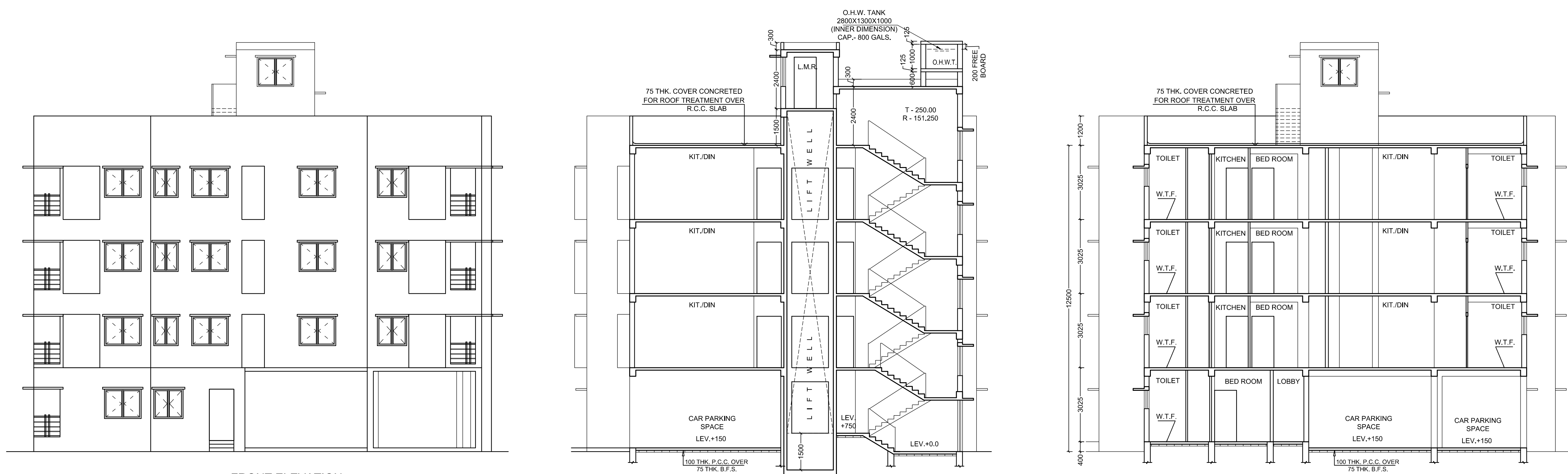
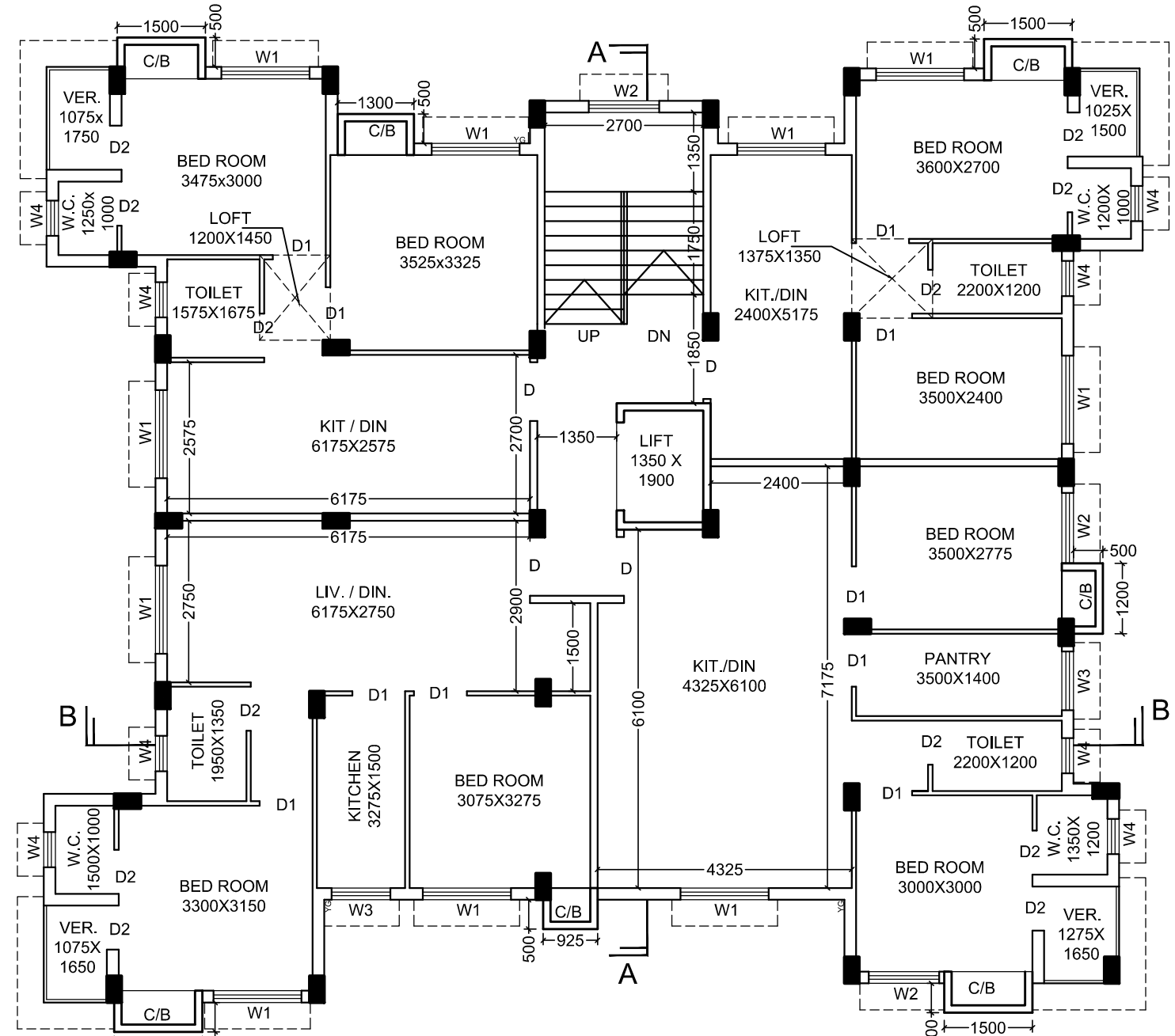




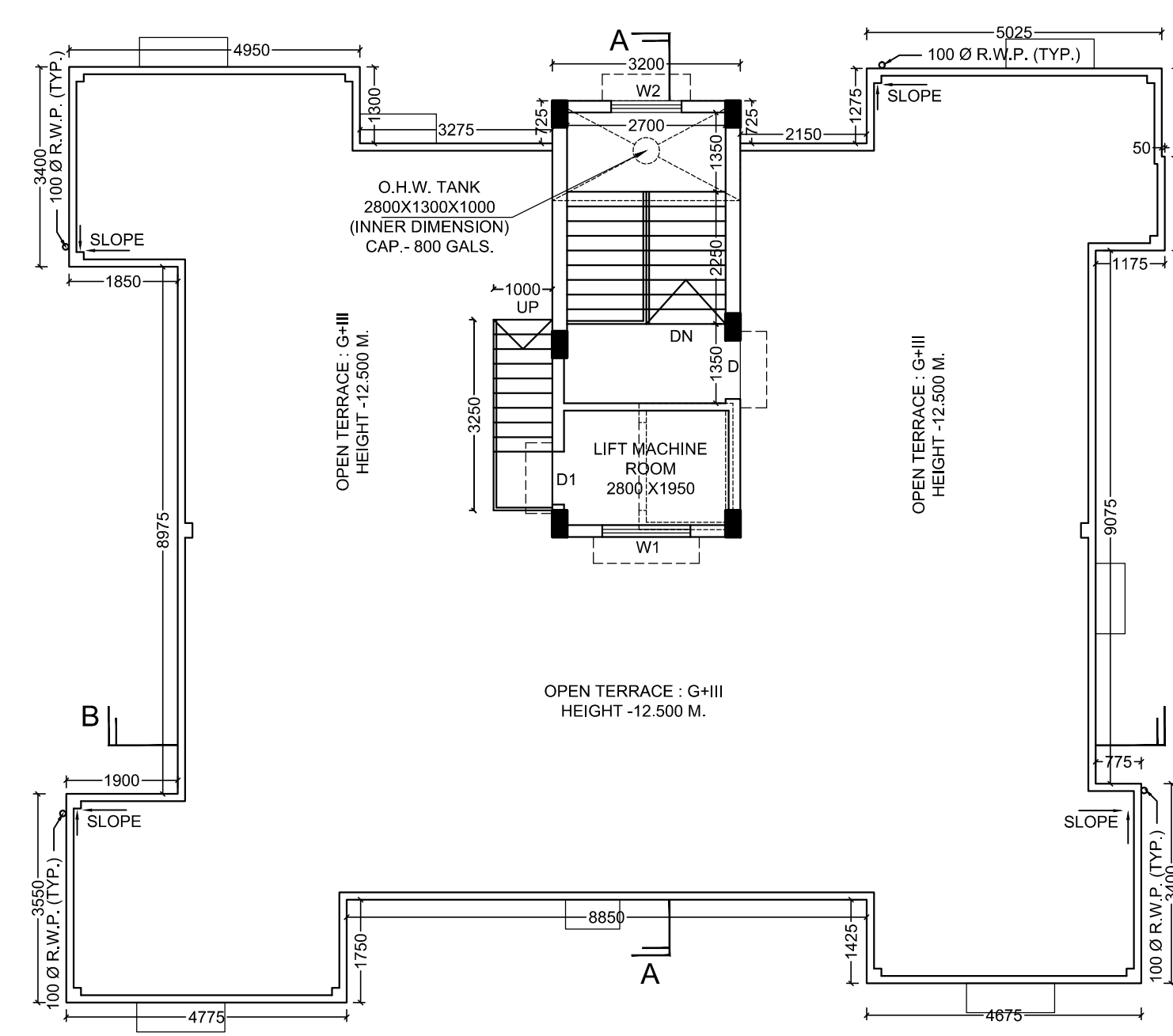
FRONT ELEVATION
SCALE: 1:100

SECTION: A-A
SCALE: 1:100

SECTION: B-B
SCALE: 1:100

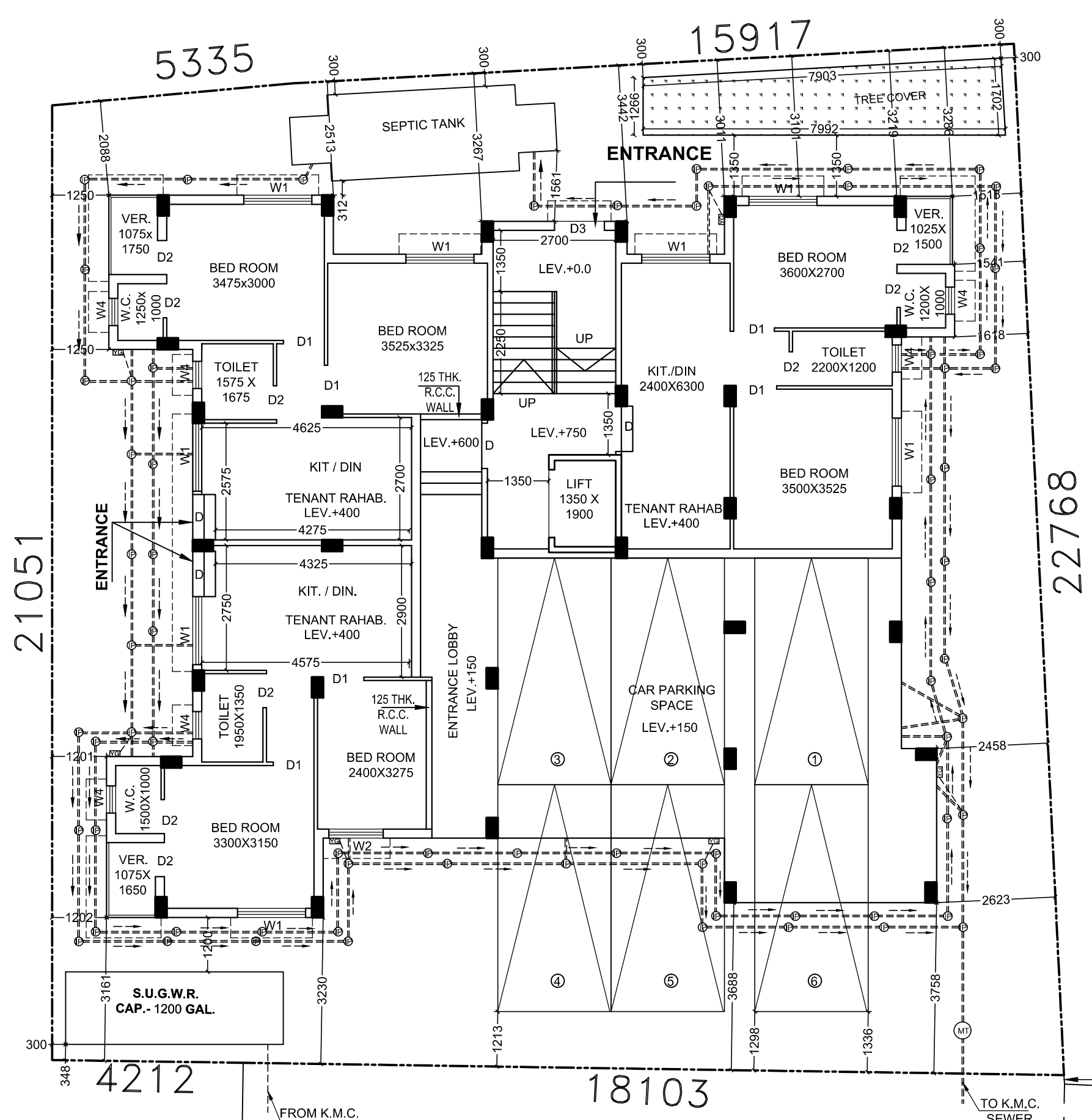


PROPOSED SECOND & THIRD FLOOR PLAN
SCALE: 1:100

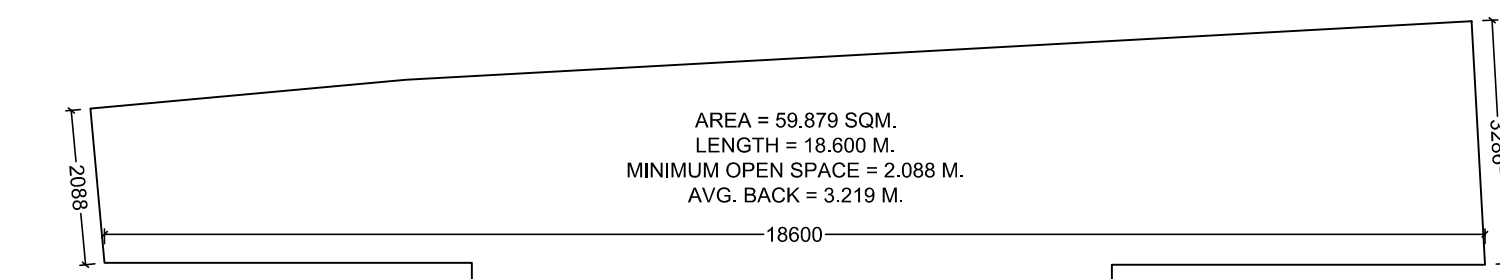


PROPOSED ROOF PLAN
SCALE: 1:100

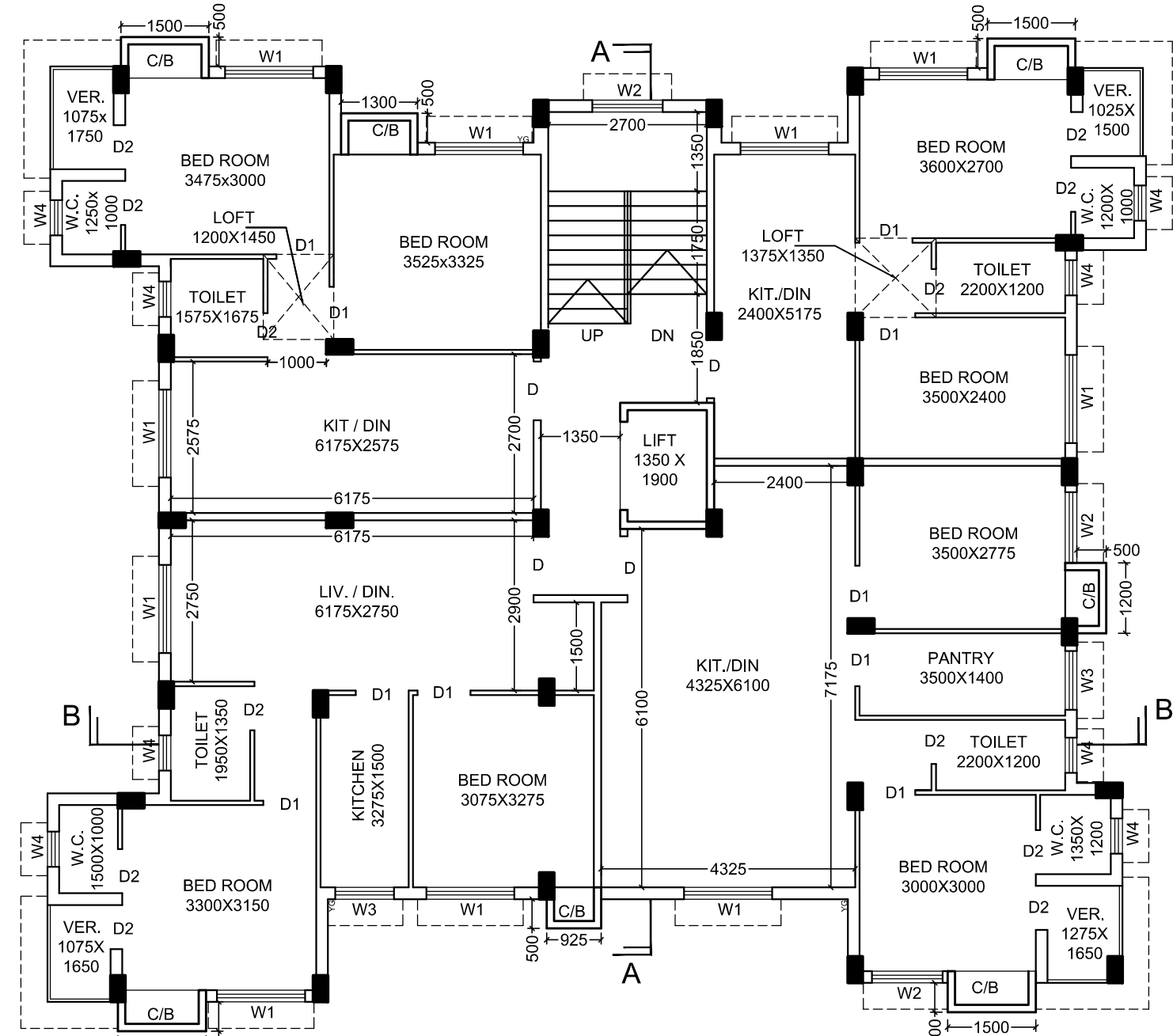
DOORS & WINDOWS SCHEDULE					
DOOR SCHEDULE			WINDOW SCHEDULE		
MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	1000	1200
D3	1100	2100	W4	600	750



PROPOSED GROUND FLOOR PLAN
SCALE: 1:100



AVERAGE BACK CALCULATION
SCALE: 1:100



PROPOSED FIRST FLOOR PLAN
SCALE: 1:100

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING U/S 393(A) OF K.M.C. ACT 1980 COMPLYING BUILDING RULE 2009, AT K.M.C. PREMISES NO. - 56A, SODEPUR ROAD, WARD - 122, BOROUGH NO. - XIII, ASSESSEE NO. - 41-122-12-1041-8, P.S.- BEHALA, THEN THAKURPUKUR, NOW P.S. - HARIDEVPUR, KOLKATA - 700082 , UNDER THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION.

NAME OF OWNERS :- 1. SWASTIKA CHAKRABORTY, 2. SANDIP BHATTACHARYA, @ SRI SANDIP BHATTACHARJEE 3. ROHAN CHAKRABORTY.

PART A
1. ASSESSEE NO. - 41-122-12-1041-8
2. NAME OF APPLICANT :- 1. MR. PANNALAL CHAKRABORTY, 2. MR. CHANDAN KUMAR DAS, 3. MR. BIPLAB ROY, PARTNERS OF PCB CONSTRUCTION, C.A. OF 1. SWASTIKA CHAKRABORTY, 2. SANDIP BHATTACHARYA, @ SRI SANDIP BHATTACHARJEE 3. ROHAN CHAKRABORTY.

3. DETAILS OF REGISTERED MOTHER DEED :-
BOOK NO. - I, VOLUME - 19,
PAGE- 164 TO 170, DATED - 20.05.1953,
BEING NO. - 1125, AT S.R.O. - BEHALA.
4. DETAILS OF REGISTERED DEED OF GIFT - 01 :-
BOOK NO. - I, VOLUME - 1603 - 2021,
PAGE- 129150 TO 129195, DATED - 08.07.2021,
BEING NO. - 160303829, AT D.S.R.-III, SOUTH 24 PGS(S), WEST BENGAL.

5. DETAILS OF REGISTERED DEED OF GIFT - 02 :-
BOOK NO. - I, VOLUME - 1603 - 2021,
PAGE- 129196 TO 129222, DATED - 08.07.2021,
BEING NO. - 160303833, AT D.S.R.-III, SOUTH 24 PGS(S), WEST BENGAL.
6. DETAILS OF REGISTERED DEED OF GIFT - 03 :-
BOOK NO. - I, VOLUME - 1603 - 2021,
PAGE- 129107 TO 129130, DATED - 08.07.2021,
BEING NO. - 160303834, AT D.S.R.-III, SOUTH 24 PGS(S), WEST BENGAL.

7. DETAILS OF REGISTERED DEED OF GIFT - 04 :-
BOOK NO. - I, VOLUME - 1603 - 2021,
PAGE- 129254 TO 129281, DATED - 08.07.2021,
BEING NO. - 160303835, AT D.S.R.-III, SOUTH 24 PGS(S), WEST BENGAL.
8. DETAILS OF REGISTERED PARTITION DEED :-
BOOK NO. - I, VOLUME - 1603 - 2024,
PAGE- 63109 TO 63139, DATED - 18.02.2024,
BEING NO. - 160302503, AT D.S.R.-III, SOUTH 24 PGS(S), WEST BENGAL.

9. DETAILS OF POWER OF ATTORNEY :-
BOOK NO. - I, VOLUME - 1603 - 2025,
PAGE- 86456 TO 86481, DATED - 25.02.2025,
BEING NO. - 160303415, AT D.S.R. - III, 24 PGS(S)

10. DETAILS OF BOUNDARY DECLARATION :-
BOOK NO. - I, VOLUME - 1603-2025
PAGE- 92103 TO 92116, DATED - 28.02.2025
BEING NO. - 160303663, AT D.S.R. - III, 24 PGS(S)

11. DETAILS OF DECLARATION TO K.M.C. (COMMON PASSAGE) :-
BOOK NO. - I, VOLUME - 1603-2025
PAGE- 92141 TO 92152, DATED - 28.02.2025
BEING NO. - 160303662, AT D.S.R. - III, 24 PGS(S)

12. DETAILS OF NON EVICTION OF TENANT DEC. :-
BOOK NO. - I, VOLUME - 1603-2025,
PAGE- 154861 TO 154872, DATED - 03.04.2025
BEING NO. - 160306088, AT D.S.R. - III, 24 PGS(S)

13. DETAILS OF REGISTERED SPLAYED CORNER :- N.A.

14. DETAILS OF REGISTERED STRIP PORTION :- N.A.

PART B
1. AREA OF LAND. -
07 K - 02 CH - 18 SFT. (478.261 SQM)
(As per Title Deed)
2. AREA OF LAND. -
07 K - 02 CH - 17.77 SFT. (478.240 SQM.)
(As per Boundary Declaration)

3. AREA OF STRIP OF LAND - NIL.

4. AREA OF SPLAYED CORNER - NIL.

5. PERMISSIBLE GROUND COVERAGE :- 242.587 SQM. (50.725%)

6. PROPOSED GROUND COVERAGE :- 242.321 SQM. (50.669%)

DECLARATION OF OWNER
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY. THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN)
KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL BE REVOKE THE SANCTION BUILDING.
THE CONSTRUCTION OF SEMI UNDERGROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
SITE HAS BEEN IDENTIFIED BY ME AT THE TIME OF INSPECTION.

1. MR. PANNALAL CHAKRABORTY, 2. MR. CHANDAN KUMAR DAS, 3. MR. BIPLAB ROY, PARTNERS OF PCB CONSTRUCTION, C.A. OF 1. SWASTIKA CHAKRABORTY, 2. SANDIP BHATTACHARYA, @ SRI SANDIP BHATTACHARJEE 3. ROHAN CHAKRABORTY.
NAME OF APPLICANT

DECLARATION		
Premises No. : 56A, SODEPUR ROAD Assessee No. : 41-122-12-1041-8 Name of Owner(s) / Applicant (s) Area of land :478.240 SQ.M. Name of L.B.S./Architect No. :ANURAG BHATTACHARYA L.B.S. NO.-1528/ Permissible Top Elevation in reference to CCZM issued by AAI : 33.00M. Co-ordinate in WGS 84 and site elevation (AMSL)		
Reference points marked in the site plan of the proposal	Co-ordinate in GS 84	Site Elevation (AMSL)
	Latitude Longitude	
"A"	22°48'09.79"N 88°33'13.28"E	4.50 M.

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 KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

1. MR. PANNALAL CHAKRABORTY, 2. MR. CHANDAN KUMAR DAS, 3. MR. BIPLAB ROY, PARTNERS OF PCB CONSTRUCTION, C.A. OF 1. SWASTIKA CHAKRABORTY, 2. SANDIP BHATTACHARYA, @ SRI SANDIP BHATTACHARJEE 3. ROHAN CHAKRABORTY.
NAME OF APPLICANT
ANURAG BHATTACHARYA
L.B.S. NO. - 1528/
NAME OF L.B.S.

7. PROPOSED AREA							
BLOCK - 1	GROSS COVER AREA	STAIR WELL AREA	LIFT WELL AREA	NET COVER AREA	TOTAL EXEMPTED AREA		NET FL. AREA
					STAIR LOBBY	LIFT LOBBY	
GR. FLOOR	242.321 SQM.	-----	-----	242.321 SQM.	13.365 SQ.M.	2.801 SQM.	226.155 SQM.
ST. FLOOR	242.321 SQM.	-----	2.565 SQM.	239.756 SQM.	13.365 SQ.M.	2.902 SQM.	223.489 SQM.
2ND. FLOOR	242.321 SQM.	-----	2.565 SQM.	239.756 SQM.	13.365 SQ.M.	2.902 SQM.	223.489 SQM.
3RD. FLOOR	242.321 SQM.	-----	2.565 SQM.	239.756 SQM.	13.365 SQ.M.	2.902 SQM.	223.489 SQM.
TOTAL	969.284 SQM.	-----	7.695 SQM.	961.589 SQM.	53.460 SQM.	11.507 SQM.	896.622 SQM.

8. A) PARKING CALCULATION				
TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT] AREA	NO. OF TENEMENT	REQD. PARKING
45.389	5.211	50.600	1 NO.	3 NOS.
48.132	5.526	53.658	1 NO.	
50.750	5.826	56.576	1 NO.	
59.088	6.783	65.871	3 NOS.	
66.531	7.638	74.169	3 NOS.	
42.796	4.913	47.709	3 NOS.	
52.133	5.985	58.118	3 NOS.	
GRO. FLOOR SHOP CARPET AREA - NIL.				NIL
TOTAL REQUIRED CAR PARKING				3 NOS.

B) NOS. OF PARKING PROVIDED = 6 NOS. (COVERED = 3 NOS. AND OPEN = 3 NOS.)
C) PROPOSED AREA FOR PARKING a) GR. FLOOR = 63.150 SQ.M.
D) ACTUAL AREA OF PARKING PROVIDED a) GR. FLOOR = 63.150 SQ.M.
9. PERMISSIBLE F.A.R. = 1.750 10. PROPOSED F.A.R. = 1.743 11. EXEMPTED AREA = 64.967 SQM.
12. STAIR HEAD ROOM AREA = 16.480 SQM. 13. OVER HEAD TANK AREA :- 5.440 SQ.M.
14. LIFT MACHINE ROOM AREA :- 7.280 SQ.M. 15. LIFT MACHINE STAIR AREA :- 3.250 SQ.M.
16. SHOP COVER AREA :- NIL. 17. SHOP CARPET AREA :- NIL.
18. C/B AREA :- 14.136 SQ.M. 19. LOFT AREA :- 10.788 SQ.M.
20. HEIGHT OF THE BUILDING :- 12.500 M. 21. FRONTAGE OF THE PLOT :- 18.103 M.
22. DEPTH OF THE BUILDING :- 15.925 M. 23. HEIGHT OF STAIR HEAD ROOM :- 2.400 M.
24. TREE COVERED AREA :- REQUIRED - 11.497 SQ.M.(2.404%) , PROVIDED - 11.786 SQM.(2.464%)

NOTES AND SPECIFICATION

- Thk. of all outer walls are 200 mm B/W with 1:6 cement sand mortar.&125th. R.C.C. Wall(1:1.5:3)
- Thk. of all inner walls are 75 & 125 mm (mentioned in drawing) with 1:4 cement
- Width of the chajja 450 mm.
- 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm Thk. to ceiling.
- Depth of septic tank and S.U.G.W.R should not exceed more than depth of col.foundation.
- Grade of concrete M-20,Grade of steel Fe-415.
- All dimension are in mm.

DECLARATION OF L.B.S./A.

I DO CERTIFY 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 CONDITION INCLUDING WIDTH OF THE ABUTTING COMMON PASSAGE CONFORMING WITH THE SITE AND IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK . IT IS BOUNDED BY BOUNDARY WALL.

ANURAG BHATTACHARYYA
Rgd. Planner of K.M.C.
LBS /1/ 1528
NAME OF L.B.S.

STRUCTURAL DECLARATION

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

SAKTI BRATA BHATTACHARYYA
Rgd. E. S. E. of K.M.C.
E. S.E.NO. :- I/116
NAME OF E.S.E.

GEO-TECHNICAL ENGINEER DECLARATION

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL.

KALLOL KR. GHOSHAL
Rgd. G. T. E. of K.M.C.
G. T.E.NO. :- I/49
NAME OF G.T.E.

B.P NO.- 2025130036
VALID UPTO - 12.06.2030
DATE - 13.06.2025

DIGITAL SIGNATURE OF
A.E.

DIGITAL SIGNATURE OF
E.E.