

PROPOSED PLAN OF G + III STORED (12.50 M. BUILDING HEIGHT) RESIDENTIAL BUILDING U/S - 393 A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 17, SANTI SARANI IN WARD NO.- 111, BOROUGH - XI, P.S.- BANSDRONI, MOUZA - KAMDHARI, J.L. NO.- 49, DAG NO.- 159 (P), KHATIAN : 404, UNDER KOLKATA MUNICIPAL CORPORATION.

1. ASSESSEE NO. :- 31 - 111 - 20 - 0017 - 7	5. DETAILS OF REGISTERED POWER OF ATTORNEY :-
2. NAME OF THE OWNERS :- SRI. HARISADHAN BHOWAL	BOOK NO. - I, VOLUME NO. - 1603 - 2024, PAGES - 371319 TO 371331, BEING NO. - 160314493, YEAR - 2024, REGD. AT - D.S.R. - III, 24, P.G.S.(S), DATED - 23/08/2024.
3. NAME OF THE APPLICANT :- M/S. TITLY CONSTRUCTION SOLE PROPRIETOR NAMEDLY SRI. BISWARUP SAMADDER C.A. OF SRI. HARISADHAN BHOWAL	6. DETAILS OF REGISTERED BOUNDARY DECLARATION :-
4. DETAILS OF REGISTERED DEED :- BOOK NO. - I, VOLUME NO. - 573, PAGES - 399 TO 411, BEING NO. - 19156, REGD. AT - ASSURANCE, CALCUTTA, DATED - 25/09/1992.	7. DETAILS OF REGISTERED STRIP OF LAND :-
	BOOK NO. - I, VOLUME NO. - 1603 - 2025, PAGES - 53528 TO 53539, BEING NO. - 160302136, YEAR - 2025, REGD. AT - D.S.R. - III, 24, P.G.S.(S), DATED - 05/02/2025.

**AREA STATEMENT**

1. LAND AREA : 215.255 SQ.M. (03 KH. - 03 CH. - 22 SFT.) AS PER DEED	&	218.384 SQ.M. (03 KH. - 04 CH. - 10.6 SFT.) AS PER B.D.
2. STRIP OF LAND AREA	=	26.212 SQ.M.
3. SPLAYED CORNER AREA	=	N.A.
4. NET LAND AREA	=	192.172 SQ.M.
5. PERMISSIBLE GROUND COVERAGE	=	129.692 SQ.M. ( 59.387% )
6. PROPOSED GROUND COVERAGE	=	106.181 SQ.M. ( 48.621 % )
7. BUSINESS AREA :-		
8. COVERED = 31.981 SQ.M. ii) CARPET = 27.592 SQ.M.		
9. PROPOSED BUILDING HEIGHT	=	12.50 M.
10. PERMISSIBLE F.A.R.	=	1.75
11. PROPOSED F.A.R.	=	1.585

PROPOSED FLOOR	COVERED AREA (Including Stair) (SQ.M.)	TOTAL EXEMPTED AREA	EFFECTIVE AREA FOR F.A.R (SQ.M.)	C.B. AREA (SQ.M.)	LOFT AREA (SQ.M.)
GROUND FLOOR	106.181	STAIR AREA (SQ.M.) 11.015 STAIR WELL (SQ.M.) --- LIFT LOBBY (SQ.M.) 1.890 LIFT WELL (SQ.M.) ---	93.276	---	---
FIRST FLOOR	106.181	STAIR AREA (SQ.M.) 11.015 STAIR WELL (SQ.M.) 0.500 LIFT LOBBY (SQ.M.) 1.890 LIFT WELL (SQ.M.) 1.840	90.936	1.171	2.190
THIRD FLOOR	106.181	STAIR AREA (SQ.M.) 11.015 STAIR WELL (SQ.M.) 0.500 LIFT LOBBY (SQ.M.) 1.890 LIFT WELL (SQ.M.) 1.840	90.936	1.171	2.190
TOTAL	424.724	STAIR AREA (SQ.M.) 44.060 STAIR WELL (SQ.M.) 1.500 LIFT LOBBY (SQ.M.) 7.560 LIFT WELL (SQ.M.) 5.520	366.084	3.513	6.570

NET TENEMENT SIZE (SQ.M.)	PROPORTIONATE COM. AREA (SQ.M.)	ACTUAL TENEMENT SIZE (SQ.M.)	NO OF TENEMENT	REQUIRED PARKING	PROVIDED PARKING	PROVIDED PARKING AREA (SQ.M.)
42.801	9.973	52.774	3 NOS.	1 NO.	1 NO.	53.285 SQ.M.
47.071	10.968	58.039	3 NOS.			

**DECLARATION OF L.B.S.**  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE ABUTTING ROAD FRONT IS 3.505 M. (MINIMUM ROAD WIDTH) WIDE K.M.C. BLACK TOP ROAD EASTERN SIDE OF THE PREMISES. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. C/L OF F.M. B.YE PASS.

SRI. RABINDRA NATH GHOSH  
L.B.S. (I) 1038  
KOLKATA MUNICIPAL CORPORATION  
NAME OF THE L.B.S.

**DECLARATION OF E.S.E.**  
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE 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 DONE BY TECHNO SOIL, REGISTERED OFFICE GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150, HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

SRI. KALLOL KUMAR GHOSH  
E.S.E. (I) 261  
KOLKATA MUNICIPAL CORPORATION  
NAME OF THE STRUCTURAL ENGINEER

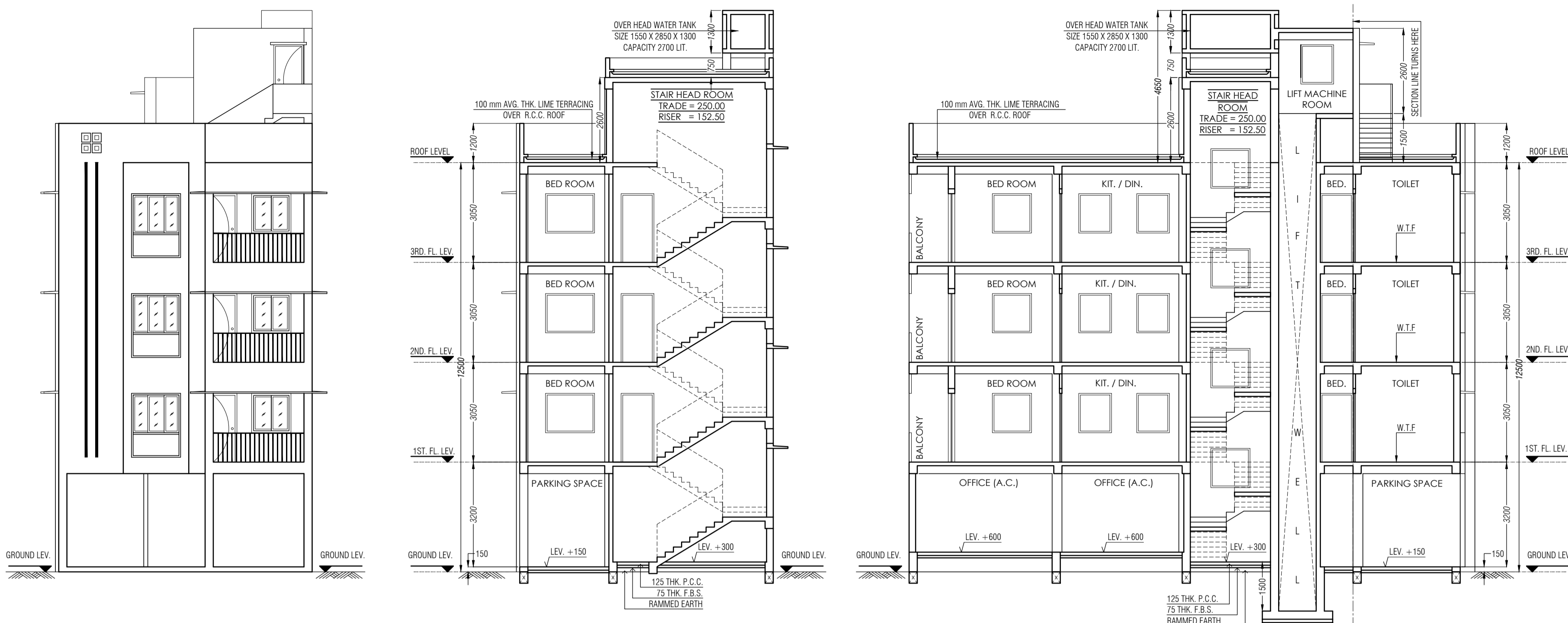
**DECLARATION OF G.T. ENG.**  
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HERE IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SRI. KALLOL KUMAR GHOSH  
G.T. ENG. (I) 49  
KOLKATA MUNICIPAL CORPORATION  
NAME OF THE GEO-TECHNICAL ENGINEER

**DECLARATION OF APPLICANT**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING. 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 WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PLOT IS VACANT LAND. DURING THE DEPARTMENTAL SITE INSPECTION I WAS PHYSICALLY PRESENT AND IDENTIFIED AND CONFIRMED THE SAID PLOT.

M/S. TITLY CONSTRUCTION  
SOLE PROPRIETOR NAMEDLY SRI. BISWARUP SAMADDER  
C.A. OF SRI. HARISADHAN BHOWAL  
NAME OF THE APPLICANT

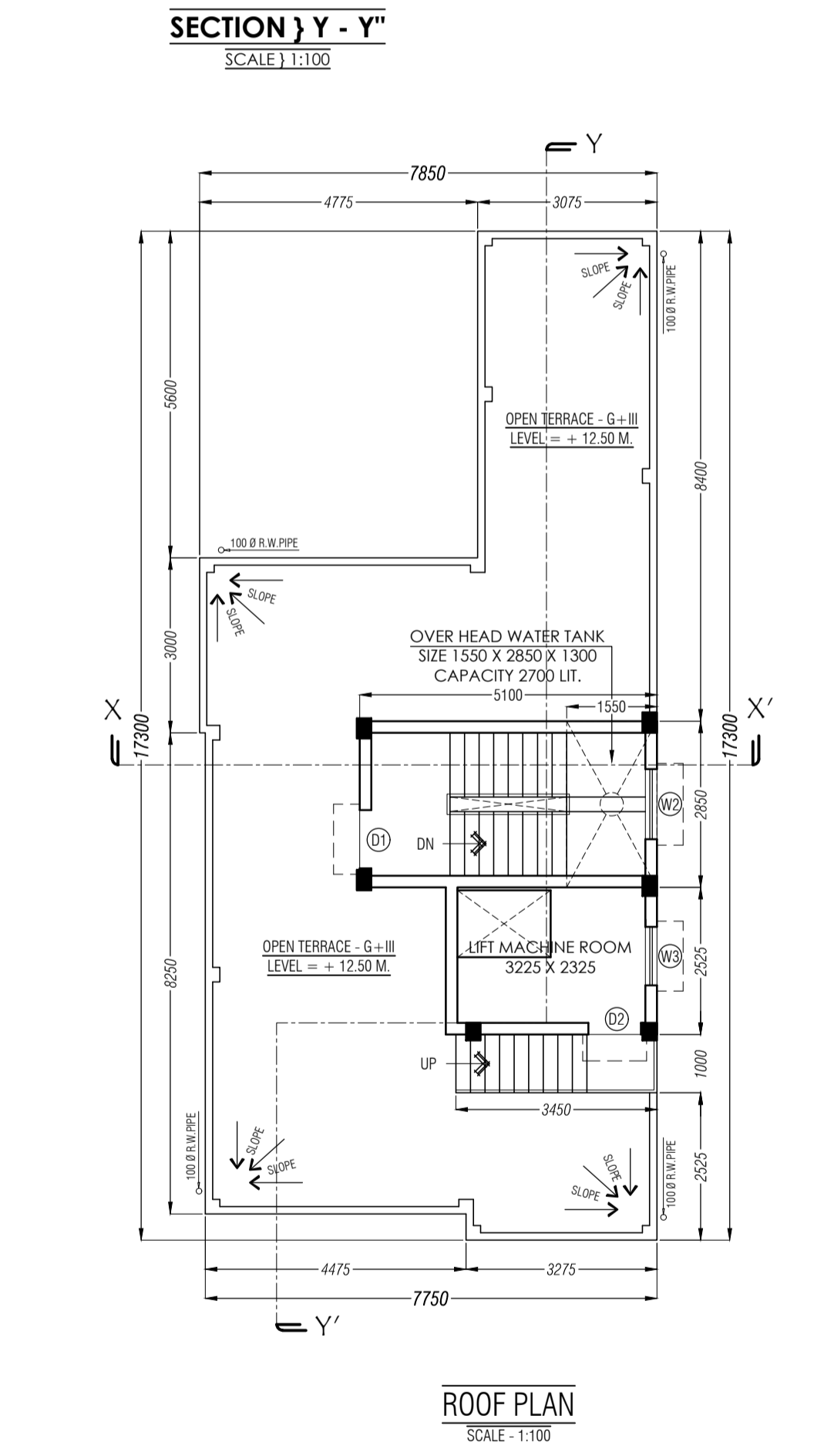
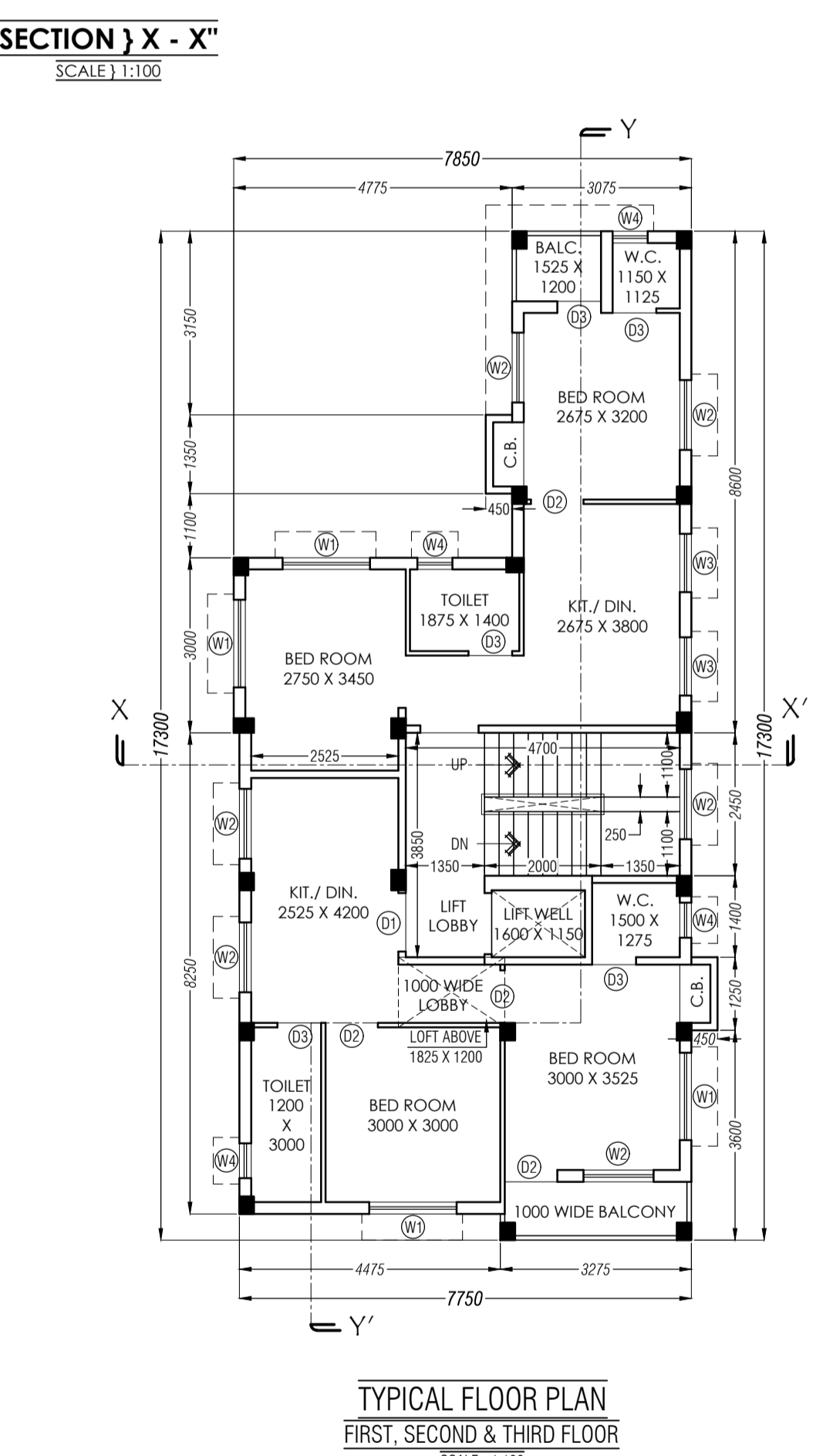
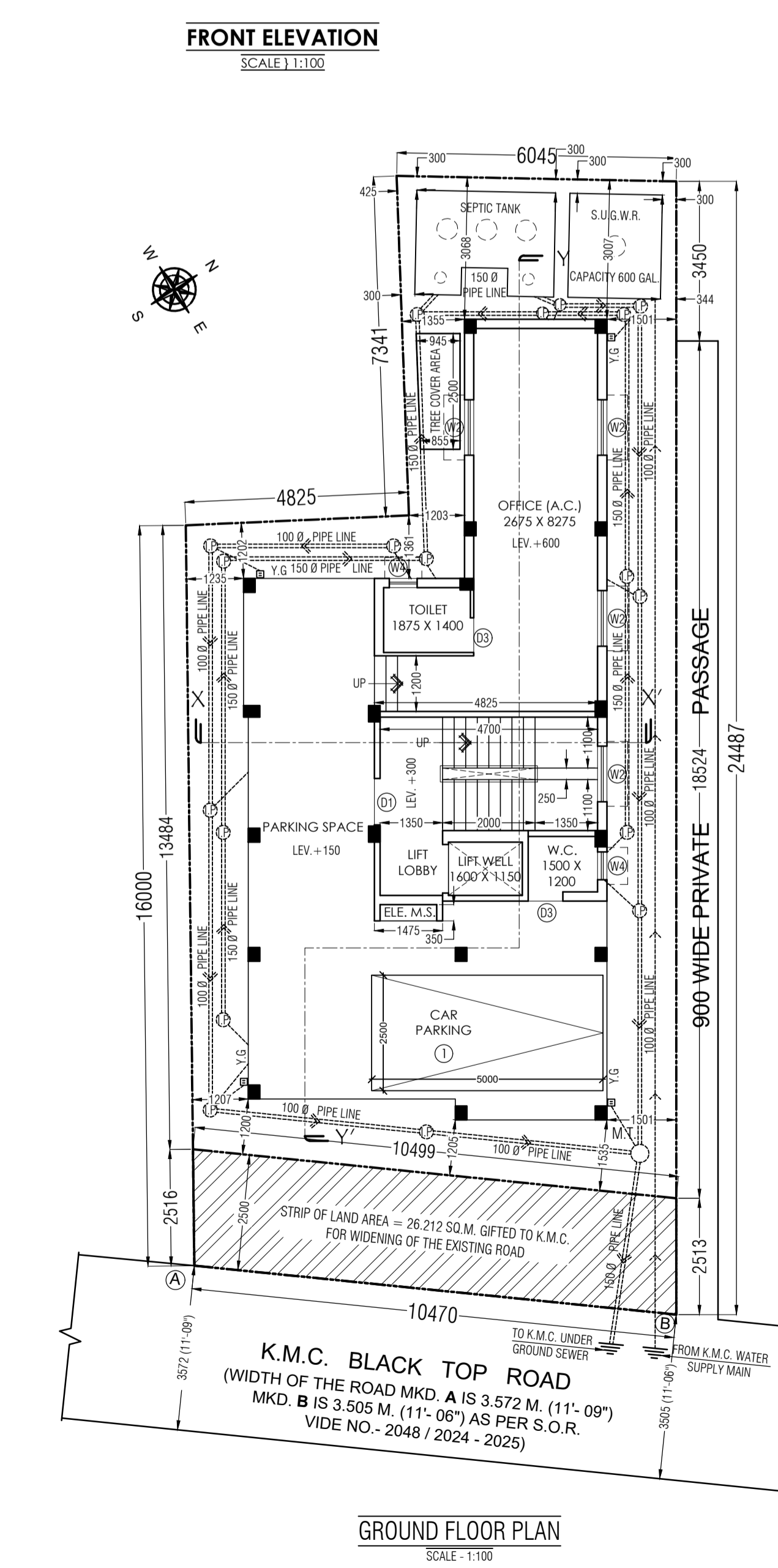
**TITLE :- ARCHITECTURAL DRAWING**  
SCALE - 1:100    SHEET NO.- 2 OF 2    DRAWN BY : **Avijit Saha**



**NOTES / SPECIFICATIONS**

- \* ALL DIMENSIONS ARE IN MM. OTHERWISE SPECIFIED
- \* DEPTH OF FOUNDATION OF SEPTIC TANK & S.U.G.V. RESV. WILL NOT EXCEED DEPTH OF BUILDING FOUNDATION
- \* 200 THK. OUTSIDE BRICK WORK WITH CM (1:5) 125 & 75 THK. INSIDE BRICK WORK WITH CM (1:4)
- \* R.C.C. WORK WITH STONE CHIPS, SAND, CEMENT (3:1.5:1)
- \* GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-415
- \* PLASTERING WITH CM (1:6) FOR BRICK WORK & (1:4) FOR CEILING
- \* P. C. C. WITH BRICK KHDA, SAND, CEMENT (6:3:1)
- \* I.P.S. OF 35TH 1:2-4

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1200
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**SPACE FOR OFFICE USE**  
**BUILDING PERMIT NO. -2025110138**  
**SANCTION DATE - 05.08.2025**  
**VALID UPTO - 04.08.2030**

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR. - XI