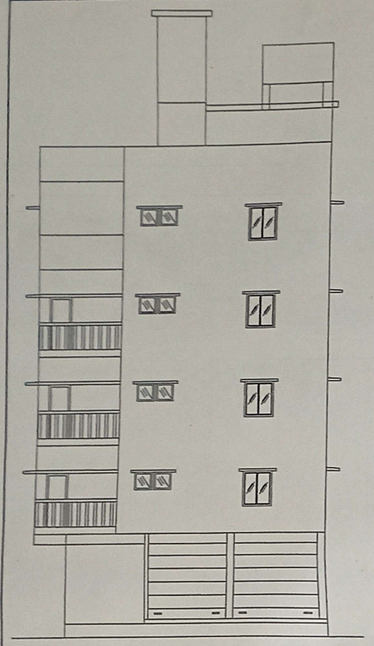
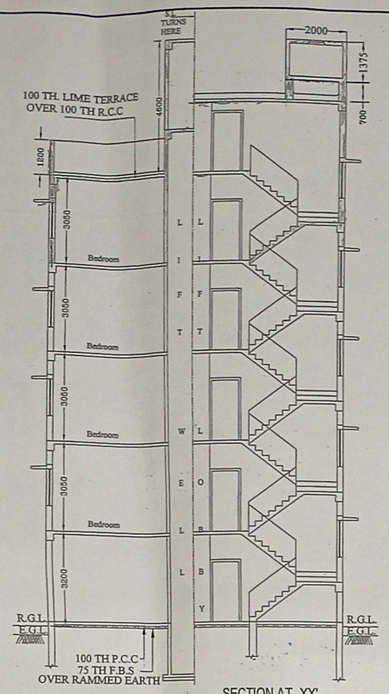
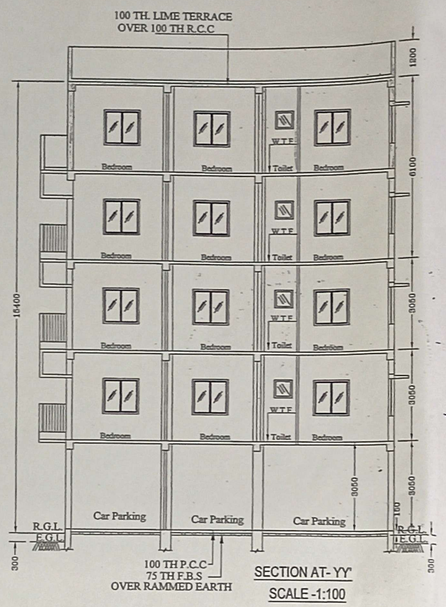


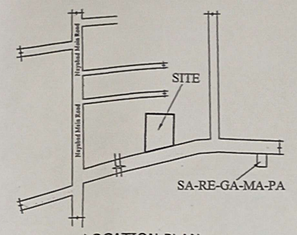
FRONT ELEVATION



SECTION AT- XX'
SCALE -1:100



SECTION AT- YY'
SCALE -1:100



LOCATION PLAN
Scale-1:4000

Permissible Height in reference to CCZM issued by AAI = 33 M.
Co-ordinate in WGS 84 and Site Elevation (AMSL):-

Reference Points marked in the Site Plan of the Proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
A- Front Side (Marked in site Plan)	22°28'57.4"N	88°24'32.2"E	5.00 M
B- Back Side (Marked in site Plan)	22°28'57.4"N	88°24'32.2"E	5.00 M

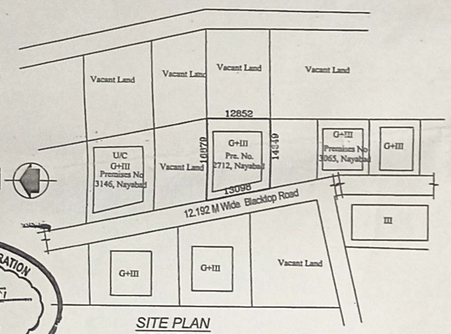
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI ATANU CHATTERJEE & SRI SUSANTA SARKAR.
NAME OF APPLICANT

Name of LBS
SRI BIJOY SARKAR
L.B.S No.- I/ 1515

SCHEDULE OF DOORS & WINDOWS

MKD.	HEIGHT	WIDTH
D	2100	1000
D1	2100	900
D2	2100	750
W1	1200	2000
W2	1200	1500
W3	1200	1050
W4	600	750
W5	1200	750

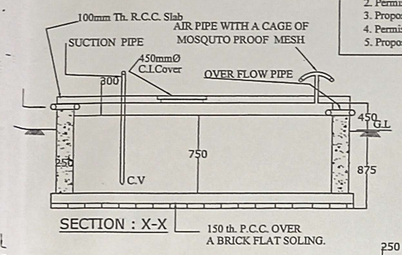


SITE PLAN
SCALE 1:600

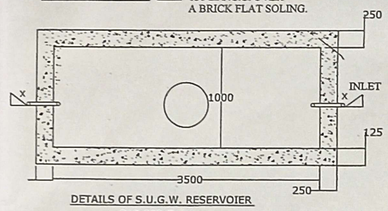
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2022120026
Date 21.6.24 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. XII Bor. No. XII
BUILDING DEPARTMENT

NOTES

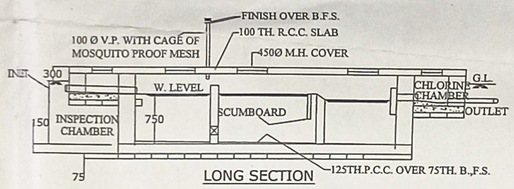
(a) ALL DIMENSIONS ARE IN MM.
(b) ALL EXTERNAL WALLS ARE 200 TH.OTHERWISE SPECIFIED
(c) ALL INTERNAL WALLS ARE 125 & 75 TH.
(d) GRADE OF STEEL : Fe500
(e) GRADE OF CONCRETE : M20
(f) OTHER SPECIFICATIONS HAS BEEN FOLLOWED AS PER N.B.C.



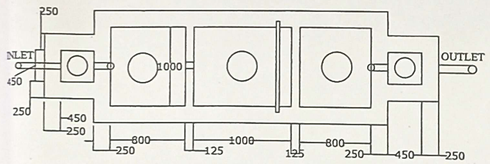
SECTION : X-X



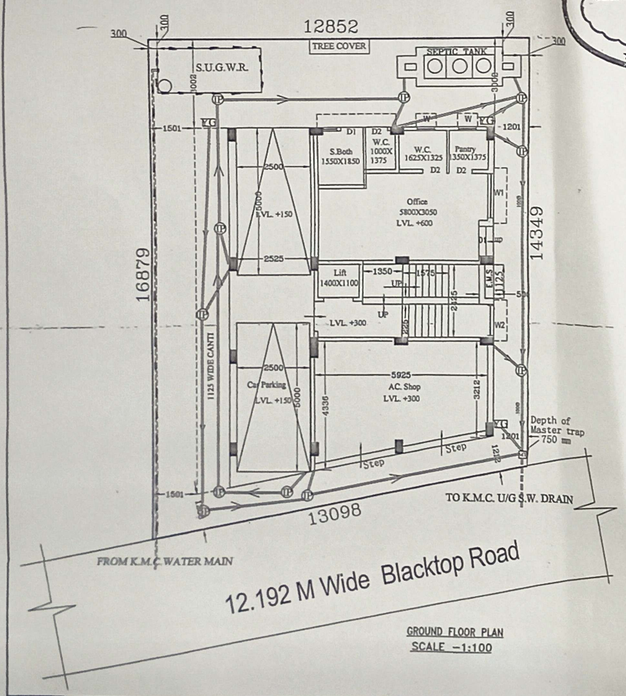
DETAILS OF S.U.G.W. RESERVOIER
CAP-800 Gallons



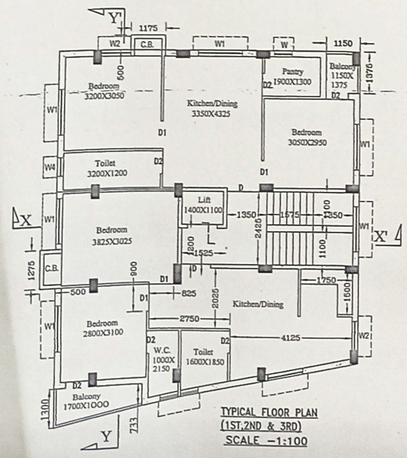
LONG SECTION



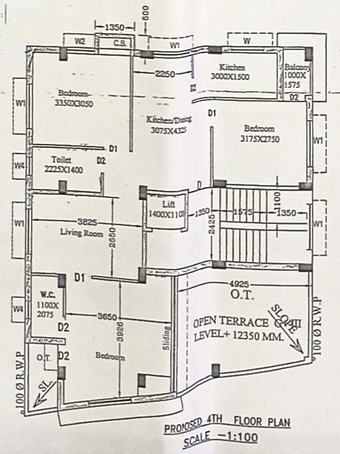
DETAILS OF SEPTIC TANK 25 USERS



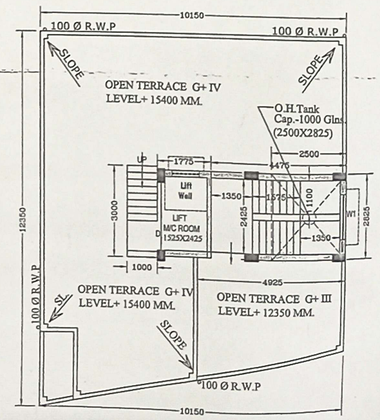
GROUND FLOOR PLAN
SCALE -1:100



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



PROPOSED 4TH FLOOR PLAN
SCALE -1:100



ROOF PLAN

Part- A

1.a) ASSESSEE NO.- 31-109-08-2832-4.

2. NAME OF THE OWNERS/APPLICANTS :- SRI ATANU CHATTERJEE. AND SRI SUSANTA SARKAR.

3.a) DETAILS OF REGISTERED DEED -
I). Book- 1, Vol.- 1604 -2024, Page- 219209 to 219238,
Being no- 160407341, in the year 2024,
D.S.R.- IV, SOUTH 24 PGS DATE- 08/07/2024.

3.b) DETAILS OF BOUNDERY DEC. DRED DEED :-
I). Book- 1, Vol.- 1603 -2024, Page- 490201 to 490210,
Being no- 160319231, in the year 2024,
D.S.R.- III, SOUTH 24 PGS DATE- 20/11/2024.

3.c DETAILS OF K.M.C. Mutation Certificate-
CASE NO- 0/109/24-JUL-24/55544, DATE- 24-07-2024.

3.d) DETAILS OF N.O.C. FROM THE JADAVPUR CO-OPERATIVE LAND & HOUSING SOCIETY LTD. : -
VIDE NO- A001, DATED 08-08-2024.

Part- B

1. Area of Land-
As Per Title Deed = 200.669 Sqm (03K- 00CH- 00SQFT.)
& Physical Measurement = 200.669 Sqm.
2. Permissible Ground Coverage: = 120.361 Sqm (59.98 %)
3. Proposed Ground Coverage: = 115.203 Sqm (57.409 %)
4. Permissible F.A.R = 2.25
5. Proposed F.A.R =475.626- 25.00 /200.669 = 2.246

6. Proposed Area :-

	Existing	Proposed	Total(Gross)	Stair Well	Lift Well	Stair Area	Lift Loby	Net Area
Gr. Floor	101.429		101.429			9.615	1.830	89.984
1st Floor	115.203		115.203	0.354	1.540	10.013	1.830	101.466
2nd Floor	115.203		115.203	0.354	1.540	10.013	1.830	101.466
3rd Floor	115.203		115.203	0.354	1.540	10.013	1.830	101.466
		94.981	94.981	0.354	1.540	10.013	1.830	81.244
Total	447.038	94.981	542.019	1.416	6.160	49.667	9.150	475.626

7. Parking Calculation :-

Tenement Size	No. of Tenement	Req. no. of Car Parking
63.760 Sq.m.	3	1
55.716 Sq.m.	3	
94.303 Sq.m.	1	
Net Office Area = 20.679 Sq.m		0
Net Shop Area = 22.352 Sq.m		0

A) Nos. of Parking Required = 1 No.
B) Nos. of Parking Provided = 2 No.
C) Permissible Parking Area = 50 Sqm.
D) Actual Area of Parking Provided = 33.782 Sqm.
8. Stair Covered area = 12.642 Sqm.
9. Roof Tank Area = 7.063 Sqm
10. Lift M/C Room Area = 5.014 Sqm
11. Lift M/C Room Stair Area = 3.000 Sqm
12. Depth of The Building = 12.350 M.
13.A. Gross Shop Area = 24.313 Sq.m B. Net Shop Area = 22.352 Sq.m
14.A.Gross Office Area = 23.614 Sq.m B. Net Office Area = 20.679 Sq.m
16. Other Area For Fees = 36.852 Sq.m
17. Tree Cover Area = 1.00 Sq.m
18. Loft and C.B. area:-

Floor	Loft	C.B.
Gr. floor	NIL	NIL
1st floor	NIL	1.226
2nd floor	NIL	1.226
3rd floor	NIL	1.226
4th floor	NIL	0.675
Total	NIL	4.353

L.B.S./L.B.A. DECLARATION :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PERPROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 12.192 M WIDE ROAD ON THE WESTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS BEYOND 500 M FROM THE C.L. OF E.M. BY-PASS.

* THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

BIJOY SARKAR
L.B.S. No.- 1515 (I)
K.M.C.

Signature of LBS
SRI BIJOY SARKAR
L.B.S No.- I/ 1515

E.S.E. DECLARATION :

THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & SUPER STRUCTUEREOF THEBUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.SOIL TESTING HAS BEEN DONE BY " TECHNO SOIL" OF ADRESS: GORKHARA, ARUNACHAL, SONARPUR, KOLKATA- 150.

Asok Chakrabarti
Chartered Engineer
Empanelled Structural Engineer of K.M.C.
ESE-1/135

Signature of Structural Engineer
Sri Asok Chakrabarti
E.S.E-1/135

GEO-TECHNICAL ENGINEER'S DECLARATION:

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

Asok Chakrabarti
Chartered Engineer
Empanelled Geo Technical Engineer of K.M.C.
G.T/1/66

Signature of Geo- Technical Engineer
Sri Asok Chakrabarti
GTE NO -G.T/I / 66(K.M.C)

OWNER'S DECLARATION :

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT

1) WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
2) WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.
3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR STABILITY OF THE BUILDING ADJOINING STRUCTURES.

*IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

*THE CONSTRUCTIONOF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

*THE PLOT OF LAND IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION.

SRI ATANU CHATTERJEE & SRI SUSANTA SARKAR.
SIGNATURE OF APPLICANTS

ALL DIMENSIONS ARE IN MILIMETRE

PROPOSED ADDITIONAL 4TH FLOOR PLAN U/S 394 OF KMC ACT 1980 AND AS PER BUILDING RULE 2009, READ WITH CIR-4 OF 2019-2020 DATED 05/08/2019 AND AS NEW AMENDED NOTIFICATION NO- 597/UDMA-15011(24)/12/2023-LS-MA SEC, DATED 14-08-2025, OF HEIGHT 15.400 M OVER SANCTIONED G+III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.350 M. U/S-393 A OF K.M.C ACT 1980 & AS PER BUILDING RULE 2009. READ WITH CIRCULAR NO 07 OF 2019-2020, DATED 01.11.2019. VIDE RESOLUTION OF MIC MEETING NO - M.O.A 90.11, DATED 23-10-2019, AT PREMISES NO - 2712, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099. AT R.S. DAG NO- 83, R.S. KHATIAN NO- 101, L.R. KHATIAN NO- 2326, MOUZA- NAYABAD, J.L. NO- 25, P.S.- PANCHASAYAR, VIDE B.P. NO-2024120467, DATED 17-03-2025.

SCALE
1:50
1:100
1:600
1:4000

N

SARKAR & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS
OFFICE :- 1145, NAYABAD
Kolkata - 700 099. P.H.-9433098046,7980919639

PARTY'S COPY

Before starting any Construction the site must conform with the plans sanctioned and all theconditions as proposed in the plan should be fulfilled.

The validity of the written permission to execute the work is subject to the above conditions.

No rain water pipe should be fixed or discharged on Road or Footpath.

Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

plan case no. 2025 120 554

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2026 120 026
Date 21.4.26 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. XII Bor. No.
BUILDING DEPARTMENT

RESIDENTIAL BUILDING

Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

THE SANCTION IS VALIED UP TO 20.4.2031

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

DEVIATION WOULD MEAN DEMOLITION

Contents Not Verified
RECEIVED
Date 21.04.26
Building Department (Borough-XII) K.M.C.