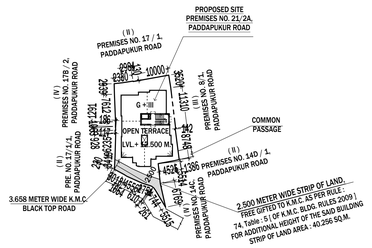
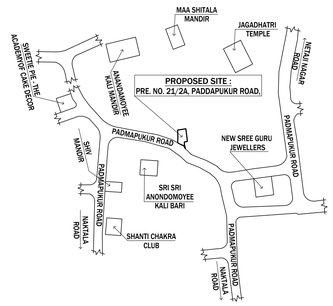


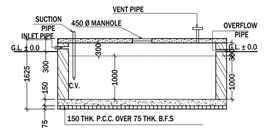
SITE PLAN

SCALE - 1:600



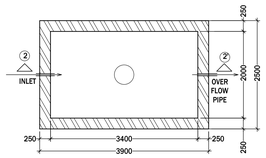
LOCATION PLAN

SCALE - 1:4000



SECTION - 2 : 2'

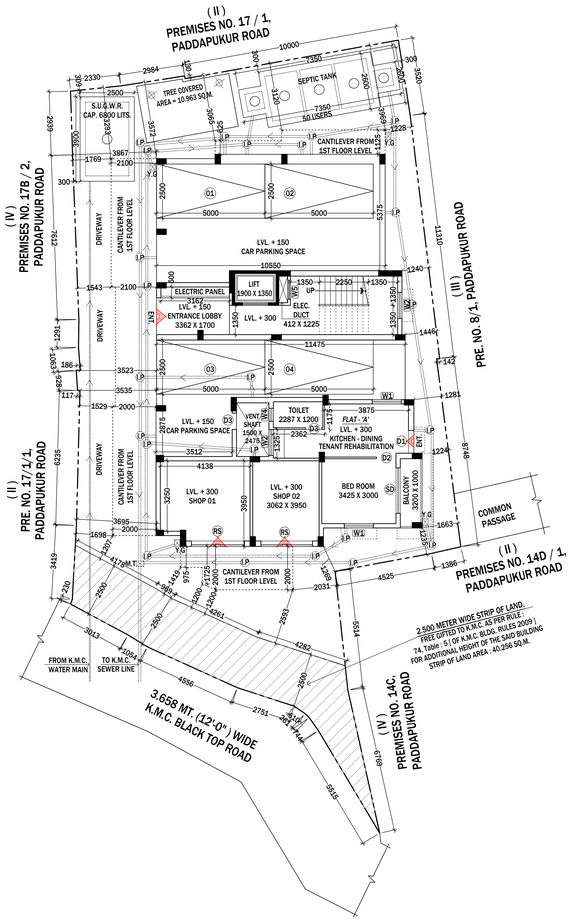
(SCALE - 1:50)



PLAN OF SEMI UNDER GROUND WATER RESERVOIR CAPACITY : 6,800 LIT.

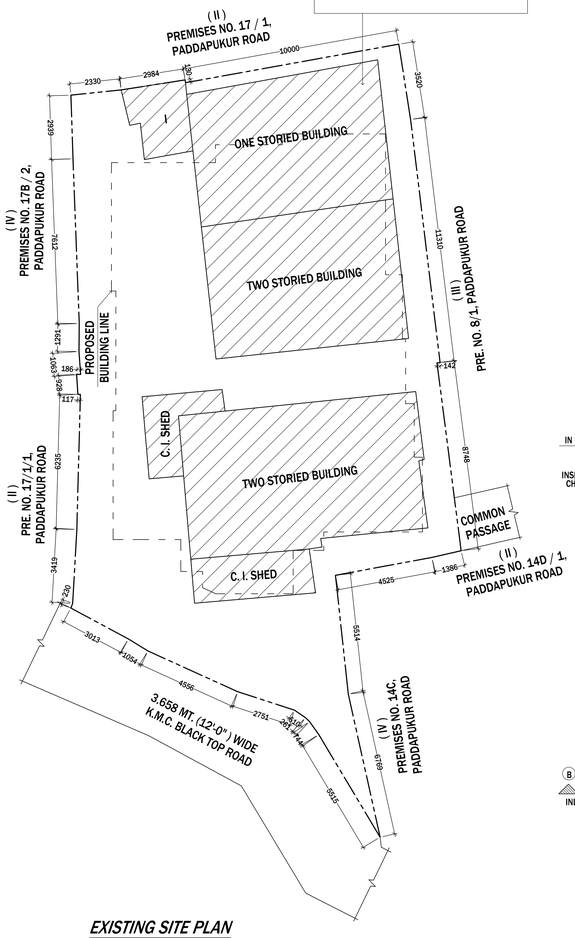
(SCALE - 1:50)

NOTE:
THE EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION WORK. THIS PREMISES IS OCCUPIED BY THE LAND OWNER & TENANT.



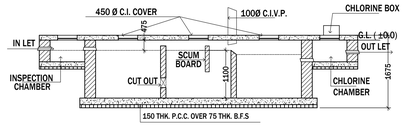
PROPOSED GROUND FLOOR PLAN

SCALE - 1:100



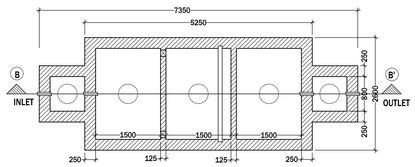
EXISTING SITE PLAN

SCALE - 1:100



SECTION: B - B'

(SCALE - 1:50)



PLAN OF SEPTIC TANK

(FOR 50 USERS)

(SCALE - 1:50)

PROPOSED AREA STATEMENT :

1. AREA OF THE LAND : 06K. - 11 CH. - 07 SQ.FT. i.e. 447.974 SQ.M. i.e. 4822 SQ.FT. [AS PER DEED]
2. AREA OF THE LAND : 06K. - 10 CH. - 02 SQ.FT. i.e. 443.336 SQ.M. i.e. 4772 SQ.FT. [AS PER BOUNDARY DECL.]
3. STRIP OF LAND AREA : 40.256 SQ.M.
4. NET AREA OF LAND : (443.336 - 40.256) = 403.080 SQ.M.
5. ROAD WIDTH : 3.658 METER WIDE [K.M.C. BLACK TOP ROAD].
6. PERMISSIBLE F.A.R. : 1.750
7. PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
8. PERMISSIBLE GROUND COVERAGE : 60.000 % i.e. 266.002 SQ.M.
9. PROPOSED GROUND COVERAGE : 56.272 % i.e. 249.475 SQ.M.
10. PROPOSED BUILDING HEIGHT : 12.500 METER [G+III STORIED]
11. REQUIRED CAR PARKING : 04 [FOUR] NOS.
12. PROPOSED CAR PARKING : 04 [FOUR] NOS.
13. PROPOSED CAR PARKING AREA AT GROUND FLOOR : 98.342 SQ.M.
14. PROPOSED F.A.R : (865.189 - 98.342) / 443.336 = 1.730 < 1.750{Read with Rule 69(2)(c) of KMC B/R 2009}
15. PROPOSED CARPET AREA OF SHOP : 14.780 + 11.331 = 26.111 SQ.M.
16. PROPOSED BUILTUP AREA OF SHOP : 30.716 SQ.M.
17. PROPOSED STAIR HEAD ROOM AREA : 18.200 SQ.M.
18. PROPOSED LIFT MACHINE ROOM LESS AREA : 7.280 SQ.M.
19. PROPOSED OVER HEAD TANK AREA : 8.160 SQ.M.
20. PROPOSED CUPBOARD AREA : 22.599 SQ.M.
21. ADDITIONAL AREA FOR FEES : 18.200 + 22.599 + 7.280 = 48.079 SQ.M.
22. TOTAL AREA FOR FEES : 933.837 + 48.079 = 981.916 SQ.M.
23. PROPOSED TREE COVERED AREA : 10.963 SQ.M.

1. PROPOSED FLOOR AREA :-

Floor Mkd.	Floor area (SQ.M.)	Vent. Shaft (SQ.M.)	Elec. Duct. (SQ.M.)	Cut Out (SQ.M.)	Lift Well (SQ.M.)	Gross Area (SQ.M.)	Total Exempted Area: Stair Area (SQ.M.)	Lift Lobby Area (SQ.M.)	Net Floor Area (SQ.M.)
Ground Floor	201.798	3.713	——	——	——	198.085	13.365	3.797	180.923
1st Floor	253.188	3.713	0.505	——	2.565	246.405	13.365	3.797	229.243
2nd Floor	253.188	3.713	0.505	3.463	2.565	242.942	13.365	3.797	225.780
3rd Floor	253.188	3.713	0.505	——	2.565	246.405	13.365	3.797	229.243
TOTAL	961.362	14.852	1.515	3.463	7.695	933.837	53.460	15.188	865.189

2. PARKING CALCULATION :

Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking: Size	Required Parking: Tenement	Parking No.
FLAT- A	33.680	4.548	38.228	01 NO.	< 50	01 NO.	NIL
FLAT- B	73.710	9.954	83.664	03 NOS.	75 < 100	06 NOS.	03 NOS.
FLAT- C	71.414	9.644	81.058	03 NOS.	75 < 100		
FLAT- D	49.806	6.726	56.532	03 NOS.	50 < 75	04 NOS.	01 NO.
FLAT- E (DUPLEX)	59.219	7.997	67.216	01 NO.	50 < 75		
FLAT- F	31.341	4.232	35.573	01 NO.	< 50	01 NO.	NIL
TOTAL NUMBER OF CAR PARKING REQUIRED							04 NOS.
TOTAL NUMBER OF CAR PARKING PROPOSED							04 NOS.

MERCANTILE RETAIL (SHOP) CARPET AREA : 14.780 + 11.331 = 26.111 SQ.M.

MERCANTILE RETAIL (SHOP) BUILT UP AREA : 30.716 SQ.M. (REQUIRED NO'S OF CAR PARKING FOR SHOP : NIL)

PART - A

1. ASSESSEE NO :- 21 - 098 - 07 - 0136 - 0.

2. NAME OF RECORDED OWNERS - MISS. SUKANYA MUKHERJEE, SRI ANGSHUMAN MUKHERJEE, SRI SOMNATH GHOSH, SRI SAMBHUNATH BHABOTOSH GHOSH, SRI SOURAV GHOSH ALIAS SAURAV GHOSH, SMT. MOUSUMI BHATTACHARJEE, SMT. SUDESNA RAY, SMT. MOYNA MUKHERJEE ALIAS SMT. MAYNA MUKHERJEE.

3. NAME OF APPLICANT - MR. PRABIR GHOSH & MR. BAPI DAS PARTNERS OF "SUCHANA" CONSTITUTED ATTORNEY OF MISS. SUKANYA MUKHERJEE, SRI ANGSHUMAN MUKHERJEE, SRI SOMNATH GHOSH, SRI SAMBHUNATH BHABOTOSH GHOSH, SRI SOURAV GHOSH ALIAS SAURAV GHOSH, SMT. MOUSUMI BHATTACHARJEE, SMT. SUDESNA RAY, SMT. MOYNA MUKHERJEE ALIAS SMT. MAYNA MUKHERJEE.

4. DETAILS OF REGISTERED DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	2	225 TO 238	65	22.01.1997	SUB-REGISTERED ALIPORE SADAR
I	320	175 TO 190	12947	25.09.1989	SUB-REGISTERED ALIPORE SADAR
I	55	38 TO 45	2646	28.04.1957	SUB-REGISTERED ALIPORE SADAR

5. DETAILS OF BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2025	236097 TO 236109	163009257	21.11.2025	D.S.R. - V SOUTH 24 PARGANAS WEST BENGAL

6. DETAILS OF NON EVICTION OF TENANT DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2025	236084 TO 236096	163009258	21.11.2025	D.S.R. - V SOUTH 24 PARGANAS WEST BENGAL

7. DETAILS OF DEED OF GIFT:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2025	236069 TO 236083	163009259	21.11.2025	D.S.R. - V SOUTH 24 PARGANAS WEST BENGAL

8. DETAILS OF REGISTERED POWER OF ATTORNEY:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
IV	1605-2025	4065 TO 4086	160500176	31.10.2025	A.D.S.R. ALIPORE WEST BENGAL

9. DETAILS OF AMALGAMATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1601-2025	31775 TO 31808	160100869	29.04.2025	D.S.R. - I SOUTH 24 PARGANAS WEST BENGAL

10. MUTATION CERTIFICATE CASE NO. O / 098 / 04 - 11 - 2025 / 66784 DATED 07.11.2025.

NOTE:
1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THE BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.
2. THE DEPTH OF S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING COLUMNS OF THE BUILDING.

Permissible Height in Reference to CC2M Issued by AAI: 33.00 Meter

Reference Point Marked InThe Site Plan of The Proposal	Co-ordinate in WGS 84: Latitude	Longitude	Site Elevation (AMSL)
A	22°28'47.4"N	88°21'49.9"E	6 Meter

SPECIFICATION OF CONSTRUCTION :-
1. 200THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE. 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB. BEAM. LINTEL. CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. MARBLE FLOOR FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. " + 300 LVL. TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 152.500 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 125 MM.
SO CLEAR HEIGHT IS 2925 MM.
MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 25 (C : S : ST :: 1 : 1 : 2) & GRADE OF STEEL :- Fe 550
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

CUPBOARD & LOFT AREA :-

FLAT MKD.	PROPOSED C.B. AREA (SQ.M.)
GROUND FLOOR	N/A
1ST FLOOR	7.533 SQ.M.
2ND FLOOR	7.533 SQ.M.
3RD FLOOR	7.533 SQ.M.
TOTAL	22.599 SQ.M.

DOOR AND WINDOW SCHEDULE:

MKD.	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	FLUSH	-	2100	1050 X 2100
D2	FLUSH	-	2100	900 X 2100
D3	FLUSH	-	2100	750 X 2100
SD	GLAZED	-	2100	AS PER PLAN
W1	GLAZED	750	2100	1500 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1000	2100	1000 X 1100
W4	GLAZED	1350	2100	600 X 750
W5	GLAZED	1000	2100	875 X 1100

DECLARATION OF APPLICANT :-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. E.S.E & G.T.E DURING CONSTRUCTION.
WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. E.S.E & G.T.E DURING CONSTRUCTION OF THE BUILDING (AS PER B. S PLAN)
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY US. THE PLOT IS OCCUPIED BY TENANT & OWNER. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

MR. PRABIR GHOSH & MR. BAPI DAS
PARTNERS OF "SUCHANA" CONSTITUTED ATTORNEY OF
MISS. SUKANYA MUKHERJEE. SRI ANGSHUMAN MUKHERJEE,
SRI SOMNATH GHOSH, SRI SAMBHUNATH
BHABOTOSH GHOSH, SRI SOURAV GHOSH ALIAS SAURAV GHOSH,
SMT. MOUSUMI BHATTACHARJEE, SMT. SUDESNA RAY,
SMT. MOYNA MUKHERJEE ALIAS SMT. MAYNA MUKHERJEE.
NAME OF THE OWNER'S / APPLICANT

DECLARATION OF ARCHITECT :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD 3.658 M. CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE PLAN & KEY PLAN SHOWN IN PLAN ARE AS PER SITE. EXISTING STRUCTURE OCCUPIED BY THE OWNERS & TENANTS, TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. SITE WILL BE SUPERVISED BY ME.

NAME OF ARCHITECT
MR. AMARJIT KUMAR SAH
REG. NO. [CA/2021/131994, GOVT. OF INDIA]

DECLARATION OF STRUCTURAL ENGINEER:-

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
HOWEVER, I SHALL SUBMIT THE STRUCTURE PLAN, DESIGN CALCULATION & SOIL TEST REPORT AFTER THE DEMOLITION OF EXISTING STRUCTURE AT THE TIME OF PLINTH LEVEL APPLICATION.

NAME OF STRUCTURE ENGINEER
MR. ARNAB DEB
E.S.E. / 1 / 283

DECLARATION OF GEO-TECHNICAL ENGINEER:-

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

NAME OF GEO-TECHNICAL ENGINEER
MR. ARNAB DEB
G.T. - II / 63 [K.M.C.]

PROJECT :

PROPOSED PLAN FOR G + THREE STORIED [12.500 METER HEIGHT]
RESIDENTIAL BUILDING AT PREMISES NO. 21/2A, PADDAPUKUR ROAD, WARD NO. 098, P.S. NETAJI NAGAR, MOUZA : RAIPUR, C.S. DAG NO. 268 & 271, C.S. KHATIAN NO. 281 & 412, TOUZI NO. 56, J.L. NO. 33, KOLKATA 700 092 BOROUGH X [K.M.C.].

AS PER U/S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009

TITLE : ARCHITECTURE DRAWING	DETAIL : ANISHA	N
SCALE - 1:100	DATE : 10.12.2025	

ARCHITECTURAL CONSULTANT:-

DESIGNIKA
• A R C H I T E K T S A N N D • N S T E R T E R
Registered Office : 74A, PURNA DAS ROAD, 1ST FLOOR, KOLKATA – 700 029. (Beside Garishat Triangular Park)
E-mail: designikaarchitects@gmail.com
Phone – +91 – 84206 12431, +91 – 77973 13788.

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PLAN CASE NO :- 2025100292

BUILDING PERMIT NO :- 2026100018

DATED :- 20/04/2026

VALID UPTO:- 19/04/2031

SPACE FOR DIGITAL SIGNATURE

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2026.04.20 16:42:27 +05'30'

DIGITAL SIGNATURE OF A.E. (C) BLDG., BR.- X

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2026.04.20 16:40:48 +05'30'

DIGITAL SIGNATURE OF E.E. (C) BLDG., BR.- X