

PROPOSED PLAN OF THREE STORIED (9.75 M. BUILDING HEIGHT) RESIDENTIAL BUILDING U/S - 393 A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AT **PREMISES NO.- 209, BIDHAN PALLY IN WARD NO.- 111, BOROUGH - XI, MOUZA - KAMDAHARI, J.L NO.- 49, EP NO.- 169, SP NO.- 346, P.S.- BANSDRONI, UNDER THE KOLKATA MUNICIPAL CORPORATION.**

1. ASSESSEE NO. :- 31 - 111 - 03 - 0209 - 9	6. DETAILS OF REGISTERED POWER OF ATTORNEY :- BOOK NO - 1, VOLUME NO - 1602 - 2024, PAGES - 2325/5 TO 2325/8, BEING NO - 160206697, YEAR - 2024, REGD. AT - D.S.R. - II, 24, P.G.S.(S), DATED - 21/05/2024.
2. NAME OF THE OWNERS :- SMT. RUPA CHAKRABORTY & SMT. CHANDRIMA GHOSH.	7. DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO - 1, VOLUME NO - 1602 - 2025, PAGES - 170764 TO 170775, BEING NO - 160204746, YEAR - 2025, REGD. AT - D.S.R. - II, 24, P.G.S.(S), DATED - 03/04/2025.
3. NAME OF THE APPLICANT :- TITLY CONSTRUCTION PROPRIETOR NAMELY SMT. PARAMITA SAMADDAR C.A. OF SMT. RUPA CHAKRABORTY & SMT. CHANDRIMA GHOSH.	8. DETAILS OF REGISTERED STRIP OF LAND :- BOOK NO - 1, VOLUME NO - 1602 - 2025, PAGES - 170749 TO 170763, BEING NO - 160204745, YEAR - 2025, REGD. AT - D.S.R. - II, 24, P.G.S. (S), DATED - 03/04/2025.
4. K.M.C. MUTATION :- 0 / 111 / 05 - JUN - 24 / 40600, DATED - 05 / 06 / 2024.	
5. DETAILS OF REGISTERED DEED :- BOOK NO - 1, VOLUME NO - 38, PAGES - 41 TO 44, BEING NO - 2786, REGD. AT - A.D.R., ALUPORE, SOUTH 24 P.G.S., DATED - 12 / 09 / 1988.	

AREA STATEMENT

1. LAND AREA : 229.933 SQ.M. (03 KH. - 07 CH. - 00 SFT.) AS PER DEED & 212.871 SQ.M. (03 KH. - 02 CH. - 41 SFT.) AS PER B.D.	
2. STRIP OF LAND AREA = 5.373 SQ.M.	7. MERCANTILE AREA :-
3. SPLAYED CORNER AREA = N.A.	COVERED = N.A. & CARPET = N.A.
4. NET LAND AREA = 207.498 SQ.M.	8. PROPOSED BUILDING HEIGHT = 9.75 M.
5. PERMISSIBLE GROUND COVERAGE = 126.809 SQ.M. ( 59.571 % )	9. PERMISSIBLE F.A.R. = 1.25
6. PROPOSED GROUND COVERAGE = 118.883 SQ.M. ( 55.847 % )	10. PROPOSED F.A.R. = 1.487
11. FLOOR AREA CALCULATION :-	

PROPOSED FLOOR	COVERED AREA ( Including Stair ) (SQ.M.)	STAIR AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT LOBBY (SQ.M.)	LIFT WELL (SQ.M.)	EFFECTIVE AREA FOR F.A.R (SQ.M.)	C.B. AREA (SQ.M.)	LOFT AREA (SQ.M.)
GROUND FLOOR	118.883	10.004	---	2.008	---	106.871	---	---
FIRST FLOOR	118.883	10.004	---	2.008	2.040	104.831	2.475	---
SECOND FLOOR	118.883	10.004	---	2.008	2.040	104.831	2.475	---
TOTAL	321.452	30.011	---	6.023	4.080	316.534	4.950	---

NET TENEMENT SIZE (SQ.M.)	PROPORTION COMMON AREA (SQ.M.)	ACTUAL TENEMENT SIZE (SQ.M.)	NO OF TENEMENT	REQUIRED PARKING	PROVIDED PARKING	PROVIDED PARKING AREA (SQ.M.)
32.633	4.862	37.495	1 NO.	NIL	NIL	26.661
42.984	6.405	49.389	3 NOS.			
61.283	9.131	70.415	2 NOS.			

13. STAIR COVERED AREA = 12.415 SQ.M.	16. LIFT MACHINE ROOM STAIR AREA = 3.400 SQ.M.
14. ROOF TANK AREA = 4.030 SQ.M.	17. TREE COVERED AREA = 3.000 SQ.M.
15. LIFT MACHINE ROOM AREA = 5.862 SQ.M.	18. ADDITIONAL AREA FOR FEES = 26.627 SQ.M.

° DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJUTING ROAD CONFORMS WITH THE PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. C/L OF E.M. BYE PASS.

SRI. RABINDRA NATH GHOSH  
L.B.S. (I) 1038  
KOLKATA MUNICIPAL CORPORATION  
NAME OF THE L.B.S.

° DECLARATION OF E.S.E.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE 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.

SRI. KALLOL KUMAR GHOSHAL  
E.S.E. (I) 261  
KOLKATA MUNICIPAL CORPORATION  
NAME OF THE STRUCTURAL ENGINEER

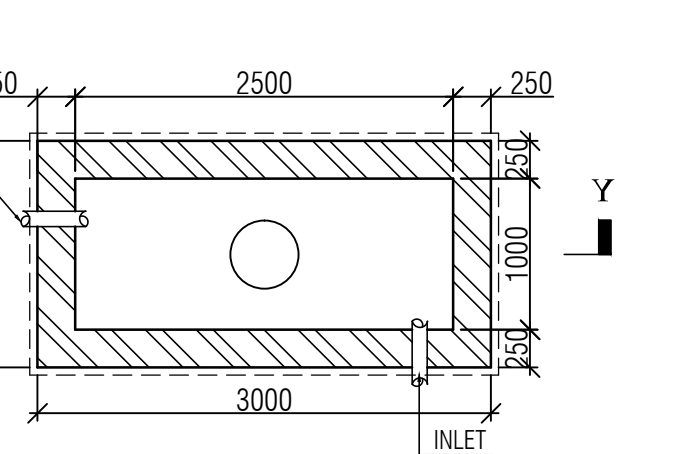
° DECLARATION OF APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING. 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 SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PLOT IS VACANT LAND. DURING THE DEPARTMENTAL SITE INSPECTION I WAS PHYSICALLY PRESENT AND IDENTIFIED AND CONFIRMED THE SAID PLOT.

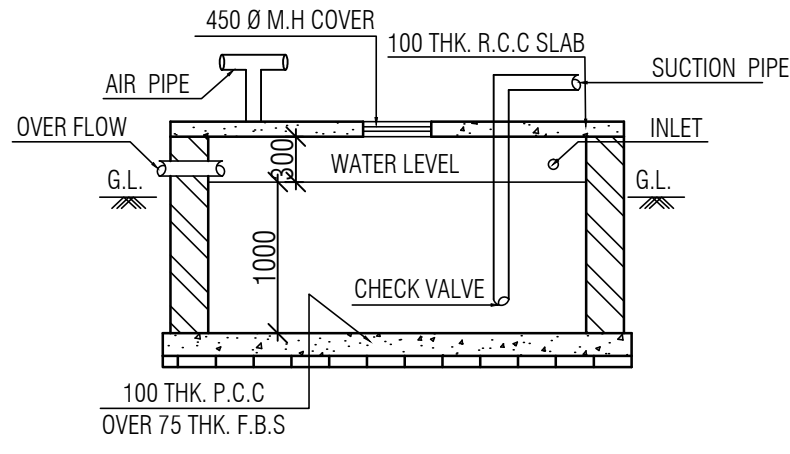
SMT. PARAMITA SAMADDAR  
SOLE PROPRIETOR OF TITLY CONSTRUCTION  
CONSTITUTE ATTORNEY OF  
SMT. RUPA CHAKRABORTY &  
SMT. CHANDRIMA GHOSH.  
NAME OF THE APPLICANT

TITLE:- ARCHITECTURAL DRAWING

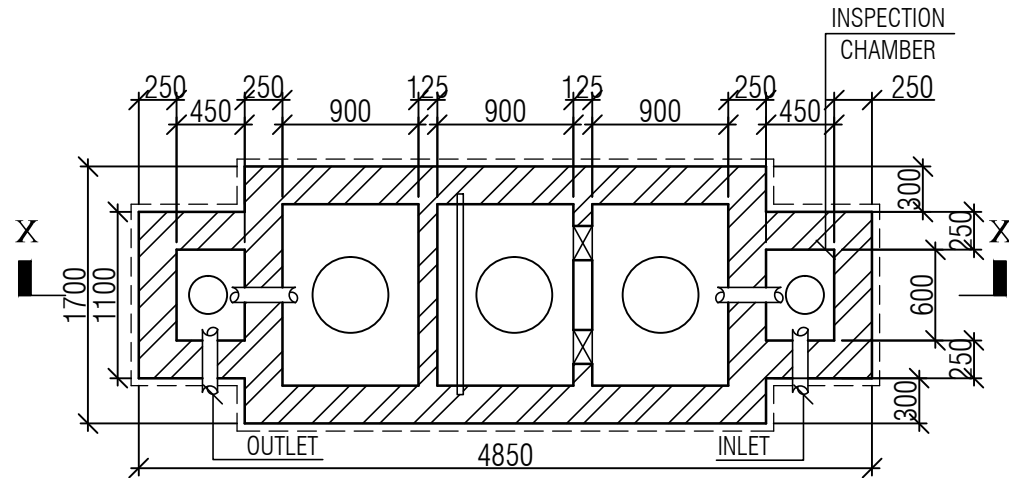
SCALE - 1:50, 1:100, 1:600, 1:4000	SHEET NO.- 1 OF 2	DRAWN BY: <b>Arijit Saha</b>	
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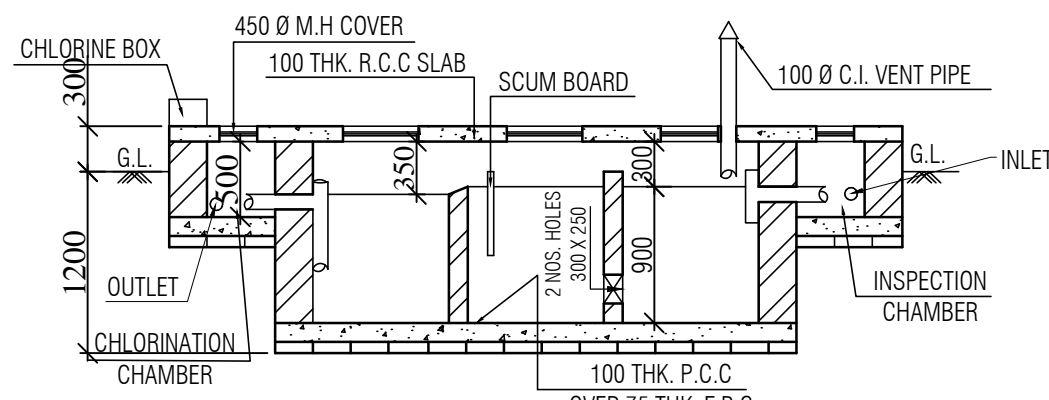
PLAN  
DETAIL OF S.U.G.W. RESV.  
CAPACITY 594 GALL. 2700 LITRES  
SCALE:1:50



SECTION AT Y - Y  
SCALE: 1:50



PLAN  
DETAIL OF SEPTIC TANK  
SCALE:1:50

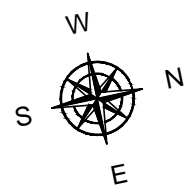


SECTION AT X - X  
SCALE: 1:50

NOTES / SPECIFICATIONS

- \* ALL DIMENSIONS ARE IN MM. OTHERWISE SPECIFIED
- \* DEPTH OF FOUNDATION OF SEPTIC TANK & S.U.G.V. RESV. WILL NOT EXCEED DEPTH OF BUILDING FOUNDATION
- \* 200 THK. OUTSIDE BRICK WORK WITH CM (1:6) 125 & 75 THK. INSIDE BRICK WORK WITH CM (1:4)
- \* R.C.C WORK WITH STONE CHIPS, SAND, CEMENT (3:1.5:1)
- \* GRADE OF CONCRETE M-20, GRADE OF STEEL Fe- 415
- \* PLASTERING WITH CM (1:6) FOR BRICK WORK & (1:4) FOR CEILING
- \* P. C. C. WITH BRICK KHOA, SAND, CEMENT (6:3:1)
- \* I.P.S OF 50TH 1:2:4

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	600	600



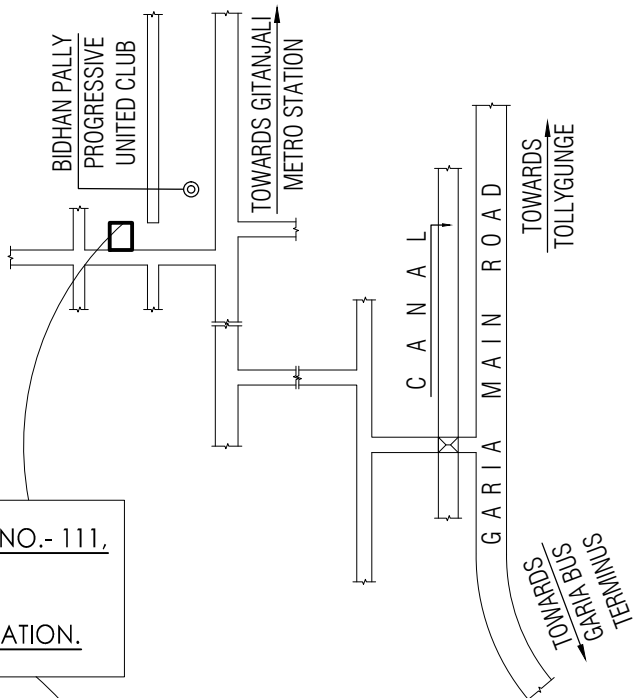
PERMISSIBLE HEIGHT IN REFERENCE TO CC2M ISSUED BY AAI 33m (W19)		
CO-ORDINATE IN WGS84		
REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL	CO - ORDINATE LATITUDE LONGITUDE	SITE ELEVATION (AMSL)
Ⓐ	22° 27' 56" NORTH 88° 22' 19" EAST	9.50 Mtr.
Ⓑ	22° 27' 56" NORTH 88° 22' 19" EAST	9.50 Mtr.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I 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.

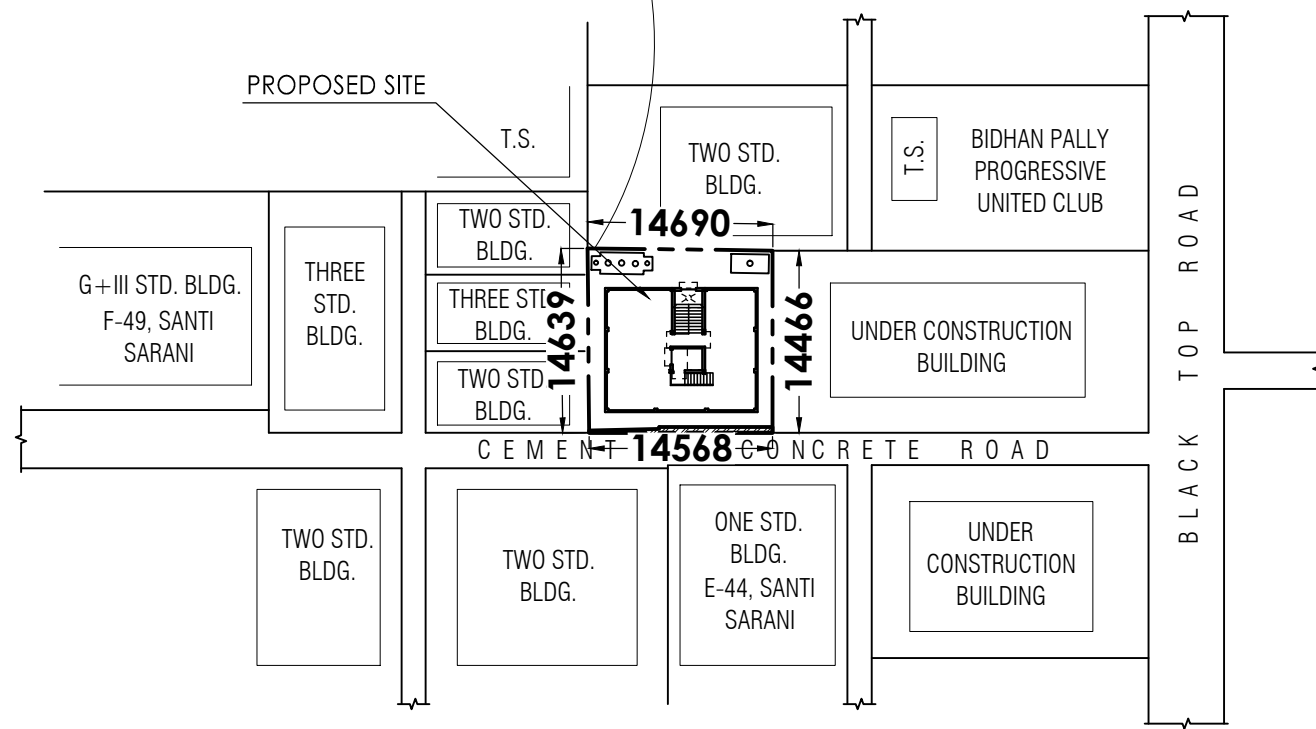
SMT. PARAMITA SAMADDAR  
SOLE PROPRIETOR OF TITLY CONSTRUCTION C.A. OF  
RABINDRA NATH GHOSH SMT. RUPA CHAKRABORTY & SMT. CHANDRIMA GHOSH  
NAME OF L.B.S. (I) 1038 NAME OF OWNER / APPLICANT

- MIC APPROVAL VIDE ITEM NO. M-55-56, DATED 28.02.2025 :-
- 1.1. THAT THE PROPOSAL FOR CONSTRUCTION OF A THREE STORIED RESIDENTIAL BUILDING OF HEIGHT 9.75 METER U/SEC. 393A OF THE K.M.C. ACT, 1980 WITH RESPECT TO PREMISES NO. 209, BIDHAN PALLY, WARD NO.- 111, BOROUGH - XI, AS DETAILED IN THE AGENDA ITEM IS TAKEN UP FOR CONSIDERATION AND IS APPROVED.
  - 1.2. THAT THE PROPOSAL AS DETAILED UNDER SL. NO. 16 IN THE AGENDA ITEM IS TAKEN UP FOR CONSIDERATION AND ITS APPROVED.
  - 1.3. INDICATE CLEARLY THE POINTS ON WHICH THE SANCTION OF THE AUTHORITY (M/CORPORATION) IS SOUGHT FOR :  
(i) RULE 62 (PROPOSED FRONT OPEN SPACE 0.954 METER INSTEAD OF REQUIRED 1.20 METER)  
(ii) RULE 69 (PROPOSED FAR 1.49 INSTEAD OF PERMISSIBLE 1.25)  
(iii) RULE 74 (PROPOSED HEIGHT 9.75 M. INSTEAD OF PERMISSIBLE 7.0 METER)  
(iv) RULE 127 (PROPOSED STAIR LANDING 1.10 METER INSTEAD OF PERMISSIBLE 1.20 METER)

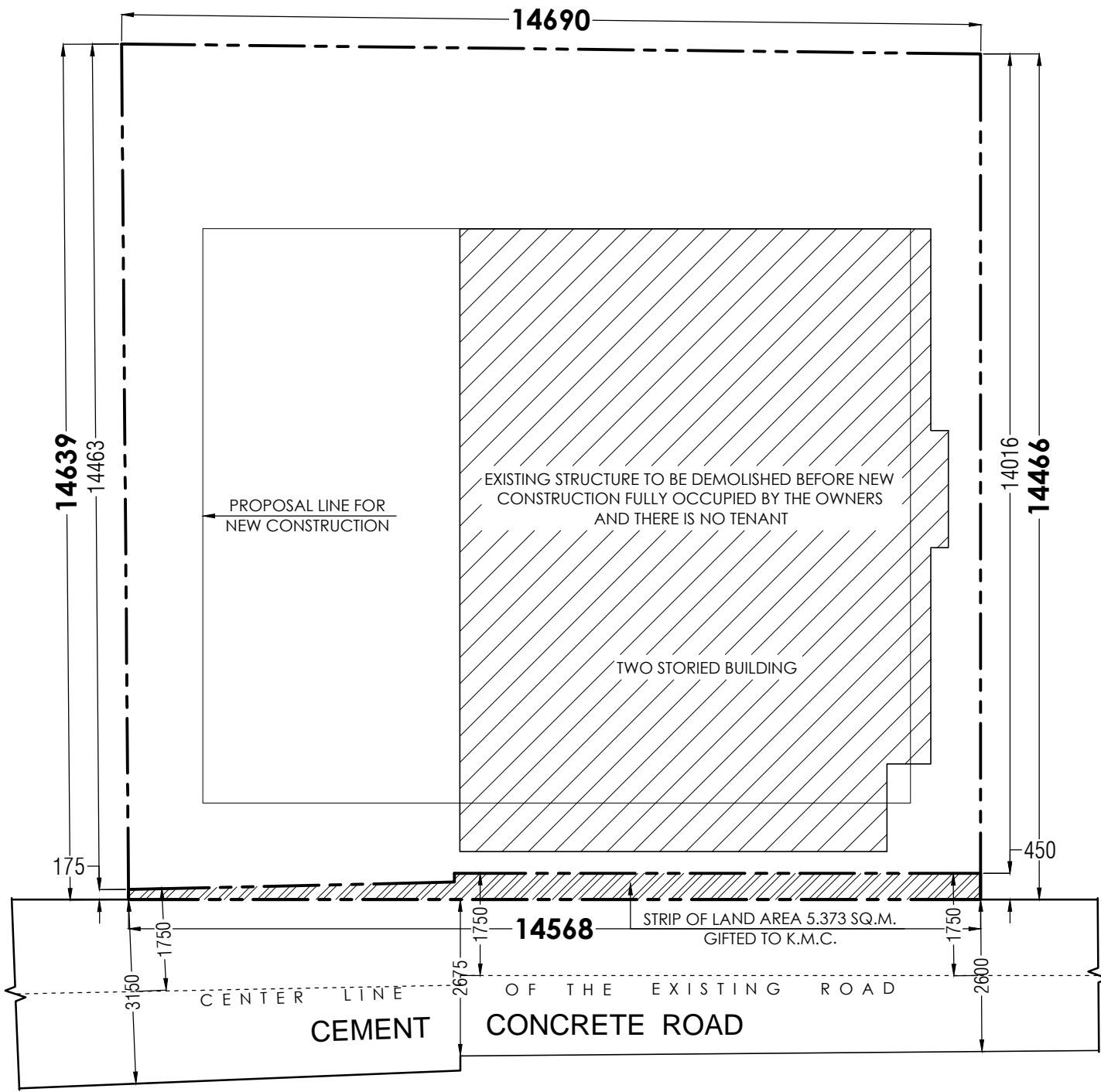
PREMISES NO.- 209, BIDHAN PALLY IN WARD NO.- 111,  
BOROUGH - XI, P.S.- REGENT PARK,  
UNDER THE KOLKATA MUNICIPAL CORPORATION.



LOCATION PLAN  
SCALE - 1:4000



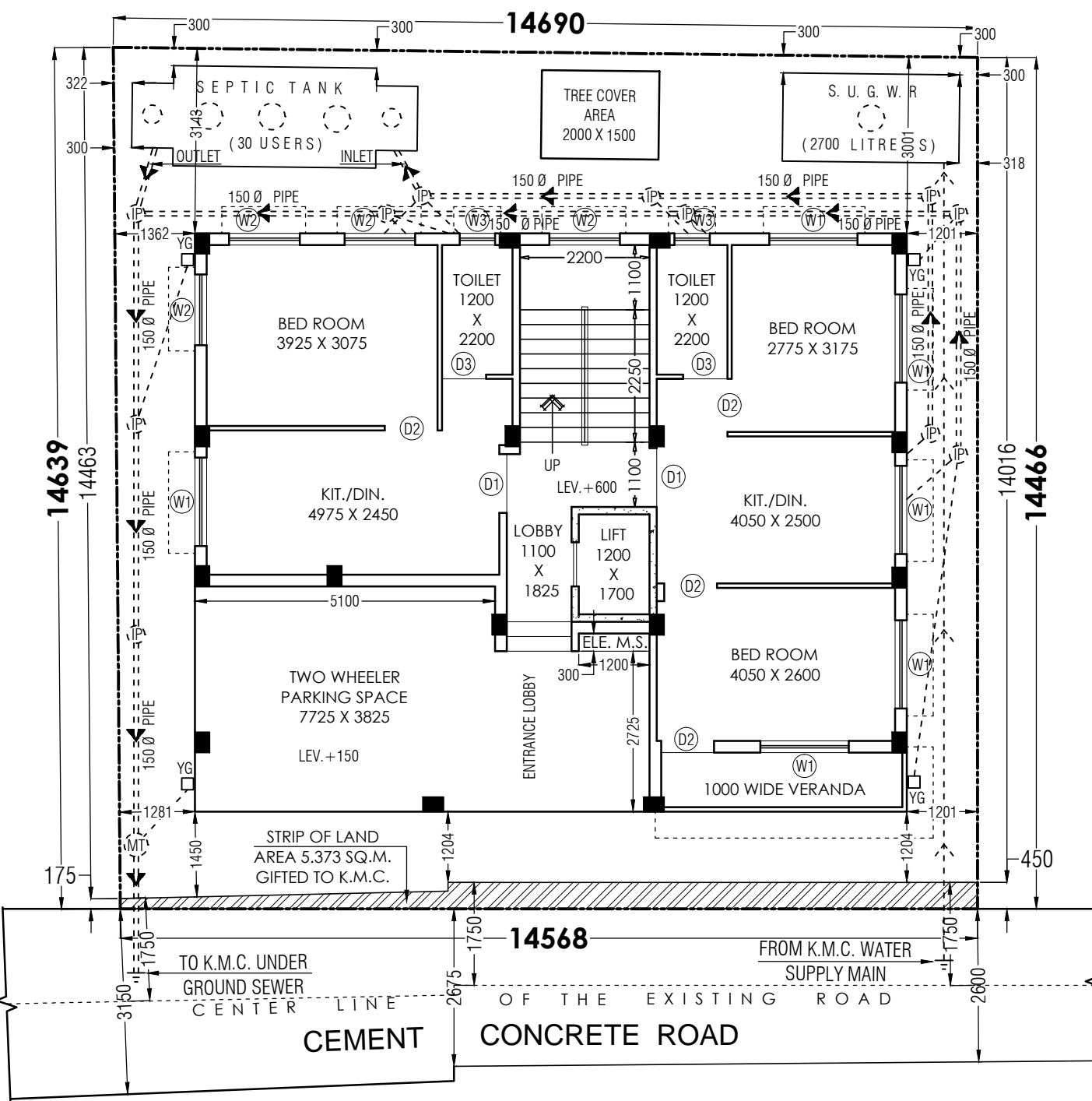
SITE PLAN  
SCALE - 1:600



EXISTING GROUND FLOOR PLAN  
SCALE - 1:100

BUILDING PERMIT NO. - 2025110060  
SANCTION DATE - 10.06.2025  
VALID UPTO - 09.06.2030

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



GROUND FLOOR PLAN  
SCALE - 1:100