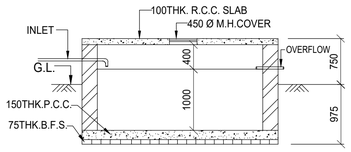
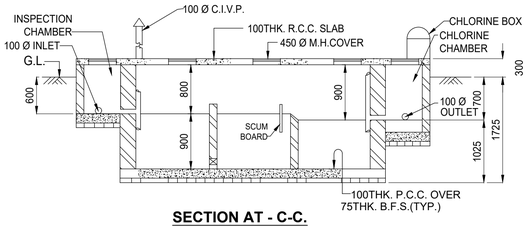
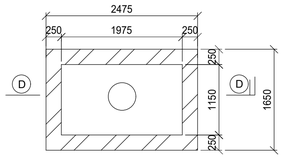


SECTION AT - D-D.

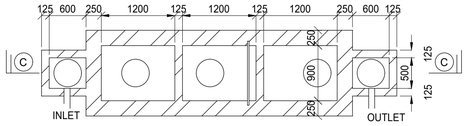


SECTION AT - C-C.



PLAN OF SEMI UNDER-GROUND WATER RESERVOIR. (CAP. - 600 GALS.)

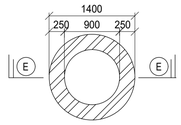
SCALE-1:50.



PLAN OF SEPTIC TANK.

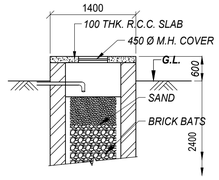
(60 USERS)

SCALE-1:50.

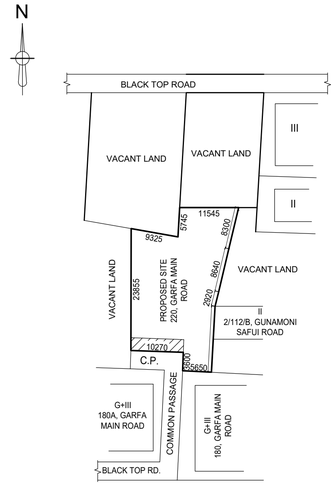


PLAN OF SOAK PIT.

SCALE-1:50.

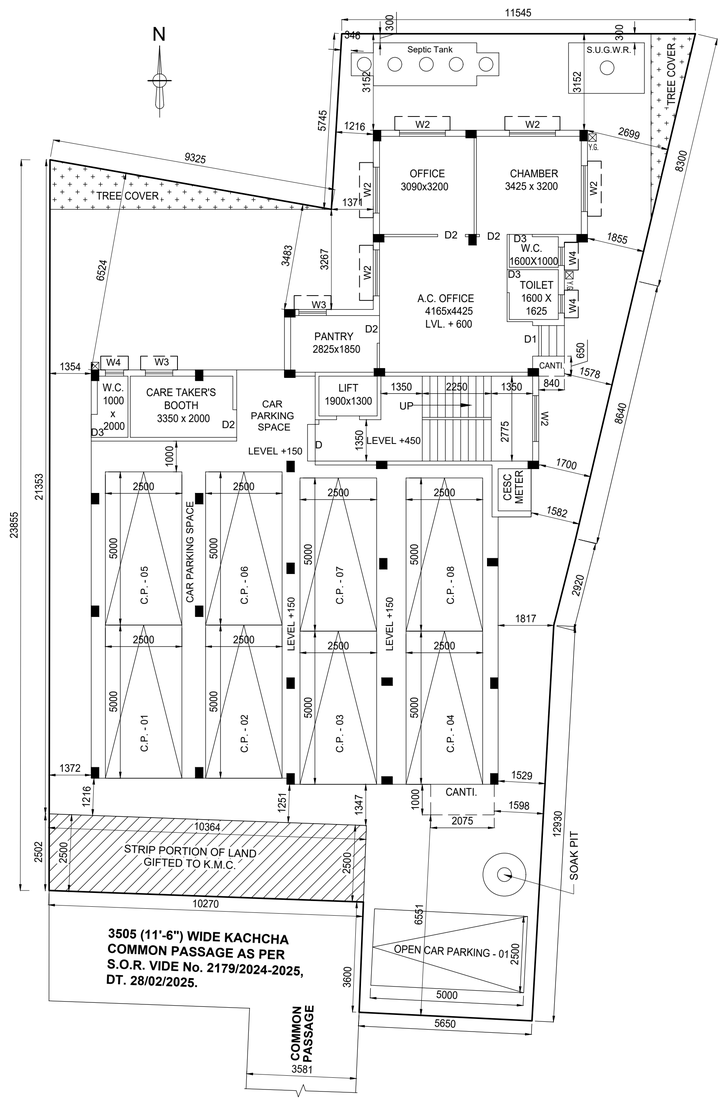


SECTION AT : E-E.



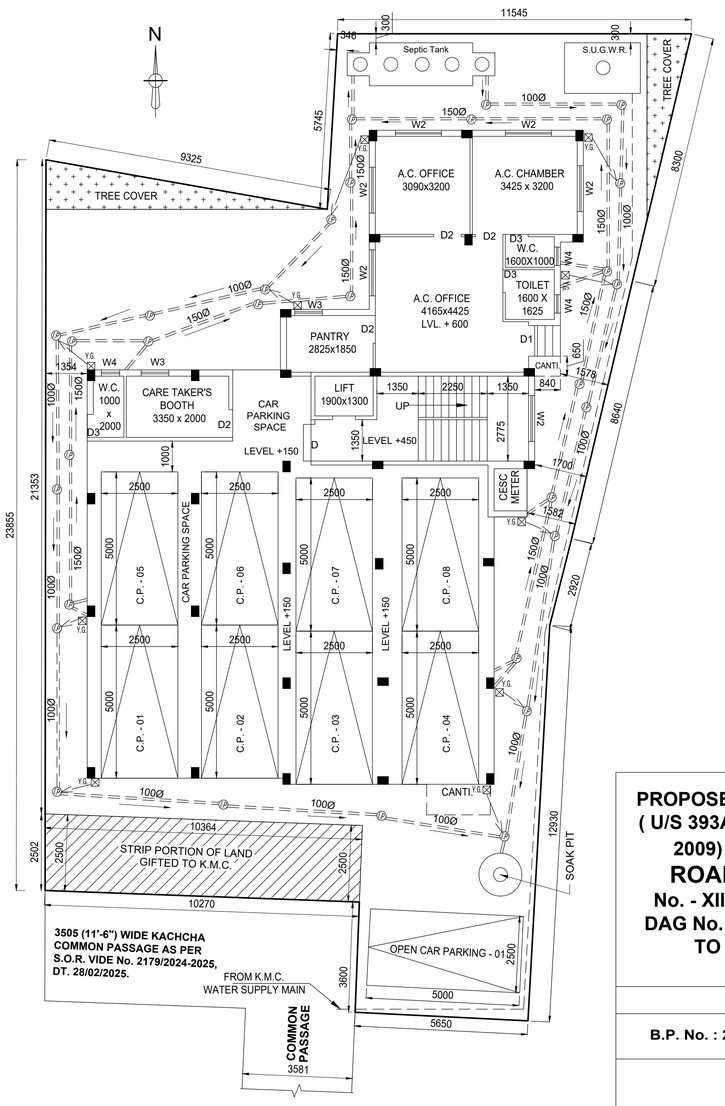
SITE PLAN

SCALE - 1 : 600



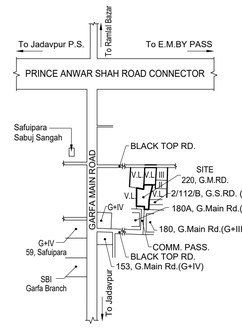
GROUND FLOOR PLAN

SCALE - 1:100



GROUND FLOOR PLAN
SHOWING INTERNAL DRAINAGE LAY OUT

SCALE - 1:100



KEY PLAN

SCALE - 1 : 4000

PROPOSED G + III STORIED RESIDENTIAL BUILDING PLAN (U/S 393A OF K.M.C. ACT. 1980 & AS PER BUILDING RULE 2009) AT PREMISES No. - 220, GARFA MAIN ROAD, UNDER K.M.C., WARD No. - 106, BOROUGH No. - XII IN MOUZA - GARFA, J.L. No. - 19, R.S. AND L.R. DAG No. - 878, R.S. KHATIAN No. - 177 CORRESPONDING TO L.R. KHATIAN Nos. - 3189, 3190, 3191, 3202, P.S. - GARFA

PLAN CASE No. (CAF I.D.) : 2024120597 | **SHEET No. : 2 of 2**

B.P. No. : 2025120030 **DATE : 23-APR-25** **VALID UP TO : 22-APR-30**

SUBRATA NAG — Digitally signed by SUBRATA NAG Date: 2025.04.24 17:50:38 +05'30'

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-XII

KALYAN GAINE — Digitally signed by KALYAN GAINE Date: 2025.04.24 17:51:22 +05'30'

DIGITAL SIGNATURE OF E.E.(C)/Bldg./Br.-XII

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. : 31 - 106 - 02 - 0716 - 5

2. NAME OF THE APPLICANT :

AJOY KUMAR ROY
PROPRIETOR OF 'A.R. CONSTRUCTION'
AS CONSTITUTED ATTORNEY OF
1. Smt. ALPANA SAFUI, 2. Sri ABIRLAL SAFUI,
3. Smt. SUBARNA SAFUI, 4. Smt. SUMANA SAFUI

3. NAME OF THE OWNERS :
1. Smt. ALPANA SAFUI,
2. Sri ABIRLAL SAFUI,
3. Smt. SUBARNA SAFUI,
4. Smt. SUMANA SAFUI,

DETAILS OF L.R. PARCHA : IDN : 1630019, KHATIAN No.: 3202, COPY No. : 10664, Date : 10/09/2024
IDN : 1630019, KHATIAN No.: 3191, COPY No. : 10174, Date : 02/09/2024
IDN : 1630019, KHATIAN No.: 3190, COPY No. : 10179, Date : 02/09/2024
IDN : 1630019, KHATIAN No.: 3189, COPY No. : 10170, Date : 02/09/2024

Conversion Certificate (Shali to Bastu) : Memo No. : 17 / 3540 / BLLRO / KOL, Dt. 30/10/2024
Memo No. : 17 / 3541 / BLLRO / KOL, Dt. 30/10/2024
Memo No. : 17 / 3542 / BLLRO / KOL, Dt. 30/10/2024
Memo No. : 17 / 3543 / BLLRO / KOL, Dt. 30/10/2024

K. M. C. Mutation Certificate : Case No. : U / 106 / 08 - 01 - 2025 / 3014, Dated : 27/01/2025
Declaration before 1st. Class Judicial Majistrate (10th), Alipore, reg. legal heirs, vide No. 53637, dt. 21/08/2024.

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° - 30' - 4.2" N	88° - 23' - 5.6" E	7.00 M.
"B"	22° - 30' - 4.2" N	88° - 23' - 5.6" E	
"C"	22° - 30' - 4.2" N	88° - 23' - 5.5" E	
"D"	22° - 30' - 4.2" N	88° - 23' - 5.5" 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.

SCHEDULE DOORS & WINDOWS

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1200	2100	W	2400	2100
D1	1000	2100	W1	1800	1200
D2	900	2100	W2	1500	1200
D3	750	2100	W3	900	1200
			W4	600	600

4. DETAILS OF REGD. COMM. PASS. DECLARATION :
BOOK No. : I VOL. No. : 1604-2025
PAGES : 21808 to 21816 BEING No. : 160400783
DATE : 27/01/2025 REGD. AT : D.S.R.-IV SOUTH 24 PARGANAS

4. DETAILS OF REGD. DEED :
BOOK No. : I VOL. No. : 82
PAGES : 194 to 200 BEING No.: 3427
DATE : 24/06/1983 REGD. AT : S.R., ALIPORE 24 PARGANAS

4. DETAILS OF REGD. BOUNDARY DECLARATION :
BOOK No. : I VOL. No. : 1604-2025
PAGES : 21796 to 21807 BEING No.: 160400784
DATE : 27/01/2025 REGD. AT : D.S.R.-IV SOUTH 24 PARGANAS

4. DETAILS OF REGD. STRIP OF LAND :
BOOK No. : I VOL. No. : 1604-2025
PAGES : 21783 to 21795 BEING No.: 160400785
DATE : 27/01/2025 REGD. AT : D.S.R.-IV SOUTH 24 PARGANAS

6. DETAILS OF REGD. POWER OF ATTORNEY :
BOOK No. : I VOL. No. : 1604-2025
PAGES : 12266 to 12281 BEING No.: 160400333
DATE : 14/01/2025 REGD. AT : D.S.R.-IV SOUTH 24 PARGANAS

PART - B

1. AREA OF LAND
a) As per title deed (7K.-4Ch.-0Sq.Ft.): 484.950 Sq.Mt.
b) As per boundary declaration : 482.425 Sq.Mt.

6. AREA OF STRIP PORTION OF LAND : 25.792 Sq.Mt.

2. PERMISSIBLE GR. COV.: 50.586% = 244.039 Sq.Mt.
3. PROPOSED GR. COV. : 50.558% = 243.906 Sq.Mt.

5. PROPOSED AREA :

Floor	Total floor Area	Stair Well	Lift Well	Net Built Up Area	Total Exempted Area: Stair + Stair lobby	Total Exempted Area: Lift lobby	Net Floor Area
Ground Floor	241.285 Sq.Mt.	-	-	241.285 Sq.Mt.	13.568 Sq.Mt.	2.734 Sq.Mt.	224.983 Sq.Mt.
1st. floor area	243.906 Sq.Mt.	0.169 Sq.Mt.	2.470 Sq.Mt.	241.267 Sq.Mt.	13.568 Sq.Mt.	2.734 Sq.Mt.	224.965 Sq.Mt.
2nd. floor area	243.906 Sq.Mt.	0.169 Sq.Mt.	2.470 Sq.Mt.	241.267 Sq.Mt.	13.568 Sq.Mt.	2.734 Sq.Mt.	224.965 Sq.Mt.
3rd. floor area	243.906 Sq.Mt.	0.169 Sq.Mt.	2.470 Sq.Mt.	241.267 Sq.Mt.	13.568 Sq.Mt.	2.734 Sq.Mt.	224.965 Sq.Mt.
4th. floor area	-	-	-	-	-	-	-
Total	**973.003 Sq.Mt.**	**0.507 Sq.Mt.**	**7.410 Sq.Mt.**	**965.086 Sq.Mt.**	**54.272 Sq.Mt.**	**10.936 Sq.Mt.**	**899.878 SqMt.**

6. PARKING CALCULATION :
A)

Mkd.	Tenement Size	Prop. Area To Be Added	Actual Area of Tenement	No.	Required Parking
C	59.050 SqMt.	7.644 SqMt.	66.694 SqMt.	3 No.	4 Nos.
B	72.745 SqMt.	9.416 SqMt.	82.161 SqMt.	1 No.	
A	92.200 SqMt.	11.935 SqMt.	104.135 SqMt.	1 No.	
D	74.900 SqMt.	9.695 SqMt.	84.596 SqMt.	2 Nos.	
E	90.044 SqMt.	11.656 SqMt.	101.70 SqMt.	2 Nos.	
TOTAL CARPET AREA OF OFFICE - 51.284 Sq.Mt.					1 No.
Total Required Parking					5 Nos.

B) **No. of parking provided :** Cov.: Eight (8) Open.: One (1)
C) **Perm. area for parking:** Ground floor = 5 Nos. x 25 Sq.Mt. = 125.0 Sq.Mt.
D) **Actual area of parking provided :**
a) Ground floor = 147.998 Sq.Mt.
b) Basement = NIL
E) **Actual No. of parking Required :** FIVE (5)

7) **Permissible F.A.R. :** 1.75
8) **Proposed F.A.R. : (899.878 - 125)/482.425 = 1.606**

9. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE/TEND
Ground floor	-	-	-
1st. floor	-	**3.375 Sq.Mt.**	-
2nd. floor	-	**3.375 Sq.Mt.**	-
3rd. floor	-	**3.375 Sq.Mt.**	-
4th. floor	-	-	-
TOTAL	-	**10.125 Sq.Mt.**	-

10) **Stair cover area** : 16.351 Sq.Mt.
11) **Area of lift machine room** : 10.001 Sq.Mt.
12) **Area of O.H. Tank** : 5.715 Sq.Mt.
13) **Area of L.M.R. stair** : 3.200 Sq.Mt.
14) **Covered area of Office** : 58.118 Sq.Mt.
15) **Carpet area of Office** : 51.284 Sq.Mt.
16) **Tree cover area** : 11.846 Sq.Mt.
17) **additional area for fees** : 39.553 Sq.Mt.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

1. I shall engage L.B.S. & E.S.E. during construction.
2. I shall follow the instructions of L.B.S. & E.S.E. during construction of the building (as per B.S. plan).
3. K.M.C. authority will not be responsible for structural stability of the building & adjoining structures.
4. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.
5. The construction of S.U.G.Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.
6. The plot is identified by me/us during Departmental inspection.
7. This is a solid land and not a filled up land.
8. The land and structure is fully occupied by me/us and there is no tenent.

AJOY KUMAR ROY
PROPRIETOR OF 'A.R. CONSTRUCTION'
AS CONSTITUTED ATTORNEY OF
1. Smt. ALPANA SAFUI, 2. Sri ABIRLAL SAFUI,
3. Smt. SUBARNA SAFUI, 4. Smt. SUMANA SAFUI
NAME OF OWNER / C.A.

THIS IS TO BE CERTIFIED WITH FULL RESPONSIBILITY THAT :-

1. The building plan has been drawn as per the K.M.C. BUILDING RULES 2009, as amended from time to time, and the site conditions including the width of the abutting roads (black top) conform with the plan which has been measured and verified by me.
2. Presently the premise appears to be a buildable site and not a tank or a filledup tank.
3. The land is butted & bounded by boundary walls.
4. The plot is beyond 500 Mts. from the C/L of E. M. By Pass.
5. The construction of semi under ground water reservoir wil be completed before starting of building foundation work.

ARUP CHAKRABORTY
L.B.S., CLASS - I, NO. - 1409
NAME OF L. B. S.

CERTIFICATE 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.

BHASKARJYOTI ROY
G.T.E., CLASS - I, NO. - 50
NAME OF GEO-TECHNICAL ENGINEER

STRUCTURAL CERTIFICATE :-

The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per National Building Code of India and certified that it is safe and stable in all respect.
The report of soil test has been considered during structural calculation.

SAKTI BRATA BHATTACHARYYA
E.S.E., CLASS - I, NO. - 116
NAME OF E.S.E.

SHEET No. 2 OF 2	SCALE	DRAWN BY
	1 : 100, 1 : 50, 1 : 600, 1 : 4000, 1 : 200	Biplab Banerjee