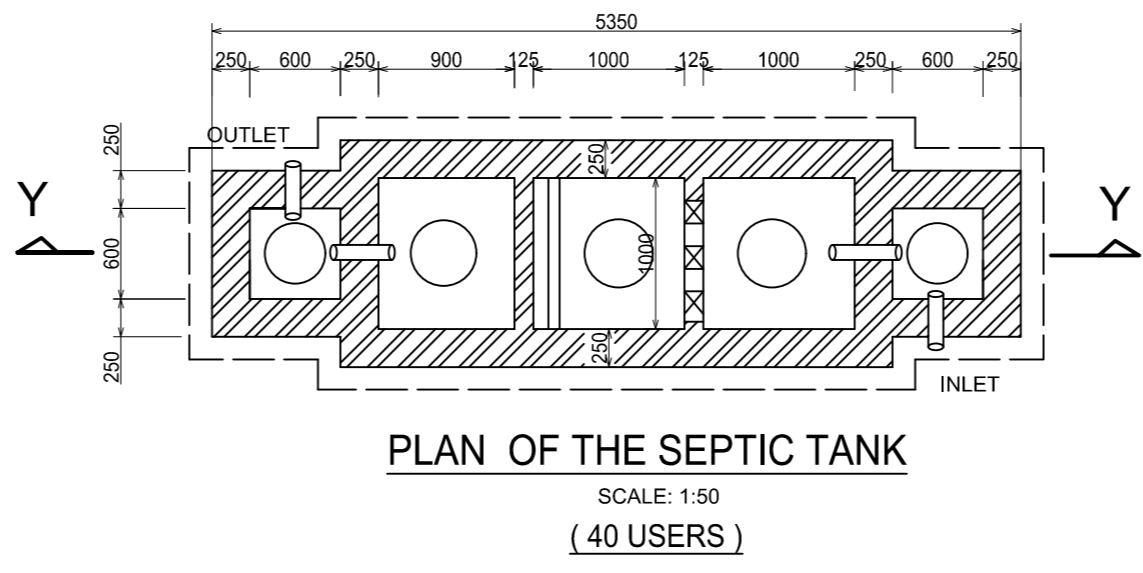
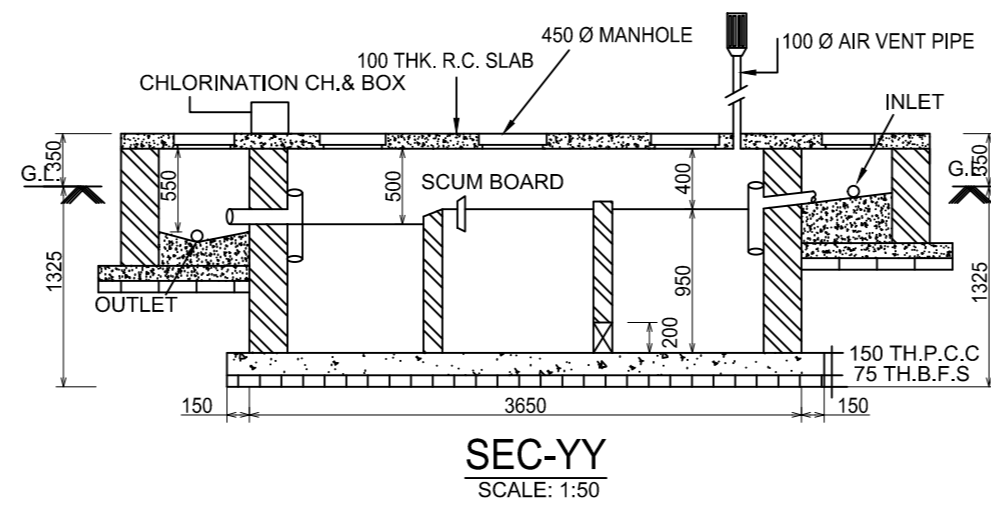
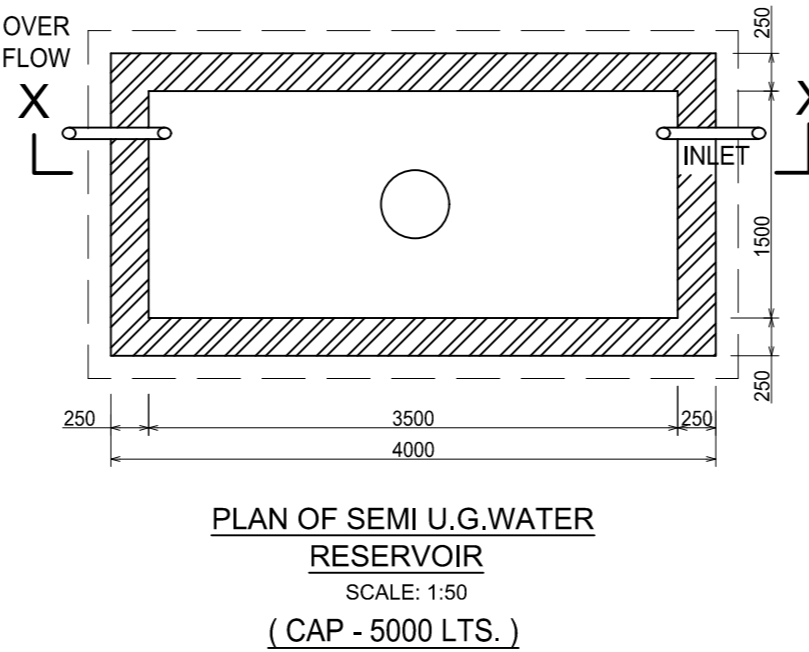
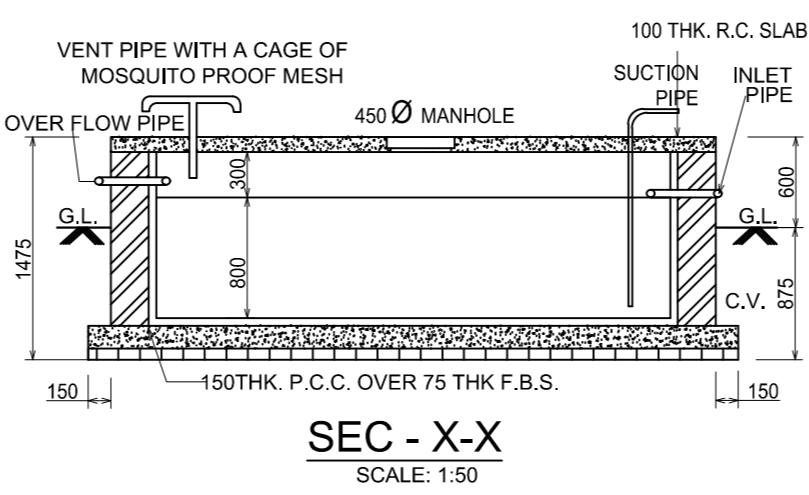
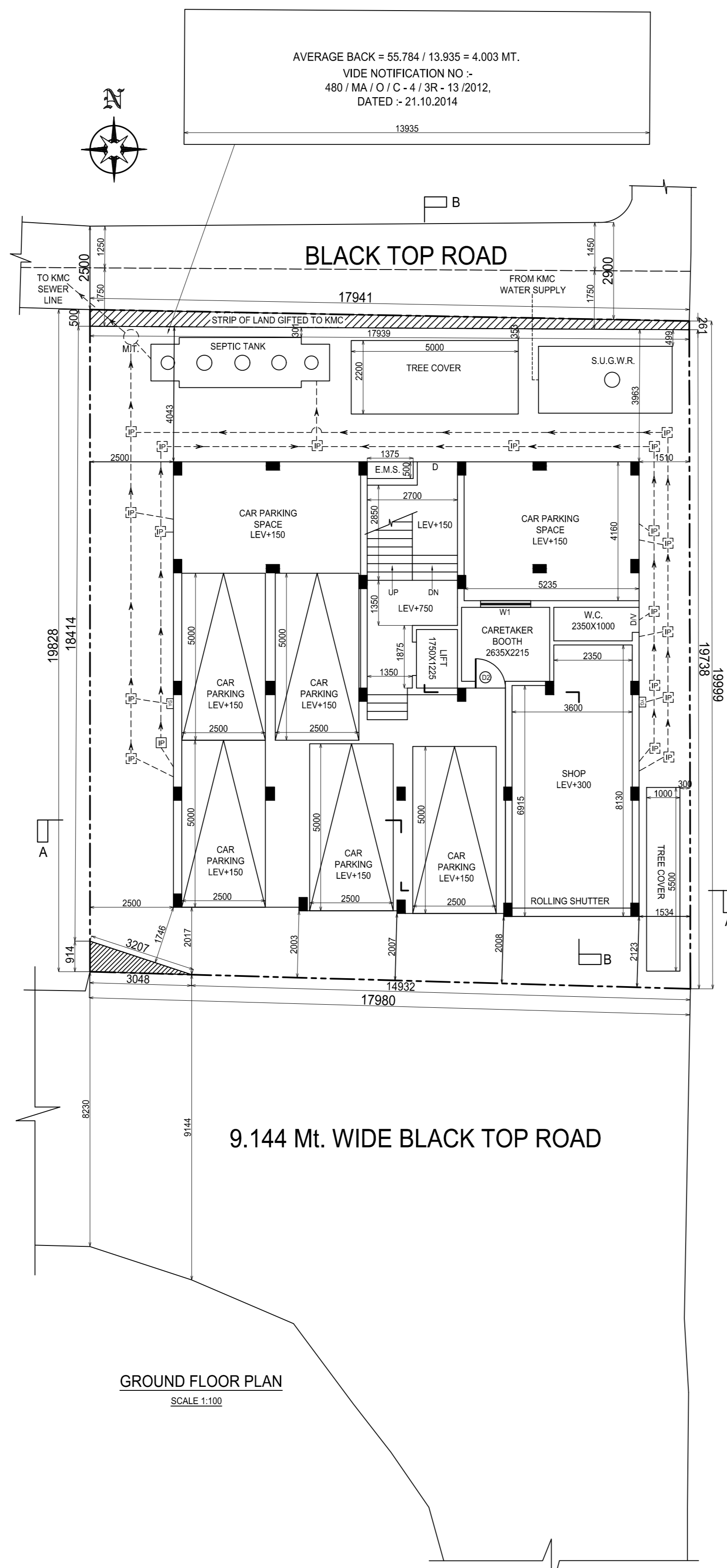
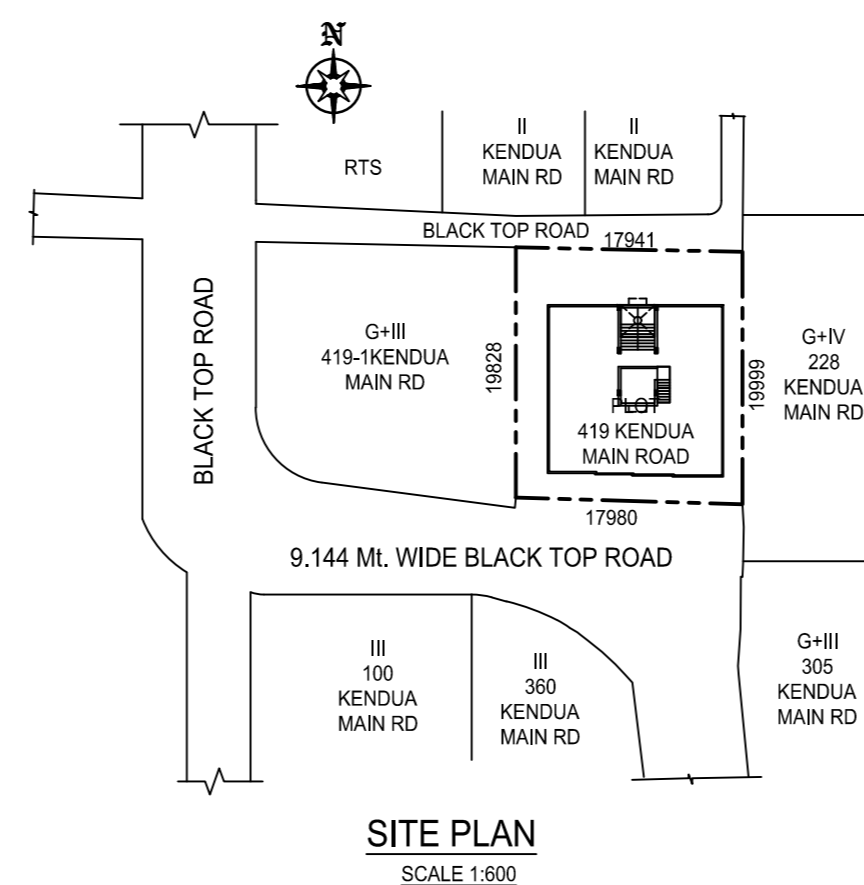
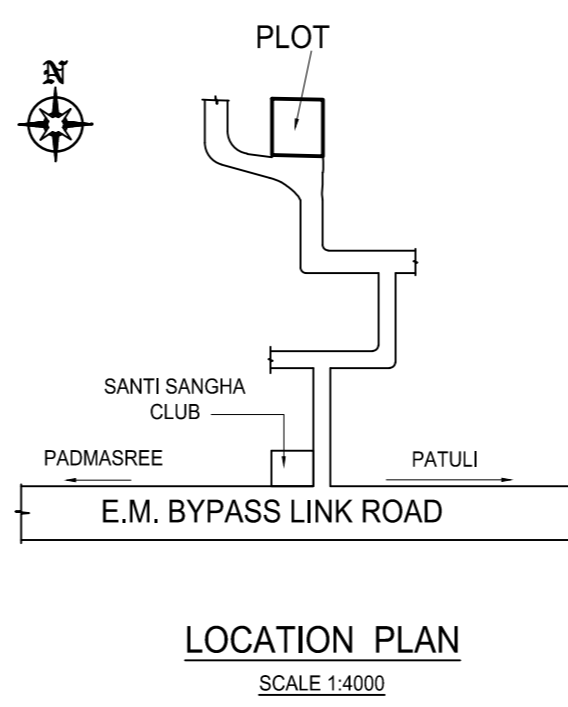


PERMISSIBLE HEIGHT IN REFERENCE TO COZM ISSUED BY AAJ - 33 METER  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS 84	SITE ELEVATION ( AMSL )	
	LATITUDE	LONGITUDE	
POINT - 1	22° 28' 26.12"	88° 22' 55.24"	6.00 METER
POINT - 2	22° 28' 26.33"	88° 21' 42.71"	6.00 METER

SRI DULAL CHANDRA GHOSH & SRI JOYSHANKAR SARKAR EITHER OR SURVIVOR PARTNERS OF M/S S.S.D. CONSTRUCTION AS CONSTITUTED ATTORNEY OF SRI ARJIT NASKAR & SMT BASANTI NASKAR.  
NAME OF OWNER / APPLICANT

BIVAS BISWAS  
LBS NO - 766 , CLASS I  
NAME OF L.B.S.



PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING KMC BUILDING RULE 2009 AS AMENDED VIDE NOTIFICATION NO. 597/UDMA-15011(24)/12/2023-LS-MA SEC. DATED, KOLKATA, THE 14TH AUGUST, 2025, AT PREMISES NO. 419/1, KENDUA MAIN ROAD, R.S. NO. - 244, TOUZI NO. - 256, R.S. KHATIAN NO.- 576, R.S. DAG NO - 788 , MOUZA - BAISHNABGHATA, J.L. NO. 28, UNDER THE JURISDICTION OF K.M.C., WARD - 101, BOROUGH - XII, P.S.- PATULI, KOLKATA - 700084.

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

- ASSEESSEE NO : 31-301-13-0915-3
- 2.1) NAME OF THE OWNER - SRI ARJIT NASKAR & SMT BASANTI NASKAR  
2.2) NAME OF THE APPLICANT - SRI DULAL CHANDRA GHOSH & SRI JOYSHANKAR SARKAR PARTNERS OF M/S S.S.D. CONSTRUCTION AS CONSTITUTED ATTORNEY OF SRI ARJIT NASKAR & SMT BASANTI NASKAR.
3. DETAILS OF REGD TITLE DEED :-  
BOOK - I, VOLUME NO - 112 , PAGE NO. - 146 TO 150, BEING NO. - 7340, FOR THE YEAR 1991, DATED - 16.08.1991, D.S.R. ALPORE, SOUTH 24 PARGANAS.  
5. DETAILS OF BOUNDARY DECLARATION :-  
BOOK - I, VOLUME NO - 1630-2025, PAGE FROM - 170328 TO 170337, BEING NO. - 16309966, FOR THE YEAR 2025, DATED - 21.08.2025, D.S.R.-V SOUTH 24 PARGANAS, WEST BENGAL.
4. DETAILS OF REGD STRIP OF LAND:-  
BOOK - I, VOLUME NO - 1630-2025, PAGE NO. - 170377 TO 170387, BEING NO - 16309966, FOR THE YEAR 2025, DATED - 21.08.2025, D.S.R.-V SOUTH 24 PARGANAS, WEST BENGAL.  
6. DETAILS OF POWER OF ATTORNEY :-  
BOOK - IV, VOLUME NO - 1601-2025, PAGE FROM 2180 TO 2200 , BEING NO. - 50000212, FOR THE YEAR 2025, DATED - 26.06.2025, OFFIC - D.S.R.1 SOUTH 24 PARGANAS, WEST BENGAL.
7. DETAILS OF K.M.C. MUTATION:-  
D/101/27-FEB-24/38877 DATED - 27.02.2024
8. DETAILS OF B.L. & L.R.O. MUTATION :-  
L.R. KHATIAN NO. - 1134 (1630028) DAG NO. - 788, CHARACTER OF LAND - (BAGAN) IN THE NAME OF SMT. BASANTI NASKAR, DATED - 07.01.2025  
L.R. KHATIAN NO.- 1134 (1630028) DAG NO.- 788, CHARACTER OF LAND - (BAGAN) IN THE NAME OF SRI ARJIT NASKAR, DATED - 07.01.2025
9. DETAILS OF B.L. & L.R.O. CONVERSION :-  
MEMO NO- 17/2811/CON CERTIFICATE /BLRO / S24-PGS/ KOL. 2020 DATED- 09.12.2020.
10. DETAILS OF REGD STRIP OF LAND:-  
BOOK - I, VOLUME NO - 1604-2025, PAGE NO. - 227028 TO 227038, BEING NO-160408055, FOR THE YEAR 2025, DATED - 16.10.2025, D.S.R.-IV SOUTH 24 PARGANAS, WEST BENGAL.

PART-B

1. AREA OF THE LAND - a) AS PER TITLE DEED = 357.674 M<sup>2</sup> IS EQUIVALENT TO 5 K - 05 CH - 25 SFT, b) AS PER BOUNDARY DECLARATION = 357.542 M<sup>2</sup> = EQUIVALENT TO = 05 KATA - 05 CHATTACK - 23.6 SFT c) STRIP OF LAND AREA = 4.829 + 8.821 M<sup>2</sup>
2. PERMISSIBLE GROUND COVERAGE -> 214.525 M<sup>2</sup> ( 60% )
3. PROPOSED GROUND COVERAGE -> 187.895 M<sup>2</sup> ( 52.555% )

4. PROPOSED AREA:

FLOOR	TOTAL EXEMPTED AREA				NET FLOOR AREA
	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	
GROUND FLOOR	187,905 M <sup>2</sup>	12,180 M <sup>2</sup>	NIL	2,531 M <sup>2</sup>	173,194 M <sup>2</sup>
1ST FLOOR	187,905 M <sup>2</sup>	12,690 M <sup>2</sup>	2,144 M <sup>2</sup>	2,531 M <sup>2</sup>	170,540 M <sup>2</sup>
2ND FLOOR	187,905 M <sup>2</sup>	12,690 M <sup>2</sup>	2,144 M <sup>2</sup>	2,531 M <sup>2</sup>	170,540 M <sup>2</sup>
3RD FLOOR	187,905 M <sup>2</sup>	12,690 M <sup>2</sup>	2,144 M <sup>2</sup>	2,531 M <sup>2</sup>	170,540 M <sup>2</sup>
4TH FLOOR	187,905 M <sup>2</sup>	12,690 M <sup>2</sup>	2,144 M <sup>2</sup>	2,531 M <sup>2</sup>	170,540 M <sup>2</sup>
TOTAL	939,525 M <sup>2</sup>	63,940 M <sup>2</sup>	8,576 M <sup>2</sup>	12,665 M <sup>2</sup>	655,354 M <sup>2</sup>

5.A) PARKING CALCULATION:

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENANT SIZE	NOS OF TENANT.	REQUIRED PARKING
75 - 100 SQ.M	84,788 M <sup>2</sup>	56,767 M <sup>2</sup>	12,093 M <sup>2</sup>	96,881 M <sup>2</sup>	4 NOS.	4 NOS.
	84,825 M <sup>2</sup>	56,745 M <sup>2</sup>	12,098 M <sup>2</sup>	96,923 M <sup>2</sup>	4 NOS.	4 NOS.
SHOP		GROSS SHOP AREA = 31,415 M <sup>2</sup>				NIL
		CARET AREA OF SHOP = 26,733 M <sup>2</sup>				

- 5.B) NOS. OF PARKING PROVIDED - COVERED = 5 NOS.
6. PERMISSIBLE F.A.R = 2.25
7. PROPOSED F.A.R = 2.045
8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (15,190 + 19,248 + 9,533 + 2,825 + 12,600 ) = 59,396 M<sup>2</sup>
9. STAIR HEAD ROOM AREA = 15,190 M<sup>2</sup>
10. ROOF TANK AREA = 7,250 M<sup>2</sup>
11. LIFT MACHINE ROOM AREA = 9,533 M<sup>2</sup>
12. LIFT MACHINE ROOM STAIR AREA = 2,825 M<sup>2</sup>
13. TREE COVER AREA = 16,500 M<sup>2</sup>

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

1. I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
2. I/WE SHALL FOLLOW THE INSTRUCTION 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 WATER RESERVOIR AND SEPTIC TANK 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 DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

SRI DULAL CHANDRA GHOSH & SRI JOYSHANKAR SARKAR EITHER OR SURVIVOR PARTNERS OF M/S S.S.D. CONSTRUCTION AS CONSTITUTED ATTORNEY OF SRI ARJIT NASKAR & SMT BASANTI NASKAR.  
NAME OF OWNER/S

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  
GTE NO. - 1/149  
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN 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. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL GORRHARA, ARUNACHAL, SONARPUR, KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIVAS BISWAS  
ESE NO - 458 , CLASS II  
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH OF THE ABUTTING SOUTHERN SIDE ROAD IS AVG. 91.44 MM & WESTERN SIDE ROAD IS MIN. 2500 MM WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE SIGNATURE OF THE OWNER IS IDENTIFIED BY ME. THE PLOT IS BEYOND 500M FROM CENTER LINE OF E.M. BY PASS.

BIVAS BISWAS  
LBS NO - 766 , CLASS I  
NAME OF L.B.S.

BUILDING PERMIT NO. - 20251202999

DATED.- 19-NOV-25

VALID UP TO - 18-NOV-30

ASSISTANT ENGINEER (C) / BLDG. / BR -XII

EXECUTIVE ENGINEER (C) / BLDG. / BR -XII