

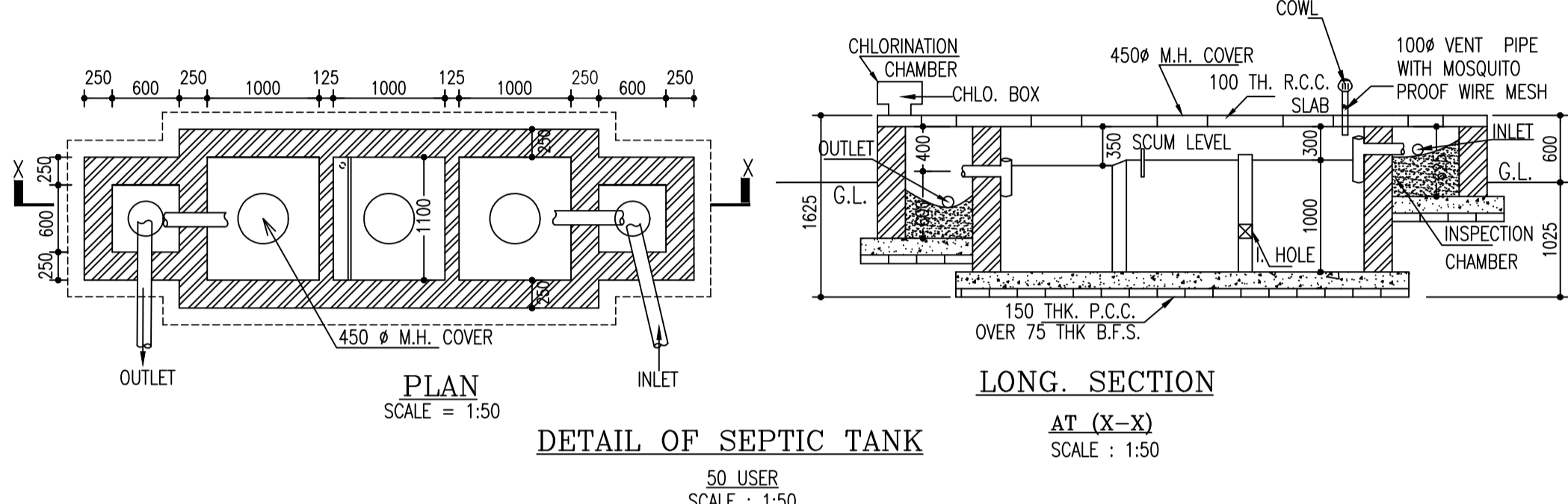
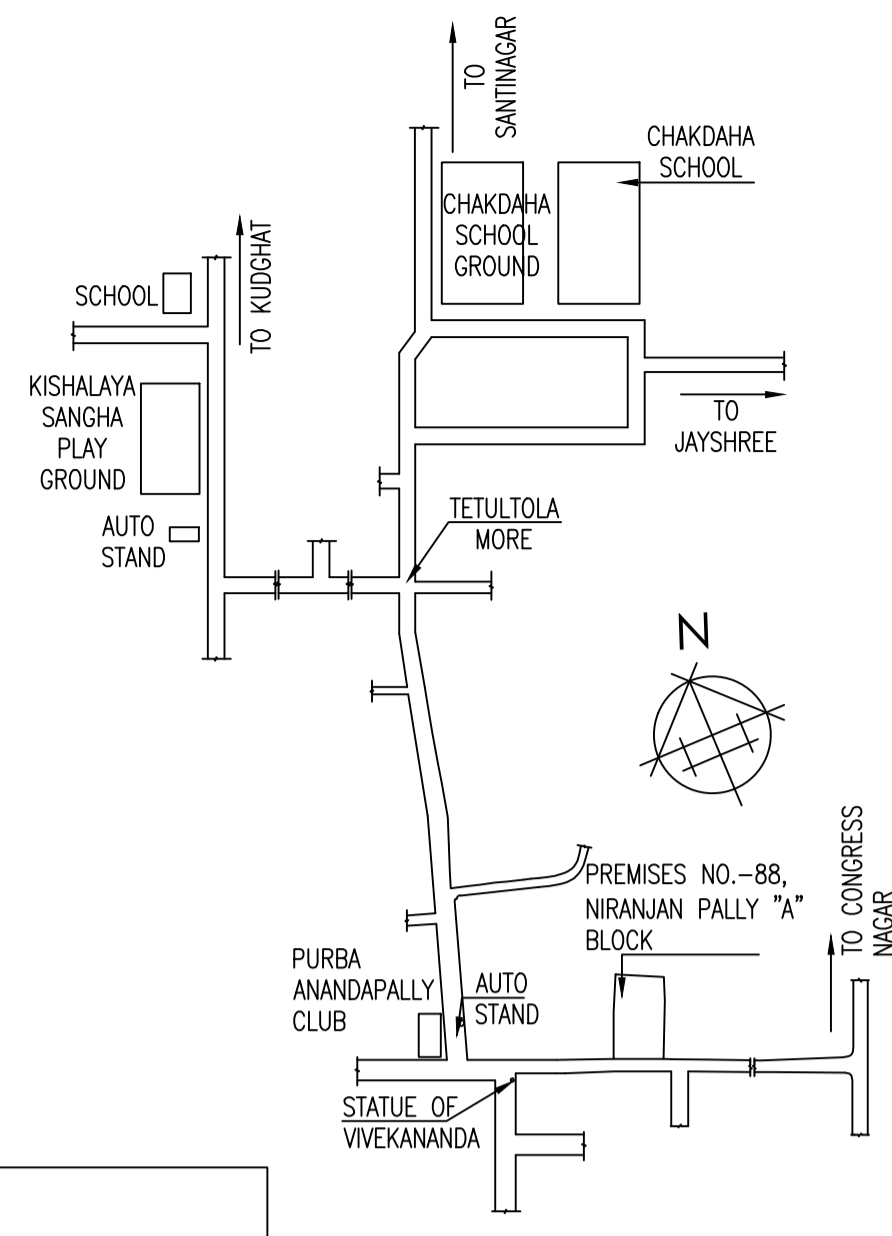
PERMISSIBLE HEIGHT AS PER AAI = 33 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22° 27' 51.57" N	88° 20' 54.8952" E	6 Meter
B	22° 27' 51.372" N	88° 20' 54.9456" E	

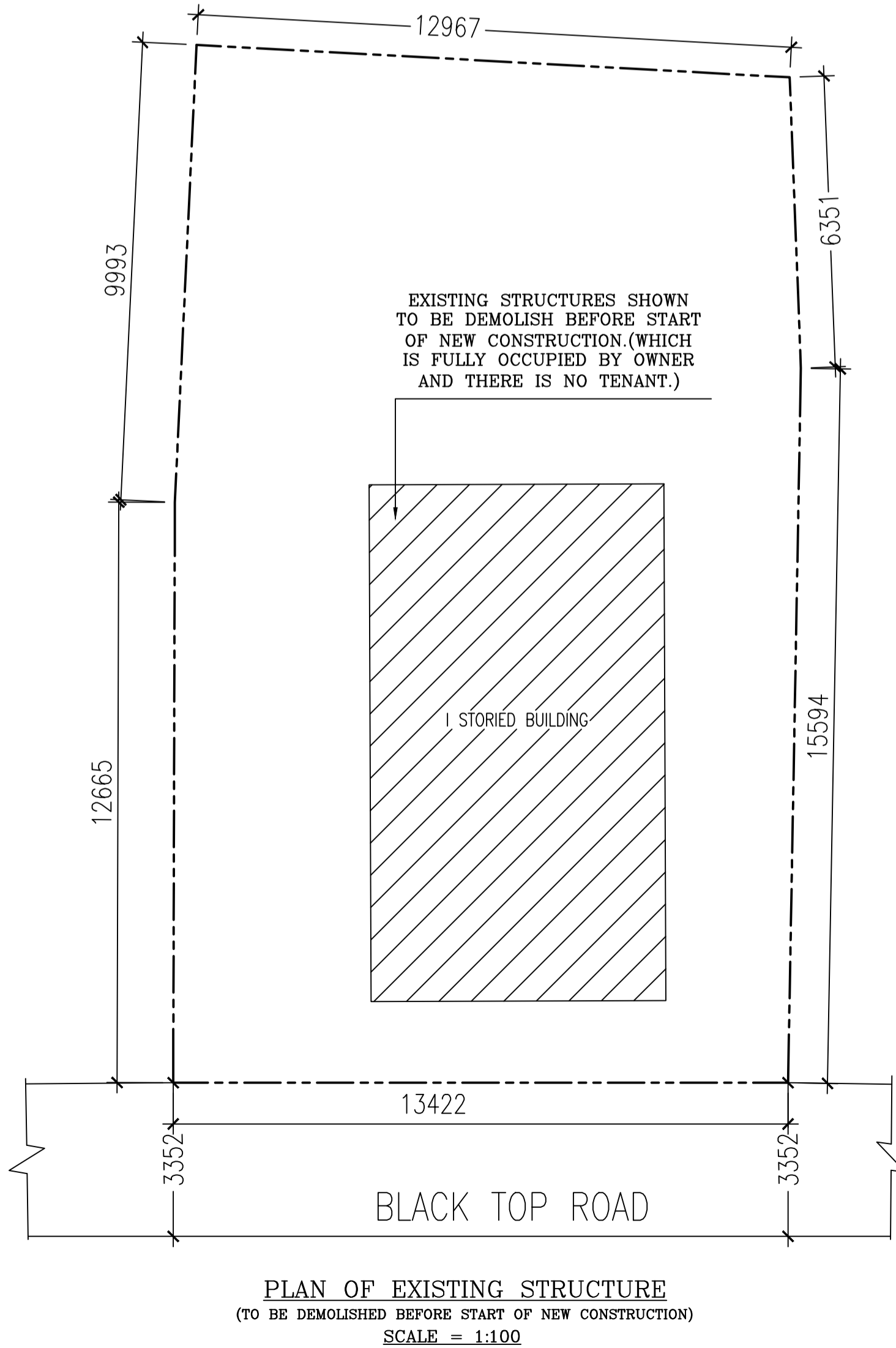
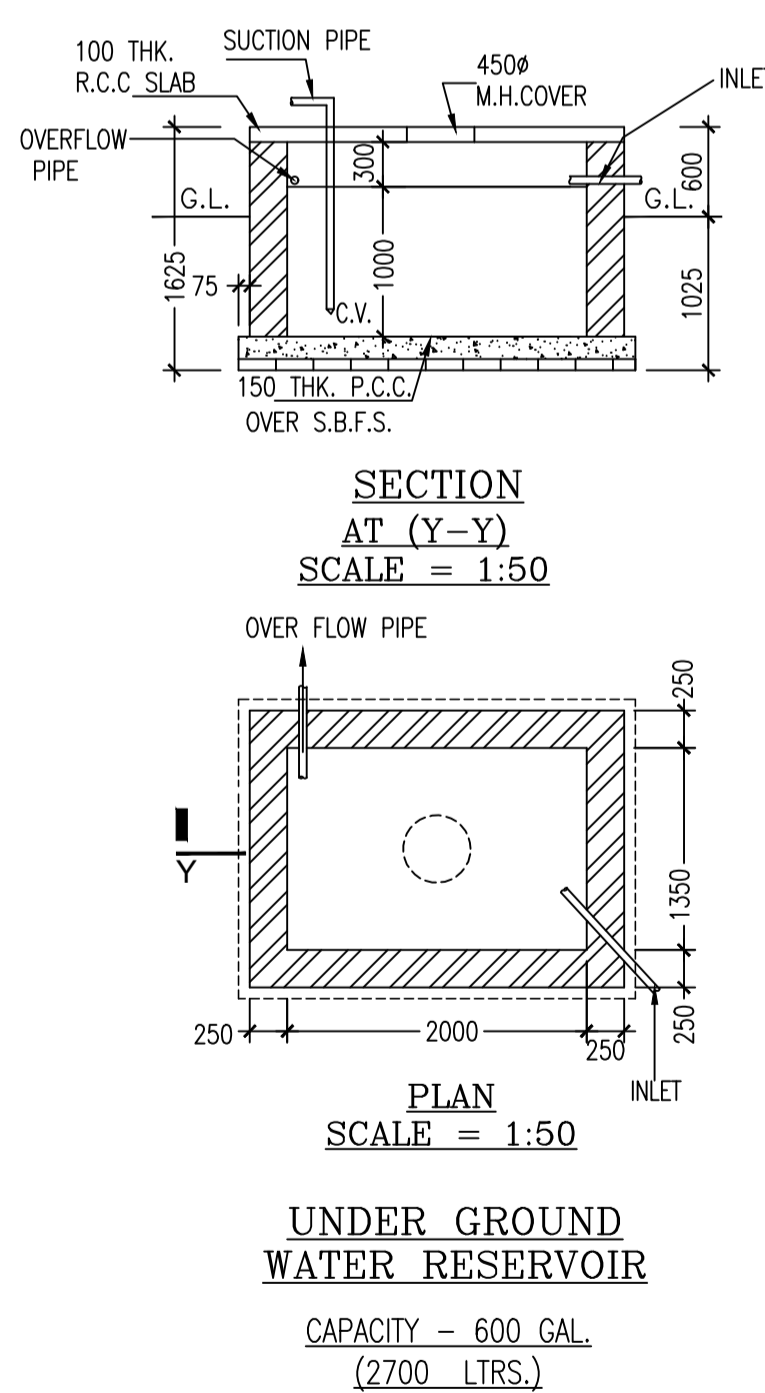
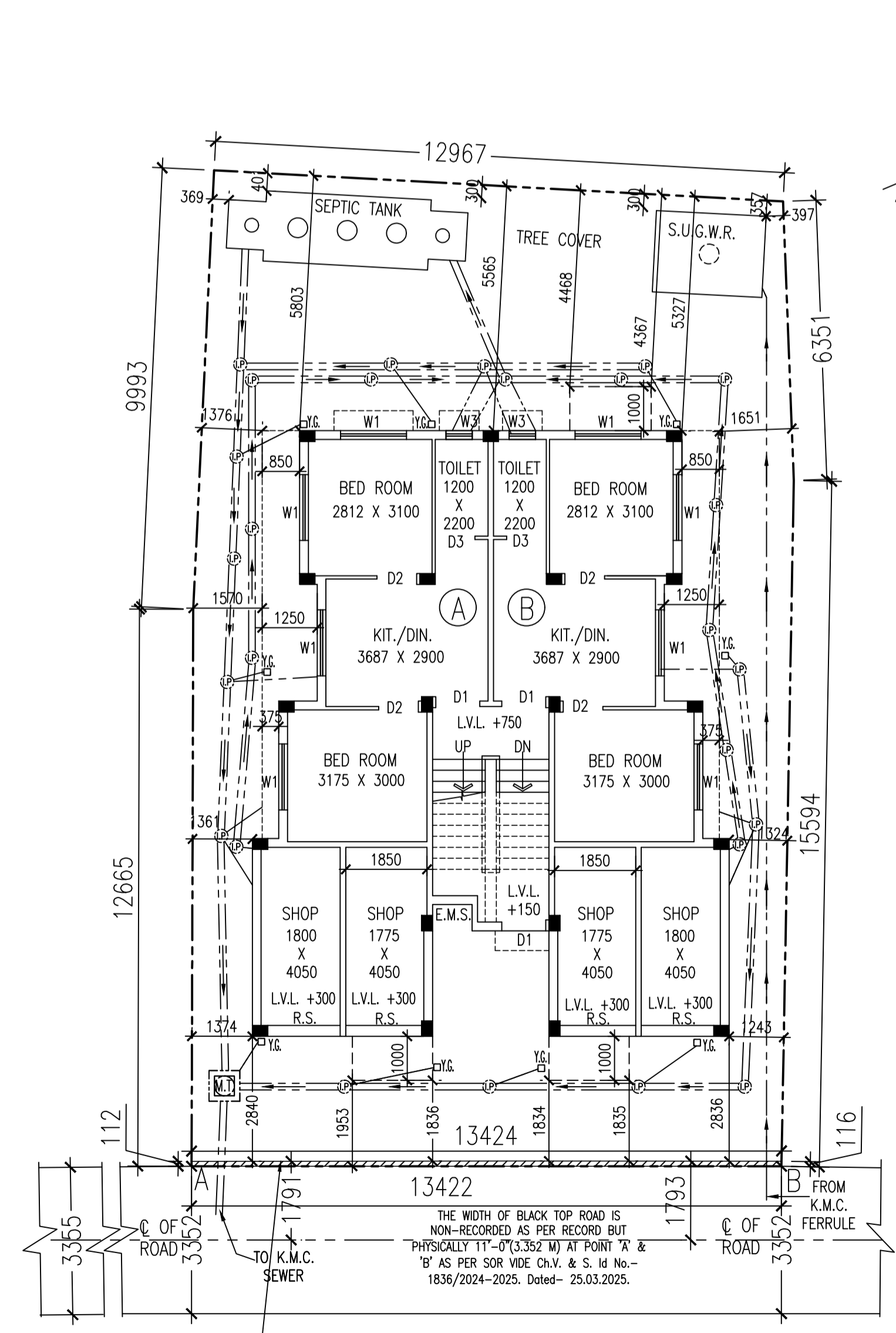
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SHILA SAHA CONSTITUTED POWER OF ATTORNEY OF
 1. NAMITA DAS
 2. JAY PRAKASH DAS
 3. DAYAL DAS
 4. UTPAL DAS
 5. BULIA DAS
 NAME OF APPLICANT

ANJIT GUPTA
 L.B.S. - 1624 (I)
 NAME OF L.B.S.



- NOTES & SPECIFICATIONS :-
1. ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
 2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
 3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.
 4. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
 5. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
 6. 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
 7. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
 8. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
 9. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
 10. 450 mm PROJECTED CHAJJAH.
 11. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
 12. ALL MARBLE FLOORING TO BE USED. 15-20mm THICK MARBLE FLOORING.
 13. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
 14. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.



OWNER'S DECLARATION :-

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-

1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

SHILA SAHA CONSTITUTED POWER OF ATTORNEY OF
 1. NAMITA DAS
 2. JAY PRAKASH DAS
 3. DAYAL DAS
 4. UTPAL DAS
 5. BULIA DAS
 NAME OF APPLICANT

CERTIFICATE FROM STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

AVJIT GUPTA
 L.B.S. - 1624 (I)
 NAME OF STRUCTURAL ENGINEER

CERTIFICATE FROM L.B.S.

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 3.352 m. WIDE K.M.C. BLACK TOP ROAD ON THE SOUTH SIDE OF THE PREMISES CONFORM 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 DEMARKED BY BOUNDARY WALL.

THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E. THE LAND IS WITH AN EXISTING STRUCTURE WHICH WILL FULLY DEMOLISHED BEFORE START OF NEW CONSTRUCTION IS FULLY OCCUPIED BY OWNER AND THERE IS NO TENANT.

AVJIT GUPTA
 L.B.S. - 1624 (I)
 NAME OF L.B.S.

B. P. NO:- 2025110108
 SANCTION DATE :- 14.07.2025
 VALID UPTO :- 13.07.2030

STATEMENT OF THE PLAN PROPOSAL

PART - A.

1. ASSESSEE NO.	31-113-16-0088-8.
2. DETAILS OF REGISTERED DEED	BOOK = I, VOL = 77, BEING = 4834, PAGE = 164 TO 167, YR = 1964, D.S.R. = ALIPUR, DT. = 16.12.1964.
3. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOL = 1603-2023, PAGE = 35885 TO 35901, BEING = 160300991, YEAR = 2023, D.S.R. = III SOUTH 24-PARGANAS, DT. = 24.01.2023.
4. DETAILS OF REGISTERED BOUNDARY	BOOK = I, VOL = 1603-2023, PAGE = 69895 TO 69907, BEING = 160302145, YEAR = 2023, D.S.R. = III SOUTH 24-PARGANAS, DT. = 15.02.2023.
5. DETAILS OF STRIP OF LAND	BOOK = I, VOL = 1603-2023, PAGE = 69908 TO 69922, BEING = 160302144, YEAR = 2023, D.S.R. = III SOUTH 24-PARGANAS, DT. = 15.02.2023.
6. BL & LRO CONVERSION	MEMO NO.- 17/2962/BL&LRO/KOL/Dt.-17.10.2023. MEMO NO.- 17/2960/BL&LRO/KOL/Dt.-17.10.2023. MEMO NO.- 17/2958/BL&LRO/KOL/Dt.-17.10.2023. MEMO NO.- 17/2959/BL&LRO/KOL/Dt.-17.10.2023.

PART - B.

1. AREA OF LAND:-
 AS PER TITLE DEED = 320.605 Sq.m. (4 Kh. - 12 Ch. - 31 Sq.ft.)
 AS PER BOUNDARY DEC. = 299.629 Sq.M. (4 Ka. 7 Ch. 30.206 Sq.ft.)
 AS PER BL&LRO = 319.294 Sq.M. (4 Ka. 12 Ch. 16.880 Sq.ft.)

2. STRIP OF LAND GIFTED TO K.M.C. & THROWN TO ROAD AREA = 1.569 Sq.m.
 3. NET AREA OF LAND = (299.629 - 1.569) Sq.m. = 298.06 Sq.m.
 4. ROAD WIDTH = 3.352m.
 5. USE GROUP = RESIDENTIAL.

6. (i) PERMISSIBLE GROUND COVERAGE (56.679 %) = 169.826 Sq.m.
 (ii) PROPOSED GROUND COVERAGE (48.201 %) = 144.425 Sq.m.

7. PERMISSIBLE HEIGHT = 10.00 m. PROPOSED HEIGHT = 9.90 m.
 8. PERMISSIBLE F.A.R. = 1.250, PROPOSED F.A.R. = 1.250
 9. MERCANTILE RETAIL AREA -
 i) COVERED AREA = 35.5 Sq.m. ii) CARPET AREA = 29.19 Sq.m.
 10. i) PERMISSIBLE TREE COVER AREA = 3.265 Sq.m. (1.089 %)
 ii) TREE COVER AREA PROVIDED = 8.64000 Sq.m. (2.8835 %).

11. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m ²	LESS STAIR WELL	ACTUAL FLOOR AREA IN m ²	EXEMPTED STAIR AREA	NET FLOOR AREA IN m ²
GROUND	124.006	-	124.006	12.360	111.646
FIRST	144.425	0.625	143.800	12.360	131.440
SECOND	144.425	0.625	143.800	12.360	131.440
TOTAL	412.856	1.250	411.606	37.080	374.526

TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	TENEMENT AREA INCL. PROP. AREA IN m ²	No of Tenement	No of Car Required
A	37.495	1.11667	41.87	1	NIL
B	37.495	1.11667	41.87	1	
C	44.902	1.11667	50.14	2	
D	43.003	1.11667	48.02	2	
E	43.003	1.11667	48.02	2	

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA m ²	299.629
2. TOTAL REQUIRED CAR PARKING (COVERED)	NIL
3. TOTAL COVERED CAR PARKING AREA PROVIDED m ²	0
4. PERMISSIBLE F.A.R.	1.25
5. PROPOSED F.A.R	1.250

OTHER AREAS

1. STAIR HEAD ROOM AREA IN m ²	16.773
2. OVER HEAD RESERVOIR AREA IN m ²	5.908
3. TOTAL C.B. AREA IN m ²	7.500
4. TOTAL AREA FOR FEES IN m ²	435.88

DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1000mm X 2100mm (H)	W1	1500mm X 1350mm (H)
D2	900mm X 2100mm (H)	W2	1050mm X 1050mm (H)
D3	750mm X 2100mm (H)	W3	600mm X 600mm (H)

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 COMPLYING WITH K.M.C. BLDG. RULE-2009, AT PREMISES NO.-88, NIRANJAN PALLY "A" BLOCK, WARD NO.-113, BOROUGH-XI, P.S.-PREVIOUS REGENT PARK, NOW BANSDRONI, KOLKATA-700070.

DIGITAL SIGNATURE OF A.E.(C)/BLDG/BR-XI