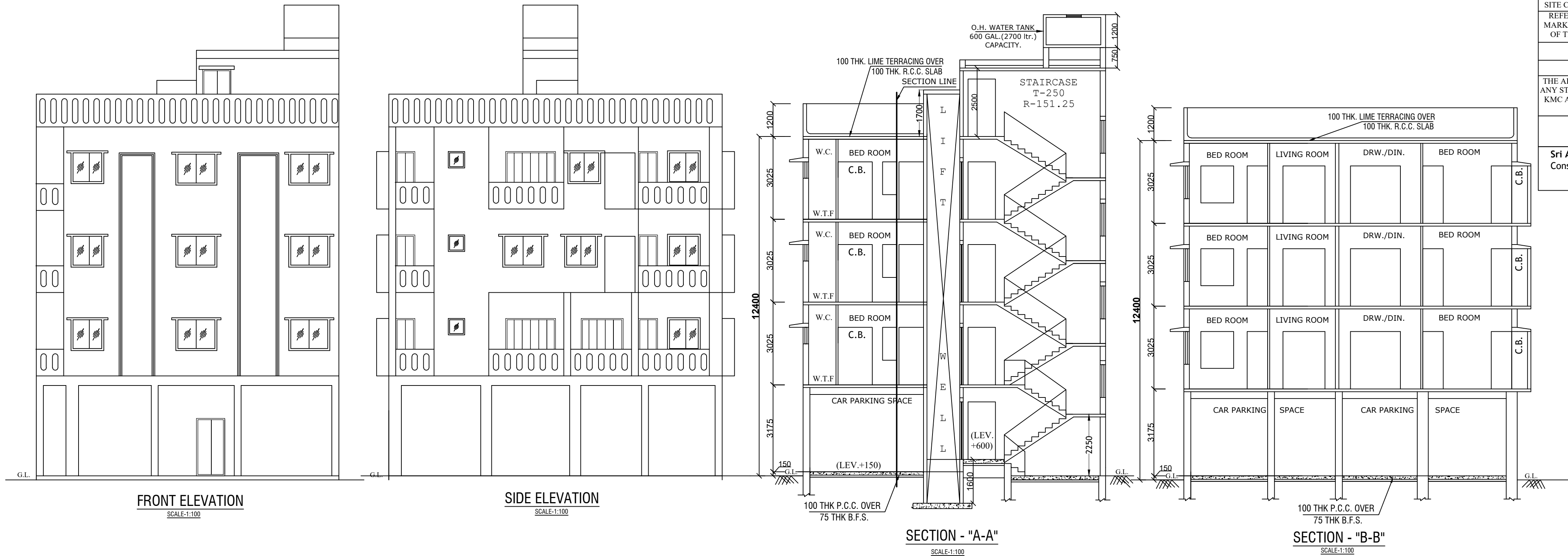




PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 = 33.00 M.			
SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) -			
REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
(A)	22°30'16"N	88°22'36"E	6.00 M.
(B)	22°30'16"N	88°22'36"E	
THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.			
RANA SAMAJDAR "LBS/1/1149" (K.M.C.)			
NAME OF L.B.S.			
Sri Ashis Dey & Sri Tapan Das, Partners of CANDID PROJECT, Constituted Attorney of Smt. BANDANA DAS GUPTA			
NAME OF APPLICANT			

STATEMENT OF THE PLAN PROPOSAL			
PART-A			
1. Assessee No. - 210921600525			
2. Name of Owner :- Smt. BANDANA DAS GUPTA			
3. Name of Applicant:- Sri Ashis Dey & Sri Tapan Das, Partners of CANDID PROJECT, Constituted Attorney of Smt. BANDANA DAS GUPTA			
4. Details of Regd. title Deed		5. Details of Regd. Power of attorney-	
Book No :-1	Vol No :-116	Book No :-1	Vol No :-1601-2025
Page No :-53 - 59	Being No :-4014	Page No :-97396 - 97412	Being No :-160102817
Dated :-05-08-1981	Regd. At :-S.R.Aitapur, South 24 Parganas.	Dated :-09-12-2025	Regd. At :-D.S.R.-I, South 24-PGS.
6. Details of Regd.Boundary decl.		7. Details of Regd.Strip of Land	
Book No :-1	Vol No :-1601-2025	Book No :-1	Vol No :-1601-2026
Page No :-95281 - 95294	Being No :-160102805	Page No :-32914 - 32929	Being No :-160100894
Dated :-03-12-2025	Regd. At :-D.S.R.-I, South 24-PGS.	Dated :-16-04-2026	Being No :-163002770
Regd. At :-D.S.R.-I, South 24-PGS.		Dated :-21-05-2026	Regd. At :-D.S.R.-I, South 24-PGS.
8. Details of Regd.Splayed Corner:-		7. Details of Regd. NON AVICTION OF TENANTS -	
Book No :-1	Vol No :-1601-2026	Book No :-1	Vol No :-1630-2026
Page No :-32930 - 32945	Being No :-160100895	Page No :-83194 - 83204	Being No :-163002770
Dated :-16-04-2026	Regd. At :-D.S.R.-I, South 24-PGS.	Dated :-21-05-2026	Regd. At :-D.S.R.-V, South 24-PGS.
Regd. At :-D.S.R.-I, South 24-PGS.			

- PART-B
- Area of land As per title deed & assessment record =230.769 Sqm. = (03K- 07 Ch- 09 Sqft.)
 - Area of land as per boundary declaration =230.756 Sqm.
 - Area of Strip of land =3.757 Sqm.
 - Area of Splayed Corner =2.879 Sqm.
2. Permissible ground coverage= 138.454 Sqm.= 60.00 %
3. Proposed ground coverage= 133.462 Sqm.= 57.837 %

4.) Proposed Area					
	Total floor area (Sqm.)	Stair & stair lobby (Sqm.)	Lift Well (Sqm.)	Lift Lobby (Sqm.)	Net floor area (Sqm.)
Ground floor	133.462	10.450	----	0.406	122.606
First floor	133.462	10.450	1.800	0.406	120.806
Second floor	133.462	10.450	1.800	0.406	120.806
Third floor	133.462	10.450	1.800	0.406	120.806
Total	533.848	41.800	5.400	1.624	485.024

5.) Parking Calculation:- A)					
Ten MKD.	Net Tenement Size	Proportionate Area	Actual Size of tenement	No of Tenement	Required Parking
G1	27.169 sqm.	3.520 sqm.	30.689 sqm.	01 No.	
A1	59.983 sqm.	7.772 sqm.	67.756 sqm.	01 No.	
A2	60.051 sqm.	7.781 sqm.	67.832 sqm.	01 No.	
B1	61.680 sqm.	7.992 sqm.	69.672 sqm.	01 No.	01 No.
B2	58.354 sqm.	7.561 sqm.	65.916 sqm.	01 No.	
C1	60.266 sqm.	7.809 sqm.	68.075 sqm.	01 No.	
C2	59.768 sqm.	7.745 sqm.	67.513 sqm.	01 No.	
Total Required Parking=					01 No.
b). Nos. of Parking Provided= 04 Nos.					
c) Actual Area of Parking Provide= 90.993 Sqm.					

- 6.) F.A.R
- Permissible F.A.R. = 1.75
 - Proposed F.A.R. = (485.024 ÷ 90.993) / 230.756 = 1.708
- 7.) Others area
- Stair Head room Area= 13.913 Sqm.
 - Overhead water reservoir= 4.940 Sqm.
 - L.M.R. Area= 2.409 Sqm.
 - L.M.R. Stair Area= NIL
 - C.B. AREA= 10.488 SQM.
 - Lift Area= 8.270 Sqm.
 - Addl. area for fees = 35.079 Sq.m.
 - Tree Cover area = 2,250 Sq.m.

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & FOUND THAT THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING THE EXISTING STRUCTURE BY OWNER BEFORE STARTING OF NEW CONSTRUCTION. THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

SAKTI BRATA BHATTACHARYYA, G.T/II/89
NAME OF GEO-TECH. ENGINEER

B.P. NO. - 2026100063

DATED- 24/06/2026

VALID UPTO- 24/06/2031

A.E.(CIVIL)/BLDG/BR-X

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting roads confirms with the plan, which has been measured and verified by me. It is a buildable site not a tank or filled up tank. there is an existing structure to be demolished before commencement of work it is fully occupied by the owners & there is no tenant.

NAME OF L.B.S.
RANA SAMAJDAR "LBS/1/1149" (K.M.C.)

E.S.E. DECLARATION

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE MEMBERS OF PROPOSED BUILDING WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE, SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING THE EXISTING STRUCTURE BY OWNER BEFORE STARTING OF NEW CONSTRUCTION. THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

OWNER DECLARATION

I/We do hereby declare with full responsibility that I/We shall engage L.B.S. & E.S.E. during construction. I/We 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 and adjoining structures. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan. The construction of Septic tank & water reservoir will be undertaken under the guidance of E.S.E./L.B.S. before starting the building foundation work. The plot is identified by me during departmental inspection. Existing Structure to be demolish before the starting of new construction & occupied by The owner & there is no tenant. there is no court case pending against the premises.

Sri Ashis Dey & Sri Tapan Das, Partners of CANDID PROJECT, Constituted Attorney of Smt. BANDANA DAS GUPTA
NAME OF APPLICANT

PROPOSED PLAN FOR G+THREE STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG.RULE-2009, AT PREMISES NO.- 8/3,NASKAR PARA LANE ,WARD NO.-092, BR.-X, KOLKATA-700031, DAG NO.-1463, KHATIAN NO.- 205, J.L. NO.-18, MOUZA-DHAKURIA, P.S.-KASBA.

SHEET NO. - 01 OF 02

