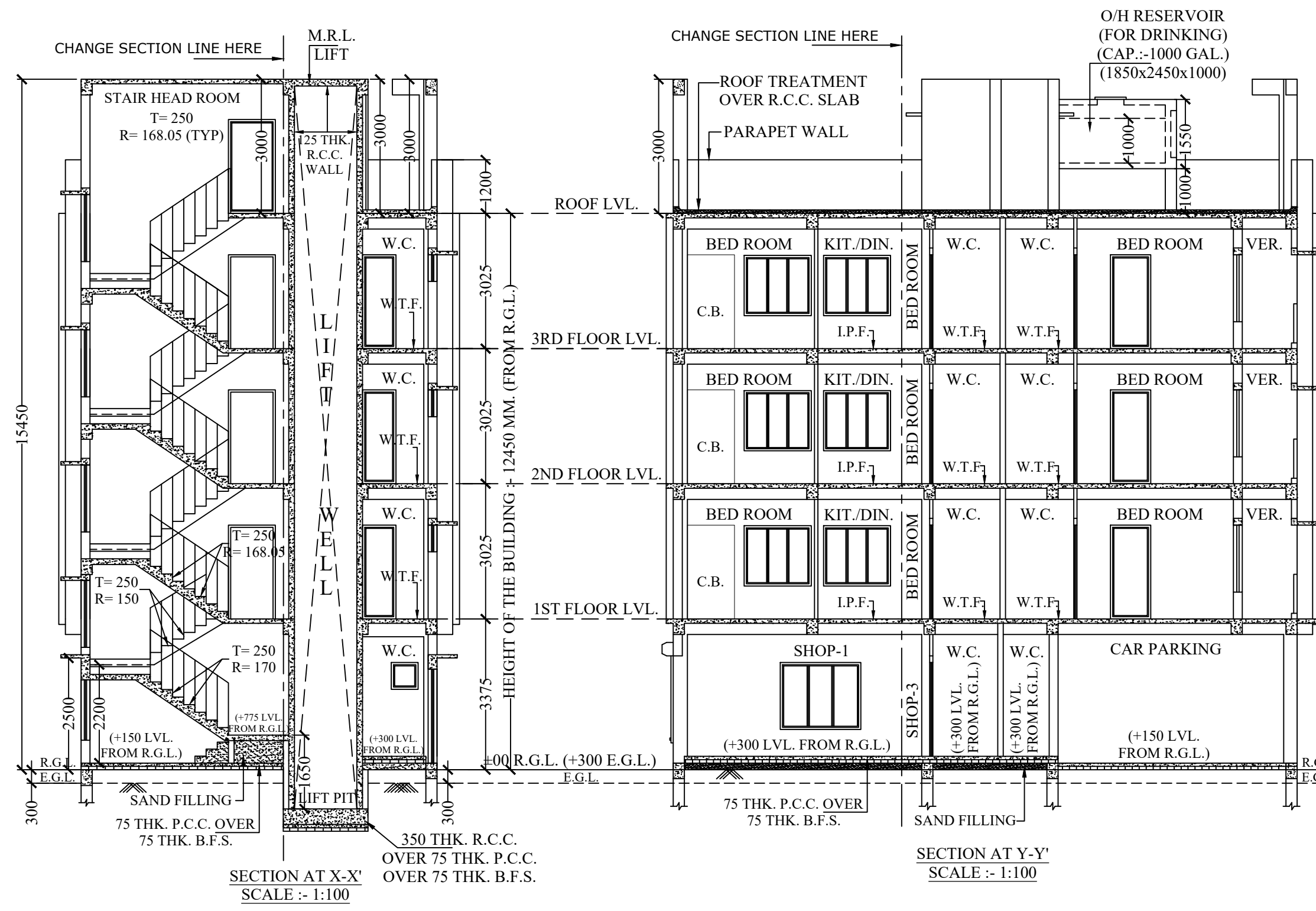
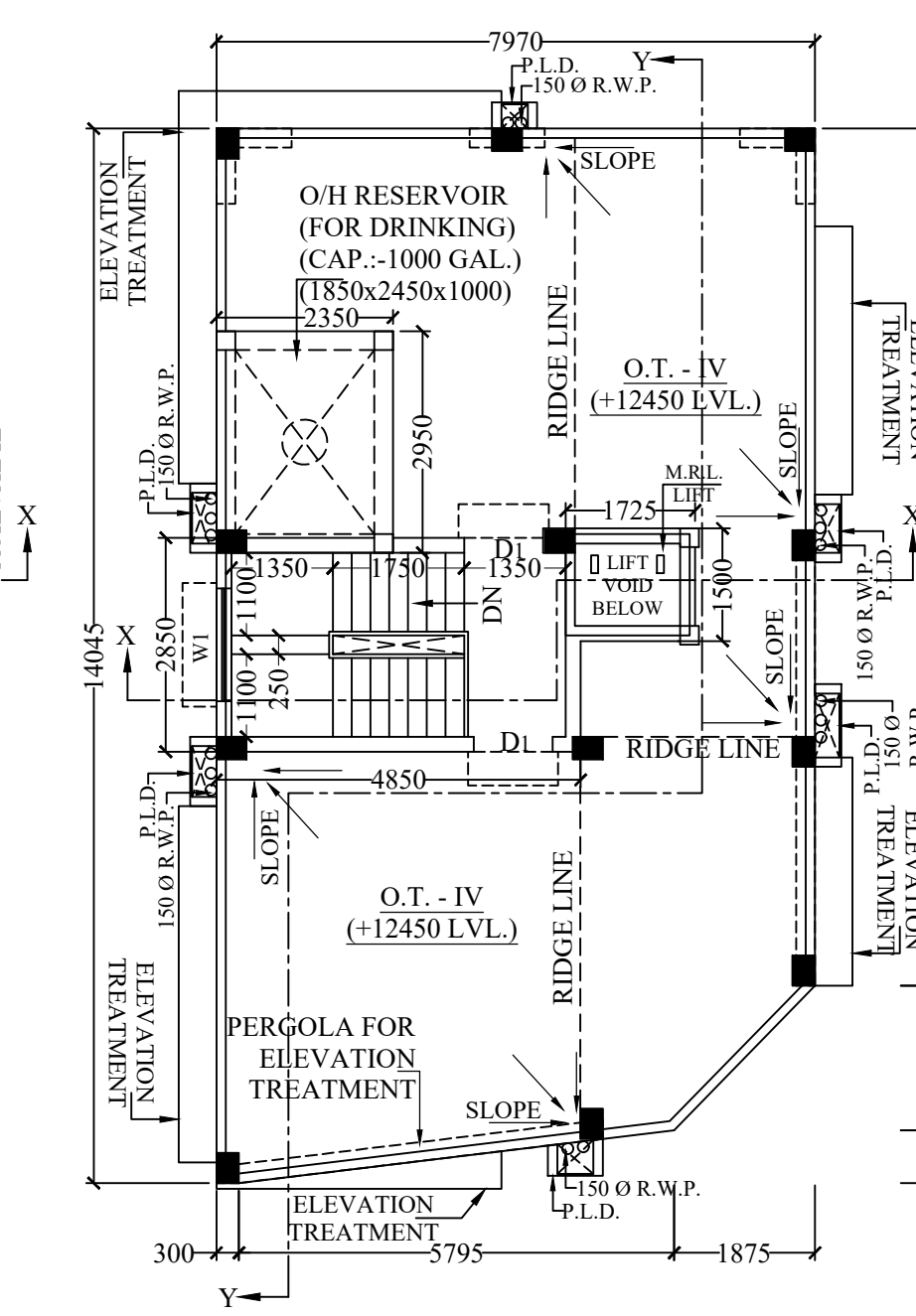
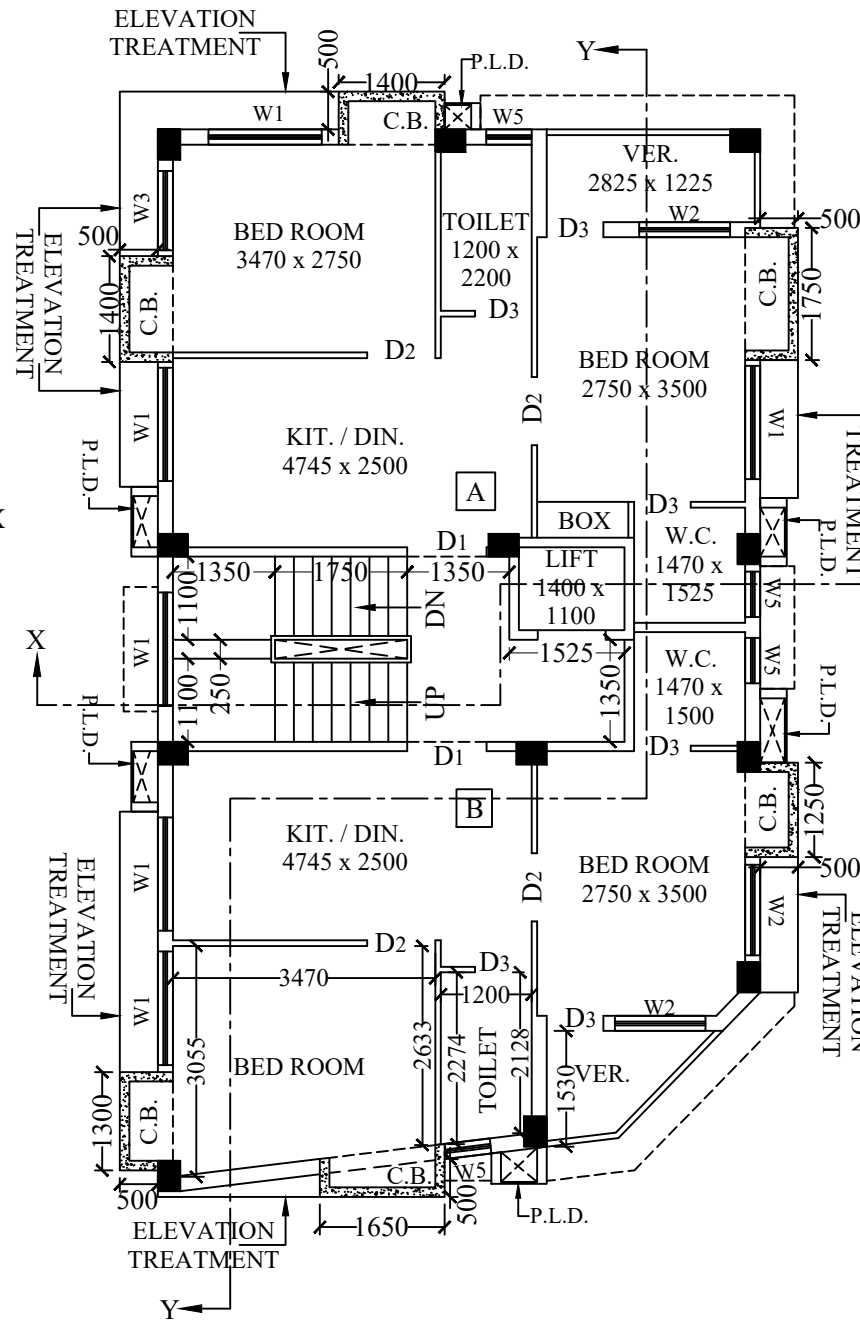
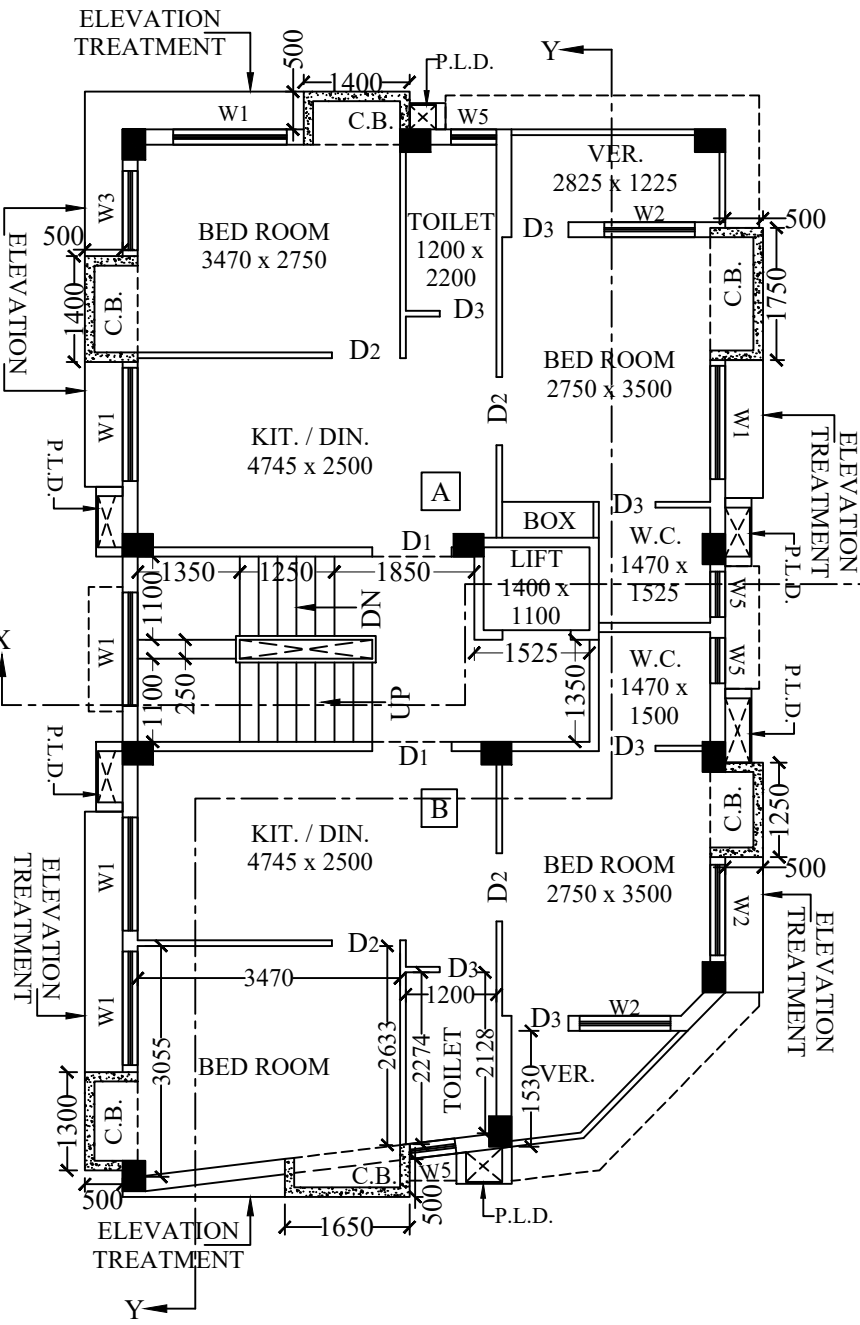
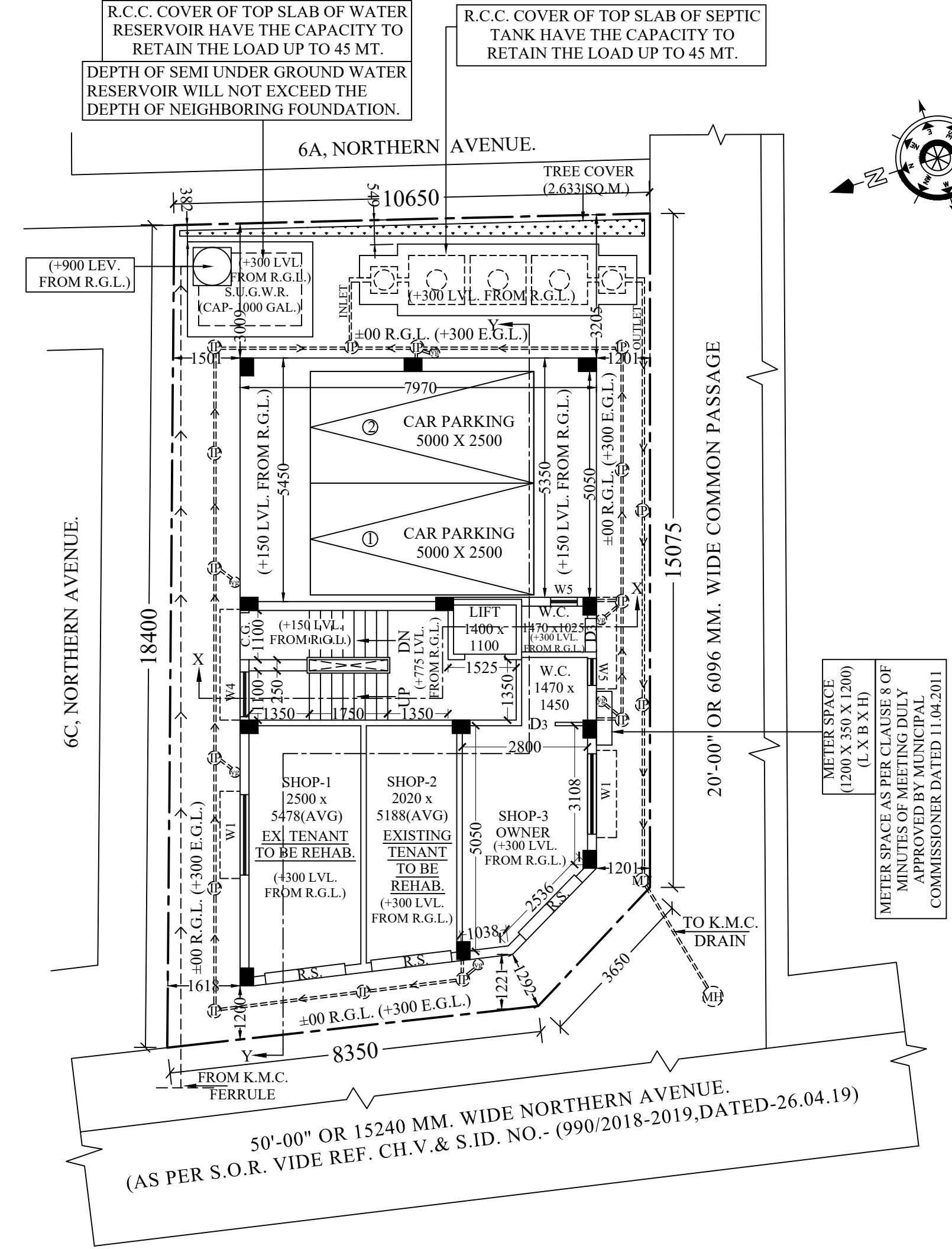




SCHEDULE OF DOOR & WINDOW (for proposed plan only)			
MKD.	SIZE (W X H)	MKD.	SIZE (W X H)
D1	1050 x 2100	W0	1800 x 1500
D2	900 x 2100	W1	1500 x 1350
D3	750 x 2100	W2	1200 x 1350
C.G.	1200 x 2200	W3	1050 x 1350
R.S.	1800 x 2400	W4	1000 x 1350
		W5	600 x 600



AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO. - 6B, NORTHERN AVENUE (PREVIOUSLY KNOWN AS 19N/2B, PAIKPARA RAJA MANINDRA ROAD), KOLKATA- 700037, P.S.-CHITPUR, P.O.- BELGACHIA, UNDER KMC WARD NO.- 004, BR-I

ASSESSEE NO.-11-004-08-0003-7.

NAME OF OWNER(S)/APPLICANT(S): 1) SRI INDRAJIT PODDER, 2) SRI SUMIT KUMAR MITRA PARTNERS OF SATYAM DEVELOPERS POWER OF ATTORNEY OF I) SRI SIDDHANATH SAHA, II) SMT REKHA SAHA, III) SMT PROTIMA ROY ALIAS PRATIMA ROY, IV) SRI SUBRATA SAHA

AREA OF LAND:- 227.610 SQ.M. OR 03K.-06 CH. - 20 SFT. (M/L) (AS PER DEED) & 189.194 SQ.M. OR 02K.-13 CH. - 11 SFT. (M/L) (AS PER PHYSICAL MEASUREMENT).

NAME OF L.B.S:- SUBHASISH DEY (LBS/1365)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAL: 23.00 M.

PROPOSED HT. OF BUILDING FROM AMSL:- (AMSL+R.G.L.)+ HT. OF BLDG.+ HT. OF ROOF STRUCTURE = (7.0+3)+15.45+3.0 = 22.750 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	
"A"	22°36'44.9503" N	88°23'09.3703" E	7.3 Meter
"B"	22°36'47.1391" N	88°23'08.4710" E	
"C"	22°36'44.8481" N	88°23'09.0316" E	
"D"	22°36'44.6764" N	88°23'09.3336" E	
"E"	22°36'44.3758" N	88°23'09.2839" 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 US AS PER LAW.

1) Sri Indrajit Podder
2) Sri Sumit Kumar Mitra, partners of "SATYAM DEVELOPERS", are true and lawful attorney of i) Sri Siddhanath Saha, ii) Smt Rekha Saha, iii) Smt Protima Roy alias Pratima Roy, iv) Sri Subrata Saha (mob.- 9007900476) (e-mail id.- indrajit.podder20@gmail.com) NAME OF OWNER / APPLICANT

SUBHASISH DEY (LBS/1365)

NAME OF L.B.S.

PART-A:-						
1. ASSESSEE NO.- 11-004-08-0003-7.						
2. a) DETAILS OF DEED OF SALE:-						
BOOK - I, VOL. - 44, BEING NO. - 2352, PAGES FROM 232 TO 287, REGISTERED BEFORE SUB-REGISTRAR OF SEALDAH, YEAR -1950.						
b) DETAIL OF REGISTERED BOUNDARY DECLARATION:-						
BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190302181, PAGES FROM 83248 TO 83259, REGISTERED BEFORE A.R.A-III, KOLKATA, YEAR 2023.						
c) DETAIL OF REGISTERED NON-EVICTION OF TENANT:-						
BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190302180, PAGES FROM 83260 TO 83269, REGISTERED BEFORE A.R.A-III, KOLKATA, YEAR 2023.						
d) DETAIL OF REGISTERED POWER OF ATTORNEY:-						
BOOK NO. - I, VOL. NO.- 1902-2023, BEING NO. - 190202409, PAGES FROM 77943 TO 77963,REGISTERED BEFORE A.R.A-II, KOLKATA, YEAR 2023.						
e) REFERENCE OF S.O.R.- CH. V. & S. ID. NO. - 990/ 2018-2019, DATED-26.04.2019.						
3. a) AREA OF LAND:- 227.610 SQ.M. OR 03K.- 06CH.- 20SFT. (M/L) (AS PER DEED) & 189.194 SQ.M. OR 02K.- 13CH.- 11SFT. (M/L) (AS PER PHYSICAL MEASUREMENT)						
b) NO OF STOREY:- FOUR (G+III).						
4. NO. OF TENEMENTS :- 06 NOS.						
5. SIZE OF TENEMENTS : A) 50 SQ.M. TO 75 SQ.M. - 06 nos.						
PART-B:-						
1. AREA OF LAND:- 227.610 SQ.M. OR 03K.- 06CH.- 20SFT. (M/L) (AS PER DEED) & 189.194 SQ.M. OR 02K.- 13CH.- 11SFT. (M/L) (AS PER PHYSICAL MEASUREMENT)						
2. i) PERMISSIBLE GROUND COVERAGE (60.00% OF 189.194 SQ.M.) = 113.516 SQ.M.						
ii) PROPOSED GROUND COVERAGE (56.433% OF 189.194 SQ.M.) = 106.767 SQ.M.						
3. PROPOSED HEIGHT OF THE BUILDING = 12.450 MTR. (FROM R.G.L.)						
4. PROPOSED AREA :-						
FLOORS	COVERED AREA (in SQ.M.)	CUT OUT (in SQ.M.)		COVERED FLOOR AREA (in SQ.M.)	EXEMPTED AREA (in SQ.M.)	FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
		LIFT WELL	STAIR VOID		STAIR & STAIR LOBBY	LIFT LOBBY
GRND FLR.	106.767	-----	-----	106.767	10.465	2.059
1ST FLR.	106.767	1.540	0.438	104.789	10.465	2.059
2ND FLR.	106.767	1.540	0.438	104.789	10.465	2.059
3RD FLR.	106.767	1.540	0.438	104.789	10.465	2.059
TOTAL	427.068	4.620	1.314	421.134	41.860	08.236
5. TENEMENTS & CAR PARKING CALCULATION :-						
USE GROUP	MKD.	TENEMENT SIZE (SQ.M.)	PROPORTIONAL COMMON AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
RESIDENTIAL	A (1ST-3RD FLR.)	44.925	09.610	54.535	03 (50-75 SQ.M.)	01
	B (1ST-3RD FLR.)	46.538	09.955	56.493	03 (50-75 SQ.M.)	
SHOP (GROUND)	COVERED AREA - 44.947 SQ.M. (CARPET AREA - 38.614 SQ.M.)					01
6A. TOTAL REQUIRED CAR PARKING = 02 NOS.						
6B. TOTAL PROPOSED CAR PARKING = 02 NOS.						
7A. PERMISSIBLE AREA FOR PARKING = 50.000 SQ.M. (MAX.)						
7B. PROPOSED AREA OF PARKING = 43.105 SQ.M. (COVERED)						
7C. EXEMPTED AREA FOR PARKING = 43.105 SQ.M.						
8. PERMISSIBLE F.A.R. = 2.50						
9. PROPOSED F.A.R. = 1.733 [371.038 - 43.105] / 189.194						
10. STAIR HEAD ROOM AREA = 13.822 SQ.M.						
11. AREA OF M.R.L. LIFT = 02.588 SQ.M.						
12. TERRACE AREA = 106.767 SQ.M.						
13. RELAXATION OF AUTHORITY, IF ANY = N.A.						
14. OVER HEAD TANK AREA (FOR DRINKING) = 06.932 SQ.M.						
15. GROUND FLOOR SERVICE AREA = 02.199 SQ.M.						
16. AREA OF W.C. AT ROOF = NIL						
17. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 03.937 SQ.M.						
18. AREA OF PERMISSIBLE CUP-BOARD = 12.634 SQ.M. (3% OF 421.134 SQ.M.)						
19. AREA OF PROPOSED CUP-BOARD = 12.627 SQ.M. (2.988% OF 421.134 SQ.M.)						
20. AREA OF PERMISSIBLE TREE COVER = 01.992 SQ.M. (1.053% OF 189.194 SQ.M.)						
21. AREA OF PROPOSED TREE COVER = 02.633 SQ.M. (1.392% OF 189.194 SQ.M.)						
22. TOTAL BUILT-UP AREA FOR FEES = 454.108 SQ.M.						

SPECIFICATIONS :-	
1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.	
2. FIGURED DIMENSIONS SHOULD BE FOLLOWED.	
3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. (LATEST).	
4. ALL EXTERNAL WALLS ARE 200 MM. TH. & ALL INTERNAL WALLS ARE 125TH. & 75MM. TH. AS MENTIONED.	
5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.	
6. ALL REINFORCEMENT SHALL BE AT LEAST Fe -500 CONFORMING TO I.S CODE.	
7. CLEAR COVER FOR TO MAIN-REINFORCEMENT a) FOUNDATION - 50 MM., b) COLUMN - 40 MM., c) BEAM - 25 MM., d) SLAB - 20 MM.	
8. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.	
9. ALL FLOORS SPECIALLY BELOW TOILET, W.C., KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.	
10. P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.	
11. E.G.L. = EXISTING GROUND LEVEL & R.G.L. = RAISED GROUND LEVEL.	
CERTIFICATE OF STRUCTURAL ENGINEER :-	DECLARATION OF L.B.S. :-
STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION TO BE SAFE AND STABLE IN ALL RESPECT.	CERTIFIED THAT THE BUILDING PLAN ITSELF WITH FULL RESPONSIBILITY 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. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS PARTLY OCCUPIED BY THE OWNER AND TENANTS.
PRADIP KUMAR DHAR MIE (Civil) [India] E.S.E. No. 502/II of Kolkata Municipal Corporation SIGNATURE OF STRUCTURAL ENGINEER	SUBHASISH DEY Regd. Civil Engg. Under Kolkata Municipal Corporation LBS Class I, No.1365 SIGNATURE OF L.B.S.
CERTIFICATE OF GEO-TECHNICAL ENGINEER :-	DECLARATION OF OWNER:-
THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT THE SOIL INVESTIGATION AS THERE EXISTS AN OLD BUILDING COVERING THE TOTAL PLOT OF LAND. SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED FOUR (G+III) STORIED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.	WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE 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. WILL BE TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
CONTENT:- PROPOSED GROUND FLOOR PLAN, PROPOSED FIRST, SECOND & THIRD FLOOR PLAN, PROPOSED ROOF PLAN, PROPOSED ELEVATION & SECTIONS, D/W SCHEDULE, A.M.S.L. DECLARATION.	1) Sri Indrajit Podder 2) Sri Sumit Kumar Mitra, partners of "SATYAM DEVELOPERS", are true and lawful attorney of i) Sri Siddhanath Saha, ii) Smt Rekha Saha, iii) Smt Protima Roy alias Pratima Roy, iv) Sri Subrata Saha (mob.- 9007900476) (e-mail id.- indrajit.podder20@gmail.com) SIGNATURE OF OWNER / APPLICANT
PROJECT:- PROPOSED PLAN OF FOUR (G+III) STORIED RESIDENTIAL BUILDING OF (HT.- 12.450 M.) FOR SANCTION U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 6B, NORTHERN AVENUE (PREVIOUSLY KNOWN AS 19N/2B, PAIKPARA RAJA MANINDRA ROAD), KOLKATA- 700037, P.S.-CHITPUR, P.O.- BELGACHIA, UNDER KMC WARD NO.- 004, BR-I.	RUPAK KUMAR BANERJEE BCE, M.E., MIGS, M.I.E., CHARTERED ENGINEER ENLISTED GEO-TECHNICAL ENGINEER (K.M.C.) G.T./03 (K.M.C.) LLM-4279, M-153878-5 SIGNATURE OF GEO-TECHNICAL ENGINEER
SCALE -1:100 (UNLESS OTHERWISE MENTIONED)	PIONEER ENGINEERING & ASSOCIATES 35A, DR. NARAYAN ROY SARANI, KOLKATA - 700 006. MOB. - 98831 92148.
PLAN CASE NO. - 2023010066	BUILDING PERMIT NO. - 2023010046
SANCTION DATE - 25/07/2023	
VALID UP TO - 24/07/2028	
NOT APPLICABLE	
DIGITAL SIGNATURE OF A.E.(C)/Bldg./BR.-I/KMC	DIGITAL SIGNATURE OF E.E.(C)/Bldg./BR.-I/KMC