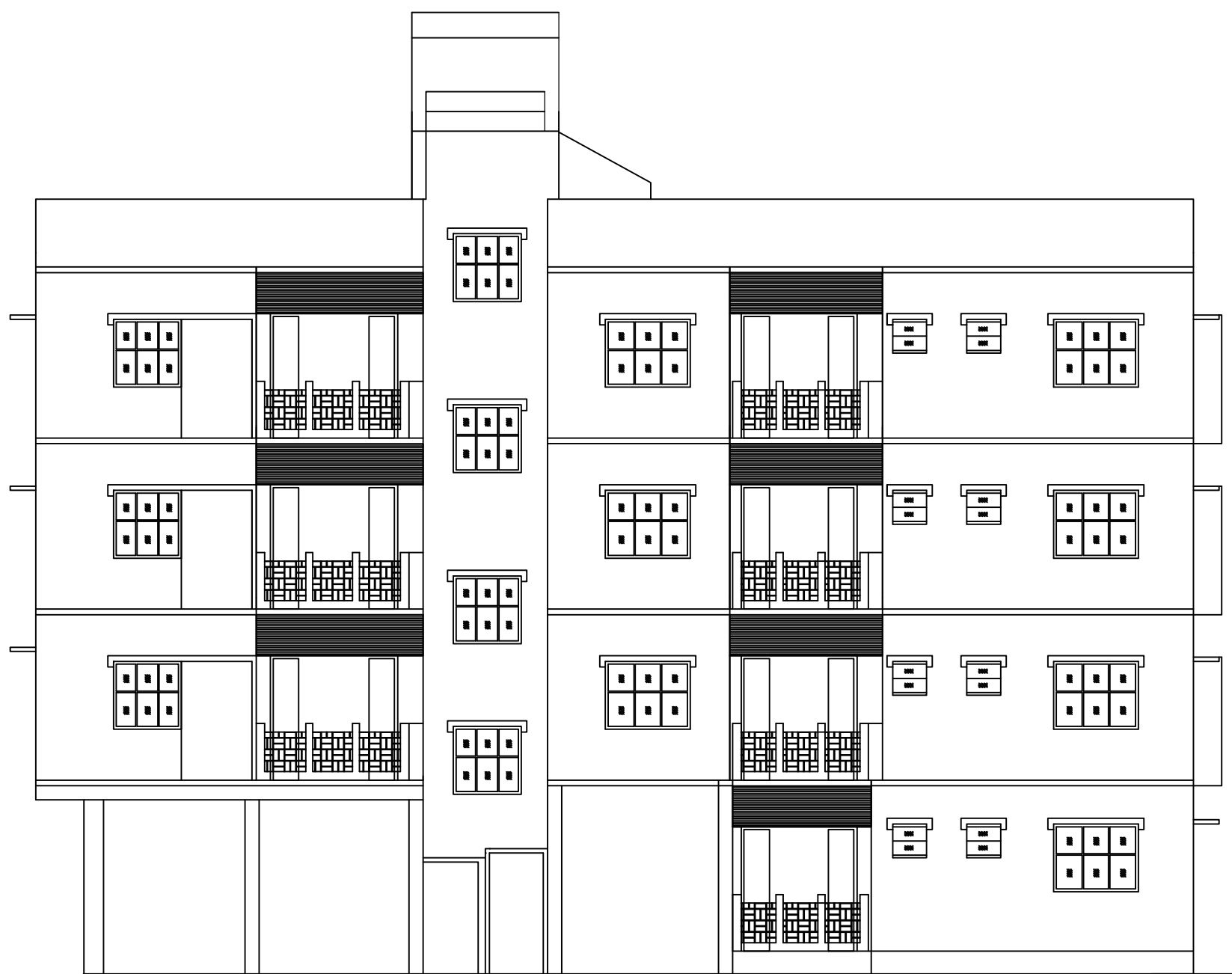
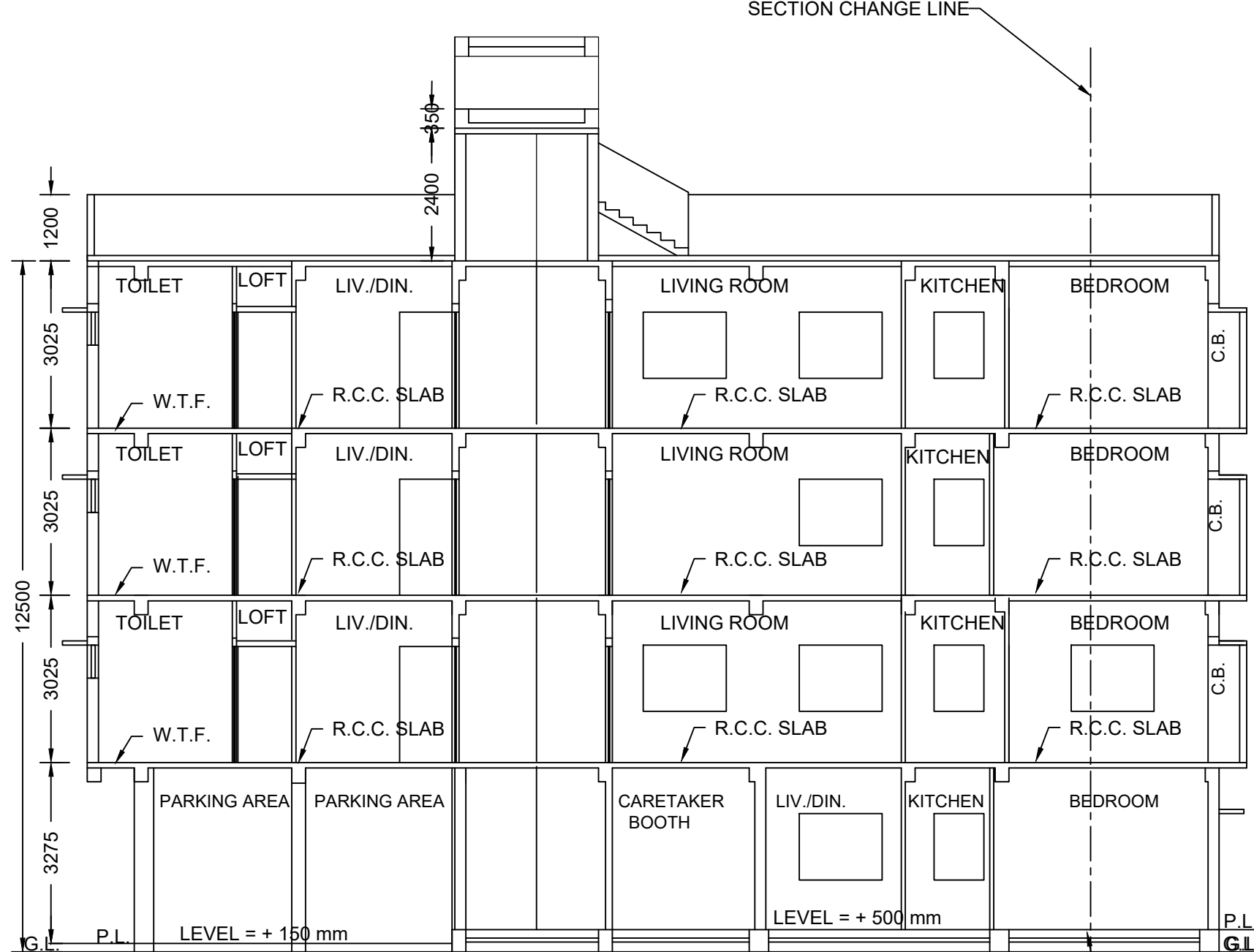


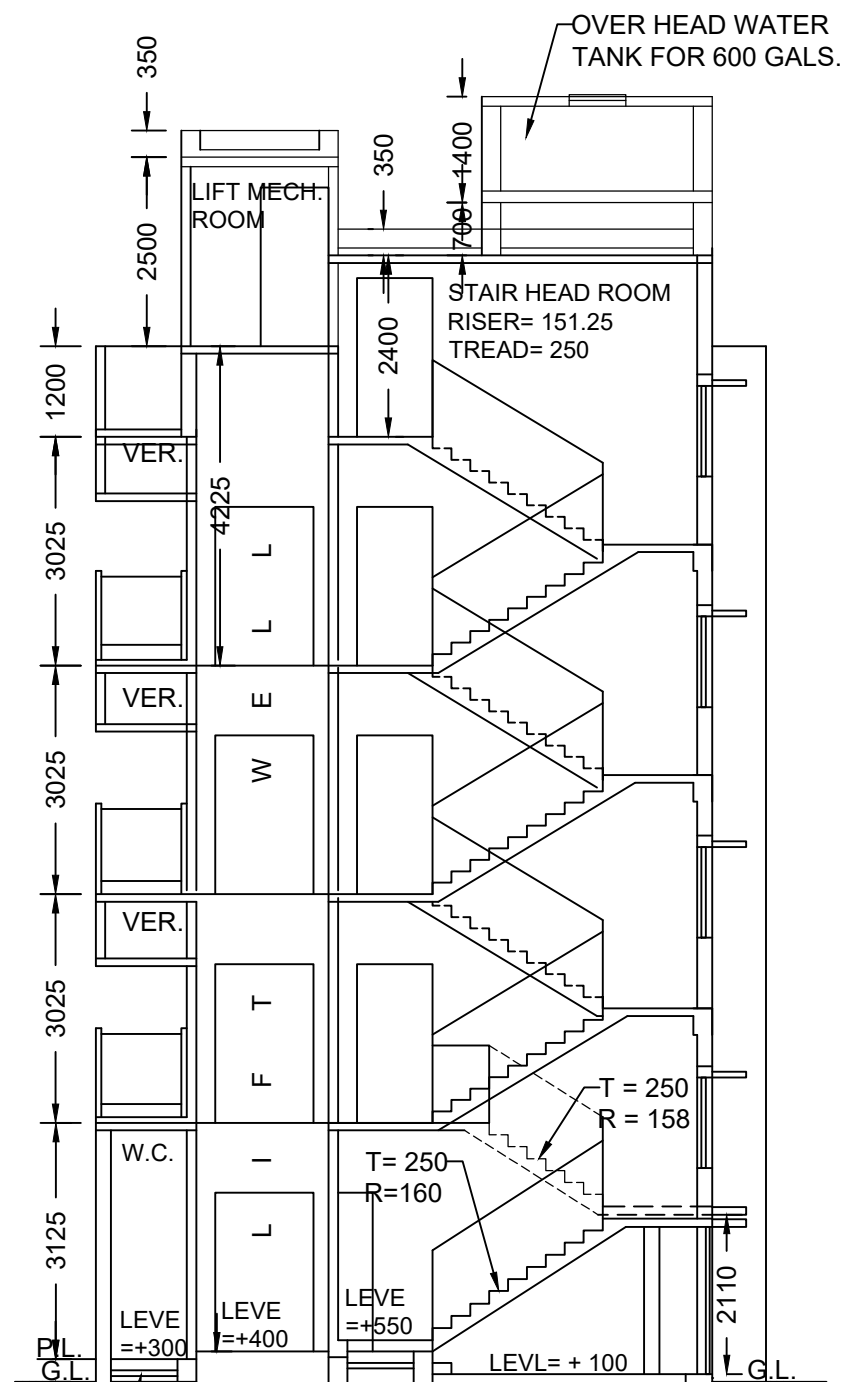
NOTE:-  
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION.  
PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR, AND DEMOLISHING OF EXISTING STRUCTURE.



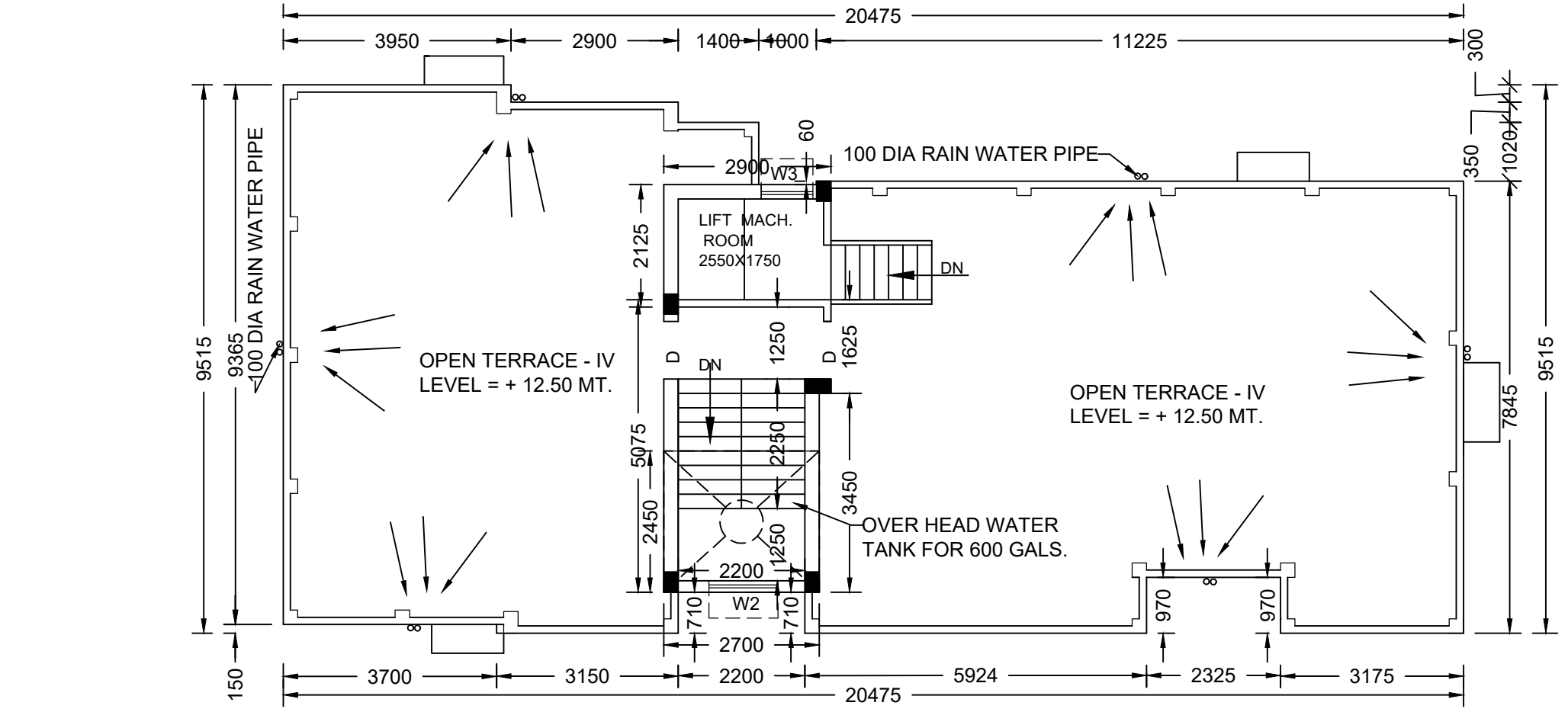
FRONT ELEVATION  
SCALE = 1:100



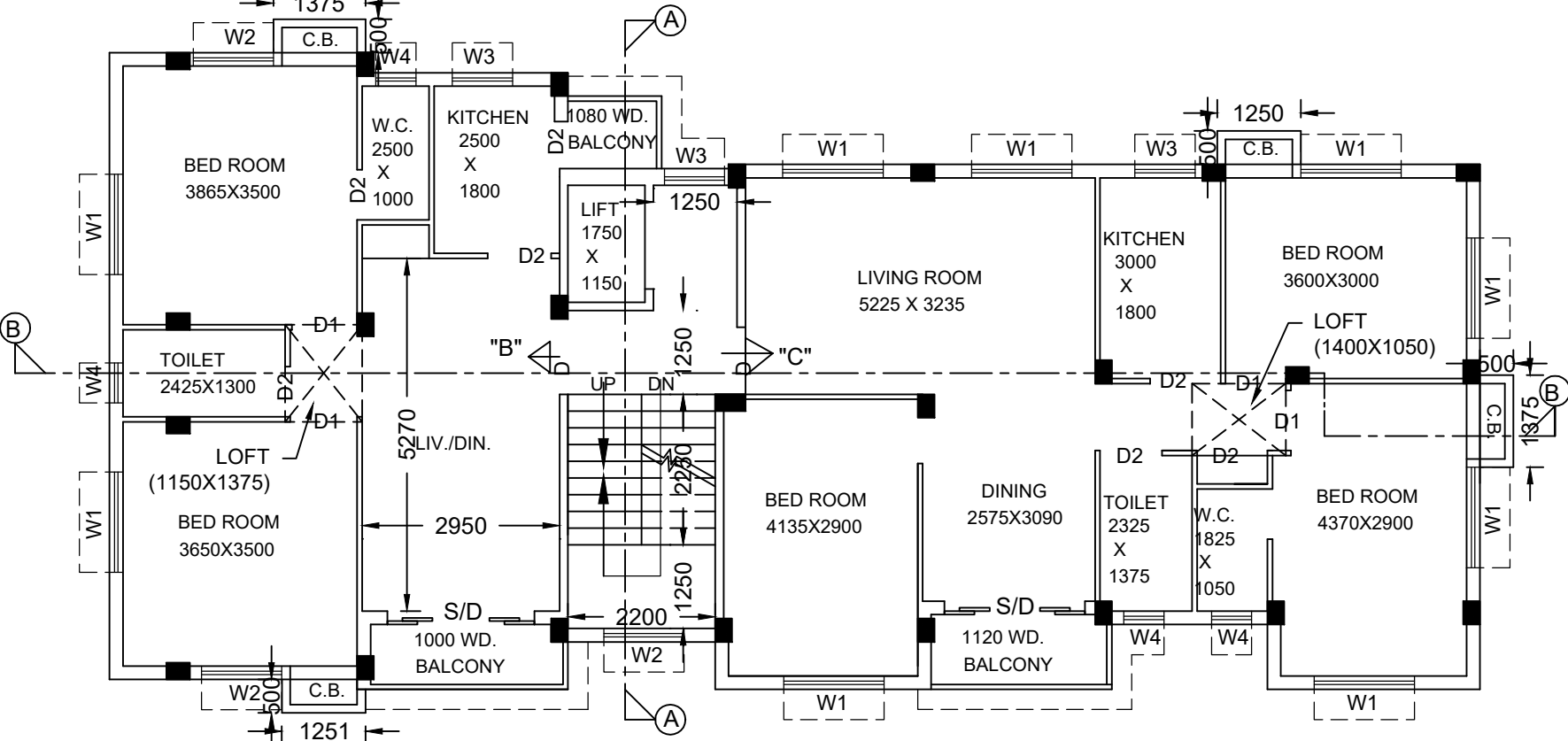
SECTION ON - B B  
SCALE = 1:100



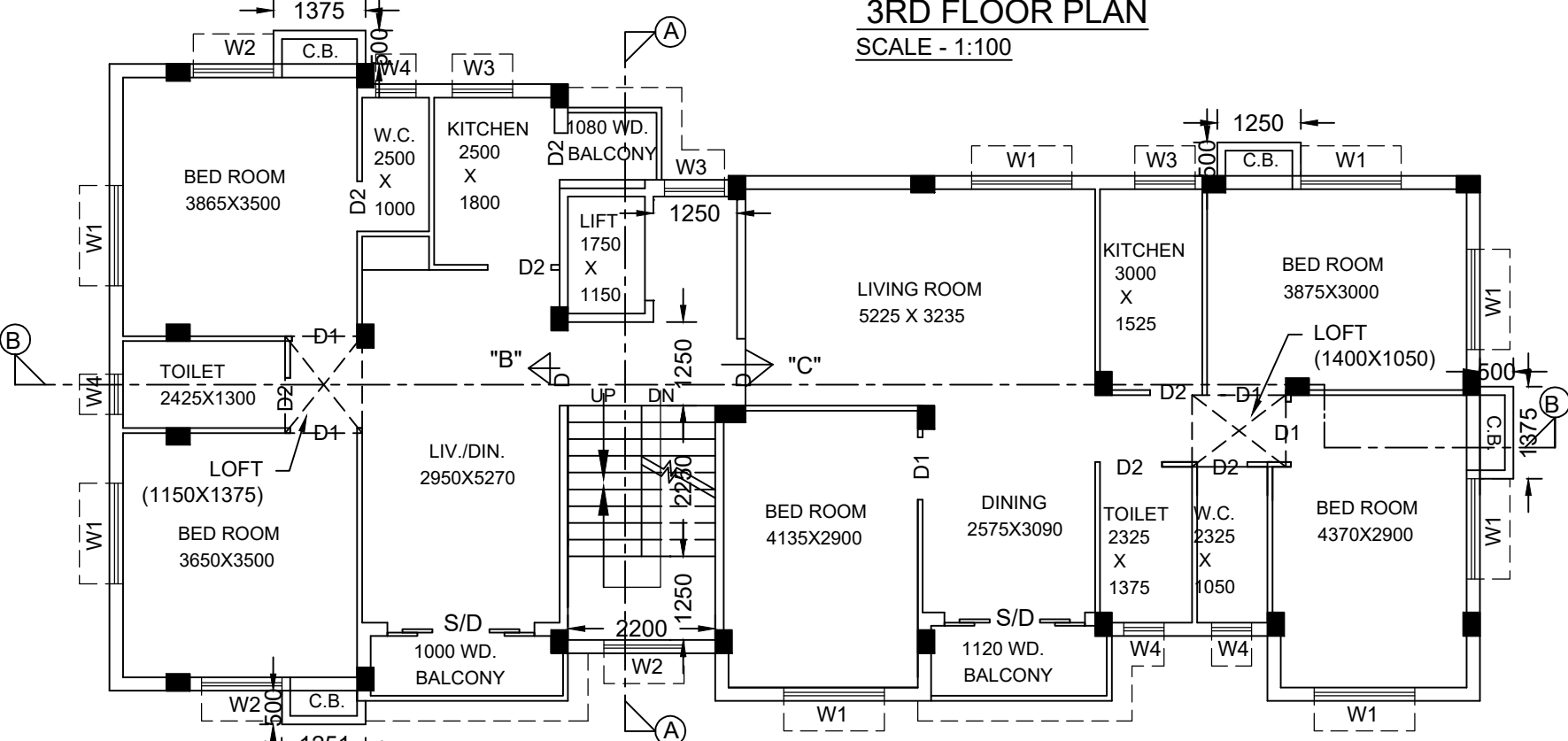
SECTION ON - A A  
SCALE = 1:100



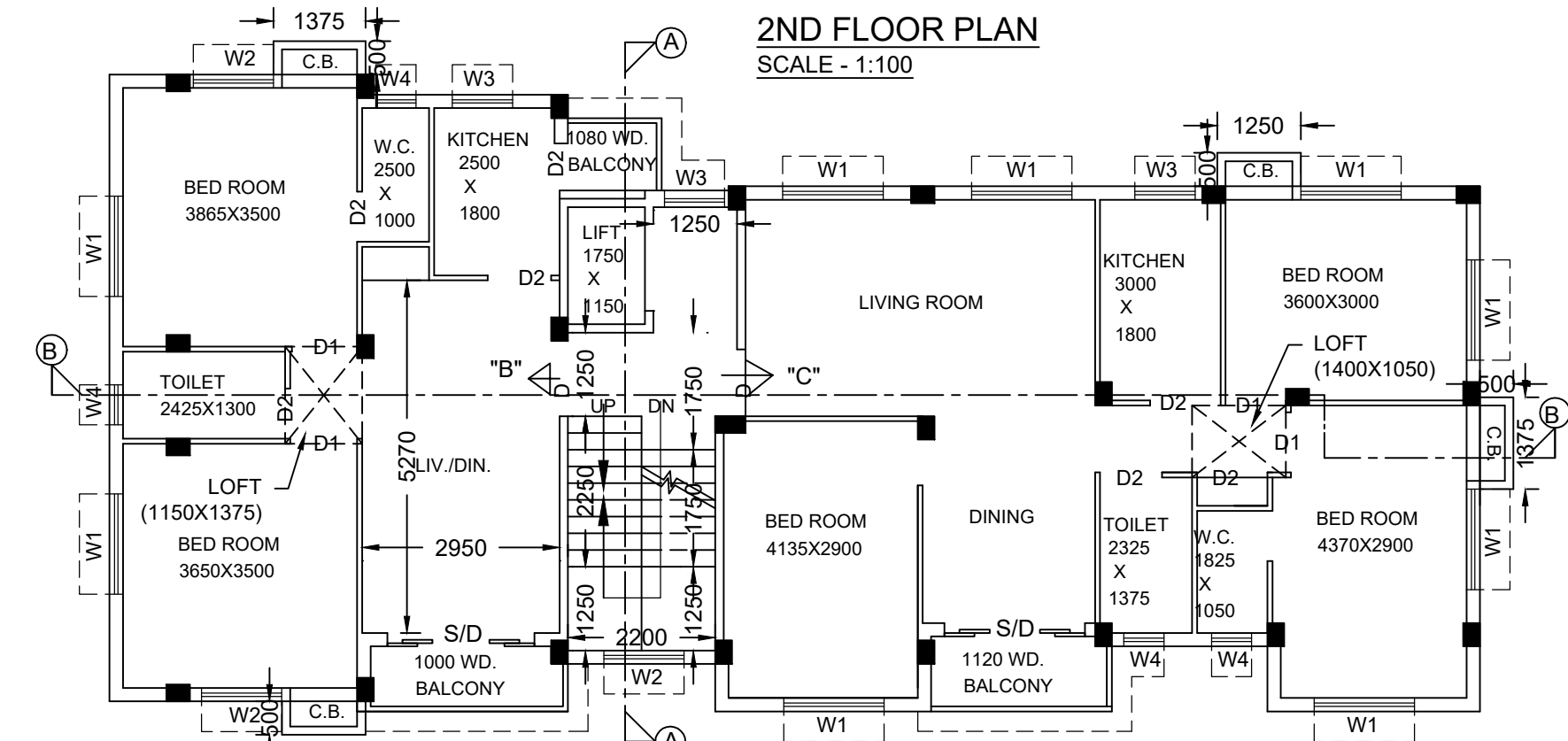
ROOF PLAN  
SCALE = 1:100



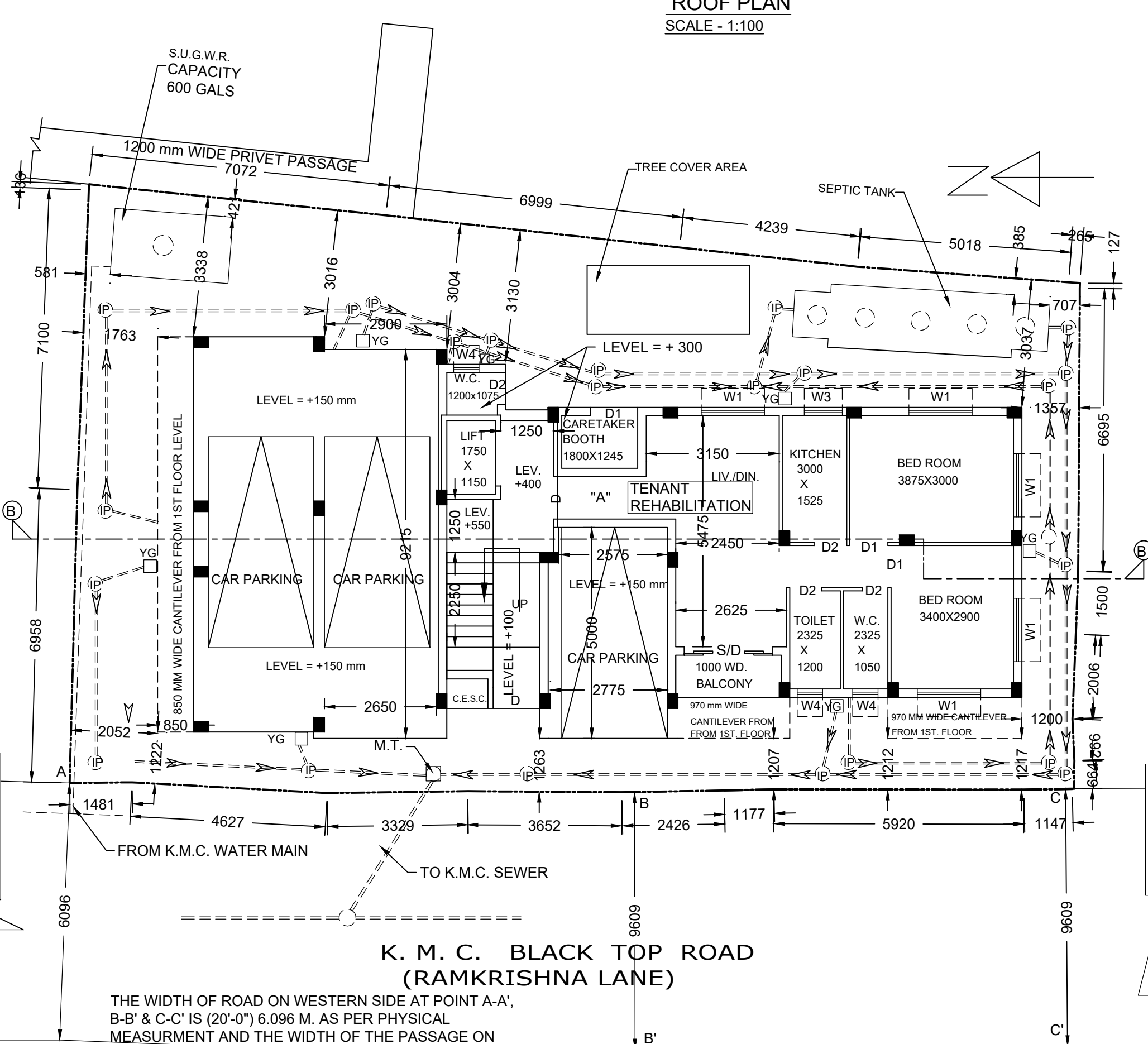
3RD FLOOR PLAN  
SCALE = 1:100



2ND FLOOR PLAN  
SCALE = 1:100



1ST FLOOR PLAN  
SCALE = 1:100



GROUND FLOOR PLAN  
SCALE = 1:100

THE WIDTH OF ROAD ON WESTERN SIDE AT POINT A-A', B-B' & C-C' IS (20'-0") 6.096 M. AS PER PHYSICAL MEASUREMENT AND THE WIDTH OF THE PASSAGE ON THE EASTERN SIDE CANNOT CERTIFICATE BY THE DEPARTMENT AS PER Ch.V & SOR VIDE ID. NO. - 297/2026-2027 DATE - 04/06/2026

## MAIN CHARACTERISTICS OF THE PROPOSAL

- PART - A**  
1. ASSESSEE NO. - 210921800022
2. NAME OF THE RECORDED OWNER - AMITABHA GUHA, GOUTAM GUHA, MAUSUMI CHOWDHURY, SANMITRA DUTTA, SOMA GHOSH, SUJATA GHOSH, CHHAVI GHOSH, KOUSTAV GHOSH, ISHANI GHOSH DASTIDAR, SUNIRMAL DUTTA, INDIRA DATTA RAY
- 3). NAME OF THE APPLICANT (CONSTITUTED ATTORNEY) :-  
MR. DEBASIS BHATTACHARJEE PROPRIETOR OF M/S DEBKON  
AS CONSTITUTED ATTORNEY OF AMITABHA GUHA, GOUTAM GUHA, MAUSUMI CHOWDHURY, SANMITRA DUTTA, SOMA GHOSH, SUJATA GHOSH, CHHAVI GHOSH, KOUSTAV GHOSH, ISHANI GHOSH DASTIDAR, SUNIRMAL DUTTA, INDIRA DATTA RAY
- 4) DETAILS OF REGISTERED DEED :-  
BOOK NO. - I, VOLUME NO. - 124, PAGE - 24 TO 33, BEING NO. - 6035 FOR THE YEAR - 1950, REG. AT D..R. - 24 PARGANS, DATE - 16/12/1950
- 5) DETAILS OF GENERAL POWER OF ATTORNEY :-  
BOOK NO. - I, VOLUME NO. - 1603 - 2026, PAGE FROM - 47857 TO 47878.  
BEING NO. - 160301719 FOR THE YEAR - 2026, REG. AT - D.S.R. - III, SOUTH 24 PARGANAS, DATE - 05/02/2026
- 6) DETAILS OF REGISTERED BOUNDARY DECLARATION -  
BOOK NO. - I, VOLUME NO. - 1603-2026, PAGE FROM - 78376 TO 78390 BEING NO. - 160302450 FOR THE YEAR - 2026 REG. AT - D.S.R. - III SOUTH 24 PARGANAS, DATE - 23/02/2026
- 7) DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION -  
BOOK NO. - I, VOLUME NO. - 1603-2026, PAGE FROM - 79539 TO 79550 BEING NO. - 160302452 FOR THE YEAR - 2026 REG. AT - D.S.R. - III SOUTH 24 PARGANAS, ATE - 23/02/2026
- 8) DETAILS OF REGISTERED UNDERTAKING -  
BOOK NO. - I, VOLUME NO. - 1603-2026, PAGE FROM - 79527 TO 79538 BEING NO. - 160302451 FOR THE YEAR - 2026 REG. AT - D.S.R. - III SOUTH 24 PARGANAS, DATE - 23/02/2026
- 9) MUTATION CERTIFICATE :- 0/092/29-01-2026/68122 DATE - 29/01/2026

**PART - B**  
1) AREA OF PLOT OF LAND:-  
(a) AS PER REG. DEED = ( 05 K- 11 CH-30 SR) = 383.222 Sqm  
(b) AS PER BOUNDARY DECLARATION AND ASSESSMENT BOOK COPY) = (04 K- 10 CH - 14.07 SR) = 310.672 Sqm

- 2) PERMISSIBLE GROUND COVERAGE - 60 % = 186.403 Sqm  
3) PROPOSED GROUND COVERAGE - 54.14 % = 168.188 Sqm

## 4) PROPOSED FLOOR AREA :-

| FLOOR  | TOTAL FLOOR AREA (Sqm) | LIFT WELL AREA (Sqm) | ACTUAL FLOOR AREA (Sqm) | TOTAL EXMP. AREA STAIR+ STAIR LOBBY/LIFT LOBBY | NET FLOOR AREA |
|--------|------------------------|----------------------|-------------------------|------------------------------------------------|----------------|
| GROUND | 154.336                | —                    | 154.336                 | 10.451 Sqm                                     | 141.541 Sqm    |
| FIRST  | 168.188                | 2.012                | 166.176                 | 10.451 Sqm                                     | 153.381 Sqm    |
| SECOND | 168.188                | 2.012                | 166.176                 | 10.451 Sqm                                     | 153.381 Sqm    |
| THIRD  | 168.188                | 2.012                | 166.176                 | 10.451 Sqm                                     | 153.381 Sqm    |
| TOTAL  | 658.902                | 6.036                | 652.864                 | 81.804 Sqm                                     | 601.684 Sqm    |

## 5) TENEMENT AND PARKING CALCULATION

| TENE MKD. | TENE AREA (Sqm) | COMMON AREA (Sqm) | ACTUAL TENE AREA INCLUDING COMMON AREA | TENEMENT NO. | REQUIRED PARKING | PROPOSED PARKING |
|-----------|-----------------|-------------------|----------------------------------------|--------------|------------------|------------------|
| A         | 65.146          | 8.459             | 73.605 Sqm                             | 1 NO.        |                  |                  |
| B         | 64.972          | 8.437             | 73.409 Sqm                             | 3 NOS.       | 2 NOS.           | 3 NOS.           |
| C         | 85.788          | 11.140            | 96.928 Sqm                             | 3 NOS.       |                  |                  |
|           |                 |                   | TOTAL                                  | 7 NOS.       | 2 NOS.           | 3 NOS.           |

- B) NOS. OF PARKING PROVIDED i) COVERED - 3 NOS. & OPEN - NIL  
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 50 Sqm  
D) ACTUAL AREA OF PARKING PROVIDED = 68.248 Sqm  
6) PERMISSIBLE F.A.R. = 1.75  
7) PROPOSED F.A.R. = (601.648 - 68.248)Sqm. / 310.672 Sqm. = 1.717 < 1.75  
8) STATEMENT OF OTHER AREAS :-

|              | LOFT      | CUPBOARD  | LEDGE / TEND |
|--------------|-----------|-----------|--------------|
| GROUND FLOOR | NIL       | NIL       | NIL          |
| FIRST FLOOR  | 3.173 Sqm | 2.672 Sqm | NIL          |
| SECOND FLOOR | 3.173 Sqm | 2.672 Sqm | NIL          |
| THIRD FLOOR  | 3.173 Sqm | 2.672 Sqm | NIL          |
| TOTAL        | 9.517 Sqm | 7.877 Sqm | NIL          |

- 10) COMMON AREA  
i) AT GROUND FLOOR = 20.942 Sqm  
ii) AT OTHER FLOOR = (17.428 - 2.012) = 15.415 X3 = 46.248 Sqm  
11) STAIR HEAD ROOM AREA = 14.029 Sqm  
12) LIFT MACHINE ROOM AREA = 6.163 Sqm  
13) LIFT MACHINE ROOM STAIR AREA = 1.925 Sqm  
14) ROOF TOILET AREA (IF ANY) = NIL  
15) AREA OF OVER HEAD WATER TANK = 6.616 Sqm  
16) ADDITIONAL AREA FOR FEES = (9.517 + 14.209 + 6.163 + 1.925 ) Sqm = 39.961 Sqm  
17) TOTAL AREA FOR FEES = 652.864 + 39.961 = 692.895 Sqm  
18) PERMISSIBLE TREE COVERED AREA = 5.381 Sqm  
19) PROPOSED TREE COVERED AREA = 6.310 Sqm  
20) OPEN TERRACE AREA = 168.188 Sqm  
21) HEIGHT OF THE BUILDING = 12.50 mt  
22) EXISTING BUILDING AREA = 266.658 Sqm  
23) RELAXATION OF AUTHORITY (IF ANY) = NIL

**PROPOSED G + THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 ALONGWITH AMENDED BUILDING RULE NOTIFICATION NO - 597/UDMA-15011(24) / 12 / 2023-S-MA-SEC. DATED ON 14/08/2025 AT MOUZA - DHAKURIA, J.L NO - 18, DAG NO - 1113, KHATIAN NO - 394, TOUZI NO - 230/233 UNDER K.M.C. PREMISES NO - 2, RAM KRISHNA LANE IN WARD NO - 092, BOROUGH - X, P.S. - GARFA, KOLKATA - 700031, DIST. - 24 PARGANAS (SOUTH), HEIGHT PF THE BUILDING = 12.5 MT.**

**NOTE :-**  
ALL DIMENSIONS ARE IN MILLIMETERS  
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000  
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

BUILDING PERMIT NO. - 2026100069 DATE : 07/07/2026  
VALID UPTO : 06/07/2031

ASSISTANT ENGINEER (CIVIL) / BLDG. BR. - X OF K.M.C.

EXECUTIVE ENGINEER (CIVIL) / BLDG. BR. - X OF K.M.C.

## SPECIFICATIONS :-

- 200 THICK BRICK WALL IN 1:6 MORTAR
- 125 THICK AND 75 THICK BRICK WALLS ARE 1:4 MORTAR
- ALL MATERIALS SHOULD BE AS PER SPECIFICATION OF I.S.I & N.B CODES AS SPECIFIED BY THE ENGINEER -IN-CHARGE
- GRADE OF CONCRETE M 20 GRADE OF STEEL Fe - 500 PROPORTION OF P.C.C 1:4:8 PROPORTION OF R.C.C 1:1.5:3
- BEARING CAPACITY OF SOIL TAKEN INTO ACCOUNT AS PER GEO -TECHNICAL INVESTIGATION REPORT

| REFERENCE POINT<br>MARKED IN SITE PLAN OF<br>THE PROPOSAL PLAN | CO-ORDINATE IN WGS 84 |            |
|----------------------------------------------------------------|-----------------------|------------|
|                                                                | LATITUDE              | LONGITUDE  |
| A                                                              | 22 30 29 N            | 88 22 23 E |
| B                                                              | 22 30 30 N            | 88 22 23 E |
| C                                                              | 22 30 30 N            | 88 22 24 E |

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AAI = 33 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) = 8.00 M. THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKR APPROPRIATE ACTION AGAINST ME AS PER LOW

MR. DEBASIS BHATTACHARJEE PROPRIETOR OF M/S DEBKON AS CONSTITUTED ATTORNEY OF AMITABHA GUHA, GOUTAM GUHA, MAUSUMI CHOWDHURY, SANMITRA DUTTA, SOMA GHOSH, SUJATA GHOSH, CHHAVI GHOSH, KOUSTAV GHOSH, ISHANI GHOSH DASTIDAR, SUNIRMAL DUTTA, INDIRA DATTA RAY  
NAME OF THE L.B.S

## DECLARATION OF GEO-TECHNICAL

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

BHASKARIYOTI ROY  
G.T. NO - 50 CLASS - I  
NAME OF GEO - TECHNICAL ENGINEER

## SCHEDULE OF DOORS & WINDOWS

| MKD. | SIZE      | MKD. | SIZE      |
|------|-----------|------|-----------|
| D    | 1200X2100 | W1   | 1500X1200 |
| D1   | 1000X2100 | W2   | 1200X1200 |
| D2   | 900X2100  | W3   | 900X1000  |
| D3   | 750X2100  | W4   | 600X600   |
| S/D  | 2400X2100 |      |           |

## DECLARATION OF L.B.S. :-

I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 6.138 (MINIMUM) IN FRONT (WESTERN SIDE) AND 1.20 M. WIDE PRIVET PASSAGE ON THE EASTERN SIDE OF THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT DEMARCATED BY BOUNDARY WALL. THERE IS AN EXISTING TWO STORIED BUILDING WHICH IS FULLY OCCUPIED BY THE OWNER AND TENANT AND IT WILL BE DEMOLISHED BEFORE CONSTRUCTION OF WORK.

SUMIT KUMAR BANDYOPADHYAY  
L.B.S. NO. 1068, CLASS - I  
301/2, SANTOSH PUR EAST ROAD  
KOLKATA - 700075.  
NAME OF THE L.B.S

## DECLARATION OF STRUCTURAL ENGINEER :-

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN DRAWN BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED AS SOIL TEST REPORT MADE BY SOIL-TECH OF 51/H, PRINCE COLAM HOSSAIN SHAH ROAD KOLKATA - 700032 AND DULY SIGNED BY GEO-TECHNICAL ENGINEER SRI BHASKARIYOTI ROY, G.T. NO - 50, CLASS - I (K.M.C.)

AVIJIT SENGUPTA  
E.S.E. NO. - 547/III  
4/1, Eastern Park, 4th Road,  
Kolkata - 700 075.  
SIGNATURE OF E.S.E

## DECLARATION OWNERS / APPLICANT:-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S., E.S.E & G.T.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E & G.T.E. DURING CONSTRUCTION. OF THE BUILDING (AS PER B.S. PLAN)  
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE  
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 GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION. WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL.  
THERE IS AN EXISTING TWO STORIED BUILDING WHICH IS FULLY OCCUPIED BY THE OWNER AND TENANT THE EXISTING TWO STORIED BUILDING WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION WORK THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES

MR. DEBASIS BHATTACHARJEE PROPRIETOR OF M/S DEBKON AS CONSTITUTED ATTORNEY OF AMITABHA GUHA, GOUTAM GUHA, MAUSUMI CHOWDHURY, SANMITRA DUTTA, SOMA GHOSH, SUJATA GHOSH, CHHAVI GHOSH, KOUSTAV GHOSH, ISHANI GHOSH DASTIDAR, SUNIRMAL DUTTA, INDIRA DATTA RAY  
NAME OF THE OWNER

SCALE :- 1:50, 1:100, 1:200, 1:600, 1:4000  
(UNLESS OTHERWISE NOTED)  
DRAWN BY :- SUJIT MONDAL, L.B.S. NO. 1559

CHECKED BY :-

