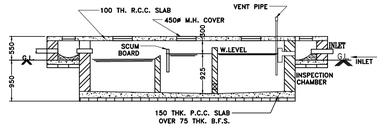
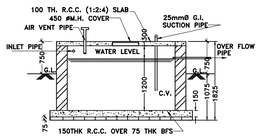
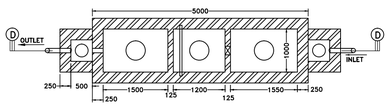


LONG SECTION (SECTION D-D)

SCALE :-1:50



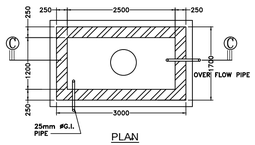
LONG SECTION (SECTION C-C)



PLAN

DETAILS OF SEPTIC TANK (60 USERS)

SCALE :-1:50



PLAN

DETAIL OF S.U.G.W.RESV. (CAP.- 800 GALS)

SCALE :-1:50

PREMISES NO.-37, RAJ KRISHNA CHATTERJEE ROAD IN WARD NO-067, BOROUGH NO-VII, KOLKATA-700042 UNDER THE KOLKATA MUNICIPAL CORPORATION, P.S.-KASBA.
ASSESSEE NO.-210672001547
NAME OF OWNER/APPLICANT : SRI NILOTPAL GHOSH DASTIDAR (PROPRIETOR OF M/S BIDISHA)
C.A OF SRI ASIT ADDYA, SRI SWAPAN ADDYA, SRI TAPAN ADDYA, SRI ASHIM ADDYA, SMT. MITA SEN
AREA OF LAND : 341.968 SQ.M.
NAME OF THE L.B.S. NO:-ASHIS KUNDU [L.B.S. NO.-679(I)]
PERMISSIBLE HEIGHT IN REFERENCE TO CCCM ISSUED BY ARI 33.0 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"	22° 31'10.992"N	88° 22'44.868"E	5.00 MTS.
"B"	22° 31'11.244"N	88° 22'43.572"E	5.00 MTS.

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 NILOTPAL GHOSH DASTIDAR
(PROPRIETOR OF M/S BIDISHA)
C.A OF SRI ASIT ADDYA,
SRI SWAPAN ADDYA,
SRI TAPAN ADDYA,
SRI ASHIM ADDYA, SMT. MITA SEN
NAME OF OWNER(S)

ASHIS KUNDU (L.B.S. NO.-679/I)
NAME of L.B.S.

SCHEDULE OF DOORS & WINDOWS

DOORS			WINDOWS		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1050	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	750	600

STATEMENT OF PLAN PROPOSAL:-

"A"

(01) ASSESSEE NO.- 210672001547

(02) DETAILS OF REGISTERED DEED:-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
3891	I	60	290 TO 293	10.12.1947	D.S.R.

(03) DETAILS OF BOUNDARY DECORATION :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
160310720	I	1603-2025	281851 TO 281861	11.06.2025	D.S.R.-III SOUTH 24 PGS

(04) DETAILS OF STRIP OF LAND :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
163006107	I	1630-2025	151627 TO 151640	31.07.2025	D.S.R.-V ALIPORE SOUTH 24 PGS

(05) DETAILS OF SPLAYED CORNER :-

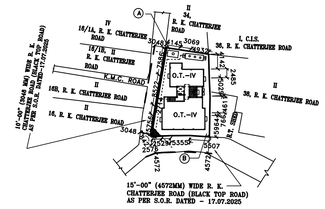
BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
163006106	I	1630-2025	151641 TO 151653	31.07.2025	D.S.R.-V ALIPORE SOUTH 24 PGS

(06) DETAILS OF POWER OF ATTORNEY :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
160408485	I	1604-2025	251376 TO 251396	12.11.2025	D.S.R.-IV SOUTH 24 PGS (W.B.)

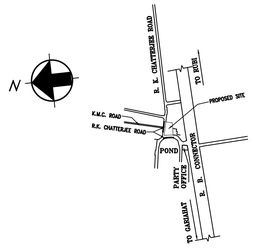
(07) DETAILS OF NON EVICTION OF TENANT :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
160310719	I	1603-2025	281841 TO 281850	11.06.2025	D.S.R.-III SOUTH 24 PGS (W.B.)



SITE PLAN

SCALE :-1:600



LOCATION PLAN

SCALE :-1:4000

DETAILS OF COVERED AREA:

FLOOR MKD.	EACH FLOOR AREA	ALL TYPE OF VOIDS		NET AREA (EXCL ALL VOIDS AREA)	EXEMPTED AREA		GROSS FLOOR AREA EXCL. EXEM. AREA
		STAIR WELL	LIFT WELL		STAIR WAY	LIFT LOBBY	
	(SQ.M.)	(SQM.)	(SQM.)	(SQ.M.)	(SQ.M.)	(SQ.M.)	(SQ.M.)
GROUND FLOOR	179.502	—	—	179.502	13.365	2.531	163.606
FIRST FLOOR	179.502	—	2.144	177.358	13.365	2.531	161.462
SECOND FLOOR	179.502	—	2.144	177.358	13.365	2.531	161.462
THIRD FLOOR	179.502	—	2.144	177.358	13.365	2.531	161.462
	718.008	—	6.432	711.576	53.460	10.124	647.992

TENEMENT AREA CALCULATION:-

TENEMENT MKD.	TENEMENT AREA (EXCL. COMMON AREA (Sq.m.)	AREA TO BE ADDED FOR COMM. PURPOSE (Sq.m.)	ACTUAL TENEMENT AREA (Sq.m.)	NO.
FLAT NO.- A	53.174	7.382	60.556	4 NOS.
FLAT NO.- B	53.304	7.400	60.704	3 NOS.
FLAT NO.- C	53.382	7.410	60.792	3 NOS.

NOTES & SPECIFICATION :-

(a) ALL DIMENSIONS ARE IN MM.
(b) ALL EXTERNAL WALLS ARE 200 MM THK. WITH CEMENT SAND MORTAR (1:5)
(c) ALL INTERNAL WALLS ARE 125 MM THK. AND 75 MM THK.WITH CEMENT SAND MORTAR (1:4)
(d) ALL EXTERNAL WALLS PLASTER ARE 15 MM THK. WITH CEMENT SAND MORTAR (1:4)
(e) ALL INTERNAL WALLS PLASTER ARE 19 MM THK. WITH CEMENT SAND MORTAR (1:5)
(f) ALL CEILING PLASTER ARE 10 MM THK. WITH CEMENT SAND MORTAR (1:4)
(g) THE DEPTH OF SEPTIC TANK & S.U.G.W. RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
(h) GRADE OF STEEL : Fe500
(i) GRADE OF CONCRETE : M20
(j) OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. OF INDIA (LATEST EDITION)

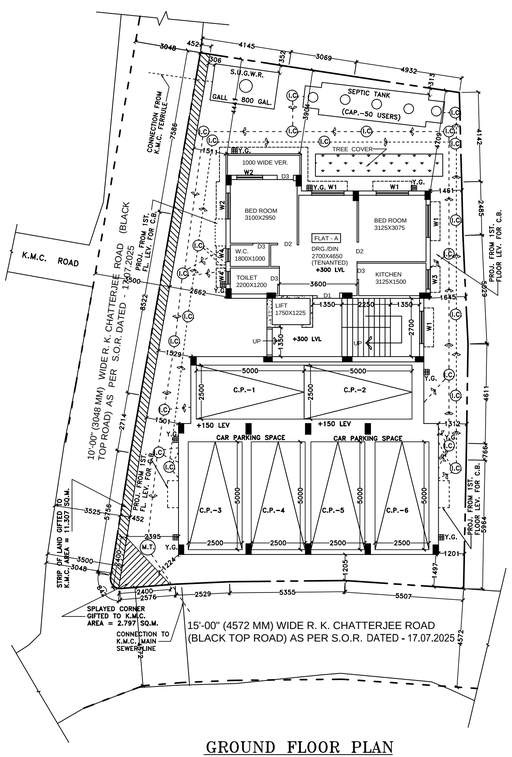
B

01. AREA OF PLOT OR LAND ;
 (a) AREA OF LAND AS PER DEED:
 (05K-04CH.-00 SQ.FT) = 351.171 SQ.M.
 (b) AREA OF LAND AS PER PHYSICAL MEASUREMENT
 (BY BOUNDARY DECLARATION) = 341.968 SQ.M.
02. WIDTH OF THE ROAD :(AS PER S.O.R. DATED-17.07.2025)
 (a) FRONT = 4572 MM
 (b) SIDE = 3048 MM
03. GROUND COVERAGE ;
 (a) PERMISSIBLE = 188.999 SQ.M. (55.268%)
 (b) PROPOSED = 179.502 SQ.M. (52.491%)
04. F.A.R. ;
 (a) PERMISSIBLE = 1.75
 (b) PROPOSED = 1.749
05. TOTAL COVERED AREA
 (EXCL. EXEMPTED AREA) = 647.992 SQ.M.
06. EXEMPTED AREA = 63.584 SQ.M.
07. TENEMENT AREA:
 (a) > 50 SQ.M. TO < 75 SQ.M. = 10 NO.
08. CAR PARKING:
 (a) REQUIRED = 2 NO
 (b) PROPOSED = 6 NOS.
09. CAR PARKING AREA = 104.867 SQ.M.
10. C.B. AREA = 7.50 SQ.M.
11. STAIR HEAD ROOM AREA = 16.315 SQ.M.
12. O.H.W. TANK AREA = 7.20 SQ.M.
13. L.M.R. AREA = 9.325 SQ.M.
14. L.M.R. STAIR AREA = 3.578 SQ.M.
15. TREE COVER :-
 (a) PERMISSIBLE = 6.084 SQ.M. (1.779%)
 (b) PROPOSED = 6.135 SQ.M. (1.794%)

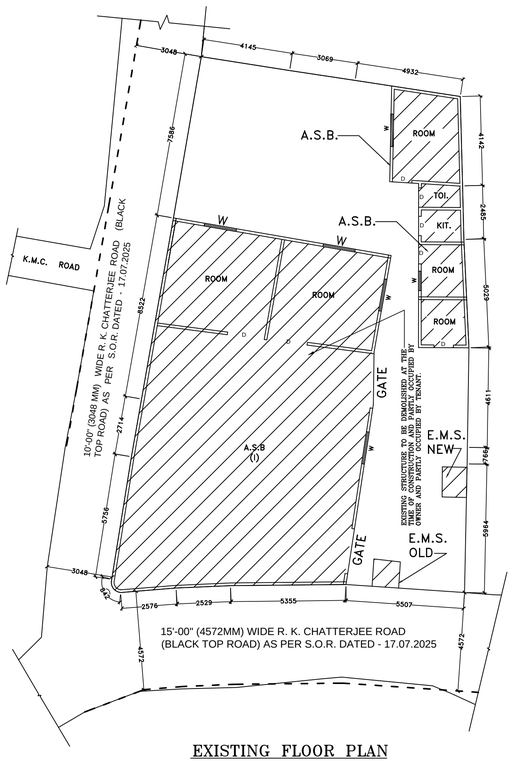
DECLARATION OF L.B.S:-

I CERTIFY ON 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 AMENDED FROM TIME TO TIME AND SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFIRM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

ASHIS KUNDU (L.B.S NO.-I/679)
NAME OF L.B.S.



GROUND FLOOR PLAN



EXISTING FLOOR PLAN

OWNER'S DECLARATION:-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

I 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 & 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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.THE EXISTING STRUCTURE WILL BE DEMOLISHED AT THE TIME OF CONSTRUCTION AND BEFORE THE COMMENCEMENT OF WORK AND PARTLY OCCUPIED BY OWNER AND TENANT.

SRI NILOTPAL GHOSH DASTIDAR
(PROPRIETOR OF M/S BIDISHA)
C.A OF SRI ASIT ADDYA,
SRI SWAPAN ADDYA,
SRI TAPAN ADDYA,
SRI ASHIM ADDYA, SMT. MITA SEN
NAME OF OWNER/APPLICANT

DECLARATION OF E.S.E.:-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT, AS THE PREMISES IS MOSTLY COVERED BY THE EXISTING STRUCTURE, SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. STRUCTURAL DRAWING AND DESIGN WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.
SOIL TEST WILL BE DONE BY MR. KALLOL KUMAR GHOSEAL OF "MAS", 4, GARFA MAIN ROAD, KOLKATA - 700 075

ASHIS KUNDU (E.S.E. NO.-I/299)
NAME OF E.S.E

DECLARATION OF GEO-TECHNICAL ENGINEER:-

UNDER SIGNED HAS INSPECTED THE SITE AND FOUND THAT THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE, SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION. THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

KALLOL KUMAR GHOSHAL (G.T. NO.-I/49)
NAME OF GEO-TECHNICAL ENGINEER

BUILDING PERMIT NO :-2025070155 DATE-29.01.2026
VALID UP TO:-29.01.2031

KOUSHIK SWARNAKAR
Digitally signed by KOUSHIK SWARNAKAR
Date: 2026.01.29 14:36:17 +05'30'
DIGITAL SIGNATURE OF A.E.

BROJO KISHORE DHAR
Digitally signed by BROJO KISHORE DHAR
Date: 2026.01.29 14:39:49 +05'30'
DIGITAL SIGNATURE OF E.E.

A.K. CONSULTANT
1278, MAHATMA GANDHI ROAD, KOL.-700 082
98303 34675 / 82405 44997

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC ACT 1980 COMPLYING BUILDING RULES 2009 AT PREMISES NO.-37, RAJ KRISHNA CHATTERJEE ROAD IN WARD NO- 067, BOROUGH NO -VII, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA- 700 042, P.S. -KASBA, DISTRICT-SOUTH 24 PARGANAS COMPRISING MOUZA-KASBA, DAG NO.-610, KHATIAN NO.-594, J.L. NO.-13, TOUZI NO.-145, PARGANA- KOLIKATA, DIHI-PANCHANNAGRAM.
NAME OF THE OWNER -SRI ASIT ADDYA, SRI SWAPAN ADDYA, SRI TAPAN ADDYA, SRI ASHIM ADDYA, SMT. MITA SEN

DRG. SCALE :-
1:100, OTHERWISE MENTIONED

DRAWN BY : SMT. INDRANI BOSE

CHECKED BY : SRI ASHIS KUNDU

NORTH