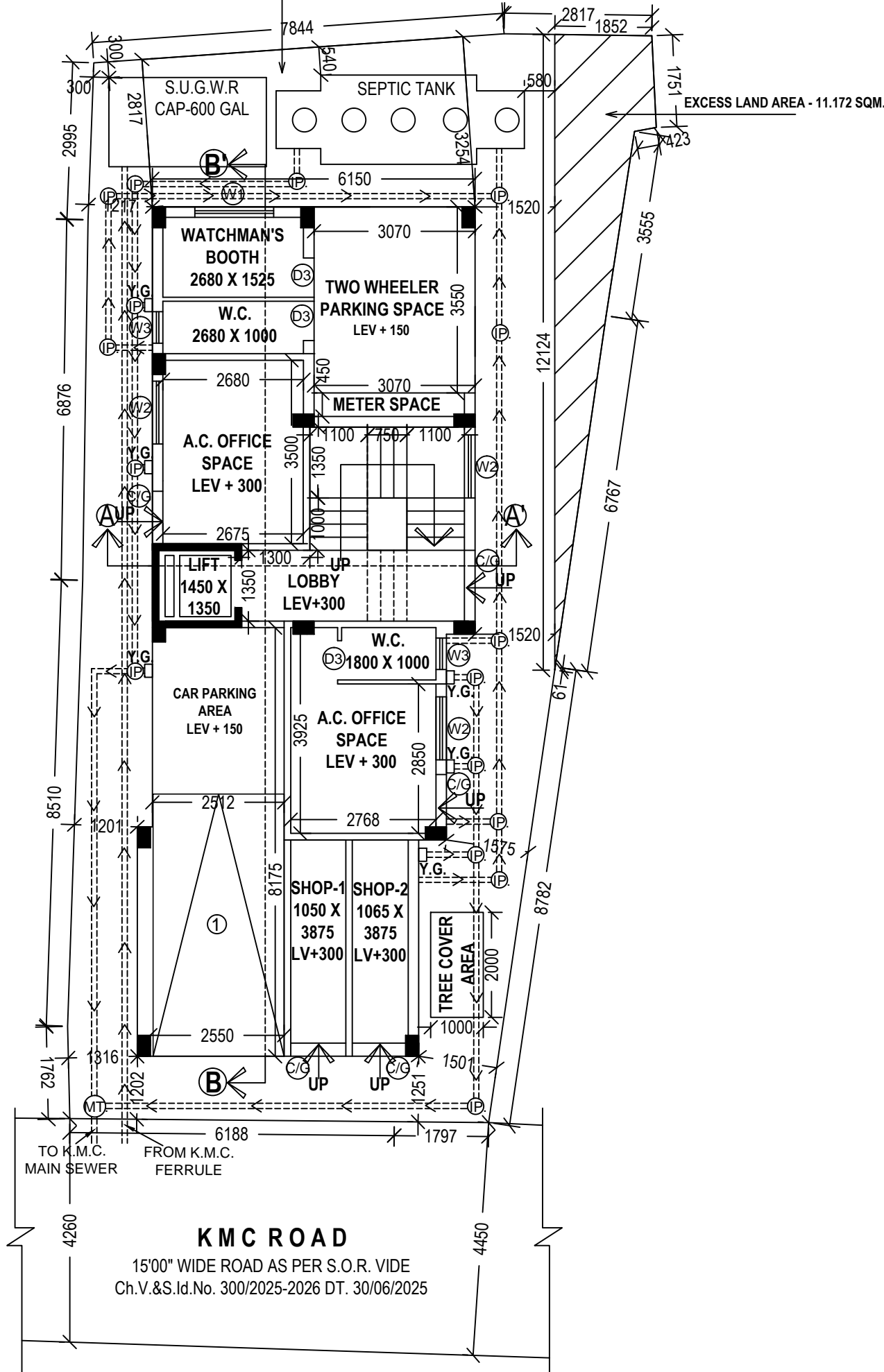


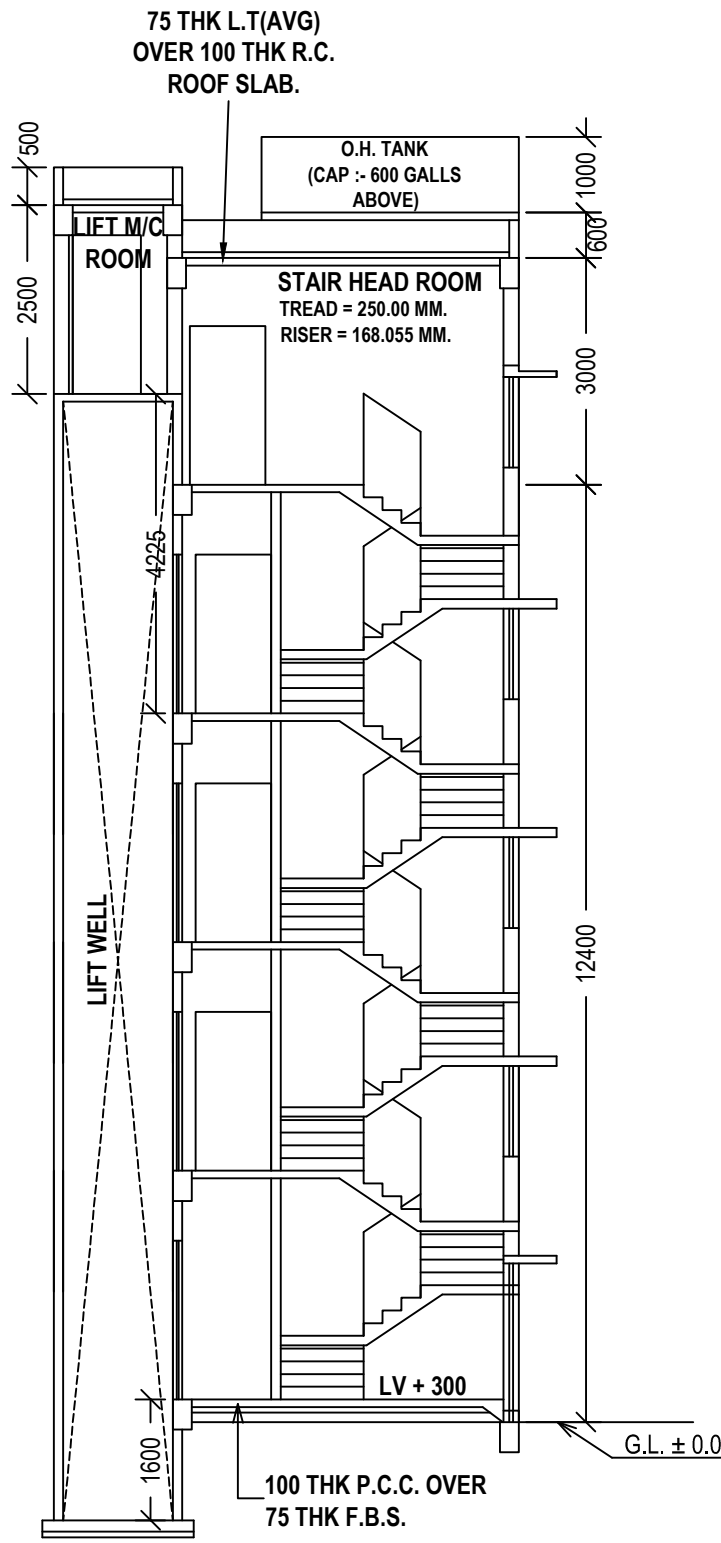
FRONT ELEVATION
SCALE : 1 : 100

AVERAGE BACK = REAR OPEN SPACE AREA /
REAR SIDE WIDTH OF THE BUILDING
ie, 18.623 / 6.150 = 3.028 M
(As per Circular Govt of W.B. Dept of Municipal
Affairs Vide No - 480/MA/O/C-43R-13/2012,
Dated :- 21/10/2014)

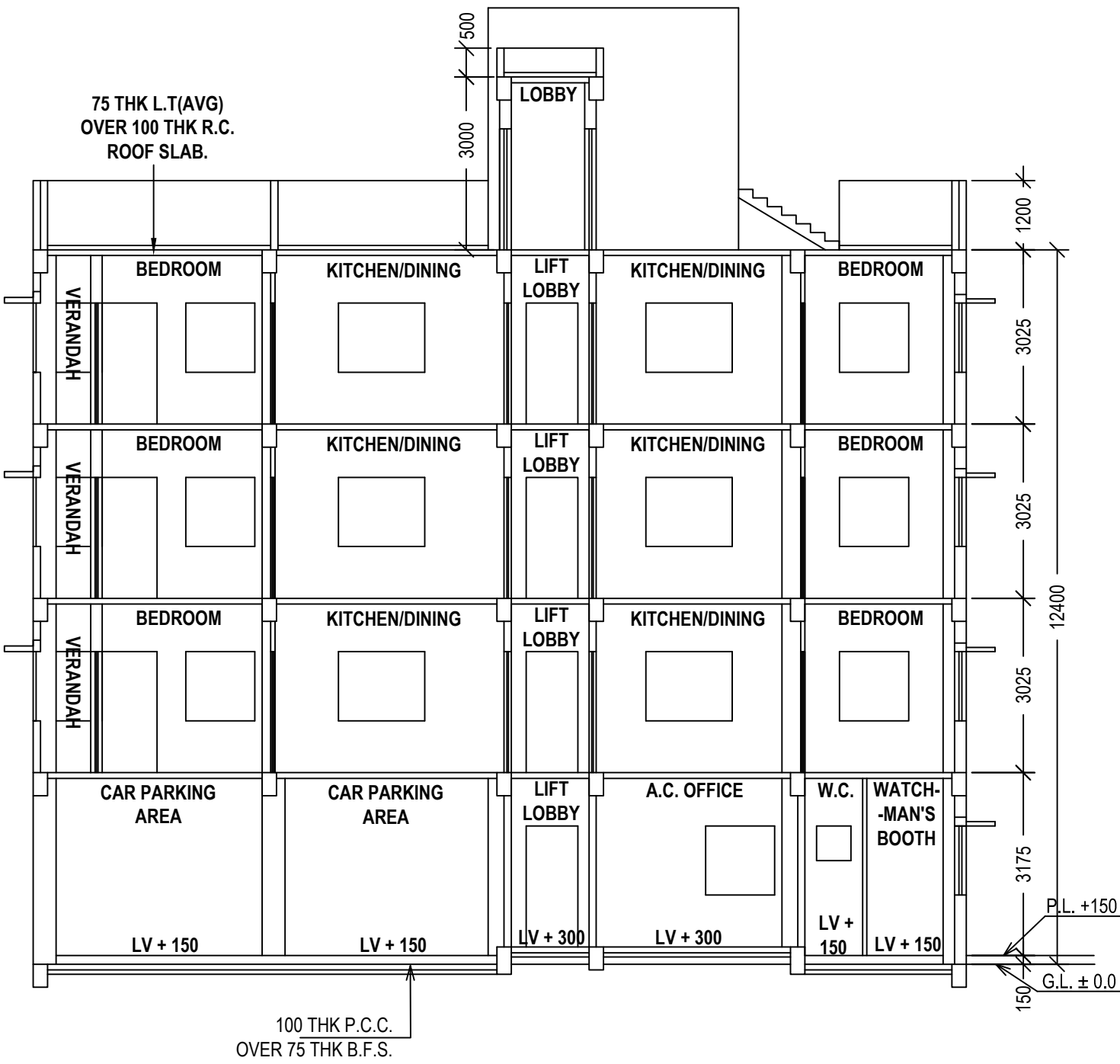
DEPTH OF S.U.G.W.RESERVOIR & SEPTIC TANK SHOULD NOT BE GO
BEYOND THE FOUNDATION OF THE BUILDING.



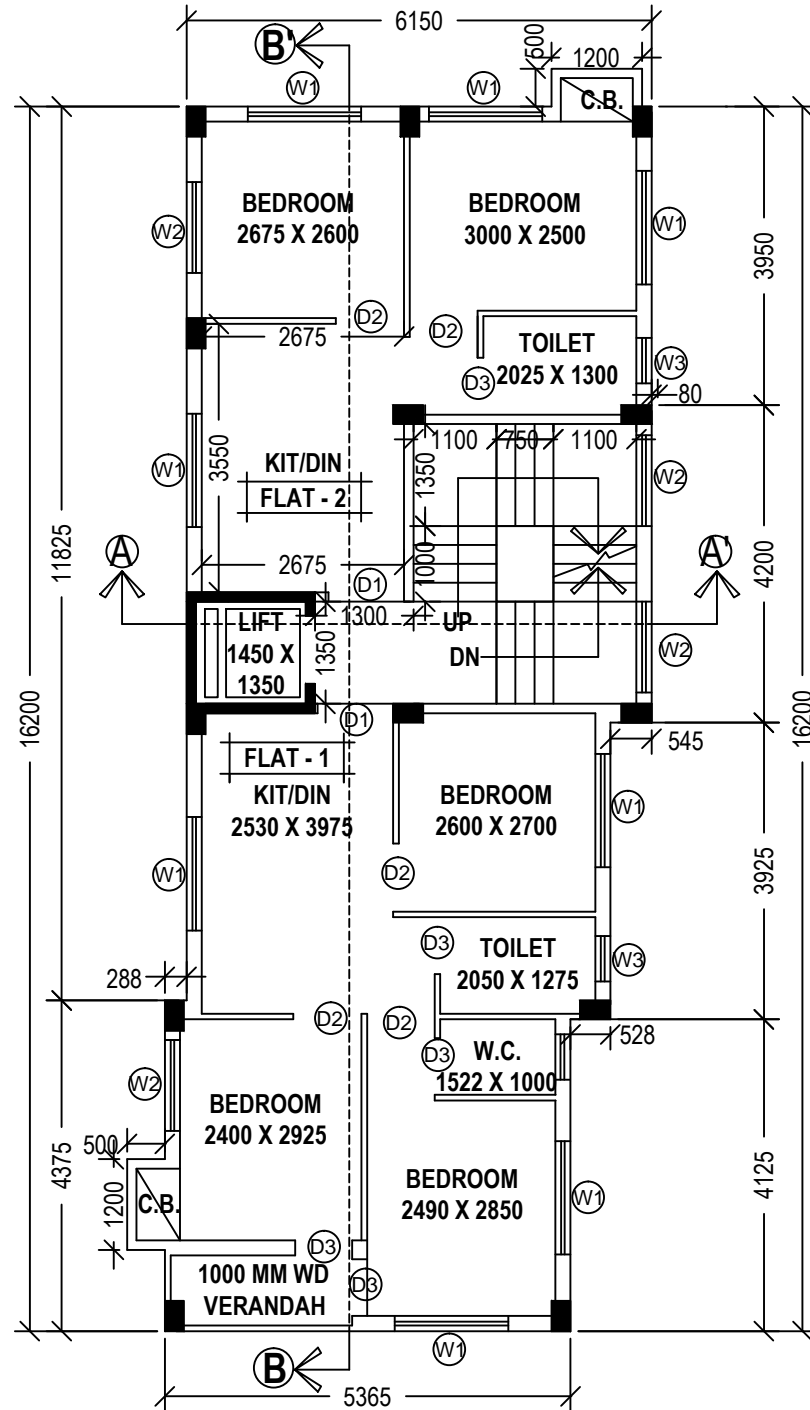
GROUND FLOOR PLAN
SCALE: 1:100



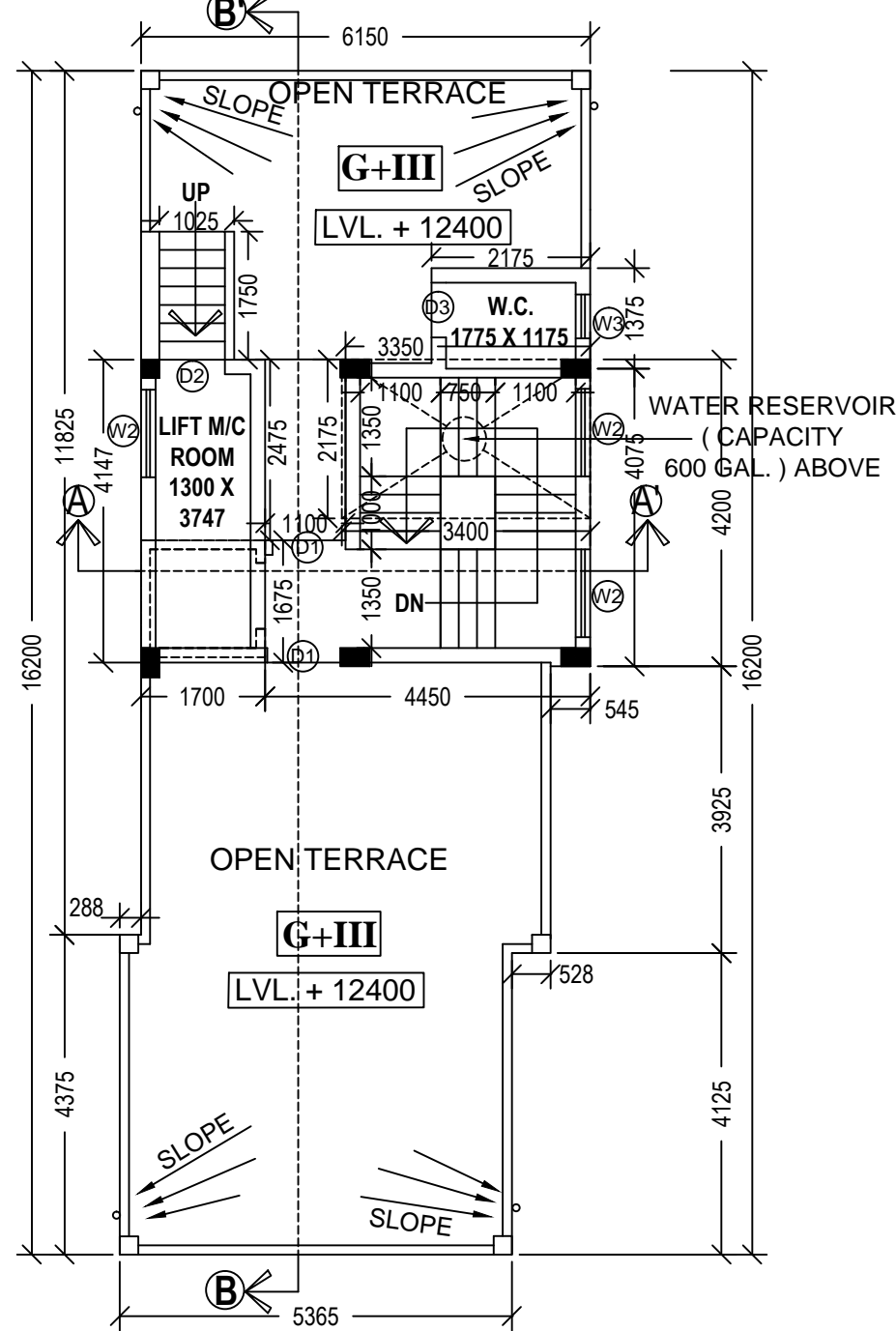
SECTION THROUGH A - A'
SCALE : 1 : 100



SECTION THROUGH B - B'
SCALE : 1 : 100



FIRST TO THIRD FLOOR PLAN (TYPICAL)
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	600	600

CERTIFICATE

Premises No : 37/15, NAKTALA ROAD
Assessee No :
Name of the Owner (s) / Applicant (s) :
SRI AMIT SENAPATI
PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
AND C.A. OF SRI NITYANANDA DAS,
SRI BISWANATH DAS, SRI SHYAMAL DAS,
SMT.HASI DAS, SMT.MANDIRA DAS, SMT.JAYA DAS.

Area of Land :
(i) 2 K - 11 CH - 00 SFT = 179.765 SQM [AS PER DEED]
(ii) 2 K - 13 CH - 30.03 SFT = 190.917 SQM [AS PER PHYSICAL]
Name of L.B.S. : AVIJIT DAS,License No. - 1765/I, (K.M.C.)
Permissible height in reference to CCZM issued by AAI : 33.0 M.
Co-Ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in The site plan of the proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
1	22.475546	88.36650	2.7 M.
2	22.47560	88.36655	2.7 M.

That above information is true and correct in all respect and if at any stage, it is found
otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the
right to take appropriate action against me as per law.

SRI AMIT SENAPATI
PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
AND C.A. OF SRI NITYANANDA DAS,
SRI BISWANATH DAS, SRI SHYAMAL DAS,
SMT.HASI DAS, SMT.MANDIRA DAS, SMT.JAYA DAS.

AVIJIT DAS
L.B.S. NO.-1765/I (K.M.C.)

NAME OF L.B.S. NAME OF OWNER / APPLICANT

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1:5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH
1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MARBLE FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSESSE NO : 211000607452**
- DETAIL OF REGISTERED DEED .**
BOOK NO : I VOL. NO : 4 PAGE NO : 201 TO 204
BEING NO : 276 DATED : 04-06-1993 PLACE :A.D.R.-ALIPORE,SOUTH 24 PGS
- DETAIL OF REGISTERED BOUNDARY DECLARATION .**
BOOK NO : I VOL. NO : 1630-2025 PAGE NO : 62929 TO 62939
BEING NO :163002520 DATED : 04-04-2025 PLACE :D.S.R.-V SOUTH 24 PGS (WB).
- DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY.**
BOOK NO : I VOL. NO : 1604-2025 PAGE NO : 61753 TO 61776
BEING NO :160402483 DATED : 13/03/2025 PLACE :D.S.R.-IV SOUTH 24 PGS (WB).

- 5. a) AREA OF LAND (Physical) : 2K-13CH-30.03SFT = 190.917 SQM**
- b) NO OF STOREY : G+III**
- 6. a) NO. OF TENEMENTS : 6 NOS.**
- 7. SIZE OF TENEMENTS : a) 50.0 - 75.0 Sqm 03 NOS
b) Below 50.0 Sqm 03 NOS**

PART-B:

- 1. AREA OF LAND AS PER TITLE DEED = 2K-11CH-00SFT = 179.765 SQM**
- 2. AS PER BOUNDARY DECLARATION = 2K-13CH-30.03SFT = 190.917 SQM**
- 3. NET LAND AREA = 190.917 SQM**
- 4. (i) PERMISSIBLE GROUND COVERAGE :- 60.00 % = 107.859 SQM
(ii) PROPOSED GROUND COVERAGE :- 62.472 % = 94.326 SQM**
- 5. PROPOSED HEIGHT = 12.400 MT.**
- 6. PROPOSED AREA**

GROSS COVERED AREA	CUT OUT		EXEMPTED AREA		NET FLOOR AREA
	STAIR DUCT	LIFT WELL	STAIR-STAIR LOBBY	LIFT LOBBY	
GROUND FLOOR	94.326 SQM		10.161 SQ.M	1.755 SQ.M	82.410 SQ.M
1ST FLOOR	94.326 SQM	0.750 SQ.M	1.958 SQ.M	1.755 SQ.M	79.702 SQ.M
2ND FLOOR	94.326 SQM	0.750 SQ.M	1.958 SQ.M	1.755 SQ.M	79.702 SQ.M
3RD FLOOR	94.326 SQM	0.750 SQ.M	1.958 SQ.M	1.755 SQ.M	79.702 SQ.M
TOTAL	377.304 SQM	2.25 SQ.M	5.874 SQ.M	40.644 SQ.M	321.516 SQ.M

7. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1	45.741 SQ.M	12.727 SQ.M	58.468 SQ.M	3	-
2	32.88 SQ.M	9.149 SQ.M	42.029 SQ.M	3	-

- (i) SHOP BUILT-UP AREA = 10.581 SQM.**
- (ii) SHOP CARPET AREA = 8.189 SQM. REQUIRED CAR PARKING = NIL**

- (C) BUSINESS :-**
- (i) OFFICE BUILT-UP AREA = 24.413 SQM.**
- (ii) OFFICE CARPET AREA = 19.935 SQM. REQUIRED CAR PARKING = NIL**

- (D) PARKING:**
- (i) TOTAL REQUIRED CAR PARKING :- 1 NO**
- (ii) TOTAL PROVIDED CAR PARKING :- 1 NO**
- (iii) PERMISSIBLE AREA FOR PARKING = 25.00 SQ.M.**
- (iv) PROVIDED AREA OF PARKING = 32.694 SQ.M.**

- 8. F.A.R.:**
- (i) PERMISSIBLE F.A.R = 1.75**
- (ii) PROPOSED F.A.R = (321.516 - 25.00) / 179.765 = 1.649<1.75**

- 9. MISC AREA:**
- (i) STAIR HEAD ROOM AREA :- 15.442 SQ.M.**
- (ii) LIFT MACHINE ROOM AREA :- 7.051 SQ.M**
- (iii) LIFT MACHINE ROOM STAIR AREA :- 2.231 SQ.M**
- (iv) TERRACE AREA :- 94.326 SQ.M.**
- (v) CUPBOARD AREA :- 3.60 SQ.M.**
- (vi) OVER HEAD TANK AREA :- 7.395 SQ.M.**
- (vii) ROOF TOILET AREA :- 3.00 SQ.M.**
- (viii) AREA OF TREE COVER :- 2.00 SQ.M.**
- (ix) TOTAL AREA FOR FEES :- 400.505 SQM**

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. NO.-50/I (K.M.C.)
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE
BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING
THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION
REPORT BY M/S. SOIL-TECH, BHASKARJYOTI ROY, 51/1H, PRINCE GOLAM HOSSAIN
SHAH ROAD, KOLKATA-700032, CERTIFY THAT IT IS SAFE AND STABLE IN ALL
RESPECT.

SAKTI BRATA BHATTACHARYYA
E.S.E. NO.-116/I (K.M.C.)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE
BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING
RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION
INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD
ABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE WILL BE SUPERVISED
BY ME.

DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE
L.B.S & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION
OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY
OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT
ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE
CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE
OF L.B.S/E.S.E BEFORE STARTING OF BUILDING FOUNDATION.
THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY
BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE
PENDING AGAINST THIS PLOT.

SRI AMIT SENAPATI
PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
AND C.A. OF SRI NITYANANDA DAS, SRI BISWANATH
DAS, SRI SHYAMAL DAS, SMT. HASI DAS,
SMT. MANDIRA DAS, SMT. JAYA DAS.

NAME OF OWNER / APPLICANT

B.P.NO :- 2025100130 DATED :- 25/09/2025 VALID UPTO :- 24/09/2030

DEBARATI CHAKRABORTY
Digitally signed by
DEBARATI CHAKRABORTY
Date: 2025.09.25 17:25:17
+05'30'

DIGITAL SIG. OF ASSISTANT ENGINEER (K.M.C.)
BR. X / BUILDING DEPARTMENT

GROUND FLOOR PLAN, FIRST, SECOND & THIRD FLOOR PLAN, ROOF PLAN,
FRONT SIDE ELEVATION, SECTION AT A-A', B-B'.

PROJECT.

PROPOSED G+III STORIED (HT.-12.400MT.) RESIDENTIAL
BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE
2009, AT PREMISES NO - 37/15, NAKTALA ROAD.,
WARD NO.-100, BOROUGH NO.- X, P.S. - NETAJI NAGAR, KOLKATA - 700 047.

JOB NO.	DRG. NO.	DATE	DEALT
2/2	ARCH/CORP- A DWG	05.09.2025	AYAN

