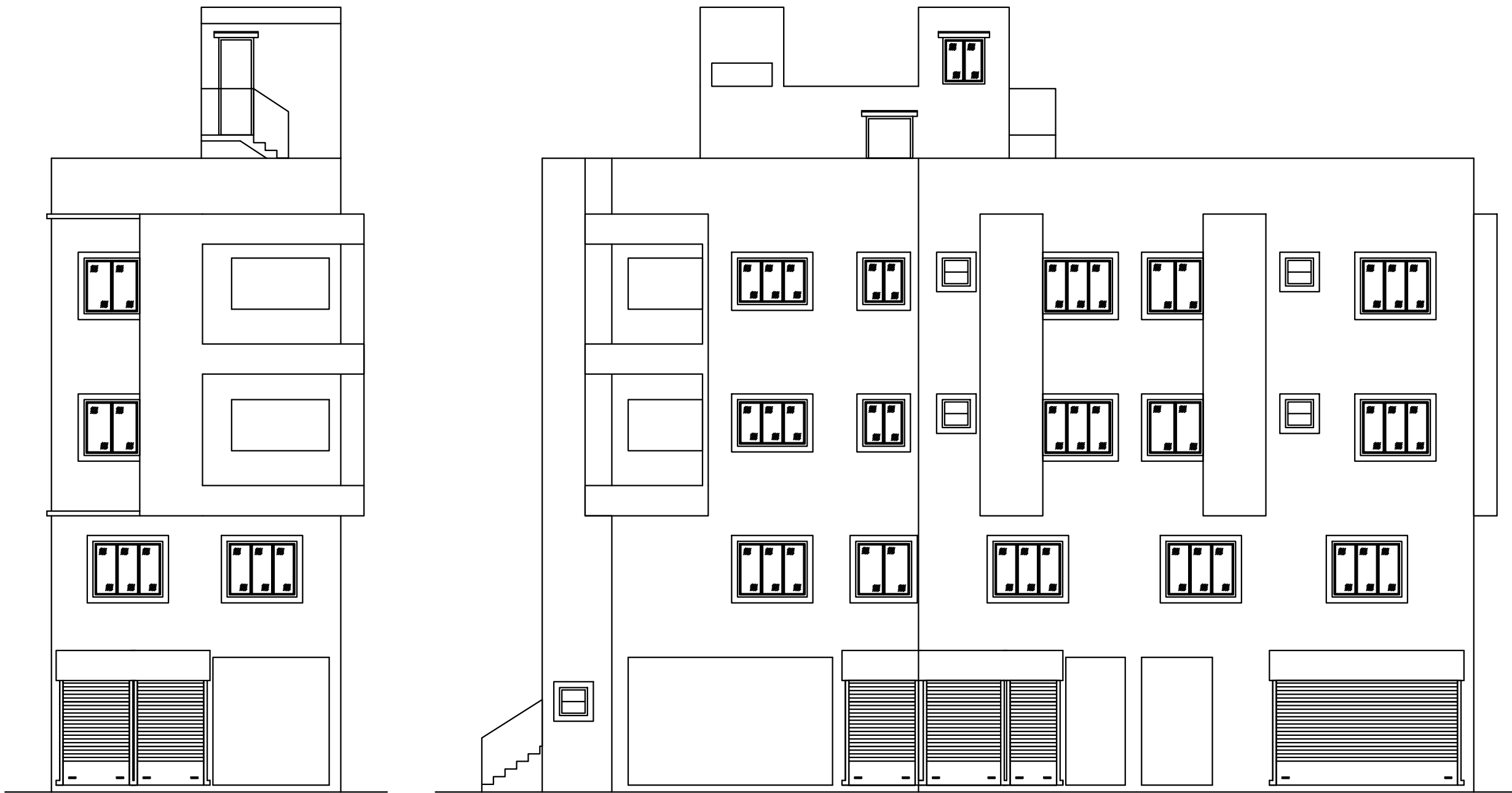
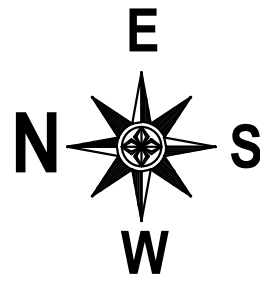




FRONT SIDE ELEVATION
SCALE - 1:100

NORTHERN SIDE ELEVATION
SCALE - 1:100

MKD.	OBJECT	SIZE (W X H)
D/C.G.	DOOR	1200 X 2100
D1	DOOR	1000 X 2100
D2	DOOR	900 X 2100
D3	DOOR	750 X 2100
W1	WINDOW	1500 X 1200
W2	WINDOW	1200 X 1200
W3	WINDOW	900 X 1200
W4	WINDOW	900 X 1000
W5	WINDOW	600 X 600
W6	WINDOW	1500 X 1000



- NOTE**
1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR.
 2. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

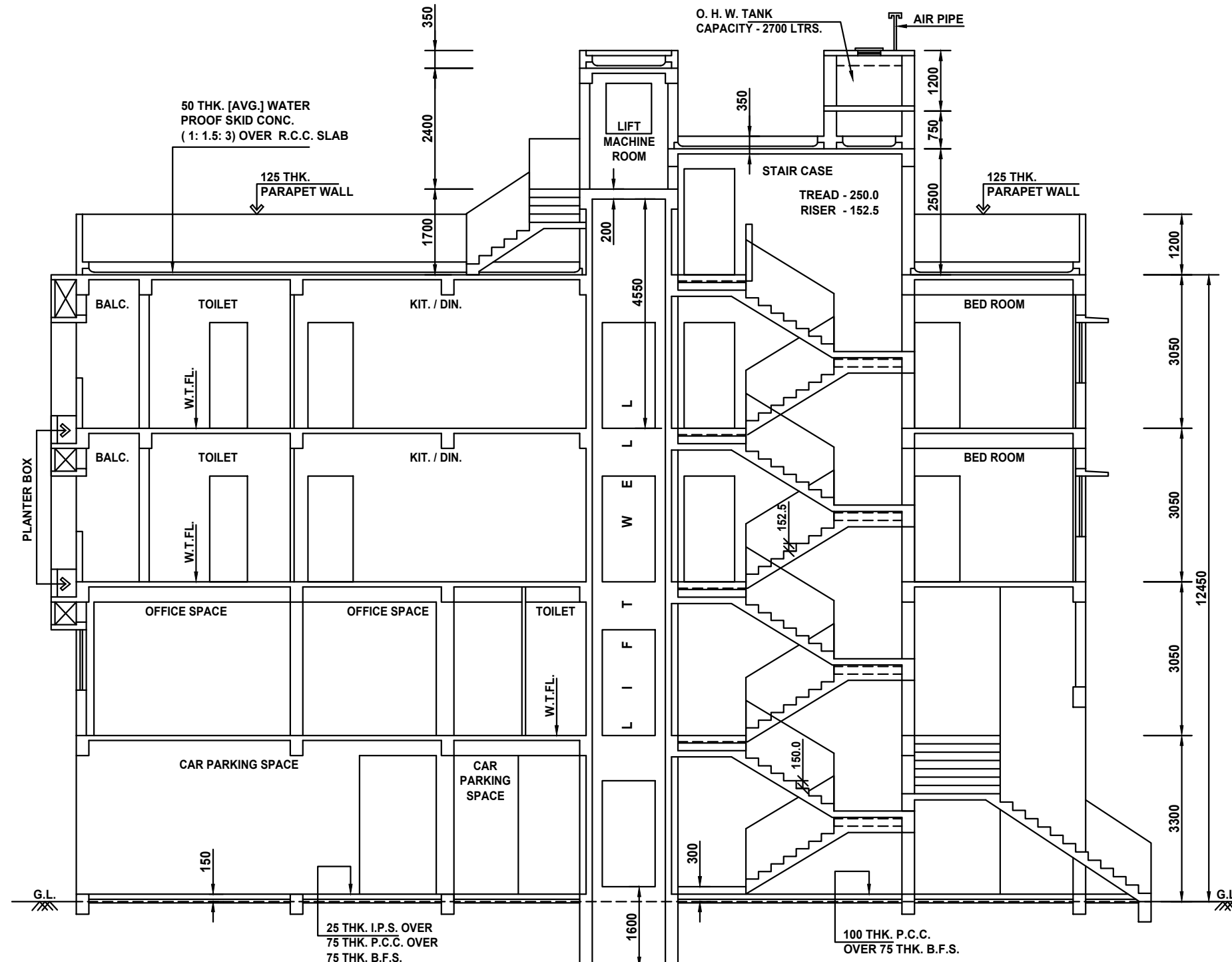
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84 LATITUDE	CO-ORDINATE IN WGS84 LONGITUDE	SITE ELEVATION (AMSL)
1, 2, 3 & 4	22° 28' 40" N	88° 22' 35" E	5.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

UDAYAN SAHA, KAMALESH CHAKRABORTY, ALOKESH CHAKRABORTY, SOMNATH MAZUMDAR, NRITIK BAKSHI, BUDDHADEB MONDAL, ADRIKH CHAUDHURI & SUJIT SIL (PARTNERS OF SWADHA CONSTRUCTION) AS CONSTITUTED POWER OF ATTORNEY FOR SANDHYA DAS, DEBASISH DAS, MILI SEN & POLI DUTTA

NAME OF C.A. / APPLICANTS

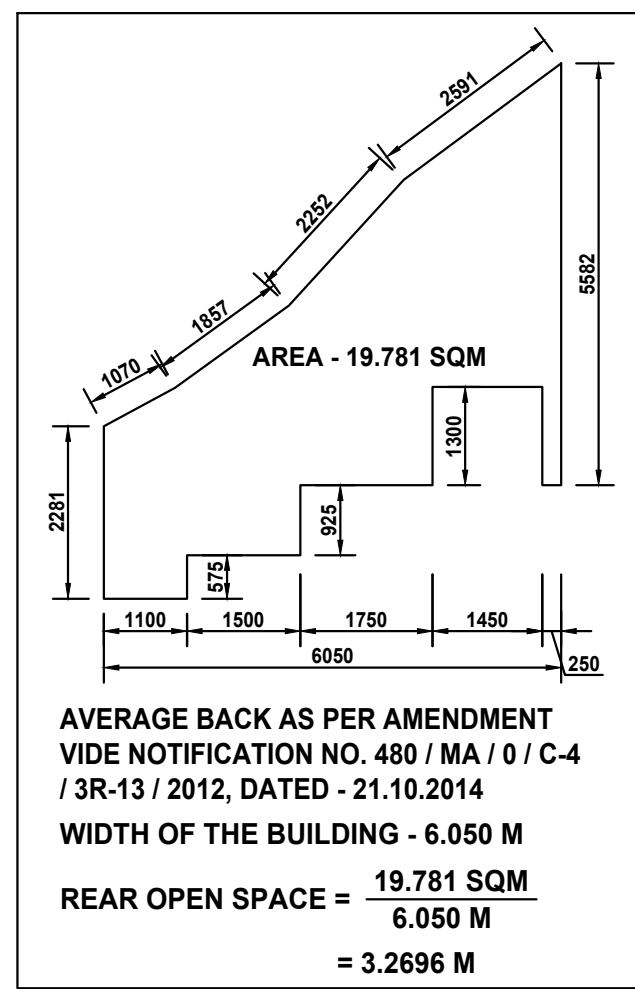
MANASH M.G. MAJUMDAR, LBS / I / 1078
NAME OF L.B.S.



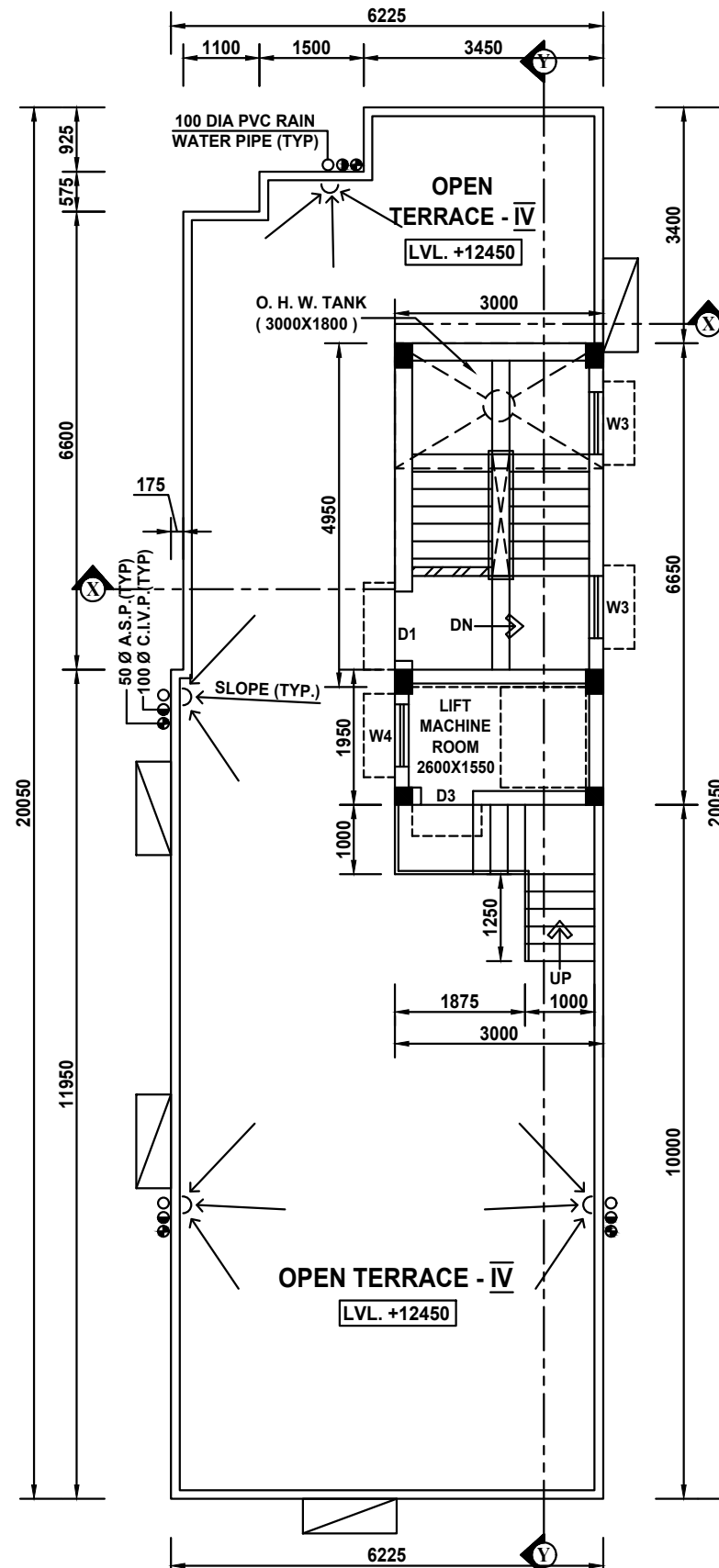
SECTIONAL VIEW AT 'Y - Y'
SCALE - 1:100

- SPECIFICATIONS**
1. ALL EXTERNAL WALLS 200 MM. THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM. THK.
 2. ALL 200 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (5:1) SAND, CEMENT MORTAR.
 3. ALL 125 & 75 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (4:1 & 3:1) SAND, CEMENT MORTAR.
 4. ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3 : 1.5 : 1) (UNLESS OTHERWISE MENTIONED).
 5. GRADE OF CONCRETE - M20
 6. GRADE OF STEEL - Fe500.
 7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

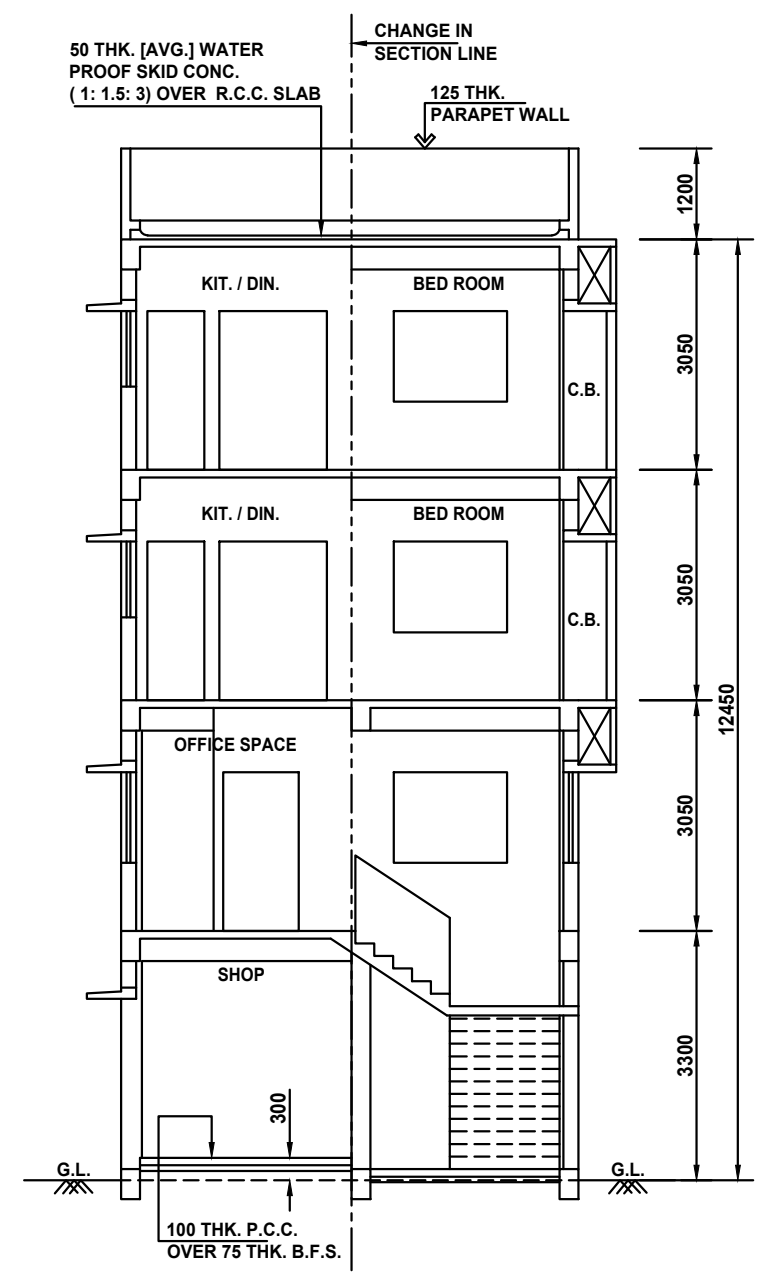
CALCULATION OF AVERAGE BACK :-



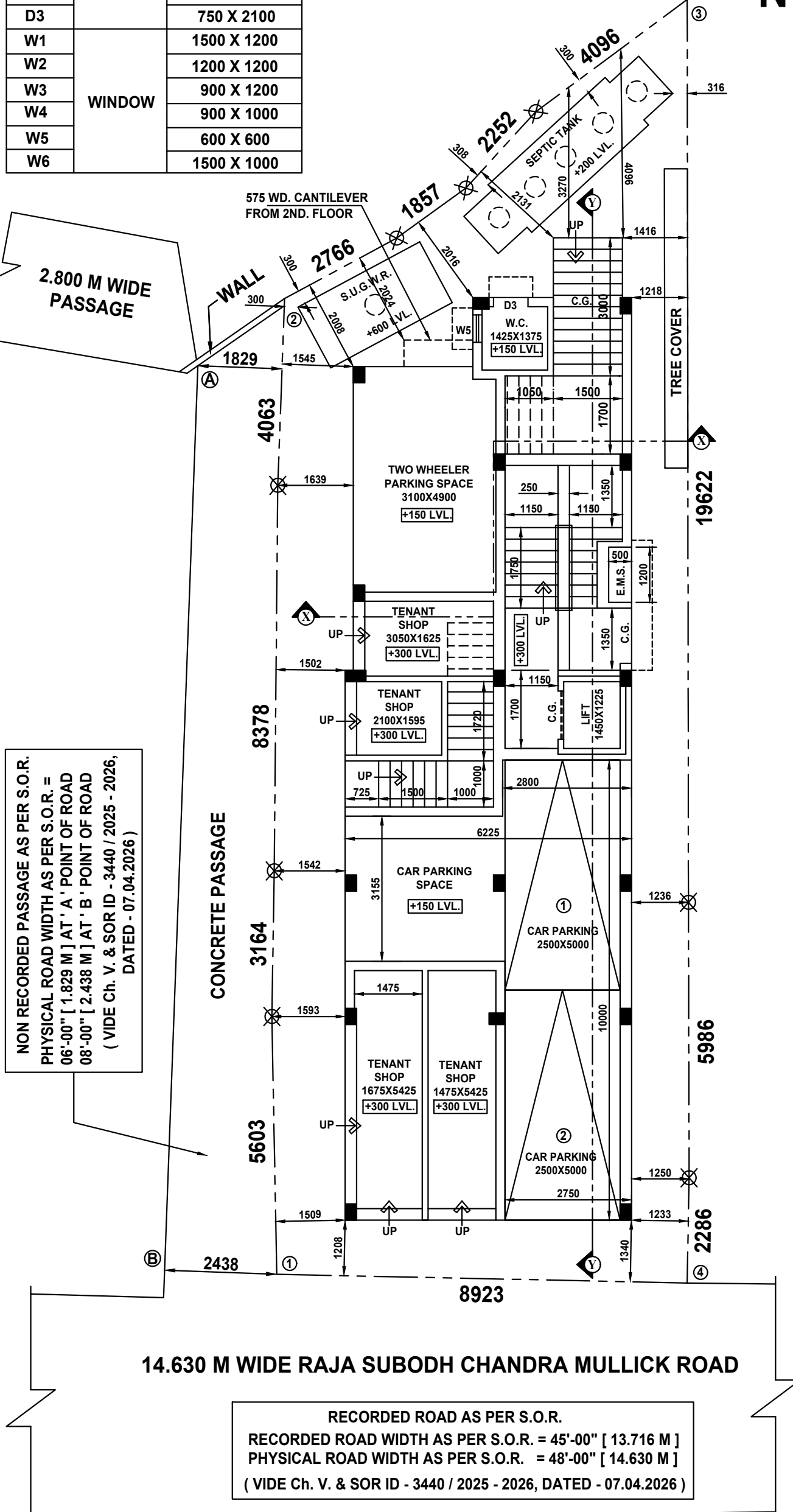
AVERAGE BACK AS PER AMENDMENT
VIDE NOTIFICATION NO. 480 / MA / O / C-4
/ 3R-13 / 2012, DATED - 21.10.2014
WIDTH OF THE BUILDING - 6.050 M
REAR OPEN SPACE = 19.781 SQM
6.050 M
= 3.2696 M



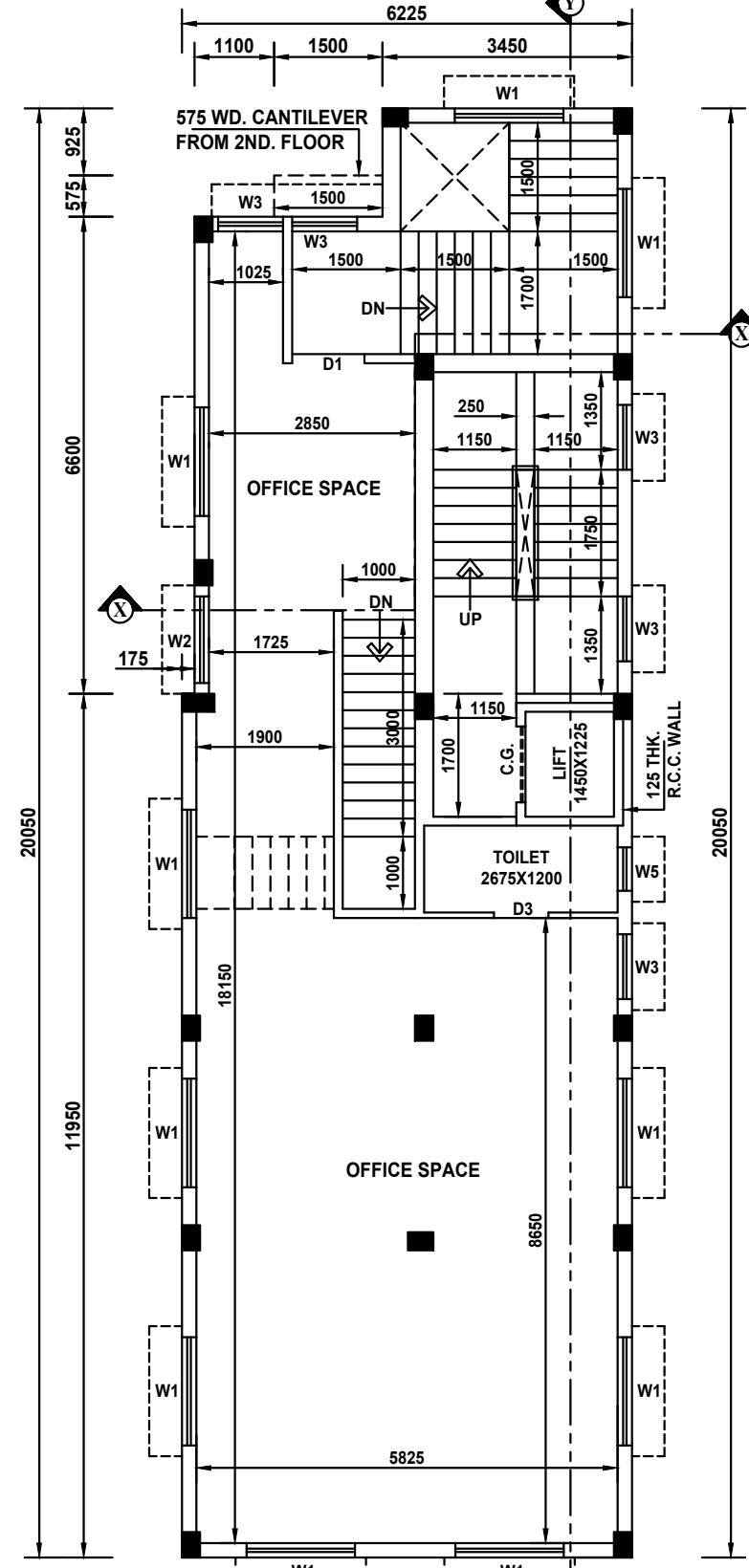
ROOF PLAN
SCALE - 1:100



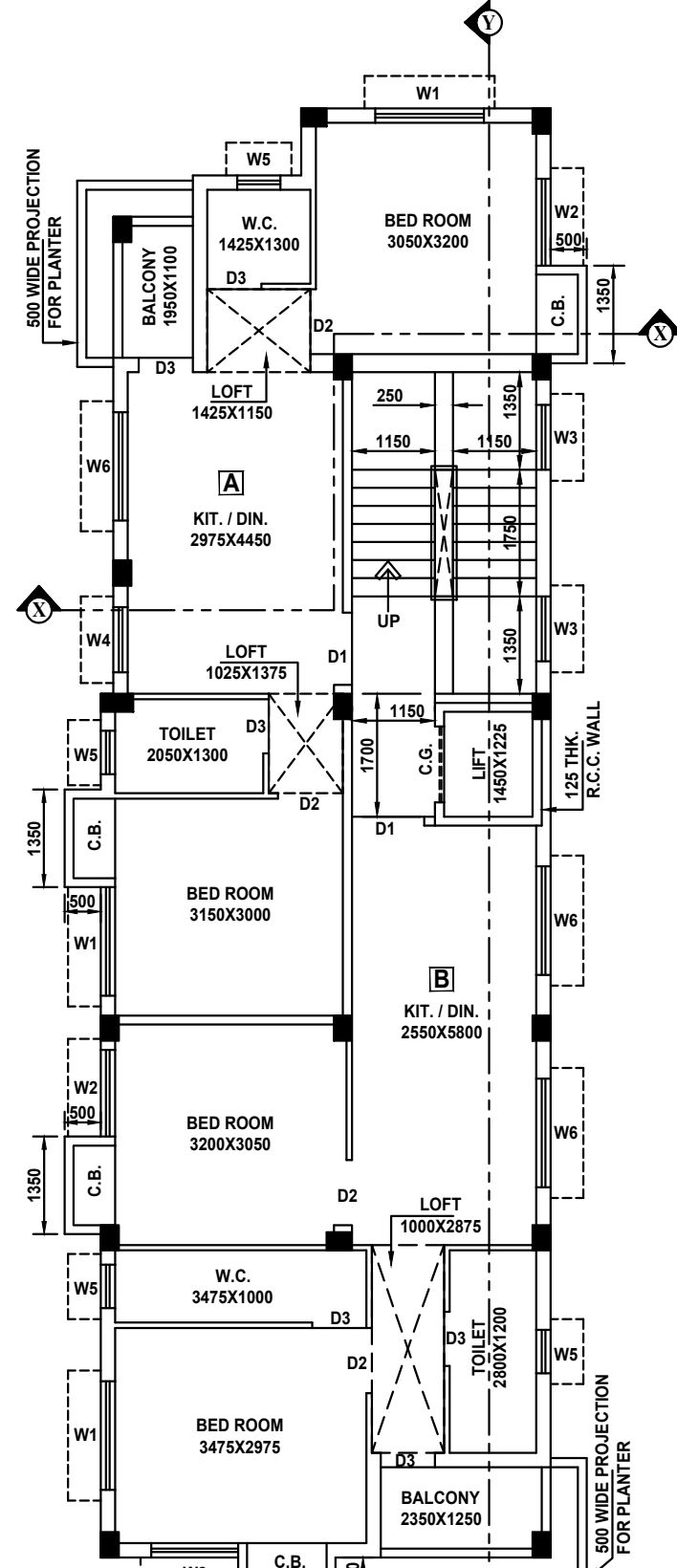
SECTIONAL VIEW AT 'X - X'
SCALE - 1:100



GROUND FLOOR PLAN
SCALE - 1:100



FIRST FLOOR PLAN
SCALE - 1:100



SECOND / THIRD FLOOR PLAN
SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. :- 31 - 101 - 21 - 0012 - 0

2. NAME OF THE OWNERS - SANDHYA DAS, DEBASISH DAS, MILI SEN & POLI DUTTA

3. NAME OF THE APPLICANTS / C.A. - UDAYAN SAHA, KAMALESH CHAKRABORTY, ALOKESH CHAKRABORTY, SOMNATH MAZUMDAR, NRITIK BAKSHI, BUDDHADEB MONDAL, ADRIKH CHAUDHURI & SUJIT SIL (PARTNERS OF SWADHA CONSTRUCTION) AS CONSTITUTED POWER OF ATTORNEY FOR SANDHYA DAS, DEBASISH DAS, MILI SEN & POLI DUTTA

4. DETAILS OF REGD. DEED & OTHER REGD. DOCUMENTS

BOOK NO.	TITLE DEED	POWER OF ATTORNEY	BOUNDARY DECLARATION	NON- EVICTION OF TENANTS
VOLUME NO.	46	1603 - 2025	1904 - 2026	1904 - 2026
PAGE NO.	68 to 71	417990 to 418018	55399 to 55416	55372 to 55388
BEING NO.	1511	1603 15487	1904 00971	1904 00972
DATE	09 / 05 / 1972	21 / 08 / 2025	31 / 01 / 2026	31 / 01 / 2026
REGD. AT	J.S.R. - ALIPORE, SOUTH 24 PGS.	D.S.R. - III, SOUTH 24 PGS. WEST BENGAL	A.R.A. - IV, KOLKATA WEST BENGAL	A.R.A. - IV, KOLKATA WEST BENGAL

5. DETAILS OF B.L. & L.R.O. MUTATION (BASTU) :-

i) COPY NO. - 17006 (1630033), DATED - 12 / 11 / 2025
ii) COPY NO. - 17013 (1630033), DATED - 12 / 11 / 2025
iii) COPY NO. - 17010 (1630033), DATED - 12 / 11 / 2025
iv) COPY NO. - 17007 (1630033), DATED - 12 / 11 / 2025

6. DETAILS OF K. M. C. MUTATION :- CASE NO. - O / 101 / 14 - JUN - 24 / 40664, DATED: 14 / 06 / 2024, APPROVED BY DY. ASSESSOR COLLECTOR, DATED: 20 / 06 / 2024.

7. DETAILS OF LEGAL HEIRSHIP AFFIDAVIT :- NO. - 64034, DATED: 22 / 08 / 2025

PART - B

1. AREA OF LAND :-

a) AS PER TITLE DEED = 03 K. - 07 CH. - 00 SFT / 229.933 SQM [MORE / LESS]

b) AS PER BOUNDARY DECLARATION = 03 K. - 04 CH. - 1.15 SFT / 217.498 SQM [MORE / LESS]

3. PERMISSIBLE GROUND COVERAGE :- 60.000 % OF L.A. = 130.499 SQM

4. PROPOSED GROUND COVERAGE :- 56.233 % OF L.A. = 122.306 SQM

6. AREA STATEMENT :-

	FLOOR AREA (SQM)	LIFT WELL (SQM)	STAIR WELL (SQM)	CUT - OUT (SQM)	GROSS FLOOR AREA (SQM)	STAIR+STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	R - 75.384 B - 16.767 M - 29.292	-----	-----	-----	121.443	R - 9.250 B - 8.325	1.955	101.913	-----	-----
1ST. FL.	R - 18.220 B - 102.136	1.776	0.438	13.600	104.542	9.975	1.955	92.612	-----	-----
2ND. FL.	120.356	1.776	0.438	-----	118.142	9.975	1.955	106.212	2.700	5.923
3RD. FL.	120.356	1.776	0.438	-----	118.142	9.975	1.955	106.212	2.700	5.923
TOTAL	482.511	5.328	1.314	13.600	462.269	47.500	7.820	406.949	5.400	11.846

7. TENEMENTS CALCULATION

(A) RESIDENTIAL:

TENEMENT MKD.	TENEMENT AREA ACTUAL (SQM)	COMMON AREA (SQM)	TOTAL TENEMENT (SQM)	NO. OF TENEMENT
A	49.235	15.995	65.230	02
B	54.209	17.611	71.820	02

CUP BOARD AREA = 5.400 SQM
LOFT AREA = 11.846 SQM
STAIR HEAD ROOM AREA = 14.850 SQM
LIFT MACHINE ROOM = 5.850 SQM
LIFT MACHINE ROOM STAIR = 4.125 SQM
11. ADDITIONAL AREA FOR FEES = 42.071 SQM

8. COVERED AREA OF OFFICE = 105.303 SQM
8. TOTAL COMMON AREA = 67.211 SQM

8. CARPET AREA OF OFFICE = 73.259 SQM
12. CAR PARKING CALCULATION

9. COVERED AREA OF SHOP = 29.292 SQM
10. CARPET AREA OF SHOP = 25.160 SQM
REQUIRED / PERMISSIBLE NOS. AREA (SQM)

13. PERMISSIBLE F. A. R. = 2.25
PROVIDED 02 53.578

14. PERMISSIBLE TOTAL FLOOR AREA = 489.371 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA

15. PROPOSED F. A. R. = (406.949 - 50.00) / 217.498 = 1.641 < 2.25
18. TOTAL TERRACE AREA = 120.356 SQM

16. AREA OF O. H. W. TANK = 5.400 SQM
19. TREE COVER AREA -

17. TOTAL AREA FOR FEES = 504.340 SQM
a. REQUIRED (1.261%) = 2.743 SQM
b. PROVIDED (1.494%) = 3.250 SQM

DECLARATION OF C.A. / APPLICANTS :-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
i) WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION
ii) WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US.
vii) BOUNDARY OF THE PLOT IS DEMARKED BY BOUNDARY WALL.
viii) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
ix) THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNERS & TENANTS.

UDAYAN SAHA, KAMALESH CHAKRABORTY, ALOKESH CHAKRABORTY, SOMNATH MAZUMDAR, NRITIK BAKSHI, BUDDHADEB MONDAL, ADRIKH CHAUDHURI & SUJIT SIL (PARTNERS OF SWADHA CONSTRUCTION) AS CONSTITUTED POWER OF ATTORNEY FOR SANDHYA DAS, DEBASISH DAS, MILI SEN & POLI DUTTA

NAME OF C.A. / APPLICANTS

MANASH M.G. MAJUMDAR, LBS / I / 1078
NAME OF L.B.S.

CERTIFICATE OF L.B.S. :-

I CERTIFIED 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 ROAD AS PER S.O.R. 14.630 M WIDE BLACK TOP ROAD ON WESTERN SIDE & 1.829 M WIDE CONCRETE PASSAGE ON NORTHERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M FROM CENTRE LINE OF E. M. B.YE PASS.

MANASH M.G. MAJUMDAR, LBS / I / 1078
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

MANASH M.G. MAJUMDAR, E.S.E. / II / 586
NAME OF E.S.E.

PROJECT

PROPOSED PLAN FOR G + III STORIED RESIDENTIAL BUILDING OF HEIGHT - 12.450 M (U/S 393A OF K.M.C. ACT 1980 & K.M.C. AMENDED BLDG. RULE - 2009, VIDE NOTIFICATION NO. - 597 / UDMA-15011(24) / 12 / 2023-LS-MA SEC, DATED- 14.08.2025) AT PREMISES NO. - 12, RAJA SUBODH MALLICK ROAD, WARD NO. - 101, BOROUGH - XII, P.S. - PATULI, KOLKATA - 700 084, DAG NO. - 918 / 1381, L.R. DAG NO. - 918 / 1478, KHATIAN NO. - 297, L.R. KHATIAN NO. - 251, 252, 253 & 254, MOUZA - RAYPUR, J.L. NO. - 33, TOUZI NO. - 56, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2026120039

DATE - 30-APR-26

VALID UPTO - 29-APR-31

Drawn by Bikash Halder	Checked by M.M.G.M.	Approved by M.M.G.M.	Filename S - S / 27 / 393A / 08 / 25-26	Date 13/02/25	Scales 1:100
Space-S House of Civil & Architectural Consultancy E-30A, RAMGARH, KOLKATA-700 047 (M) - 9830429400, 9088015153			FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES		
ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.			PREMISES NO. - 12, RAJA SUBODH MALLICK ROAD Revision 0 Sheet 2/2		

DIGITAL SIGNATURE OF A.E. (C) / BLDG.