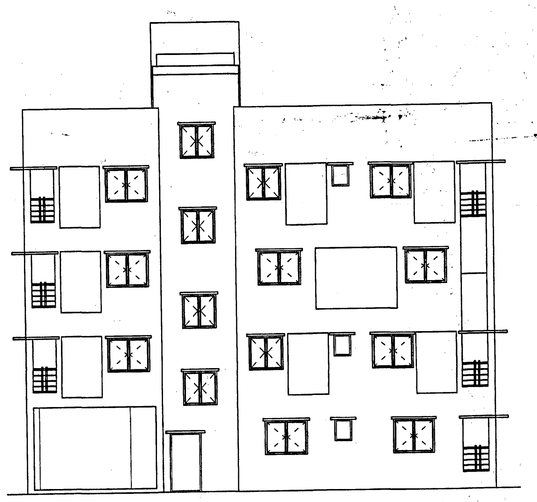
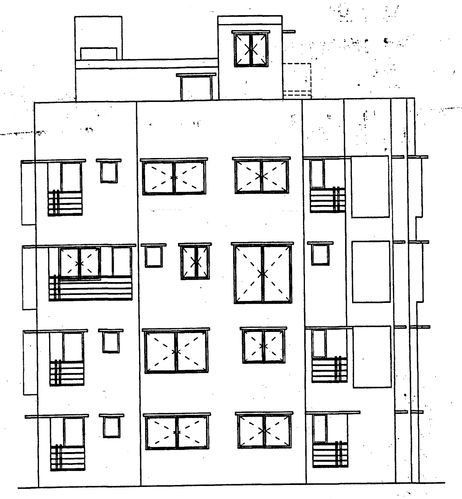
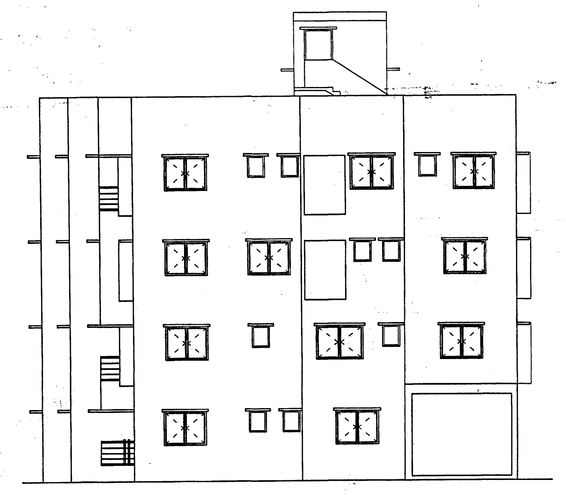


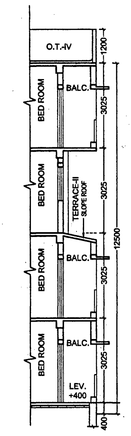
FRONT ELEVATION
SCALE : 1:100



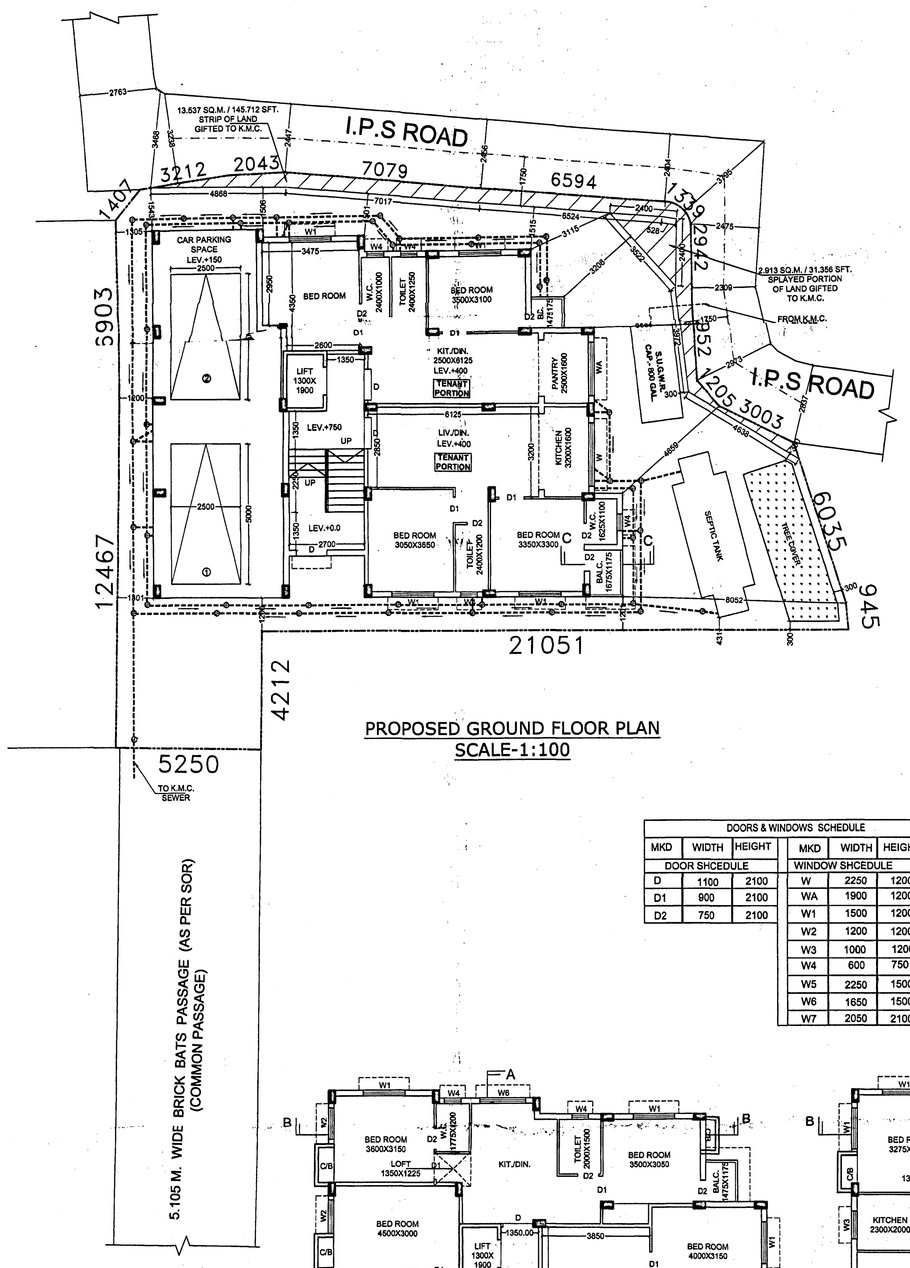
WEST SIDE ELEVATION
SCALE : 1:100



SOUTH SIDE ELEVATION
SCALE : 1:100

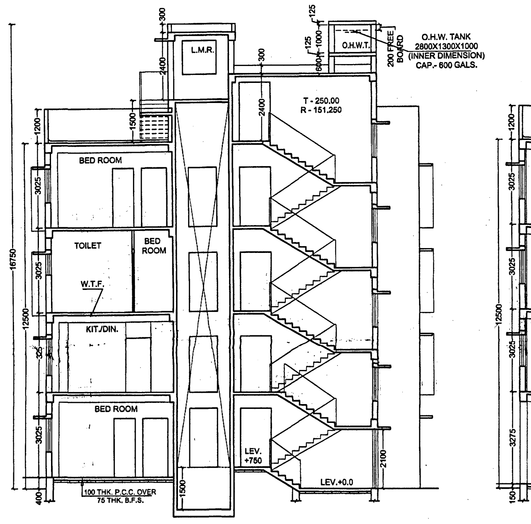


SECTION: C-C
SCALE-1:100

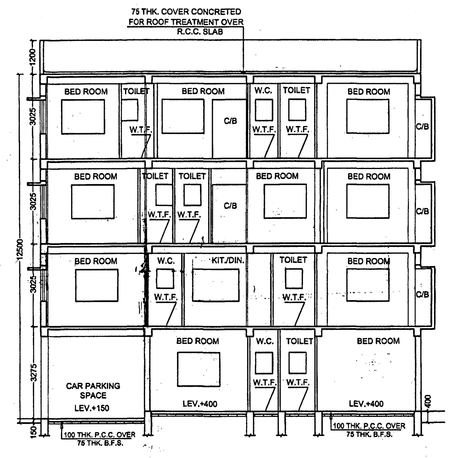


PROPOSED GROUND FLOOR PLAN
SCALE-1:100

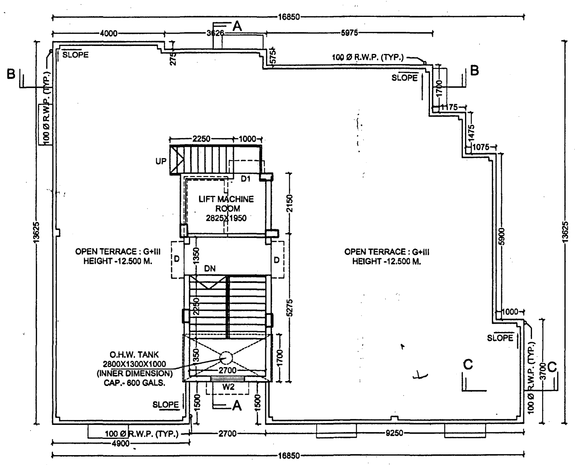
DOORS & WINDOWS SCHEDULE					
MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
DOOR SHCEDULE			WINDOW SHCEDULE		
D	1100	2100	W	2250	1200
D1	900	2100	WA	1900	1200
D2	750	2100	W1	1500	1200
			W2	1200	1200
			W3	1000	1200
			W4	600	750
			W5	2250	1500
			W6	1650	1500
			W7	2050	2100



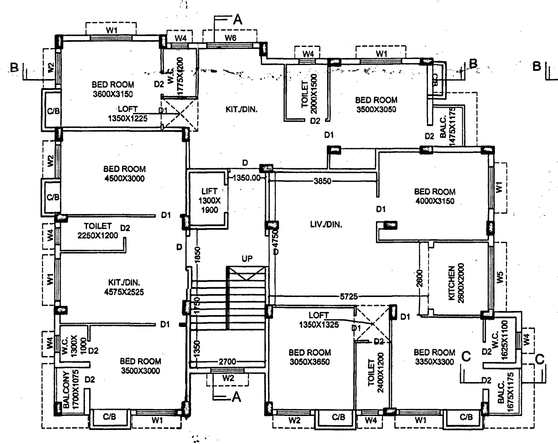
SECTION: A-A
SCALE-1:100



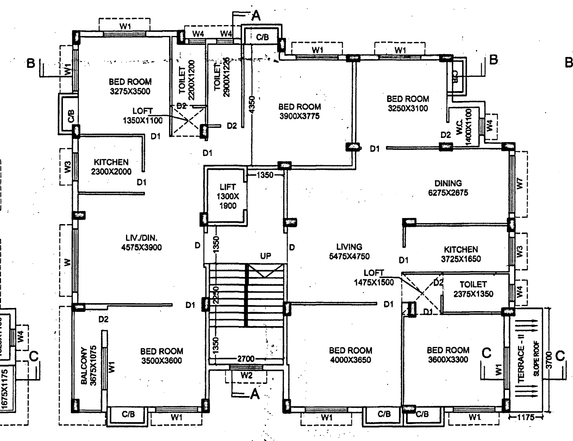
SECTION: B-B
SCALE-1:100



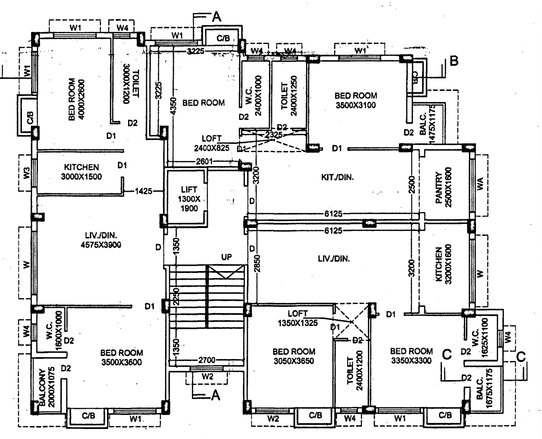
PROPOSED ROOF PLAN
SCALE-1:100



PROPOSED 1ST FLOOR PLAN
SCALE-1:100



PROPOSED 2ND FLOOR PLAN
SCALE-1:100



PROPOSED 3RD FLOOR PLAN
SCALE-1:100

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING U/S 393(A) OF K.M.C. ACT 1980 COMPLYING BUILDING RULE 2009, AT K.M.C. PREMISES NO. - 56, SODEPUR ROAD, WARD - 122, BOROUGH NO. - XIII, ASSESSEE NO. - 41-122-12-0056-5, P.S.- BEHALA, THEN THAKURPUKUR, NOW P.S. - HARIDEVPUR, KOLKATA - 700082 , UNDER THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION.

NAME OF THE OWNER : SRI SANDIPAN CHAKRABORTY.

PART A

1. ASSESSEE NO. - **41-122-12-0056-5**

2. NAME OF APPLICANT :- 1. MR. PANNALAL CHAKRABORTY, 2. MR. CHANDAN KUMAR DAS, 3. MR. BIPLAB ROY, PARTNERS OF PCB CONSTRUCTION, C.A. OF SRI SANDIPAN CHAKRABORTY.

3. DETAILS OF REGISTERED MOTHER DEED :-
BOOK NO. - I , VOLUME -19,
PAGE:- 164 TO 170 , DATED - 20.05.1953,
BEING NO.- 1125, AT S.R.O. - BEHALA.

4. DETAILS OF REGISTERED DEED OF GIFT - 01 :-
BOOK NO. - I , VOLUME -1603 - 2021,
PAGE:- 129150 TO 129195 , DATED - 08.07.2021,
BEING NO.- 160303829, AT D.S.R.-III, SOUTH 24 PGS(S). WEST BENGAL.

5. DETAILS OF REGISTERED DEED OF GIFT - 02 :-
BOOK NO. - I , VOLUME -1603 - 2021,
PAGE:- 129196 TO 129222 , DATED - 08.07.2021,
BEING NO.- 160303833, AT D.S.R.-III, SOUTH 24 PGS(S). WEST BENGAL.

6. DETAILS OF REGISTERED DEED OF GIFT - 03 :-
BOOK NO. - I , VOLUME -1603 - 2021,
PAGE:- 129107 TO 129130 , DATED - 08.07.2021,
BEING NO.- 160303834, AT D.S.R.-III, SOUTH 24 PGS(S). WEST BENGAL.

7. DETAILS OF REGISTERED DEED OF GIFT - 04 :-
BOOK NO. - I , VOLUME -1603 - 2021,
PAGE:- 129254 TO 129281 , DATED - 08.07.2021,
BEING NO.- 160303835, AT D.S.R.-III, SOUTH 24 PGS(S). WEST BENGAL.

8. DETAILS OF REGISTERED PARTITION DEED :-
BOOK NO. - I , VOLUME -1603 - 2024,
PAGE:- 63109 TO 63139 , DATED - 19.02.2024,
BEING NO.- 160302503, AT D.S.R.-III, SOUTH 24 PGS(S). WEST BENGAL.

9. DETAILS OF POWER OF ATTORNEY :-
BOOK NO. - I , VOLUME -1603 - 2025,
PAGE:- 92213 TO 92235 , DATED - 28.02.2025,
BEING NO.- 160303649, AT D.S.R.-III, SOUTH 24 PGS(S). WEST BENGAL.

10. DETAILS OF BOUNDARY DECLARATION :-
BOOK NO. - I, VOLUME - 1603-2025,
PAGE:- **91831 TO 91843**, DATED - 28.02.2025
BEING NO.- 160303672, AT D.S.R. - III, 24 PGS(S)

11. DETAILS OF DECLARATION TO K.M.C. (COMMON PASSAGE) :-
BOOK NO. - I, VOLUME - 1603-2025,
PAGE:- **91844 TO 91854**, DATED - 28.02.2025
BEING NO.- 160303671, AT D.S.R. - III, 24 PGS(S)

12. DETAILS OF NON EVICTION OF TENANT DEC. :-
BOOK NO. - I, VOLUME - 1603-2025,
PAGE:- **154873 TO 154884**, DATED - 03.04.2025
BEING NO.- 160306089, AT D.S.R. - III, 24 PGS(S)

13. DETAILS OF REGISTERED SPLAYED CORNER :-
BOOK NO. - I, VOLUME - 1603-2025,
PAGE:- **92153 TO 92166**, DATED - 28.02.2025
BEING NO.- 160303669, AT D.S.R. - III, 24 PGS(S)

14. DETAILS OF REGISTERED STRIP PORTION :-
BOOK NO. - I, VOLUME - 1603-2025,
PAGE:- **91855 TO 91868**, DATED - 28.02.2025
BEING NO.- 160303670, AT D.S.R. - III, 24 PGS(S)

PART B

1. AREA OF LAND. -
05 K - 13 CH - 44 SFT. (392.884 SQM)
(As per Title Deed)

2. AREA OF LAND. -
05 K - 13 CH - 44.207 SFT. (392.903 SQM.)
(As per Boundary Declaration)

3. AREA OF STRIP OF LAND - 13.537 SQ.M.

4. AREA OF SPLAYED CORNER - 2.913 SQ.M.

5. PERMISSIBLE GROUND COVERAGE :- 210.472 SQM. (53.571%)

6. PROPOSED GROUND COVERAGE :- 202.208 SQM. (51.468%)

DECLARATION OF OWNER

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) .
 # WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN)
 # KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
 # IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL BE REVOKE THE SANCTION BUILDING.
 # THE CONSTRUCTION OF SEMI UNDERGROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
 # SITE HAS BEEN IDENTIFIED BY ME AT THE TIME OF INSPECTION.

1. MR. PANNALAL CHAKRABORTY,
2. MR. CHANDAN KUMAR DAS, 3.
MR. BIPLAB ROY, PARTNERS OF
PCB CONSTRUCTION, C.A. OF
SRI SANDIPAN CHAKRABORTY.

NAME OF APPLICANT

DECLARATION

Premises No. : **56, SODEPUR ROAD**
Assessee No. : **41-122-12-0056-5**
Name of Owner(s) / Applicant (s) : **1. MR. PANNALAL CHAKRABORTY, 2. MR. CHANDAN KUMAR DAS, 3. MR. BIPLAB ROY, PARTNERS OF PCB CONSTRUCTION, C.A. OF SRI SANDIPAN CHAKRABORTY.**

Area of land :392.884 SQ.M.
Name of L.B.S./Architect No. :ANURAG BHATTACHARYYA L.B.S. NO.–1528/I
Premisslable Top Elevation in reference to CCZM Issued by AAI : 33.00M.
Co–ordinate in WGS 84 and site elevation (AMSL)

Reference points marked in the site plan of the proposal	Co–ordinate in GS 84		Site Elevation (AMSL)
	Latitude	Longitude	
"A"	22°48'09.49"N	88°33'14.29"E	4.50 M.

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

1. MR. PANNALAL CHAKRABORTY, 2. MR. CHANDAN KUMAR DAS, 3. MR. BIPLAB ROY, PARTNERS OF PCB CONSTRUCTION, C.A. OF SRI SANDIPAN CHAKRABORTY.
NAME OF OWNERS / APPLICANT

ANURAG BHATTACHARYYA
L.B.S. NO.– 1528/I
NAME OF L.B.S.

7. PROPOSED AREA

BLOCK - 1	GROSS COVER AREA	STAIR WELL AREA	LIFT WELL AREA	NET COVER AREA	TOTAL EXEMPTED AREA		NET FL. AREA
					STAIR LOBBY	LIFT LOBBY	
GR. FLOOR	202.208 SQM.	---------	---------	202.208 SQM.	13.365 SQ.M.	2.734 SQM.	186.109 SQM.
IST. FLOOR	202.208 SQM.	---------	2.470 SQM.	199.738 SQM.	13.365 SQ.M.	2.734 SQM.	183.639 SQM.
2ND. FLOOR	197.904 SQM.	---------	2.470 SQM.	195.434 SQM.	13.365 SQ.M.	2.734 SQM.	179.335 SQM.
3RD. FLOOR	202.208 SQM.	---------	2.470 SQM.	199.738 SQM.	13.365 SQ.M.	2.734 SQM.	183.639 SQM.
TOTAL	804.528 SQM.	---------	7.410 SQM.	797.118 SQM.	53.460 SQM.	10.936 SQM.	732.722 SQM.

8. A) PARKING CALCULATION

TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. PARKING
60.111	6.556	66.667	1 NO.	2 NOS.
60.498	6.598	67.096	1 NO.	
49.575	5.407	54.982	1 NO.	
79.025	8.619	87.644	1 NO.	
53.983	5.888	59.871	1 NO.	
88.938	9.700	98.638	1 NO.	
89.340	9.744	99.084	1 NO.	
63.437	6.919	70.356	1 NO.	
60.111	6.556	66.667	1 NO.	
59.035	6.439	65.474	1 NO.	
GRO. FLOOR SHOP CARPET AREA - NIL.			———	NIL
TOTAL REQUIRED CAR PARKING				2 NOS.

B) NOS. OF PARKING PROVIDED = COVER = 2 NOS.

C) PROPOSED AREA FOR PARKING a) GR. FLOOR = 50.00 SQ.M.

D) ACTUAL AREA OF PARKING PROVIDED a) GR. FLOOR = 60.640 SQ.M.

9. PERMISSIBLE F.A.R. = 1.750 10. PROPOSED F.A.R.= 1.738 11. EXEMPTED AREA = 64.396 SQM.

12. STAIR HEAD ROOM AREA = 16.352 SQM. 13. OVER HEAD TANK AREA :- 5.440 SQ.M.

14. LIFT MACHINE ROOM AREA :- 7.337 SQ.M. 15. LIFT MACHINE STAIR AREA :- 3.250 SQ.M.

16. SHOP COVER AREA :- NIL. 17. SHOP CARPET AREA :- NIL.

18. C/B AREA :- 12.875 SQ.M. 19. LOFT AREA :- 10.910 SQ.M.

20. HEIGHT OF THE BUILDING :- 12.500 M. 21. FRONTAGE OF THE PLOT :- 5.105 M.

22. DEPTH OF THE BUILDING :- 13.625 M. 23. HEIGHT OF STAIR HEAD ROOM :- 2.400 M.

24. TREE COVERED AREA :- REQUIRED - 7.902 SQ.M. , PROVIDED - 10.402 SQM.

NOTES AND SPECIFICATION

1. Thk. of all outer walls are 200 mm B/W with 1:6 cement sand mortar.&125th. R.C.C. Wall(1:1.5:3)
2. Thk. of all inner walls are 75 & 125 mm (mentioned in drawing) with 1:4 cement
3. Width of the chajja 450 mm.
4. 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm Thk. to ceiling.
5. Depth of septic tank and S.U.G.W.R should not exceed more than depth of col.foundation.
6. Grade of concrete M-20,Grade of steel Fe-415.
7. All dimension are in mm.

DECLARATION OF L.B.S./A.

I DO 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 CONDITION INCLUDING WIDTH OF THE ABUTTING K.M.C. ROAD CONFORMING WITH THE SITE AND IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK . IT IS BOUNDED BY BOUNDARY WALL.

ANURAG BHATTACHARYYA
Rrgd. Planner of K.M.C.
LBS / I / 1528
NAME OF L.B.S.

STRUCTURAL DECLARATION

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

SAKTI BRATA BHATTACHARYA
Rrgd. E. S. E. of K.M.C.
E. S.E.NO. :- I/116
NAME OF E.S.E.

GEO-TECHNICAL ENGINEER DECLARATION

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 FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL.

KALLOL KR. GHOSHAL
Rrgd. G. T. E. of K.M.C.
G. T.E.NO. :- I/49
NAME OF G.T.E.

B.P NO.- 2025130039 **DATE - 25.06.2025**
VALID UPTO - 24.06.2030

NILANJAN MUKHERJEE Digitally signed by NILANJAN MUKHERJEE Date: 2025.06.25 17:09:36 +05'30'

DIGITAL SIGNATURE OF A.E.

DEBOJIT DAS Digitally signed by DEBOJIT DAS Date: 2025.06.25 17:11:27 +05'30'

DIGITAL SIGNATURE OF E.E.