



REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	COORDINATE IN WGS 84	
	LATITUDE	LONGITUDE
A	22° 25' 58.1"	88° 21' 36.1"
B	22° 25' 58.1"	88° 21' 36.1"
C	22° 25' 58.1"	88° 21' 36.1"

PERMISSIBLE HEIGHT IN REFERENCE TO C.M.Z. (SETBACK) BY A.M. = 33 M.
COORDINATE IN WGS 84 AND STATE ELEVATION (AMSL) = 8.00 M.

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

SPECIFICATION
1, 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
2, 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:1.5:3) CEMENT SAND AND 30mm DOWN JHAMA KNOX.
4, 25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
5, 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
6, 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
7, ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
8, GRADE OF CONCRETE = M20
9, GRADE OF STEEL = Fe-415

CERTIFICATE OF ARCHITECT
I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF 'C. R. C. ACT 1986 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE AMBITTING (12-07) 3,658 MT. WIDE ROAD AS PER RECORD VIDE I/A, NO - 859/2023-2024 DATE - 08/12/2023 ON NORTHERN SIDE OF THE PREMISES' CONFORM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND.
THE FLAT DEMARCATED BY BOUNDARY WALL THERE IS AN EXISTING BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS SHOWN IN THE PLAN BY HATCH THE SIGNATURE OF OWNERS / APPLICANTS AUTHORIZED BY ME.
KABARRATA GHOSH I.L.A. NO - CA/2003/21259 NAME OF THE ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER
I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING SHALL BE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA. AND I CERTIFIED THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.
THE BEARING CAPACITY OF SOIL SHALL BE CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY SOIL-TECH OF 5/11 P.A.S.HAH ROAD, JODHPUR KOLKATA - 32 WHICH IS FULLY SIGNED BY SRI KALLU KUMAR GHOSH(A. G.T.F. NO - 49/1) OF K.M.C.
SAKTI BRATA BHATTACHARYA E, S, E, NO - 116, CLASS - 1 (L.M.C.) NAME OF THE STRUCTURAL ENGINEER

DECLARATION GEO-TECHNICAL ENGINEER
UNDERSTAND I SHALL CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT SHALL BE CONFIRMED THAT EXISTING SOIL OF THE SITE SHALL BE ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IT SHALL BE SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.
KALLU KUMAR GHOSH G.T.F. NO - 49, CLASS - 1 (K.M.C.) NAME OF THE GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER / APPLICANT
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE THE 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 (AS PER B.S. PLAN).
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADDING STRUCTURE IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER GUIDANCE OF L.B.S. & E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND FULLY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL.
THERE IS AN EXISTING PARTY TWO AND PARTLY SINGLE STORED BUILDING WHICH IS SHOWN IN SUBMITTED PLAN BY HATCH THE BUILDING IS FULLY OCCUPIED BY OWNER AND TENANT, AND IT WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION.
THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
SRI PRESENT PATH PROPRIETOR OF 'NEEL' BUILDER & DEVELOPER - AND CONSTITUTED ATTORNEY OF SRI SANJAY GHOSH, SRI SWAPAN KUMAR GHOSH, SRI BASUDEB GHOSH & SRI PROBRIR KUMAR GHOSH NAME OF THE OWNERS / APPLICANT

SCHEDULE OF DOORS & WINDOWS	
DOORS	WINDOW
D - 1050 X 2100	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 900 X 1200
	W4 - 600 X 600

STATEMENT OF PLAN PROPOSAL						
PART - A						
1. ASSESSEE NO - 210940100525						
2. (i) NAME OF THE OWNER - SRI SANKAR GHOSH, SRI SWAPAN KUMAR GHOSH, SRI BASUDEB GHOSH & SRI PROBRIR KUMAR GHOSH						
(ii) NAME OF THE APPLICANT - SRI PRESENT PATH PROPRIETOR OF 'NEEL' BUILDER & DEVELOPER - AND CONSTITUTED ATTORNEY OF SRI SANJAY GHOSH, SRI SWAPAN KUMAR GHOSH, SRI BASUDEB GHOSH & SRI PROBRIR KUMAR GHOSH						
3. TITLE SUIT - TITLE SUIT NO - 187 OF 2011, DATE - 15/09/2012						
4. DETAILS OF REGISTERED DEED - BOOK NO - 1, VOLUME NO - 189, PAGE NO - 153 TO 158, BEING NO - 4772, YEAR - 1936, REG. AT D.S.R. ALPORA, DATE - 04/09/1936						
5. DETAILS OF REGISTERED DEED OF GIFT - BOOK NO - 1, VOLUME NO - 1691 - 2021, PAGE FROM - 13838 TO 13870, BEING NO - 160100223 FOR THE YEAR - 2022, REG. AT - D.S.R. - 1 SOUTH 24-PARGANAS, DATE - 28/01/2023						
6. DETAILS OF REGISTERED DEED OF GIFT - BOOK NO - 1, VOLUME NO - 1691-2022, PAGE FROM - 17562 TO 17593, BEING NO - 160100303 FOR THE YEAR - 2022, REG. AT - D.S.R. - 1 SOUTH 24-PARGANAS DATE - 02/02/2022						
7. DETAILS OF POWER OF ATTORNEY - BOOK NO - 4, VOLUME NO - 189-2022, PAGE FROM - 221664 TO 221689, BEING NO - 190206997 FOR THE YEAR - 2023, REG. AT - A.R.A. - II KOLKATA, DATE - 01/06/2023						
8. DETAILS OF REGISTERED BOUNDARY DECLARATION - BOOK NO - 1, VOLUME NO - 1693-2023, PAGE FROM - 247836 TO 247836, BEING NO - 160308791 FOR THE YEAR - 2023, REG. AT - D.S.R. - III SOUTH 24-PARGANAS DATE - 22/06/2023						
9. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) - BOOK NO - 1, VOLUME NO - 1693-2023, PAGE FROM - 247837 TO 247849, BEING NO - 160308783 FOR THE YEAR - 2023, REG. AT - D.S.R. - III SOUTH 24-PARGANAS DATE - 22/06/2023 MUTATION CERTIFICATE (M.C.) - C/O (M.C.)-343443 DATE - 13/04/2023						
10. DETAILS OF REGISTERED DECLARATION OF NON EVICTION OF TENANT - BOOK NO - 1, VOLUME NO - 1030-2023, PAGE FROM - 91390 TO 91398, BEING NO - 160301399 FOR THE YEAR - 2023, REG. AT - D.S.R. - V SOUTH 24-PARGANAS DATE - 10/10/2023						
PART - B						
1) (a) AREA OF PLOT OF LAND = 306.680 Sqm (10K&01H/054) (AS PER REGISTERED ASSESSMENT BOOK COPY) & AS PER REG. BOUNDARY DECLARATION)						
3) PERMISSIBLE GROUND COVERAGE - 125.131 Sqm (59.677%)						
4) PROVIDED GROUND COVERAGE - 94.602 Sqm (53.117%)						
5) PROPOSED AREA :-						
FLOOR	TOTAL FLOOR AREA (Sqm)	TOTAL EXHP. AREA STAIR LOBBY (Sqm)	NET FLOOR AREA (Sqm)			
GROUND	94,602	10,340	84,262			
FIRST	94,602	10,340	84,262			
SECOND	94,602	10,340	84,262			
THIRD	94,602	10,340	84,262			
TOTAL	376,408	41,360	337,048			
5) TENANT AND PARKING CALCULATION						
TENE. MAIL	TENE. AREA (Sqm)	COMMON TENE. AREA (Sqm)	ACTUAL TENE. AREA (Sqm)	TENE. NO.	REQUIRED PARKING	PROVIDED PARKING
A	49,466	8,204	57,670	1 IND.	NIL	AS THE TOTAL COVERED AREA IS MORE THEN 300 Sqm REQUIRED CAR PARKING ONE PROVIDED CAR PARKING ONE
B	82,023	13,758	95,781	2 IND.	NIL	
C	41,415	6,888	48,303	2 IND.	NIL	
D	41,688	6,900	48,588	2 IND.	NIL	
OFFICE AREA AT GROUND FLOOR = 12,176 Sqm		CARPET AREA OF OFFICE AT GRD., LOOR = 9,532 Sqm		NIL		
B) NOS. OF PARKING PROVIDED 1) COVERED - ONE & OPEN - NIL		C) PERMISSIBLE AREA FOR PARKING 4) GROUND FLOOR = 25 Sqm		5) ACTUAL AREA OF PARKING PROVIDED = 16,182 Sqm		
6) PERMISSIBLE F.A.R. = 1.75		7) PROPOSED F.A.R. = 337,048 / 18,188 / 206,680 = 1.821 < 1.75				
8) STATEMENT OF OTHER AREAS :-						
	LOFT	CURBOARD	LEDGE / TEND			
GROUND FLOOR	0,840	NIL	NIL			
FIRST FLOOR	2,207	1,144	NIL			
SECOND FLOOR	1,680	1,144	NIL			
THIRD FLOOR	1,680	1,144	NIL			
TOTAL	6,407	3,432	NIL			
9) COMMON AREA						
a) AT GROUND FLOOR = 14,773						
b) AT OTHER FLOOR = 11,279 X 3 = 34,737 Sqm						
10) STAIR HEAD ROOM AREA = 13,266 Sqm						
11) LIFT MACHINE ROOM AREA = NIL						
12) ROOF TOILET AREA (IF ANY) = NIL						
13) AREA OF OVER HEAD WATER TANK = 4,420 Sqm						
14) TREE COVER AREA = 2,538 Sqm						
15) ADDITIONAL AREA FOR FEES = (6,407,21,62 + 3,432 + 13,260) Sqm = 22,572 Sqm						
16) TOTAL COVERED AREA FOR FEES = (23,162 + 376,408) Sqm = 401,570 Sqm						
17) TERRACE AREA = 99,020 Sqm						
18) HEIGHT OF THE BUILDING = 12.50 M.						
19) RELAXATION OF AUTHORITY (IF ANY) = NIL						
PROPOSED G+3 THREE STORED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT K.M.C. PREMISES NO. 43, ANJUMAN ARA BEGUM ROW IN WARD NO - 094, BOROUGH - X, P.S. - GOLF GREEN KOLKATA - 700033						
NOTE - ALL DIMENSIONS ARE IN MILLIMETERS SCALE = 1:100, 1:200, 1:50, 1:100 & 1:4000 N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE						
BUILDING PERMIT NO - 2024100097 DATE - 31/07/2024 VALID UPTO - 30/07/2029						
DEBARATI CHAKRABORTY		Digitally signed by DEBARATI CHAKRABORTY		Date: 2024.08.07 16:05:39 +05'30'		
ASSISTANT ENGINEER (CIVIL) / BLDG / Br. - X, K.M.C.						