

NOTE :

PERMISSIBLE HEIGHT IN REFERENCE TO CGM ISSUED BY AAJ: 33.00 M
 CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL):

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84	SITE ELEVATION (AMSL)
LATITUDE	LONGITUDE	(M)
1	22.30287	88.23149
2	22.30286	88.23148

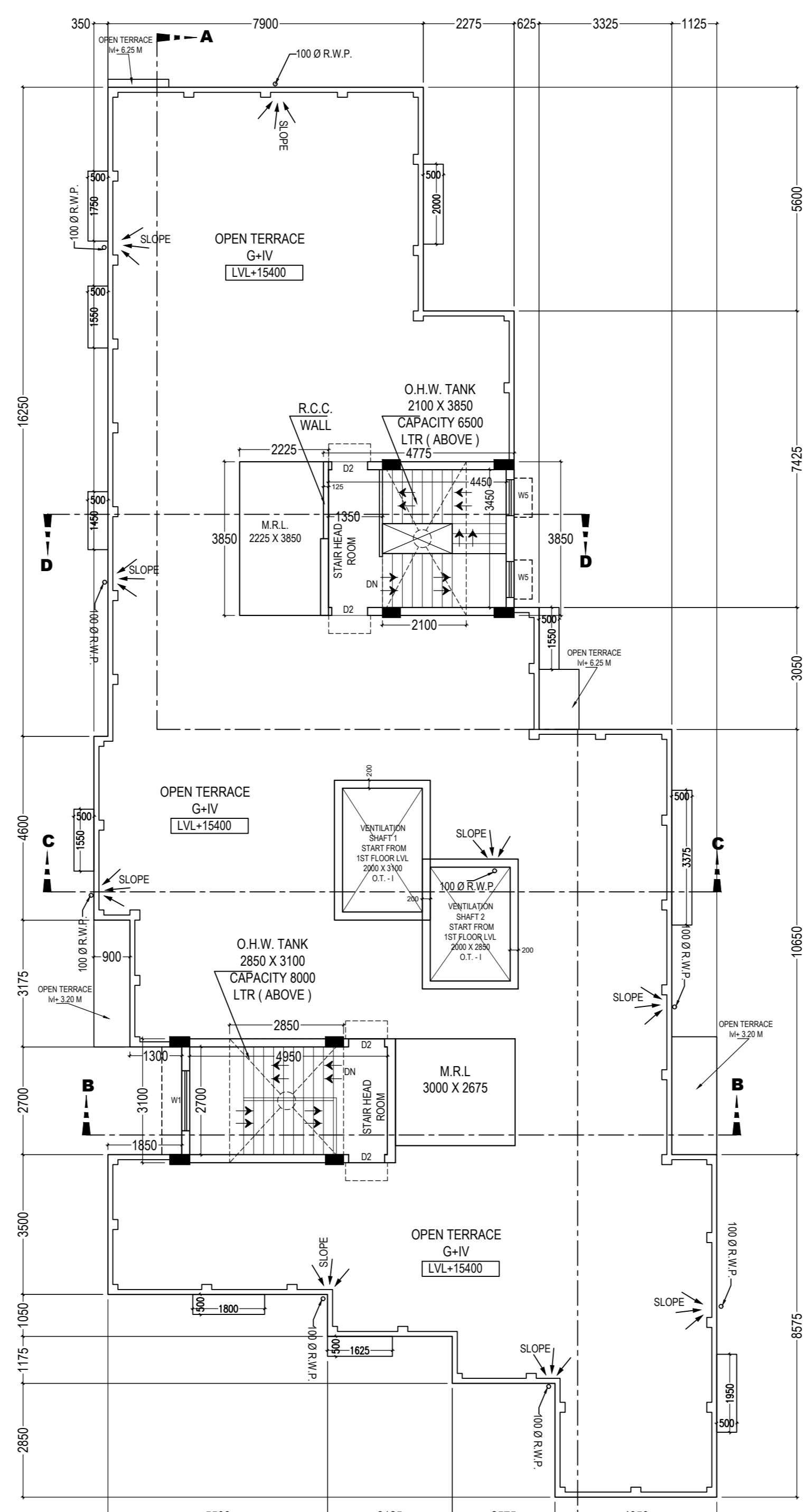
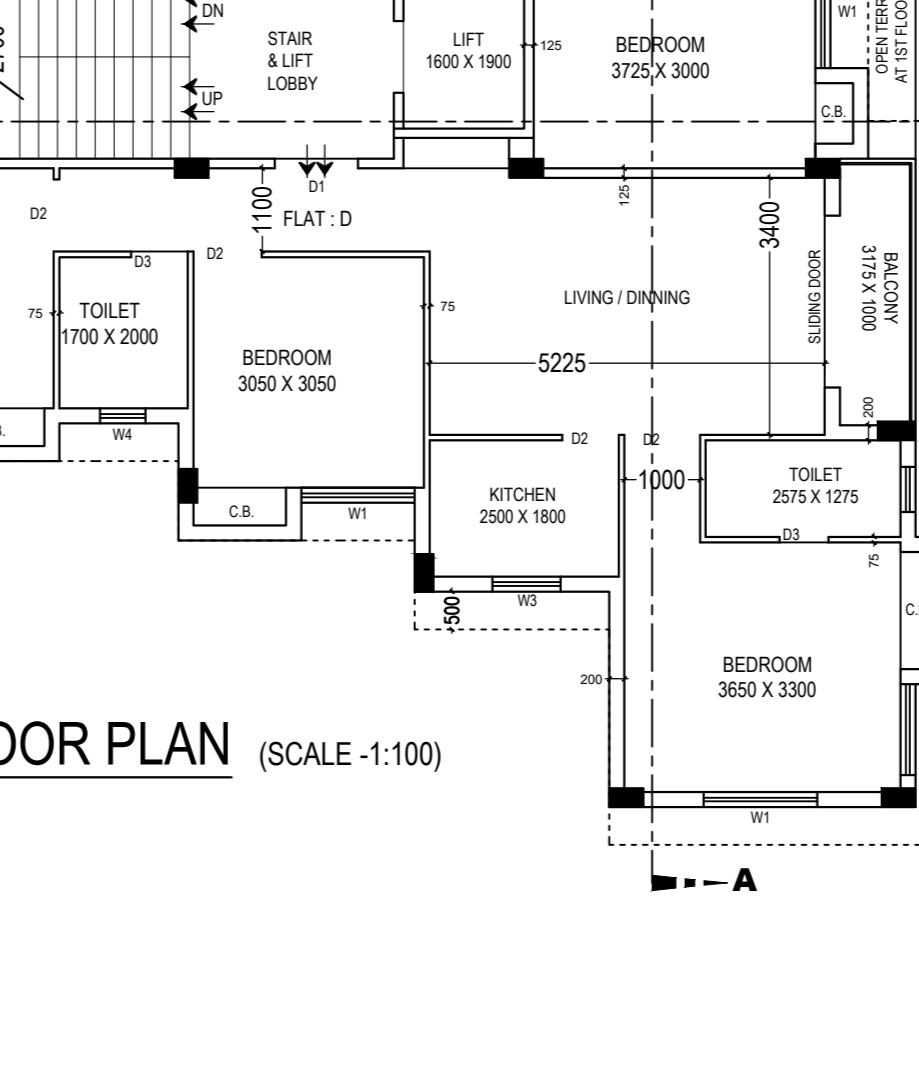
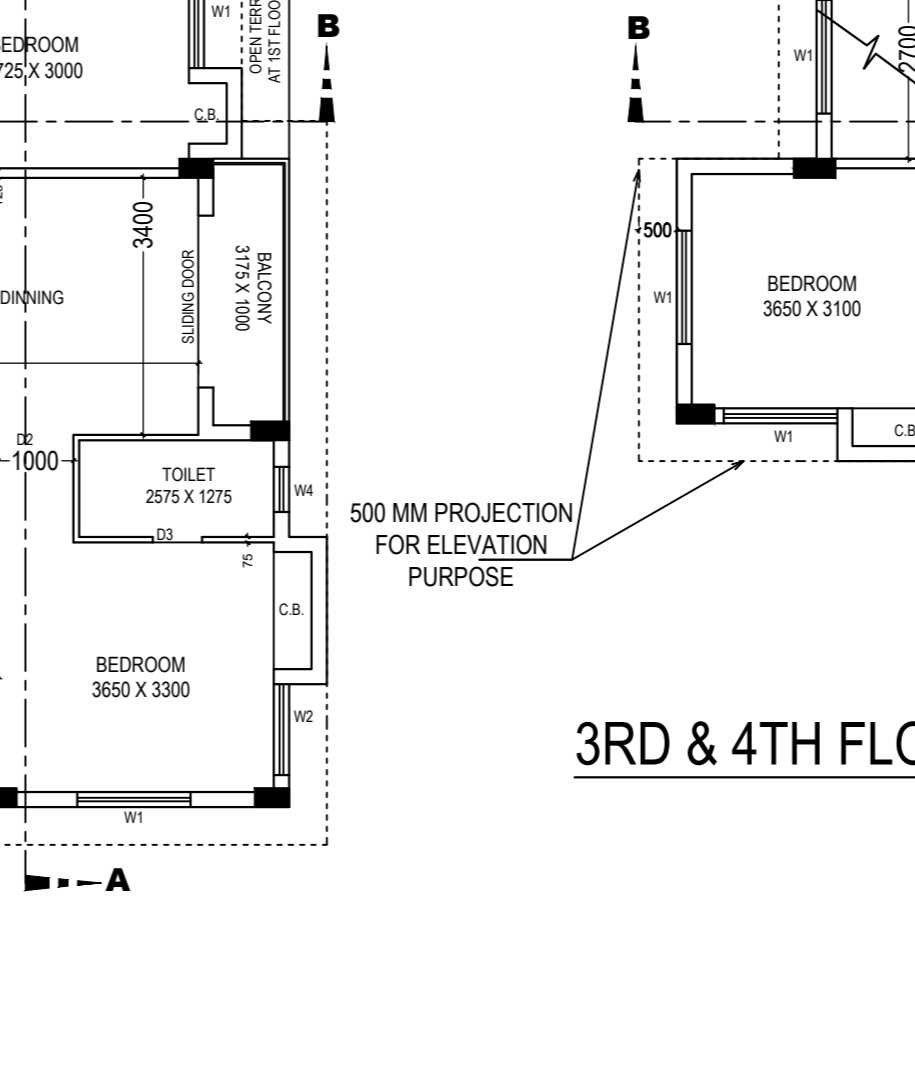
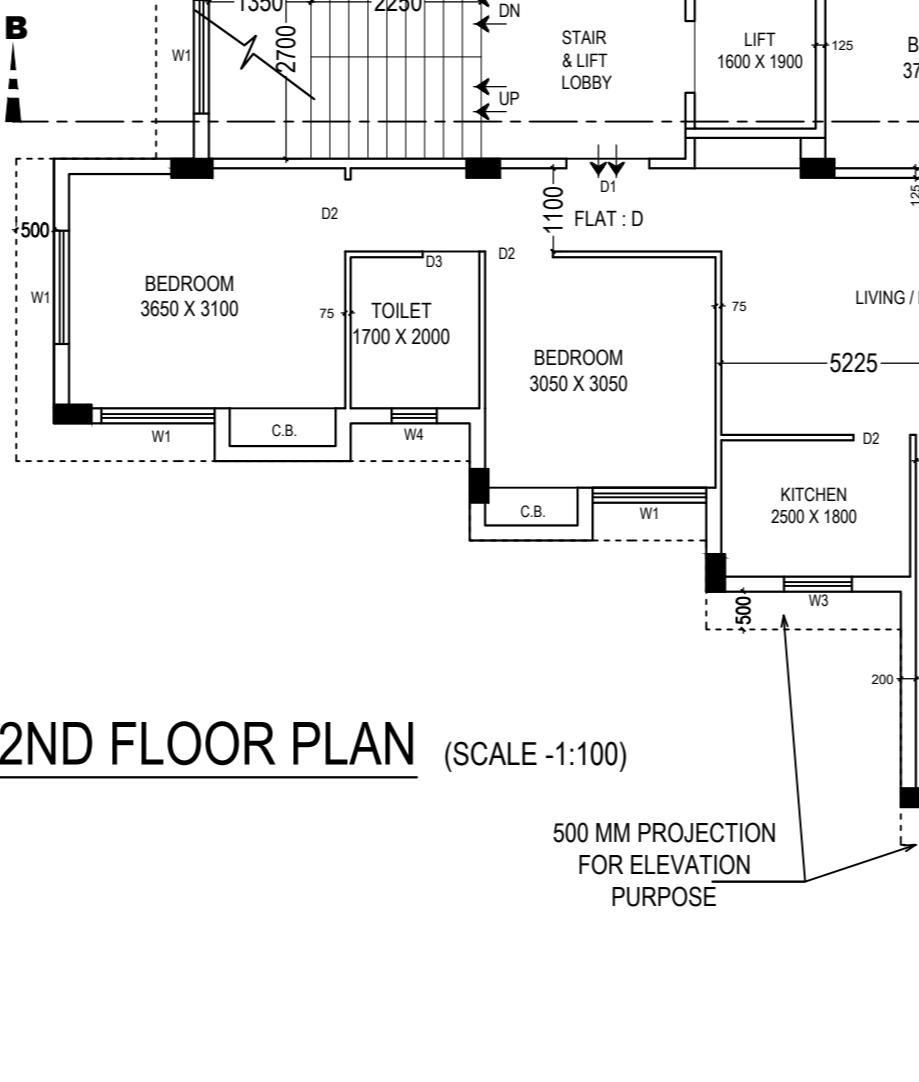
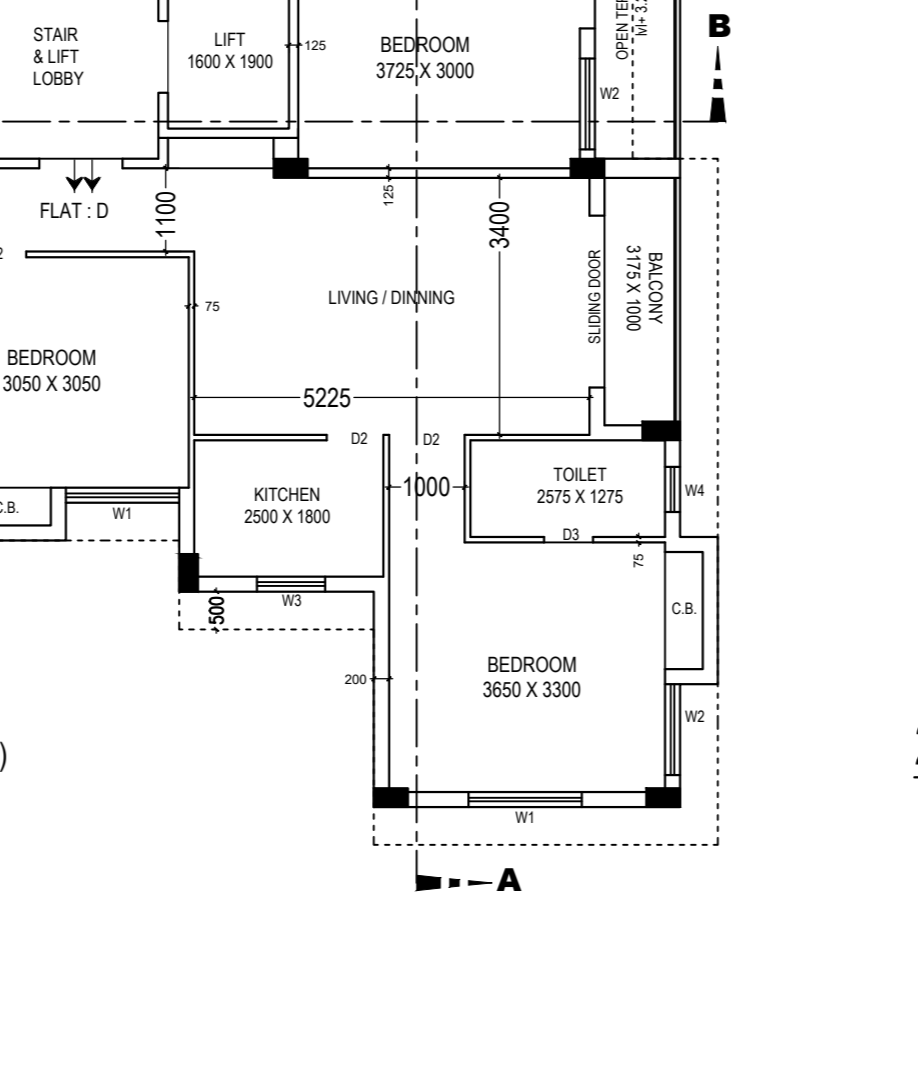
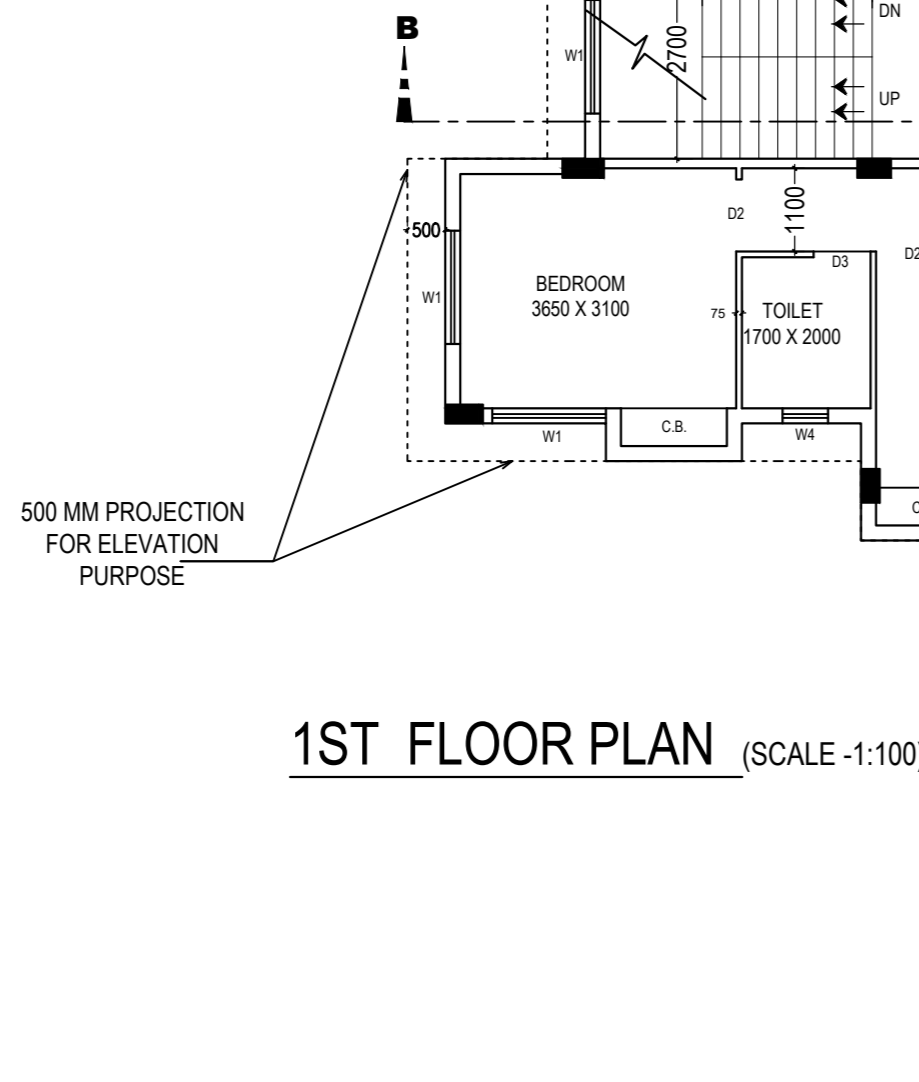
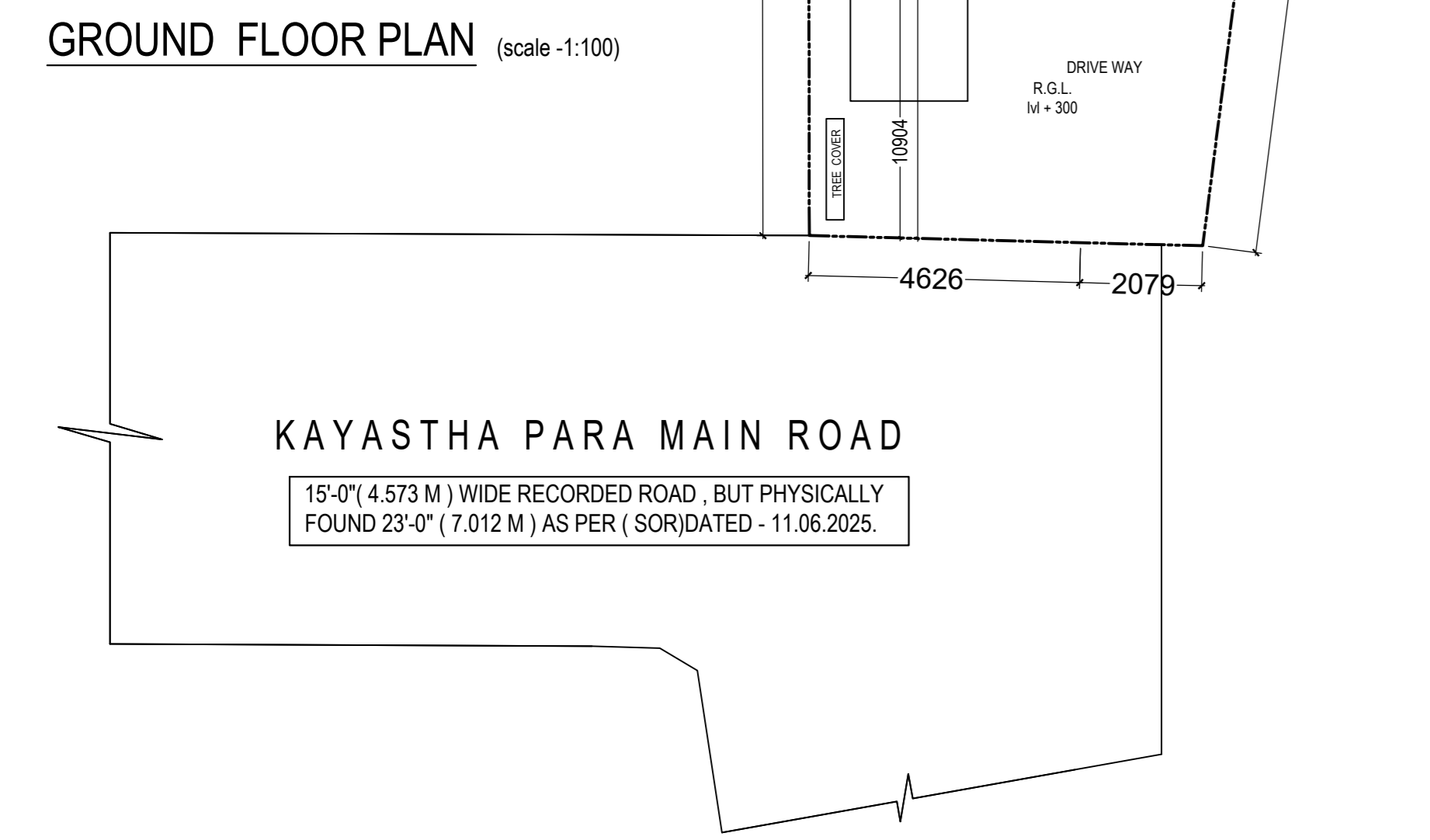
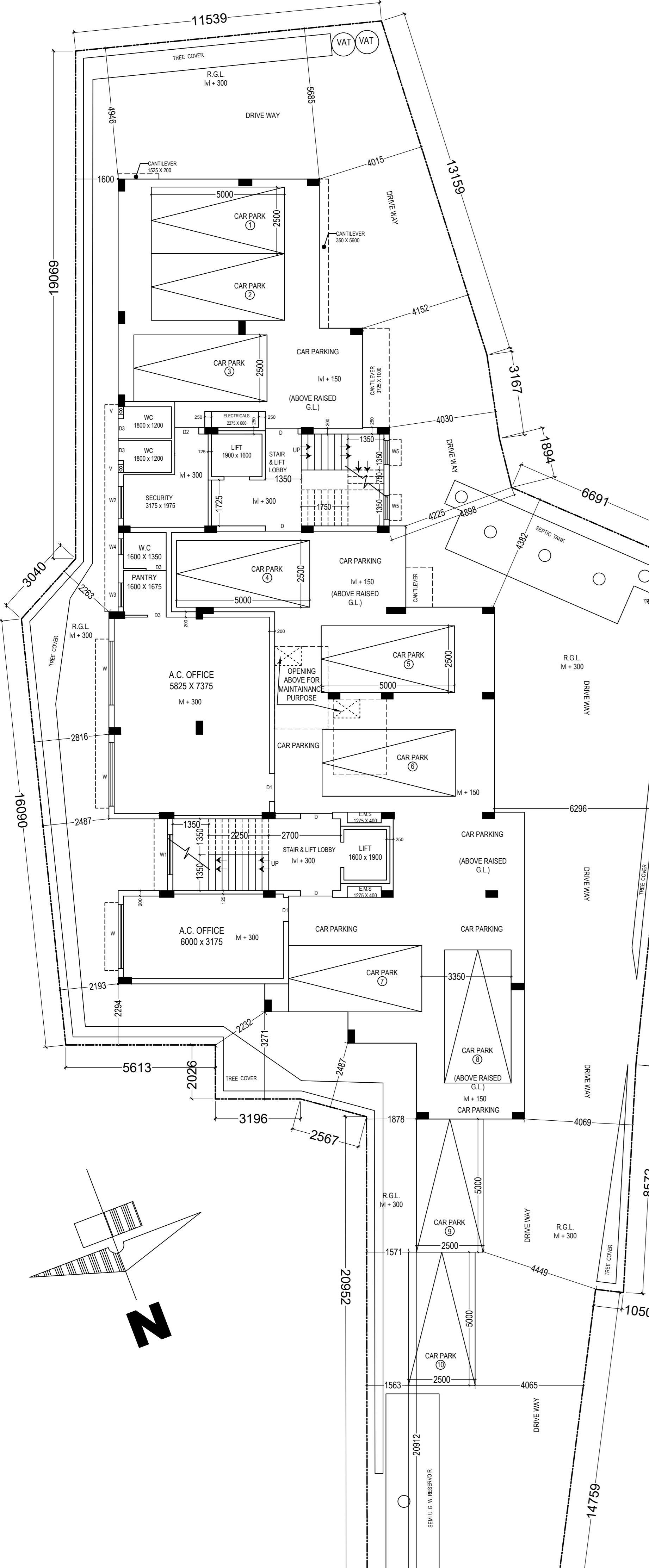
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME PER LAW.

DOOR AND WINDOW SCHEDULE :

DOORS			WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D1	1075	2100	W1	2400	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1000
			W4	600	1500
			W5	900	1200
			W6	600	1200
SD1	2000	2100	Y	300	VERIFICATION

ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THE BUILDING. SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR

THE DEPTH OF S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING COLUMNS OF THE BUILDING



AREA STATEMENT :

PRINCIPLE USE GROUP :	RESIDENTIAL									
PART-B										
1. AREA OF LAND (As per Deed & Assessment book copy) = 13 K - 14 CH - 33 SQ.FT. (AS PER ASSESSMENT BOOK COPY & AS PER DEED)	931.159 SQ.M.									
2. AS PER BOUNDARY DECLARATION =	931.149 SQ.M.									
3. A) PLAY 0 SQ.M. B) STRIP OF LAND 0 SQ.M.										
4. (i) PERMISSIBLE GROUND COVERAGE = 50 % = 465.575 SQ.M. (ii) PROPOSED GROUND COVERAGE = 41.77 % = 389.95 SQ.M.										
5. A) HEIGHT = 15.4 M. 5. B) ROAD WIDTH = 7.012 MT.										
6. PROPOSED AREA CALCULATION -										
A. FOR RESIDENTIAL :										
AT FLOOR	COVERED AREA	LESS DUCT	GROSS COVERED AREA	LESS LIFT WELL	NET FLOOR AREA	EXEMPTED AREA	LESS STAIR	LIFT LOBBY	NET FLOOR AREA	
GROUND	381.460	-	381.460	-	381.460	13.365	14.04	2.965	2.565	348.925
1ST	382.774	6.2	376.574	3.04	363.534	13.365	14.04	1.313	2.565	330.946
2ND	380.969	6.2	374.769	3.04	361.729	13.365	14.04	1.313	2.565	329.141
3RD	380.969	6.2	374.769	3.04	361.729	13.365	14.04	1.313	2.565	329.141
4TH	380.969	6.2	374.769	3.04	361.729	13.365	14.04	1.313	2.565	329.141
TOTAL	1507.144	24.822	1482.322	12.16	1470.162	66.825	70.20	5.252	12.825	1457.287
6. TOTALS & CAR PARKING CALCULATION -										
(B) RESIDENTIAL :										
MARKED	TENEMENT SIZE (SQ.M.)	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	NO. OF CAR PARKING REQUIRED					
D	82.871	13.839	96.710	04	02					
C	80.108	13.378	93.486	04	02					
B	81.796	13.660	95.456	03	02					
A	80.007	13.361	93.368	03	03					
E	37.901	6.329	44.230	01						
F	40.723	6.801	47.524	01						
G	42.225	7.052	49.276	01						
H	41.072	6.859	47.931	01						
(B) BUSINESS :										
	TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA	REQ. CAR PARKING						
1	54.549		48.521							
2	22.400		19.129	1						
TOTAL	76.949		67.650							
7A. TOTAL REQUIRED CAR PARKING :-				8						
7B. TOTAL PROVIDED CAR PARKING :-				8						
OPEN (1) LAYER =	OPEN (2) LAYER =	COVERED (GR) 1 LAYER =	COVER (GR) 2 LAYER =	COVERED (OTHER) 1 LAYER =	COVERED (OTHER) 2 LAYER =					
0	0	8	0	0	0					
8. PERMISSIBLE AREA FOR PARKING - MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED (AS PER U.C. IN SQ.M.)				200	SQ.M.					
9. PROVIDED AREA OF PARKING - AREA OF PARKING A = 163.599 SQ.M. AREA OF PARKING B = 73.203 SQ.M.				236.801	SQ.M.					
10. PERMISSIBLE F.A.R. =				2.0						
11. PROPOSED F.A.R. ((1667.294 / 200) / 931.149)				1.576						
12. STAIR HEAD ROOM AREA - STAIR 1 = 18.528 SQ.M. STAIR 2 = 16.585 SQ.M.				35.113	SQ.M.					
13. MACHINE ROOM LESS LIFT AREA - L.M.R. 1 = 8.025 SQ.M. L.M.R. 2 = 9.41 SQ.M.				15.966	SQ.M.					
14. OVER HEAD TANK AREA - TANK 1 = 8.835 SQ.M. TANK 2 = 8.085 SQ.M.				16.92	SQ.M.					
15. PROPOSED AREA OF CLIP BOARD =				37.627	SQ.M.					
15. a) PERMISSIBLE AREA OF CLIP BOARD = (380.969 X 3% / 4) =				45.716	SQ.M.					
17. TERRACE AREA -				377.050	SQ.M.					
18. ADDITIONAL AREA FOR FEES (ROOF STRUCTURE WITH 10% OVER AREA - C.E. - LIFT)				68.704	SQ.M.					
19. TREE COVER AREA -	PERMISSIBLE			44.7	SQ.M.					
20. COMMON AREA -	PROPOSED			45.296	SQ.M.					
21. RESIDENTIAL AREA -				216.874	SQ.M.					
22. EXISTING AREA (AS PER I.B. COPY) -				1753.021	SQ.M.					
				631.734	SQ.M.					

STATEMENT OF PLAN PROPOSAL :

- ASSEESSEE NO. - 31-106-09-0005-3.
- AREA OF THE PLOT (As per Deed & Assessment book copy) = 13 K - 14 CH - 33 SQ.FT. = 931.159 SQ.M.
- AREA OF PLOT (As per Boundary Declaration) = 931.149 SQ.M.
- AREA OF PLOT (AS PER U.L.C.) = 931.160 SQ.M.
- NO. OF STORIES - G + IV.
- NAME OF OWNER : 1. MR.MRMOY KUMAR BASU 2. MAYUKH BASU 3. MEGHNA BASU
- NAME OF APPLICANT : B.S. CONSTRUCTIONS & INFRASTRUCTURES PVT.LTD. BHARAT SINGH (DIRECTOR)
- K.M.C. MUTATION CASE NO. - 0/106/27-APR-15/20651. DATED - 28.04.2015.
- B.L.L.R.O. MUTATION OF MR.MRMOY KUMAR BASU VIDE COPY NO.-7189/1630013 DATED - 11.07.2024.
- B.L.L.R.O. MUTATION OF MAYUKH BASU VIDE COPY NO.-7187/1630013 DATED - 10.07.2024.
- B.L.L.R.O. MUTATION OF MEGHNA BASU VIDE COPY NO.-7122/1630013 DATED - 10.07.2024.
- B.L.L.R.O. CONVERSION MEMO NO. - 17/595/BL&RO/KOL/DATED - 16.02.2024.
- B.L.L.R.O. CONVERSION MEMO NO. - 17/596/BL&RO/KOL/DATED - 16.02.2024.
- B.L.L.R.O. CONVERSION MEMO NO. - 17/597/BL&RO/KOL/DATED - 16.02.2024.
- NOC OF U.L.C. - MEMO. NO. 192/U.L.C./ALPORE/2025. DATED - 08.05.2025.
- DECLARATION BEFORE 1ST CLASS MAGISTRATE, ALIPORE VIDE NO. 52545. DATED - 05.08.2025. REGARDING C.S. , R.S. , & L.R. DAG & KHATIAN NO.

DETAIL OF DEED OF CONVEYANCE :

- DEED OF DEED OF CONVEYANCE - BOOK NO. - 1, VOLUME NO. - 77, PAGES - 222 TO 232. BEING NO. - 4309, FOR THE YEAR 1969, JOINT SUB-REGISTRAR - ALIPUR, SOUTH 24- PGS. DATED - 08.09.1969.
- DEED OF DEED OF GIFT - BOOK NO. - 1, VOLUME NO. - 62, PAGES - 5372 TO 5398. BEING NO. - 12408, FOR THE YEAR 2008, A.R.A. - 1 KOLKATA, WEST BENGAL. DATED - 29.12.2008.
- DEED OF DEED OF DECLARATION - BOOK NO. - 1, VOLUME NO. - 15, PAGES - 5979 TO 5990. BEING NO. - 06033, FOR THE YEAR 2011, A.R.A. - 1 KOLKATA, WEST BENGAL. DATED - 06.08.2011.
- DEED OF DEED OF GIFT - BOOK NO. - 1, VOLUME NO. - 62, PAGES - 5399 TO 5421. BEING NO. - 12407, FOR THE YEAR 2008, A.R.A. - 1 KOLKATA, WEST BENGAL. DATED - 29.12.2008.
- DEED OF DEED OF DECLARATION - BOOK NO. - 1, VOLUME NO. - 15, PAGES - 5991 TO 6002. BEING NO. - 06834, FOR THE YEAR 2011, A.R.A. - 1 KOLKATA, WEST BENGAL. DATED - 06.08.2011.
- DEED OF DEED OF CONVEYANCE - PAGES - BEING NO. - 12405, FOR THE YEAR 2008, A.R.A. - 1 KOLKATA, WEST BENGAL. DATED - 23.12.2008.
- DEED OF DEED OF DECLARATION - BOOK NO. - 1, VOLUME NO. - 15, PAGES - 5969 TO 5978. BEING NO. - 06832, FOR THE YEAR 2011, A.R.A. - 1 KOLKATA, WEST BENGAL. DATED - 06.08.2011.
- DEED OF GENERAL POWER OF ATTORNEY - BOOK NO. - 1, VOLUME NO. - 1602 - 2024. PAGES - 44145 TO 44150. BEING NO. - 160213205, FOR THE YEAR 2024, D.S.R. - II SOUTH 24 PARGANAS, WEST BENGAL. DATED - 20.09.2024.
- DEED OF BOUNDARY DECLARATION - BOOK NO. - 1, VOLUME NO. - 1630 - 2025. PAGES FROM - 1108 TO 1109. BEING NO. - 16303011, FOR THE YEAR 2025, D.S.R. - V SOUTH 24- PGS. DATED - 24.04.2025.

DECLARATION OF OWNER :

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT

- WE WILL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION.
- WE WILL FOLLOW THEIR INSTRUCTIONS.
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE.
- K.M.C. AUTHORITY WILL REVOKE SANCTION IF ANY DOCUMENT IS FOUND FAKE.
- K.M.C. IS GIVING SANCTION ON THE BASIS OF DOCUMENTS SUBMITTED BY US AND THE PLOT IDENTIFIED BY US. K.M.C. WILL REVOKE SANCTION IF ANY DOCUMENT IS FOUND FAKE OR WRONG.
- THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION.

CERTIFICATE OF STRUCTURAL ENGINEER :

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN & DRAWINGS 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 CERTIFIED THAT IT IS SAFE AND STABLE WITH ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY BHASKAR JYOTI ROY, J.B. ASSOCIATES OF 1418, NAYABAD, PANCHSAYER, KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

DRIPTA BANDYOPADHYAY (E.S.E. : B / 649)

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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKAR JYOTI ROY (G.T.E. / I / 4)

NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF ARCHITECT :

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES OF 2009 AS AMENDED TIME TO TIME. THAT THE WIDTH OF THE ABUTTING ROAD IS CONFORM WITH THE BUILDING PLAN AND IT IS NOT A TANK OR A FILED UP TANK. THE SITE IS DEMARKED BY BOUNDARY WALLS AND MEASUREMENT AGREED WITH THE DEED PLAN. IT IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT. THE ABUTTING NORTH SIDE ROAD WIDTH IS 7.012 M & WEST SIDE ROAD WIDTH IS 4.878 M THE PLOT IS BEYOND 300 METERS FROM THE CENTRE LINE OF E.M.B.YE.PASS.

ANIRBAN CHOWDHURY
Regn.No. CA/9924259

NAME OF ARCHITECT

PROJECT :

PLAN OF PROPOSED G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 5, KAYASTHA PARA MAIN ROAD, KOLKATA - 700078, WARD NO. - 106, BOROUGH NO. - XII, DIST - 24 PARGANAS (SOUTH), UNDER K.M.C. MOUZA - KASBA, J.L.NO. - 13, C.S. DAG NOS. - 3377, 3376 / 3652 / 3375. C.S.KHATIAN NO. - 30. R.S.DAG NO. - 3377,3376 / 6143 / 3376 / 3652 R.S. KHATIAN NOS. - 2451,2613, SUB R.S. KHATIAN NO. - 308,1045 & 2730, L.R. DAG NO. - 3377,3376 / 3652, 3376 / 6143, L.R. KHATIAN NO. - 3409,3410,3411.POLICE STATION - GARFA. U/S 393A OF K.M.C. ACT 1980 COMPLYING B/R 2009.

BUILDING PERMIT NO. : 202510311

DATE : 28-NOV-25

VALID UP TO : 27-NOV-30

DRAWN BY - RIMA

CHKD. BY - ANIRBAN CHOWDHURY

SCALE: 1:100 (OTHERS MENTIONED)

DATE - 13.09.2025. DRG. NO. - eod01/825

SHEET NO. - 2 SUB.OL.NO. - 18

ARCHITECTS

AMZ ASSOCIATES

CONSULTING ARCHITECTS & ENGINEERS

C 5/8 LAKE GARDENS, KOLKATA - 700045

Contact No. - 983041155

Email - amz.associates@rediffmail.com

Web - www.amzassociates.net

ASSISTANT ENGINEER (Civil / Building)

EXECUTIVE ENGINEER (Civil / Building)