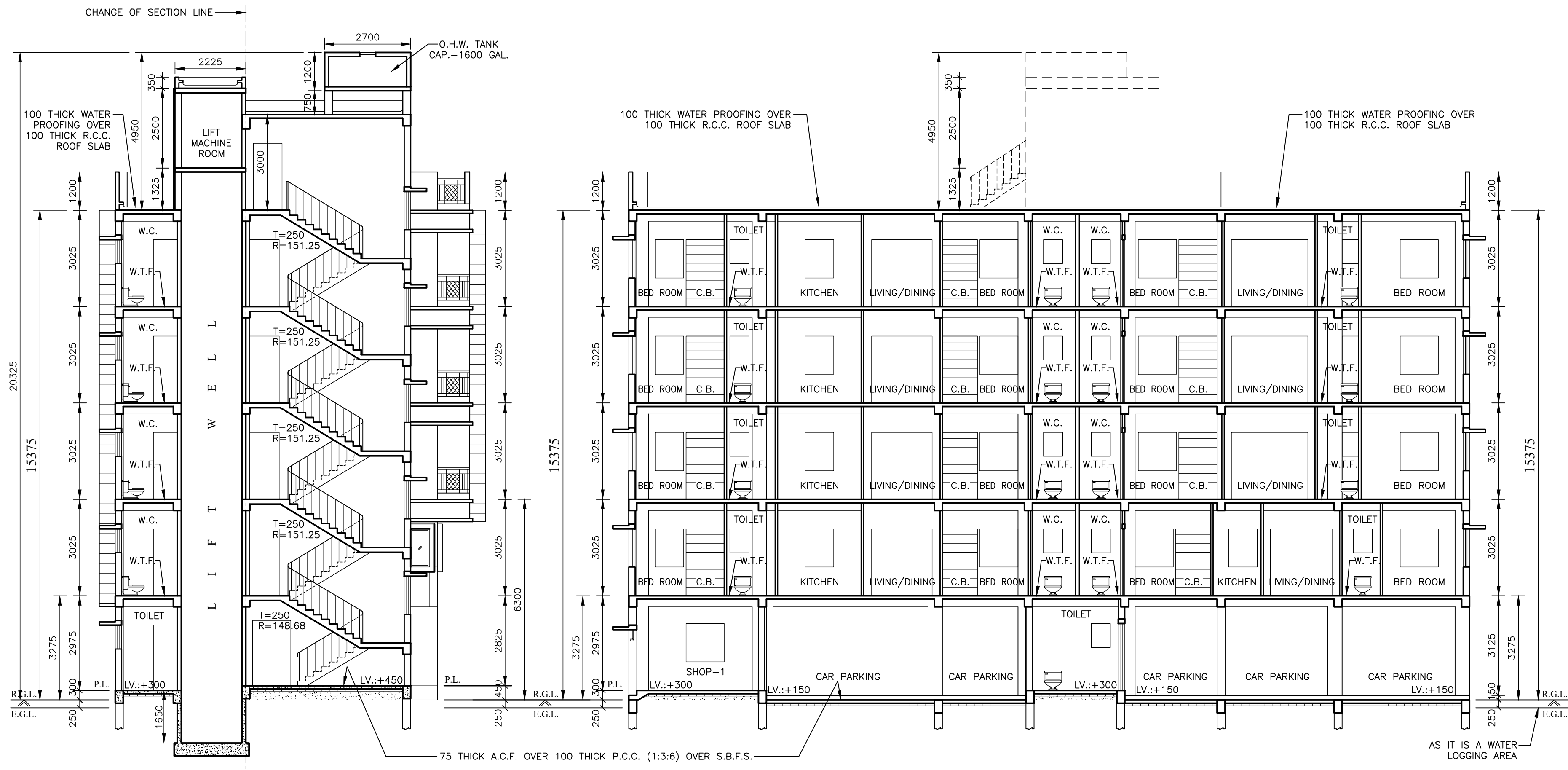
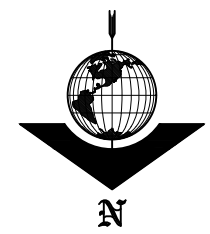




FRONT SIDE ELEVATION
SCALE = 1:100



EAST SIDE ELEVATION
SCALE = 1:100



SECTION - 'A - A'
SCALE=1:100

SECTION - 'B - B'
SCALE=1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSESSEE No. : 31-106-18-0039-0
- NAME OF OWNERS: 1. SRI SANKAR DAS, 2. SRI PRADIP KUMAR DAS AND 3. SRI SAMIR DAS ALIAS SAMIR KUMAR DAS
- NAME OF APPLICANT: "M/S. RAHUL ENTERPRISE" AS C.A. OF SRI SANKAR DAS, SRI PRADIP KUMAR DAS AND SRI SAMIR DAS ALIAS SAMIR KUMAR DAS
- DETAILS OF REGISTERED DEED (I) :
BOOK No. : I VOL. No. : 7 PAGE No. : 7804 - 7822
BEING No. : 2963 DATE : 27.03.2006 PLACE:D.S.R. III, 24 PGS.(S)
- DETAILS OF REGISTERED DEED (II) :
BOOK No. : I VOL. No. : 19 PAGE No. : 6429 - 6441
BEING No. : 06373 DATE : 30.06.2003 PLACE:D.S.R. III, 24 PGS.(S)
- DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No.:1630-2023 PAGE No. : 97500-97510
BEING No.:163003432 DATE : 06.11.2023 PLACE:D.S.R. V, 24 PGS.(S)
- DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : I VOL. No.:1604-2023 PAGE No.:342877-342894
BEING No.:160411221 DATE : 11.09.2023 PLACE:D.S.R. IV, 24 PGS.(S)
- DETAILS OF REGISTERED POWER OF ATTORNEY (REVISED) :
BOOK No. : I VOL. No.:1604-2025 PAGE No. : 75528-75546
BEING No.:160402912 DATE : 26.03.2025 PLACE:D.S.R. IV, 24 PGS.(S)
- DETAILS OF REGISTERED DEED OF GIFT (SPLAYED CORNER) :
BOOK No. : I VOL. No.:1630-2023 PAGE No. : 97606-97618
BEING No.:163003434 DATE : 06.11.2023 PLACE:D.S.R. V, 24 PGS.(S)
- DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :
BOOK No. : I VOL. No.:1630-2023 PAGE No. : 97487-97499
BEING No.:163003433 DATE : 06.11.2023 PLACE:D.S.R. V, 24 PGS.(S)
- DETAILS OF BLRO MUTATION CERTIFICATE :

SL. No.	NAME	R.S. DAG No. KHATIAN No. MOUZA	MEMO No.	DATE	REF. No.	AREA	CLASSIFICATION
1.	SANKAR DAS	DAG-4086 KHATIAN-136 L.R. KH-3394 MOUZA-KASBA	18/MUT/1604/BLRO/KOL	04.09.2020	M/CASE No.-1069/19	04 K-05 CH-00 SFT (7.128 DEC.)	BASTU
2.	PRADIP KUMAR DAS	DAG-4087 KHATIAN-136 MOUZA-KASBA	18/MUT/1605/BLRO/KOL	04.09.2020	M/CASE No.-1064/19	02 K-00 CH-00 SFT (3.30 DEC.)	PUKUR
3.	SAMIR KUMAR DAS	DAG-4087 KHATIAN-136 MOUZA-KASBA	18/MUT/1603/BLRO/KOL	04.09.2020	M/CASE No.-1065/19	02 K-00 CH-00 SFT (3.30 DEC.)	PUKUR

- DETAILS OF BLRO CONVERSION CERTIFICATE :
SL. No. NAME L.R. DAG No. KHATIAN No. MOUZA MEMO No. DATE AREA CLASSIFICATION
1. PRADIP KUMAR DAS DAG-4087 KHATIAN-3395 MOUZA-KASBA 51A(C)/38-42(R.S)/10180/P/22 26.09.2022 0.0330 ACRE (1437.48 SFT) BASTU
1. SAMIR KUMAR DAS DAG-4087 KHATIAN-3395 MOUZA-KASBA 51A(C)/38-41(R.S)/10175/P/22 23.09.2022 0.0259 ACRE (1128 SFT) BASTU

NOTE : TOTAL CONVERTED LAND (AS "BASTU") = 3105 SFT+1437.48 SFT +1128 SFT = 5670.48 SFT (526.80 SQM) = 7 K-14 CH-048 SFT

- DETAILS OF K.M.C. MUTATION CERTIFICATE :
CASE No. - 0/106/02-DEC-22/46458 DATED:13.12.2022
- DETAILS OF N.O.C. FROM ULC :
MEMO No. - 003/ULC/ALPORE/2025 DATED:07.01.2025
(APPLICATION ID : ULC-ALP-2024-1096)
- AFFIDAVIT CUM DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE, ALPORE VIDE No.-8950 DATED-05.12.2022 REGARDING AMALGAMATION.
- No. OF STOREY = G+IV
- No. OF TENEMENTS = 16 Nos.
- SIZE OF TENEMENTS : BELOW 50 SQM=5 Nos., 50-75 SQM=3 Nos. & 75 - 100 SQM=8 Nos.

DOOR & WINDOW SCHEDULE					
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1200	2100	W	2000	1800
D1	1050	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	800	2100	W3	1000	1200
D4	750	2100	W4	600	600
SD1	1250	2100	W5	600	1200
SD2	1650	2100			
SD3	1900	2100			
SD4	2400	2100			

- SPECIFICATIONS**
- ALL GRADE OF CONCRETE - M20.
 - ALL GRADE OF STEEL - Fe 500.
 - ALL OUTER WALL - 200 MM THICK 1:6 MORTAR.
 - ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
 - ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.
 - BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
 - ALL OTHER MATERIALS USED AS PER IS CODE :
a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY
b) ALL DIMENSIONS ARE IN MM.
8. DEPTH OF S.U.G.W.R. AND SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION.

- DECLARATION OF OWNER / APPLICANT**
- WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION. THE PLOT IS WITH EXISTING STRUCTURE WHICH IS FULLY OCCUPIED BY US AND THERE IS NO TENANTS.
- SRI RAHUL DAS PROPRIETOR OF "M.S. RAHUL ENTERPRISE" AS CONSTITUTED ATTORNEY OF
1. SRI SANKAR DAS
2. SRI PRADIP KUMAR DAS AND
3. SRI SAMIR DAS ALIAS SAMIR KUMAR DAS
- NAME OF OWNER / APPLICANT

NAME OF OWNER(S) / APPLICANT(S) : SRI RAHUL DAS PROPRIETOR OF "M/S. RAHUL ENTERPRISE" AS C.A. OF SRI SANKAR DAS, SRI PRADIP KUMAR DAS AND SRI SAMIR DAS ALIAS SAMIR KUMAR DAS

AREA OF LAND : 526.549 SQM

NAME OF L.B.S. : SWADESH KUMAR MANDAL (L.B.S./1/1245)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M

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

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
R1	22°30'32" NORTH	88°23'33" EAST
R2	22°30'32" NORTH	88°23'33" EAST
R3	22°30'32" NORTH	88°23'33" EAST
R4	22°30'32" NORTH	88°23'33" EAST

PART-B:

- AREA OF LAND :
AS PER TITLE DEED & ASSESSMENT RECORD (08 K-05 CH-00 SFT) = 556.020 SQM
- AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) = (07 K - 13 CH - 42.77 SFT) = 526.549 SQM
- AREA OF SPLAY CORNER = 2.058 SQM
- AREA OF STRIP = 4.605 SQM
- LAND AREA CONSIDER = 526.549 SQM
- (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 263.275 SQM
- (ii) PROPOSED GROUND COVERAGE (49.97%) = 263.104 SQM
- PROPOSED HEIGHT = 15.375 M
- DEPTH OF BUILDING = 26.400 M
- FRONTAGE OF PLOT = (1.530+0.618+5.801+5.300) = 13.249 M
- (i) TREE COVER AREA REQUIRED = 16.639 SQM (3.16%)
(ii) TREE COVER AREA PROVIDED = 17.044 SQM (3.24%)
- AREA OF EXISTING STRUCTURES = 265.541 SQM

12. PROPOSED AREA :						
FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & STAIR LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	242.710	0.000	0.000	242.710	13.567	226.409
1ST FLOOR	242.709	0.169	2.470	240.070	13.567	223.769
2ND FLOOR	263.104	0.169	2.470	260.465	13.567	244.164
3RD FLOOR	263.104	0.169	2.470	260.465	13.567	244.164
4TH FLOOR	263.104	0.169	2.470	260.465	13.567	244.164
TOTAL	1274.731	0.676	9.880	1264.175	67.835	1182.670

13. TENEMENTS & CAR PARKING CALCULATION :						
(A) RESIDENTIAL :						
WKR	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR (No.)	
A	74.288	9.657	83.945	1		
B	34.971	4.546	39.517	1		
C	40.802	5.304	46.106	1		
D	69.153	8.990	78.143	1		
E	67.732	8.805	76.537	3		4
F	50.972	6.626	57.598	3		
G	38.281	4.977	43.258	3		
H	82.624	10.771	93.395	3		

- (B) MERCANTILE RETAIL :
(i) SHOP BUILT-UP AREA = 33.289 SQM
(ii) SHOP CARPET AREA = (12.368 + 16.412) = 28.780 SQM
(REQUIRED CAR PARKING = NIL)
- TOTAL REQUIRED CAR PARKING = 4 Nos.
- TOTAL PROVIDED CAR PARKING = 6 Nos.
- PERMISSIBLE AREA FOR PARKING = 100.000 SQM
- PROVIDED AREA OF PARKING = (72.518 + 98.007) = 170.525 SQM
- PERMISSIBLE F.A.R. = 2.25
- PROPOSED F.A.R. = (1182.670 - 100.000) / 526.549 = 2.056 < 2.25
- OVER HEAD TANK AREA = 8.572 SQM
- STAIR HEAD ROOM AREA = 17.128 SQM
- LIFT MACHINE ROOM AREA = 8.667 SQM
- LIFT MACHINE ROOM STAIR AREA = 1.750 SQM
- TERRACE AREA = 263.104 SQM
- AREA OF CUPBOARD = [(0.625 SQMx9 Nos.) + (0.675 SQMx10 Nos.) + (0.738 SQMx1 No.) + (0.775 SQMx11 Nos.)] = 21.638 SQM
- ADDITIONAL AREA FOR FEES = (17.128 + 8.667 + 1.750 + 21.638) = 49.183 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

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

SOIL TESTING HAS BEEN DONE BY SRI GOPAL CHANDRA BAG ("R. N. ENGINEERS", 4/28, FERN ROAD, KOLKATA-19) RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SWADESH KUMAR MANDAL
E.S.E. - CLASS - II / 399
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

GOPAL CHANDRA BAG
G.T.E. - CLASS - I / 42
NAME OF GEO-TECH. ENGINEER

DECLARATION OF L.B.S.

CERTIFIED 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 ROAD CONFORM WITH THE PLAN AND WHICH HAS BEEN MEASURED AND VERIFIED BY ME.

- THE PLOT IS WITH EXISTING STRUCTURE AND DEMARCATED BY BOUNDARY WALL. IT IS FULLY OCCUPIED BY THE OWNERS AND THERE IS NO TENANT.
- IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK
- THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION.
- THE PLOT IS BEYOND 500 M FROM C/L OF E. M. BYE PASS.

SWADESH KUMAR MANDAL
L.B.S. - CLASS - I / 1245
NAME OF L.B.S.

SECTION-AA & BB, FRONT & EAST SIDE ELEVATIONS.

PROJECT :
PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 15.375 M (U/S - 393 A OF K.M.C. ACT, 1980 AND AS PER K.M.C. BUILDING RULE 2009) AT PREMISES No. - 39, P. MAZUMDAR ROAD, WARD No. - 106, BOROUGH - X II, KOLKATA - 700078, P.S. - GARFA (FORMERLY KASBA), UNDER THE KOLKATA MUNICIPAL CORPORATION.
R.S. & L.R. DAG No. - 4086, 4087, R.S. KHATIAN No. - 136, L.R. KHATIAN No. - 3394, 3395 AND 3399, MOUZA - KASBA.

PLAN CASE No. - 2024120455

BUILDING PERMIT No. - 2025120011

SANCTION DATE - 09-APR-25

VALID UPTO - 08-APR-30

SUBRATA NAG Digitally signed by SUBRATA NAG Date: 2025.04.09 17:55:01 +05'30'	KALYAN GAINE Digitally signed by KALYAN GAINE Date: 2025.04.09 17:55:21 +05'30'
DIGITAL SIGNATURE OF A.E.	DIGITAL SIGNATURE OF E.E.