

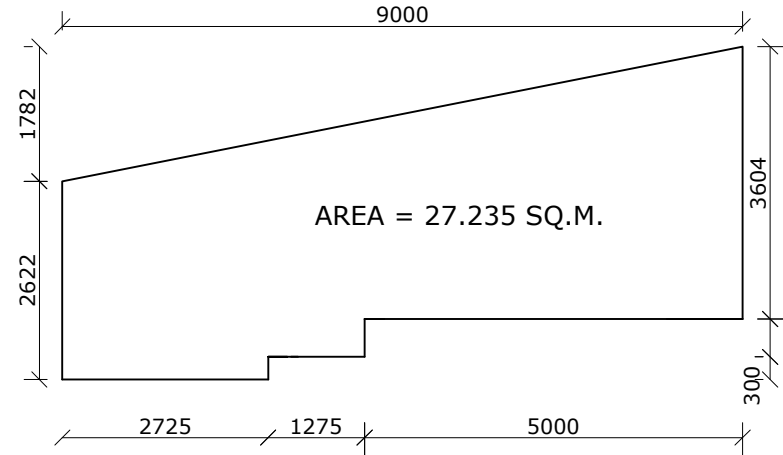
REQUIRED AREA FOR TREE COVER = $\frac{15}{6000} \times (303.841) / 100 = 0.007596$

REQUIRED AREA OF THE PLOT FOR TREE COVER = $(303.841 \times 0.007596) = 2.308$ SQ.M.
PROVIDED AREA OF THE PLOT FOR TREE COVER = 2.5 SQ.M.

SCHEDULE OF DOORS AND WINDOWS

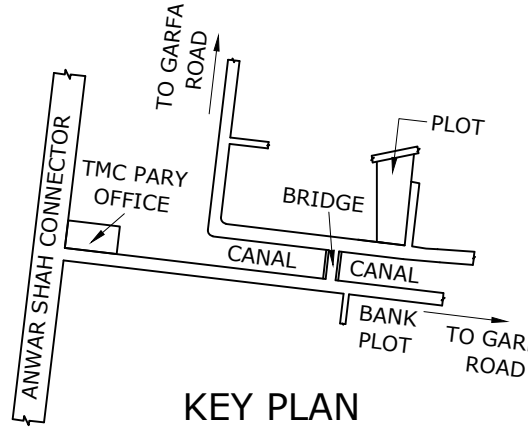
MKD.	SIZE	MKD.	SIZE
D	1200X1100	W	2000X1800
D1	1000X2100	W1	1500X1200
D2	900X2100	W2	1200X1200
D3	750X2100	W3	900X1200
W5	1850X1850	W4	600X750

AVERAGE BACK CALCULATION

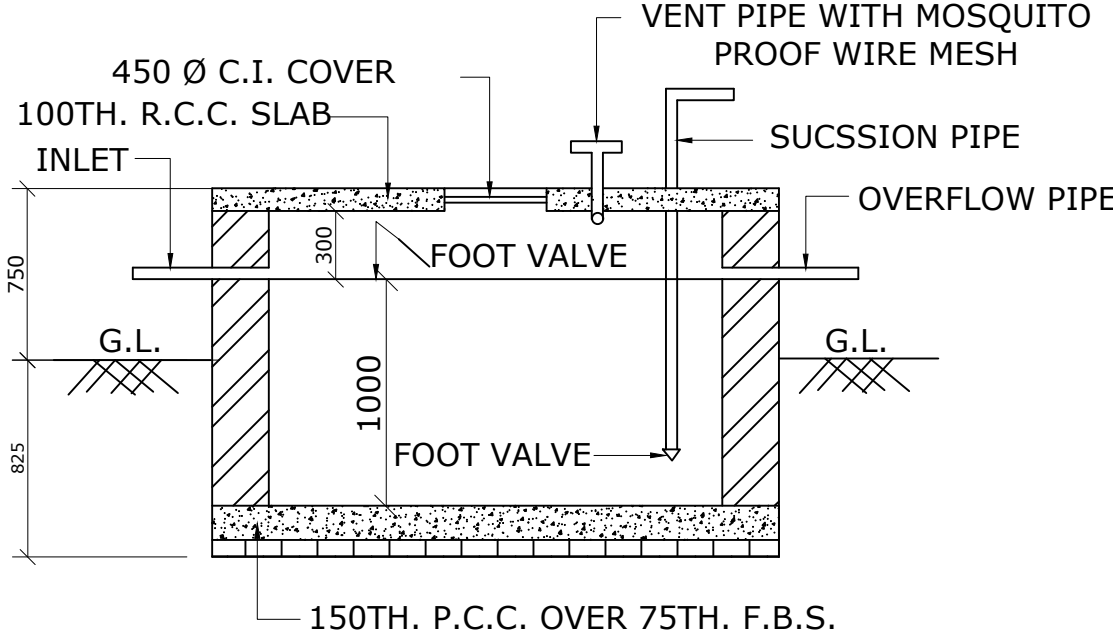
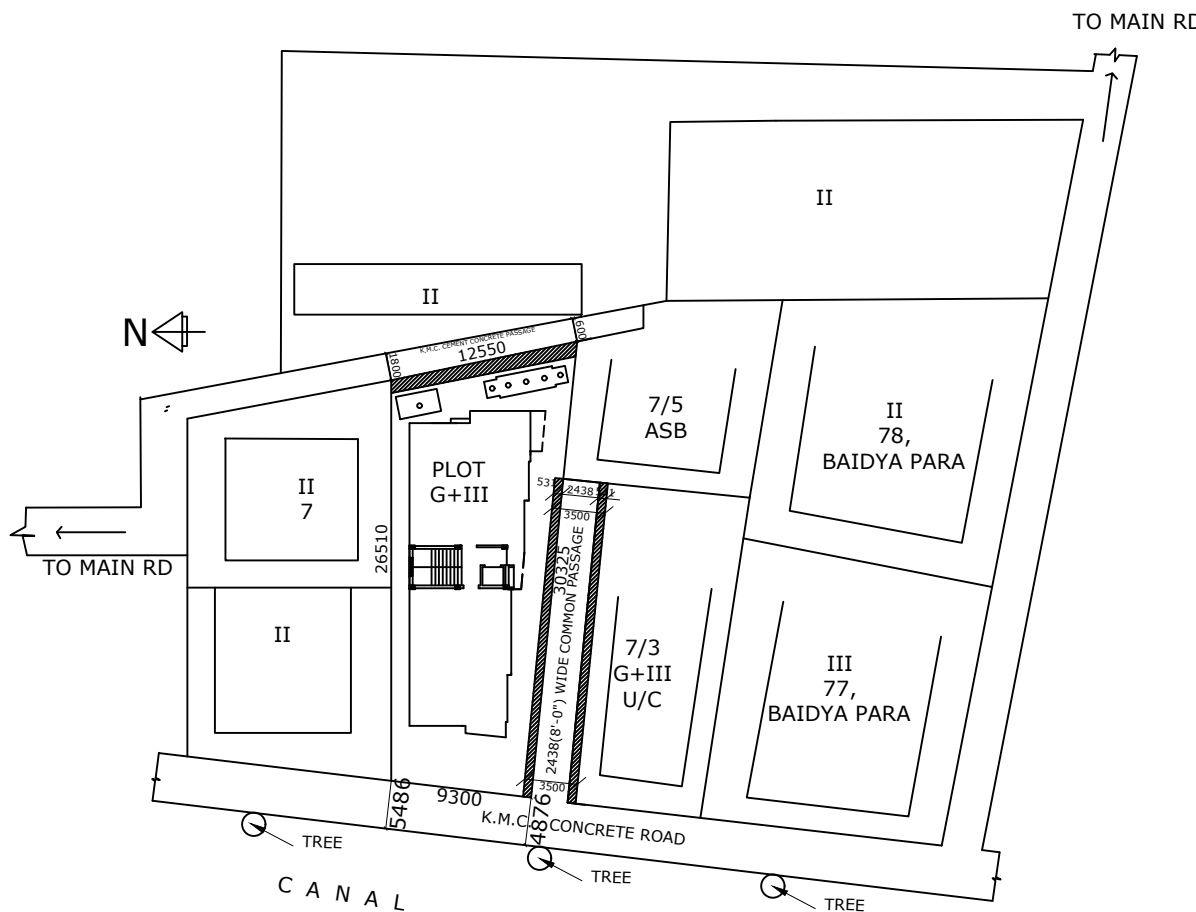


AVERAGE BACK = 27.235 SQ.M. / 9 MTR. = 3.026 MTR.

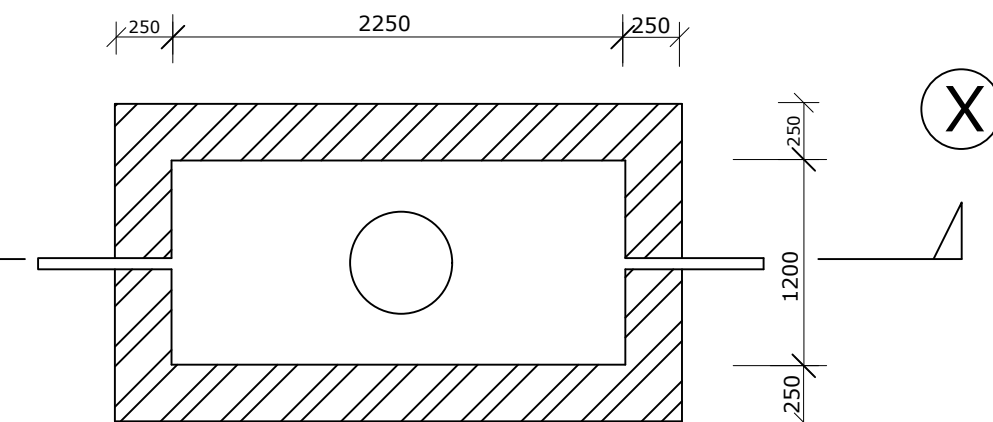
KEY PLAN
SCALE - 1:4000



SITE PLAN
SCALE - 1:600



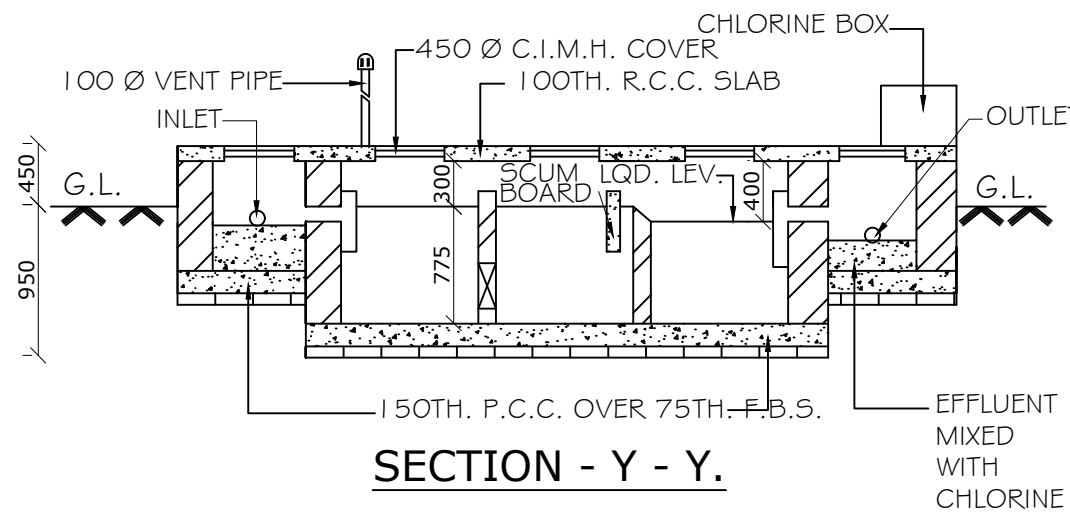
SECTION - X - X.



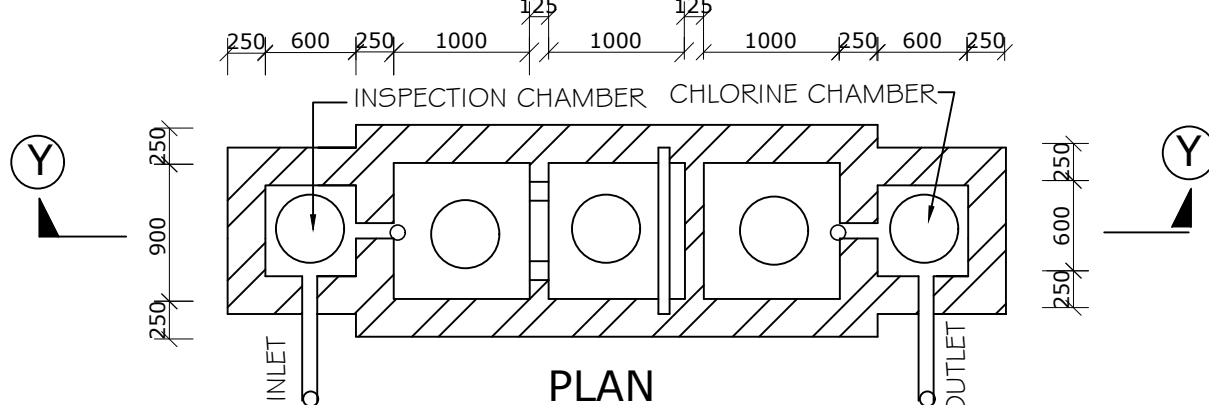
DETAILS OF S. U. G. W. RESERVOIR

SCALE - 1 : 50.

CAPACITY - 600 GAL. (2700 LTRS.)



SECTION - Y - Y.



PLAN DETAILS OF SEPTIC TANK. SCALE - 1 : 50. (36 USERS)

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT. 1980 AND BUILDING RULE-2009 AT PREMISES NO. 7/2, SAFUIPARA BAIDYAPARA, WARD - 105, BOROUGH-XII, OF MOUZA - GARFA, J.L. NO. - 19, R.S. DAG NO. 160,162,164, R.S. KHATIAN NO. 109,244,1263, L.R. KHATIAN- 3291 & 3214 .L.R DAG NO. 160,162,164 UNDER P.S. - GARFA, KOLKATA - 700 078 , SHEET NO. 1 OF 2

SPECIFICATIONS:

- ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.
- DEPTH OF THE FOUNDATION OF SEPTIC TANK AND U.G.WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.
- 200 THK. OUTSIDE BRICK WORK WITH CEMENT SAND MORTAR 1:6 AND 125,75 THK. BRICKWORK WITH 1:4 CEMENT MORTAR.
- R.C.C. WORK WITH STONECHIPS, SAND, AND CEMENT (3:1.5:1) GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-500.
- PLASTERING WITH SAND CEMENT MORTAR 1:4 FOR CEILING AND 1:6 FOR WALL.
- P.C.C. WITH BK. KHOA, SAND, CEMENT (6:3:1)
- LIME TERRACING WITH BK. KHOA, SURKI AND LIME (7:2:2).

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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.

NAME OF THE GEO-TECHNICAL ENGINEER
KALLOL KUMAR GHOSHAL
GEO-TECH. NO- 1/49

E.S.E./L.B.S. DECLARATION

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER 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 M/S TECHNOSOIL OF GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 150. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF THE STRUCTURAL ENGINEER
SAMIR BANDHOPADHYAY
E.S.E. NO. 1/117

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED DATED 14.08.2025 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD 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 PLOT IS BEYOND 500 MR. FROM C/L OF E.M. BYE PASS.
THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
WIDTH OF FRONT ABUTTING ROAD IS 4.876 MTR. (MIN) ON THE WEST SIDE AND 2.438 MTR. ON THE SOUTHERN SIDE & 1.600 MTR.(MIN) ON THE EASTERN SIDE.
NATURE OF ROAD IS IN FRONT & BACK K.M.C CONCRETE ROAD AND SOUTHERN SIDE C.PASSAGE.
THERE IS AN EXISTING A.S.B STRUCTURE THE PLOT & STRUCTURE IS OCCUPIED BY OWNER.
SITE PLAN AND KEY PLAN CONFORM WITH THE SITE.
SIGNATURE OF OWNER IS AUTHENTICATED BY ME.

NAME OF THE L.B.S.
UDAY SANKAR GHOSH
L.B.S. NO. 1/1738

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE 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. 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 UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK
DURING DEPTT. INSPECTION SITE WAS IDENTIFIED BY ME.
I/WE WILL NOT CHANGE THE CHARACTER OF CAR PARKING SPACES.

NAME OF THE OWNER
UDAY SANKAR GHOSH PROPRIETOR
OF SASWATA ENTERPRISE
C.A. OF SHARABANI BAIDYA
& SONALI BAIDYA

Permissible height in reference to CCZM issued by AAI:
Co-ordinated in WGS 84 and site elevation (AMSL):33

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
A	22 30'4"	88 22'56"	10
B	22 30' 2"	88 22'53"	10

MAIN CHARACTERSTICS OF THE PROPOSAL

PART A

- ASSESSEE NO. 31-105-20-0381-0
- Details of Power of attorney - Book - I, Volume No.-1603-2025
- Name of the owners: SHARABANI BAIDYA Page no.- 231642-231655 Being no. 160307869 & SONALI BAIDYA Year :2025, DT.20.05.2025 Reg. at. D.S.R.-III, 24 Pgs.(S)
- Details of Registered Deed: A. Book - I,Volume No.-1630-2022 Page no.-195992-196014, Being no.-163005574 Year : 2022,Dt. 16.12.2022 Reg. at D.S.R.-V, 24 Pgs.(S) B. Book - I,Volume No.-1630-2022 Page no.-196064-196087, Being no.-163005572 Year : 2022,Dt. 16.12.2022 Reg. at D.S.R.-V, 24 Pgs.(S) C. Book - I,Volume No.-1603-2025 Page no.-196616-196636, Being no.-160307897 Year : 2025,Dt. 02.05.2025 Reg. at D.S.R.-III, 24 Pgs.(S)
- Details of Boundary Declaration Book - I, Volume No.-1603-2025 Page no.- 431095-431106 Being no. 160316460 Year :2025, DT.26.08.2025 Reg. at. D.S.R.-III, 24 Pgs.(S)
- Details of Strip of Land Book - I, Volume No.-1603-2025 Page no. - 431149-431163 Being no. 160316461 Year :2025, DT.27.08.2025 Reg. at. D.S.R.-III, 24 Pgs.(S)
- Details of M.K.C. Mutation Case no. 0/105/30-05-2025/59328 Dt. 30.05.2025
- Details of B.L.R.O. As per parcha record L.R. Khatian No. 3214 &3291, R.S. Kh. no. 109,244,1263 Dag no. 160,162,164, Mouza - Garfa, CHARACTER BASTU,AS PER RECORD BHUMIR TATHYA DT.17/2025 &17/2024.

PART- B

- Area of land : As per title deed = 315.775 sq.m. (04 Kh - 11 Ch - 24 sq.ft.) As per boundary declaration = 303.841 Sq.m. Strip of land = 22.624 Sq.M
- Net area of land: 303.841-22.624=281.217 Sq.m.
- Permissible Ground coverage : 60.00 % = 182.304 sq.m.
- Proposed Ground coverage : 48.8749 % = 148.502 sq.m.

5. Proposed Area:

Floor Mkd.	Total Floor Area	Stair	Stair well	Lift well	Lift+ Lift lobby	Net Floor Area
Gr. Floor	146.199	10.956	--	--	1.830	133.413
1st Floor	148.502	10.956	--	1.680	1.830	134.036
2nd Floor	148.502	10.956	--	1.680	1.830	134.036
3rd Floor	148.502	10.956	--	1.680	1.830	134.036
Total	591.705 sq.m.	43.824	--	5.040	7.320	535.521 Sq.m

6. Parking Calculation (A)

Tenement Size	Tenament No.	Required Parking
77.334 sq.m. - 3 nos.	3 nos.	3 nos.
78.828 sq.m. - 3 nos.	3 nos.	
Total Required Parking		3 no.

- (B) No. of Parking provided = covered = 4 nos. & Open = nil
(C) Permissible area of parking a) Ground floor =4 x 25 Sq.m.
(D) Actual area of parking provided=100.284 sq.ma)Ground floor=100.284 sq.m.
7. Office area : Covered = 17.894 sq.m. , Carpet = 14.344 sq.m.
7. Permissible F.A.R. = 1.75
8. Proposed F.A.R. = 1.433

9. Statement of other areas

Floor	Loft	Cupboard	Ledge / Tend
Ground Floor	--	--	--
1st Floor	2.393	3.975	--
2nd Floor	2.393	3.975	--
3rd Floor	2.393	3.975	--
Total	7.179	11.925	--

- Stair Case area =13.160 sq.m.
- Lift machine room area =7.420 sq.m.
- O.H.W.Res. area = 4.200 sq.m.
- Tree cover area = 2.50 sq.m.
- Lift machine room stair area = 1.80 sq.m.
- Additional area for fees= 41.484 sq.m.
- Relaxation of authority, if any= nil

B.P. NO. 2025120323

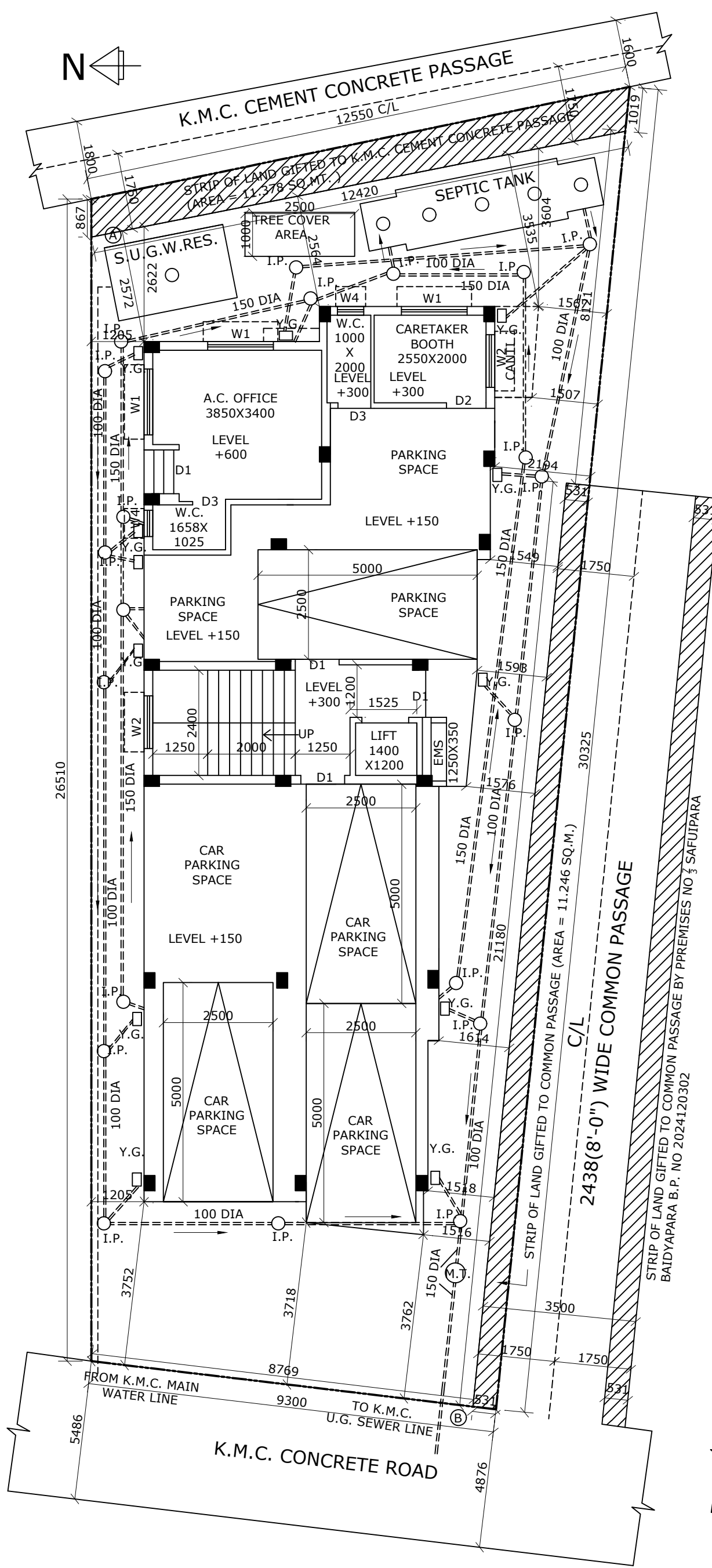
DATE - 09-DEC-25

VALID UP TO- 08-DEC-30

Digital signature of A.E.

Digital signature of E.E.

GROUND FLOOR PLAN



EXISTING STRUCTURE

SCALE - 1:100

