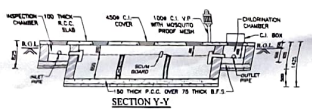
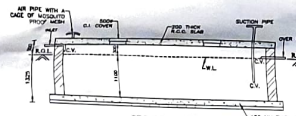
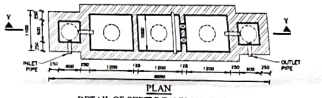


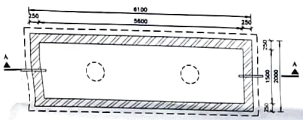
SECTION Y-Y



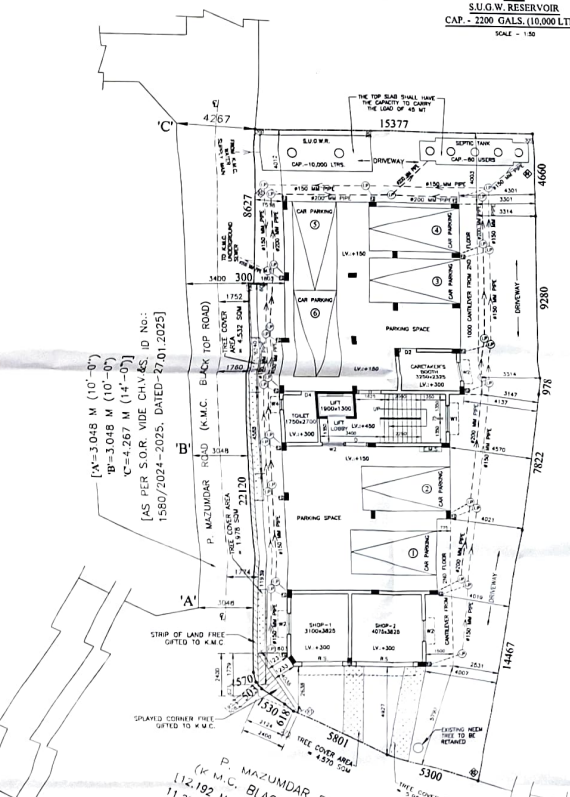
SECTION ON 'A-A'



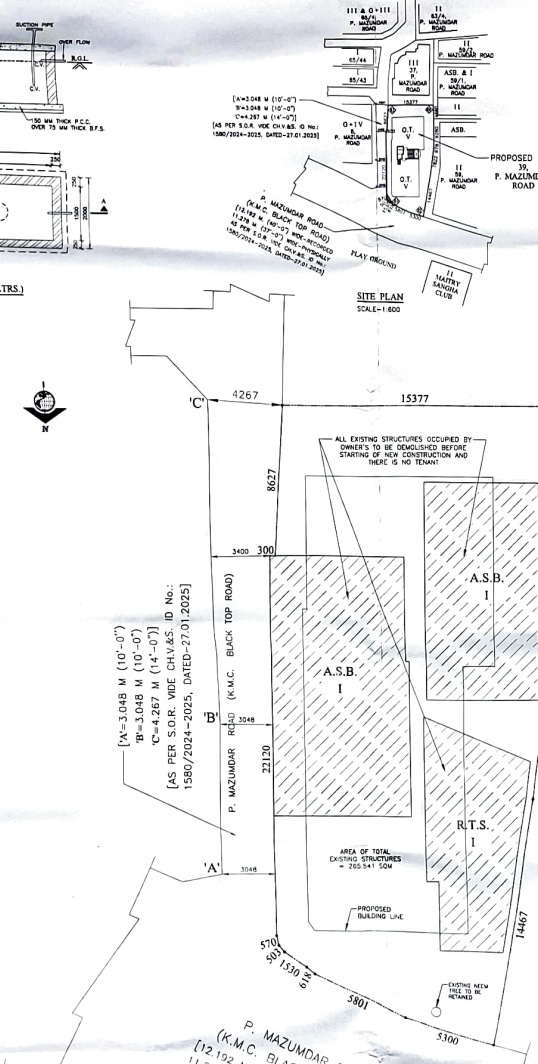
PLAN
DETAIL OF SEPTIC TANK (80 USERS)
SCALE - 1:50



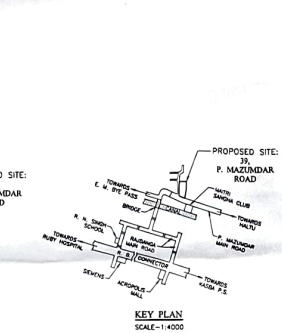
PLAN
S.U.G.W. RESERVOIR
CAP. - 2200 GALS. (10,000 LTRS.)
SCALE - 1:50



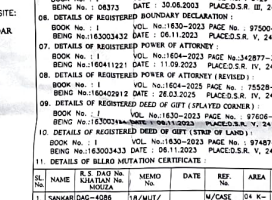
GROUND FLOOR PLAN
SCALE - 1:100



EXISTING PLAN
SCALE - 1:100



SITE PLAN
SCALE-1:600



KEY PLAN
SCALE-1:4000

STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 31-106-18-0039-0
02. NAME OF OWNERS : 1. SRI SANKAR DAS, 2. SRI PRADIP KUMAR DAS AND 3. SRI SAMIR DAS ALIAS SAMIR KUMAR DAS
03. NAME OF APPLICANT : 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
04. 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)
05. DETAILS OF REGISTERED DEED (II) : BOOK No. : I, VOL. No. : 19, PAGE No. : 6429 – 6441, BEING No. : 08373, DATE : 30.06.2003, PLACE:D.S.R. III, 24 PGS.(S) [AS PER S.O.R. VIDE CH.V.&S. ID No.: 1580/2024-2025, DATED-27.01.2025]
06. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK No. : I, VOL. No.:1630–2023 PAGE No. : 97500–97510, BEING No.:163003434, DATE : 06.11.2023, PLACE:D.S.R. V, 24 PGS.(S)
07. 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)
08. DETAILS OF REGISTERED POWER OF ATTORNEY (REVISED) : BOOK No. : I, VOL. No.:1604–2025 PAGE No. : 75528–75546, BEING No.:160402912, DATE : 28.03.2025, PLACE:D.S.R. IV, 24 PGS.(S)
09. 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)
10. 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)
11. DETAILS OF BILLRO 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/ BILLRO/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–138 MOUZA–KASBA	18/MUT/1605/ BILLRO/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/ BILLRO/KOL	04.09.2020	M/CASE No.–1065/19	02 K–00 CH–00 SFT (3.30 DEC.)	PUKUR

12. DETAILS OF BILLRO CONVERSION CERTIFICATE :

SL. No.	NAME	L.R. DAG No. L.R.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–3393 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–0.48 SFT

13. DETAILS OF K.M.C. MUTATION CERTIFICATE : CASE No. – 0/108/02–DEC–22/46458 DATED : 13.12.2022
14. DETAILS OF N.O.C. FROM ULC : MEMO No. – 003/ULC/ALIPORE/2025 DATED : 07.01.2025 (APPLICATION ID : ULC–AUP–2024–1096)
15. AFFIDAVIT CUM DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE, VIDE, No.–8190 DATED–05.12.2022 REGARDING AMALGAMATION.
16. No. OF STOREY = G+1V
17. No. OF TENEMENTS = 18 Nos.
18. SIZE OF TENEMENTS = BELOW 50 SQM=5 Nos., 50–75 SQM=3 Nos. & 75 – 100 SQM=10 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

1. ALL GRADE OF CONCRETE – M20.
2. ALL GRADE OF STEEL – Fe 500.
3. ALL OUTER WALL – 200 MM THICK 1:6 MORTAR.
4. ALL INTERNAL WALL–75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER – 12 MM THICK WITH 1:4 MORTAR.
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
7. 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 STABLITY 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 SANCTIONED PLAN, U.G.W. RESERVOIR AND SEPTIC TANK WILL BE COMPLETED WITHIN THE STIPULATED TIME. COMPLIANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. COMPLIANCE OF L.B.S./E.S.E. 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. I 1249)

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

COORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	COORDINATE LATITUDE	N WGS 84 LONGITUDE	SITE ELEVATION (AMSL)
R1	22°31'32.12" NORTH	88°23'33" EAST	4.000 M
R2	22°31'32" NORTH	88°23'33" EAST	4.000 M
R3	22°31'32" NORTH	88°23'33" EAST	4.000 M
R4	22°31'32" NORTH	88°23'33" EAST	4.000 M

PART-B:

01. AREA OF LAND : AS PER TITLE DEED & ASSESSMENT RECORD [08 K–05 CH–00 SFT] = 1.324 ACRE = 526.549 SQM
02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) = [07 K – 13 CH – 42.77 SFT] = 526.549 SQM
03. AREA OF SPLAY CORNER = 2.058 SQM
04. AREA OF STRIP = 4.605 SQM
05. LAND AREA CONSIDER = 526.549 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 263.275 SQM
    (ii) PROPOSED GROUND COVERAGE (49.97%) = 263.104 SQM
07. PROPOSED HEIGHT = 15.375 M
08. DEPTH OF BUILDING = 26.400 M
09. FRONTAGE OF PLOT = (1.530+0.618+5.801+5.300) = 13.249 M
10. (i) TREE COVER AREA REQUIRED = 16.839 SQM (3.16%)
    (ii) TREE COVER AREA PROVIDED = 17.044 SQM (3.24%)
11. AREA OF EXISTING STRUCTURES = 265.541 SQM

12. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	CUTOUT LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & STAIR LOBBY (SQM)	EXEMPTED AREA LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	242.719	0.000	0.000	242.719	13.567	2.734	226.409
1ST FLOOR	242.709	0.169	2.470	240.070	13.567	2.734	223.769
2ND FLOOR	263.104	0.169	2.470	260.465	13.567	2.734	244.164
3RD FLOOR	263.104	0.169	2.470	260.465	13.567	2.734	244.164
4TH FLOOR	263.104	0.169	2.470	260.465	13.567	2.734	244.164
TOTAL :	1274.751	0.676	9.880	1264.175	67.835	13.670	1182.670

13. TENEMENTS & CAR PARKING CALCULATION :
(A) RESIDENTIAL :

NAME	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (No.)
A	74.258	9.657	83.915	1	4
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	
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)

14. TOTAL REQUIRED CAR PARKING = 4 Nos.
15. TOTAL PROVIDED CAR PARKING = 6 Nos.
16. PERMISSIBLE AREA FOR PARKING = 100.000 SQM
17. PROVIDED AREA OF PARKING = (72.518 + 98.007) = 170.525 SQM
18. PERMISSIBLE F.A.R = 2.25
19. PROPOSED F.A.R = (1182.670 – 100.000) / 526.549 = 2.056 < 2.25
20. OVER HEAD TANK AREA = 8.572 SQM
21. STAIR HEAD ROOM AREA = 17.128 SQM
22. LIFT MACHINE ROOM AREA = 8.667 SQM
23. LIFT MACHINE ROOM STAIR AREA = 1.750 SQM
24. TERRACE AREA = 263.104 SQM
25. AREA OF CUPBOARD =[(0.625 SQMx9 Nos.) + (0.675 SQMx10 Nos.) +(0.738 SQMx1 No.) + (0.775 SQMx11 Nos.)] = 21.638 SQM
26. 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 THEREON. 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 THEREON 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.

GROUND FLOOR PLAN, EXISTING PLAN, SITE PLAN & SECTION OF S.U.G. WATER RESERVOIR & SEPTIC TANK, SITE PLAN, KEY PLAN.

PROJECT :

PROPOSED G+1V STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 15.375 M (US-39) 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-XII, KOLKATA - 700078, P.S.- GARIA (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 3398, 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 2025.04.09 17:57:50 +05'30'
DIGITAL SIGNATURE OF A.E.

KALYAN GAINE — Digitally signed by KALYAN GAINE 2025.04.09 17:58:17 +05'30'
DIGITAL SIGNATURE OF E.E.