

- 1). PREMISES NO.- 40, NAFAR CHANDRA DAS ROAD, WARD NO.- 120,  
2). ASSESSEE NO.- 41 + 120 + 06 -0040 +3,  
3). NAME OF THE OWNER(S) / APPLICANT(S) - SRI GOPAL CHANDRA DAS,  
4). AREA OF LAND = 272.446 SQ.M.  
5). NAME OF L.B.S. - DILIP KUMAR CHAKRABORTY  
6). PERMISSIBLE HEIGHT IN REFERENCE TO C.C.M ISSUED BY AAI: 33.0 MTS.

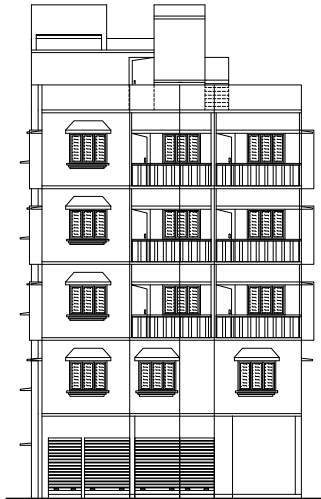
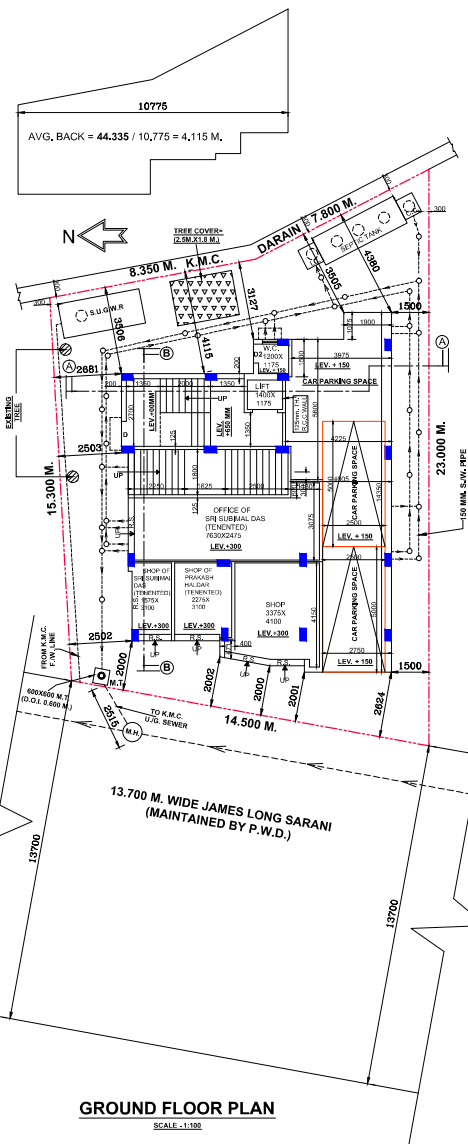
CO - ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSED	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
	22° 29' 56.40" N	88° 19' 43.97" E	4.18 MTS.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECTS AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN IT SHALL BE FULLY LIABLE FOR WHICH M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI GOPAL CHANDRA DAS  
OWNER(S) / APPLICANT(S)

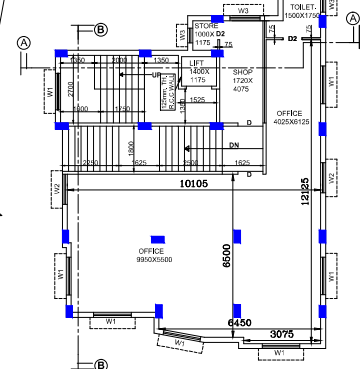
DILIP KUMAR CHAKRABORTY  
NAME OF L.B.S. NO.- 331 (B)



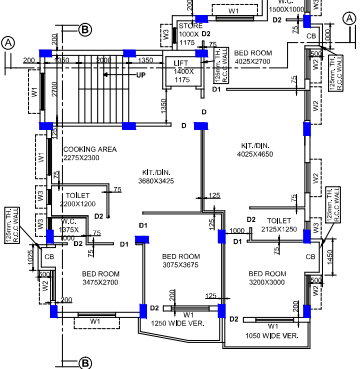
FRONT ELEVATION  
(WEST SIDE)  
SCALE: 1:100

DEPTH OF SEPTIC TANK AND S.U./G.W.R. WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.

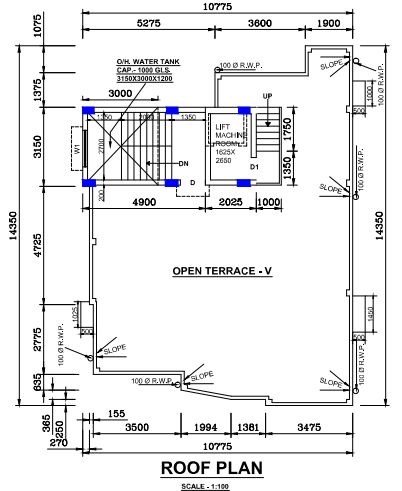
DOORS & WINDOWS	
MARKED	SIZE
D1	1000 X 2100
D2	900 X 2100
D3	780 X 2100
W1	1500 X 1200
W2	1200 X 1200
W3	600 X 750



SECTION ON -A-A  
SCALE: 1:100



SECTION ON -B-B  
SCALE: 1:100



STATEMENT OF THE PLAN PROPOSAL

1. ADDRESS NO.- 41 + 120 + 06 -0040 +3,  
2. DETAILS OF REGISTERED DEED -  
a) PERMISSIBLE = 156,888 SQ.M. (37,585 %)  
b) PROPOSED = 129,218 SQ.M. (47,444 %)  
3. E.A.S. -  
a) PERMISSIBLE - 2.250  
b) PROPOSED - 1.688

2. DETAILS OF REGISTERED DEED -  
a) BEING NO.- 12454  
b) BOOK NO.- 215  
c) PAGE NOS. - 210 TO 219  
d) YEAR - 1985  
e) AT D.S.R.- ALPORE, 24- PARAGANAS.

3. DETAILS OF BOUNDARY DECLARATION -  
a) BEING NO.- 16020802  
b) BOOK NO.- 16020803  
c) PAGE NOS. - 200152 TO 200162  
d) DATE - 17/05/2023  
e) AT D.S.R.- B. ALPORE, SOUTH 24- PARAGANAS.

4. DETAILS OF NON EVICTION OF TENANT DEC. -  
a) BEING NO.- 16020803  
b) BOOK NO.- 16020803  
c) PAGE NOS. - 200152 TO 200162  
d) DATE - 17/05/2023  
e) AT D.S.R.- B. ALPORE, SOUTH 24- PARAGANAS.

5. AREA OF LAND (AS PER B.L.R.O./J-44 (SARANI) - 301.284 SQ.M.  
6. AREA OF LAND (AS PER BOUNDARY DECLARATION) - 272.446 SQ.M.  
7. SHOP AREA (COVERED) - 47.446 SQ.M.  
8. SHOP AREA (CARPET) - 34.037 SQ.M.  
9. BUSINESS AREA (COVERED) - 114.358 SQ.M.  
10. BUSINESS AREA (CARPET) - 96.489 SQ.M.

GR. FLOOR AREA = 129,218 SQ.M.  
1ST. FLOOR AREA = 116,589 SQ.M.  
2ND. FLOOR AREA = 127,613 SQ.M.  
3RD. FLOOR AREA = 127,613 SQ.M.  
4TH. FLOOR AREA = 127,613 SQ.M.

TOTAL FLOOR AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 544,041 SQ.M.  
TOTAL AREA EXEMPTED IN THIS RULE = 73.246 SQ.M.

GROSS TOTAL COVER AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE = 617,287 SQ.M.

4. STAIR COVER AREA = 15,204 SQ.M.  
5. CAR PARKING REQUIRED = 2 NOS.  
6. CAR PARKING PROVIDED = 2 NOS.  
7. RESIDENTIAL + NO. & BUSINESS + 1 NO.  
8. CAR PARKING AREA = 46,541 SQ.M.  
9. LIFT ROOM & STAIR AREA = 1,376 SQ.M.  
10. TOTAL C.S. AREA = 5,214 SQ.M.

11. NO. OF TENEMENT - 8 NOS.  
12. NO. OF TENEMENT - 8 NOS.  
13. NO. OF TENEMENT - 8 NOS.  
14. ROAD WIDTH = 13.700 M.  
15. HEIGHT OF THE BUILDING = 15.475 M.  
16. THE TREE COVER AREA (PROV.) = 2.280 SQ.M. (3.77%)  
17. TREE COVER AREA (PROV.) = 2.280 SQ.M. (3.77%)

L.B.S. DECLARATION

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 CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING P.W.D. ROAD CONFORM WITH THE PLAN AND THAT THE BUILDABLE SITE NOT TANK OF FILLED UP TANK. THE LAND IS BOUNDED BY BOUNDARY WALLS.

DILIP KUMAR CHAKRABORTY  
NAME OF L.B.S. NO.- 331 (B)

STRUCTURAL DECLARATION

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE LATEST CODE OF PRACTICE AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SOIL TESTING HAS BEEN DONE BY BHASKAR ROY OF "SOIL - TECH", AT 91/1H, PRINCE GOLA MOHARRI SHAH ROAD, JADAVPUR, KOLKATA-700032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

D. GHOSH (B228)  
NAME OF STRUCTURAL ENGINEER

NOTES & SPECIFICATION

1. ALL DIMENSION ARE IN M.M. UNLESS OTHERWISE NOTED.  
2. ALL OUTER WALLS ARE 200TH IN C.M.-1:6 & PARTITION WALLS ARE 120TH & 150TH IN C.M.-1:4  
3. GRADE OF STEEL IS - 500  
4. GRADE OF CONCRETE - M20  
5. ALL MATERIALS & CONSTRUCTION SHALL BE AS PER IS, CODE & B.S.  
6. PROPORTION OF D.P.C. - 1:2.4 WITH G.O. POWDER  
7. DEPTH OF SEPTIC TANK & S.U.W.R. SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.  
8. PROPORTION OF LIME TERRACING - 2:3:7

OWNERS DECLARATION

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN BY ME. IF ANY STRUCTURES ARE FOUND TO BE IN SAFE AND STABLE IN ALL RESPECTS. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REMOVE THE SAME FROM THE PLAN. THE CONSTRUCTION OF SEWAGE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SRI GOPAL CHANDRA DAS  
NAME OF OWNER

DECLARATION OF GEO-TECHNICAL ENGINEER

I UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE 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.

BHASKAR ROY  
NAME OF LICENSE NO.- G.T./B2

PROPOSED PLAN OF A GHY STORED RESIDENTIAL BUILDING U/S - 393 (A) OF K.M.C. ACT 1980 COMPLYING BUILDING RULE 2009 AT PREMISES NO.- 40, NAFAR CHANDRA DAS ROAD, WARD NO.- 120, BOROUGH NO.- XIII, P.S.- BEHALA, KOLKATA - 700034. UNDER K.M.C. (S.S.UNIT).

NAME OF OWNER - SRI GOPAL CHANDRA DAS.

DRAWN BY: DILIP K.R. CHAKRABORTY  
CIVIL ENGINEER  
L.B.S.- CLASS - I (K. M. C.)

OFF - 22, BONOMALI NASKAR ROAD  
CALCUTTA - 700060

B.P. NO. - 2025130049  
VALID UPTO - 24.07.2030

DATE- 25.07.2025

SUMAN GARAI  
Digitally signed by SUMAN GARAI  
Date: 2025.07.25 15:10:09 +05'30'

DEBOJIT DAS  
Digitally signed by DEBOJIT DAS  
Date: 2025.07.25 15:14:39 +05'30'

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.