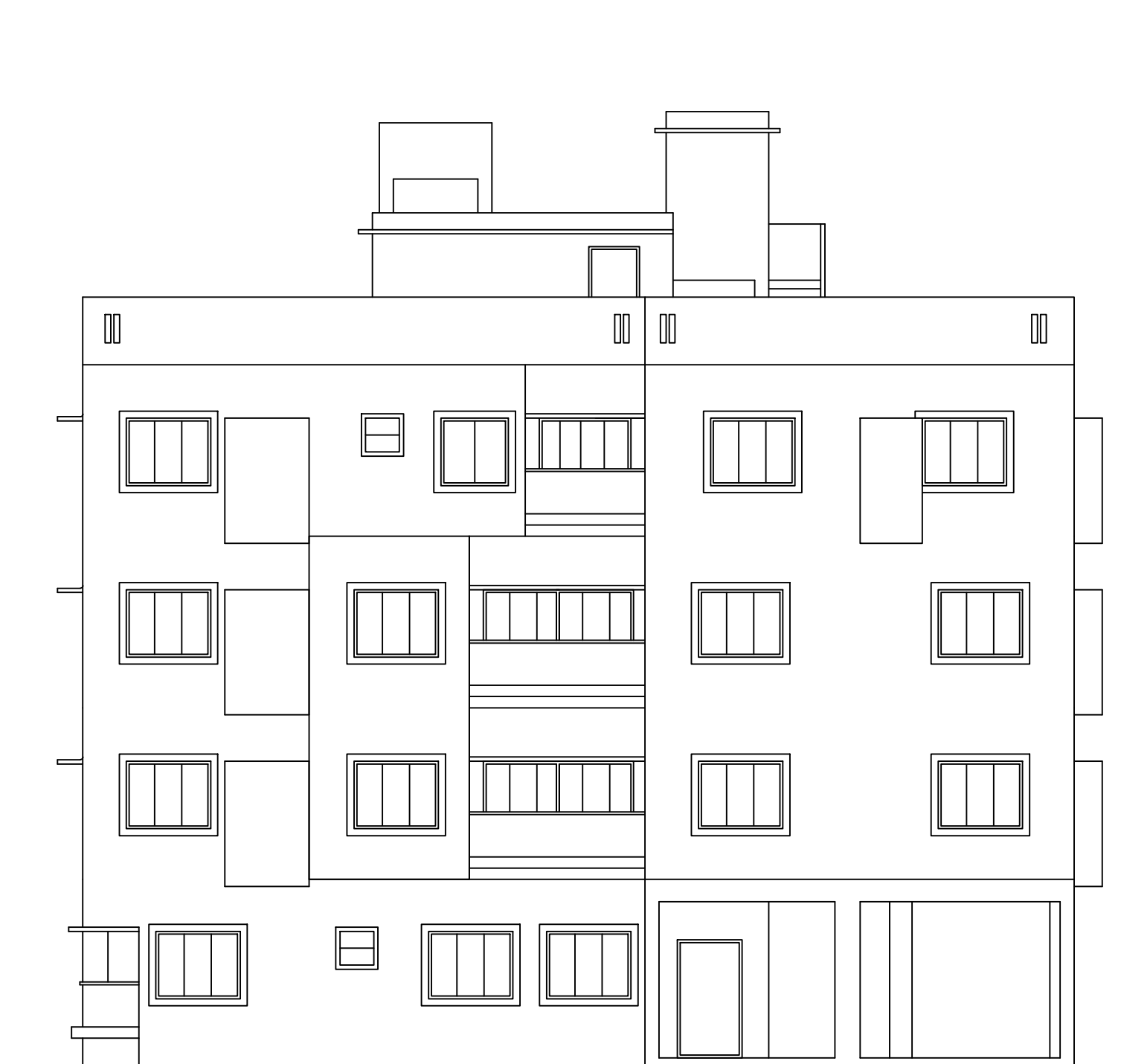
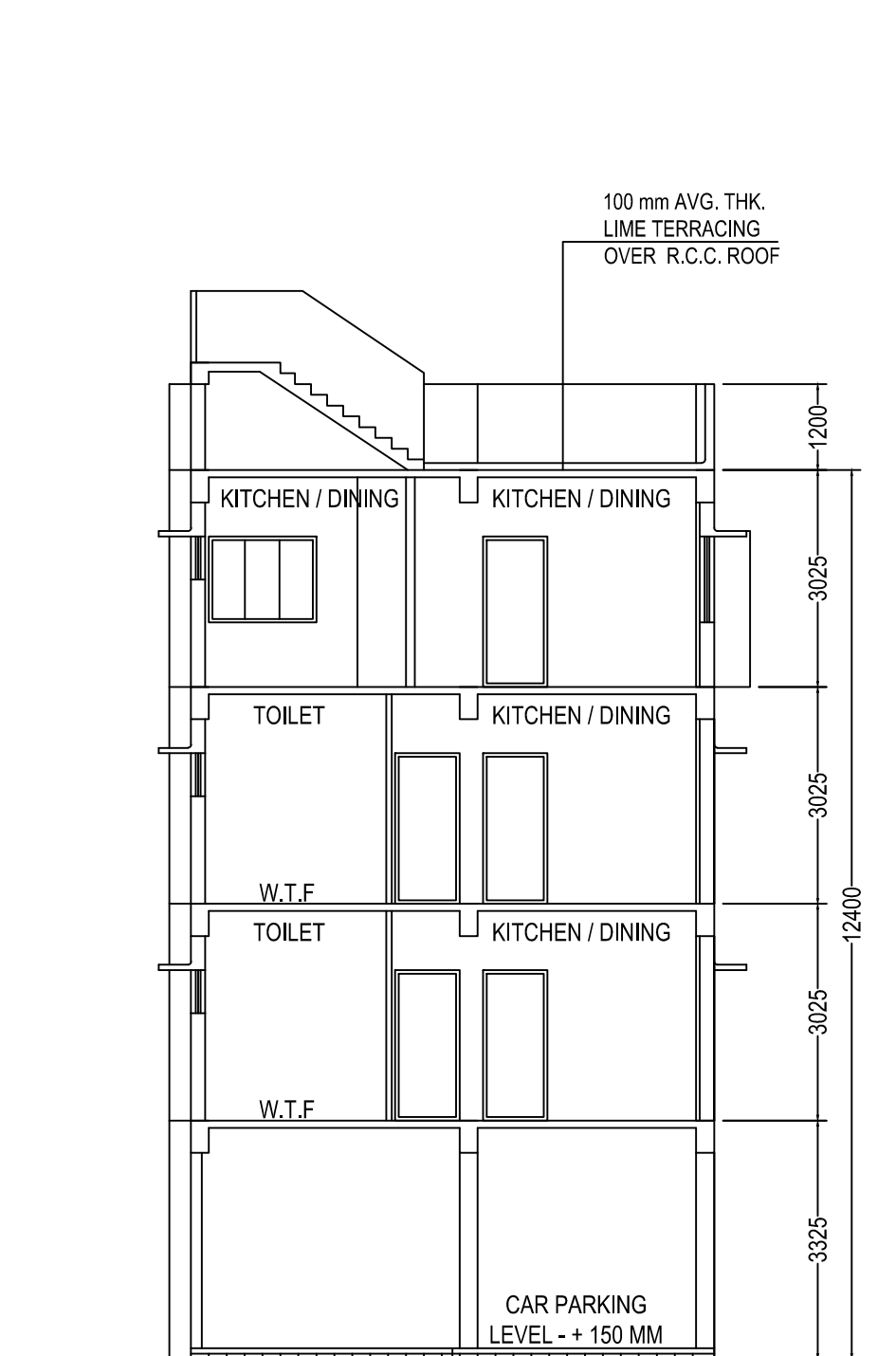
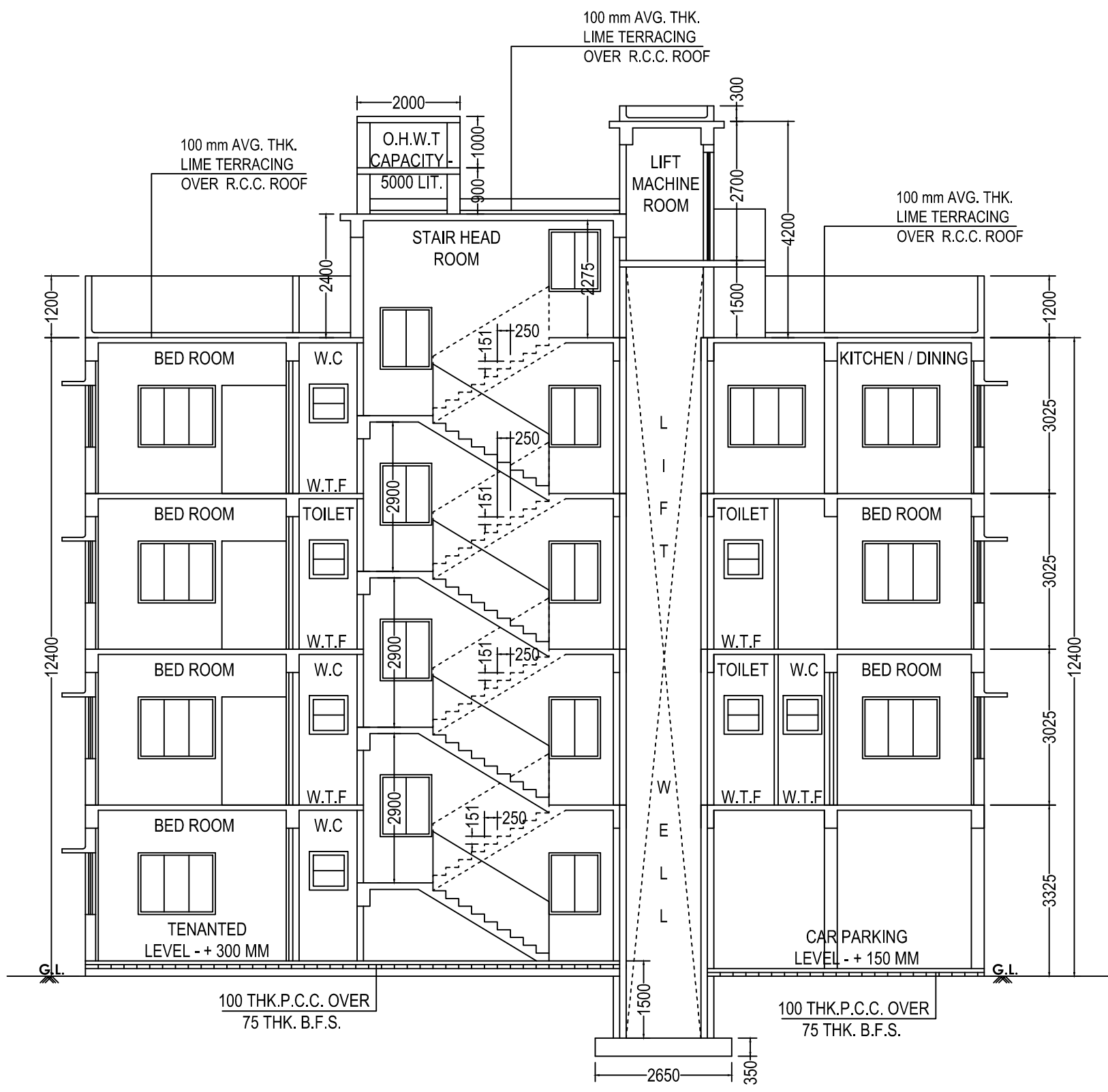




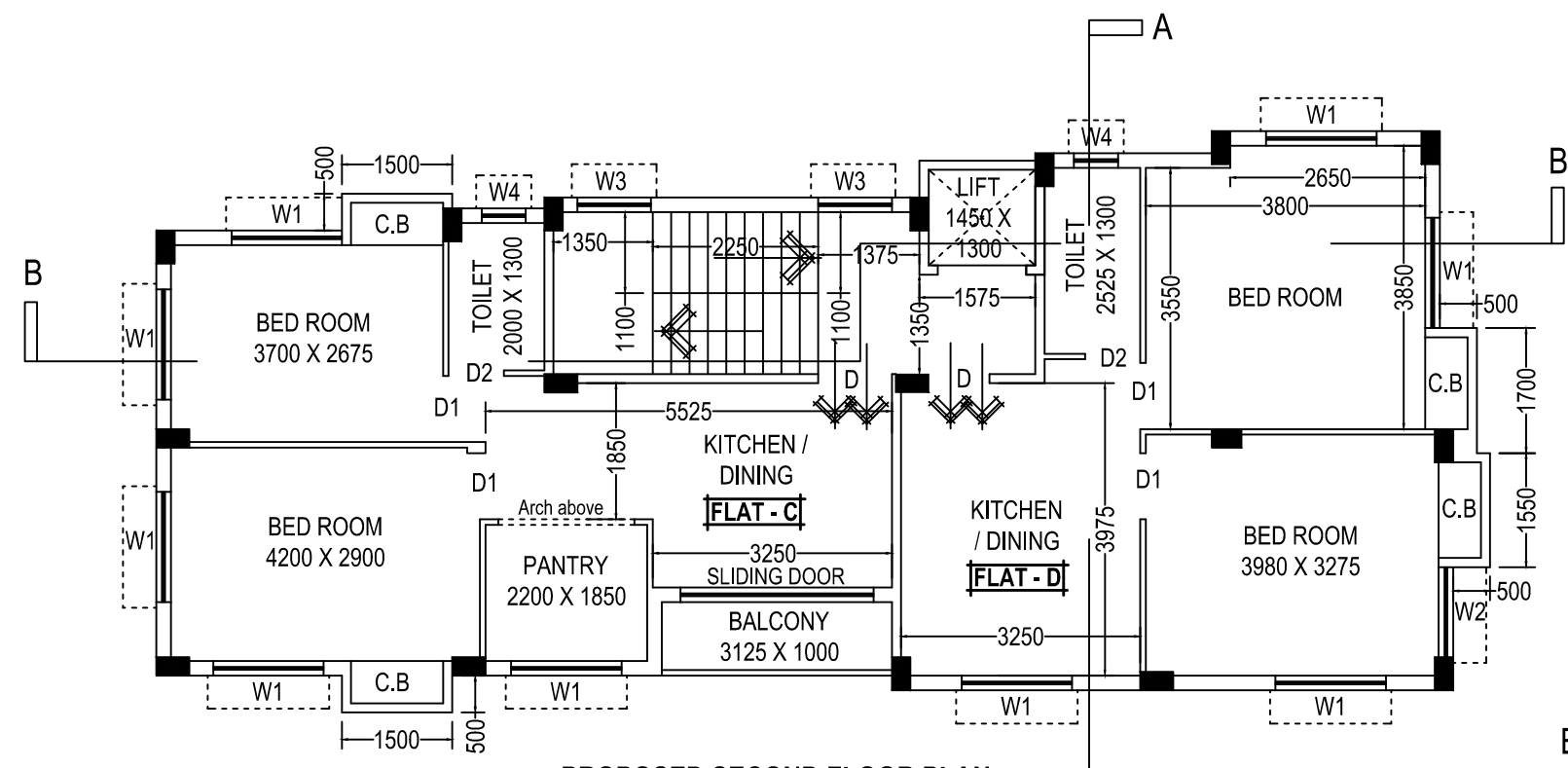
FRONT SIDE ELEVATION
SCALE - 1:100



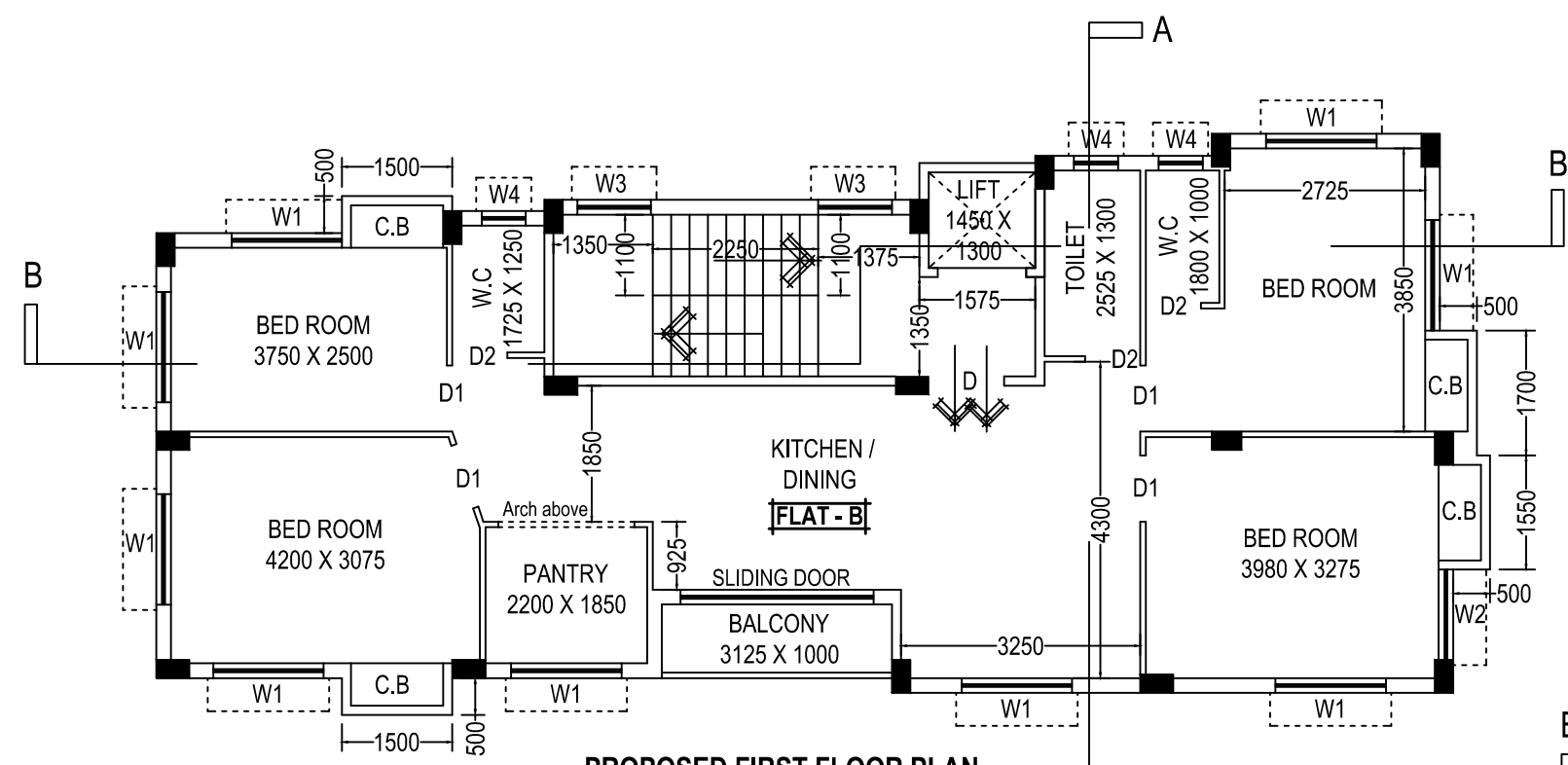
SECTION - A - A'
SCALE - 1:100



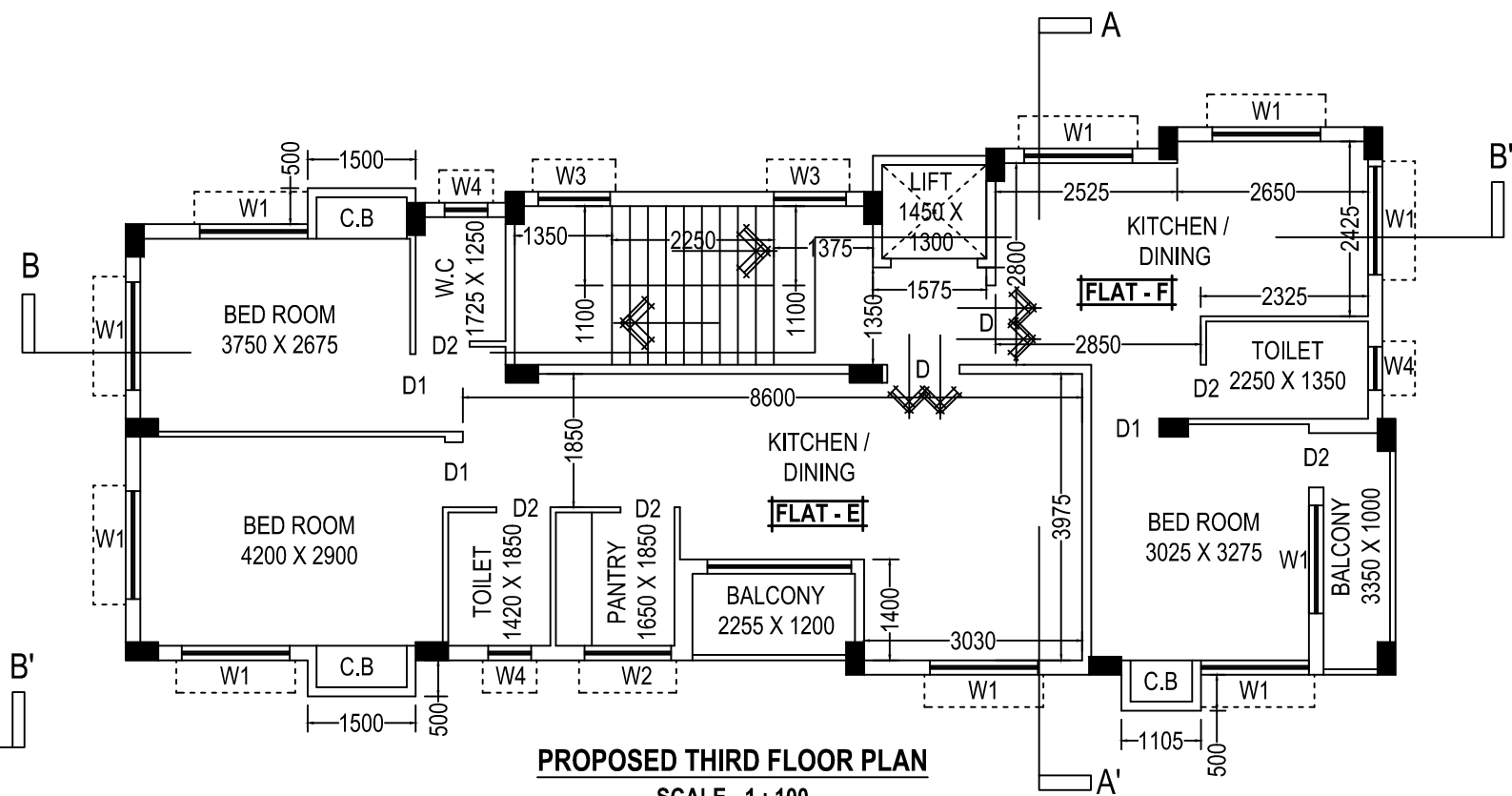
SECTION - B - B'
SCALE - 1:100



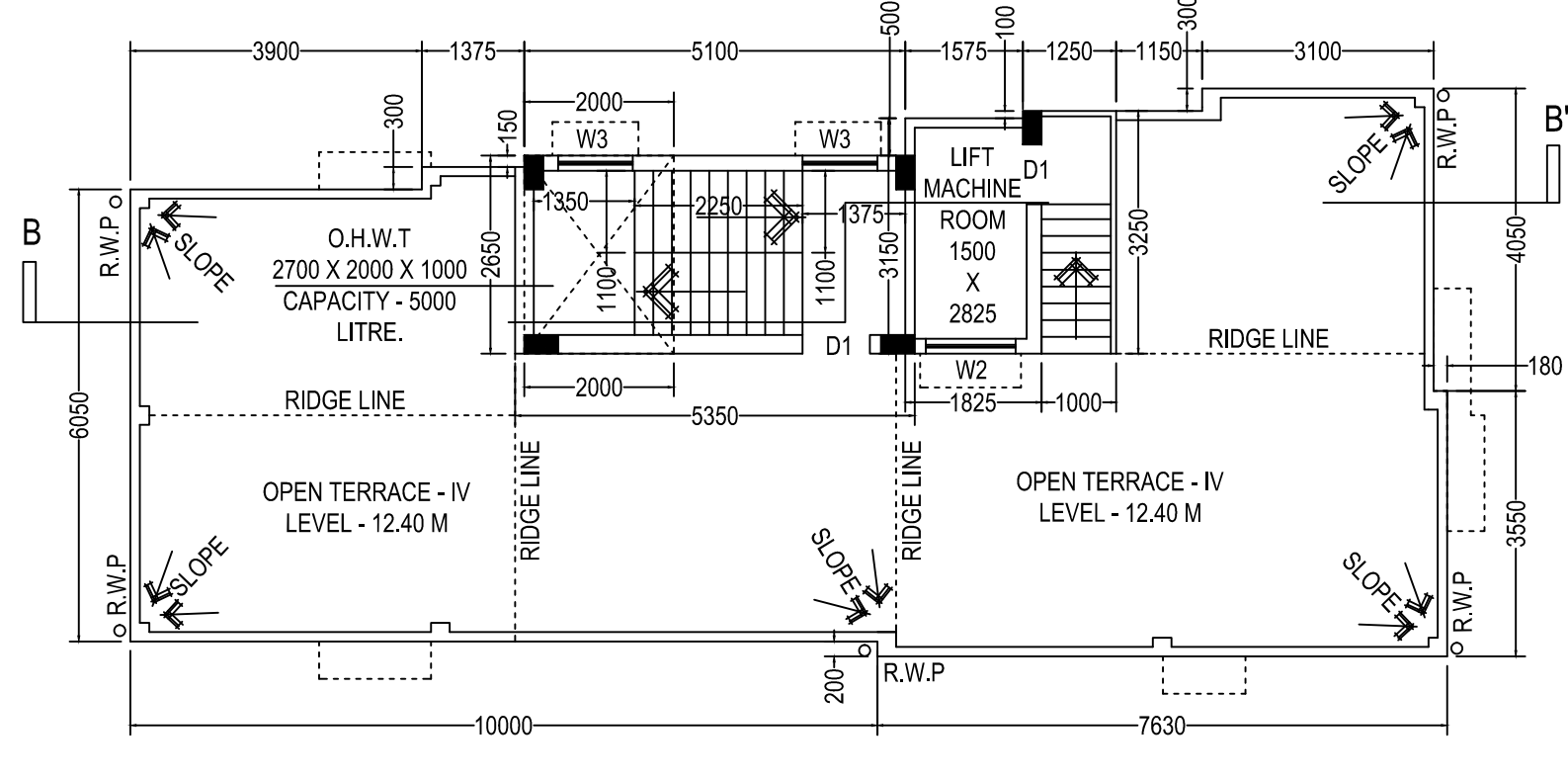
PROPOSED SECOND FLOOR PLAN
SCALE - 1: 100



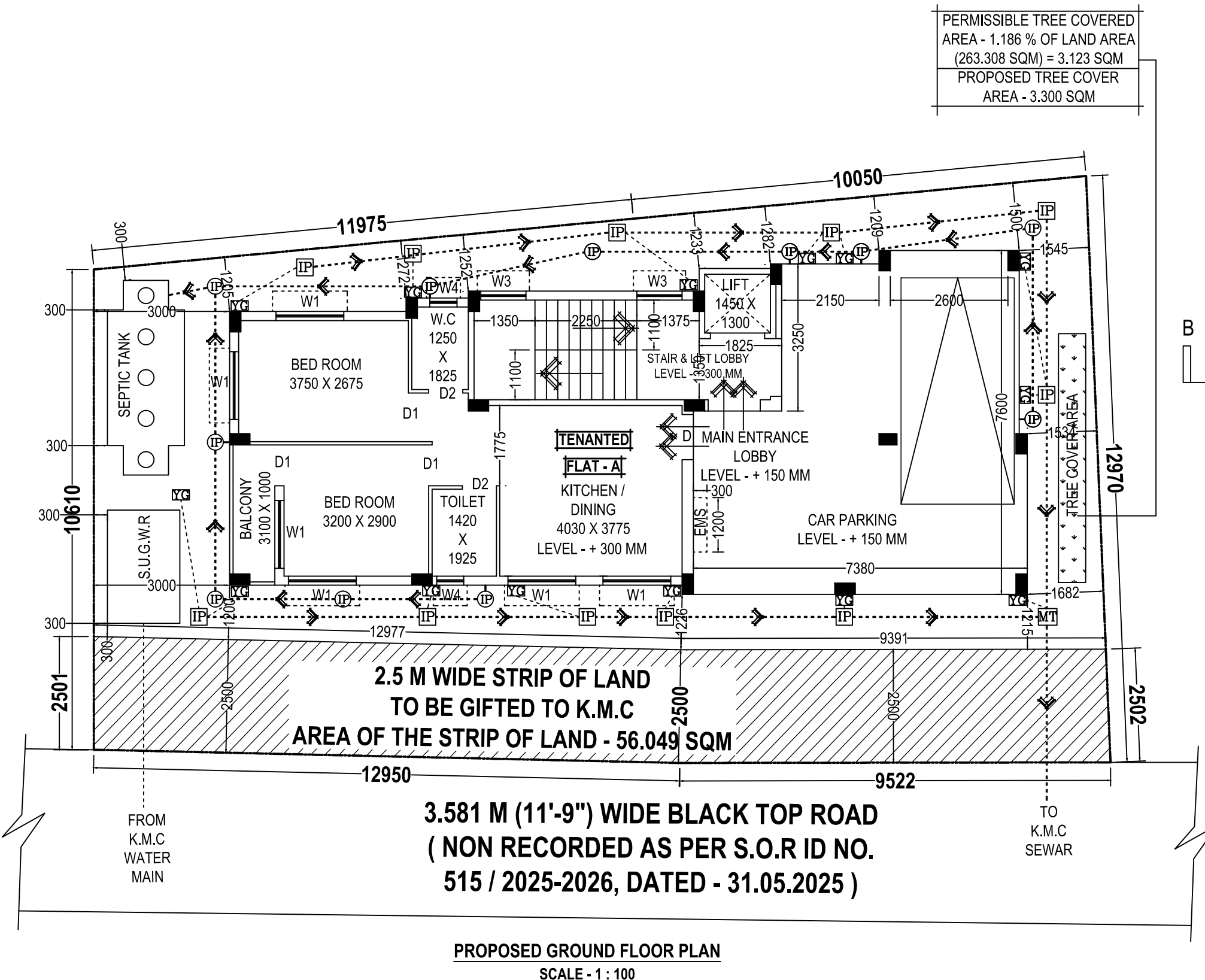
PROPOSED FIRST FLOOR PLAN
SCALE - 1: 100



PROPOSED THIRD FLOOR PLAN
SCALE - 1: 100



PROPOSED ROOF PLAN
SCALE - 1: 100



PROPOSED GROUND FLOOR PLAN
SCALE - 1: 100

NOTES :

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THICK & INTERNAL WALLS ARE 75 & 125 THICK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
- ALL CHAJJAS ARE 75 THICK & 500 MM PROJECTED.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe415 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
- OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

DOOR AND WINDOW SCHEDULE

WINDOWS		
MARKED	WIDTH	HEIGHT
W1	1500	1200
W2	1200	1200
W3	1000	1200
W4	600	600

DOORS		
MARKED	WIDTH	HEIGHT
D1	1000	2100
D2	900	2100
D3	750	2100
SLIDING DOOR	2600	2100

DECLARATION OF THE OWNER / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT ,

- I WILL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION 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 STRUCTURE.
- 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.
- DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.
- THERE IS NO COURT CASE PENDING AGAINST THE SAID PREMISES.
- THERE IS A TENANT.
- THE EXISTING STRUCTURE IS PARTLY OCCUPIED BY THE OWNERS AND PARTLY BY THE TENANT. THE EXISTING STRUCTURE IS FULLY DEMOLISHED BEFORE COMMENCEMENT OF WORK.

(SRI JOYSHANKAR SARKAR CONSTITUTED ATTORNEY OF SRI SAMIR RANJAN SARKAR, SRI SUBIR RANJAN SARKAR & SMT KABERI NAG)
NAME OF THE OWNER / APPLICANT

CERTIFICATE

PREMISES NO	: 37/11, NAKTALA ROAD
ASSESSEE NO	: 21 - 100 - 06 - 1441 - 9
NAME OF THE OWNER'S	: SRI JOYSHANKAR SARKAR CONSTITUTED ATTORNEY OF SRI SAMIR RANJAN SARKAR, SRI SUBIR RANJAN SARKAR & SMT KABERI NAG
AREA OF LAND	: 3 K - 14 CH - 44 SFT = 263.308 SQM
NAME OF THE L.B.S	: SRI AVIJIT MAJUMDAR, L.B.S NO. 1505 / I
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAJ : 33 M	
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :	

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDIANTE IN WGS 84 LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
1	22.475	88.368	5 M
2	22.475	88.367	5 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 JOYSHANKAR SARKAR CONSTITUTED ATTORNEY OF SRI SAMIR RANJAN SARKAR, SRI SUBIR RANJAN SARKAR & SMT KABERI NAG)
NAME OF THE OWNER / APPLICANT

BUILDING PERMIT NO.: 2025100055 DATE: 25/06/2025

VALID UP TO: 24/06/2030

ASSISTANT ENGINEER(C)/Bldg/Bf-X

CIVIL CONSULTANT :
M/S RAI & ASSOCIATES
(PLANNER, ENGINEER)
215,RAIPUR ROAD, KOLKATA - 700 047
PROP - AVIJIT MAJUMDAR
M.TECH (GEO - TECH), M.TECH (STRUCTURE), A.M.I.E,
M.I.G.S & CHARTERED ENGINEER, M.I.R.C, APPROVED
VALUER (INDIA), CONTACT NO - 98301 47679

MAIN CHARACTERISTIC OF THE PROPOSAL

PART - " A "

1. ASSESSEE NO. 21 - 100 - 06 - 1441 - 9

2. NAME OF THE OWNER'S : (RECORDED AS PER ASSESSMENT)
SRI SAMIR RANJAN SARKAR, SRI SUBIR RANJAN SARKAR, SMT KABERI NAG

3. NAME OF THE APPLICANT'S :
SRI JOYSHANKAR SARKAR CONSTITUTED ATTORNEY OF SRI SAMIR RANJAN SARKAR, SRI SUBIR RANJAN SARKAR & SMT KABERI NAG

4. DETAILS OF REGISTERED DEED OF GIFT :
B - I, VOL. NO. 1603-2024, PAGES - 272047 TO 272072, BEING NO. 160310191, D.S.R.- III, SOUTH 24 PARGANAS, DATED - 28.06.2024

5. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :
B - I, VOL. NO. 1603-2024, PAGES - 464563 TO 464573, BEING NO. 160318202, D.S.R.- III, SOUTH 24 PARGANAS, DATED - 05.11.2024

6. K.M.C MUTATION CASE NO. O / 100 / 10 - JULY - 24 / 59409, DT - 10 / 07 / 2024.

7. DETAILS OF REGISTERED DEED (COLONY DEED) :
B - I, VOL.NO. 4 PAGES - 173 TO 176, BEING NO. 289, A.D.R. ALIPORE, SOUTH 24 PARGANAS, YEAR - 1993, DATED - 04.06.1993

8. DETAILS OF REGISTERED BOUNDARY DECLARATION :
B - I, VOL. NO. 1603 - 2025, PAGES - 251238 TO 251248, BEING NO. 160309717, D.S.R.- III SOUTH 24 PARGANAS, YEAR - 2025, DATED - 28.05.2025

9. DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY :
B - I, VOL. NO. 1603 - 2024, PAGES - 272073 TO 272092, BEING NO. 160310193, D.S.R.- III SOUTH 24 PARGANAS, YEAR - 2024, DATED - 28.06.2024

10. DETAILS OF REGISTERED NON - EVICTION OF TENANT :
B - I, VOL. NO. 1603 - 2024 PAGES - 460979 TO 460989, BEING NO. 160318022, D.S.R.- III SOUTH 24 PARGANAS, YEAR - 2024, DATED - 29.10.2024

PART - " B "

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT
279.264 SQM = 4 K - 02 CH - 36 SFT

2. PERMISSIBLE GROUND COVERAGE :
57.890 % = 152.429 SQM

3. AREA OF THE PLOT OF LAND AS PER PHYSICAL MEASUREMENT & BOUNDARY DECLARATION :
3 K - 14 CH - 44 SFT = 263.308 SQM
Less : STRIP OF LAND AREA = 56.049 SQM
NET AREA OF THE LAND = 207.259 SQM

4. PROPOSED GROUND COVERAGE :
118.610 SQM = 45.046 %

4. PROPOSED AREA :

FLOOR	FL.	RESIDENTIAL	FLOOR AREA	LIFT WELL	EFFECTIVE FLOOR AREA	EXEMPTED AREA	STAIR	LIFT LOBBY	FLOOR AREA
FIRST FL.	RESIDENTIAL	118.610 Sqm	---	---	118.610 Sqm	10.945 Sqm	2.126 Sqm	---	105.539 Sqm
SECOND FL.	RESIDENTIAL	118.610 Sqm	1.885 Sqm	---	116.725 Sqm	10.945 Sqm	2.126 Sqm	---	103.654 Sqm
THIRD FL.	RESIDENTIAL	118.610 Sqm	1.885 Sqm	---	116.725 Sqm	10.945 Sqm	2.126 Sqm	---	103.654 Sqm
TOTAL	RESIDENTIAL	474.440 Sqm	5.655 Sqm	---	468.785 Sqm	43.780 Sqm	8.504 Sqm	---	416.501 Sqm

5. PARKING CALCULATION :

A)	TENEMENT SIZE (TO BE ADDED)	COMMON AREA	ACTUAL TENEMENT AREA (SQM)	NO. OF TENA.	REQUIRED CAR PARKING	CAR PARKING PROVIDED
A	= 53.074 Sqm	9.076 Sqm	62.150 Sqm	01	---	---
B	= 102.103 Sqm	17.460 Sqm	119.563 Sqm	01	ONE	ONE
C	= 52.268 Sqm	8.938 Sqm	61.206 Sqm	01	---	---
D	= 49.835 Sqm	8.522 Sqm	58.357 Sqm	01	---	---
E	= 66.284 Sqm	11.334 Sqm	77.618 Sqm	01	---	---
F	= 35.818 Sqm	6.125 Sqm	41.943 Sqm	01	---	---

C) NO. OF CAR PARKING PROVIDED = 1 No.
D) PERMISSIBLE AREA FOR PARKING = 25 Sqm
E) ACTUAL AREA FOR PARKING PROVIDED = 47.792 Sqm
6. PERMISSIBLE F.A.R. = 1.75
7. PROPOSED F.A.R. = 416.501 - 25 / 263.308 = 1.487 < 1.75
8. STAIR COVER AREA = 14.159 Sqm
9. LIFT MACHINE ROOM AREA = 5.774 Sqm
10. OVER HEAD WATER TANK AREA = 5.300 Sqm
11. LIFT MACHINE ROOM STAIR AREA = 3.250 Sqm
12. OPEN TERRACE AREA = 118.610 Sqm, 13. TREE COVER AREA = 3.300 Sqm
14. ADDITIONAL AREA FOR FEES = (14.159 + 5.774 + 3.250 + 8.076) Sqm = 31.259 Sqm
15. HEIGHT OF THE BUILDING = 12.400 M, 16. TOTAL COMMON AREA = 61.614 Sqm

17. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
FIRST FL.	---	3.030 SQM	NIL
SECOND FL.	---	3.030 SQM	NIL
THIRD FL.	---	2.016 SQM	NIL
TOTAL FL.	NIL	8.076 SQM	NIL

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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
THE LAND IS WITH EXISTING STRUCTURE & DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

- HEIGHT OF THE BUILDING IS 12.40 M.
- SITE PLAN AND KEY PLAN AS PER SITE.
- THE WIDTH OF THE ABUTTING ROAD HAS BEEN MEASURED BY ME AND IT IS ALSO VERIFIED BY CH & VS DEPTT., VIDE S.O.R NO. 515/2025 - 2026, DATED - 31.05.2025 AND FOUND ON NORTHERN SIDE IS 3.581 M WIDE K.M.C BLACK TOP ROAD (NON RECORDED).
- SITE WILL BE SUPERVISED BY ME.

AVIJIT MAJUMDAR, L.B.S NO - 1505 / I
NAME OF THE L.B.S

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN SHALL BE DONE AFTER GETTING THE SOIL INVESTIGATION REPORT, WHICH WILL BE EXECUTED AFTER DEMOLISHING THE EXISTING STRUCTURE SIGNED BY AVIJIT MAJUMDAR, M.TECH (GEO-TECH), A.M.I.E, M.I.G.S, CHARTERED ENGINEER, G.T.E NO. 81 / I OF K.M.C.
THIS STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECTS.

AVIJIT MAJUMDAR, G.T.E NO - 81 / I (K.M.C)
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF GEO - TECHNICAL ENGINEER

UNDERSIGNED INSPECTED THE SITE, WHICH IS MOSTLY COVERED WITH THE EXISTING STRUCTURE. HENCE SOIL INVESTIGATION WORK WILL BE CARRIED OUT BY ME AFTER DEMOLISHING THE EXISTING STRUCTURE.

AVIJIT MAJUMDAR, G.T.E NO - 81 / I (K.M.C)
NAME OF THE GEO-TECHNICAL ENGINEER

PLAN OF PROPOSED G + III STORIED RESIDENTIAL BUILDING AT PREMISES NO. 37 / 11, NAKTALA ROAD, U/S 393 A OF K.M.C ACT 1980 AS PER BUILDING RULE 2009, IN WARD NO. 100, BOROUGH NO. X, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700047, E/P NO. 11, SP - 11, C.S PLOT NO. 489, J.L NO. 32, MOUZA - NAKTALA, P.S - NETAJI NAGAR