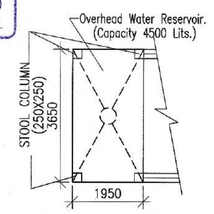
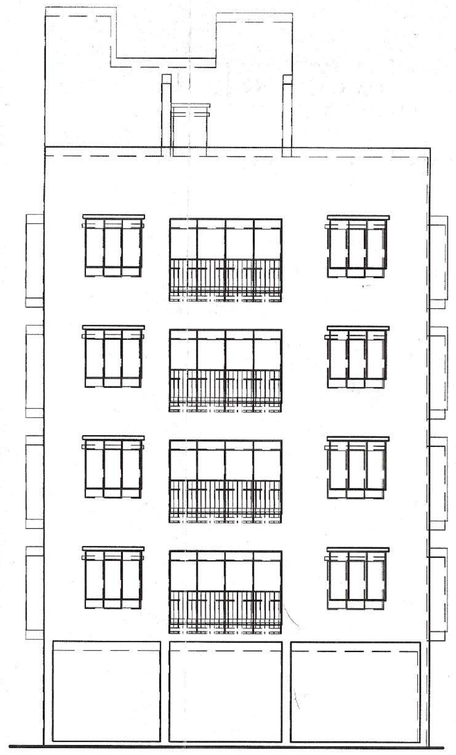
KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 36(2a) & (2b) of
K.M.C. BUILDING RULES 1999-2009
B.P. No. ..... Dt. No. ..... Dt. 02/07/25
Assistant Engineer Br. No.: X
Ex. Engr. (Civil) Br. No.: X



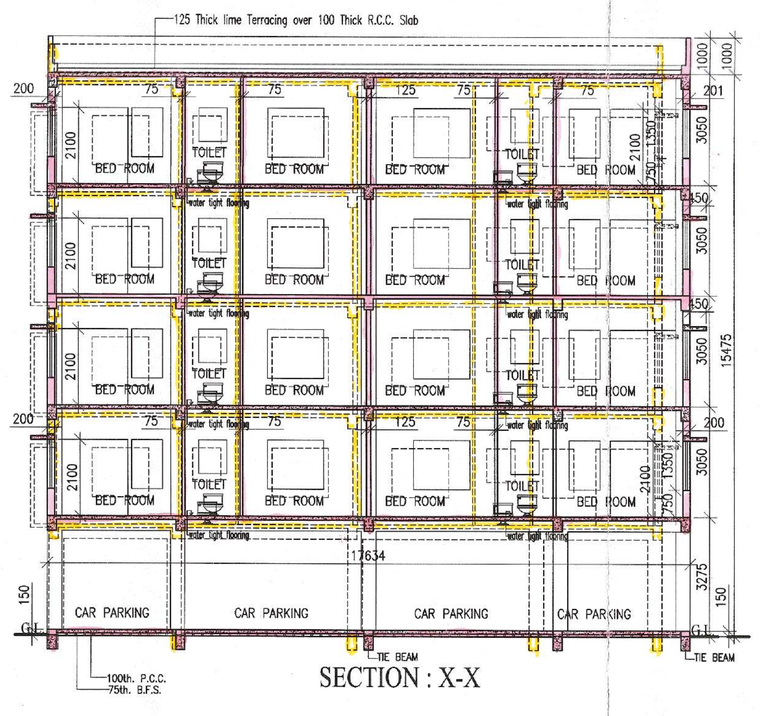
O.H.WATER RESERVOIR
ABOVE STAIR CASE HEAD ROOM



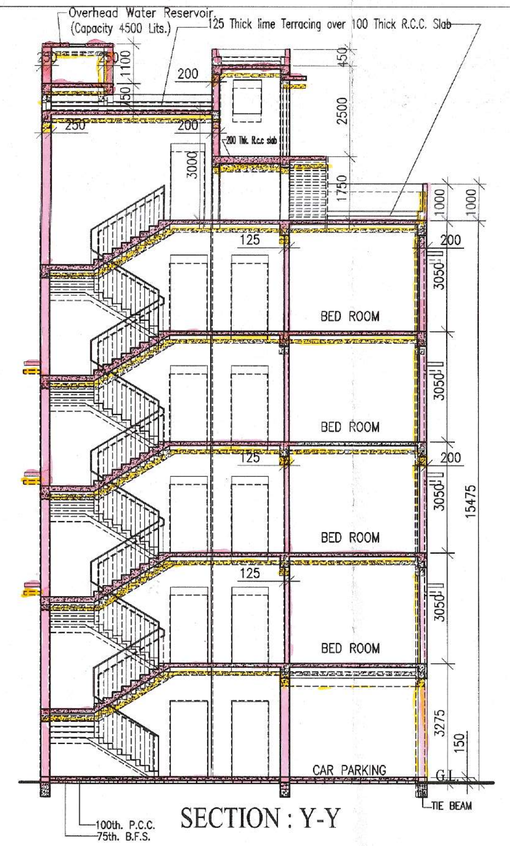
Permissible height in reference to CCZM issued by AAI:33.00 m.
Co-ordinate in WGS 84 and site elevation(AMSL):

Reference point marked in the site plan of the proposal	Co-ordinate in WGS84		Site elevation(AMSL)
	Latitude	Longitude	
A-FRONT (AS MARKED IN SITE PLAN)	22.507172	88.365447	8.00 M.
B-SIDE (AS MARKED IN SITE PLAN)	22.507214	88.365283	8.00 M.

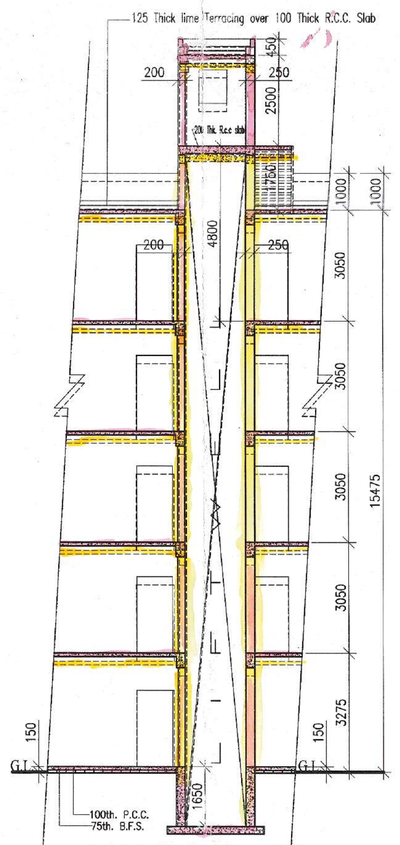
The above information is true and correct in all respect and if ot any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.



SECTION : X-X



SECTION : Y-Y



PART SECTION : Z-Z

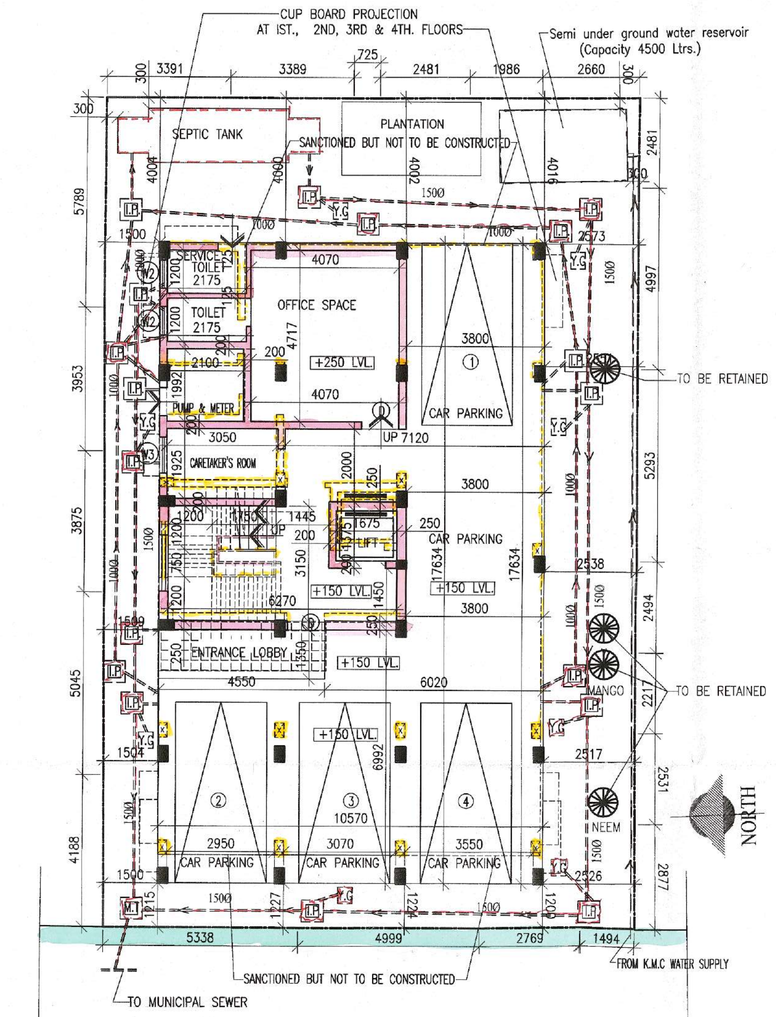
PREVIOUS SANCTIONED AREA

10. PROPOSED AREA :-

FLOOR	COVERED AREA (SQ.M)	LIFT WELL (SQ.M)	STAIR WELL (SQ.M)	LIFT LOBBY (SQ.M)	STAIR+STAIR LOBBY (SQ.M)	CUT OUT (SQ.M)	NET FLOOR AREA (SQ.M)
GROUND FLOOR	176.841	—	—	2.471	14.040	—	160.330
1ST FLOOR	176.841	2.282	1.313	2.471	14.040	—	156.735
2ND FLOOR	176.841	2.282	1.313	2.471	14.040	—	156.735
3RD FLOOR	176.841	2.282	1.313	2.471	14.040	—	156.735
4TH. FLOOR	176.841	2.282	1.313	2.471	14.040	—	156.735
TOTAL	884.205	9.128	5.252	12.355	70.200	—	787.270

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

MKD.	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
F1	77.385 SQ.M	15.703 SQ.M	93.088 SQ.M	4	4 NOS.
F2	76.941 SQ.M	15.612 SQ.M	92.553 SQ.M	4	

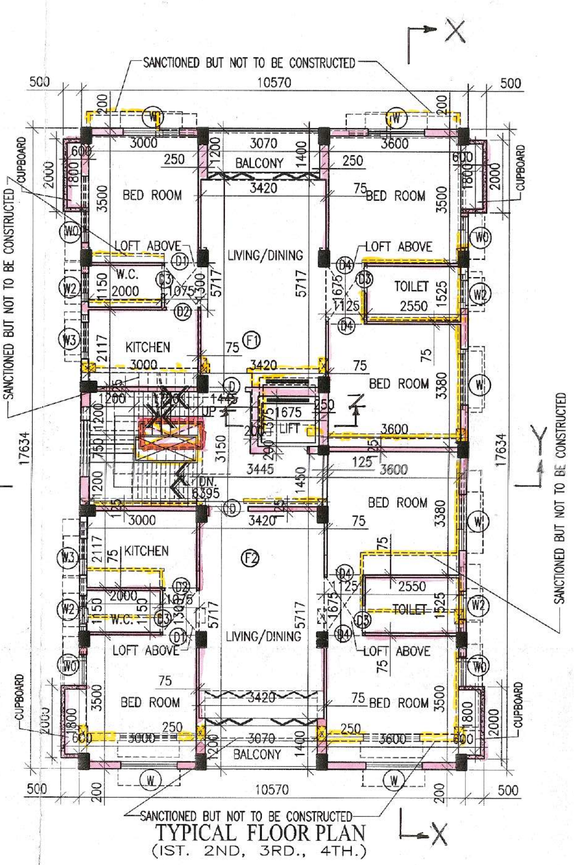


40'-00" (12.192 M.)WIDE BLACK TOP ROAD

(As Per S.O.R. Vide Ch. V. & S. Id No :- 546/2025-2026, Dated :- 02/06/2025)

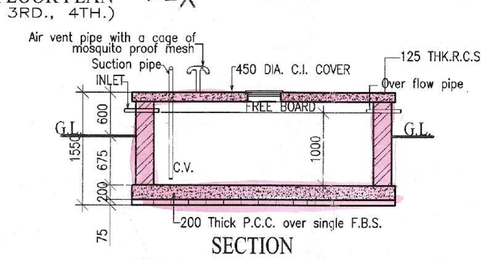
GROUND FLOOR PLAN

(The nature & the width of the road is obtained from the report of the Chief Valuer & Surveyor Department of the Calcutta Municipal Corporation vide Ch.V&s Id.No. 546/2025-2026 dated 02/06/2025.)

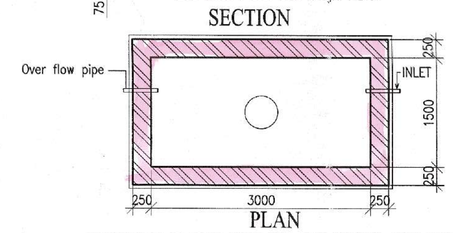


TYPICAL FLOOR PLAN
(IST. 2ND, 3RD., 4TH.)

ROOF PLAN

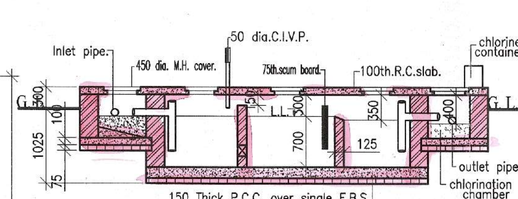


SECTION

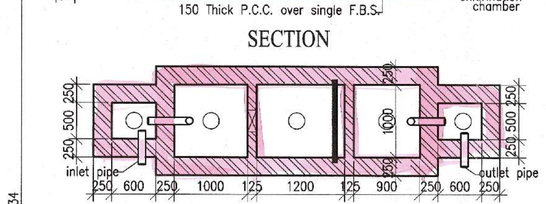


PLAN

DETAILS OF SEMI - UNDER GROUND
WATER RESERVOIR (Capacity 4500 Lits.)

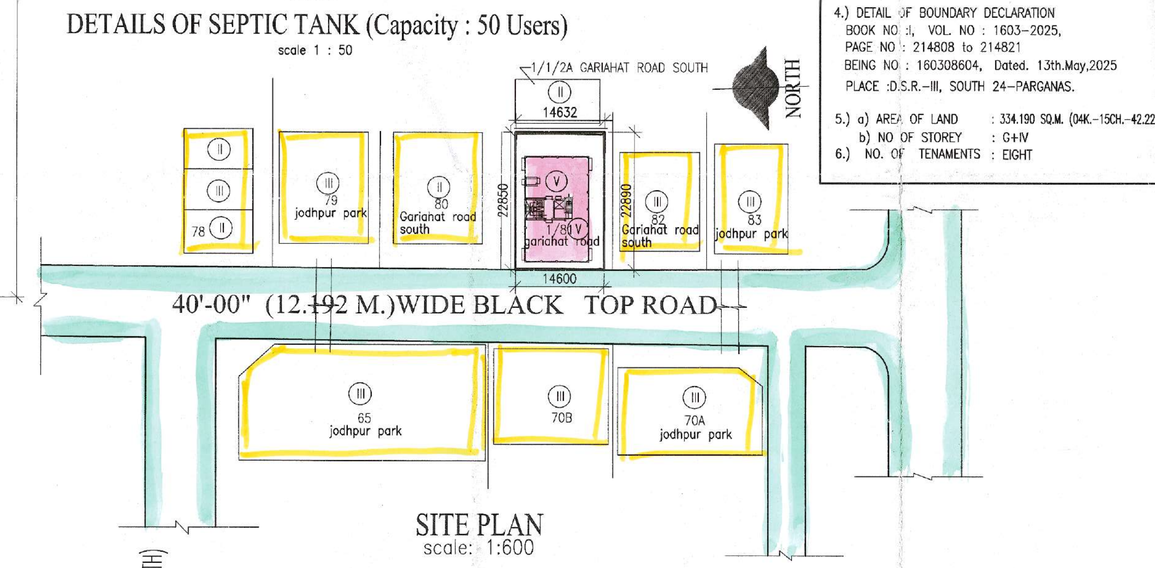


SECTION

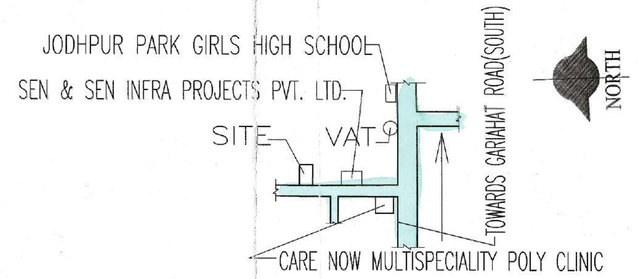


PLAN

DETAILS OF SEPTIC TANK (Capacity : 50 Users)
scale 1 : 50



SITE PLAN
scale: 1:600



LOCATION PLAN
SCALE: 1:4000

DOOR & WINDOW SCHEDULE

TYPE	OPENING SIZE	FRAME SIZE	TYPE	OPENING SIZE	FRAME SIZE
W0	850 x 1350	825 x 1325	D	1025X2100	1000X2075
W	1540 x 1350	1515 x 1325	D1	925X2100	900X2075
W1	1025 x 1025	1000 x 1000	D2	875X2100	850X2075
W2	775 x 925	750 x 900	D3	775X2100	750X2075
			D4	975X2100	950X2075

STATEMENT OF THE PLAN PROPOSAL

PART-B:
AREA OF LAND:- 1). a)AS PER DEED=(5K.-0CCH.-00SFT.)=334.448 SQM.
b) AS PER BOUNDARY DECLEARATION (4K.-15CH.-42.221SFT)=334.190 SQ.M.
2.) (i) PERMISSIBLE GROUND COVERAGE (60.000%)= 200.514 SQ.M.
(ii) PROPOSED GROUND COVERAGE (55.773%)= 186.391 SQ.M.
3.) PROPOSED HEDGHT=15.475 M.
7. PROPOSED AREA :-

FLOOR	COVERED AREA (SQ.M)	LIFT WELL (SQ.M)	STAIR WELL (SQ.M)	LIFT LOBBY (SQ.M)	STAIR+STAIR LOBBY (SQ.M)	NET FLOOR AREA (SQ.M)
GROUND FLOOR	186.391	—	—	2.718	12.532	171.141
1ST FLOOR	186.391	2.303	1.312	2.718	12.532	167.526
2ND FLOOR	186.391	2.303	1.312	2.718	12.532	167.526
3RD FLOOR	186.391	2.303	1.312	2.718	12.532	167.526
4TH. FLOOR	186.391	2.303	1.312	2.718	12.532	167.526
TOTAL	931.955	9.212	5.248	13.590	62.660	841.245

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

MKD.	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
F1	83.134 SQ.M	14.132 SQ.M	97.266 SQ.M	4	4 NOS.
F2	82.744 SQ.M	14.066 SQ.M	96.810 SQ.M	4	

9.) A. TOTAL REQUIRED CAR PARKING :- FOUR
B. TOTAL PROVIDED CAR PARKING :- FOUR
10.) PERMISSIBLE AREA FOR PARKING :- =100 SQM.
11.) PROVIDED AREA FOR PARKING :- =114.841 SQM.
12.) PERMISSIBLE F.A.R = 2.250
13.) PROPOSED F.A.R= (841.245-100)/334.190=2.218<2.250
14.) STAIR HEAD ROOM AREA :- 17.684 SQ.M.
15.) (i) LIFT MACHINE ROOM AREA :- 7.736 SQ.M. (ii). PROPOSED L.M.R STAIR= 3.728 SQ.M
16.) TOTAL TERRACE AREA :-186.391 SQ.M.
17.) RELAXATION OF AUTHORITY, IF ANY :-N.A
18.) OVER HEAD TANK AREA :- 7.118 SQ.M.
19.) AREA OF CUPBOARD = 16.000 SQ.M.
20.) TOTAL LOFT AREA =26.257 SQ.M.
21.) ADDL. AREA ONLY FOR FEES = 74.398 SQ.M.(STAIR HEAD ROOM+L.M.R+CUPBOARD+W.C AREA AT ROOF+L.M.R STAIR+LOFT)
22.) W.C AREA AT ROOF= 2.973 SQ.M.
23) PROPOSED TREE COVER AREA = 7.785 SQ.M
REQUIRED TREE COVER AREA = 7.783 SQ.M
24.) OFFICE SPACE AREA-25.799 SQM.
OFFICE SPACE CARPET AREA-21.958 SQM.

STATEMENT OF THE PLAN PROPOSAL

PART-A:
1.) ASSESSE NO: 21-093-04-0169-9
2.) DETAIL OF REGISTERED DEED
BOOK NO :I, VOL. NO : 62,
PAGE NO : 138 to 156
BEING NO : 2897, Dated. 13th.June,1969
PLACE :JOINT SUB -REGISTRAR OF ALIPUR AT ALIPUR, DIST. 24-PARGANAS.
3.) DETAIL OF POWER OF ATTORNEY
BOOK NO :I, VOL. NO : 1603-2025,
PAGE NO : 162270 to 162287
BEING NO : 160306437, Dated. 8th.April,2025
PLACE :D.S.R.-III, SOUTH 24-PARGANAS.
4.) DETAIL OF BOUNDARY DECLARATION
BOOK NO :I, VOL. NO : 1603-2025,
PAGE NO : 214808 to 214821
BEING NO : 160308604, Dated. 13th.May,2025
PLACE :D.S.R.-III, SOUTH 24-PARGANAS.
5.) a) AREA OF LAND : 334.190 SQ.M. (0AK.-15CH.-42.221SFT.)
b) NO OF STOREY : G+IV
6.) NO. OF TENAMENTS : EIGHT

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
250 & 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK.
INTERNAL WALLS WITH 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.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033 AND SIGNED BY DR. SUJIT KUMAR BOSE (CLASS-I, G.T. NO-12). THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

Malay Kumar Basu

MALAY KUMAR BASU
B.C.E., P.G.D.B.M., MIE (Arch)
M.I.G.S. M-Tech (Struc),
Chartered Engineer (I)
12/A Jadu Bhattacharjee Lane
Kolkata-700 026

E.S.E.-1/97
K.M.C
MALAY KUMAR BASU
(CLASS-I, ESE: 97)
SIGNATURE OF STRUCTURAL ENGINEER

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.

DR. SUJIT KUMAR BOSE
PhD, M.C.E(Soil), B.C.E(Hons.)
MICS, MIRC
Empanneled Geotechnical Engineer Under KMC
License No.-G.T./I/12

DR. SUJIT KUMAR BOSE
(CLASS-I,CTE NO.-12)
SIGNATURE OF CONSULTING GEOTECHNICAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT. THE PLOT IS FULLY VACANT.

Sanjoy Kumar Poddar

SANJOY KUMAR PODDAR
Registered Architect
CA / 88 / 11463

SANJOY KUMAR PODDAR (CA/88/11463)
SIGNATURE OF ARCHITECT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILTY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.
THE CONSTURCTION OF SEMI U.G.WATER RESERVOIR AND SEPTIC TANK TAKEN UNDER THE GUIDENCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.
DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.

Partha Sarathi Gupta Suman Chatterjee Somenath Gupta

Partha Sarathi Gupta, Suman Chatterjee
Somenath Gupta
Partner of SAGAR CONSTRUCTION
AS CONSTITUTED ATTORNEY OF
Debjani Neogy, Sumaya Gupta
Pankaj Dasgupta, Sohini Dasgupta

W/S. SAGAR CONSTRUCTION A PARTNERSHIP FIRM REPRESENT BY ITS PARTNERS PARTHASARATHI SENGUPTA, SUMAN CHATTERJEE AND SOMENATH SENGUPTA AS CONSTITUTED ATTORNEY ON BE HALF OF DEBJANI NEOGY, SUMAYA GUPTA,PANKAJ DASGUPTA AND SOHINI DASGUPTA.

SIGNATURE OF OWNER

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN,
SEMI U.G. WATER RESERVOIR, SEPTIC TANK, FRONT ELEVATION, LOCATION PLAN, SITE PLAN.
SECTION X-X, Y-Y,PART SECTION- Z-Z & FRONT ELEVATION

PROPOSED MODIFICATION DRAWING OF THE G+FOUR STORIED RESIDENTIAL BUILDING AT PREMISES NO. 1/81, GARIAHAT ROAD KOLKATA-700068, WARD NO.-93, BOROUGH-X. POLICE STATION-LAKE AS HEREBY PROPOSED IN MODIFICATION OF B.P. NO. 2025100057, DATED. 01/ 07/ 2025 FOR ITS APPROVAL UNDER RULE 26, 2(A) & (B) OF K.M.C. BUILDING RULE, 2009, AS AMENDED.

JOB NO.	DRG. NO.	DATE	DEALT
		15/11/2025	

SCALE -1:50, SCALE -1:100,SCALE -1:600, SCALE -1:4000

PARTY'S COPY

Approved by: DYE/E/MW/South
Date: 24.11.25

74/K/UR-26/25-26

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 25 (2a) & (2b) of
2025 BUILDING RULES 4990 sq.m
B/F No. ..... P.S/F No. X Dt. 07/7/25
Assistant Engineer Ex. Engr. (Civil)
Br. No.: X Br. No.: X

Office of the
Executive Engineer, Br.-X
The Kolkata Municipal Corpn.
Buildg. Deptmnt, Br.-X
Date 19/11/25