992
4. PERMISSIBLE F.A.R. AREA = 1242.52 SQ.M.	9. PROPOSED F.A.R. AREA = 1237.303 SQ.M.
5. PERMISSIBLE BUILDING HEIGHT = 20.00 M.	10.PROPOSED BUILDING HEIGHT = 15.475 M.
6. REQUIRED TREE COVER AREA = 3.70 % = 23.6 SQ.M.	11.PROVIDED TREE COVER AREA = 23.75 SQ.M.

12. PROPOSED AREA :

	TOTAL COVD. AREA	STAIR WELL AREA	LIFT WELL AREA	VERTICAL SHAFT AREA	GROSS FLOOR AREA	STAIR & STAIR LOBBY AREA	LIFT LOBBY AREA	NET FLOOR AREA
GR. FL.	309.96 SQ.M.	—	—	13.751 SQ.M.	296.209 SQ.M.	13.905 SQ.M.	2.633 SQ.M.	279.671 SQ.M.
1ST. FL.	309.96 SQ.M.	0.450 SQ.M.	2.423 SQ.M.	13.751 SQ.M.	293.336 SQ.M.	13.905 SQ.M.	2.633 SQ.M.	276.798 SQ.M.
2ND. FL.	309.96 SQ.M.	0.450 SQ.M.	2.423 SQ.M.	13.751 SQ.M.	293.336 SQ.M.	13.905 SQ.M.	2.633 SQ.M.	276.798 SQ.M.
3RD. FL.	309.96 SQ.M.	0.450 SQ.M.	2.423 SQ.M.	13.751 SQ.M.	293.336 SQ.M.	13.905 SQ.M.	2.633 SQ.M.	276.798 SQ.M.
4TH. FL.	309.96 SQ.M.	0.450 SQ.M.	2.423 SQ.M.	13.751 SQ.M.	293.336 SQ.M.	13.905 SQ.M.	2.633 SQ.M.	276.798 SQ.M.
TOTAL	1549.80 SQ.M.	1.80 SQ.M.	8.692 SQ.M.	68.755 SQ.M.	1469.553 SQ.M.	69.525 SQ.M.	13.165 SQ.M.	1386.863 SQ.M.

13. TENEMENTS & CAR PARKING CALCULATION (RESIDENTIAL):

TENEMENT NAME	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUI. CAR PARKING
FLAT A	58.105 SQ.M.	7.15 SQ.M.	65.255 SQ.M.	4 NOS.	6 NOS.
FLAT B	77.755 SQ.M.	9.568 SQ.M.	87.323 SQ.M.	4 NOS.	
FLAT C	77.74 SQ.M.	9.566 SQ.M.	87.306 SQ.M.	4 NOS.	
FLAT D	58.105 SQ.M.	7.15 SQ.M.	65.255 SQ.M.	4 NOS.	

14. COMMERCIAL CAR PARKING CALCULATION :

	TOTAL CARPET AREA	TOTAL COVD. AREA	PROP. AT FLOOR	REQUI. CAR PARKING
COMMERCIAL SPACE	88.548 SQ.M.	98.53 SQ.M.	GROUND FLOOR	2 NOS.

14. PROPOSED NO. OF COVERED CAR PARKING = 8 NOS.
REQUIRED NO. OF CAR PARKING = 6 NOS.
15. PROPOSED AREA OF PARKING = 149.58 SQ.M.
PERMISSIBLE AREA OF PARKING = 150 SQ.M.
16. ROOF AREA = 296.209 SQ.M.
17. STAIR HEAD ROOM AREA = 16.805 SQ.M.
18. STAIR HEAD ROOM HEIGHT = 3.00 M.
19. LIFT MACHINE ROOM AREA = 11.301 SQ.M.
20. LIFT MACHINE ROOM HEIGHT = 2.50 M.
21. LIFT MACHINE ROOM STAIR AREA = 4.525 SQ.M.
22. O.H.W.R AREA = 7.52 SQ.M.
23. OVER HEAD TANK BASE HEIGHT = 0.60 M.
24. TOTAL COMMON AREA = 105.958 SQ.M.

SPECIFICATIONS :

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH GRADE OF CONCRETE 1:4 CEMENT MORTER JOINTS. STEEL Z-SECTION WINDOWS. CAST-IN-SITU MARBLE FLOORING.
1& & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
ASSUMED BEARING CAPACITY OF SOIL IS 7 T/SQM.
ALL OTHER WORKS AS PER I.S. CODE.

DECLARATION OF LBS

I, CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD IS CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME , IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK-THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK .

(HIRANMOY MUKHERJEE)
L.B.S. NO. 1350(I)
NAME OF LBS

DECLARATION OF STRUCTURAL ENGINEER

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 M/S TECHNO SOIL of Gokhara, Arunachal, Baranpur,Kolkata-700150, recommended & signed by Geo-Tech Engineer KALLOL KUMAR GHOSHAL.

(HIRANMOY MUKHERJEE)
E.S.E NO. 529 (II)
NAME OF STRUCTURAL ENGINEER

GEO-TECHNICAL ENGINEER'S DECLARATION

Undersigned has inspect the site carried out the soil investigation therein. It is certified that the existing soil of the site is able to carry the load coming from the proposed construction and foundation system proposed therein is safe and stable in all respect from Geo-technical point of view.

(KALLOL KUMAR GHOSHAL)
LICENCE. NO. 49(I)
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNERS

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
I) I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION .
II) I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 OF ADJOINING STRUCTURE .
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 & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.BEFORE STARTING OF BUILDING FOUNDATION WORK.
VI) THE SITE IS IDENTIFIED BY US AT THE TIME OF INSPECTION.

M/S PACIFIC CONSTRUCTION
SOLE PROP.- SRI BIJOY GHOSH
AS C/A OF SMT KAMALA RANI SAHA
SMT SUBARNA SAHA

NAME OF APPLICANT & OWNER

BUILDING PERMIT NO: 2025110145
SANCTION DATE : 13.08.2025
VALID UPTO: 12.08.2030

MANISH SARKAR Digitally signed by MANISH SARKAR Date: 2025.08.13 13:13:59 +05'30'
DIGITAL SIGNATURE OF A.E. (C)/EL/BLDG/BR-XI

SUBHASISH DAS Digitally signed by SUBHASISH DAS Date: 2025.09.01 18:41:58 +05'30'
DIGITAL SIGNATURE OF E.E. (C)/EL/BLDG/BR-XI

PROJECT:

PROPOSED G+4 STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 15.475 MT U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT K.M.C. PREMISES NO. 461 BORAL MAIN ROAD, WARD NO.-111, BR. - XI, KOLKATA- 700084 UNDER THE K.M.C.

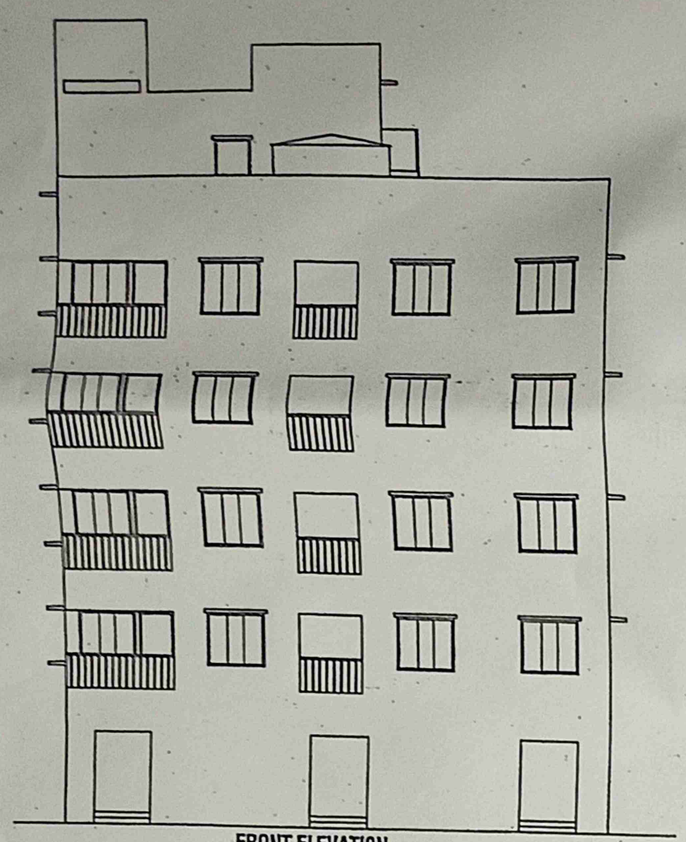
N

ENGINEERING / BUILDING CONSULTANCY
C-301 RABINDRAPALLY, BRAHMAPUR
CONTACT NO. 8836644984/8981244263
KOLKATA- 700008

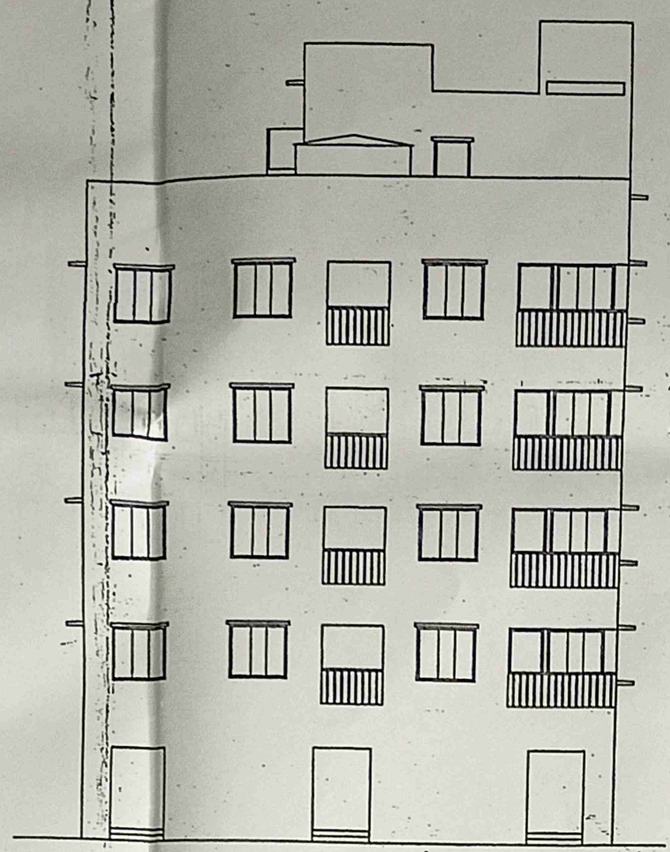
SCALE - 1:50 , 1:100 , 1:150 , 1:200 , 1:400

DATE - 29.05.2022

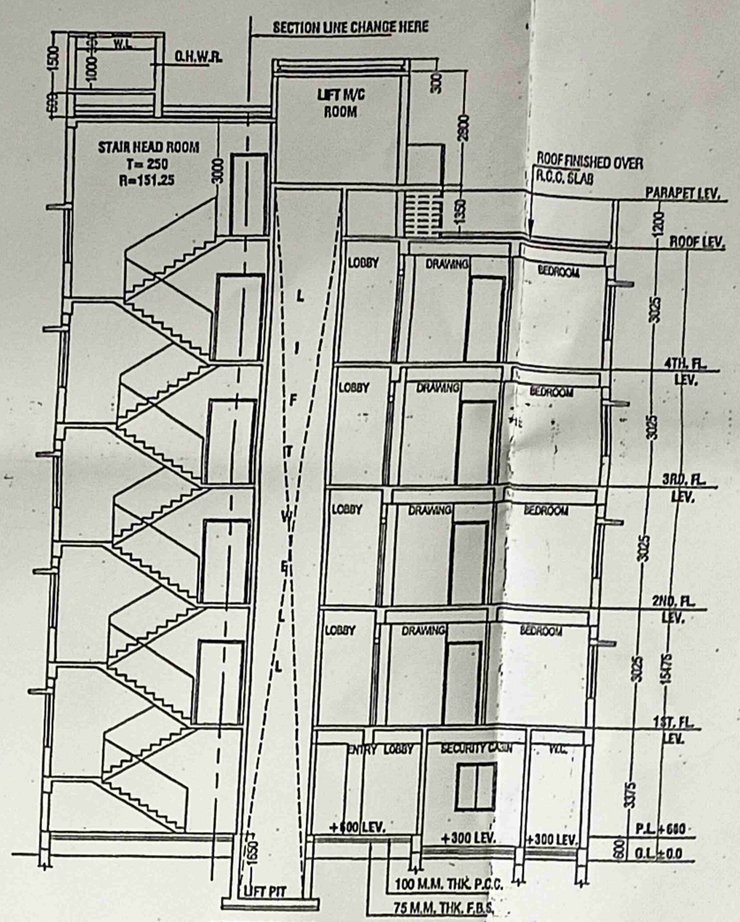
SHEET NO. -



FRONT ELEVATION
SCALE - 1:100



REAR SIDE ELEVATION
SCALE - 1:100



SECTION X-X
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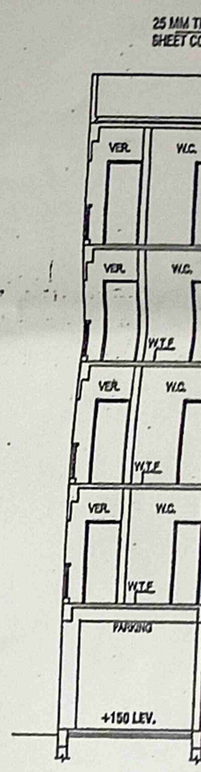
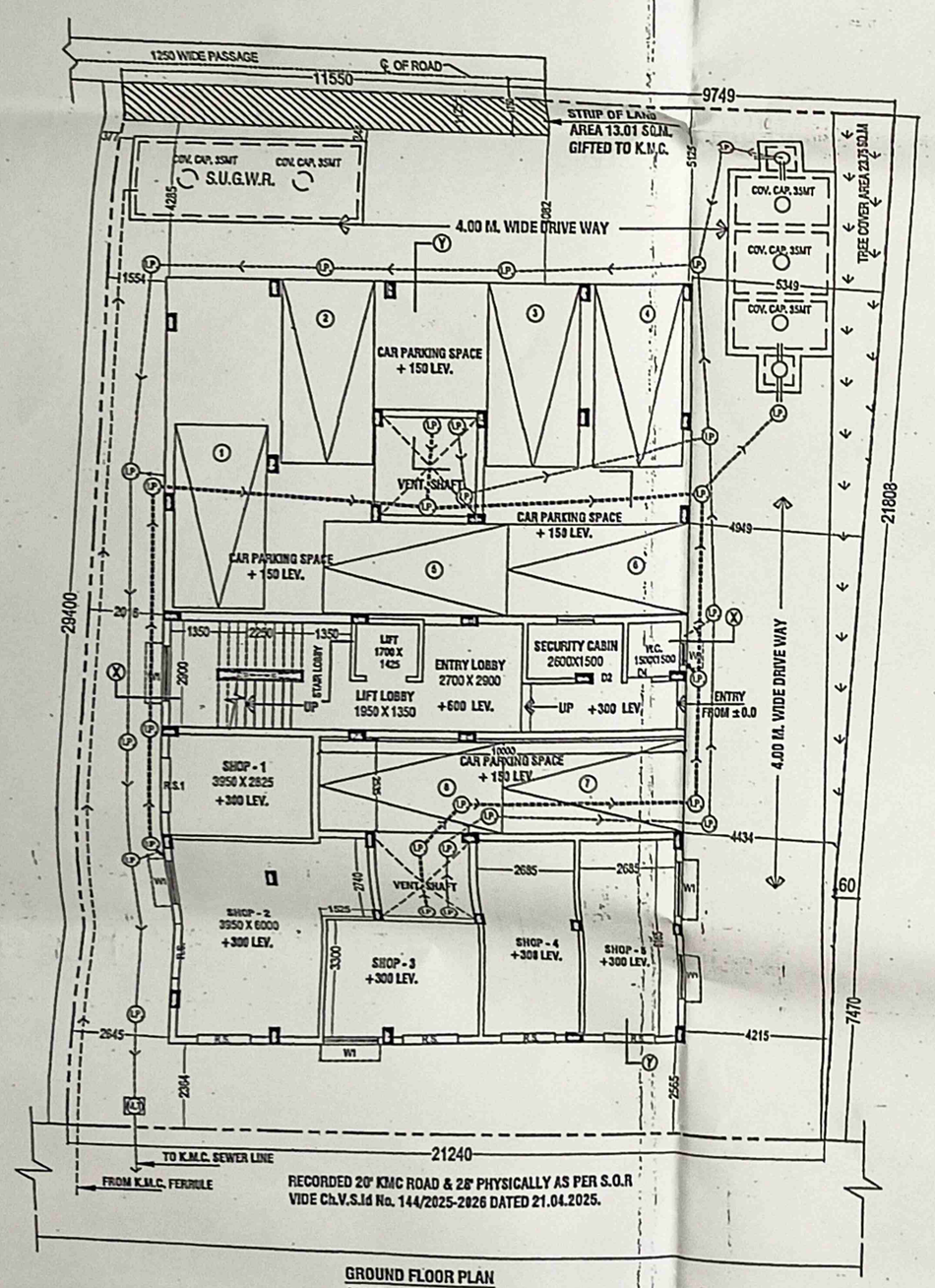
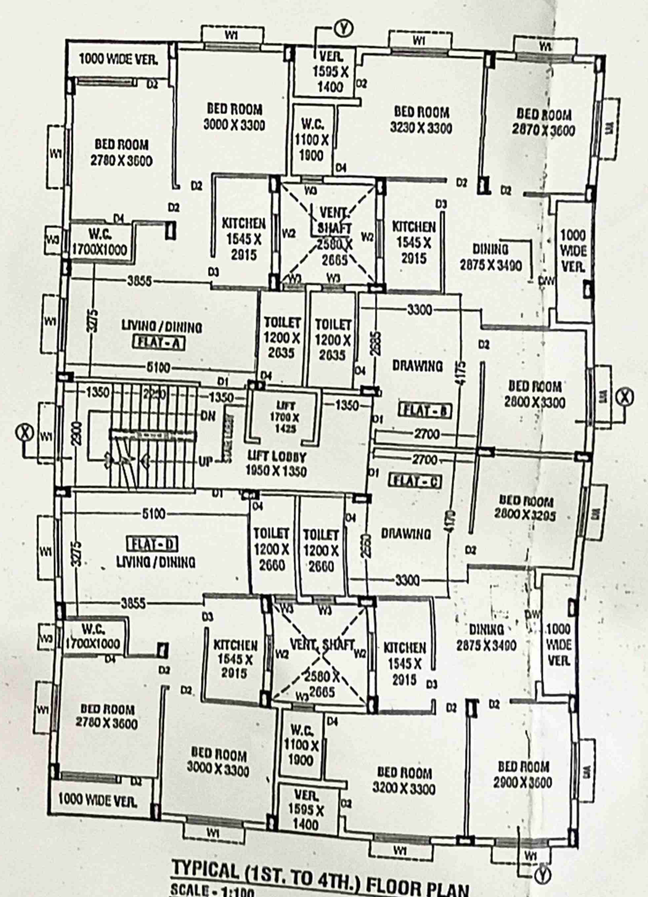
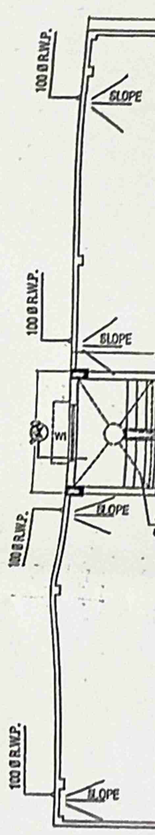


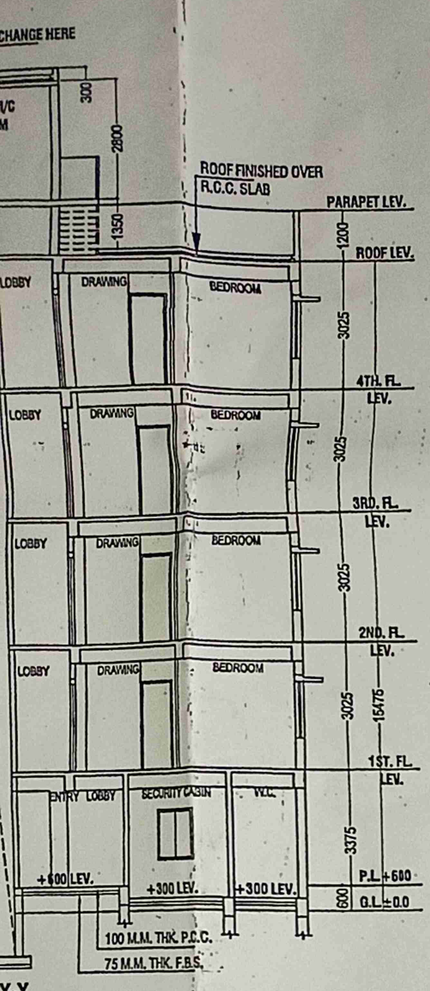


GROUND FLOOR PLAN
SCALE - 1:100



TYPICAL (1ST. TO 4TH.) FLOOR PLAN
SCALE - 1:100





X-X
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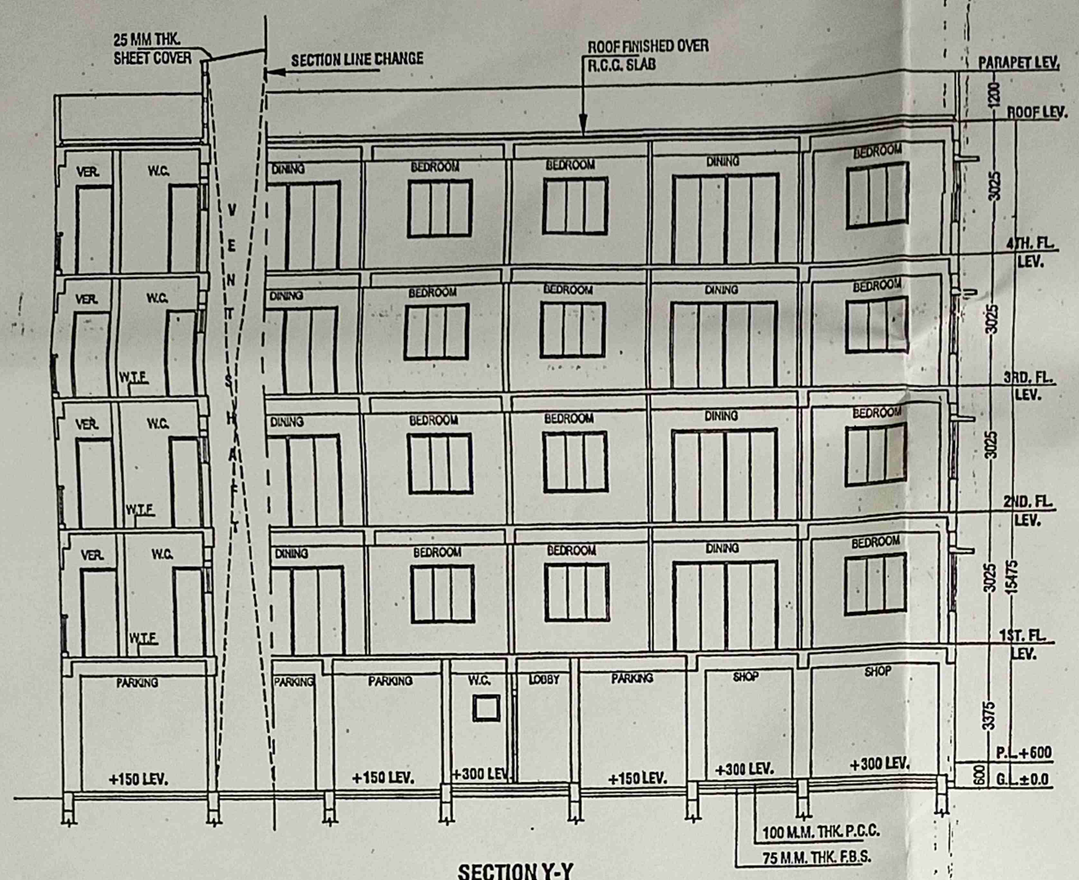
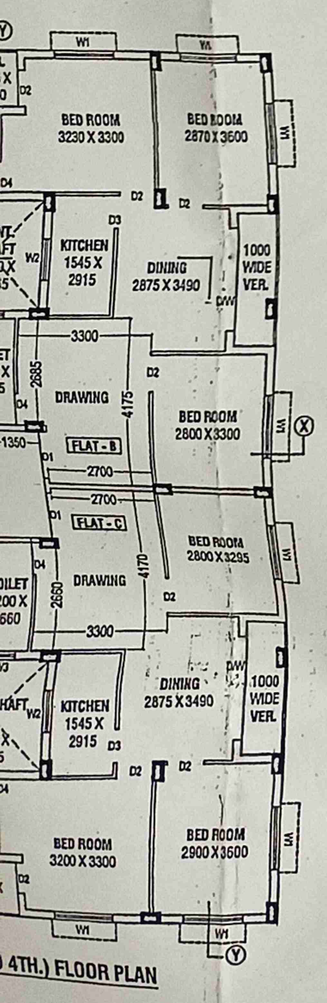
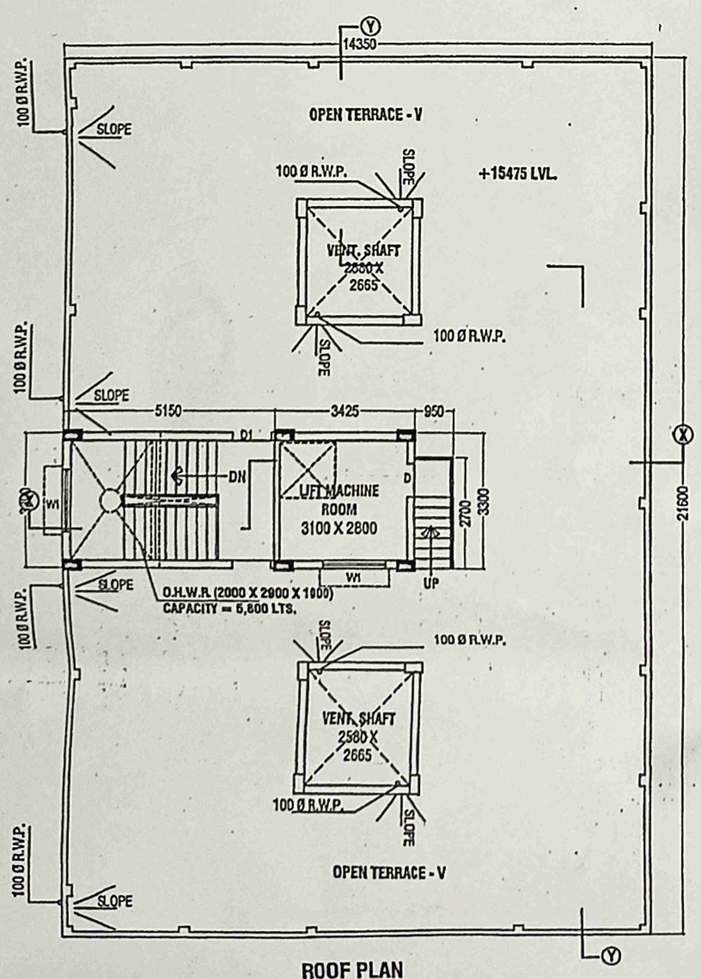


SECTION Y-Y
SCALE - 1:100



4TH.) FLOOR PLAN



ROOF PLAN
SCALE - 1:100

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BOOK NO. - I ; VOL NO. - 1603-2022 ; PAGES- 239243 TO 239260 ; BEING NO.- 160306821
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FLAT A	58.105 SQ.M.	7.15 SQ.M.	65.255 SQ.M.	4 NOS.	6 NOS.
FLAT B	77.755 SQ.M.	9.568 SQ.M.	87.323 SQ.M.	4 NOS.	
FLAT C	77.74 SQ.M.	9.566 SQ.M.	87.306 SQ.M.	4 NOS.	
FLAT D	58.105 SQ.M.	7.15 SQ.M.	65.255 SQ.M.	4 NOS.	

14. COMMERCIAL CAR PARKING CALCULATION :

	TOTAL CARPET AREA	TOTAL COVD. AREA	PROP. AT FLOOR	REQU. CAR PARKING
COMMERCIAL SPACE	86.548 SQ.M.	98.93 SQ.M.	GROUND FLOOR	2 NOS.

14. PROPOSED NO. OF COVERED CAR PARKING = 8 NOS.
REQUIRED NO. OF CAR PARKING = 6 NOS.
15. PROPOSED AREA OF PARKING = 149.58 SQ.M.
PERMISSIBLE AREA OF PARKING = 150 SQ.M.
16. ROOF AREA = 296.209 SQ.M.
17. STAIR HEAD ROOM AREA = 16.995 SQ.M.
18. STAIR HEAD ROOM HEIGHT = 3.00 M.
19. LIFT MACHINE ROOM AREA = 11.301 SQ.M.
20. LIFT MACHINE ROOM HEIGHT = 2.80 M.
21. LIFT MACHINE ROOM STAIR AREA = 2.565 SQ.M.
22. O.H.W.R AREA = 7.92 SQ.M.
23. OVER HEAD TANK BASE HEIGHT = 0.60 M.
24. TOTAL COMMON AREA = 105.958 SQ.M.

SPECIFICATIONS :

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH GRADE OFCONCRETE 1:4 CEMENT MORTER JOINTS. STEEL Z- SECTION WINDOWS. CAST-IN-SITU MARBLE FLOORING. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.D.P. PUNNING ON INTERNAL WALLS & CEILING.
ASSUMING BEARING CAPACITY OF SOIL IS 7 T/SQM.
ALL OTHER WORKS AS PER I.S. CODE.

DECLARATION OF LBS

I , CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD IS CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME . IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK .

(HIRANMOY MUKHERJEE)
L.B.S. NO. 1350(I)
NAME OF LBS

DECLARATION OF STRUCTURAL ENGINEER

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 M/S TECHNO SOIL of Gokhara, Arunachal, Sonarpur,Kolkata- 700150, recommended & signed by Geo-Tech Engineer KALLOL KUMAR GHOSHAL.

(HIRANMOY MUKHERJEE)
E.S.E NO. 526 (II)
NAME OF STRUCTURAL ENGINEER

GEO-TECHNICAL ENGINEER'S DECLARATION

Undersigned has inspect the site carried out the soil investigation therein. It is certified that the existing soil of the site is able to carry the load coming from the proposed construction and foundation system proposed therein is safe and stable in all respect from Geo-technical point of view.

(KALLOL KUMAR GHOSHAL)
LICENCE. NO. 49(I)
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNERS

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
I) I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION .
II) I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 OF ADJOINING STRUCTURE .
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 & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.BEFORE STARTING OF BUILDING FOUNDATION WORK.
VI) THE SITE IS IDENTIFIED BY US AT THE TIME OF INSPECTION.

M/S PACIFIC CONSTRUCTION
SOLE PROP- SRI BIJOY GHOSH
AS C/A OF SMT KAMALA RANI SAHA ;
SMT SUBARNA SAHA
NAME OF APPLICANT & OWNER

BUILDING PERMIT NO: 2025110145
SANCTION DATE : 13.08.2025
VALID UPTO: 12.08.2030

MANISH SARKAR Digitally signed by MANISH SARKAR Date: 2025.08.13 13:13:59 +05'30'
DIGITAL SIGNATURE OF A.E. (C)/BLDG/BR-XI

SUBHASISH DAS Digitally signed by SUBHASISH DAS Date: 2025.09.01 18:41:58 +05'30'
DIGITAL SIGNATURE OF E.E. (C)/BLDG/BR-XI

PROJECT:

PROPOSED G+4 STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 15.475 MT U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT K.M.C. PREMISES NO. 461 BORAL MAIN ROAD, WARD NO.-111, BR. - XI, KOLKATA- 700084 UNDER THE K.M.C.

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ENGINEERING / BUILDING CONSULTANCY
C-30/1 RABINDRAPALLY, BRAHMAPUR
CONTACT NO- 9836644984/8981244263
KOLKATA- 700096

SCALE - 1:50 , 1:100 , 1:150 , 1:600 , 1:4000
DATE - 29.05.2022
SHEET NO. - 1