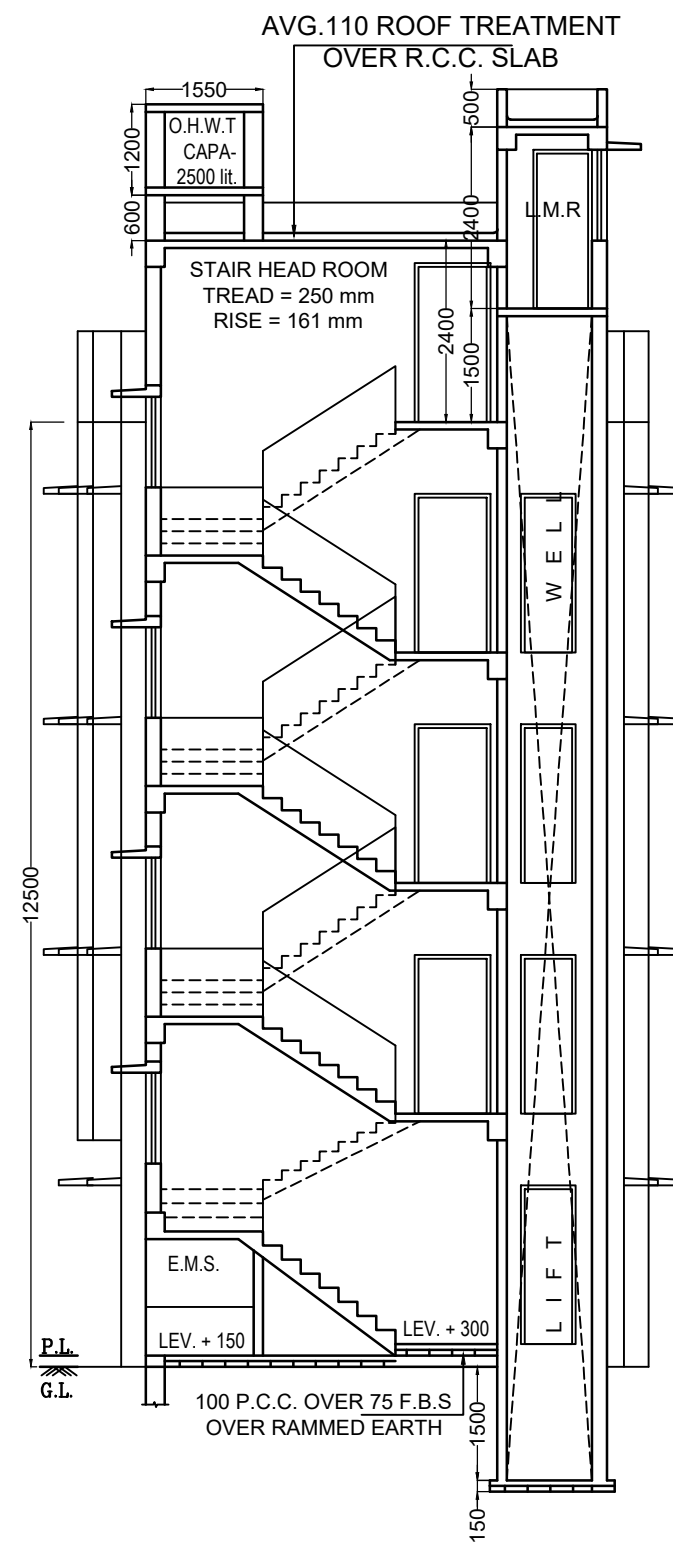


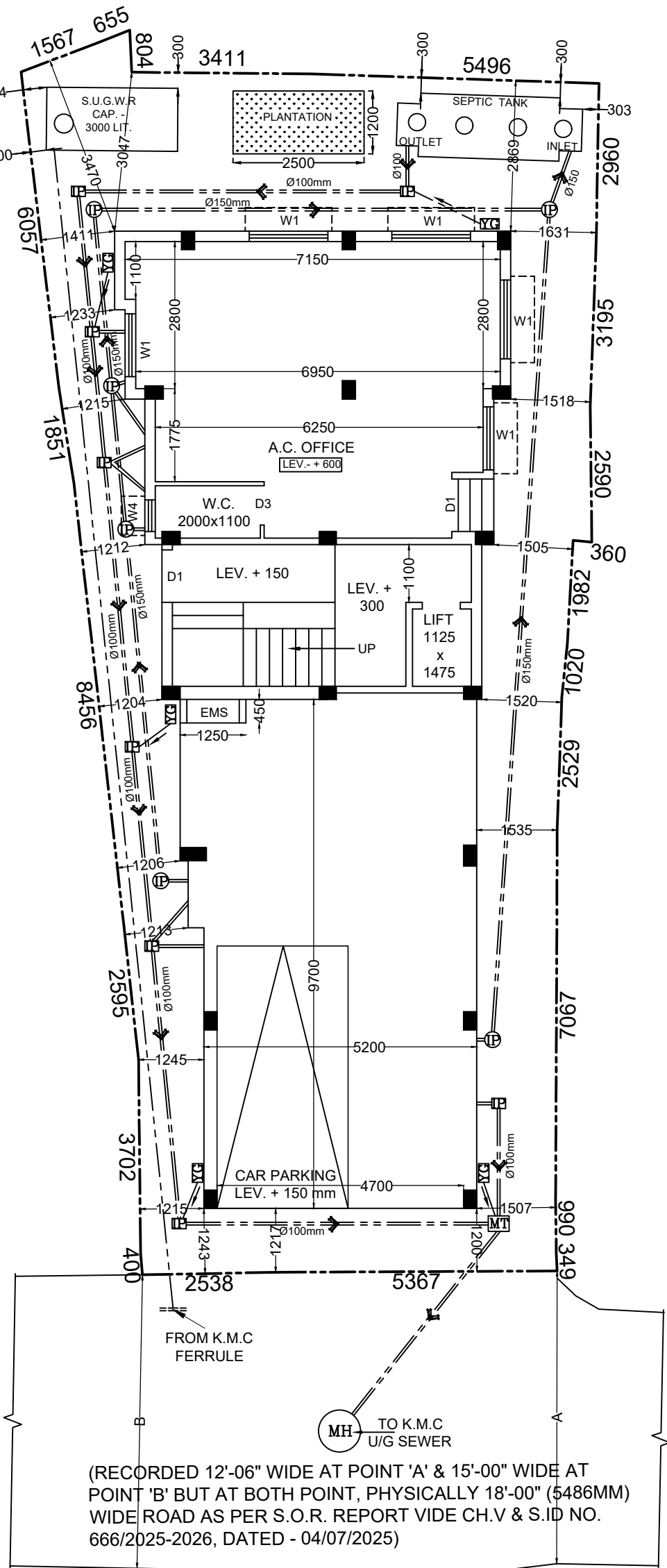
FRONT SIDE ELEVATION
SCALE : 1:100



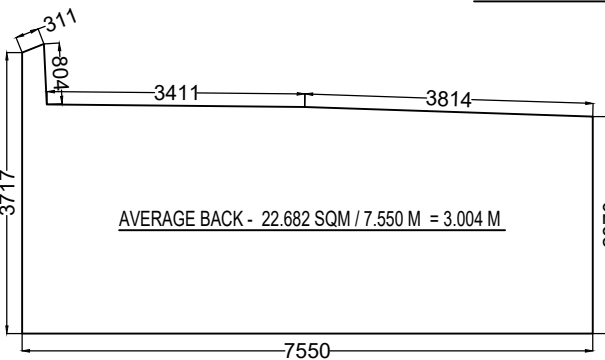
SECTION B-B'
SCALE : 1:100



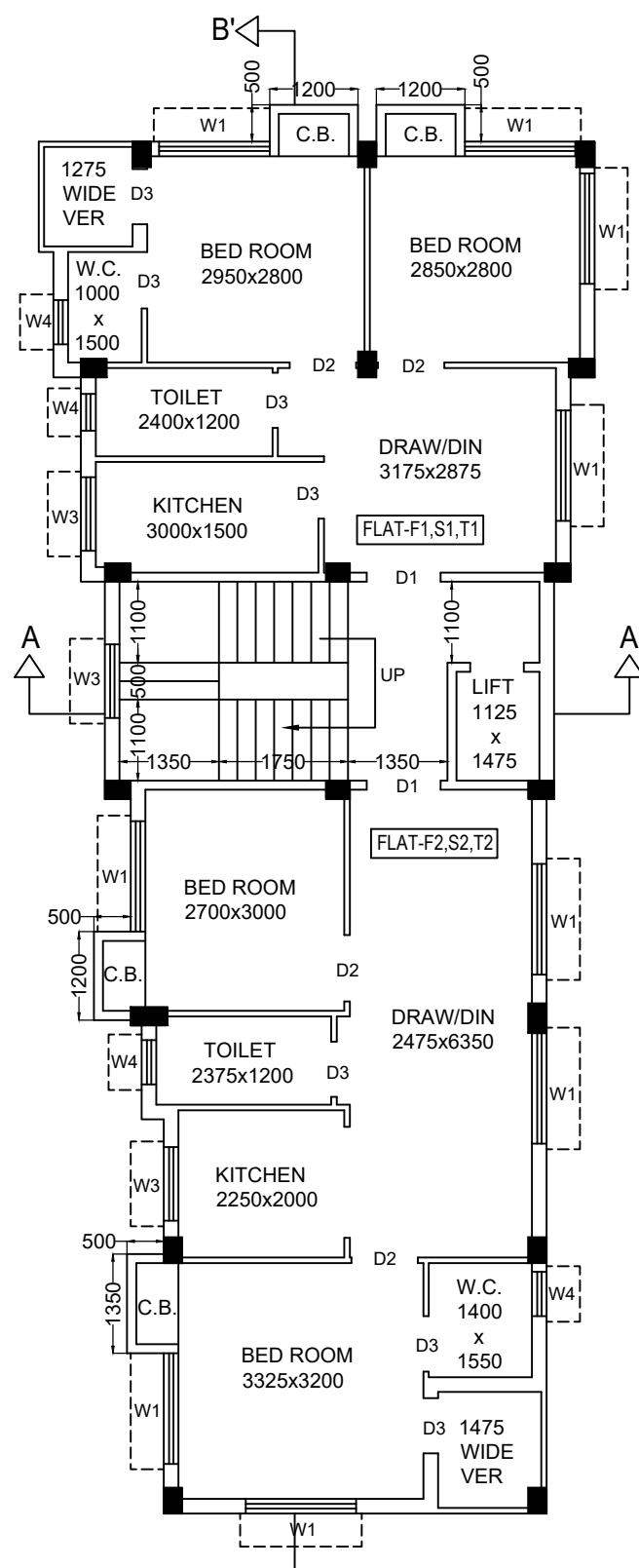
SECTION A-A'
SCALE : 1:100



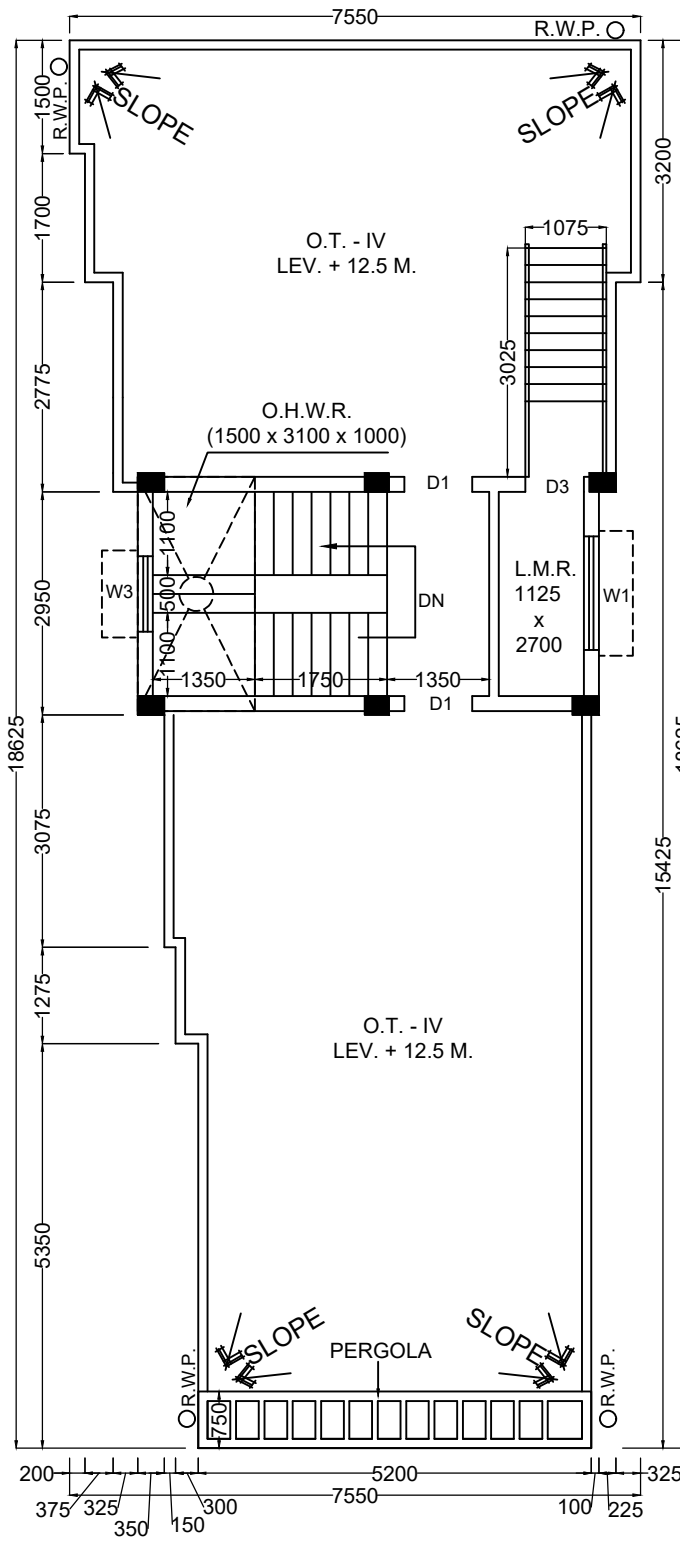
GROUND FLOOR PLAN
SCALE : 1:100



AVG BACK REAR OPEN SPACE HAS KEPT 3004 MM.
AND MINIMUM BACK SPACE IS KEPT 2870 MM.
AS PER AMENDED OF K.M.C BLDG. RULE 2009
VIDE NOTIFICATION AT 480/(20)/MA/O/C-4/35-13/2012
ISSUED BY D.G.(BLDG.) DT. 21/10/2014 PROVIDED
THE FOUNDATION OF BLDG. WILL NOT BE ENCLOSED
HEREIN.



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



ROOF PLAN
SCALE : 1:100

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.: 13, RAJA S.C. MULLICK ROAD, IN WARD NO.- 110, BR. : XI OF K.M.C. P.S. : PATULI, KOLKATA : 700084, MOUZA - BAISHNABGHATA, R.S. NO. - 38, J.L. NO. - 28, R.S. DAG NO. - 497 & 499, R.S. KHATIAN NO - 791 & 792, U/S 393 A OF K.M.C ACT 1980 AND BUILDING RULE 2009 & COMPLYING WITH OFFICE CIRCULAR NO.- 07, OF 2019-20, DATED - 01/11/2019 .

NAME OF OWNER :-
SRI SUBHOJIT DAS

HEIGHT OF THE BUILDING - 12.5 M

CERTIFICATE OF OWNER/APPLICANT :-

- I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. DURING CONSTRUCTION
- I SHALL FOLLOW THE INSTRUCTION OF L.B.S. 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 S.U.WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK
- THE PLOT IS VACANT.
- THE PLOT IS IDENTIFIED BY ME
- IF ANY DISCREPANCY ARISES THEN L.B.S. & K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C. WILL HAVE EVERY RIGHT TO REVOKE THE PLAN.
- THEIR IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SRI SUBHOJIT DAS

NAME OF OWNER

SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	MKD.	SIZE
D1	1000x2100	W1	1500x1200
D2	900x2100	W2	1200x1200
D3	750x2100	W3	1000x1200
		W4	600x750

SPECIFICATIONS :-

- 200 THICK BRICK WALL IN 1:6 MORTAR
- 125 THICK AND 75 THICK BRICK WALLS ARE 1:4 MORTAR
- ALL MATERIALS SHOULD BE AS PER SPECIFICATION OF I.S.I. & N.B. CODES AS SPECIFIED BY THE ENGINEER -IN-CHARGE
- GRADE OF CONCRETE M 20
- GRADE OF STEEL Fe - 500
- BEARING CAPACITY OF SOIL TAKEN INTO ACCOUNT AS PER GEO -TECHNICAL INVESTIGATION REPORT
- PROPORTION OF P.C.C 1:4:8
- PROPORTION OF R.C.C 1:1.5:3

NOTES :-

- ALL DIMENSIONS ARE IN MILLIMETER
- ALL OUTER WALL 200 THICK
- ALL PARTITION WALLS ARE 125 THICK AND 75 THICK
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK SHOULD NEVER EXCEED THE DEPTH
- OF NEAREST BUILDING FOUNDATION
- ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION

B.P. NO.- 2025110151

SANCTION DATE - 20.08.2025

VALID UPTO - 19.08.2030

DIGITAL SIGNATURE OF A/E.(C)/BLDG/BR-XI

STATEMENTS OF PLAN PROPOSAL

A

- ASSESSEE NO :- 311101000131
- NAME OF THE OWNER : SRI SUBHOJIT DAS
- DETAILS OF REGISTERED DEED OF CONVEYANCE :- BOOK - I,VOL NO. 1605-2015, PAGE- 82594 TO 82636, BEING NO.- 160506832, REG. AT A.D.S.R. ALIPORE, SOUTH 24 PGS, WEST BENGAL, DATED - 05/10/2015.
- DETAILS OF DEED OF SALE - BOOK - I , VOL NO. - 1602-2024 , PAGE- 318580 TO 318608, BEING NO. - 160209110, REG. AT D.S.R. - II, SOUTH 24 PGS, WEST BENGAL, DATED - 04/07/2024.
- DETAILS OF REG. BOUNDARY DECLARATION - BOOK - I , VOL NO. - 1630 - 2025, PAGE- 94876 TO 94886, BEING NO.- 163003952, REG. AT D.S.R. - V, 24 PGS(S), WEST BENGAL, DATED - 23/05/2025.

B

- α. AREA OF LAND :-
AS PER DEED :- 3 K. - 03 CH. - 00 SFT. = 213.211 Sqm.
AS PER BOUNDARY DECLARATION :-
i) TOTAL AREA OF LAND :- 209.963 Sqm.
- ROAD WIDTH :- 5.486 M.
- PER. GROUND COVERAGE = 125.281 SQM. = 59.668 %
- PROPOSED GROUND COVERAGE = 112.475 SQM. = 53.569 %
- PROPOSED AREA :-

FLOOR	TOTAL AREA	STAIR WELL	LIFT WELL	ACTUAL FLOOR AREA	LIFT LOBBY	STAIR WAY	NET FLOOR AREA
GR. FL.	112.475 SqM.	-----	-----	112.475 SqM.	1.375 Sqm.	11.14 Sqm.	99.960 SqM.
1st. FL.	112.475 SqM.	0.875 SqM.	1.659 SqM.	109.941 SqM.	1.375 Sqm.	11.14 Sqm.	97.426 SqM.
2nd FL.	112.475 SqM.	0.875 SqM.	1.659 SqM.	109.941 SqM.	1.375 Sqm.	11.14 Sqm.	97.426 SqM.
3rd FL.	112.475 SqM.	0.875 SqM.	1.659 SqM.	109.941 SqM.	1.375 Sqm.	11.14 Sqm.	97.426 SqM.
TOTAL.	449.900 SqM.	2.625 SqM.	4.977 SqM.	442.298 SqM.	5.500 SqM.	44.56 SqM.	392.238 SqM.

6. PARKING CALCULATION.

A) TENEMENT AND CAR PARKING CALCULATION

MKD	TENEMENT SIZE IN M ²	PROPORTIONAL AREA TO BE ADDED IN M ²	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN M ²	NO. OF TENEMENT	PARKING REQUIRED
F1,S1,T1	42.274	8.814	51.088	3	1
F2,S2,T2	53.731	11.203	64.934	3	
B) OFFICE AREA :- COVERED = 42.273 Sqm & CARPET = 36.743 Sqm.					
TOTAL					1

- B)Nos. OF PARKING REQUIRED = 1 NO.
C)Nos. OF PARKING PROVIDED = 1 No.
D)CAR PARKING AREA PROVIDED = 51.947 Sqm.
7) PERMISSIBLE F.A.R - 1.75
8) PROPOSED F.A.R - 1.749
9) FEES FOR ADDITIONAL AREA - 33.487 Sqm.
10) AREA OF LOFT & C.B. PER FLOOR
- | FLOOR. | LOFT | C.B. |
|-------------|-------|-----------|
| GR. FLOOR. | ----- | ----- |
| 1ST. FLOOR. | ----- | 2.475 Sqm |
| 2ND. FLOOR. | ----- | 2.475 Sqm |
| 3RD. FLOOR. | ----- | 2.475 Sqm |
| TOTAL. | ----- | 7.425 Sqm |
- 11) STAIR COVER AREA = 14.415 Sqm.
12) LIFT MACHINE ROOM AREA = 4.495 Sqm.
13) L.M.R. STAIR AREA = 3.252 Sqm.
14) O. H. WATER TANK AREA = 4.805 Sqm.
15) SUPPORT O. H. W.T. = 0.60 m.
16) DEPTH OF BUILDING = 18.625 Sqm.
17)TOTAL AREA OF ROOF = 112.475 Sqm.
18)HEIGHT OF THE BUILDING = 12.5 m.
19)AREA OF TREE COVER = 3.0 Sqm.
20)AREA OF PERGOLA = 3.9 Sqm.

L. B. S. DECLARATION :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING PLAN RULES, 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE ADJOINING ROADS CONFIRM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT.

- THE CONSTRUCTION OF SEMI U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
- ROAD WIDTH - RECORDED 12'-06" WIDE AT POINT 'A' & 15'-00" WIDE AT POINT 'B' BUT AT BOTH POINT, PHYSICALLY 18'-00" (5486MM) WIDE ROAD ON THE WESTERN SIDE OF THE PREMISES AS PER S.O.R. REPORT VIDE CH.V & S.ID NO. 666/2025-2026, DATED - 04/07/2025.

SUMAN KR. MITRA
L.B.S. NO. 1701, CLASS -I
NAME OF L.B.S

E. S. E. DECLARATION :-

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUMAN KR. MITRA
E.S.E. NO. 602, CLASS -II
NAME OF E.S.E.

G.T. E. DECLARATION :-

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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KR. GHOSHAL
G.T. NO. 49, CLASS -I
NAME OF G.T.E.

SCALE :- 1:50, 1:100, 1:200, 1:600, 1:4000
(UNLESS OTHERWISE NOTED)

DRAWN BY :- PRATIK DAS

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