

PERMISSIBLE HEIGHT AS PER AAI = 33 M.		
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	
	LATITUDE	LONGITUDE
A	22°27'41.8572"N	88°22'13.1952"E
B	22°27'40.2580"N	88°22'13.6596"E
C	22°27'42.4656"N	88°22'13.5228"E
D	22°27'42.3468"N	88°22'13.9584"E
E	22°27'41.3532"N	88°22'13.2636"E
F	22°27'41.8464"N	88°22'13.9152"E

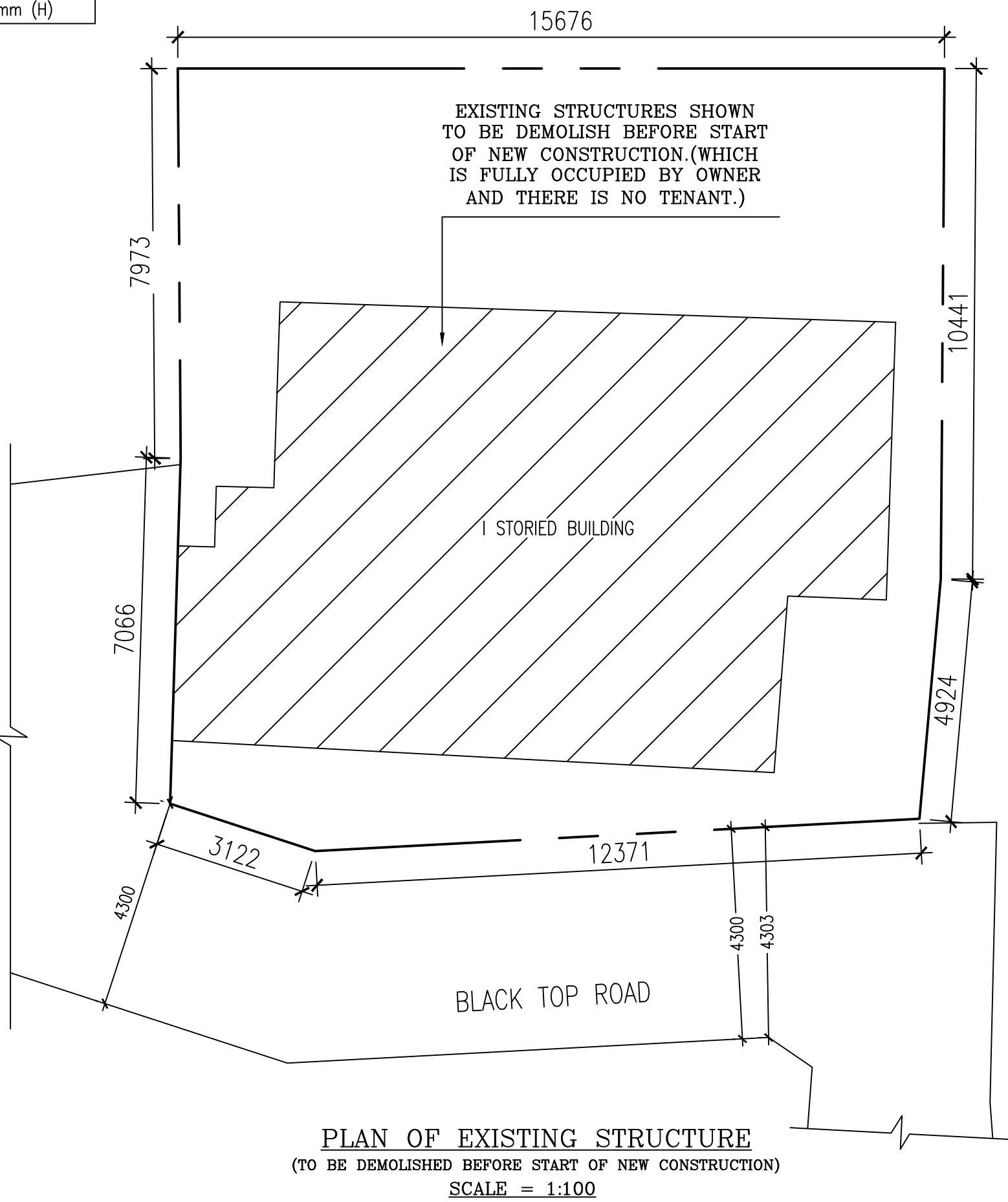
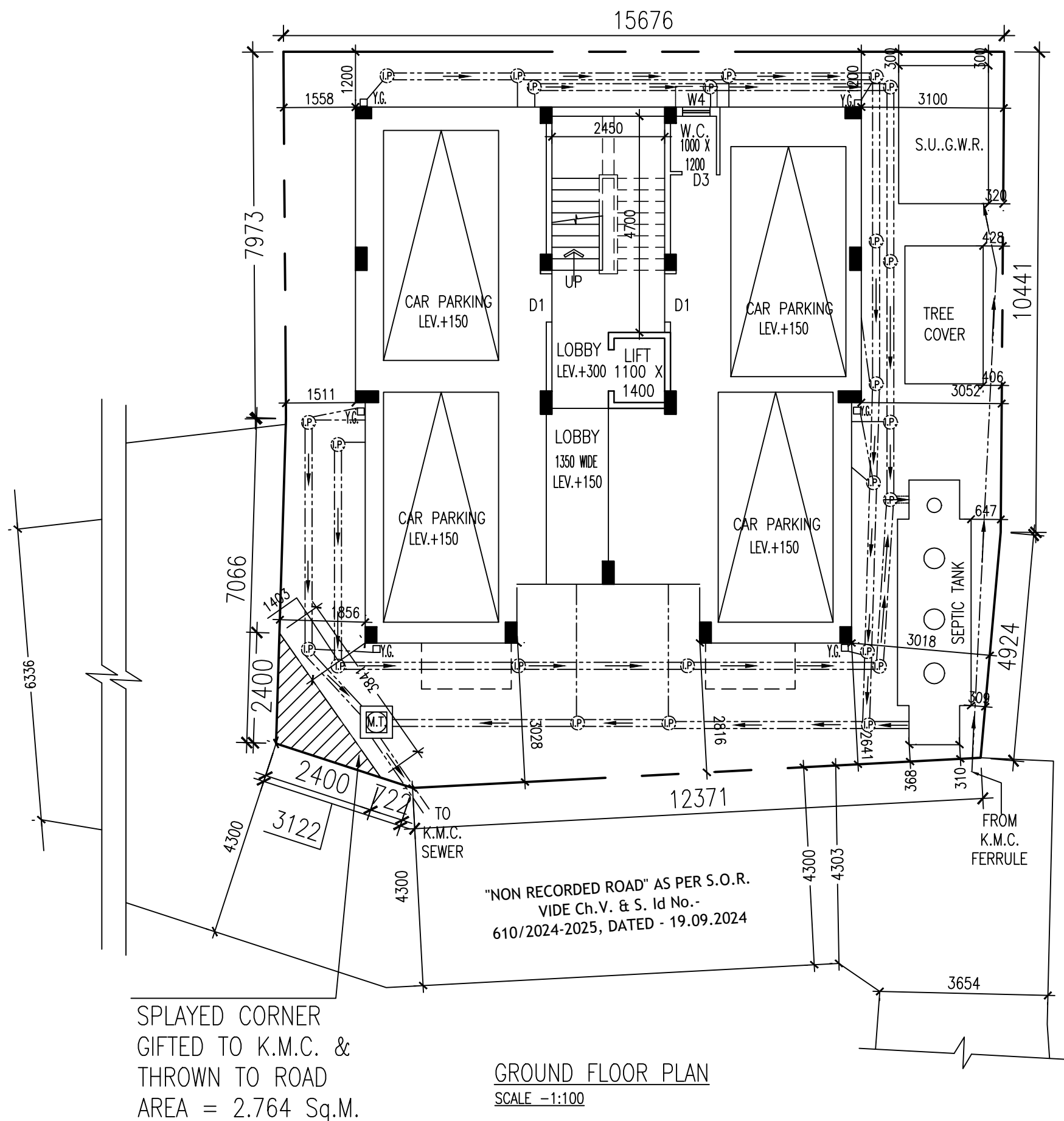
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SANDIP KUNDU, TUHIN PAUL, SANJAY SARKAR, AYAN PODDAR PARTNERS OF NIRMAN CONSTRUCTION AND CONSTITUTED POWER OF ATTORNEY OF SMT. SHILA DUTTA AND SAJAL ROY CHOWDHURY.

NAME OF APPLICANT

MONIBHUSAN CHAKRAVARTI
L.B.S. - 538 (I)
NAME OF L.B.S.

DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1050mm X 2100mm (H)	W1	1500mm X 1350mm (H)
D2	900mm X 2100mm (H)	W2	1200mm X 1350mm (H)
D3	750mm X 2100mm (H)	W3	1050mm X 1050mm (H)
		W4	600mm X 600mm (H)
		W5	1500mm X 1500mm (H)



CERTIFICATE FROM GEO-TECH 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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KR. GHOSHAL
LICENSE NO.-49/I
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE FROM E.S.E. :-

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

MANI BHUSAN CHAKRAVARTI
E.S.E. - 97 (II)
NAME OF E.S.E.

CERTIFICATE FROM L.B.S.:-

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 4.300 m.(Min) WIDE BLACK TOP ROAD ON THE WEST SIDE & 6.336 m. WIDE BLACK TOP ROAD ON NORTH SIDE OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E. THE LAND IS WITH AN EXISTING STRUCTURE WHICH WILL FULLY DEMOLISHED BEFORE START OF NEW CONSTRUCTION IS FULLY OCCUPIED BY OWNER AND THERE IS NO TENANT.

MANI BHUSAN CHAKRAVARTI
L.B.S. - 538 (I)
NAME OF L.B.S.

OWNER'S DECLARATION. :-

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING. (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

SANDIP KUNDU, TUHIN PAUL, SANJAY SARKAR, AYAN PODDAR PARTNERS OF NIRMAN CONSTRUCTION AND CONSTITUTED POWER OF ATTORNEY OF SMT. SHILA DUTTA AND SAJAL ROY CHOWDHURY.

NAME OF APPLICANT

BUILDING PERMIT NO. - 2024110320
SANCTION DATE - 25.03.2025
VALID UP TO - 24.03.2030

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

STATEMENT OF THE PLAN PROPOSAL

PART - A.

1. ASSESSEE NO.	31-111-28-0059-5.
2. DETAILS OF DEED	A) BOOK = I, VOLUME = 1603-2024, BEING = 160308167, PAGE - 222777 TO 222794, YR = 2024, D.S.R. = III SOUTH 24-PARGANAS, DT. 28.05.2024. B) DEED OF DECLARATION BOOK = I, VOLUME = 1603-2024, BEING = 160312014, PAGE - 312224 TO 312236, YR = 2024, D.S.R. = III SOUTH 24-PARGANAS, DT. 22.07.2024. C) BOOK = I, VOLUME = 1603-2022, BEING = 160310336, PAGE - 368361 TO 368392, YR = 2022, D.S.R. = III SOUTH 24-PARGANAS, DT. 07.07.2022.
3. DETAILS OF R.R. DEED	BOOK = I, VOLUME = 4, BEING = 447, PAGE - 485 TO 488, YR = 1989, A.D.R. = SOUTH 24-PARGANAS, ALIPORE DT. 12.07.1989.
4. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOLUME = 1603-2024, BEING = 160308187, PAGE - 223897 TO 223914, YR = 2024, D.S.R. = III SOUTH 24-PARGANAS, DT. 28.05.2024.
5. DETAILS OF REGISTERED BOUNDARY	BOOK = I, VOLUME = 1603-2025, BEING = 160303381, PAGE - 83400 TO 83414, YR = 2025, D.S.R. = III SOUTH 24-PARGANAS, DT. 24.02.2025.
6. DETAILS OF SPLAYED CORNER	BOOK = I, VOLUME = 1603-2025, BEING = 160303784, PAGE - 94289 TO 94303, YR = 2025, D.S.R. = III SOUTH 24-PARGANAS, DT. 03.03.2025.

PART - B.

- AREA OF LAND:-
AS PER TITLE DEED = 221.572 Sq.m. (3 Ka. - 5 Ch. - 00 Sq.ft.)
AS PER MEASUREMENT = 243.444 Sq.m. (3 Ka. - 10 Ch. - 10.431 Sq.ft.)
- CORNER SPLAY GIFTED TO K.M.C. & THROWN TO ROAD AREA = 2.764 Sq.m.
- NET AREA = 243.444-2.764 = 240.68 Sq.m.
- ROAD WIDTH = 4.300 m.(Min). & 6.336 m.
- USE GROUP = RESIDENTIAL.
- (i) PERMISSIBLE GROUND COVERAGE (59.280 %) = 131.347 Sq.m.
(ii) PROPOSED GROUND COVERAGE (56.307 %) = 124.761 Sq.m.
- PERMISSIBLE HEIGHT = 12.50 m., PROPOSED HEIGHT = 12.50 m.
- PERMISSIBLE F.A.R. = 1.75, PROPOSED F.A.R. = 1.749
- i) PERMISSIBLE TREE COVER AREA = 2.934 Sq.m. (1.324 %).
- ii) TREE COVER AREA PROVIDED = 5.100 Sq.m. (2.094 %).

FLOOR	TOTAL COVERED AREA IN m ²	LESS STAIR WELL	LESS LIFT WELL	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA STAIR	EXEMPTED AREA LIFT	NET FLOOR AREA IN m ²
GROUND	120.861	-	-	120.861	11.015	1.868	107.978
FIRST	124.761	0.500	1.540	122.721	11.015	1.868	109.838
SECOND	124.761	0.500	1.540	122.721	11.015	1.868	109.838
THIRD	124.761	0.500	1.540	122.721	11.015	1.868	109.838
TOTAL	495.144	1.500	4.620	489.024	44.060	7.472	437.492

TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCL. PROP. AREA IN m ²	No of Tenement	No of Car Required
A	54.510	1.20039	65.433	2	2
B	54.510	1.20039	65.433	2	
C	109.020	1.20039	130.867	1	

CALCULATION OF F.A.R.	
1. EFFECTIVE LAND AREA m ²	221.571
2. TOTAL REQUIRED CAR PARKING (COVERED)	2
3. TOTAL CAR PARKING PROVIDED (COVERED)	4
4. TOTAL COVERED CAR PARKING AREA PROVIDED m ²	96.43
5. EXEMPTED AREA FOR CAR PARKING	50.00
6. PERMISSIBLE F.A.R.	1.75
7. PROPOSED F.A.R.	1.749

OTHER AREAS	
1. STAIR HEAD ROOM AREA IN m ²	14.64
2. OVER HEAD RESERVOIR AREA IN m ²	7.34
3. TOTAL C.B. AREA IN m ²	7.50
4. TOTAL LOFT AREA IN m ²	5.46
5. LIFT MACHINE ROOM AREA IN m ²	9.64
6. LIFT MACHINE ROOM STAIR AREA IN m ²	3.40
7. TOTAL AREA FOR FEES IN m ²	529.664

NOTES & SPECIFICATIONS :-

- ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.
- ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.
- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
- 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
- GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
- 450 mm PROJECTED CHAJJAH.
- 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
- ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

PROPOSED G+THREE STORIED
RESIDENTIAL BUILDING PLAN U/S 393A
OF K.M.C. ACT. 1980 UNDR BLDG.
RULE-2009, AT PREMISES NO.-59,
VIVEKANANDA PARK, P.S.-BANSDRONI,
WARD-111, BOROUGH-XI,
KOLKATA-700084, UNDER K.M.C
COMPLYING WITH CIR.02.OF 2020-21
DATED 13/06 /2020.