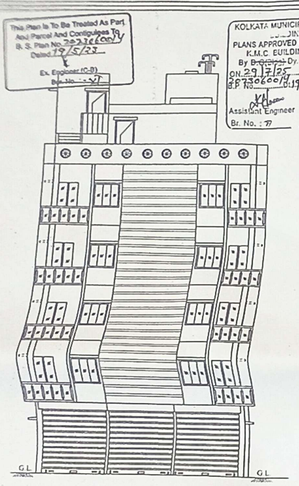
This Plan Is To Be Treated As Part And Parcel And Contiguous To B. S. Plan No. 293/2005 Dated 19/5/23

Ex. Engineer (C.B)
Br. No. : 97

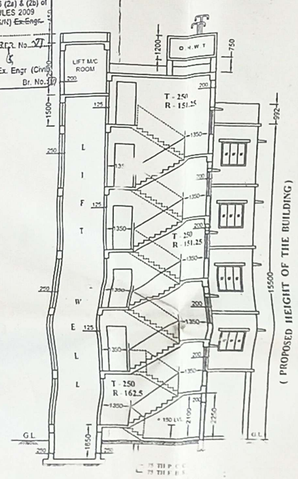
KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26 (2a) & (2b) of K.M.C. BUILDING RULES 2009
By Designation Dy. C.E(S/N) Ex.Engg.
On 29/7/25
Sanction No. 2025060001 Dt. 19/5/2023 No. 97

Assistant Engineer
Br. No. : 97

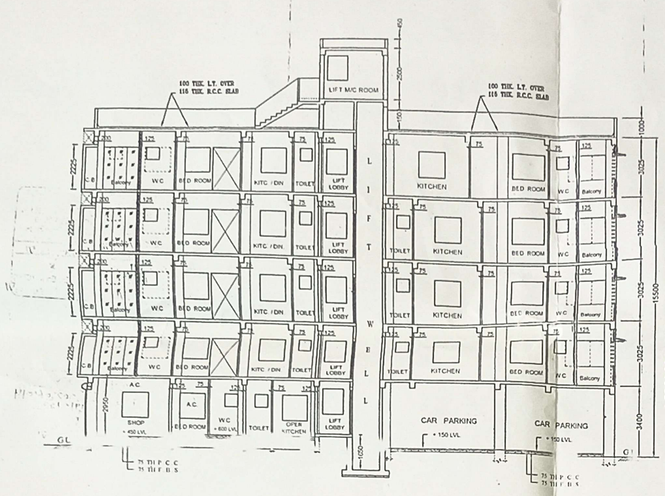
Ex. Engr (Civil)
Br. No. 97



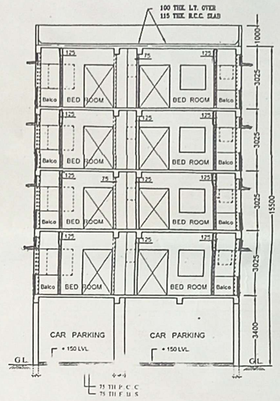
FRONT ELEVATION
(SCALE - 1:100)



PROP. SECTION AT A-B
(SCALE - 1:100)

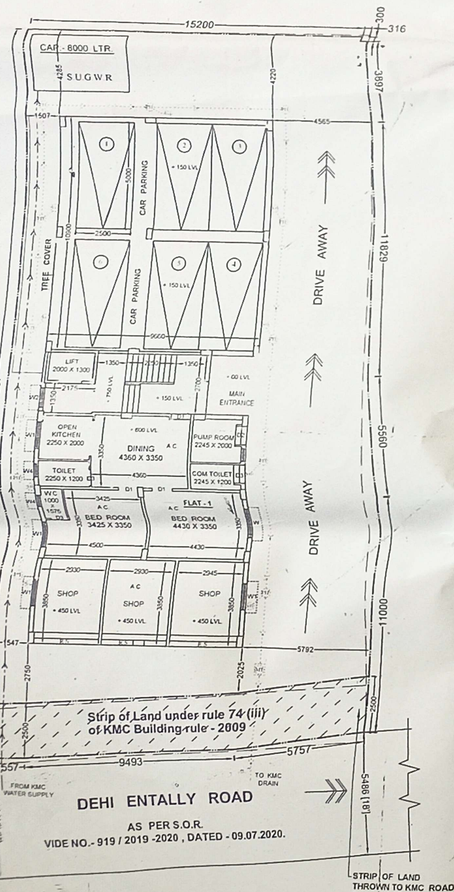


PROP. SECTION AT P-Q
(SCALE - 1:100)

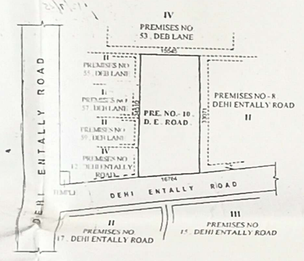


PROP. SECTION AT X-Y
(SCALE - 1:100)

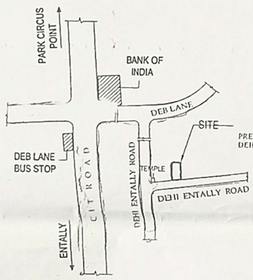
DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1200	2100	W	1500	1200
D1	900	2100	W1	1200	1200
D2	850	2100	W2	1200	900
D3	750	2100	W3	800	1200
DW	1800	2100	W4	600	600
			F.G.	FIXED GLASS	



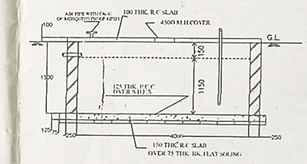
PROPOSED GROUND FLOOR PLAN
SCALE = 1:100



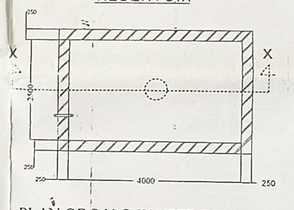
SITE PLAN
SCALE = 1 : 600



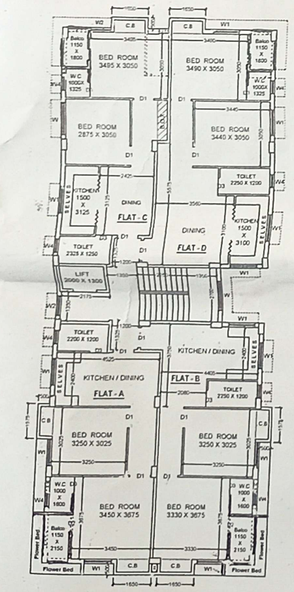
LOCATION PLAN
SCALE- 1: 4000



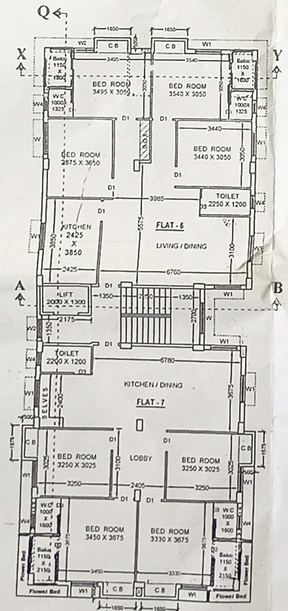
SECTION OF S.U.G.WATER RESERVOIR



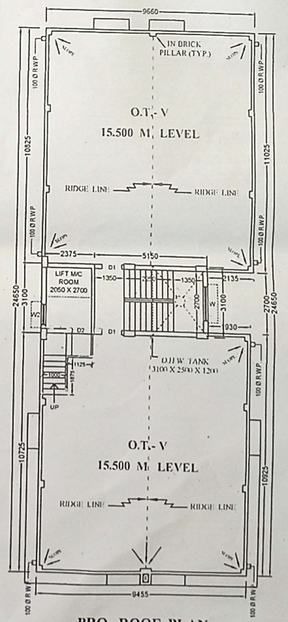
PLAN OF S.U.G.WATER RESERVOIR
(Scale:- 1:50)
CAPACITY = 10000 LTR.



PROPOSED TYPICAL FLOOR PLAN
(1ST , 2ND & 3RD FLOOR)
SCALE = 1:100



PROPOSED 4TH. FLOOR PLAN
SCALE = 1:100



PRO. ROOF PLAN
SCALE = 1:100

STATEMENT OF THE PLAN :-

PART- A

1. ASSESSE NO. 110551300171.
2. DETAIL OF REGISTERED DEED - BOOK NO. I, VOL. NO. 309, BEING NO. 9351, YEAR 1981, PAGES 102 TO 116
2. DETAIL OF REGISTERED DEED - BOOK NO. I, VOL. NO. 1606 - 2019, BEING NO. 160603946, YEAR 2019, A.D.S.R. SEALDAH, WEST BENGAL
3. DETAIL OF DEED OF DECLARATION - BOOK NO. I, VOL. NO. 1606 - 2020, BEING NO. 160600051, YEAR 2020, A.D.S.R. SEALDAH, WEST BENGAL
4. a) NO OF STOREY G + IV
   b) NO. OF TENEMENTS 15 NOS.
5. DETAIL OF DEED OF GIFT - BOOK NO. I, VOL. NO. 1606 - 2022, BEING NO. 160605553, YEAR 2022

PART- B

1. AREA OF LAND
   553.419 SQ.MT. (08 K.- 04 CH.- 17 SQ.FT.) (AS PER DEED)
   545.052 SQ.MT. (08 K.- 02 CH.- 17 SQ.FT.) (PHYSICALLY)
3. AREA OF STRIP OF LAND = 41.693 SQ.MT.
4. NET LAND AREA = (545.052 - 41.693) = 503.359 SQ.MT.
5. PERMISSIBLE GROUND COVERAGE (50.00 %) = 272.526 SQ.MT.
6. SANCTIONED GROUND COVERAGE (42.22 %) = 230.119 SQ.MT.
7. SANCTIONED HEIGHT = 15.500 MT.
8. CONSUMED F.A.R. = 1.749

6A. SANCTIONED AREA STATEMENT :-

FLOORS	TOTAL COVERED AREA	CUTOUT SHAFT/LIFT MELLISTAIR DUCT	NET COVERED AREA	TOTAL EXEMPTED AREA STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	230.119 SQ.MT.	—	230.119 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	213.818 SQ.MT.
1ST FLOOR	230.119 SQ.MT.	2.600 SQ.M.	227.519 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	211.218 SQ.MT.
2ND FLOOR	230.119 SQ.MT.	2.600 SQ.M.	227.519 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	211.218 SQ.MT.
3RD FLOOR	230.119 SQ.MT.	2.600 SQ.M.	227.519 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	211.218 SQ.MT.
4TH FLOOR	230.119 SQ.MT.	2.600 SQ.M.	227.519 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	211.218 SQ.MT.
TOTAL	1150.595 SQ.MT.	10.400 SQ.MT.	1140.195 SQ.MT.	66.825 SQ.MT.	14.681 SQ.MT.	1058.690 SQ.MT.

8. SANCTIONED TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT - 1	57.257 SQ.M.	7.199 SQ.M.	64.456 SQ.M.	1	3 + 2 = 5 NOS.
FLAT - 2	47.832 SQ.M.	6.014 SQ.M.	53.846 SQ.M.	3	
FLAT - 3	57.081 SQ.M.	7.177 SQ.M.	64.258 SQ.M.	3	
FLAT - 4	49.062 SQ.M.	6.169 SQ.M.	55.231 SQ.M.	3	
FLAT - 5	52.468 SQ.M.	6.597 SQ.M.	59.065 SQ.M.	3	
FLAT - 6	106.503 SQ.M.	13.392 SQ.M.	119.895 SQ.M.	1	
FLAT - 7	103.129 SQ.M.	12.966 SQ.M.	116.095 SQ.M.	1	

7. (C) MERCANTILE
   (i) SHOP BUILT-UP AREA = 36.993 SQ.M.
   (ii) SHOP CARPET AREA = (11.2805 + 11.2805 + 11.338) = 33.899 SQ.M. REQUIRED CAR PARKING = 1 NOS.
8. PERMISSIBLE AREA OF CAR PARKING = (25.0 X 6) = 150.00 SQ.MT.
8. SANCTIONED AREA OF CAR PARKING = 105.562 SQ.MT.
9. PERMISSIBLE F.A.R = 1.750
10. **SANCTIONED F.A.R = 1058.690 - 105.562 / 545.052 = 1.749 < 1750**
11. STAIR HEAD ROOM AREA - 15.965 SQ.MT.
12. TOTAL ROOF AREA - 230.119 SQ.MT.
13. OVER HEAD TANK AREA - 7.750 SQ.MT.
14. AREA OF L.M. ROOM = (7.363 + LMR STAIR 4.509) = 11.872 SQ.MT.
15. AREA OF CUP-BOARD = (1.650 + 1.575 + 1.650) X 4 NOS. FL = 19.50 SQ.MT. i.e. 1.71 % < 3.0 %

STATEMENT OF THE PLAN :-

PART- A

1. ASSESSE NO. 110551300171.
2. DETAIL OF REGISTERED DEED - BOOK NO. I, VOL. NO. 309, BEING NO. 9351, YEAR 1981, PAGES 102 TO 116
2. DETAIL OF REGISTERED DEED - BOOK NO. I, VOL. NO. 1606 - 2019, BEING NO. 160603946, YEAR 2019, A.D.S.R. SEALDAH, WEST BENGAL
3. DETAIL OF DEED OF DECLARATION - BOOK NO. I, VOL. NO. 1606 - 2025, BEING NO. 160602074, YEAR 2025, PAGE NO. 63370 TO 63381, DT - 05.06.25, A.D.S.R. SEALDAH, WEST BENGAL
4. a) NO OF STOREY G + IV
   b) NO. OF TENEMENTS 15 NOS.
5. DETAIL OF DEED OF GIFT - BOOK NO. I, VOL. NO. 1606 - 2025, BEING NO. 160602597, YEAR 2025, PAGE NO. 78934 TO 78943, DT - 08.07.2025

PART- B

1. AREA OF LAND
   553.419 SQ.MT. (08 K.- 04 CH.- 17 SQ.FT.) (AS PER DEED)
   549.141 SQ.MT. (08 K.- 03 CH.- 16 SQ.FT.) (PHYSICALLY)
3. AREA OF STRIP OF LAND = 42.088 SQ.MT.
4. NET LAND AREA = (549.141 - 42.088) = 507.053 SQ.MT.
5. PERMISSIBLE GROUND COVERAGE (50.00 %) = 274.571 SQ.MT.
6. PROPOSED GROUND COVERAGE (41.905 %) = 230.119 SQ.MT.
7. PROPOSED HEIGHT = 15.500 MT.
8. CONSUMED F.A.R. = 1.736

6A. PROPOSED AREA STATEMENT :-

FLOORS	TOTAL COVERED AREA	CUTOUT SHAFT/LIFT MELLISTAIR DUCT	NET COVERED AREA	TOTAL EXEMPTED AREA STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	230.119 SQ.MT.	—	230.119 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	213.818 SQ.MT.
1ST FLOOR	230.119 SQ.MT.	2.600 SQ.M.	227.519 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	211.218 SQ.MT.
2ND FLOOR	230.119 SQ.MT.	2.600 SQ.M.	227.519 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	211.218 SQ.MT.
3RD FLOOR	230.119 SQ.MT.	2.600 SQ.M.	227.519 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	211.218 SQ.MT.
4TH FLOOR	230.119 SQ.MT.	2.600 SQ.M.	227.519 SQ.MT.	13.365 SQ.M.	2.93625 SQ.M.	211.218 SQ.MT.
TOTAL	1150.595 SQ.MT.	10.400 SQ.MT.	1140.195 SQ.MT.	66.825 SQ.MT.	14.681 SQ.MT.	1058.690 SQ.MT.

6. PROPOSED TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT - 1	57.257 SQ.M.	7.199 SQ.M.	64.456 SQ.M.	1	3 + 2 = 5 NOS.
FLAT - 2	47.832 SQ.M.	6.014 SQ.M.	53.846 SQ.M.	3	
FLAT - 3	57.081 SQ.M.	7.177 SQ.M.	64.258 SQ.M.	3	
FLAT - 4	49.062 SQ.M.	6.169 SQ.M.	55.231 SQ.M.	3	
FLAT - 5	52.468 SQ.M.	6.597 SQ.M.	59.065 SQ.M.	3	
FLAT - 6	106.503 SQ.M.	13.392 SQ.M.	119.895 SQ.M.	1	
FLAT - 7	103.129 SQ.M.	12.966 SQ.M.	116.095 SQ.M.	1	

7. (C) MERCANTILE
   (i) SHOP BUILT-UP AREA = 36.993 SQ.M.
   (ii) SHOP CARPET AREA = (11.2805 + 11.2805 + 11.338) = 33.899 SQ.M. REQUIRED CAR PARKING = 1 NOS.
8. PERMISSIBLE AREA OF CAR PARKING = (25.0 X 6) = 150.00 SQ.MT.
8. PROPOSED AREA OF CAR PARKING = 105.562 SQ.MT.
9. PERMISSIBLE F.A.R = 1.750
10. **PROPOSED F.A.R = 1058.690 - 105.562 / 549.141 = 1.736 < 1750**
11. STAIR HEAD ROOM AREA - 15.965 SQ.MT.
12. TOTAL ROOF AREA - 230.119 SQ.MT.
13. OVER HEAD TANK AREA - 7.750 SQ.MT.
14. AREA OF L.M. ROOM = (7.363 + LMR STAIR 4.509) = 11.872 SQ.MT.
15. AREA OF CUP-BOARD = (1.650 + 1.575 + 1.650) X 4 NOS. FL = 19.50 SQ.MT. i.e. 1.71 % < 3.0 %

CERTIFICATE OF E.S.E.

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

SUDDHASIL BHAUMIK
B.Tech.(Civil), M.Tech (Struct.)
M.I.E., M.I.O.S.(LM-4023)
Chartered Engineer (163240/7)
KMC-ESE-11/563

SIG. OF E.S.E

NOTE'S / SPECIFICATION'S

1. ALL DIMENTIONS ARE GIVEN IN MM UNLESS OTHERWISE MENTIONED.
2. GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-500.
3. R.C.C. WORK WITH CEMENT, SAND & STONE CHIPS (1:1½:3)
4. 200 THK. OUT SIDE BK.WORK WITH C.M. (1:6)
5. ALL INSIDE WALLS ARE 75 MM THICK OTHERWISE MENTIONED.
6. LIME TERRACING WITH BK. KHOA, SURKI, LIME (7:2:2)
7. ALL METERIALS TO BE USED AS PER PROVISION OF N.B.C.(I)
8. FLOORS OF KITCHEN, TOILET & W.C. WILL BE WATER TIGHT.

CERTIFICATE OF L.B.S.

CERTIFIED WITH ALL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULE 2009 AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THAT TO THE ABUTTING ROAD COMMON PASSAGE CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

SK. SAIDUL ISLAM
B-Tech Civil Engineer
Chartered Engineer (I)
Empanelled Structural Engineer
E.S.E. No.- 793/11
The Kolkata Municipal Corporation
M : 9831938577

SIG. OF L.B.S.

CERTIFICATE OF OWNER'S

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & ESE DURING CONSTRUCTION, WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SIG. OF OWNER'S

PROPOSED REGULARIZATION PLAN UNDER RULE - 26(2a) OF K.M.C BUILDING RULE - 2009 OF G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 10, DEHI ENTALLY ROAD, KOLKATA - 700014, K.M.C. WARD NO.- 055, BOROUGH NO.- VI OF K.M.C, P.S + P.O.- ENTALLY, ASSESSEE NO.- 110551300171.

SK. SAIDUL ISLAM
Chartered Engineer
(L.B.S. OF K.M.C.)
(E.S.E. OF K.M.C.)
CONTACT DETAIL 168/B K. CHANDRA SEN STREET WARD NO. 37 KOLKATA - 700 009
MOBILE + 91 98319 38577
E - MAIL islamcivilengineering@gmail.com

PARTY'S COPY

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26 (2a) & (2b) of
K.M.C. BUILDING RULES 2009
By ~~D.C(Bldg)~~ Dy. C.E(S/N) ~~Ex.Engr.~~
ON 29/7/25
B.P. No. 2023060014 Dt. 19/5/23 Br. No. VI

Assistant Engineer
Br. No. : VI

Ex. Engr (Civil)
Br. No.: VI

This Plan Is To Be Treated As Part
And Parcel And Contiguiees To
B. S. Plan No. 2023060014
Dated 19/5/23

Ex. Engineer (C-B)
Bor. No. : VI

Building Department Borough-VI
RECEIVED
Content Not Verified
DATE 12/9/25
The Kol. Mpl. Corporation