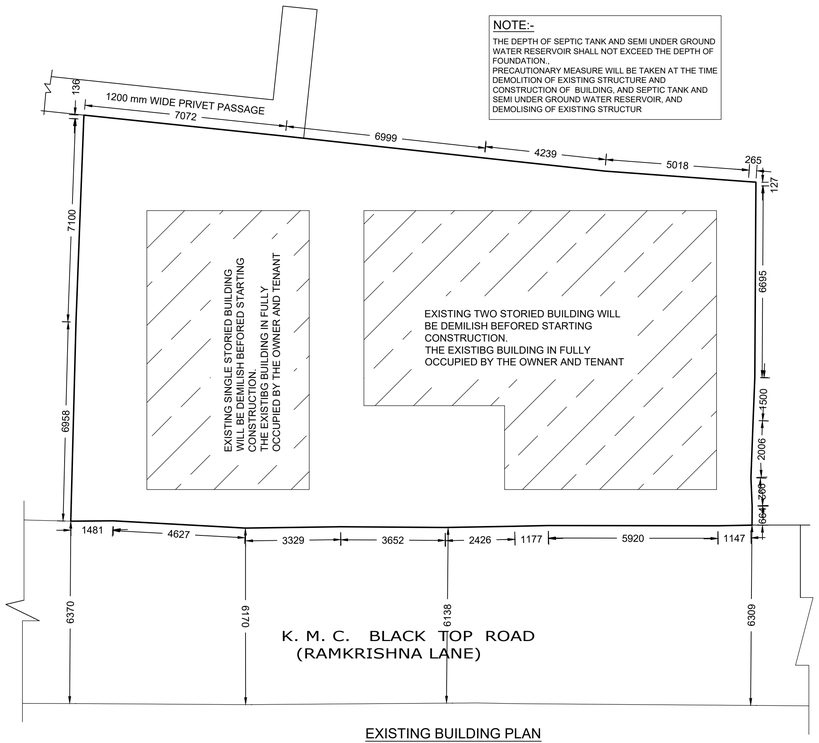
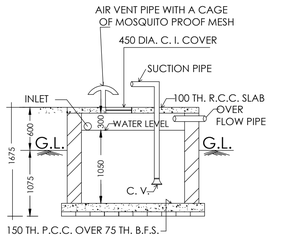


NOTE:-

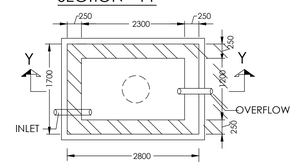
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION.,
PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR, AND DEMOLISING OF EXISTING STRUCTUR

EXISTING BUILDING PLAN

SCALE = 1:100



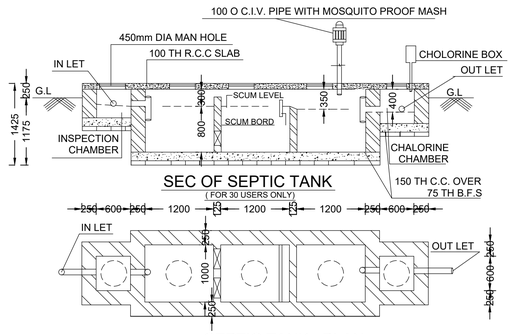
SECTION - YY



PLAN

DETAILS OF SEMI .U. G. WATER RESV.

SCALE 1:50 (CAPACITY= 600 GALLS.= 2700 LITS.)

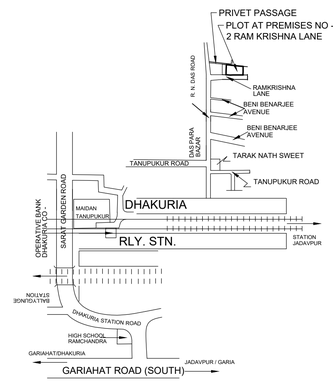


SEC OF SEPTIC TANK

(FOR 30 USERS ONLY)

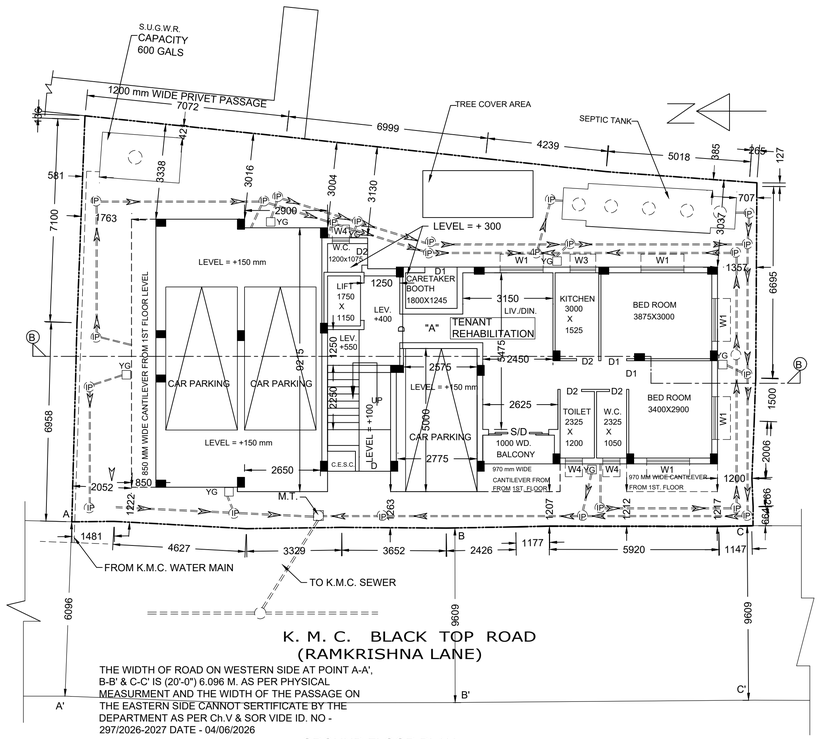
SEPTIC TANK PLAN

SCALE - 1:50



KEY PLAN

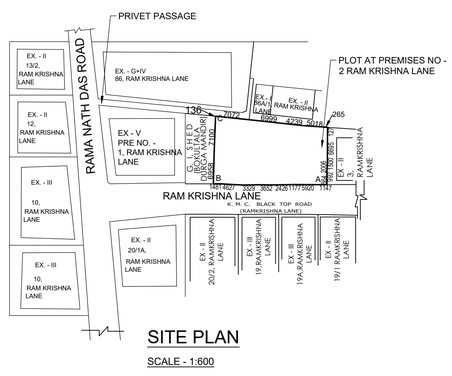
SCALE = 1:4000



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

GROUND FLOOR PLAN

SCALE = 1:100



SITE PLAN

SCALE - 1:600

SPECIFICATIONS :-

1. 200 THICK BRICK WALL IN 1:6 MORTAR
2. 125 THICK AND 75 THICK BRICK WALLS ARE1:4 MORTAR
3. ALL MATERIALS SHOULD BE AS PER SPECIFICATION OF I.S.I.& N.B CODES AS SPECIFIED BY THE ENGINEER -IN-CHARGE
4. 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
5. BEARING CAPACITY OF SOIL TAKEN INTO ACCOUNT AS PER GEO -TECHNICAL INVESTIGATION REPORT

REFERENCE POINT MARKED IN SITE PLAN OF 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 REFERENCETO CCAM ISSUED BY AAI = 33 M.
CO-ORDINATER 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

SUMIT KUMAR BANDYOPADHYAY
L.B.S. NO. 1068, CLASS -I
30L/2, SANTOSHPUR EAST ROAD
KOLKATA - 700075.
NAME OF THE L.B.S

MR. DEBASHIS 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 OWNERS / APPLICANT

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.

BHASKARJYOTI 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
30L/2, SANTOSHPUR EAST ROAD
KOLKATA - 700075.

SIGNATURE OF L.B.S

DECLARATION OF STRUCTURAL ENGINEER :-

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I 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 51/1H. PRINCE GOLAM HOSSAIN SHAH ROAD KOLKATA - 700032 AND DULY SIGNED BY GEO-TECHNICAL ENGINEER SRI BHASKARJYOTI ROY , G.T. NO - 50, CLASS - I (K.M.C.)

AVIJIT SENGUPTA
E.S.E. NO. - 547/II
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. DEBASHIS 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 GHOSHDDASTIDAR, SUNIRMAL DUTTA,
INDIRA DATTA RAY

NAME OF THE OWNER

SCALE :- 1:50,1:100,1:200, 1:600,1:4000

(UNLESS OTHERWISE NOTED)

CHECKED BY :-

DRAWN BY :- SUJIT MONDAL, L.B.S. NO. 1559

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. DEBASHIS 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 :- O/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 Sft) = 383.222 Sqm
(b) AS PER BOUNDARY DECLARATION AND ASSESSMENT BOOK COPY)
= (04 K- 10 CH - 14.07 Sft) = 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		NET FLOOR AREA
				STAIR+ STAIR LOBBY	LIFT+ LIFT LOBBY	
GROUND	154.336	——	154.336	10.451 Sqm	2.344 Sqm	141.541 Sqm
FIRST	168.188	2.012	166.176	10.451 Sqm	2.344 Sqm	153.381 Sqm
SECOND	168.188	2.012	166.176	10.451 Sqm	2.344 Sqm	153.381 Sqm
THIRD	168.188	2.012	166.176	10.451 Sqm	2.344 Sqm	153.381 Sqm
TOTAL	658.902	6.036	652.864	81.804 Sqm	9.376 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.	2 NOS.	3 NOS.
B	64.972	8.437	73.409 Sqm	3 NOS.		
C	85.788	11.140	96.928 Sqm	3 NOS.		
				TOTAL	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 + 7.877 + 14.209 + 6.163 + 1.925) Sqm = 39.961 Sqm
17) TOTAL AREA FOR FEES = 652.864 + 39.961 = 692.885 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-L-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

SANTU MONDAL
Digitally signed by SANTU MONDAL
Date: 2026.07.07 17:32:43 +05'30'

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

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2026.07.07 17:35:13 +05'30'

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