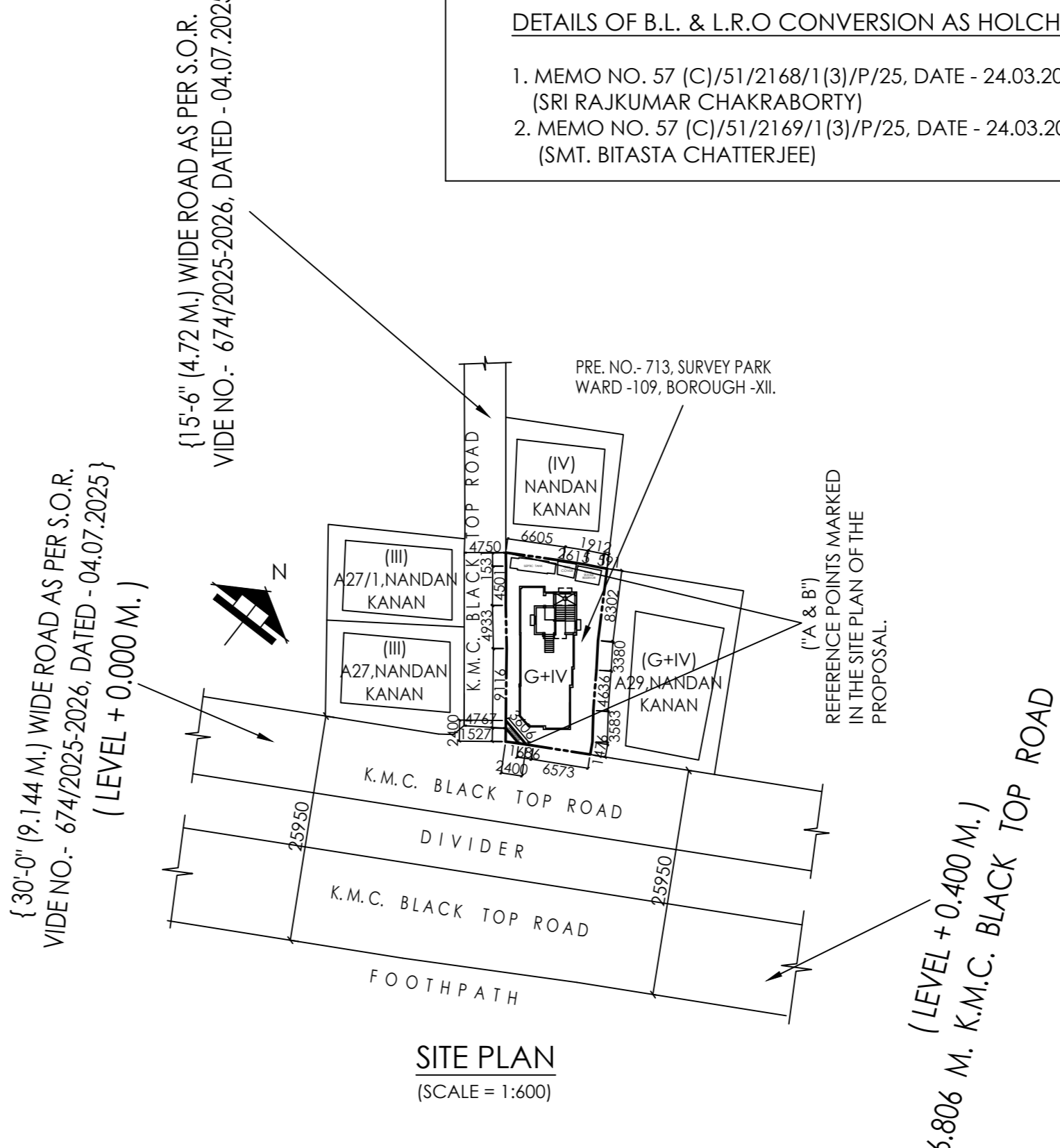
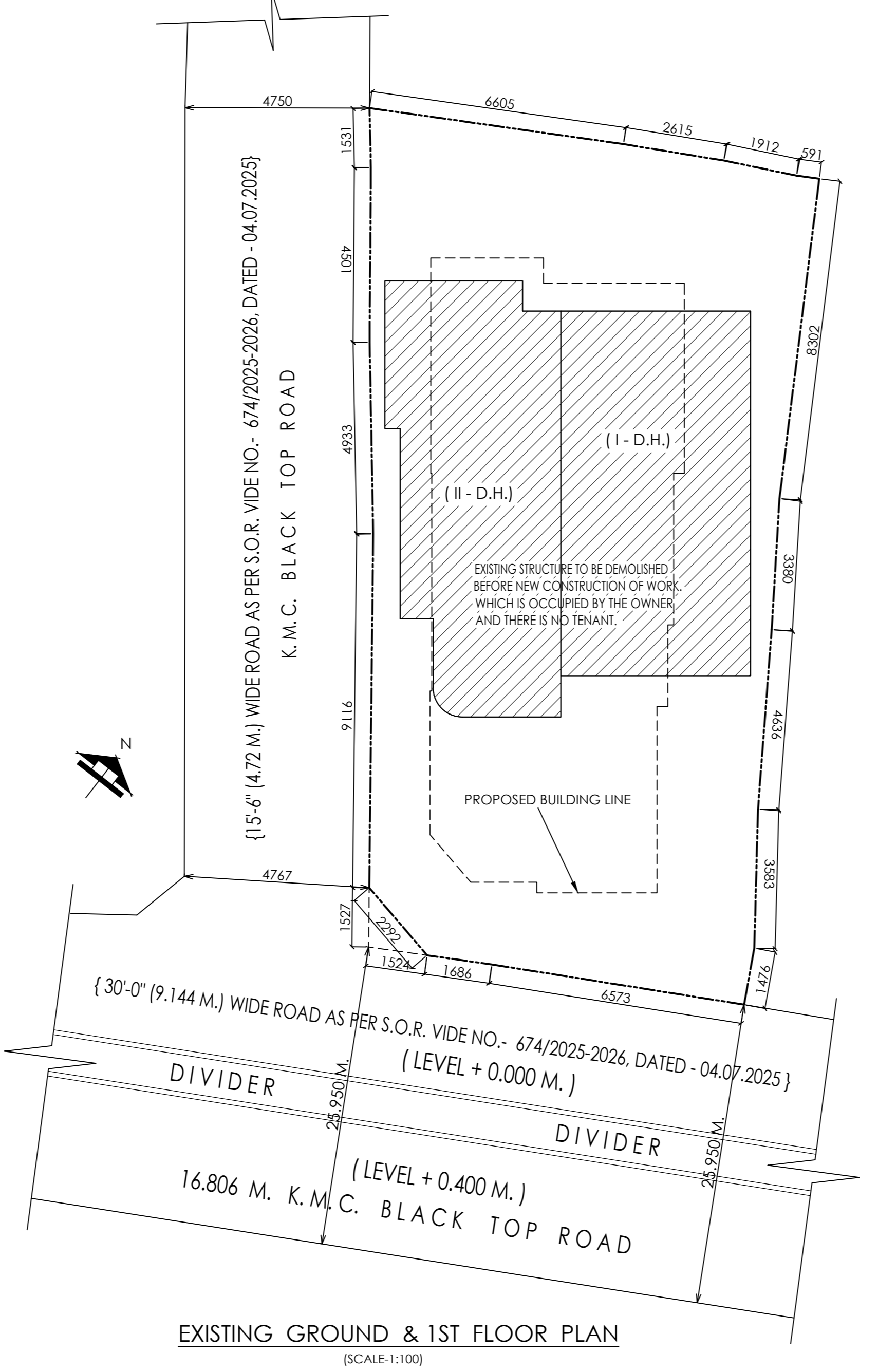
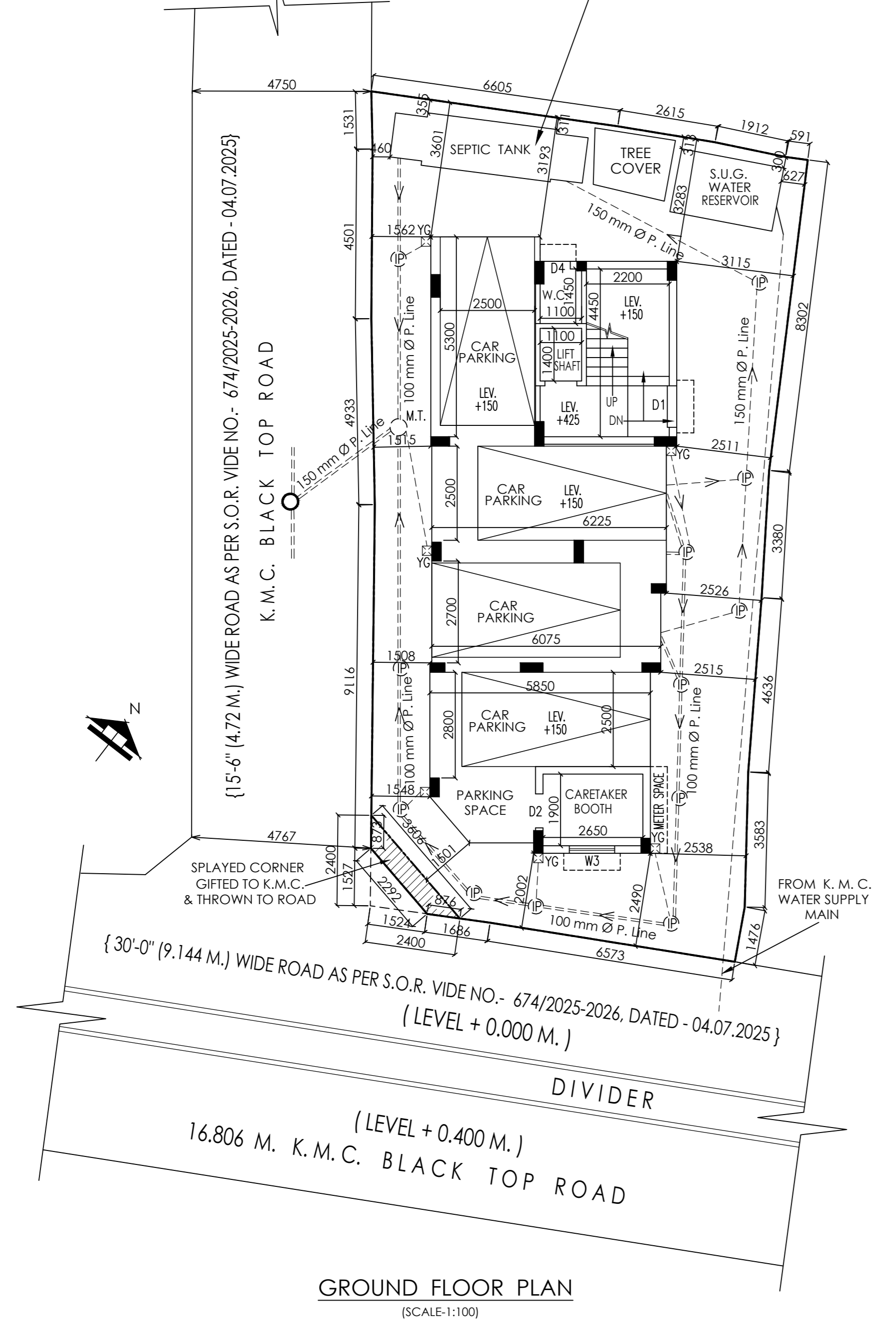
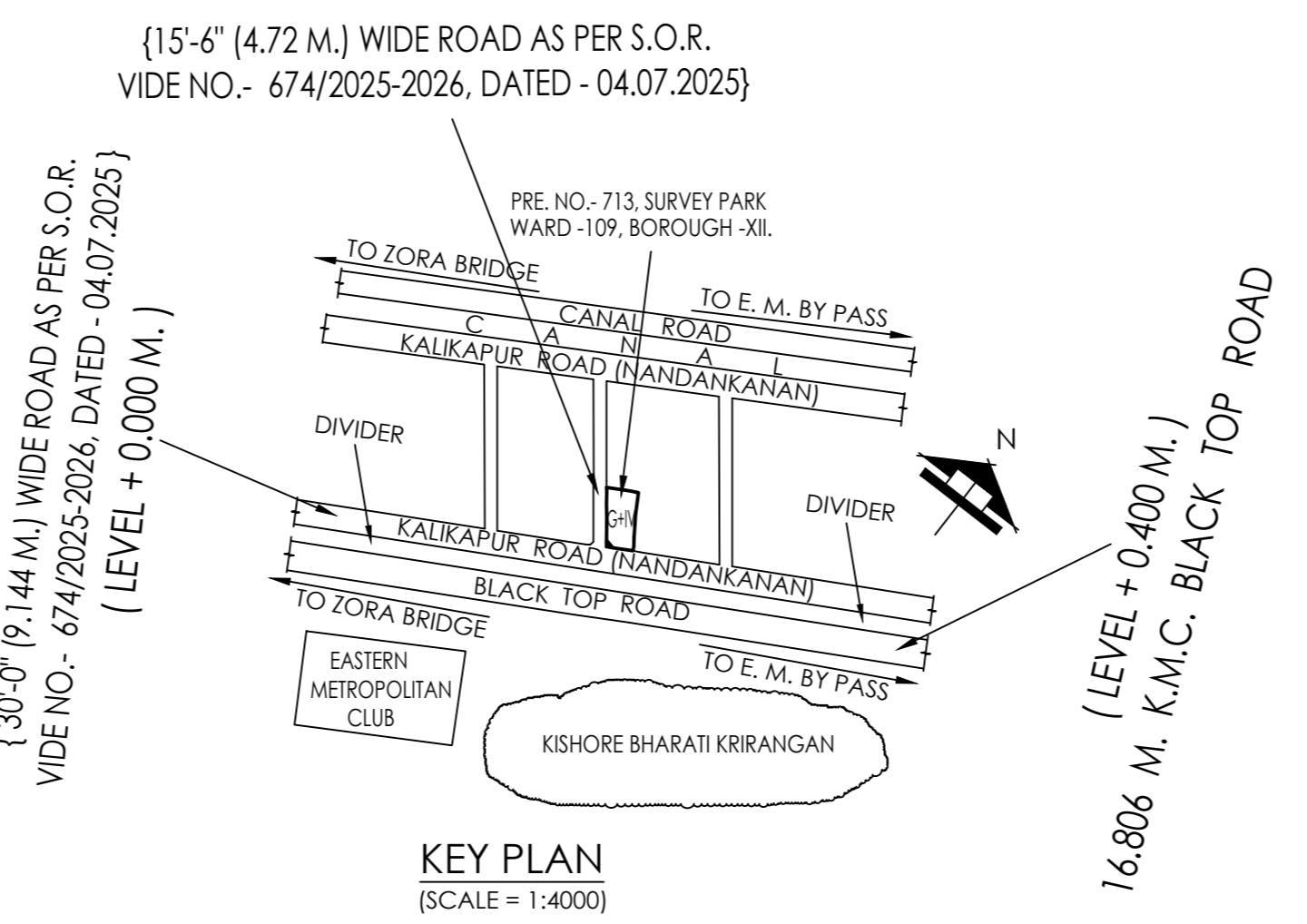


AVERAGE BACK AS PER AMENDMENT OF K.M.C. BUILDING RULE 2009 AS PER NOTIFICATION OF M.P.L. AFFAIRS VIDE NO.- 480/MA/O/C-4/3R-13/2012, DATED - 21.10.2014 TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 22.999 SQM. AND THE WIDTH OF THE REAR SIDE OF THE BUILDING- 6.525 M. I.e. AVERAGE REAR OPEN SPACE OF THE BUILDING = 22.999/6.525 = 3.525 M.



**SPECIFICATION**

- STRUCTURAL CONCRETE M-20 GRADE WITH 19mm DOWN STONECHIPS UNLESS OTHERWISE MENTIONED.
- GRADE OF REINFORCEMENTS R-415
- 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 125TH (AVG) LINE TERRACING (2:27) ON ROOF LAD TO SLOPE
- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- 35M<sup>2</sup> P.C. WITH CEMENT CONCRETE (1:5) WITH 4mm DOWN STONECHIPS WITH WATER PROOFING COMPOUND
- 19TH CEMENT PLASTER (1:4) TO EXTERNAL WALLS
- 12TH CEMENT PLASTER (1:4) TO INTERNAL WALLS
- 19TH CEMENT PLASTER (1:4) TO BEAM CEILING ETC.
11. WALLS FINISH IN ALL ROOMS.
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
- WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- 500MM CHUJJA PROJECTION.
- DEPTH OF SEPTIC TANK AND S.U.G. WATER RESERVOIR DOES NOT EXCEED THE DEPTH OF BUILDING FOUNDATION

**CERTIFICATE 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.  
 MR. BHASKARJYOTI ROY (GEO-TECH NO.- 1/50)  
 NAME OF GEO-TECHNICAL ENGINEER.

**CERTIFICATE OF OWNER.**  
 I HEREBY DECLARE 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, K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES, 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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. ALL FLOORS ARE MARBLE FINISHED. THE PLOT HAS BEEN IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THERE IS NO COURT CASE PENDING AGAINST THE PREMISES.  
 M/S. J. S. CONTRACTOR PROPRIETOR OF SRI SWAPAN KANTHA and C/A of SRI RAJKUMAR CHAKRABORTY & SMT. BITASTA CHATTERJEE  
 NAME OF APPLICANT

**CERTIFICATE OF STRUCTURAL ENGINEER.**  
 I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA, AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY MR. BHASKARJYOTI ROY OF TECHNICAL SOL. OF S/TH. P. G. H. SHAH ROAD, JADAVPUR, KOLKATA - 32, AND THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.  
 MONI BHUSAN CHAKRAVARTI (E.S.E. - II/97)  
 NAME OF STRUCTURAL ENGINEER.

**CERTIFICATE OF L.B.S.**  
 I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A TANK OR FLEED LAND. THE BOUNDARY OF WATER RESERVOIR AND SEPTIC TANK WALLS ON ALL SIDES AND THAT THE DIMENSIONS OF THE BOUNDARY CONFORMS WITH THAT SHOWN IN THE DRAWING ROAD WIDTH 25.920 M. (MIN.) AND 30'0" (P. 144 M.) WIDE ROAD AS PER S.O.R. VIDE NO.- 674/2025-2026, DATED - 04.07.2025 WIDE BLACK TOP K.M.C. ROAD EASTERN SIDE & 4.750 M. (MIN.) AND 15'-6" (4.72 M.) WIDE ROAD AS PER S.O.R. VIDE NO.- 674/2025-2026, DATED - 04.07.2025 BLACK TOP ROAD SOUTHERN SIDE THE SITE PLAN AND KEY PLAN CONFORM WITH THE DRAWINGS. SIGNATURE OF APPLICANT IS AUTHENTICATED BY ME. THE PLOT IS TWO STORED EXISTING STRUCTURE AND THERE IS NO TENANTED, THE SITE IS WITHIN 500 M. FROM THE C/L OF E. M. BY PASS. SIGNATURE OF APPLICANT IS AUTHENTICATED BY ME.  
 MONI BHUSAN CHAKRAVARTI (L.B.S.- I/538)  
 NAME OF L.B.S.

**CO-ORDINATE IN W.G.S. 84 AND SITE ELEVATION (A.M.S.L)**

REFERENCE POINTS MARKED IN THE PLAN OF THE PROPOSAL.	CO-ORDINATE IN W.G.S. 84		SITE ELEVATION (A.M.S.L)
	LATITUDE	LONGITUDE	
"A, B, C, D"	22°29'29"N	88°23'10"E	6.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

M/S. J. S. CONTRACTOR PROPRIETOR OF SRI SWAPAN KANTHA and C/A of SRI RAJKUMAR CHAKRABORTY & SMT. BITASTA CHATTERJEE  
 NAME OF APPLICANT

MONI BHUSAN CHAKRAVARTI (L.B.S.- I/538)  
 NAME OF L.B.S.

**DETAILS OF B.L. & L.R.O MUTATION (HOLCHER)**

- VIDE COPY NO. 4983 (1630022), DATE - 16.12.2024
- VIDE COPY NO. 4984 (1630022), DATE - 16.12.2024

**DETAILS OF B.L. & L.R.O CONVERSION AS HOLCHER TO BASTU**

- MEMO NO. 57 (CJ/51/2168/1(3)/P/25, DATE - 24.03.2025 (SRI RAJKUMAR CHAKRABORTY)
- MEMO NO. 57 (CJ/51/2169/1(3)/P/25, DATE - 24.03.2025 (SMT. BITASTA CHATTERJEE)

**AREA STATEMENT OF THE PLAN PROPOSAL**

PART - A.	PART - B.
a. ASSESSEE NO. - 31 - 109 - 13 - 0713 - 7	1. LAND OF AREA =
b. U.A.C. NUMBER - 2/10/25/REB-15/2038, DATED - 20/08/2023	03 K.-06 Ch.-30 SFT. = 228.539 Sqm.
c. NAME OF THE OWNERS - SRI RAJKUMAR CHAKRABORTY & SMT. BITASTA CHATTERJEE	AS PER TITLE DEED -
d. NAME OF THE C.A. & APPLICANT - M/S. J. S. CONTRACTOR PROPRIETOR OF SRI SWAPAN KANTHA	03 K.-06 Ch.-35.494 Sft. = 229.050 Sqm.
e. DETAILS OF REGISTERED DEED - BOOK NO. - I VOLUME - 68, PAGES - 161 TO 166, BENG NO. - 3590, DATE - 15/07/1969, D.S.R. ALIPORE, SOUTH 24-PARGANAS	AS PER BOUNDARY DECLARATION - 03 K.-05 Ch.-40.248 Sft. = 225.311 Sqm.
f. DETAILS OF DEED OF DECLARATION - BOOK NO. - I VOLUME - 24, PAGES - 302 TO 310, BENG NO. - 1168, DATE - 29/08/1995, D.S.R. - III, SOUTH 24-PARGANAS	AREA OF SPAYED CORNER - 1.702 Sqm.
g. DETAILS OF POWER OF ATTORNEY - BOOK NO. - I VOLUME - 164-2025, PAGES - 12332 TO 12346, BENG NO. - 1604868, DATE - 23/05/2025, D.S.R. - IV, SOUTH 24-PARGANAS, WEST BENGAL	2. PERMISSIBLE GROUND COVERAGE = 133.285 Sqm. (59.156 %)
h. DETAILS OF BOUNDARY DECLARATION - BOOK NO. - I VOLUME - 1604-2025, PAGES - 12334 TO 12337, BENG NO. - 1604869, DATE - 23/05/2025, D.S.R. - IV, SOUTH 24-PARGANAS, WEST BENGAL	3. PROPOSED GROUND COVERAGE = 97.584 Sqm. (43.311 %)
i. DETAILS OF SPAYED CORNER - BOOK NO. - I VOLUME - 1604-2025, PAGES - 12342 TO 12346, BENG NO. - 1604868, DATE - 23/05/2025, D.S.R. - IV, SOUTH 24-PARGANAS, WEST BENGAL	

**5. PROPOSED AREA :**

FLOOR	TOTAL AREA (SQM.)	LIFT WELL (SQM.)	LIFT LOBBY (SQM.)	STAIR WAY (SQM.)	NET FLOOR AREA (SQM.)
GR. FL.	97.584	0.000	1.654	9.735	86.195
1st. FL.	97.584	1.540	1.654	9.790	84.600
2nd. FL.	97.584	1.540	1.654	9.790	84.600
3rd. FL.	97.584	1.540	1.654	9.790	84.600
4th. FL.	97.584	1.540	1.654	9.790	84.600
TOTAL.	487.920	6.160	8.270	48.895	424.595

**6. PARKING CALCULATION:**

UNIT	TENEMENT COVERED AREA	SHARE OF COM. AREA	TENEMENT BUILT - UP AREA	TENEMENT NUMBER	REQUIRED PARKING
FLAT - 1 TO 4	82.902 Sqm.	19.443 Sqm.	102.345 Sqm.	FOUR	4 NOS.
					TOTAL REQUIRED PARKING = 4 NOS.

**7) PERMISSIBLE F.A.R. - 2.25**

**8) PROPOSED F.A.R. - 1.563**

**9) ADDITIONAL AREA FOR FEES - 30.271 Sqm.**

**10) TREE COVER - 3.189 Sqm.**

**11) STATEMENT OF OTHER AREA S FOR FEES:**

FLOOR	LOFT	CURBOARD
GR. FLOOR	N.A.	N.A.
1ST. FLOOR	N.A.	2.100 Sqm.
2ND. FLOOR	N.A.	2.100 Sqm.
3RD. FLOOR	N.A.	2.100 Sqm.
4TH. FLOOR	N.A.	2.100 Sqm.
TOTAL.	N.A.	8.400 Sqm.

**12) STAIR COVER AREA = 11.955 Sqm.**

**13) LIFT MACHINE ROOM AREA = 7.942 Sqm.**

**14) LIFT STAIR = 1.974 Sqm.**

**15) O. H. WATER TANK = 3.975 Sqm.**

**TITLE :- ARCHITECTURAL DRAWING FOR K.M.C. APPROVAL.**

**PROPOSED G+FOUR (HEIGHT-15.475 M.) STORED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 & K.M.C. BUILDING RULES 2009, AT PREMISES NO.- 713, SURVEY PARK, WARD-109, BOROUGH - XII, KOLKATA -700 094, P.S.- SURVEY PARK, R. S. DAG NO.-804, R. S. KHATIAN NO.-991, L. R. DAG NO.-804, L. R. KHATIAN NO.- 2000 & 2001, J. L. NO.-22, MOUZA - SANTOSH PUR**

**SHEET 1 OF 2**

**B.P NO.- 2025120165 DATE - 23-JUL-25**

**VALID UPTO- 22-JUL-30**

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.