



REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS84	SITE ELEVATION (AMSL.)	
	LATITUDE	LONGITUDE	
A-FRONT	22.48102310	88.40689900	4.00 M
B-SIDE	22.48102319	88.40689898	4.00 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.

**SRI SANJAY KUMAR SINGH**  
PROP. OF M/S RIA CONSTRUCTION  
AS CONSTITUTED ATTORNEY OF  
**SMT CHHAYA MUKHERJEE, SRI SUBHASIS MUKHERJEE & SMT SOMA MUKHERJEE**  
NAME OF OWNERS

**SURANJAN DUTTA**  
L.B.S. NO.-143/1  
NAME OF E.S.E.

THE DEPTH OF THE SEPTIC TANK AND SEMI-UNDERGROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING. ALL PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION OF THE SAME.

SPECIFICATION	
1.	ALL DIMENSIONS ARE IN MM.
2.	THE HEIGHT OF THE BUILDING IS 15.475 m.
3.	THE BUILDING IS R.C.C. FRAME STRUCTURE.
4.	ALL OUTER WALL ARE 250 / 200 mm THICK.
5.	ALL INTERNAL WALL ARE 75 / 125 mm THICK.
6.	GRADE OF CONCRETE IS M20.
7.	GRADE OF STEEL IS Fe - 500.
8.	100 THICK P.C.C. OVER 100 THICK R.C.C. ROOF SLAB.
9.	12 MM THICK PLASTER TO ALL INTERNAL WALL WITH (1:5) CEMENT SAND MORTAR.
10.	HEIGHT OF PARAPET WALL IS 1200 mm.

SCHEDULE OF DOORS AND WINDOWS				
D	1200 x 2100	W1	1800 x 1200	
D1	1000 x 2100	W2	1500 x 1200	
D2	900 x 2100	W3	1200 x 1200	
D3	850 x 2100	W4	900 x 1200	
D4	750 x 2100	W5	900 x 1050	

**STATEMENT OF PROPOSAL**

**PART - A**

1. ASSESSEE NO : 31-109-13-6725-0

2. NAME OF THE OWNERS :  
**SMT CHHAYA MUKHERJEE, SRI SUBHASIS MUKHERJEE & SMT SOMA MUKHERJEE**  
NAME OF THE C.A. :  
**SRI SANJAY KUMAR SINGH**  
PROP. OF M/S RIA CONSTRUCTION

3. KMC MUTATION -CASE NO.-O/109/21-FEB-23/47657 DATED -21/02/2023

4. DETAILS OF B.L. & L.R.O. MUTATION  
COPY NO.-10909(1630023) DATED - 05/07/2023  
CLASSIFICATION OF LAND- "SHALI"  
COPY NO.-10910(1630023) DATED - 05/07/2023  
CLASSIFICATION OF LAND- "SHALI"  
COPY NO.-10911(1630021) DATED - 05/05/2023  
CLASSIFICATION OF LAND- "SHALI"

5. DETAILS OF B.L.&L.R. CONVERSION  
MEMO NO.-17/2704/BLRRO/KOL/23 DATED -06/10/2023 CONVERSION OF LAND FROM "SHALI" TO "BASTU" VIDE CASE NO.- CN/2023/1630/1726  
MEMO NO.-17/2705/BLRRO/KOL/23 DATED -06/10/2023 CONVERSION OF LAND FROM "SHALI" TO "BASTU" VIDE CASE NO.- CN/2023/1630/1725  
MEMO NO.-17/2703/BLRRO/KOL/23 DATED -06/10/2023 CONVERSION OF LAND FROM "SHALI" TO "BASTU" VIDE CASE NO.- CN/2023/1630/1724

6. DETAILS OF REGISTERED DEED  
BOOK NO.- I VOL. NO.- 89 PAGES- 78 TO 84. BEING NO.- 3393, YEAR - 1980.  
S.R. ALIPORE SOUTH 24 PGNS. DATE - 27/02/1980.

7. DETAILS OF REGISTERED DEED  
BOOK NO.- I VOL. NO.- 74 PAGES- 98 TO 98. BEING NO.- 2191, YEAR - 1977.  
S.R. ALIPORE SOUTH 24 PGNS. DATE - 05/08/1977.

8. DETAILS OF REGISTERED DEED  
BOOK NO.- I VOL. NO.- 40 PAGES- 78 TO 84. BEING NO.- 1550, YEAR - 1979.  
S.R. ALIPORE SOUTH 24 PGNS. DATE - 17/11/1979.

9. DETAILS OF POWER OF ATTORNEY  
BOOK NO.- I VOL. NO.- 1602-2023 PAGES- 208378 TO 208300. BEING NO.- 160206185, YEAR - 2023. D.S.R. II, SOUTH 24 PGNS. DATE - 11/05/2023.

10. DETAILS OF BOUNDARY DECLARATION  
BOOK NO.- I VOL. NO.- 1602-2023 PAGES- 645599 TO 645611. BEING NO.- 160218097, YEAR - 2023. D.S.R. II, 24 PGNS(S), WEST BENGAL. DATE - 22/12/2023.

11. DETAILS OF SPLAYED CORNER  
BOOK NO.- I VOL. NO.- 1602-2023 PAGES- 645636 TO 645650. BEING NO.- 160218096, YEAR - 2023. D.S.R. II, 24 PGNS(S), WEST BENGAL. DATE - 22/12/2023.

12. DETAILS OF DECLARATION (BEFORE 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE) REGARDING R.S. & L.R. DAG & KHATAN NO. :-  
VIDE NO.- 73102 DATED- 27/12/2023

**PART - B**

1. AREA OF LAND :  
AS PER ASSESSMENT RECORDS : 384.615 Sqm. AREA OF SPLAYED CORNER:- 2.768 Sqm.  
(5K - 12 CH. -00 SQFT.)

2. NET AREA OF LAND  
AS PER BOUNDARY DECLARATION :- 384.517 Sqm.

3. PERMISSIBLE GROUND COVERAGE  
= 53.849 % = 207.059 Sqm.

4. PROPOSED GROUND COVERAGE  
= 53.829 % = 206.983 Sqm.

5. PROPOSED AREA :

Floor Marked	Covered Area (Including Stair, Lift Duct & Lobby)	EXEMPTED AREA (Excluding Stair Void)	Lift Well	Lift Lobby	Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	197.115 Sqm.	13.365 Sqm.	—	2.700 Sqm.	181.050 Sqm.
First Floor	206.983 Sqm.	13.365 Sqm.	2.470 Sqm.	2.700 Sqm.	188.448 Sqm.
Second Floor	206.983 Sqm.	13.365 Sqm.	2.470 Sqm.	2.700 Sqm.	188.448 Sqm.
Third Floor	206.983 Sqm.	13.365 Sqm.	2.470 Sqm.	2.700 Sqm.	188.448 Sqm.
Fourth Floor	206.983 Sqm.	13.365 Sqm.	2.470 Sqm.	2.700 Sqm.	188.448 Sqm.
<b>Total</b>	<b>1025.047 Sqm.</b>	<b>66.825 Sqm.</b>	<b>9.880 Sqm.</b>	<b>13.500 Sqm.</b>	<b>934.842 Sqm.</b>

6.A) PARKING CALCULATION :

FLAT MKD.	AREA	PROP. AREA TO BE ADDED	ACTUAL AREA	NOS.	CAR PARKING REQUIRED
A	46.422 SQM	6.797 SQM	53.219 SQM	2	5 NOS.
B	57.781 SQM	8.460 SQM	66.241 SQM	2	
C	81.620 SQM	11.809 SQM	93.429 SQM	2	
D	83.189 SQM	12.177 SQM	95.366 SQM	2	
E	104.151 SQM	15.240 SQM	119.391 SQM	2	

B) NOS. OF PARKING -A)PROVIDED = 5 NOS. (PARKING AREA = 100.498 SQM)  
B) REQUIRED = 5 NOS.

7. PERMISSIBLE F. A. R. = 2.25

8. PROPOSED F. A. R. = (934.842-100.498)/384.517 = 2.170

9. STATEMENT OF OTHER AREAS FOR FEES

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
Ground Floor			
First Floor		2.925 Sqm.	
Second Floor		2.925 Sqm.	
Third Floor		2.925 Sqm.	
Fourth Floor		2.925 Sqm.	
Total		11.700 Sqm.	

10. STAIR HEAD ROOM AREA = 15.965 Sqm.

11. LIFT MACHINE ROOM AREA = 10.982 Sqm.

12. L.M.R STAIR AREA = 3.025 Sqm.

13. AREA OF TREE COVER = 1.440 Sqm.

14. OVER HEAD TANK AREA = 7.594 Sqm.

15. ADDITIONAL AREA FOR FEES = 41.672 Sqm.

16. TOTAL AREA FOR FEES = 1015.169 Sqm.

17. COVERED AREA OF OFFICE = 30.741 Sqm.

18. CARPET AREA OF OFFICE = 26.156 Sqm.

19. COVERED AREA OF SHOP = 27.919 Sqm.

20. CARPET AREA OF SHOP = 23.634 Sqm.

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTIONS 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 STRUCTURES. 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 DURING DEPARTMENTAL INSPECTION THE SITE WAS IDENTIFIED BY ME/US. THE DOCUMENTS ARE DULY SIGNED BY ME/US. IF ANY SUBMITTED DOCUMENTS & SIGNATURES AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

**SRI SANJAY KUMAR SINGH**  
PROP. OF M/S RIA CONSTRUCTION  
AS CONSTITUTED ATTORNEY OF  
**SMT CHHAYA MUKHERJEE, SRI SUBHASIS MUKHERJEE & SMT SOMA MUKHERJEE**  
NAME OF OWNERS

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 9.150M WIDE ABUTTING ROAD ON SOUTHERN SIDE AND 6.000M COMMON PASSAGE ON THE EASTERN SIDE 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 LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE SITE IS WITHIN 500M FROM THE CENTERLINE OF E.M. BYE PASS.

**SURANJAN DUTTA**  
L.B.S. NO.-143/1  
NAME OF E.S.E.

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN DONE BY KALLOL KUMAR GHOSHAL, OF TECHNO SOIL OF (ADDRESS) F-25, C.I MARKET, JADAVPUR, KOLKATA - 700 032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**SURANJAN DUTTA**  
E.S.E. NO.-280/1  
NAME OF E.S.E.

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE 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.

**KALLOL KUMAR GHOSHAL**  
G.T.E. NO.-49A  
NAME OF G.T.E.

B.P. NO. :- 2025120089 DATE :- 02-JUN-25

VALID UPTO :- 01-JUN-30

\*\*\* DETAILS OF ARCHITECTURAL DRAWING \*\*\*

DESIGNED BY :-  
**PORSHI**  
CO-OPERATIVE OF ENGINEERS  
85, RAMKRISHNA PALLY, MUKUNDAPUR, KOL-99  
PH. NO -91-8910825990, 8017162344

PROPOSED G+IV STORIED ( HEIGHT OF THE BUILDING IS 15.475 M. ) RESIDENTIAL BUILDING U/S 393A OF K.M.C. BUILDING ACT 1980 & AS PER K.M.C. BUILDING RULES 2009 AT PREM. NO. -1566, SURVEY PARK, KOLKATA - 700 075, TOUZI NO- 109, JL NO -23, R.S. & L.R. DAG NO.- 1031, R.S. KHATAN NO- 323 & 518.L.R. KHATAN NO.- 2116,2117 & 2118 MOUZA- RAJAPUR, P. S. - SURVEY PARK, WARD NO.- 109, BOROUGH - XII.

DIGITAL SIGNATURE OF A.E.(C)/BLDG

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