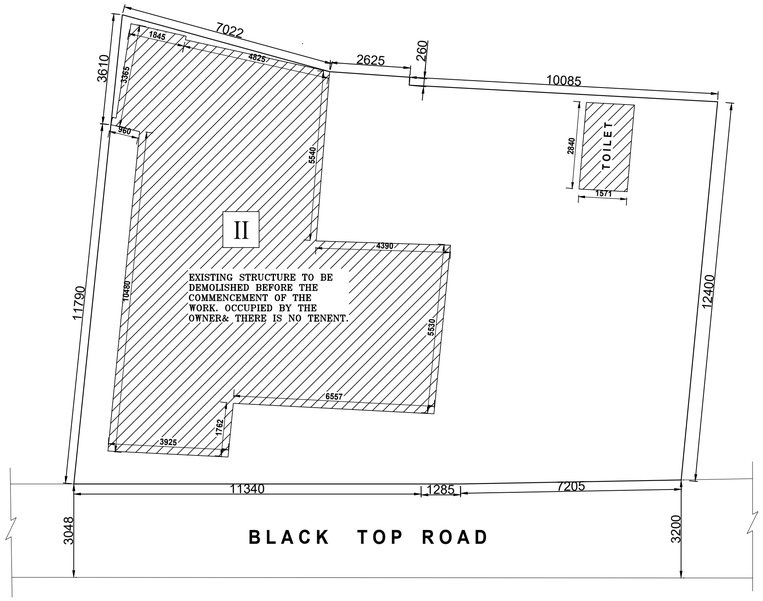
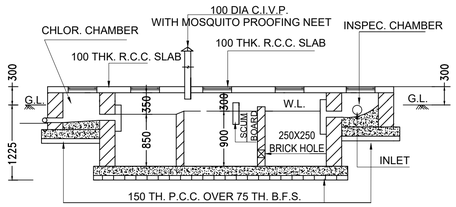
PROPOSED III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 687, BIDHAN PALLY, UNDER K.M.C. WARD NO - 112, BROUGH- XI, R.S. NO-200, KHATIAN NO-396, R.S. DAG NO- 123, J.L NO- 49, TOUZI NO- 14, MOUZA - KAMDAHARI, P.S.- BANSDRONI, KOLKATA - 700084.

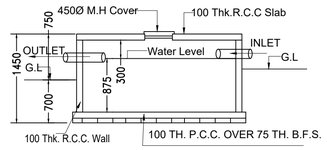
COMPLYING K.M.C. BUILDING RULE 2009.UNDER SECTION 393A OF K.M.C. ACT-1980.



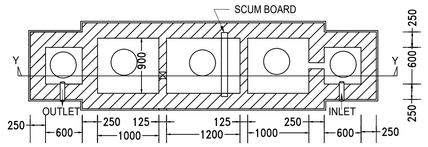
EXISTING FLOOR PLAN
SCALE=1:100



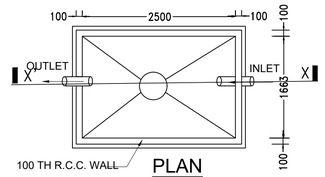
SECTION AT Y-Y



SECTION AT : X-X'



DETAILS OF SEPTIC TANK /SCALE=1:50



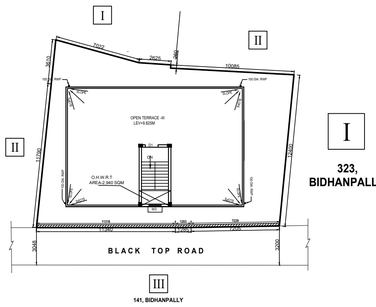
PLAN

DETAIL OF S.U.G.W.R (CAP.-800 Gls.)

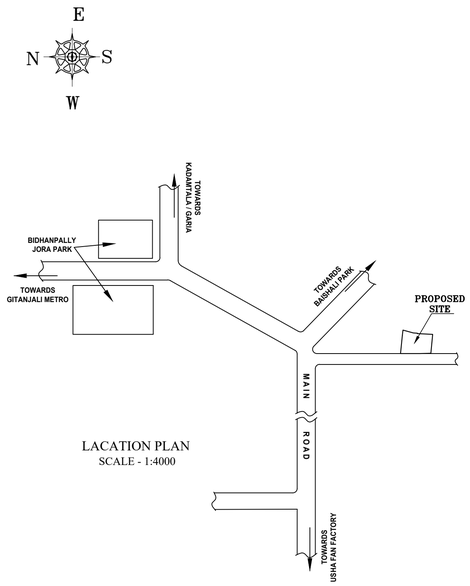
(3.64 Cu.M)/SCALE: 1:50

DOOR & WINDOW SCHEDULE

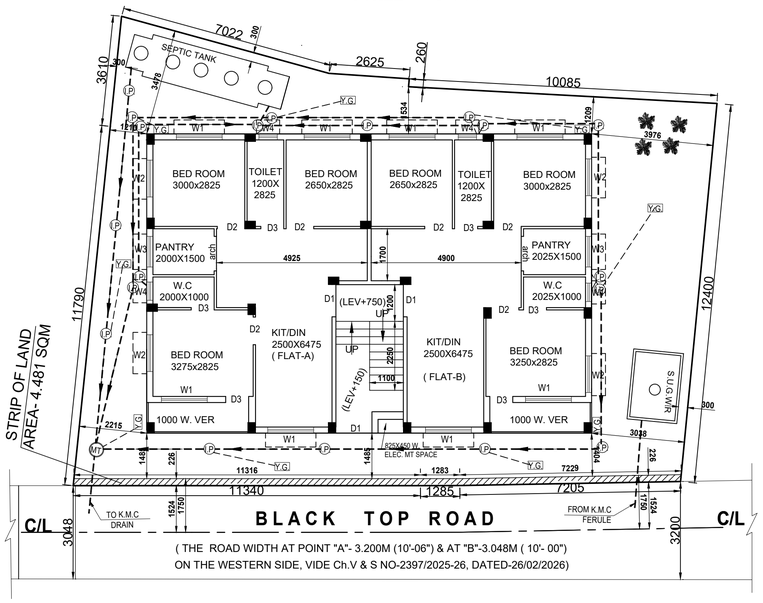
DOOR MKD.	SIZE	WIN. MKD.	SIZE
D1	1000x2100	W1	1500x1200
D2	900x2100	W2	1200x1200
D3	750x2100	W3	1000x1000
		W4	600x750



SITE PLAN
SCALE : 1:600



LACATION PLAN
SCALE - 1:4000



(THE ROAD WIDTH AT POINT "A"- 3.200M (10'-06") & AT "B"-3.048M (10'- 00")
ON THE WESTERN SIDE, VIDE Ch.V & S NO-2397/2025-26, DATED-26/02/2026)

GROUND FLOOR PLAN
SCALE-1:100

1. **STRUCTURE:** RCC FRAME STRUCTURE ON RCC BORED PILES IN M25 GRADE REINFORCED CEMENT CONCRETE.

2. **WALLS:** 250/ 200mm THICK EXTERNAL BRICK WALL IN 1:6 & 1:4 CEMENT MORTAR,125mm THICK BRICK PARTITION WALL IN 1:4 & 75 THK. WALL IN (1:3) CEMENT MORTAR.

3. **PLASTER:** 20mm THICK EXTERNAL PLASTER IN 1:6 CEM.MORTAR,15mm THICK INSIDE WALL PLASTER IN 1:4 CEM. MORTAR AND 6mm THICK CEILING PLASTER IN 1:4 CEM. MORTAR.

4. **FLOORING:** VITRIFIED TILES IN FLOOR, 'KOTA' STONE SLAB IN STAIRCASE, NON-SKID CERAMIC TILES IN TOILETS.

5. **ROOFING:** 35mm THICK CEMENT CONC. MIXED WITH WATER PROOFNG COMPOUND TO ROOF OVER RCC SLAB.

6. **PAINTING:** EPOXY BASED WEATHER PROOF PAINT OVER EPOXY BASED PRIMER TO EXTERNAL PLASTER SURFACE, ACRYLIC EMULSION PAINT TO INTERNAL PLASTER SURFACE, SYNTHETIC ENAMEL PAINT TO WOOD AND METAL SURFACE.

7. **WINDOWS:** ALUMINIUM GLAZED WINDOWS WITH ANODIZED ALUMINIUM FRAME AND SHUTTERS, 4mm THICK GLASS HARDWARE FITTINGS ETC.

8. **DOORS:** GLAZED ALUMINIUM DOOR TO MAIN ENTRY LOBBY, BST VINEERED FLUSH DOOR AND DESIGNER LAMINATED PLY SHUTTERS WITH HARD WOOD FRAME TO ROOMS, SOLID CORE PVC DOOR SHUTTERS WITH PVC FRAME TO TOILET DOORS ETC.

Premises No. - 687, BIDHAN PALLY, UNDER K.M.C. WARD NO - 112, BROUGH- XI,
Name of the Owner- SRI PARTHA SARATHI CHAKRABORTY
Area of land- =270.229 SQM (04 K-00 CH- 28.75 SFT) as per deed &
264.616 SQ.M. as per physical measurement.
PERMISSIBLE HEAIGHT IN REFFARENCE TO CCZM ISSUED BY AAI 33.00 M.(17)
Co-ordinate IN WGS 84 AND SITE ELEVATION (AMSL) :

Reference points marked in the site plan of the proposal	CO-ORDINATE		Site elevation (AMSL)
	Latitude	Longitude	
A	22° – 27' – 21" North	88° – 22' – 11" East	11 Meters
B	22° – 28' – 23" North	88° – 21' – 10" East	11 Meters

Name of LBS - SUPTA PRAKASH BANERJEE.
The above information are true & correct in all respect & 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.

Certificate of E.S.E.:

I DO HEREBY UNDERTAKE THAT I DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS ASPER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME, WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS,STRUCTURAL DRAWING ETC. AT THE TIME OF PLINTH LEVEL APPLICATION. I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

SUPTA PRAKASH BANERJEE (ESE 554(II)
NAME OF E.S.E.

Certificate of L.B.S.:

I 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 ABUTTING ROAD AS PER S.O.R. RECORDED ROAD WIDTH AT "A"- 3.200M (10'-06") & AT "B"-3.048M (10'- 00") ON THE WESTERN SIDE, VIDE Ch.V & S NO-2397/2025-26, DATED-26/02/2026) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. WHICH IS OCCUPIED BY THE OWNER.

SUPTA PRAKASH BANERJEE (LICENCE NO-1070(I)
NAME OF L.B.S.

CHKD. BY : S.P. BANERJEE
DRAWN BY : SUDIP MANDAL
SCALE = 1:100,1:50,1:600,1:4000
DATE-06/11/2025

E N S W

CONSTECH INDIA
28D RAJA S.C. MALLIK ROAD
JADAVPUR, KOLKATA -700032

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL
PART-A

1. ASSESSEE NO. : 31-112-05-1728-8

2. NAME OF THE OWNER/APPLICANT :-SRI ARNAB KUMAR CHANDA PROPRIETOR OF CHANDA GROUP, C.A OF SRI PARTHA SARATHI CHAKRABORTY

3. DETAILS OF REGISTERED DEED-:

BOOK	VOL.	PAGES	BEING	DATE	OFFICE
I	1602-2024	45206-45233	160201001	31/01/2024	D.S.R-I, 24 PGS(SOUTH)

4. DETAILS OF POWER OF ATTORNY:-

BOOK	VOL.	PAGES	BEING	DATE	OFFICE
I	1604-2024	263336-263353	160408721	09/08/2024	D.S.R-IV, 24 PGS(SOUTH)

5. DETAILS OF BOUNDARY DECLARATION:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1630-2025	172723-172734	160406575	01.08.2025	D.S.R-IV 24PGS(S)

6. DETAILS OF REGD. STRIP OF LAND:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1630-2026	43175-43185	163001377	10.03.2026	D.S.R-V 24PGS(S)

P A R T – B

1. a) LAND AREA :-
   i) (As per deed- 04 K-00 CH- 28.75 SFT=270.229 SQM)
   ii) (As per Boundary Declaration = 264.616 SQM
   iii) STRIP OF LAND AREA=4.481 SQM
2. ROAD WIDTH - 3.048 M.
3. PERMISSIBLE F.A.R.=1.50
4. PERMISSIBLE GROUND COVERAGE (60%)= 158.770 SQM.
5. PROPOSED GROUND COVERAGE (53.653%)= 141.973 SQM.
6. DETAILS AREA STATEMENT

S T A T E M E N T O F A R E A

FLOOR	FL. AREA	TOTAL EXEMPTED AREA STAIR + STAIR LOBBY	NET FLOOR AREA
GR. FLOOR	141.973 SQ.M	9.718 SQ.M	132.256 SQ.M
1ST. FLOOR	141.973 SQ.M	10.230 SQ.M	131.743 SQ.M
2ND FLOOR	141.973 SQ.M	10.230 SQ.M	131.743 SQ.M
TOTAL	425.920 SQ.M	30.178 SQ.M	395.743 SQ.M

7. GROSS TOTAL FLOOR AREA = 425.920 SQ.M. (INCLUDING STAIR)
8. TENAMENT SIZE-

Size of Tenement (Sq.m.)					Required Car Parking
FLOOR	FLAT MARKED	INDIVISUAL AREA	PROPORTIONET SHARE OF COMMON AREA	TENEMENT AREA	PARKING CALCULATION (Multiple Tenement)
GROUND,	FLAT-A	65.712	5.340	71.051	TOTAL NO. OF FLAT =06 nos (>50-<75-5NOS), SO REQUIRED NO. OF PARKING GENERATE= 1 NO BUT ROAD WIDTH <3.5M.
	FLAT-B	65.592	5.330	70.922	
FIRST	FLAT-C	65.712	5.340	71.051	
	FLAT-D	65.592	5.330	70.922	
SECOND	FLAT-E	65.712	5.340	71.051	
	FLAT-F	65.592	5.330	70.922	

9. CAR PARKING-
   i) REQUIRED =NIL
   ii) CAR PARKING AREA- NIL
10. PROPOSED F.A.R = 395.743/264.616=1.496<1.50
11. CUP BOARD AREA=4.90 SQM
12. ROOF STRUCTURE AREA DETAILS:-
13. AREA OF STAIR HEAD ROOM= 13.130 SQ.M.
14. AREA OF ROOF TANK =3.380 SQ.M.
15. TREE AREA-
    i) REQUIRED = 2.818 SQ.M.(1.0654%)
    ii) PROVIDED = 3.00 SQ.M.(1.134%)

Certificate of Owner:

I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN),K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURE STABILITY 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 CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN THE GUIDANCE OF E.S.E./ L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION OF THE SITE. THE PLOT IS IDENTIFIED BY ME.

SRI ARNAB KUMAR CHANDAPROPRIETOR OF
CHANDA GROUP, C.A OF
SRI PARTHA SARATHI CHAKRABORTY
NAME OF OWNER/APPLICANT

BUILDING PERMIT NO- 2025110362
SANCTION DATE- 14.03.2026
VALID UPTO - 13.03.2031

MANISH SARKAR

Digitally signed by MANISH SARKAR
Date: 2026.03.14 15:24:05 +05'30'

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