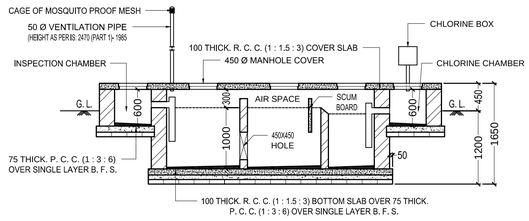
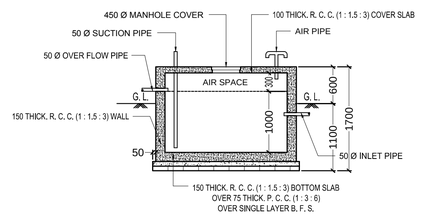
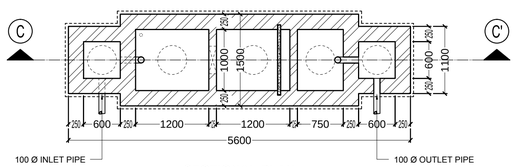


SECTION ON C-C'



SECTION ON D-D'

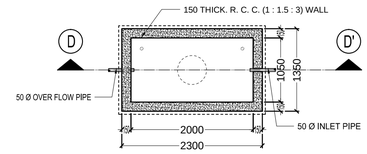


SECTIONAL PLAN

DETAILS OF SEPTIC TANK

(FOR 30 NOS. USERS)

SCALE :- 1 : 50



SECTIONAL PLAN

DETAILS OF SEMI UNDER GROUND WATER RESERVOIR

(CAPACITY = 450 GALLONS)

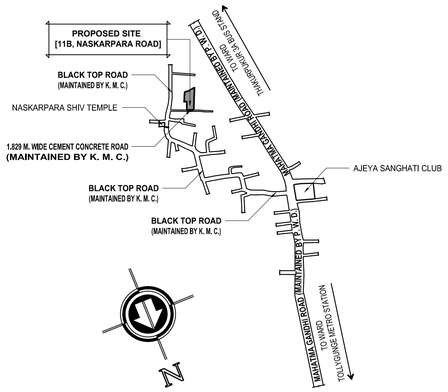
SCALE :- 1 : 50

STATEMENT OF PROPOSED FLOOR AREA

RELATED FLOOR	GROSS COVERED AREA (SQ. M.)	CUT OUT AREA IN STAIR WELL (SQ. M.)	NET COVERED AREA LESS CUT OUT (SQ. M.)	EXEMPTED AREA (SQ. M.) STAIR (CARPET)	NET COVERED AREA (SQ. M.)
GROUND FLOOR	156.913	-	156.913	8.25	148.663
FIRST FLOOR	156.913	2.25	154.663	8.25	146.413
TOTAL	313.826	2.25	311.576	16.50	295.076

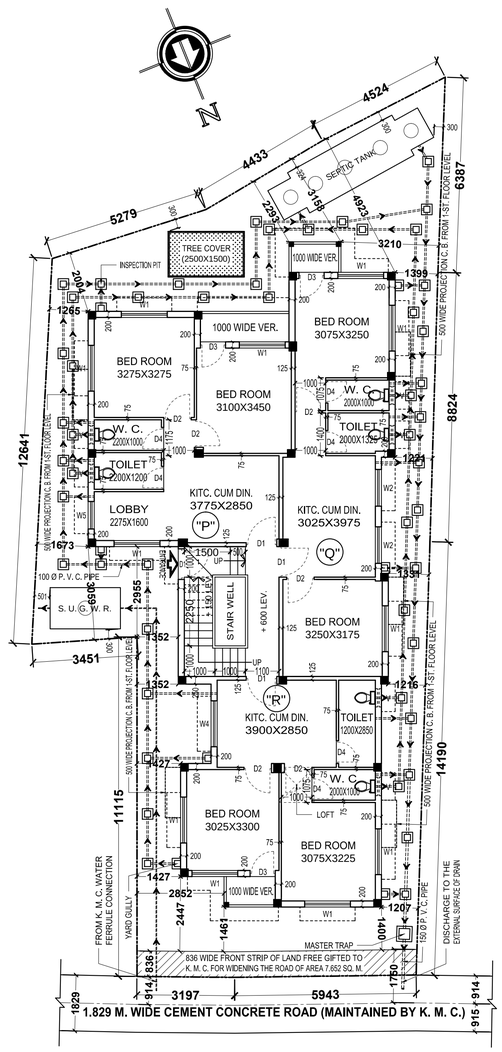
STATEMENT OF TENEMENT AND CAR PARKING CALCULATION

MARKED	TENEMENT SIZE (SQ. M.)	PROPORTIONAL AREA TO BE ADDED (SQ. M.)	ACTUAL TENEMENT SIZE (SQ. M.)	NUMBER OF TENEMENT	NUMBER OF REQUIRED CAR PARKING SPACE
"P"	50.452	4.642	55.094	2	NOT REQUIRED
"Q"	46.964	4.321	51.285	2	
"R"	45.203	4.159	49.362	2	



LOCATION/KEY PLAN

SCALE :- 1 : 4000



GROUND FLOOR PLAN

SCALE :- 1 : 100

CERTIFICATE

PREMISES NO. :- 11B, NASKARPARA ROAD.
ASSESSEE NO. :- 41-115-09-0417-5.
NAME OF THE OWNER :- (SHRI) SOUMEN DAS.
AREA OF THE PLOT OF LAND :- 04-KATHA 06-CHATTAK 33-SQ. FT. = 295.708 SQ. M.
NAME OF L. B. S. :- SONJOY MONDAL, LICENSE NO.- LBS//1665.
PERMISSIBLE TOP ELEVATION IN REFERENCE TO CCZM ISSUED BY AAI :- 33 M. (AMSL).
CO-ORDINATE IN WGS-84 AND SITE ELEVATION (AMSL) :-

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
IN FRONT OF THE PROPOSED SITE	22°-28'-43.063" N	88°-20'-23.913" E	5.5 M. (ASSUMED)

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I/WE SHALL BE FULLY LIABLE FOR WHICH, THE KOLKATA MUNICIPAL CORPORATION AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME/US AS PER LAW. THE MENTIONED CO ORDINATES DOES NOT FALL ON RED ZONE AS PER CCZM MAP.

(SOUMEN DAS)
NAME OF OWNER

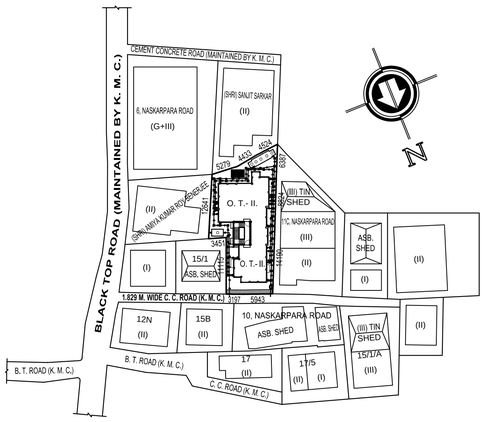
(SONJOY MONDAL)
[LICENSE NO.- LBS//1665]
NAME OF L. B. S.

SCHEDULE OF DOORS

MARKED	WIDTH	HEIGHT
D1	1000	2100
D2	900	2100
D3	825	2100
D4	750	2100

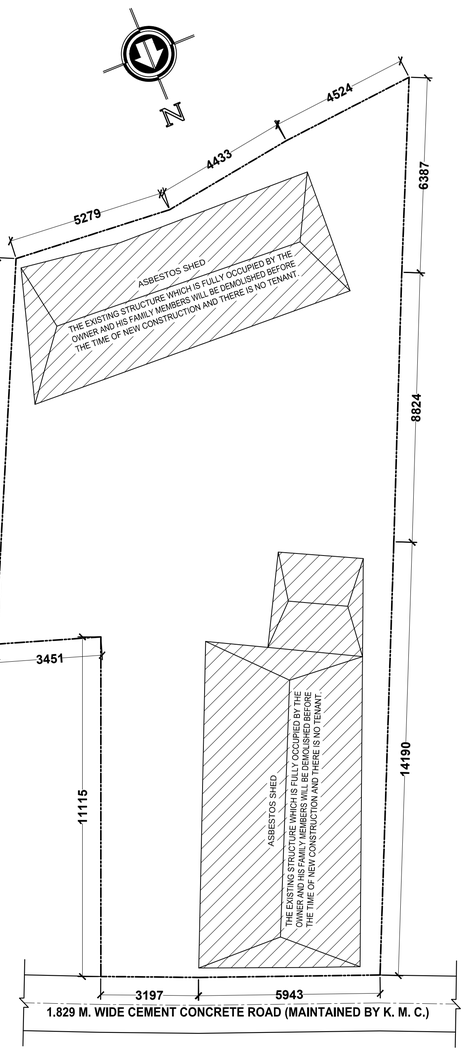
SCHEDULE OF WINDOWS

MARKED	WIDTH	HEIGHT
W1	1500	1200
W2	1200	1200
W3	900	1200
W4	1200	1000
W5	900	1000
V	600	750



SITE PLAN

SCALE :- 1 : 600



EXISTING SKETCH PLAN

SCALE :- 1 : 100

STATEMENT OF THE PLAN PROPOSAL

GROUP- "A"	2. ABUTTING ROAD WIDE :- 1.829 M. (NORTHERN SIDE).
1. ASSESSEE NO. :- 41-115-09-0417-5.	3. FRONTAGE OF THE PLOT :- (3.197 M. + 5.943 M.) = 9.14 M.
2. DETAILS OF REGISTERED DEEDS OF GIFT :- (I). BOOK NO.- I, VOLUME NO.- 1602-2022, PAGE FROM 545697 TO 545721, BEING NO.- 160214931, REGISTRY AT D. S. R.- II, SOUTH 24 PARGANAS, DATE- 24/11/2022. (II). BOOK NO.- I, VOLUME NO.- 1630-2025, PAGE FROM 85825 TO 85848, BEING NO.- 163003654, REGISTRY AT D. S. R.- V, SOUTH 24 PARGANAS, DATE- 15/05/2025.	4. GROUND COVERAGE :- (I). PERMISSIBLE :- (56.81 %) = 167.992 SQ. M. (II). PROPOSED :- (53.063 %) = 156.913 SQ. M.
	5. F. A. R. (FLOOR AREA RATIO) :- (I). PERMISSIBLE :- 1. (II). PROPOSED :- 0.998.
3. DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO.- I, VOLUME NO.- 1630-2025, PAGE FORM 141537 TO 141548, BEING NO.- 163005627, REGISTRY AT D. S. R.- V, SOUTH 24 PARGANAS, DATE- 15/07/2025.	6. HEIGHT OF BUILDING :- (I). PERMISSIBLE :- 7 M. (II). PROPOSED :- 6.7 M.
	7. NUMBER OF STORIED :- TWO.
	8. DEPTH OF BUILDING :- 21.775 M.
4. DETAILS OF REGISTERED DEED OF GIFT (FRONT) :- BOOK NO.- I, VOLUME NO.- 1630-2025, PAGE FORM 141524 TO 141536, BEING NO.- 163005626, REGISTRY AT D. S. R.- V, SOUTH 24 PARGANAS, DATE- 15/07/2025.	9. TOTAL NUMBER OF TENEMENT :- 6.
	10. SIZE OF TENEMENT :- (I). < 50 SQ. M. (2 NOS.). (II). > 50 SQ. M. AND < 75 SQ. M. (4 NOS.).
5. B. L. AND L. R. O. RECORD (AS PER R. O. R.) :- L. R. DAG NOS.- 134 AND 135, L. R. KHATIAN NOS.- 6431 AND 6438, J. L. NO.- 125, MOUZA- HARIDEVPUR, CLASSIFICATION- BASTU, CERTIFICATE OF CONVERSION :- MEMO NO.- 17/3199/BL & LRO/KOL, DATE- 17/07/2025 AND MEMO NO.- 17/3200/BL & LRO/KOL, DATE- 17/07/2025.	11. TERRACE AREA :- 156.913 SQ. M.
	12. STAIR COVER AREA :- 16.415 SQ. M.
	13. OVER HEAD WATER TANK AREA :- 5.25 SQ. M.
GROUP- "B"	14. TOTAL C. B. AREA :- 3.925 SQ. M.
1. (I). AREA OF THE PLOT OF LAND (AS PER REGISTERED DEEDS OF GIFT) :- 04-KATHA 06-CHATTAK 33-SQ. FT. = 295.708 SQ. M. (II). AREA OF THE PLOT OF LAND (AS PER REGISTERED BOUNDARY DECLARATION) :- 04-KATHA 06-CHATTAK 33-SQ. FT. = 295.708 SQ. M.	15. TOTAL LOFT AREA :- 5.403 SQ. M.
	16. TREE COVER :- (I). REQUIRED :- (0.779 %) = 2.304 SQ. M. (II). PROPOSED :- (1.268 %) = 3.75 SQ. M.

NOTES :-

1. ALL DIMENSIONS ARE IN MM., UNLESS OTHERWISE STATED.
2. DEPTH OF FOUNDATION OF SEMI UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
3. ALL EXTERNAL WALLS ARE 200 MM. THICK., UNLESS OTHERWISE MENTIONED, CONSTRUCTED WITH CEMENT SAND MORTAR (1 : 6).
4. ALL INTERNAL WALLS ARE 125 MM. THICK. AND 75 MM. THICK., CONSTRUCTED WITH CEMENT SAND MORTAR (1 : 4).
5. ALL CHAJJA ARE 450 MM. WIDE PROJECTED.
6. ALL TOILET FLOORS ARE WATER TIGHT.

SPECIFICATIONS :-

1. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP ARE FOLLOW AS PER THE NATIONAL BUILDING CODE OF INDIA (LATEST REVISION).
2. GRADE OF CONCRETE IS M- 20 (1 : 1.5 : 3).
3. GRADE OF STEEL IS Fe- 500 (H. Y. S. D. BAR).
4. PLASTERING WITH CEMENT SAND MORTAR 1 : 4 FOR R. C. C. WORK AND 1 : 6 FOR BRICK WORK.
5. PLAIN CEMENT CONCRETE WITH CEMENT, SAND, JHAMA-KHOA (1 : 3 : 6).
6. LIME TERRACING WITH LIME, SURKI, BRICK-KHOA (2 : 2 : 7).
7. DAMP PROOF COURSE BELLOW MASONRY WALL (1 : 1.5 : 3).
8. ALL SHORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR AND SEPTIC TANK.
9. ASSUMED SAFE BEARING CAPACITY OF SOIL- 7 T./SQ. M.

CERTIFICATE FROM L. B. S. :-

"I, CERTIFIED ON THE BUILDING PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME. THAT THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING **1.829 M. WIDE CEMENT CONCRETE ROAD (MAINTAINED BY THE KOLKATA MUNICIPAL CORPORATION)** ON THE **NORTHERN** SITE OF THE PLOT CONFIRM WITH THE BUILDING PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME, IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP A TANK. THIS PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS AN EXISTING STRUCTURE WHICH IS FULLY OCCUPIED BY THE OWNER AND HIS FAMILY MEMBERS. THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK."

(SONJOY MONDAL)
[LICENSE NO.- LBS//1665]
NAME OF L. B. S.

BUILDING SANCTION NO. :- 2025130110

SANCTION DATE :- 17.11.2025

VALID UP TO :- 16.11.2030

NILANJAN MUKHERJEE Digitally signed by NILANJAN MUKHERJEE Date: 2025.11.17 13:12:10 +05'30'

DIGITAL SIGNATURE OF A. E. (C)

CERTIFICATE FROM E. S. E. :-

"THE STRUCTURAL DESIGN CALCULATION AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE/CHECKED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS."

(BHASKAR ROY)
[LICENSE NO.- ESE//1/143]
NAME OF E. S. E.

DECLARATION FROM OWNER :-

"I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L. B. S. AND E. S. E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L. B. S. AND E. S. E. DURING CONSTRUCTION OF THE BUILDING **(AS PER B. S. PLAN)**. THE KOLKATA MUNICIPAL CORPORATION AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KOLKATA MUNICIPAL CORPORATION AUTHORITY WILL REVOKE THE SANCTION BUILDING PLAN. THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L. B. S./E. S. E. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME. IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP A TANK. THIS PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY ME. THERE IS AN EXISTING STRUCTURE WHICH IS FULLY OCCUPIED BY ME AND MY FAMILY MEMBERS. IF ANY DISPUTE ARISE IN FUTURE REGARDING OWNERSHIP AND WIDTH OF THE SAID ABUTTING **1.829 M. WIDE CEMENT CONCRETE ROAD (MAINTAINED BY THE KOLKATA MUNICIPAL CORPORATION)** ON THE **NORTHERN** SITE OF THE PLOT, THE KOLKATA MUNICIPAL CORPORATION AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE THE BUILDING SANCTION PLAN.

(SOUMEN DAS)
NAME OF OWNER

PROPOSED TWO STORIED RESIDENTIAL BUILDING PLAN UNDER SECTION 393 (A) OF K. M. C. ACT.- 1980 COMPLYING WITH K. M. C. BUILDING RULES 2009 AT PREMISES NO.- 11B, NASKARPARA ROAD, WARD NO.- 115, BOROUGH NO.- XIII, POLICE STATION- HARIDEVPUR, KOLKATA- 700 041. WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION.

OWNER :- (SHRI) SOUMEN DAS.

CONSULTANT BY-

SONJOY MONDAL & ASSOCIATES
(ENGINEERS, ARCHITECTS, INTERIOR DESIGNERS & SURVEYORS)

"SHANTI APARTMENT", GROUND FLOOR, FLAT NO.- G-2,
255 A, DAS PARA ROAD, KOLKATA- 700 063.
E. MAIL :- sonjaymondalassociates@gmail.com
PHONE NO. :- 98306 49879 (M), 94338 03886 (M).

DRAWN BY :- SONJOY MONDAL.

CHECKED BY :- SONJOY MONDAL.

SCALE :- 1 : 50, 1 : 100, 1 : 600 AND 1 : 4000.

TITLE :- MASTER SHEET.

JOB :- BLDG. PLAN/2025/KMC/W-115.

SHEET NO. :- 2.