

**DECLARATION OF OWNER/ CA :-**

- I/WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-
- I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER APPROVED PLAN)
- 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 SANCTIONED PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S./ E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK.
- EXISTING STRUCTURE RECORDED IN THE ASSESSMENT BOOK COPY PROVISION IS FULLY OCCUPIED BY THE OWNERS.

**CERTIFICATE OF L.B.S. :-**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 (AS AMENDED FROM TIME TO TIME) AND K.M.C. ACT 1980 U.S. 393A & SITE CONDITIONS WITH THE WIDTH OF 5.130 M. WIDE ROAD NORTH SIDE CONFORM TO THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK AND TALLY'S MORE OR LESS WITH REGISTERED BOUNDARY DECLARATION DEMARCATED BY BOUNDARY WALL. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE STARTING OF NEW CONSTRUCTION & THE PROVISION IS FULLY OCCUPIED BY THE OWNERS & TENENT.

**CERTIFICATE OF E.S.E. :-**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING TO BE MADE CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT, O.H.W.T & STAIR HEAD ROOM ALONG WITH LIFT MACHINE ROOM TO BE CONSIDERED DURING THE LOAD CALCULATION WHICH DESIGN CALCULATION TO BE SUBMIT IN DUE COURSE ALONG WITH STRUCTURAL DRAWING AFTER DEMOLITION OF EXISTING III/D.H AND THERE- AFTER GEOTECHNICAL INVESTIGATION FIELD WORK REPORT.

**CERTIFICATE OF G.T.E. :-**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE GEOTECHNICAL INVESTIGATION SURVEY REPORT HAS PREPARED BY M.S.TECHNO SOIL OF F-25, C.I.T MARKET, JADAVPUR, KOLKATA - 700 032 WHICH HAS BEEN CHECKED AS PER FIELD DATA & LABORATORY TEST & DULY SIGNED BY ME.

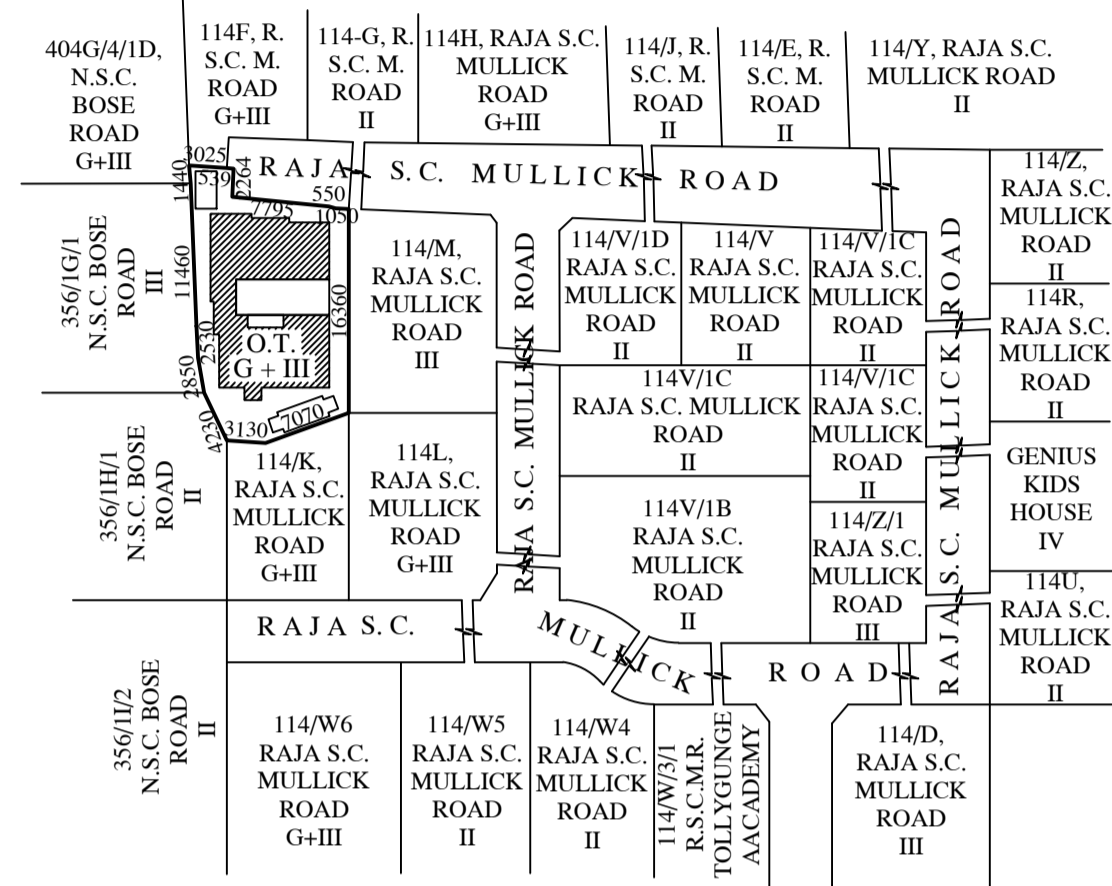
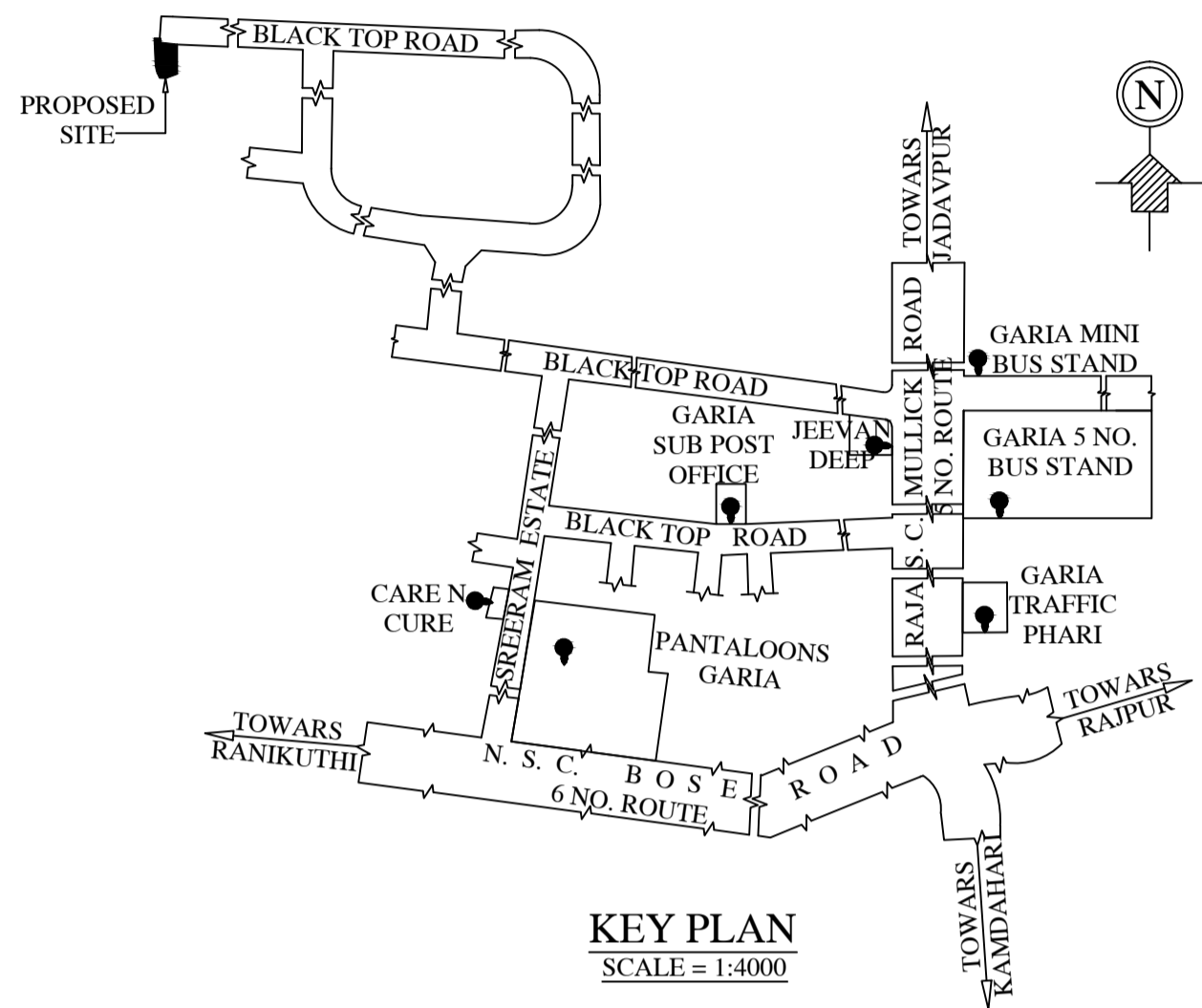
**PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.114N, RAJA SUBODH CHANDRA MULLICK ROAD, IN WARD NO.100 OF BOROUGH - X, P.S - NETAJI NAGAR, KOLKATA - 700 047 (U/S 393A OF THE K.M.C. ACT 1980 & K.M.C. BUILDING RULES 2009) AND NOTIFICATION NO. 480/MA/O/C-4 /3R-13/2012, DT. 21/10/2014 IN RULE 105 UNDER THE KOLKATA MUNICIPAL CORPORATION (BUILDING HEIGHT- 12.500 M.**

**APPLICANT/S**  
M/S. RAMTHAKUR ENTERPRISE  
PROPRIETOR OF SRI SANJOY KUMAR GUHA ROY & CONSTITUTED ATTORNEY OF  
1. SMT. SAMATA GHOSH, 2. SMT. INDRA GHOSH  
3. SRI. SHAYANTAN GHOSH, 4. SRI. SUMANTAN GHOSH  
5. SMT. PAPIA GHOSH, 6. SRI AMITAVA GHOSH  
7. SMT. SUCHARITA GUHA ROY  
8. SMT. DEBOPRIYA VINAY KUMAR PATEL

**LICENSED BUILDING SURVEYOR**  
SOUMYAJIT BHATTACHARYA  
L.B.S NO. 1/1513 (K.M.C)

**EMPAANELLED STRUCTURAL ENGINEER**  
SOUMYAJIT BHATTACHARYA  
E.S.E.NO. II/546 (K.M.C)

**SIGNATURE OF G.T.E**  
KALLOL KUMAR GHOSHAL  
G.T.E.NO.II/14 (K.M.C)



**KEY PLAN**  
SCALE = 1:4000

**SITE PLAN**  
SCALE = 1:600

**DIGITAL SIGNATURE**

**DEBARATI CHAKRABORTY**  
Digitally signed by DEBARATI CHAKRABORTY  
Date: 2024.09.23 14:22:44 +05'30'

**SIGNATURE OF A.E.(C)**

B.P. NO. 2024100143 DATED :- 23-SEP-2024

VALID UP TO :- 22-SEP-2029

**NOTES :-**

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1: 33M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
BW-1	22° 46' 27"	88° 37' 02"	7.500 M.
BW-2	22° 46' 20"	88° 37' 08"	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I (L.B.S. / OWNER) SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKEN APPROPRIATE ACTION AGAINST ME AS PER LAW.

SOUMYAJIT BHATTACHARYA  
L.B.S NO. 1/1513 (K.M.C)  
NAME OF L.B.S.

**APPLICANT/S**  
M/S. RAMTHAKUR ENTERPRISE  
PROPRIETOR OF SRI SANJOY KUMAR GUHA ROY & CONSTITUTED ATTORNEY OF  
1. SMT. SAMATA GHOSH, 2. SMT. INDRA GHOSH  
3. SRI. SHAYANTAN GHOSH, 4. SRI. SUMANTAN GHOSH  
5. SMT. PAPIA GHOSH, 6. SRI AMITAVA GHOSH  
7. SMT. SUCHARITA GUHA ROY  
8. SMT. DEBOPRIYA VINAY KUMAR PATEL

**MAIN CHARACTERISTICS OF THE PROPOSAL :-**

PART - A	SCHEDULE OF DOORS & WINDOWS.							
	MKD.	SIZE	MKD.	SIZE				
1. ASSESSEE NO.- 21-100-08-0103-7								
2. NAME OF THE OWNER :- i) SMT. SAMATA GHOSH ii) SMT. INDRA GHOSH iii) SRI. SHAYANTAN GHOSH iv) SRI. SUMANTAN GHOSH v) SMT. PAPIA GHOSH vi) SRI AMITAVA GHOSH vii) SMT. SUCHARITA GUHA ROY viii) SMT. DEBOPRIYA VINAY KUMAR PATEL	D	1100x2100	W1	1500x1350				
	D1	1000x2100	W2	1200x1350				
	D2	900x2100	W3	1000x1200				
	D3	750x2100	W4	600x600				
COMPASS :-								
3. NAME OF THE APPLICANT (C.A) :- M/S. RAMTHAKUR ENTERPRISE PROPRIETOR OF SRI SANJOY KUMAR GUHA ROY.								
4. MUTATION CASE NO. :- O/100/05-APR-24/28108								
DETAILS OF DEED	QUERY NO.	QUERY YEAR.	BOOK NO.	VOLUME NO.	DEED NO.	PAGES FROM	RO. NO.	DIST. CODE
DEED - 1	.....	.....	I	38	2221	223 TO 233	.....	.....
DEED OF CONVEYANCE - 1	2003233732	2022	I	1602	15247	560376 TO 560400	02	16
DEED OF CONVEYANCE - 2	2003587198	2022	I	1602	17606	13336 TO 13357	02	16
POWER OF ATTORNEY	8001599890	2023	I	1602	08719	296404 TO 296420	02	16
BOUNDARY DECLARATION	2001386189	2024	I	1603	09318	239135 TO 239151	03	16
NON EVICTION OF TENANT	2001386295	2024	I	1603	09319	239152 TO 239165	03	16

**PART - B**

- AREA OF LAND :-  
(A) AS PER TITLE DEED = 232.813 SQM (03 K.- 07 CH.- 31 SFT.)  
& ASSESSMENT BOOK = 232.813 SQM (03 K.- 07 CH.- 31 SFT.)  
(B) AS PER BOUNDARY DECLARATION :-  
= 230.754 SQM (03 K.- 07 CH.- 09 SFT.)
- PERMISSIBLE GROUND COVERAGE OF PHYSICAL LAND AREA :-  
58.985 % OF 230.754 = 136.111 SQM.
- PROPOSED GROUND COVERAGE :- 127.198 SQM. ( 55.123 % )

FLOOR	FLOOR AREA (SQM)	STAIR WELL	STAIR WAY	LIFT LOBBY	LIFT WELL	TOTAL EXEMPTED AREA	
						NET FLOOR AREA	GROSS FLOOR AREA
GROUND	125.848 SQM.	NIL.	11.515 SQM.	1.792 SQM.	NIL.	112.541 SQM.	125.848 SQM.
FIRST	127.198 SQM.	0.500 SQM.	11.515-0.5=11.015 SQM.	1.792 SQM.	1.610 SQM.	112.281 SQM.	125.088 SQM.
SECOND	127.198 SQM.	0.500 SQM.	11.515-0.5=11.015 SQM.	1.792 SQM.	1.610 SQM.	112.281 SQM.	125.088 SQM.
THIRD	127.198 SQM.	0.500 SQM.	11.515-0.5=11.015 SQM.	1.792 SQM.	1.610 SQM.	112.281 SQM.	125.088 SQM.
TOTAL	507.442 SQM.	1.500 SQM.	44.560 SQM.	7.168 SQM.	4.830 SQM.	449.384 SQM.	501.112 SQM.

**7. TENEMENT CALCULATION :-**

**A) RESIDENTIAL :-**

TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NOS. OF TENEMENT	CAR PARKING CALCULATION	
					REQUIRED NUMBER	PROVIDED
FLAT - A	61.966 SQM.	9.022 SQM.	70.988 SQM.	01	2 NOS.	2 NOS.
FLAT - 1A & 3A	67.594 SQM.	9.841 SQM.	77.435 SQM.	02		
FLAT - 1B & 3B	43.862 SQM.	6.386 SQM.	50.248 SQM.	02		
FLAT - 2A	57.992 SQM.	8.443 SQM.	66.435 SQM.	01		
FLAT - 2B	53.464 SQM.	7.784 SQM.	61.248 SQM.	01		

**B) NON - RESIDENTIAL :-**

OFFICE CARPET AREA AT GROUND FLOOR	NIL.				NIL.
SHOP CARPET AREA AT GROUND FLOOR	NIL.				NIL.

- NOS. OF CAR PARKING PROVIDED :- 2 NOS.
- PERMISSIBLE F.A.R = 1.75
- REQUIRED CAR PARKING FOR RESIDENTIAL, SHOP & OFFICE : NIL.
- PROPOSED F.A.R. = 449.384 / 47.071 / 230.754 = 1.743 < 1.75
- TOTAL PROVIDED CAR PARKING : 2 NOS.
- PROVIDED CAR PARKING AREA : 47.071 SQM.
- SHOP COVERED AREA AT GR. FLOOR = NIL.
- OFFICE COVERED AREA AT GR. FLOOR = NIL.
- TOTAL NON RESIDENTIAL AREA AT GR. FLOOR = NIL.

**17. ADDITIONAL AREA CALCULATION :-**

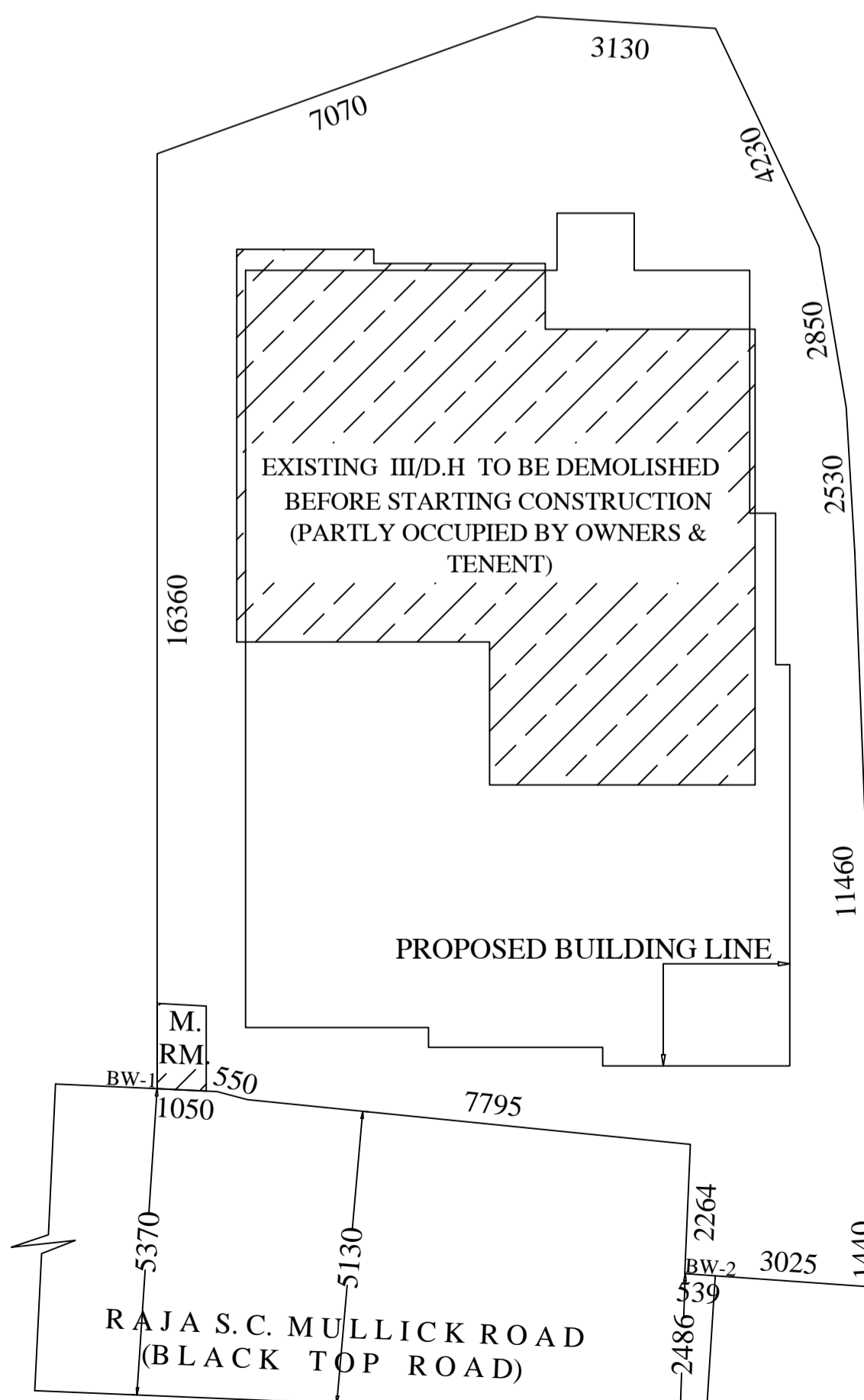
FLOOR	CUP BOARD AREA	LOFT AREA	TOTAL AREA	PERCENTAGE
GROUND	NIL	NIL.	-----	-----
FIRST	2.648 SQM.	NIL.	-----	-----
SECOND	2.648 SQM.	NIL.	-----	-----
THIRD	2.648 SQM.	NIL.	-----	-----
TOTAL	7.944 SQM.	NIL.	7.944 SQM.	1.585% < 3.00%

- PROPOSED TOTAL SERVICE TOILET AREA AT ROOF = NIL.
- OVER HEAD TANK AREA = 4.703 SQM.
- STAIR HEADROOM AREA = 14.321 SQM.
- LIFT M/C ROOM STAIR AREA = 2.875 SQM.
- PROP. ROOF AREA = 127.198 SQM.
- PROP. TOTAL RESIDENTIAL AREA = 501.112 SQM.
- PROPOSED TOTAL FLOOR AREA (RESIDENTIAL) = 501.112 SQM.
- ADDITIONAL AREAS FOR FEES = S.H.R. + C.B. + LOFT + LIFT M/C ROOM + LIFT M/C STAIR AREA = 14.321 + 7.944 + 0.00 + 6.983 + 2.875 = 32.123 SQM.
- TOTAL AREA FOR FEES = TOTAL FLOOR AREA + ADDITIONAL AREAS FOR FEES = (501.112 SQM + 32.123 SQM) = 533.235 SQM.
- TREE COVER (PERMISSIBLE) = [(15 / 6000) x 230.754(L.A.) x 533.235(AREA FOR FEES)]/100 = 3.076 SQM.
- TREE COVER (PROVIDED) = 3.0 SQ.M.
- HEIGHT OF BUILDING = 12.5 M.

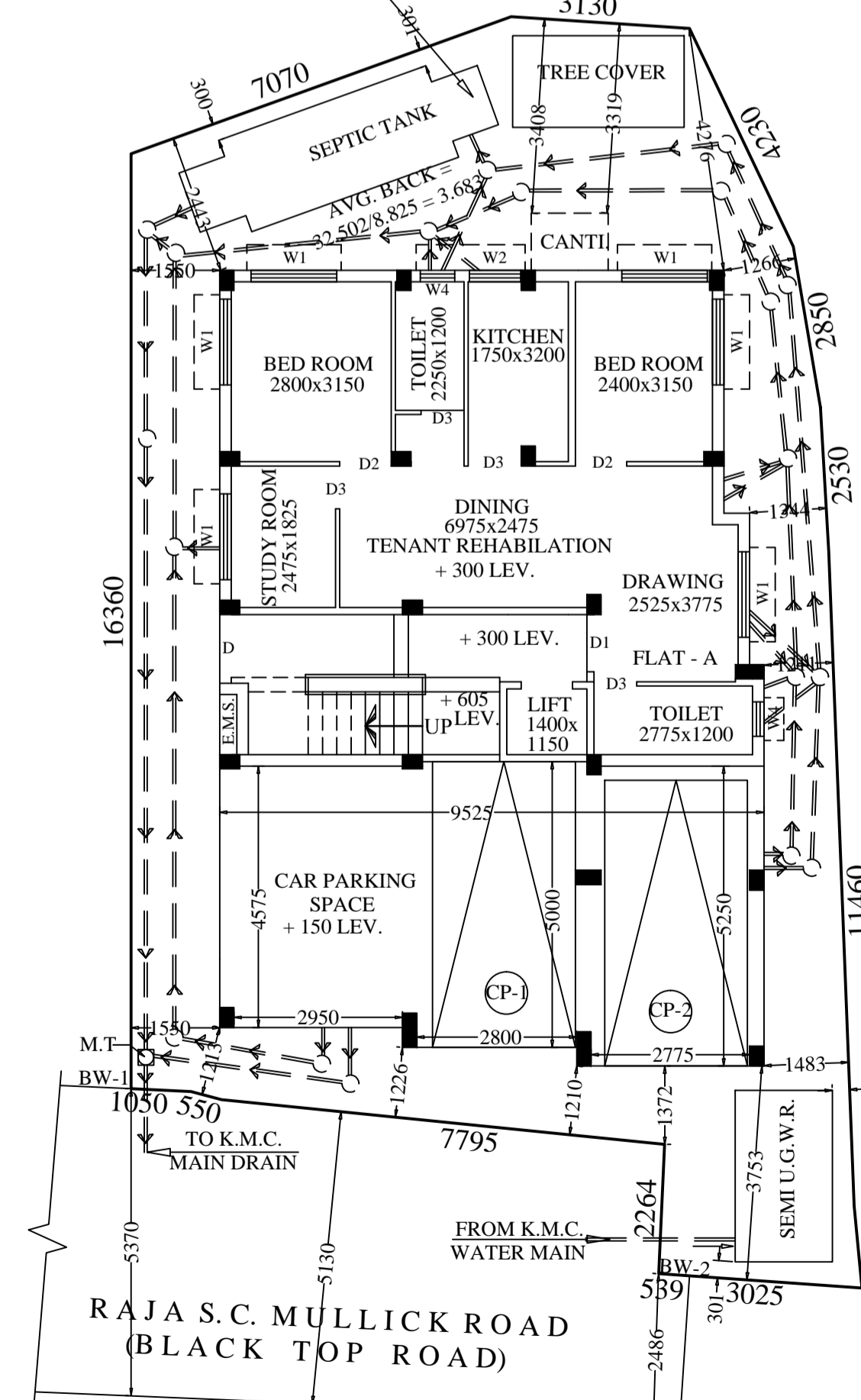
**SPECIFICATIONS :-**

- ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.
- ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.
- ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (4:2:1) (UNLESS OTHERWISE MENTIONED).
- GRADE OF CONCRETE - M20.
- GRADE OF STEEL - FE500.
- ALL MATERIALS SHALL BE CONSIDERED TO THE PROPTION OF NATIONAL BUILDING CODE OF INDIA.

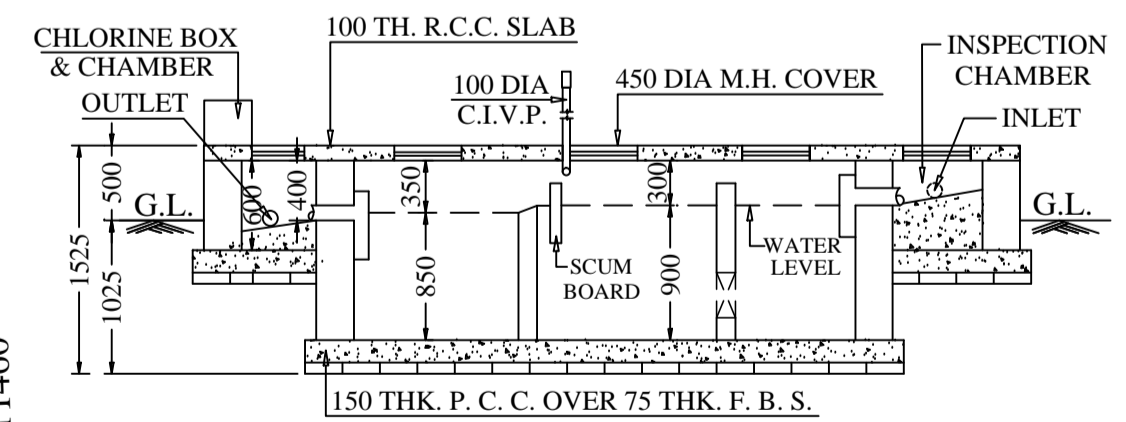
DRAWN :- Soumya	CHECKED :- Soumya	EX. & PRO. GROUND FLOOR PLAN, SEPTIC TANK & SEMI U.G. WATER RESV. DETAILS & SCHEDULES	CONSULTANT:- m/s. surplantech INDIA (A UNIT OF CONSULTANCY SERVICES) 15A, Baishnabghata Lane, KOLKATA-700 047 (9883155092)
DESIGNED :- Soumya	APPROVED :- Soumitra	SHEET :- ARCHI (M. DWG).	DATE :- 15/01/2022
SCALE :- 1:100 (OTHER WISE NOTED)		FORMAT EODB	JOB NO - 01



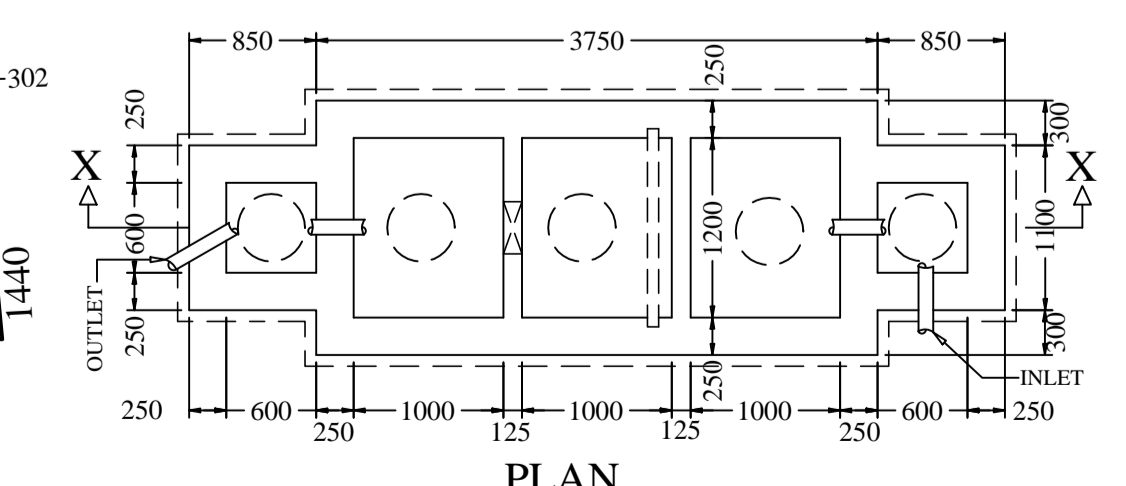
**EX. GROUND FLOOR PLAN**  
SCALE :- 1:100



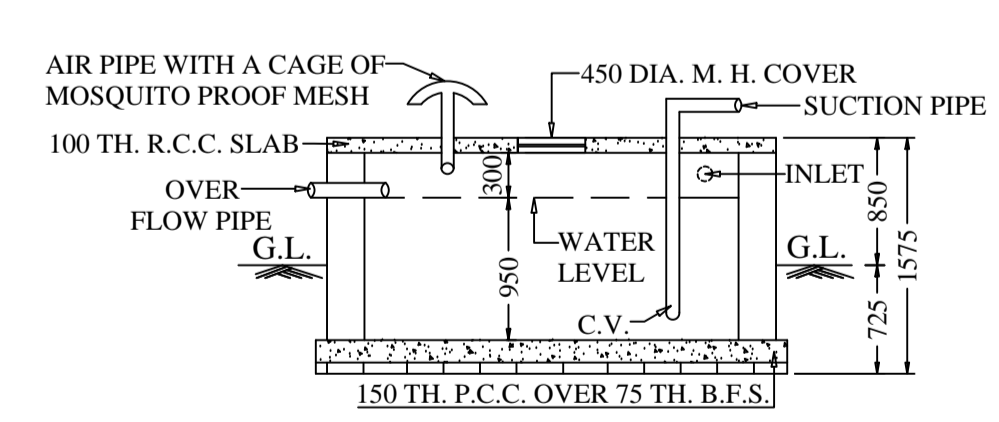
**GROUND FLOOR PLAN**  
SCALE:1:100



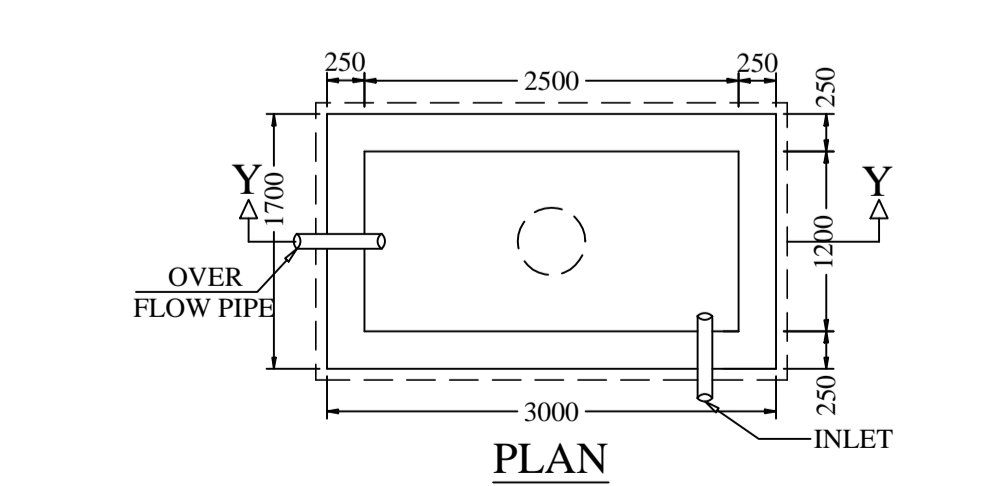
**SECTION - XX**



**DETAILS OF SEPTIC TANK**  
USERS = 30 SCALE = 1:50



**SECTION - YY**



**DETAILS OF SEMI U.G. WATER RESV.**  
CAPACITY = 2700 LITS.  
SCALE = 1:50