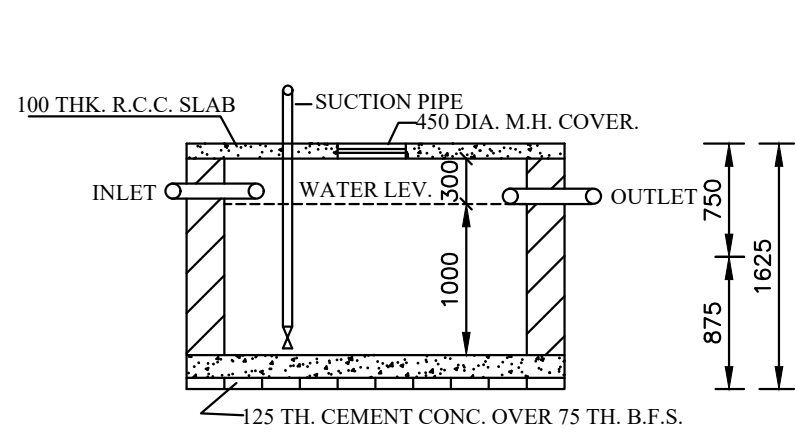
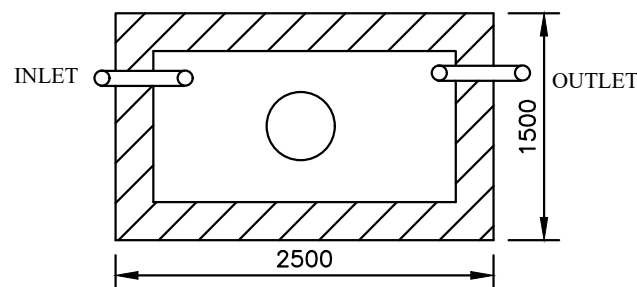


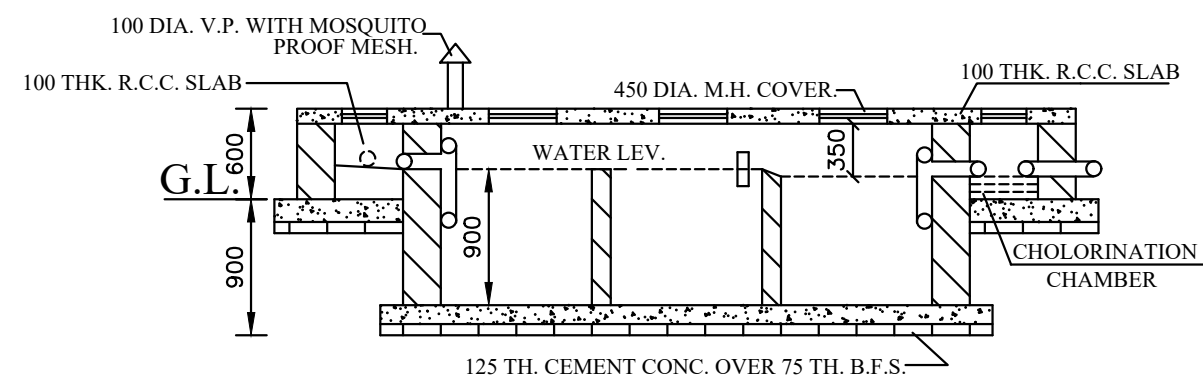


SECTION ON 'X-X'

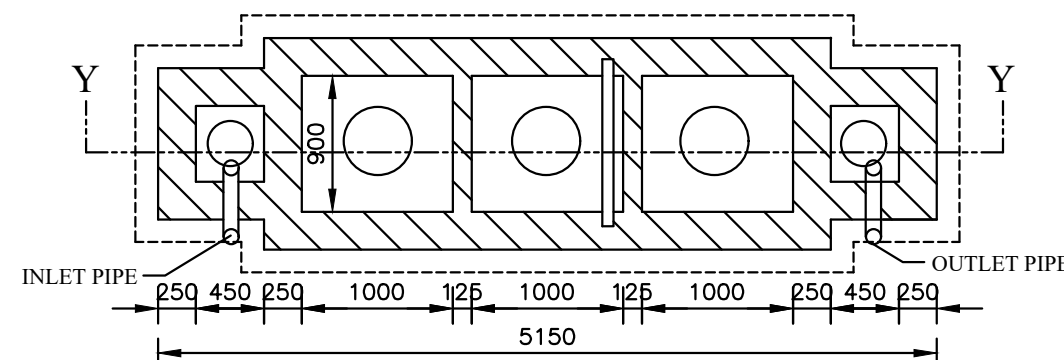


PLAN
S.U.G.W. RESERVOIR
CAP. - 600 GALS. (2700 Ltrs.)

SCALE-1:50

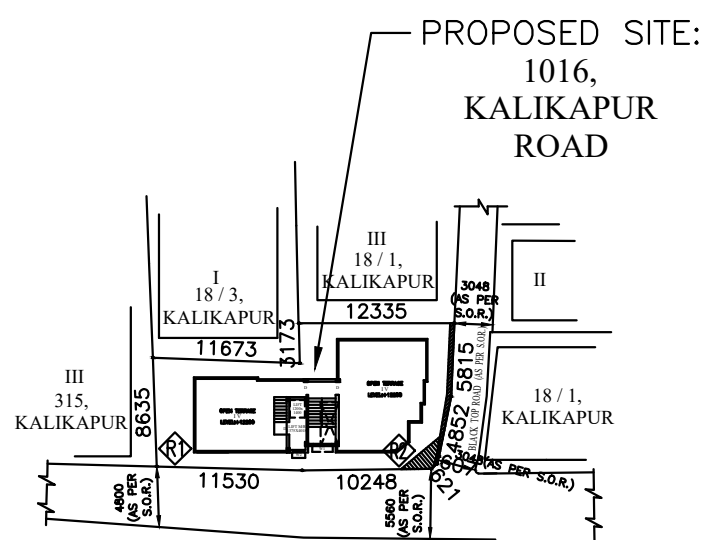


SECTION Y-Y



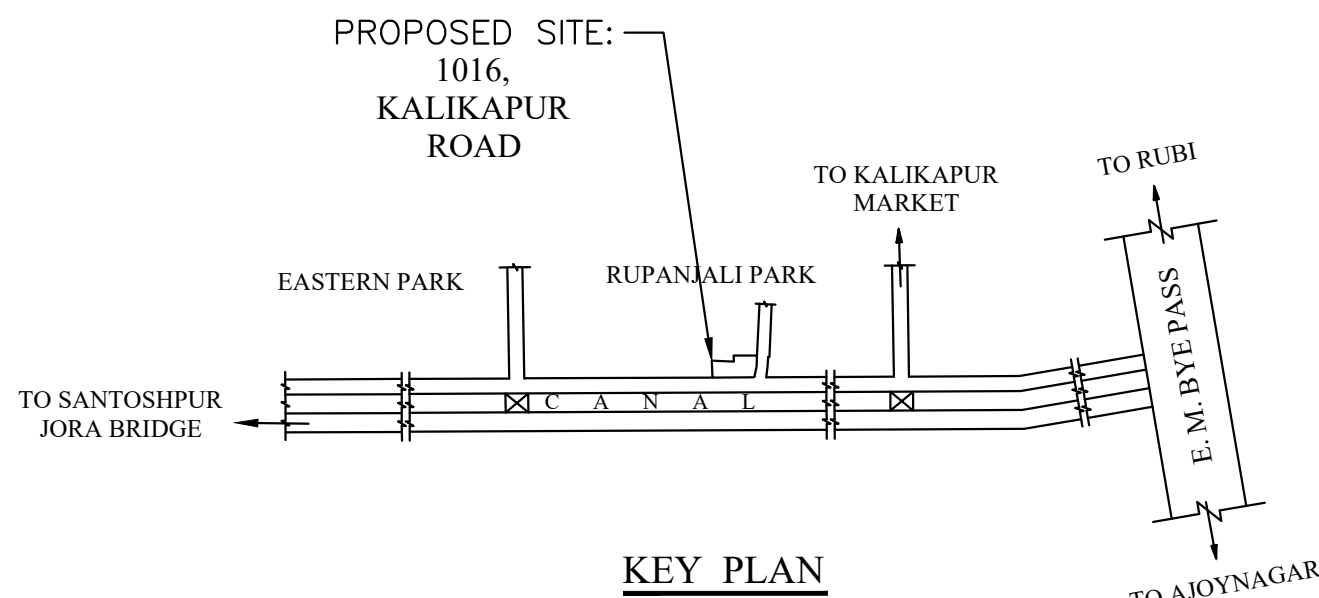
PLAN
DETAIL OF SEPTIC TANK (30 USERS)

SCALE - 1:50



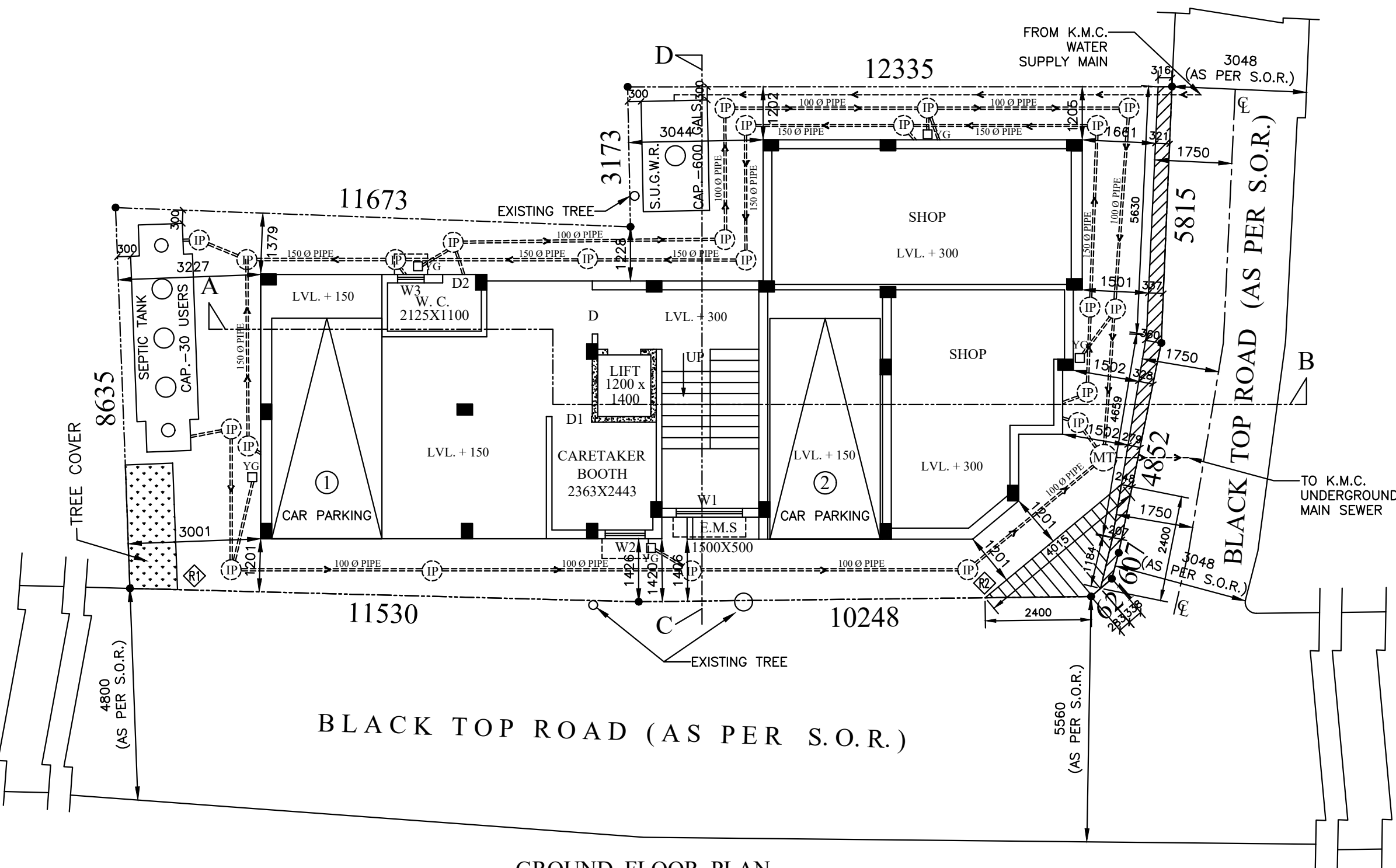
SITE PLAN

SCALE-1:600



KEY PLAN

SCALE-1:4000



GROUND FLOOR PLAN

SCALE-1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSEESSEE No. : 31-106-07-2971-6
- NAME OF OWNERS : SMT. DOLON MONDAL & SRI BIMAL MONDAL
- NAME OF APPLICANT : M/S PARADISE CONSTRUCTOR PARTNER OF SRI SANJAY KUMAR MANDAL & SMT. SUNANDA DEY DWARIK C.A. OF SMT. DOLON MONDAL & SRI BIMAL MONDAL
- DETAILS OF REGISTERED DEED :
BOOK No. : I VOL. No.:1604-2025 PAGE No.: 110897-110920
BEING No.:160404107 DATE : 13.05.2025 PLACE:D.S.R. IV, 24 PGS.(S)
- DETAILS OF REGISTERED DEED OF GIFT :
BOOK No. : I VOL. No.:1604-2025 PAGE No.: 111479-111501
BEING No.:160404105 DATE : 13.05.2025 PLACE:D.S.R. IV, 24 PGS.(S)
- DETAILS OF REGISTERED AMALGAMATION DEED :
BOOK No. : I VOL. No.:1604-2025 PAGE No.: 182473-182490
BEING No.:160406899 DATE : 21.08.2025 PLACE:D.S.R. IV, 24 PGS.(S)
- DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No.:1630-2025 PAGE No.: 207037-207048
BEING No.:163008333 DATE : 29.10.2025 PLACE:D.S.R. V, 24 PGS.(S)
- DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : I VOL. No.:1604-2025 PAGE No.: 201558-201574
BEING No.:160407420 DATE : 12.09.2025 PLACE:D.S.R. IV, 24 PGS.(S)
- DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAY) :
BOOK No. : I VOL. No.:1630-2025 PAGE No.: 207011-207023
BEING No.:163008335 DATE : 29.10.2025 PLACE:D.S.R. V, 24 PGS.(S)
- DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :
BOOK NO. : I VOL. NO.:1630-2025 PAGE NO.: 207024-207036
BEING NO.:163008334 DATE : 29.10.2025 PLACE:D.S.R. V, 24 PGS.(S)
- K.M.C. MUTATION CASE No.-O/106/11-09-2025/60803, DT.-11.09.2025
- L. R. PARCHA :
COPY No. : 10637 DATED-04.07.2025
COPY No. : 10886 DATED-09.07.2025
CLASSIFICATION : "BASTU"
- No. OF STOREY = G+III
- No. OF TENEMENTS = 6 Nos.
- SIZE OF TENEMENTS : 50 - 75 SQM = 6 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	900	1000
D2	750	2100	W3	600	750

SPECIFICATIONS

- ALL DIMENSIONS ARE IN MILLIMETER ONLY THE WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- ALL EXTERNAL WALLS ARE 200 MM THICK AND INTERNAL WALLS ARE 75 & 125 MM THICK.
- FIRST CLASS BRICK SHALL BE USED.
- GRADE OF STEEL FE-500. GRADE OF CONCRETE M-20 (1:1.5:3) & M-15 (1:2:4). CEMENT MORTAR 1:5 FOR 200 TICK WALL & 1:4 FOR 75MM TH. WALL, CEMENT PLASTER 1:6 FOR INNER WALLS (19MM TH.) 1:4 FOR CEILING & 1:4 FOR OUTER PLASTER.
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR & THE DEPTH OF SEPTIC TANK, FOUNDATION DOES NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.

CERTIFICATE OF GEO-TECH. 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ASIM SARKAR
G.T. - CLASS - I/2

NAME OF GEO-TECH. ENGINEER

DECLARATION OF OWNER / APPLICANTS

- I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT,
- I SHALL 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 STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF S.U.G.W.R. & 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.

M/S PARADISE CONSTRUCTOR
PARTNER OF SRI SANJAY KUMAR MANDAL &
SMT. SUNANDA DEY DWARIK
CONSTITUTED ATTORNEY OF
SMT. DOLON MONDAL & SRI BIMAL MONDAL

NAME OF OWNER / APPLICANTS

NAME OF OWNER(S) / APPLICANT(S) : M/S PARADISE CONSTRUCTOR
PARTNER OF SRI SANJAY KUMAR MANDAL
& SMT. SUNANDA DEY DWARIK C.A. OF
SMT. DOLON MONDAL & SRI BIMAL MONDAL

AREA OF LAND : 235.333 SQM

NAME OF L.B.S./ARCHITECT : SHIB KRISHNA GUR (LBS/I/1497)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
R1	23°30'10" NORTH	88°23'47" EAST	5.000 M
R2	23°30'10" NORTH	88°23'47" EAST	5.000 M

PART-B:

- AREA OF LAND :
AS PER TITLE DEED & ASSESSMENT RECORD (03 K-08 CH-13 SFT)
= 235.333 SQM
- AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT)
= (03 K - 08 CH - 13 SFT) = 235.333 SQM
- AREA OF SPLAY CORNER = 3.293 SQM
- AREA OF STRIP = 3.410 SQM
- LAND AREA CONSIDER = 235.333 SQM
- (i) PERMISSIBLE GROUND COVERAGE (58.823%) = 138.430 SQM
(ii) PROPOSED GROUND COVERAGE (54.20%) = 127.545 SQM
- PROPOSED HEIGHT = 12.200 M
- DEPTH OF BUILDING = 9.049 M
- FRONTAGE OF PLOT = (11.530 + 10.248) = 21.778 M
- No. OF TREE = 10 Nos. & TREE COVER AREA= 3.047 SQM (1.29%)

11. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	127.545	0.000	0.000	127.545	10.890	1.789	114.866
1ST FLOOR	126.733	0.000	1.680	125.053	10.890	1.789	112.374
2ND FLOOR	126.733	0.000	1.680	125.053	10.890	1.789	112.374
3RD FLOOR	126.733	0.000	1.680	125.053	10.890	1.789	112.374
TOTAL	507.744	0.000	5.040	502.704	43.560	7.156	451.988

12. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT (No.)	REQUIRED CAR PARKING (No.)
A	49.396	10.867	60.263	3	1
B	61.108	13.444	74.552	3	

(B) MERCANTILE RETAIL :

- SHOP BUILT-UP AREA = 45.248 SQM
- SHOP CARPET AREA = (18.342 + 21.572) = 39.914 SQM
(REQUIRED CAR PARKING = 1 No.)
- TOTAL REQUIRED CAR PARKING = (1 + 1) = 2 Nos.
- TOTAL PROVIDED CAR PARKING = 2 Nos.
- PERMISSIBLE AREA FOR PARKING = 50,000 SQM
- PROVIDED AREA OF PARKING = (14.690 + 38.425) = 53.115 SQM
- PERMISSIBLE F.A.R = 1.75
- PROPOSED F.A.R = (451.988 - 50,000) / 235.333 = 1.708 < 1.75
- OVER HEAD TANK AREA = 5.075 SQM
- STAIR HEAD ROOM AREA = 13.464 SQM
- LIFT MACHINE ROOM AREA = 7.510 SQM
- LIFT MACHINE ROOM STAIR AREA = 3.000 SQM
- TERRACE AREA = 126.733 SQM
- AREA OF CUPBOARD = (0.625 SQM x 6 Nos.) = 3.750 SQM
- ADDITIONAL AREA FOR FEES = (13.464+7.510+3.000+3.750) = 27.724 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME, CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY ASIM SARKAR OF ASSOCIATED FOUNDATION ENGINEERS (20, K. N. SEN ROAD, KOLKATA-700042) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SURANJAN DUTTA
E.S.E.- CLASS - I/220

NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

I CERTIFY 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 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 PLOT IS VACANT AND DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M FROM C/L OF E. M. BYE PASS. THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SHIB KRISHNA GUR
L.B.S. - CLASS - I / 1497

NAME OF L.B.S.

PROJECT :

PROPOSED G +III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.2 M (U/S - 393 A OF K.M.C. ACT, 1980 AND K.M.C. BUILDING RULE 2009) AT PREMISES No. - 1016, KALIKAPUR ROAD, WARD No. - 106, BOROUGH - X II, KOLKATA - 700099, P. S. - GARFA, UNDER THE KOLKATA MUNICIPAL CORPORATION.
R. S. DAG No. - 108, L. R. DAG No. - 108, R. S. KHATIAN No. - 141, L. R. KHATIAN No. - 931 & 933, J. L. No. - 20, MOUZA - KALIKAPUR.

GROUND FLOOR PLAN, PLAN & SECTION OF S.U.G. WATER RESERVOIR & SEPTIC TANK, SITE PLAN, KEY PLAN.

PLAN CASE No. - 2025120398

BUILDING PERMIT No. - 2025120347

SANCTION DATE - 08-JAN-26

VALID UPTO - 07-JAN-31

DIGITAL SIGNATURE OF A.E.