

PROPOSED PLAN OF G + III STORIED (12.40 M. BUILDING HEIGHT) RESIDENTIAL BUILDING U/S - 393 A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 38H, DURGAPRASANNA PARAMHANSHA ROAD IN WARD NO.- 100, BOROUGH - X, P.S.- NETAJI NAGAR, MOUZA - NAKTALA, J.L NO.- 32, L.O.P. NO.- 361, C.S. PLOT NO.- 333 (P), K.M.C.

1. ASSESSEE NO. :- 21-100-04-2100-9	5. DETAILS OF REGISTERED POWER OF ATTORNEY :- BOOK NO.- I VOLUME NO.- 1603-2024 PAGES- 506188 TO 506199, BEING NO.- 160319622, YEAR- 2024, REGD. AT- D.S.R.- III, SOUTH 24, P.G.S. (S), DATED - 27/11/2024.
2. NAME OF THE OWNERS :- SMT. PUSPA SAHA, SRI. BUJON SAHA & SMT. PAMPA SAHA.	6. DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO.- I VOLUME NO.- 1603-2025, PAGES- 322906 TO 322916, BEING NO.- 160312090, YEAR- 2025, REGD. AT- D.S.R.- III, 24, P.G.S. (S), DATED - 02/07/2025.
3. NAME OF THE APPLICANT :- M/S. CONSTRUCTIVE CONSTRUCTION PROPRIETOR NAMELY SRI. BADAL SAHA C.A. OF SMT. PUSPA SAHA, SRI. BUJON SAHA & SMT. PAMPA SAHA.	7. DETAILS OF REGISTERED NON EVICTION OF TENENT :- BOOK NO.- I, VOLUME NO.- 1603-2025, PAGES- 322833 TO 322841, BEING NO.- 160312088, YEAR- 2025, REGD. AT- D.S.R.- III, 24, P.G.S. (S), DATED - 02/07/2025.
4. DETAILS OF REGISTERED DEED :- BOOK NO.- I, VOLUME NO.- 23, PAGES- 101 TO 104, BEING NO.- 1676, REGISTERED AT- A.D.R. ALIPORE, SOUTH 24 P.G.S., DATED - 27/08/1990.	

AREA STATEMENT	
1. LAND AREA : 242.475 SQ.M. (03 KH. - 10 CH. - 00 SFT.) AS PER DEED & 240.621 SQ.M. (03 KH. - 09 CH. - 25 SFT.) AS PER B.D.	5. WIDTH OF THE ROAD = 4.267 (SOUTHERN SIDE)
2. STRIP OF LAND AREA = N.A.	6. PERMISSIBLE GROUND COVERAGE = 144.373 SQ.M. (60%)
3. SPLAYED CORNER AREA = N.A.	7. PROPOSED GROUND COVERAGE = 127.819 SQ.M. (53.120%)
4. NET LAND AREA = 240.621 SQ.M.	8. PERMISSIBLE F.A.R. = 1.750
	9. PROPOSED F.A.R. = 1.748

10. PROPOSED FLOOR AREA CALCULATION :-						
FLOOR	FLOOR AREA (LC STAIR)	STAIR WELL	LIFT WELL	PLATE AREA	EXEMPTED AREA (STAIR AREA, LIFT LOBBY)	NET FL. AREA
GROUND FLOOR	117.581 SQ.M.	---	---	117.581 SQ.M.	11.014 SQ.M.	104.942 SQ.M.
FRIST FLOOR	127.819 SQ.M.	NIL	1.650 SQ.M.	126.169 SQ.M.	11.014 SQ.M.	113.530 SQ.M.
SECOND FLOOR	127.819 SQ.M.	NIL	1.650 SQ.M.	126.169 SQ.M.	11.014 SQ.M.	113.530 SQ.M.
THIRD FLOOR	127.819 SQ.M.	NIL	1.650 SQ.M.	126.169 SQ.M.	11.014 SQ.M.	113.530 SQ.M.
TOTAL	501.038 SQ.M.	NIL	4.950 SQ.M.	496.088 SQ.M.	44.056 SQ.M.	445.532 SQ.M.

11. TENEMENT & PARKING AREA CALCULATION :-						
FLAT NO.	NET TENEMENT SIZE	PROPNENT COMMON AREA (SQ.M.)	ACTUAL TENEMENT SIZE (SQ.M.)	NO. OF TENEMENT	REQUIRED NO. OF PARKING	PROVIDED NO. OF PARKING
FLAT - GA	57.166 SQ.M.	10.019 SQ.M.	67.185 SQ.M.	1 NO.	1 NO.	1 NO.
FLAT - 1A	56.245 SQ.M.	9.902 SQ.M.	66.401 SQ.M.	1 NO.		
FLAT - 1B	56.500 SQ.M.	9.857 SQ.M.	66.102 SQ.M.	1 NO.		
FLAT - 2A	56.245 SQ.M.	9.902 SQ.M.	66.401 SQ.M.	1 NO.	1 NO.	31.393 SQ.M.
FLAT - 2B	56.500 SQ.M.	9.857 SQ.M.	66.102 SQ.M.	1 NO.		
FLAT - 3A	56.245 SQ.M.	9.902 SQ.M.	66.401 SQ.M.	1 NO.		
FLAT - 3B	56.500 SQ.M.	9.857 SQ.M.	66.102 SQ.M.	1 NO.		

12. CUPBOARD AREA = 7.287 SQ.M.	16. LIFT MACHINE ROOM AREA = 9.056 SQ.M.
13. LOFT AREA = NIL	17. LIFT MACHINE ROOM STAIR AREA = 3.450 SQ.M.
14. STAIR COVERED AREA = 13.847 SQ.M.	18. TREE COVERED AREA = 4.500 SQ.M.
15. ROOF TANK AREA = 4.096 SQ.M.	19. ADDITIONAL AREA FOR FEES = 33.640 SQ.M.

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. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE SITE WILL BE SUPERVISED BY ME. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SRI. RABINDRA NATH GHOSH
L.B.S. (I) 1038
KOLKATA MUNICIPAL CORPORATION
NAME OF THE L.B.S.

DECLARATION OF E.S.E.
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE 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 RESPECT. THE REPORT OF SOIL TEST DONE BY TECHNO SOIL, REGISTERED OFFICE GORAKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150, HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

SRI. SAKTI BRATA BHATTACHARYYA
E.S.E. (I) 116
KOLKATA MUNICIPAL CORPORATION
NAME OF THE STRUCTURAL ENGINEER

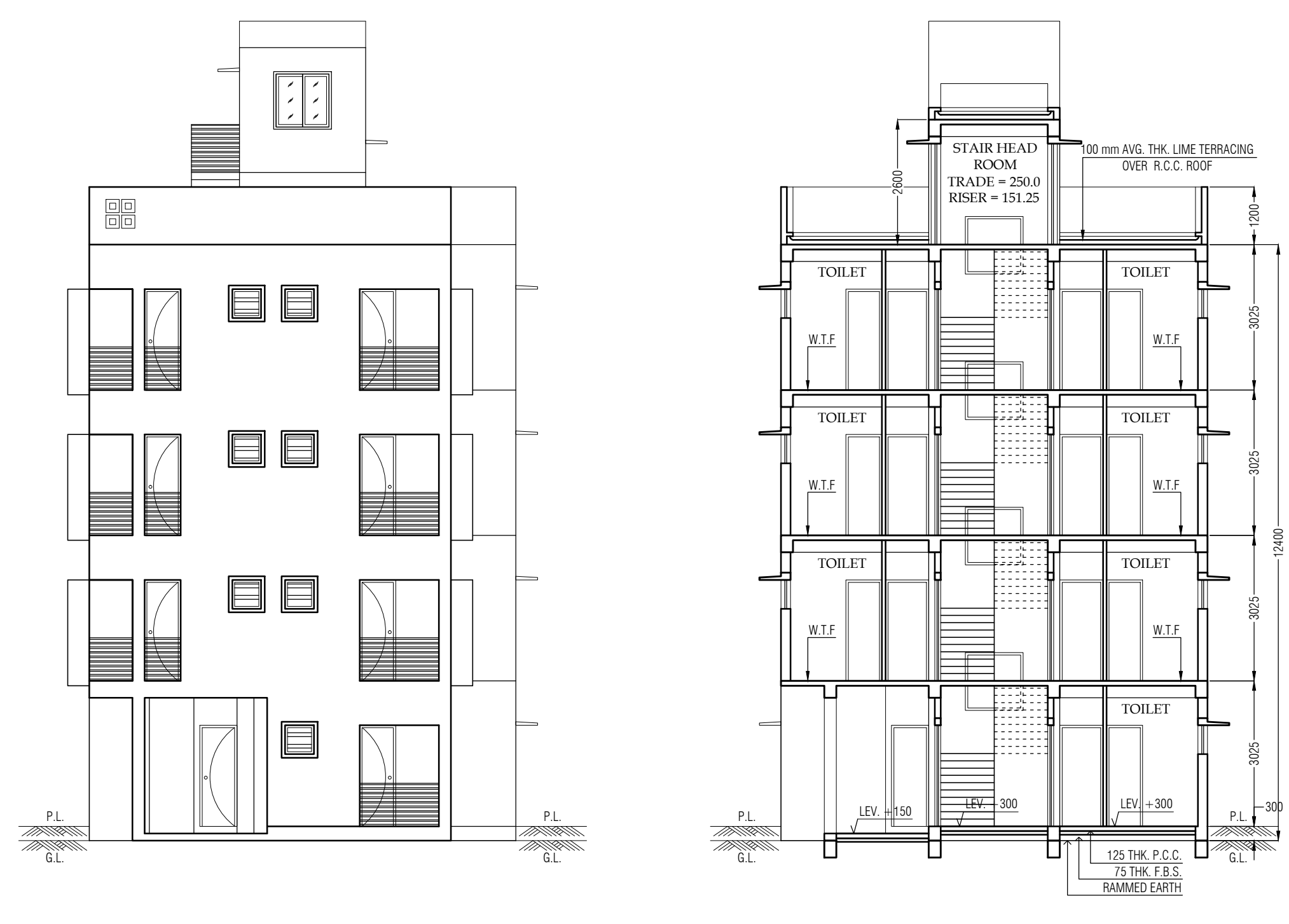
DECLARATION OF G.T. ENG.
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HERE IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT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

SRI. KALLOL KUMAR GHOSHAL
G.T. ENG. (I) 49
KOLKATA MUNICIPAL CORPORATION
NAME OF THE GEO-TECHNICAL ENGINEER

DECLARATION OF APPLICANT
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING. 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 WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PREMISES IS TENANTED. THERE IS NO COURT CASE PENDING. DURING THE DEPARTMENTAL SITE INSPECTION I WAS PHYSICALLY PRESENT AND IDENTIFIED AND CONFIRMED THE SAID PLOT.

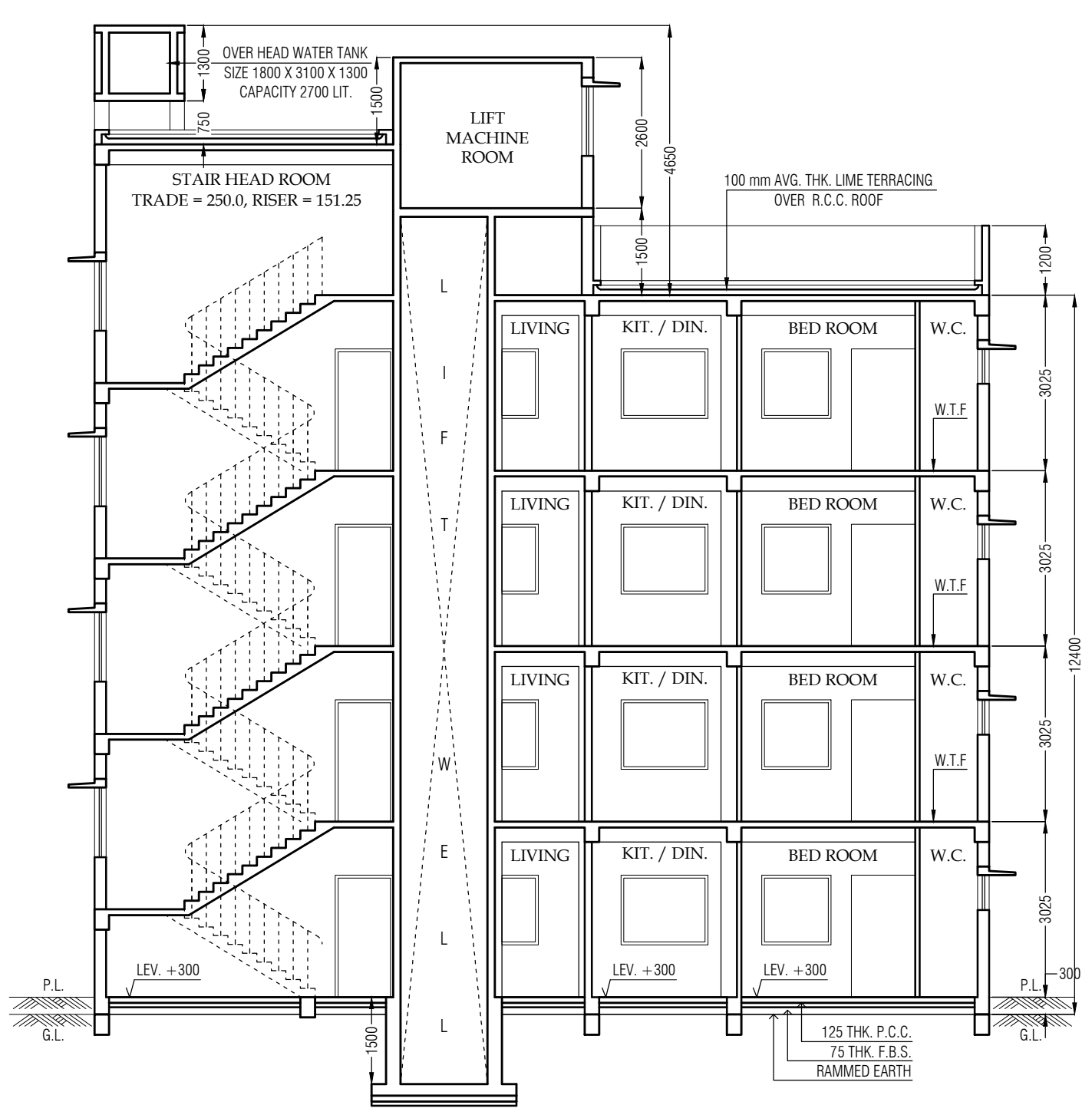
CONSTRUCTIVE CONSTRUCTION
PROPRIETOR NAMELY
SRI. BADAL KRISHNA SAHA
C.A. OF SMT. PUSPA SAHA,
SRI. BUJON SAHA & SMT. PAMPA SAHA
NAME OF THE APPLICANT

TITLE:- ARCHITECTURAL DRAWING			N W E S
SCALE - 1:100	SHEET NO.- 2 OF 2	DRAWN BY:- AVIJIT SAHA CONTACT NO. - 9836356809 (M)	

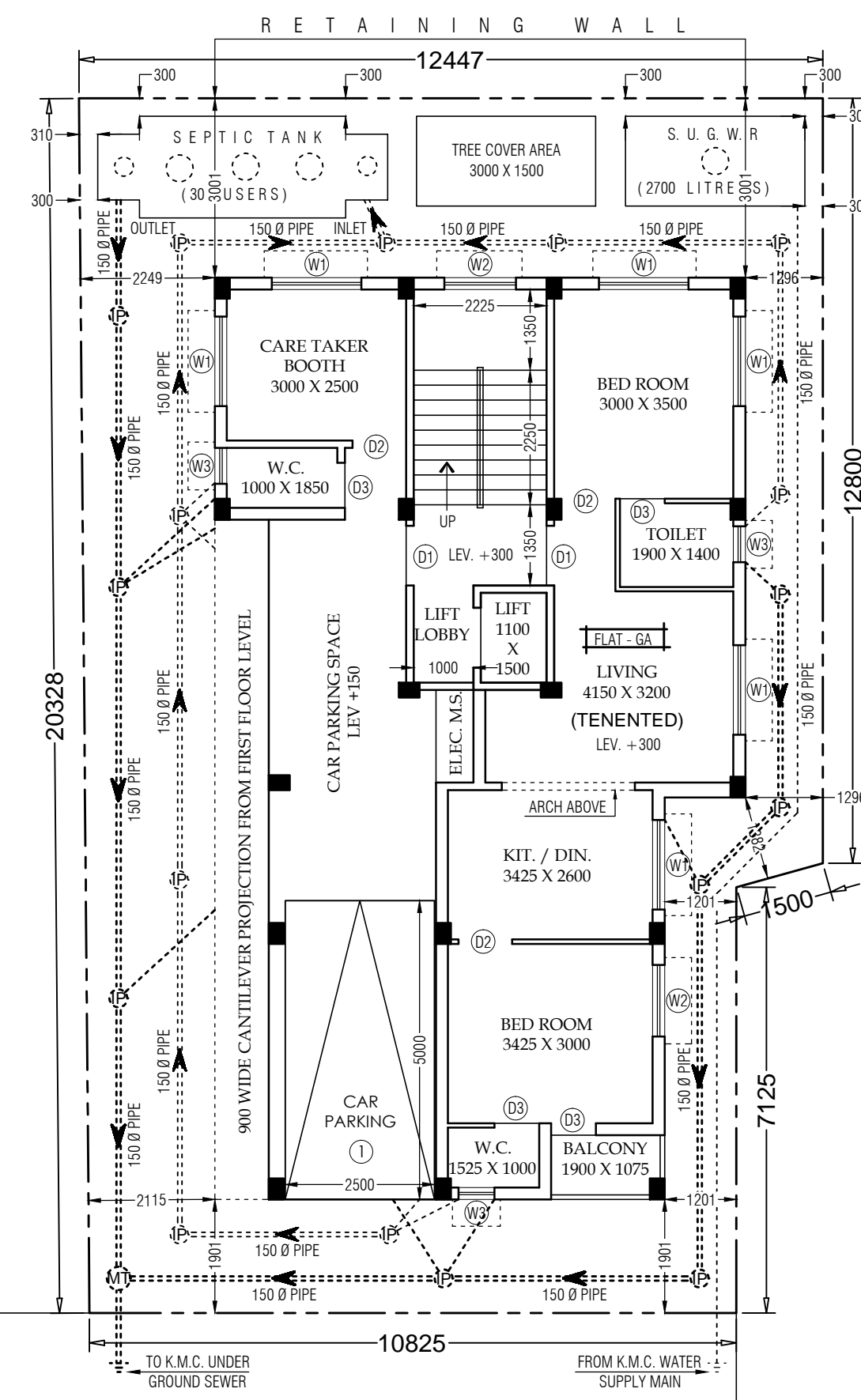


FRONT SIDE ELEVATION
SCALE : 1:100

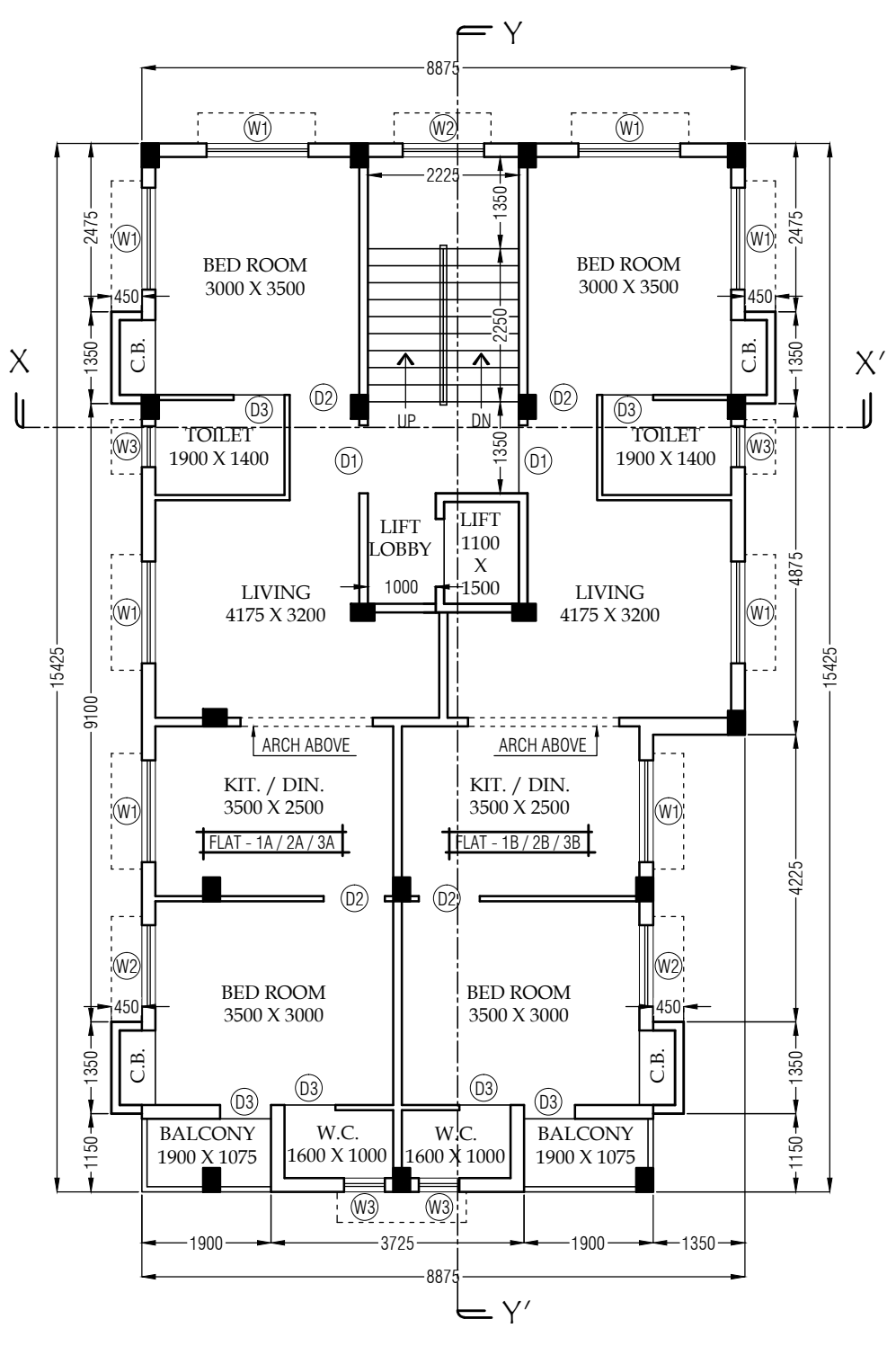
SECTION X - X
SCALE : 1:100



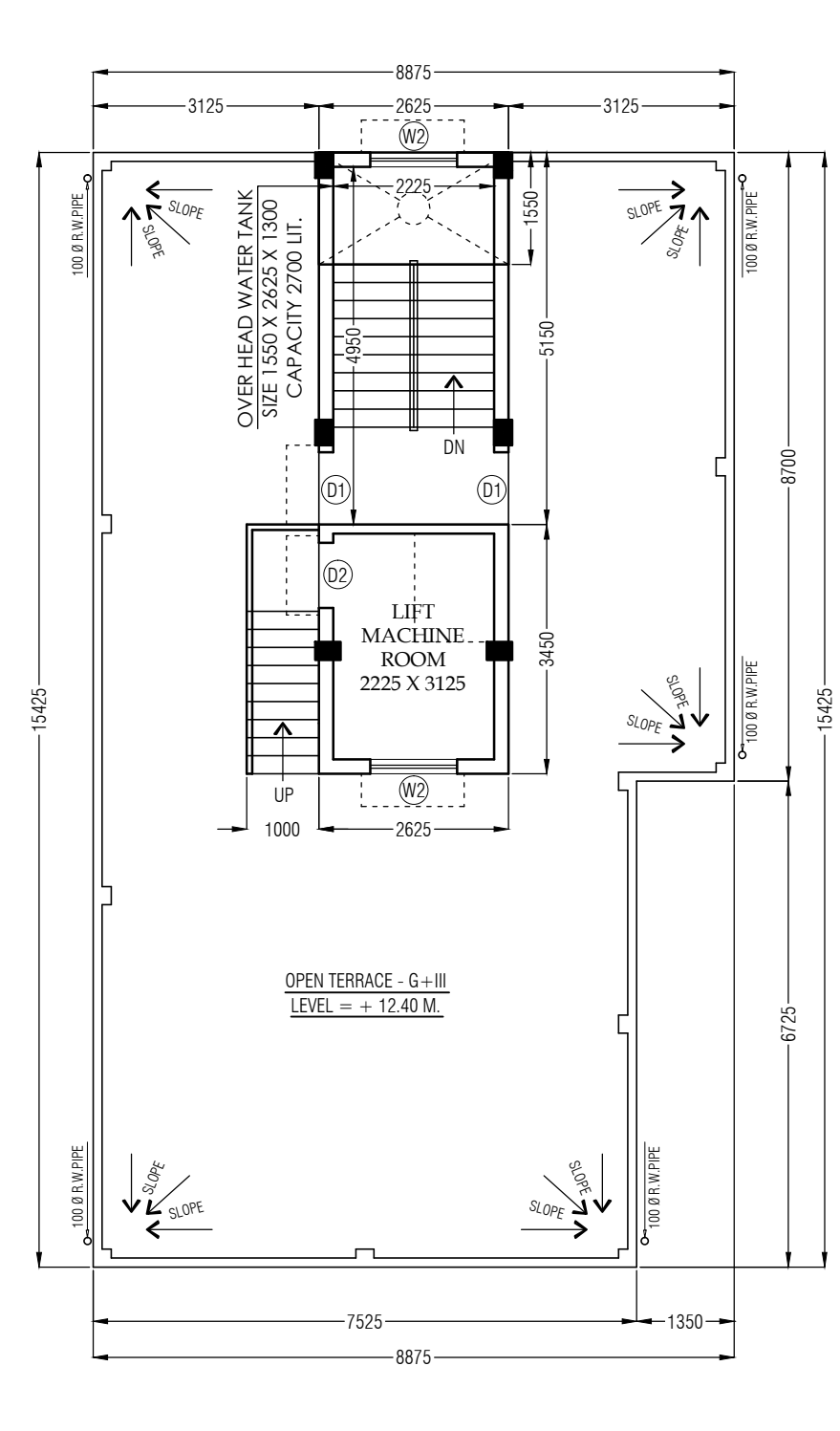
SECTION Y - Y
SCALE : 1:100



GROUND FLOOR PLAN
SCALE - 1:100



TYPICAL FLOOR PLAN
FIRST, SECOND & THIRD FLOOR
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

NOTES / SPECIFICATIONS

- * ALL DIMENSIONS ARE IN MM, OTHERWISE SPECIFIED
- * DEPTH OF FOUNDATION OF SEPTIC TANK & S.U.G.V. RESV. WILL NOT EXCEED DEPTH OF BUILDING FOUNDATION
- * 200 THK. OUTSIDE BRICK WORK WITH C.M.(1:6) 125 & 75 THK. INSIDE BRICK WORK WITH C.M.(1:4)
- * R.C.C WORK WITH STONE CHIPPIS, SAND, CEMENT (3:1.5:1)
- * GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-415
- * PLASTERING WITH CM.(1:6) FOR BRICK WORK & (1:4) FOR CEILING
- * P. C. C. WITH BRICK KHDA, SAND, CEMENT (6:3:1)
- * I.P.S OF 5TH 1:2:4

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1200
---	---	---	W4	600	600

PERMISSIBLE HEIGHT IN REFERENCE TO CGZM ISSUED BY AAI 33m (W18)		
CO-ORDINATE IN WGS84		
REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL	CO-ORDINATE LATITUDE LONGITUDE	SITE ELEVATION (MSSL)
Ⓐ	22° 28' 29" NORTH 88° 22' 14" EAST	9.0 Mr.
Ⓑ	22° 28' 29" NORTH 88° 22' 14" EAST	9.0 Mr.

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 K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

CONSTRUCTIVE CONSTRUCTION
PROPRIETOR NAMELY
SRI. BADAL KRISHNA SAHA
C.A. OF SMT. PUSPA SAHA,
SRI. BUJON SAHA & SMT. PAMPA SAHA
NAME OF OWNER / APPLICANT

RABINDRA NATH GHOSH
NAME OF L.B.S. (I) 1038

S P A C E F O R O F F I C E U S E

B.P. NO. : 2025100178 DATED : 11/12/2025 VALID UP TO : 10/12/2030

N O T A P P L I C A B L E

DIGITAL SIGNATURE OF E.E. (C) / BUILDING / BOROUGH - X DIGITAL SIGNATURE OF A.E. (C) / BUILDING / BOROUGH - X