

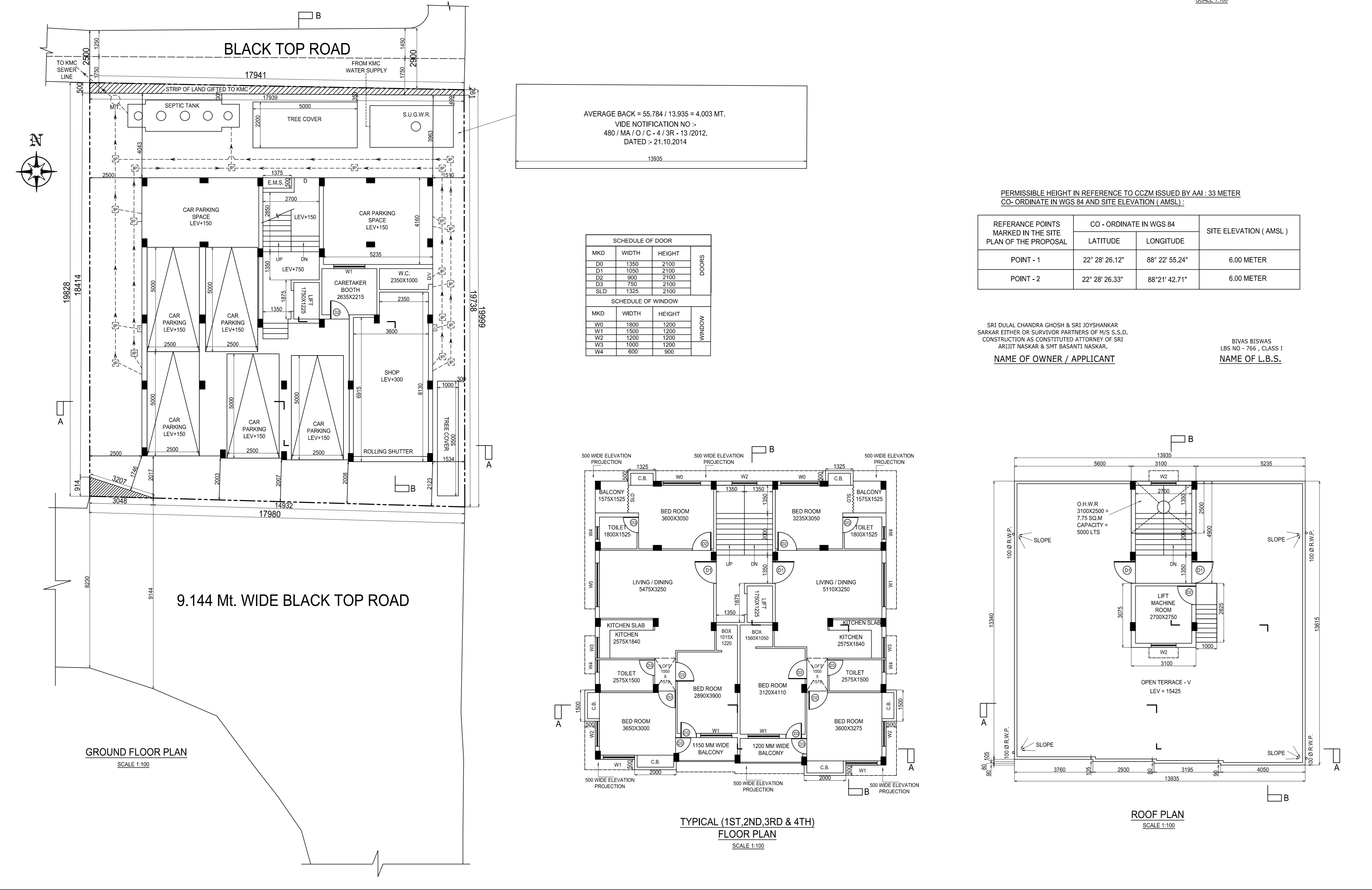


FRONT ELEVATION

NORTHERN ELEVATION

SECTION A-A  
SCALE 1:100

SECTION B-B  
SCALE 1:100



GROUND FLOOR PLAN  
SCALE 1:100

TYPICAL (1ST, 2ND, 3RD & 4TH)  
FLOOR PLAN  
SCALE 1:100

ROOF PLAN  
SCALE 1:100

**PROPOSED G+HV STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING KMC BUILDING RULE 2009 AS AMENDED VIDE NOTIFICATION NO. 597/UDMA-1501(24)/12/2023-LS-MA SEC. DATED, KOLKATA, THE 14TH AUGUST, 2025, AT PREMISES NO. 4191, KENDUA MAIN ROAD, R.S. NO.- 244, TOUZI NO.- 256, R.S. KHATIAN NO.- 576, R.S. DAG NO.- 788, MOUZA - BAISHNABGHATA, J.L. NO. 28, UNDER THE JURISDICTION OF K.M.C., WARD - 101, BOROUGH - XII, P.S.- PATULI, KOLKATA - 700084.**

**CHARACTERISTICS OF PLAN PROPOSAL**

**PART-A**

- ASSESSOR NO: 31-101-13-0915-3
- NAME OF THE OWNER - SRI ARJIT NASKAR & SMT BASANTI NASKAR  
NAME OF THE APPLICANT - SRI DULAL CHANDRA GHOSH & SRI JOYSHANKAR SARKAR PARTNERS OF M/S S.S.D. CONSTRUCTION AS CONSTITUTED ATTORNEY OF SRI ARJIT NASKAR & SMT BASANTI NASKAR.
- DETAILS OF REGD TITLE DEED :-  
BOOK - 4, VOLUME NO - 112, PAGE NO. - 146 TO 150, BEING NO - 3940, FOR THE YEAR 1991, DATED - 16.08.1991, D.S.R. ALPORE, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF REGD STRIP OF LAND :-  
BOOK - 1, VOLUME NO - 1630-2025, PAGE NO. - 170277 TO 170281, BEING NO - 16306967, FOR THE YEAR 2025, DATED - 21.08.2025, D.S.R.-V SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF BOUNDARY DECLARATION :-  
BOOK - 1, VOLUME NO - 1630-2025, PAGE FROM - 170328 TO 170337, BEING NO - 16300666, FOR THE YEAR 2025, DATED - 21.08.2025, D.S.R.-V SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF POWER OF ATTORNEY :-  
BOOK - IV, VOLUME NO - 1601-2025, PAGE FROM - 2180 TO 2200, BEING NO - 160100217, FOR THE YEAR 2025, DATED - 26.06.2025, OFFICE - D.S.R. SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF M.C. MUTATION :-  
O/10/27-FEB-24/38877 DATED - 27.02.2024
- DETAILS OF B.L. & L.R.O. MUTATION :-  
L.R. KHATIAN NO.- 1133, (163028), DAG NO. - 788, CHARACTER OF LAND - (BAGAN) IN THE NAME OF SMT. BASANTI NASKAR, DATED - 07.01.2025  
L.R. KHATIAN NO.- 1134, (163028), DAG NO. - 788, CHARACTER OF LAND - (BAGAN) IN THE NAME OF SRI ARJIT NASKAR, DATED - 07.01.2025
- DETAILS OF B.L. & L.R.O. CONVERSION :-  
MEMO NO- 177 24111 CON CERTIFICATE/BLRO / SM-POSI/KOL, 2020 DATED- 09.12.2020.
- DETAILS OF REGD STRIP OF LAND :-  
BOOK - 1, VOLUME NO - 1604-2025, PAGE NO. - 227028 TO 227038, BEING NO-160408055, FOR THE YEAR 2025, DATED - 16.10.2025, D.S.R.-IV SOUTH 24 PARGANAS, WEST BENGAL.

**PART-B**

1. AREA OF THE LAND :- a) AS PER TITLE DEED = 357.674 M<sup>2</sup> IS EQUIVALENT TO 5 K - 05 CH - 25 SFT.  
b) AS PER BOUNDARY DECLARATION = 357.542 M<sup>2</sup> = EQUIVALENT TO 5 KATA - 05 CHATTACK - 23.6 SFT  
c) STRIP OF LAND AREA = 6.829 + 1.382 = 8.211 M<sup>2</sup>

2. PERMISSIBLE GROUND COVERAGE - 214.525 M<sup>2</sup> (60%) 3. PROPOSED GROUND COVERAGE - 187.905 M<sup>2</sup> (52.55%)

**4. PROPOSED AREA:**

| FLOOR        | TOTAL EXEMPTED AREA    |                       |                      |                       | NET FLOOR AREA         |
|--------------|------------------------|-----------------------|----------------------|-----------------------|------------------------|
|              | TOTAL FLOOR AREA       | STAIR + STAIR LOBBY   | LIFT WELL            | LIFT LOBBY            |                        |
| GROUND FLOOR | 187.905 M <sup>2</sup> | 12.180 M <sup>2</sup> | NIL                  | 2.531 M <sup>2</sup>  | 173.194 M <sup>2</sup> |
| 1ST FLOOR    | 187.905 M <sup>2</sup> | 12.690 M <sup>2</sup> | 2.144 M <sup>2</sup> | 2.531 M <sup>2</sup>  | 170.540 M <sup>2</sup> |
| 2ND FLOOR    | 187.905 M <sup>2</sup> | 12.690 M <sup>2</sup> | 2.144 M <sup>2</sup> | 2.531 M <sup>2</sup>  | 170.540 M <sup>2</sup> |
| 3RD FLOOR    | 187.905 M <sup>2</sup> | 12.690 M <sup>2</sup> | 2.144 M <sup>2</sup> | 2.531 M <sup>2</sup>  | 170.540 M <sup>2</sup> |
| 4TH FLOOR    | 187.905 M <sup>2</sup> | 12.690 M <sup>2</sup> | 2.144 M <sup>2</sup> | 2.531 M <sup>2</sup>  | 170.540 M <sup>2</sup> |
| TOTAL        | 751.525 M <sup>2</sup> | 62.340 M <sup>2</sup> | 8.576 M <sup>2</sup> | 12.635 M <sup>2</sup> | 655.374 M <sup>2</sup> |

**5.A) PARKING CALCULATION:**

| TENANT SIZE BETWEEN | NET TENANT SIZE  | TOTAL COMMON AREA   | AREA TO BE ADDED      | GROSS TENMT SIZE      | NOS OF TENMT. | REQUIRED PARKING |
|---------------------|--|---|-----------------------|-----------------------|---------------|------------------|
| 75 - 100 SQ.M       | 84.788 M <sup>2</sup>  | 26.767 M <sup>2</sup><br>678.451 M <sup>2</sup><br>=(14.263%) | 12.093 M <sup>2</sup> | 96.881 M <sup>2</sup> | 4 NOS.        | 4 NO.            |
| SHOP                | GROSS SHOP AREA = 31.415 M <sup>2</sup><br>CARPET AREA OF SHOP = 26.733 M <sup>2</sup> |   |                       |                       |               | NIL              |

5.B) NOS. OF PARKING PROVIDED - COVERED = 5 NOS. 6. PERMISSIBLE F.A.R = 2.25  
C) ACTUAL AREA OF PARKING PROVIDED = 124.319 M<sup>2</sup> 7. PROPOSED F.A.R = 2.045  
8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (15,190 + 19,248 + 9,533 + 2,825 + 12,600) = 59,396 M<sup>2</sup>  
9. STAIR HEAD ROOM AREA = 15,190 M<sup>2</sup> 12. LIFT MACHINE ROOM STAIR AREA = 2,825 M<sup>2</sup>  
10. ROOF TANK AREA = 7,750 M<sup>2</sup> 13. TREE COVER AREA = 16,500 M<sup>2</sup>  
11. LIFT MACHINE ROOM AREA = 9,533 M<sup>2</sup>

**I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -**

- I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- I/WE 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 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 L.B.S. / E.S.E., BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

**DECLARATION OF GEO-TECHNICAL ENGINEER:-**

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 KUMAR GHOSHAL  
GTE NO - 1 / 49  
NAME OF GEO-TECHNICAL ENGINEER

**DECLARATION OF STRUCTURAL ENGINEER**

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL, GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIVAS BISWAS  
ESE NO - 458, CLASS II  
NAME OF STRUCTURAL ENGINEER

**DECLARATION OF L.B.S.**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH OF THE ADJOINING SOUTHERN SIDE ROAD IS AVG. 91.44 MM & WESTERN SIDE ROAD IS MIN. 2500 MM WHICH CONFORMS 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 SIGNATURE OF THE OWNER IS IDENTIFIED BY ME. THE PLOT IS BEYOND 500M FROM CENTER LINE OF E.M. BY PASS.

BIVAS BISWAS  
LBS NO - 766, CLASS I  
NAME OF L.B.S.

BUILDING PERMIT NO. - 2025120299 DATED - 19-NOV-25

VALID UP TO - 18-NOV-30

ASSISTANT ENGINEER (C) / BLDG. / BR -XII EXECUTIVE ENGINEER (C) / BLDG. / BR -XII