



SPECIFICATIONS :-
75 THK. 1ST CLASS BRICK SOLING IN FOUNDATION & FLOOR FDN. & FLOOR.
200 THK. LOAD BEARING WALL WILL BE WITH 1:4 CEMENT MORTAR
125 THK. PARTITION BRICK WORK & 75 THK. PARTITION BRICK WORK WILL
1:4 CEMENT MORTAR.
25 THK. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
R.C.C. CONCRETE MIX WILL BE 1:1.5:3 CEMENT SAND & STONECHIPS.
ROOF WILL BE 100 THK. WITH THEIR PROPER MATERIAL & MIXING FOR WATER PROOFING.
CEILING & ALL R.C. PLASTER WILL BE 6 MM. THK. WITH 1:4 CEMENT MORTAR
WALL PLASTER WILL BE 20 MM. THK. 1:6 CEMENT MORTAR.
40 MM. I.P.S. FLOORING.
GRADE OF CONCRETE M-20. GRADE OF STEEL Fe - 415.
ALL BUILDING MATERIALS WILL BE AS PER N.B.C. 1984.

SCHEDULE OF DOORS & WINDOWS			
DOOR MKD.	SIZE	WINDOW MKD.	SIZE
D	1000 X 2100	W1	1200 X 1200
D1	900 X 2100	W2	600 X 600
D2	750 X 2100		

CO-ORDINATE IN WGS-84 AND SITE ELEVATION (AMSL)			
REFERENCE POINTS MARK TYPE IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS - 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°-28'-13"N	88°-20'-59"E	4.3 M
B	22°-28'-14"N	88°-20'-60"E	4.3 M
C	22°-28'-13"N	88°-20'-59"E	4.3 M
D	22°-28'-14"N	88°-20'-60"E	4.3 M

The above information is true and correct in all respect and if at any stage it is found otherwise that i shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against meas per law.

NAME OF L.B.S.
MAMATA DAS
L.B.S. NO. 1023/I, (K.M.C.)
Brahmapur Battala, Kol - 96
Mobile No. - 9831031852.

NAME OF OWNER / APPLICANT
RAJU PAUL PROPRIETOR OF PAUL
CONSTRUCTION AND C.A. OF GOPAL
KRISHNA ROY & JHARNA ROY.

- I DO HEREBY UNDERTAKE 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 B.S. PLAN)
 - K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
 - IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 - THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDENCE OF L.B.S./E.S.E.
 - UNDER THE GUIDENCE OF LBS/EE BEFORE STARTING OF BUILDING FOUNDATION.
 - ALL FLOORS WILL BE MARBLE FLOORING.
 - DURING INSPECTION THE PLOT IS IDENTIFIED BY ME.
 - IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.
 - EXISTING STRUCTURE SHOWN IN PLAN TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. (WHICH IS FULLY OCCUPIED BY OWNER AND TENANT.)

NAME OF OWNER / APPLICANT
RAJU PAUL PROPRIETOR OF
PAUL CONSTRUCTION AND C.A. OF
GOPAL KRISHNA ROY & JHARNA
ROY.

MAIN CHARACTERISTICS OF THE PROPOSAL			
PART - A			
1. ASSESSE NO :- 31 - 114 - 07 - 0040 - 3			
2.NAME OF THE OWNER - RAJU PAUL PROPRIETOR OF PAUL CONSTRUCTION AND C.A. OF GOPAL KRISHNA ROY & JHARNA ROY.			
3. DETAILS OF REGISTERED DEED - BOOK NO :- I, VOL. NO :- III, DATE - 16 / 10 / 1996, YEAR - 1996, PAGES - 17 TO 20, BEING NO. - 155, REGD. AT - A.D.R. ALIPORE SOUTH 24- PARGANAS .			
4. DETAILS OF DEED OF STRIP GIFT - BOOK NO :- I, VOL. NO :- 1605-2024, DATE - 15 / 05 / 2024, YEAR - 2024, PAGES - 31318 TO 31327, BEING NO. - 160500790, REGD. AT - A.D.S.R. ALIPORE.			
5. DETAILS OF BOUNDARY DECLARATION - BOOK NO :- I, VOL. NO :- 1605-2024, DATE - 15/05/2024, YEAR - 2024, PAGES - 31307 TO 31317, BEING NO. - 160500789, REGD. AT - A.D.S.R. ALIPORE.			
6. DETAILS OF POWER OF ATTORNEY - BOOK NO :- IV, VOL. NO :- 1605-2024, DATE - 15 / 05 / 2024, YEAR - 2024, PAGES - 1828 TO 1843, BEING NO. - 160500101 REGD. AT - A.D.S.R. ALIPORE.			
7. DETAILS OF NON EVICTION OF TENANT - BOOK NO :- IV, VOL. NO :- 1605-2024, DATE - 15/05/2024, YEAR - 2024, PAGES - 1844 TO 1854, BEING NO. - 160500102, REGD. AT - A.D.S.R. ALIPORE.			
PART - B			
1. (a) LAND AREA AS PER DEED :- 3 K. - 0 CH. - 37 SFT = 204.106 SQM.			
1. (b) LAND AREA AS PER PHYSICAL MEASUREMENT :- 209.631 SQM.			
2. (a) PER. GROUND COVERAGE		59.863 %	122.184 SQM.
2. (b) PROPOSED GROUND COVERAGE		51.459 %	105.031 SQM.
	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	NET FLOOR AREA
GROUND FLOOR	105.031 SQM.	11.280 SQM.	93.751 SQM.
FIRST FLOOR	105.031 SQM.	11.280 SQM.	93.751 SQM.
SECOND FLOOR	105.031 SQM.	11.280 SQM.	93.751 SQM.
THIRD FLOOR	105.031 SQM.	11.280 SQM.	93.751 SQM.
TOTAL	420.124 SQM.	45.120 SQM.	375.004 SQM.

INDIVIDUAL TENEMENT AREA	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	TENEMENT NO.	REQUIRED PARKING
46.128 SQM.	6.743 SQM.	52.871 SQM.	3 NOS.	1 NO.
47.142 SQM.	6.891 SQM.	54.033 SQM.	3 NOS.	
47.606 SQM.	6.959 SQM.	54.565 SQM.	1 NO.	

CALCULATION OF F.A.R	
1. ROAD WIDTH	6.650 M.
2. TOTAL REQUIRED CAR PARKING (COVERED)	1 NO.
3. TOTAL CAR PARKING PROVIDED (COVERED)	1 NO.
4. TOTAL COVERED CAR PARKING AREA PROVIDED	18.783 SQM.
5. PERMISSIBLE F.A.R.	1.75
6. PROPOSED F.A.R.	1.745

AREA STATEMENT	
1. PERMISSIBLE HEIGHT OF THE BUILDING	12.500 M.
2. PROPOSED HEIGHT OF THE BUILDING	12.500 M.
3. COVERED AREA OF SHOP	26.059 SQM
4. CARPET AREA OF SHOP	23.213 SQM
5. GIFTED AREA	8.747 SQM
6. PROPOSED TREE COVER AREA	4.000 SQM
OTHER AREA	
1. STAIR HEAD ROOM AREA	14.281 SQM.
2. OVERHEAD TANK AREA	5.740 SQM.
3. TOTAL CUP BOARD AREA	6.480 SQM.

DECLARATION OF GEO-TECHNICAL ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE LICENSE NO.- G.T./I/3 (K.M.C.)
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF E.S.E :-
THE STRUCTURAL DESIGN AND DRAWING OF THE BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA OF LATEST REVISION AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

MAMATA DAS
E.S.E. NO. 520/II, (K.M.C.)
Brahmapur Battala, Kol - 96
Mobile No. - 9831031852.

NAME OF STRUCTURAL ENGINEER MAMATA DAS. E.S.E.(K.M.C.)NO-520 / II.

DECLARATION OF L.B.S :-
CERTIFIED WITH THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD 6,650 M CONFORMS WITH THE PLAN, WHICH HAS BEEN BOUNDED BY BOUNDARY WALL.

MAMATA DAS
L.B.S. NO. 1023/I, (K.M.C.)
Brahmapur Battala, Kol - 96
Mobile No. - 9831031852.

NAME OF L.B.S.(K.M.C.) MAMATA DAS. (1023 / I.)

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO - 40, CHAKDAH GOVT. COLONY A, WARD NO - XI, , KOLKATA - 700093 UNDER SECTION 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 UNDER THE KOLKATA MUNICIPAL CORPORATION COMPLYING CIRCULAR NO.- 07 of 2019-2020, DT.-01/11/2019 VIDE MIC MEETING NO.-MOA-90.11, DT.-23/10/2019 AND OFFICE CIRCULAR 02 OF 2020-2021. DATED 13/06/2020.

SANTASI ENTERPRISE
BUILDING PLAN, DESIGN, ESTIMATE,
MUTATION,BUILDING CONTRACT.
BRAHMAPUR, BATTALA. KOLKATA - 96.
PHONE No. -98310-31852, 98312-50130.

PLAN BY :	Mamata Das	SCALE :	1:100
DRAWN BY:	Dibakar Das	CAD FILE :	40, CHAKDAH GOVT. COLONY A

THIS DRAWING IS A PROPERTY OF **SANTASI ENTERPRISE** . ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE L.B.S. & E.S.E. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

OFFICE USE ONLY.

BUILDING PERMIT NO - 2024110109
SANCTION DATE - 05.07.2024
VALID UPTO - 04.07.2029

MANISH SARKAR
Digitally signed by
MANISH SARKAR
Date: 2024.07.05
14:30:31 +05'30'

SIGNATURE OF A. E.