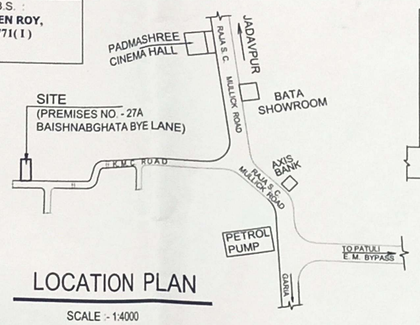
PERMISSIABLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M.			
SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) -			
REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL.	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
(A)	22°28'19.61"N	88°22'27.17"E	6.00 M.
(B)	22°28'19.51"N	88°22'27.52"E	

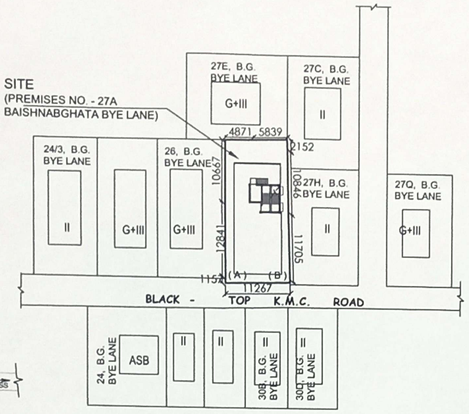
THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF OWNERS & APPLICANTS	NAME OF L.B.S. :
SRI RATAN KUMAR GHOSH DIRECTOR OF M/S. MKR NIRMAN PVT. LTD. CONSTITUTED ATTORNEY OF DEBJANI HALDAR.	**SUTRIPTA SEN ROY, L.B.S. NO. - 771(I)**



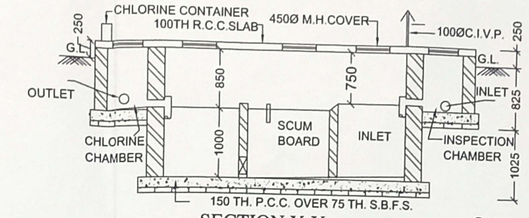
LOCATION PLAN

SCALE :- 1:4000

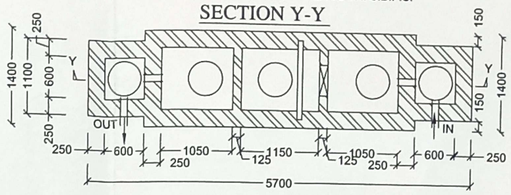


SITE PLAN

SCALE :- 1:600



SECTION Y-Y



PLAN OF SEPTIC TANK USER-40 NOS.

SCALE:-1:50

SCHEDULE OF DOORS & WINDOWS

DOOR			WINDOW		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1200	2100	W1	1500	1200
D1	1000	2100	W2	1200	1200
D2	900	2100	W3	900	900
D3	750	2100	W4	600	600
			W5	1800	1200
			W6	950	1200

NOTES :-

1. ALL DIEMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. OUTER WALL - 200, PARTITION WALL - 125, 75.
3. USED CONCRETE M-15; GRADE OF STEEL - Fe-415.
4. DEPTH OF SEPTIC TANK & S.U.G.W.R. DOES NOT EXCEED THE DEPTH OF FOUNDATION

NOTE: -

1) THE DEPTH OF SEPTIC TANK & S.U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE BUILDING.
2) ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND AT THE TIME OF CONSTRUCTION OF BUILDING, SEPTIC TANK AND S.U.G.WATER RESERVOIR.

STATEMENT OF PLAN PROPOSAL.

PART A

1. ASSESSEE NO. - 21-100-01-0091-6

2. a) NAME OF OWNER (RECORDED):- DEBJANI HALDAR
2. b) NAME OF APPLICANT :- SRI RATAN KUMAR GHOSH DIRECTOR OF M/S. MKR NIRMAN PVT. LTD. CONSTITUTED ATTORNEY OF DEBJANI HALDAR.

3. DETAILS OF REGISTERED DEED OF CONVEYANCE.-
BK.NO.-I, VOL.NO.-67, BEING. NO.- 3429, PAGES- 107 TO 112, DATED-27/07/1970, J.S.R.-ALIPORE, 24PGS(S)

4.DETAIL OF REG. DEED OF DECLARATION.-
BK.NO.-I, VOL.NO.-1603-2023, BEING. NO.- 160310281, PAGES- 285357 TO 285371, DT.-14/07/2023, D.S.R.-III, 24PGS(S)

5.DETAIL OF REG. DEED OF BOUNDARY DECL.
BK.NO.-I, VOL.NO.-1602-2023, BEING. NO.- 160210011, PAGES- 334975 TO 334987, DT.-14/07/2023, D.S.R.-II, 24PGS(S)

6.DETAIL OF REG. POWER OF ATTORNEY:
BK.NO.-I, VOL.NO.-1602-2023, BEING. NO.- 160201697 PAGES- 69215 TO 69228, DT.-16/02/2023, D.S.R.-II, 24PGS(S)

7) MUTATION CASE NO.- O/100/04-MAR-23/51982, DT.-04/03/2023

PART B

1a) AREA OF LAND (As per deed & Assessment Book) -**271.832** SQ.M.= 04 K-01CH.-01SFT.
b) AREA OF LAND - **270.440** SQ.M. (As per Boundary decl.)

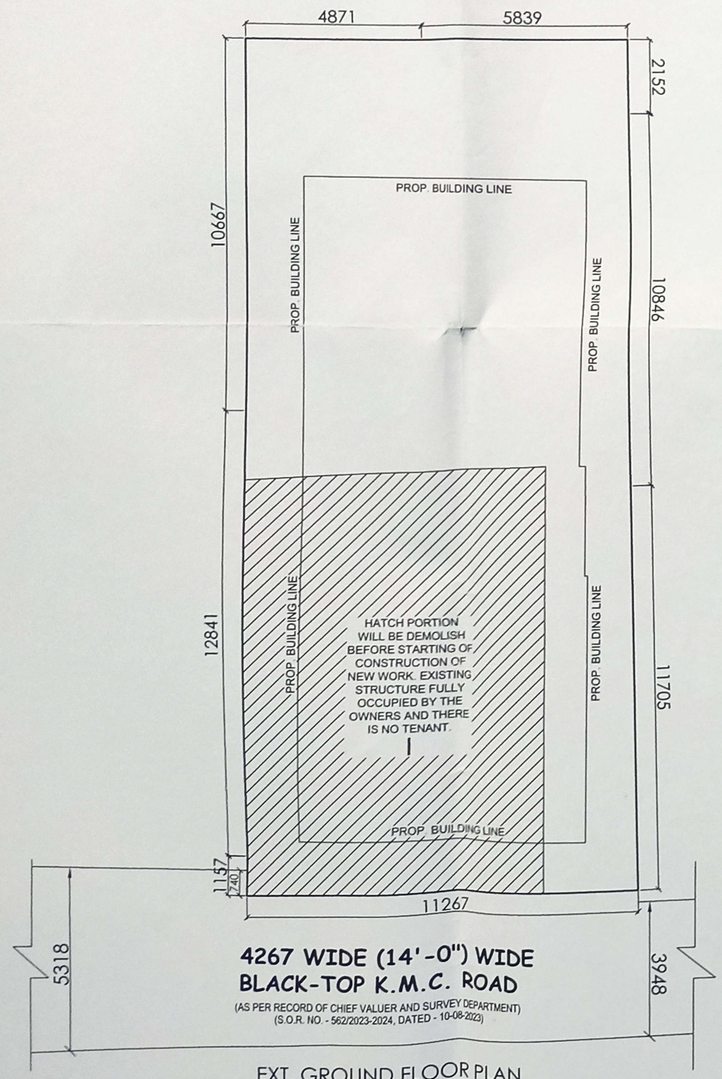
2. PERMISSIBLE GR. COVERAGE :- 155.914 SQM. (57.652 %)
3. PROPOSED GR. COVERAGE :- 155.676 SQM. (57.564 %)

4. PROPOSED AREA		TOTAL EXEMPTED AREA				
	TOTAL FL. AREA (SQM.)	STAIR + STAIR LOBBY (SQM.)	STAIR VOID AREA (SQM.)	LIFT - WELL AREA (SQM.)	LIFT - LOBBY AREA (SQM.)	NET FLOOR AREA (SQM.)
GR. FLOOR	141.936	12.690	—	—	2.160	127.086
1ST. FLOOR	155.676	12.690	0.438	1.668	2.160	138.720
2ND. FLOOR	155.676	12.690	0.438	1.668	2.160	138.720
3RD. FLOOR	155.676	12.690	0.438	1.668	2.160	138.720
TOTAL	608.964	50.760	1.314	5.004	8.640	543.246

5. A) PARKING CALCULATION

PLAT NO.	TENAM. SIZE	PROP. AREA TO BE ADDED	TENAM. SIZE (ACT.)	TENAM. NO.	PARKING (REQ.)
A,B,C	69.260 SQM.	14.072 SQM.	83.332 SQM.	3 NOS.	3 NOS.
D,E,F	68.199 SQM.	13.856 SQM.	82.055 SQM.	3 NOS.	
CARPET AREA OF OFFICE = 15.033 SQM.				1 NO	

5. B) NOS. OF PARKING PROVIDED - COVERED = 6 NOS.
5. C) PERM. AREA FOR PARKING AT GROUND FLOOR- = 3 x 25 =75 SQM.
5. D) ACTUAL AREA OF PARKING PROVIDED = 88.735 SQM.
6. PERMISSIBLE F.A.R. = 1.75
7. PROPOSED F.A.R. = (543.246 - 75) / **270.440** = **1.731** SQM. < 1.75
8. STAIRCOVER AREA IN ROOF :- 16.044 SQM.
9. LIFT MACHINE ROOM AREA :- 6.668 SQM.
10. LIFT MACHINE ROOM STAIR AREA :- 3.000 SQM.
11. CUP BOARD AREA :- 7.238 SQM.
12. ROOF TANK AREA :- 5.025 SQM.
13. ADDITIONAL AREA FOR FEES :- 32.950 SQM.
14. PERM. TREE COVER AREA :- 4.300 SQM.
15. PROP. TREE COVER AREA :- 4.300 SQM.
16. COMMON AREA :- 83.784 SQM.
17. TERRACE AREA :- 155.676 SQM.
18. CARPET AREA OF OFFICE :- 15.033 SQM.
19. COVERED AREA OF OFFICE :- 17.755 SQM.
20. TOTAL AREA FOR FEES :- 635.000 SQM.
21. TOTAL RESIDENTIAL AREA :- 584.900 SQM.
22. TOTAL EXISTING AREA :- 104.351 SQM.

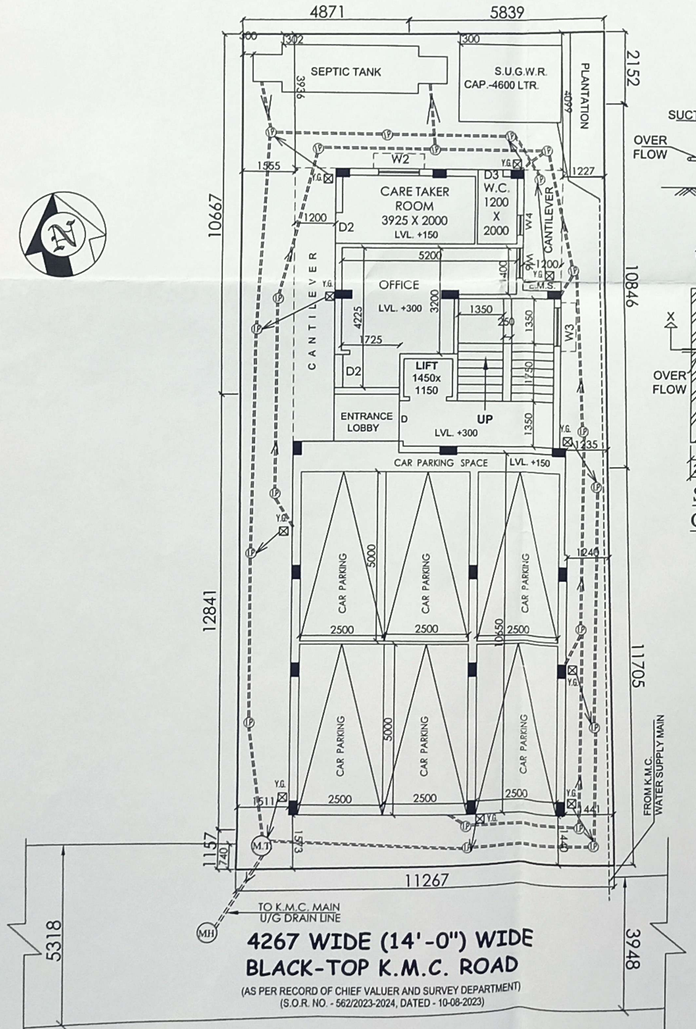


4267 WIDE (14'-0") WIDE BLACK-TOP K.M.C. ROAD

(AS PER RECORD OF CHIEF VALUER AND SURVEY DEPARTMENT)
(S.O.R. NO. - 562/2023-2024, DATED - 10-08-2023)

EXT. GROUND FLOOR PLAN

SCALE - 1:100

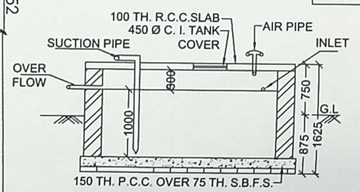


4267 WIDE (14'-0") WIDE BLACK-TOP K.M.C. ROAD

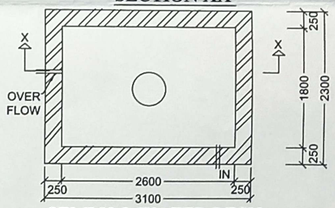
(AS PER RECORD OF CHIEF VALUER AND SURVEY DEPARTMENT)
(S.O.R. NO. - 562/2023-2024, DATED - 10-08-2023)

GROUND FLOOR PLAN

SCALE - 1:100



SECTION XX



SEMI U.G.WATER RESV. CAPACITY=4600 LTR.

SCALE:-1:50

DECLARATION OF OWNER / APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT :
1. I SHALL ENGAGE L.B.S. , E.S.E. & G.T.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S., E.S.E. & G.T.E.
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
4. IF ANY SUBMITTED DOCUMENTS ARE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. CONSTURCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE TAKEN UNDER THE GUIDENCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.
6. DURING INSPECTION THE PLOT HAS BEEN INDENTIFIED BY ME.
7. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THERE IS NO TENANT.
8. THERE IS NO COURT CASE PENDING AGAINST THE PRMISES.

SRI RATAN KUMAR GHOSH DIRECTOR OF M/S. MKR NIRMAN PVT. LTD. CONSTITUTED ATTORNEY OF DEBJANI HALDAR

NAME OF OWNER / APPLICANT

DECLARATION OF STRUCTURAL ENGINEER -

I DO HEREBY CERTIFY WITH FULL RESPONSBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY KALLOL KUMAR GHOSHAL (G.T.E. NO.- I/49) OF M.A.S. OF 4, GARFA MAIN ROAD, KOLKATA - 700 075 . THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SRI SUTRIPTA SEN ROY (E.S.E.No. - I/125)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO - TECHNICAL ENGINEER.

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

KALLOL KUMAR GHOSHAL (G.T.E.- I/49)
NAME OF GEO - TECHNICAL ENGINEER.

DECLARATION OF L.B.S.-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD 4.223 M. AT SOUTHERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.
IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.
THE LAND WITH EXISTING STRUCTURE AREA IS DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SRI SUTRIPTA SEN ROY (L.B.S.No. - I/771)
NAME OF L.B.S.

BUILDING PERMIT NO. -
DATED- .
VALID UPTO- .

ASSISTANT ENGINEER (CIVIL)/BUILDING DEPT./BR.-X

EXECUTIVE ENGINEER (CIVIL)/BUILDING DEPT./BR.-X

PROPOSED G+THREE (HEIGHT 12.400 MT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 & B/R 2009 AT PREMISES NO. - **27A, BAISHNABGHATA BYE LANE**, WARD - 100, BOROUGH NO.-X, UNDER MOUZA-BAISHNABGHATA, J.L. - 28, C.S.DAG NO. -18 &19, C.S. KHATIAN NO. - 263, TOUZI NO.-56, P.S. - NETAJI NAGAR, KOLKATA - 700047,

CONSULTANTS
SAYUZ TECHNOLOGIES
87C, IBRAHIMPUR ROAD, KOLKATA-700032.
Mob. - 91431-75552
Email : sayuz@ymail.com

REV. DATE	0	1	2	3
	02/09/2023			
DRAWN BY	S.B.		SCALE	1:100 U.N.O
CHECKED BY	S. SEN ROY			
DRAWING NO.	RATAN_KMC_27A_ARCH			SHEET - 02 OF 02