



**STATEMENT OF PLAN PROPOSAL :**

- ASSEESSEE NO. - 31-104-32-0717-2.
- AREA OF THE PLOT (As per Deed & Assessment book copy) = 7 K - 07 CH - 27 SQ.FT = 5382 SQ.FT. = 500 SQ.M.
- AREA OF THE PLOT (As per Boundary Declaration) = 494.46 SQ.M. = 5322 SQ.FT. = 7K - 6CH - 12 SQ.FT.
- NO. OF STORIES - G + III.

NAME OF OWNER : BASUDEW PATWARI, SUDIPTA PATWARI, SUSHANTA PATWARI, SANTI PATWARI.

NAME OF APPLICANT : "MIS. A.D. REALTORS" SOLE PROPRIETOR SMT. ANUPAMA DWARIK

K.M.C. MUTATION CASE NO. - 0 / 104 / 10 - NOV - 22 / 46058. DATED - 10.11.2022.

B.L.L.R.O MEMO NO - 36A(169)/ 955 / P / 23. DATED - 21.02.2024.

**NOTES :**

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 75 & 125 THK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
- ALL CHALLAS ARE 75 THK & 500 MM. PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & F415 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
- OPEN TERRACE WITH PROPER ROOF TREATMENT.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4)

**DECLARATION OF OWNER :**

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT

- WE WILL ENGAGE L.B.A. & S.E. DURING CONSTRUCTION
- WE WILL FOLLOW THEIR INSTRUCTIONS
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE
- K.M.C. AUTHORITY WILL REVOKE SANCTION IF ANY DOCUMENT IS FOUND FAKE
- K.M.C. IS GIVING SANCTION ON THE BASIS OF DOCUMENTS SUBMITTED BY ME AND THE PLOT IDENTIFIED BY ME. K.M.C. WILL REVOKE SANCTION IF ANY DOCUMENT IS FOUND FAKE OR WRONG.
- THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION

**SMT. ANUPAMA DWARIK**  
SOLE PROPRIETOR OF  
MIS. A.D. REALTORS  
&  
CONSTITUTED ATTORNEY  
OF  
BASUDEW PATWARI,  
SUDIPTA PATWARI,  
SUSHANTA PATWARI,  
SANTI PATWARI.

NAME OF OWNER'S

**CERTIFICATE OF STRUCTURAL ENGINEER :**

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN & DRAWINGS 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 CERTIFIED THAT IT IS SAFE AND STABLE WITH ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY BHASKAR JYOTI ROY, J.B. ASSOCIATES OF 1418, NAYABAD, PANCHASAYER, KOLKATA - 70004.

THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

DRIPTA BANDYOPADHYAY ( E.S.E. // 649 )  
NAME OF STRUCTURAL ENGINEER

**DECLARATION 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARJYOTI ROY ( G.T.E // 1150 )  
NAME OF GEO TECHNICAL ENGINEER

**CERTIFICATE OF ARCHITECTURE :**

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES OF 2009 AS AMENDED TIME TO TIME. THAT THE WIDTH OF THE ABUTTING ROAD IS CONFORM WITH THE BUILDING PLAN AND IT IS NOT A TANK OR A FILLED UP TANK. THE SITE IS DEMARKED BY BOUNDARY WALLS AND MEASUREMENT AGREED WITH THE DEED PLAN. IT IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT. THE ABUTTING WEST SIDE ROAD WIDTH IS 3.857 & 3.73 M. SOUTHERN SIDE ROAD WITH 6.18 M & 5.84 M. THE PLOT IS BEYOND 500 METERS FROM THE CENTRE LINE OF E.M.B.YE PASS.

ANIRBAN CHOWDHURY  
Regn. No. CA/99/24259  
NAME OF ARCHITECT

**PROJECT :**

**PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C ACT 1980 COMPLYING B/R 2009. AT PREMISES NO. - 382, PATOARY PARA, KOLKATA - 700075, WARD -104, BOROUGH - XI. DIST - 24 PARGANAS (SOUTH), UNDER K.M.C. MOUZA - SANTOSHUR, J.L.NO- 22, R.S.DAG NO- 789, R.S. KHATIAN NOS- 501, L.R. KHATIAN NOS- 1143, 1858, 1859, 1862, POLICE STATION - GARFA.**

DRAWN BY - RIMA  
CHKD. BY - ANIRBAN CHOWDHURY.

SCALE - 1:100 ( OTHERWISE MENTIONED )  
DATE - 09.09.2025. DRG. NO - 22/09/2025  
SHEET NO. - 1. SUB. CL. NO. - 20

**AMZ**  
ASSOCIATES ARCHITECTS  
AMZ ASSOCIATES  
CONSULTING ARCHITECTS & ENGINEERS  
C 506 LAKE GARDENS, KOLKATA - 700045.  
Contact No - 9830241156  
Email - amz.associates@rediffmail.com  
Web - www.amzassociates.net

BUILDING PERMIT NO. : 2025110187  
SANCTION DATE : 22.09.2025  
VALID UPTO: 21.09.2030

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

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

**DETAIL OF REGD. DEED :**

- DETAIL OF DEED OF CONVEYANCE** - BOOK NO. - I, VOLUME NO. - 96, PAGES - 183 TO 187 BEING NO. - 2787, FOR THE YEAR 1977, D.S.R. - ALIPUR, SOUTH 24- PGS DATED - 11.05.1977.
- DETAIL OF BOUNDARY DECLARATION** - BOOK NO. - I, VOLUME NO. - 1604/2024, PAGES FROM 169236 TO 169252 BEING NO. - 160405430, FOR THE YEAR 2024, D.S.R. - IV SOUTH 24- PARGANAS DATED - 27.05.2024.
- DETAIL OF GENERAL POWER OF ATTORNEY** - BOOK NO. - I, VOLUME NO. - 1604/2024, PAGES FROM 169376 TO 169400, BEING NO. - 160405432, FOR THE YEAR 2024, D.S.R. - IV SOUTH 24- PARGANAS DATED - 27.05.2024.

**AREA STATEMENT :**

PRINCIPLE USE GROUP :	RESIDENTIAL					
PART: B:						
1. AREA OF LAND = (AS PER ASSESSMENT BOOK COPY & AS PER DEED) =	500.000	SQ.M.				
2. AS PER BOUNDARY DECLARATION =	494.46	SQ.M.				
3. A) SPLAY	0	SQ.M.				
B) STRIP OF LAND	0	SQ.M.				
4. (i) PERMISSIBLE GROUND COVERAGE =	50.185	% = 248.143				
SQ.M.						
(ii) PROPOSED GROUND COVERAGE =	50.072	% = 247.585				
SQ.M.						
5. A) HEIGHT =	12.35	M				
B. B) ROAD WIDTH =	3.657	MT.				
6. PROPOSED AREA CALCULATION :-						
A. FOR RESIDENTIAL :						
AT FLOOR	COVERED AREA	LIFT WELL AREA	GROSS FLOOR AREA	STAIR & LOBBY AREA	EXEMPTED AREA	NET FLOOR AREA
GROUND	247.585	-	247.585	13.365	2.565	231.655
1ST	247.585	2.47	245.115	13.365	2.565	229.185
2ND	247.585	2.47	245.115	13.365	2.565	229.185
3RD	247.585	2.47	245.115	13.365	2.565	229.185
<b>TOTAL</b>	<b>990.340</b>	<b>7.41</b>	<b>982.930</b>	<b>53.460</b>	<b>10.260</b>	<b>919.210</b>
6. TENEMENTS & CAR PARKING CALCULATION :-						
(B) RESIDENTIAL :						
MARKED	TENEMENT SIZE (SQ.M.)	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	NO. OF CARPARKING REQUIRED	
A	72.829	9.635	83.474	03	04	
B	72.380	9.445	81.825	03		
C	78.525	10.247	88.772	03		
(B) BUSINESS :						
	TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA	REQ. CAR PARKING		
1	39.949		34.568	NIL		
7A. TOTAL REQUIRED CAR PARKING :-				4		
7B. TOTAL PROVIDED CAR PARKING :-				4		
OPEN (1 LAYER) =	0	0	4	0	0	
OPEN (2 LAYER) =	0	0	4	0	0	
COVERED (GR) 1 LAYER =	0	0	4	0	0	
COVERED (GR) 2 LAYER =	0	0	4	0	0	
COVERED (OTHER) 1 LAYER =	0	0	4	0	0	
COVERED (OTHER) 2 LAYER =	0	0	4	0	0	
8. PERMISSIBLE AREA FOR PARKING :- MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQM)			100	SQ.M.		
9. PROVIDED AREA OF PARKING :-			180.768	SQ.M.		
10. PERMISSIBLE F.A.R. =			1.75			
11. PROPOSED F.A.R. =			1.637			
12. STAIR HEAD ROOM AREA :-			16.585	SQ.M.		
13. MACHINE ROOM/LESS LIFT AREA :-			3.33	SQ.M.		
14. OVER HEAD TANK AREA :-			7.75	SQ.M.		
15. PROPOSED AREA OF CUP-BOARD =			19.65	SQ.M.		
15. a) PERMISSIBLE AREA OF CUP-BOARD = (982.93 x 3%) =			29.488	SQ.M.		
16. TERRACE AREA :-			247.585	SQ.M.		
17. ADDITIONAL AREA FOR FEES =			39.47	SQ.M.		
18. FREE COVER AREA :-		PERMISSIBLE	12.242	SQ.M.		
		PROPOSED	13.00	SQ.M.		

**NOTE :**

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33 M CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL).

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
1	22.49711	88.3906
2	22.49701	88.3905
3	22.49677	88.3909

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

**DOOR AND WINDOW SCHEDULE :**

DOORS		WINDOWS	
MKD	DESCRIPTION	MKD	DESCRIPTION
D1	1075 2100	W1	1500 1200
D2	900 2100	W2	1200 1200
D3	750 2100	W3	600 1200
		W4	600 600
SLD	2000 2100		SLIDING DOOR

ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THE BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR

THE DEPTH OF S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING COLUMNS OF THE BUILDING