

**PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M  
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	
1	22°28'00"	88°22'21"	5.0 M.
2	22°28'00"	88°22'22"	5.0 M.
3	22°27'59"	88°22'22"	5.0 M.
4	22°27'59"	88°22'21"	5.0 M.

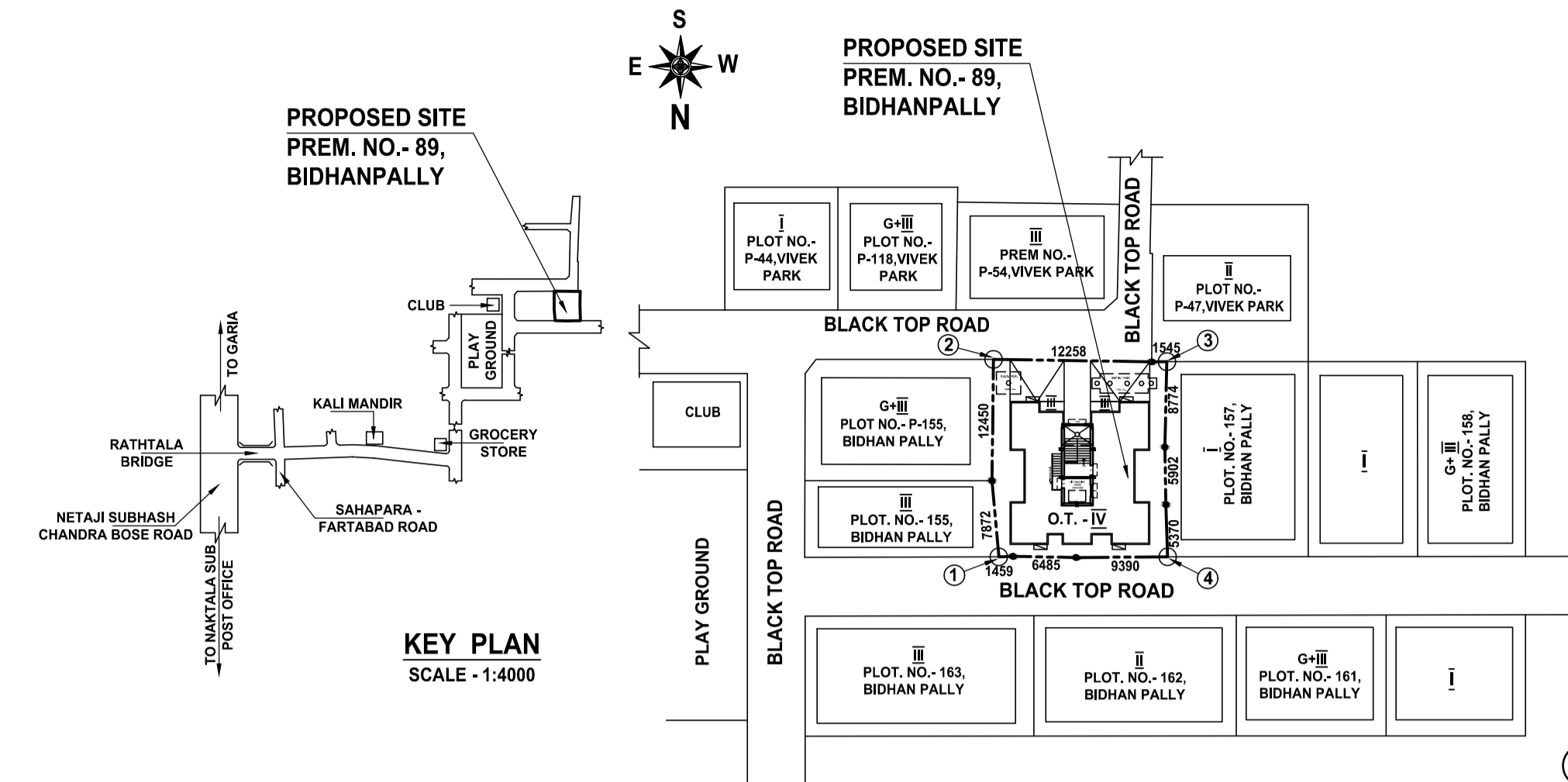
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

**SPECIFICATIONS :-**

1. ALL EXTERNAL WALLS 200 MM. THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM. THK.
2. ALL 200 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (5:1) SAND, CEMENT MORTAR.
3. ALL 125 & 75 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (4:1 & 3:1) SAND, CEMENT MORTAR.
4. ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3 : 1.5 : 1) (UNLESS OTHERWISE MENTIONED).
5. GRADE OF CONCRETE - M20
6. GRADE OF STEEL - Fe500.
7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

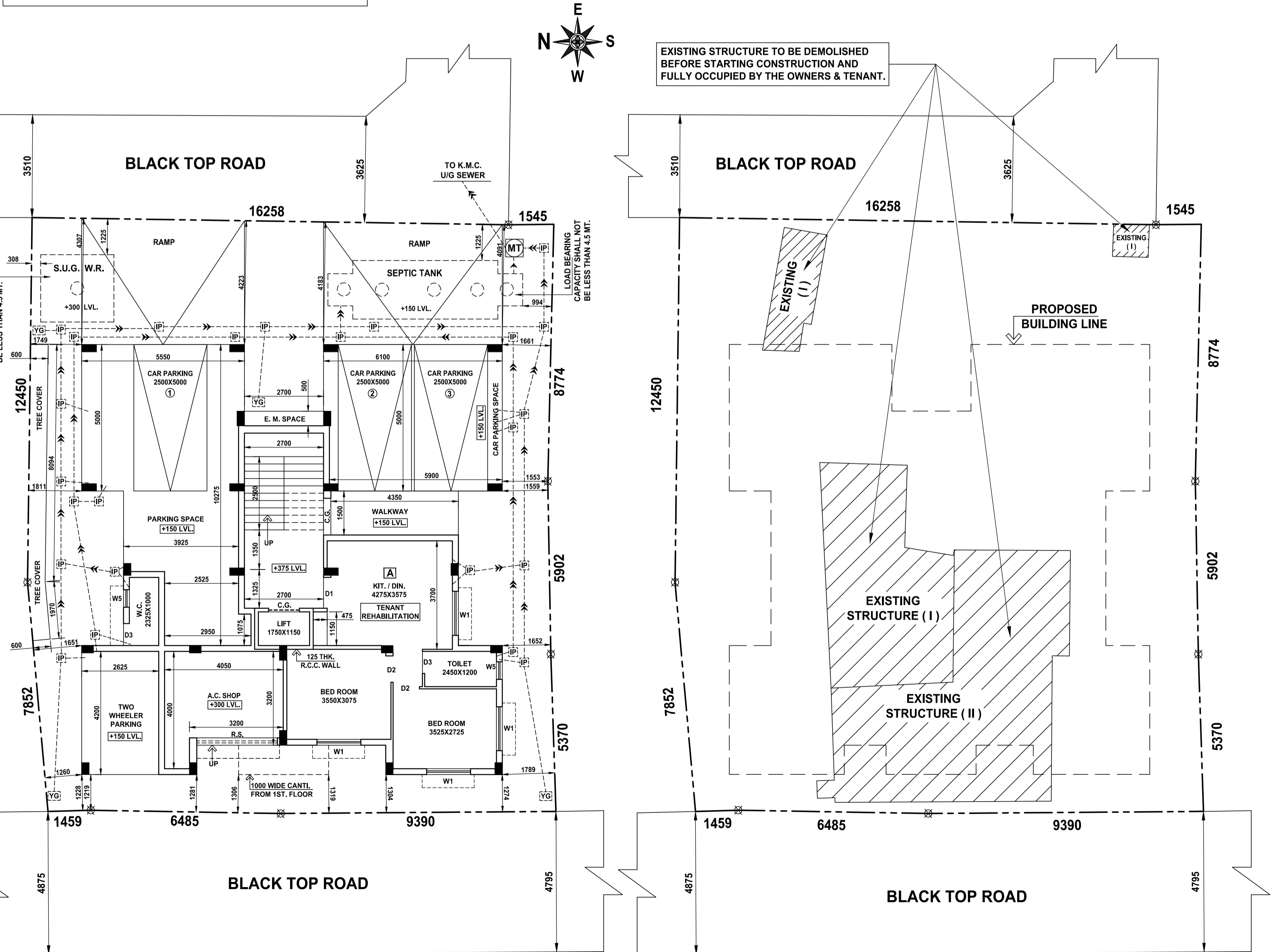
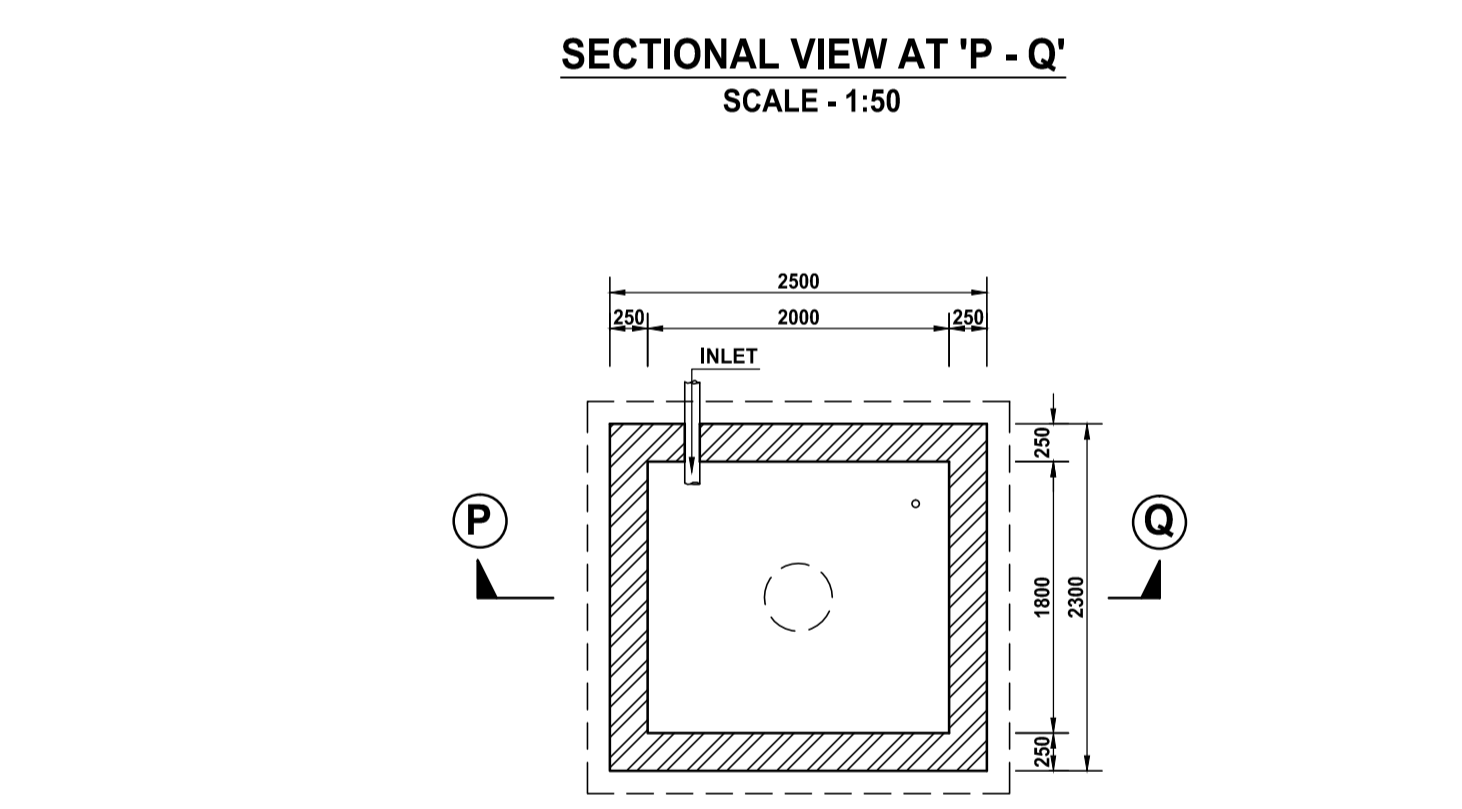
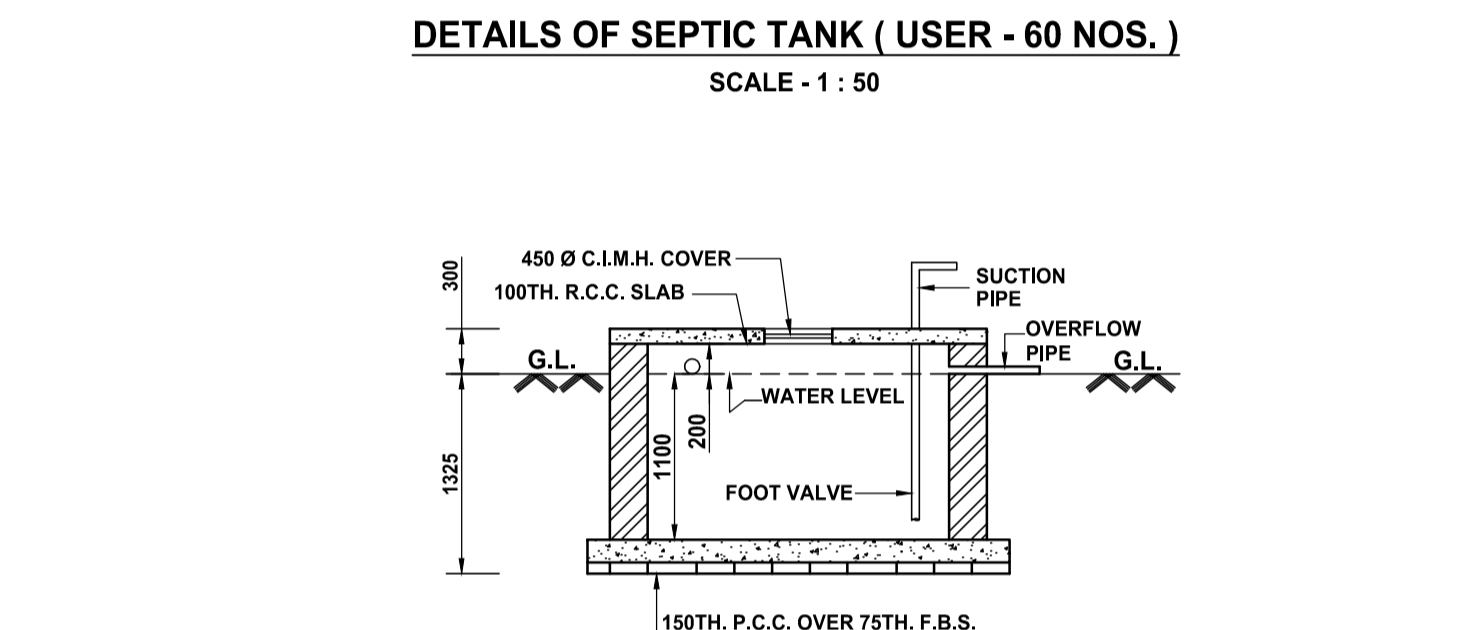
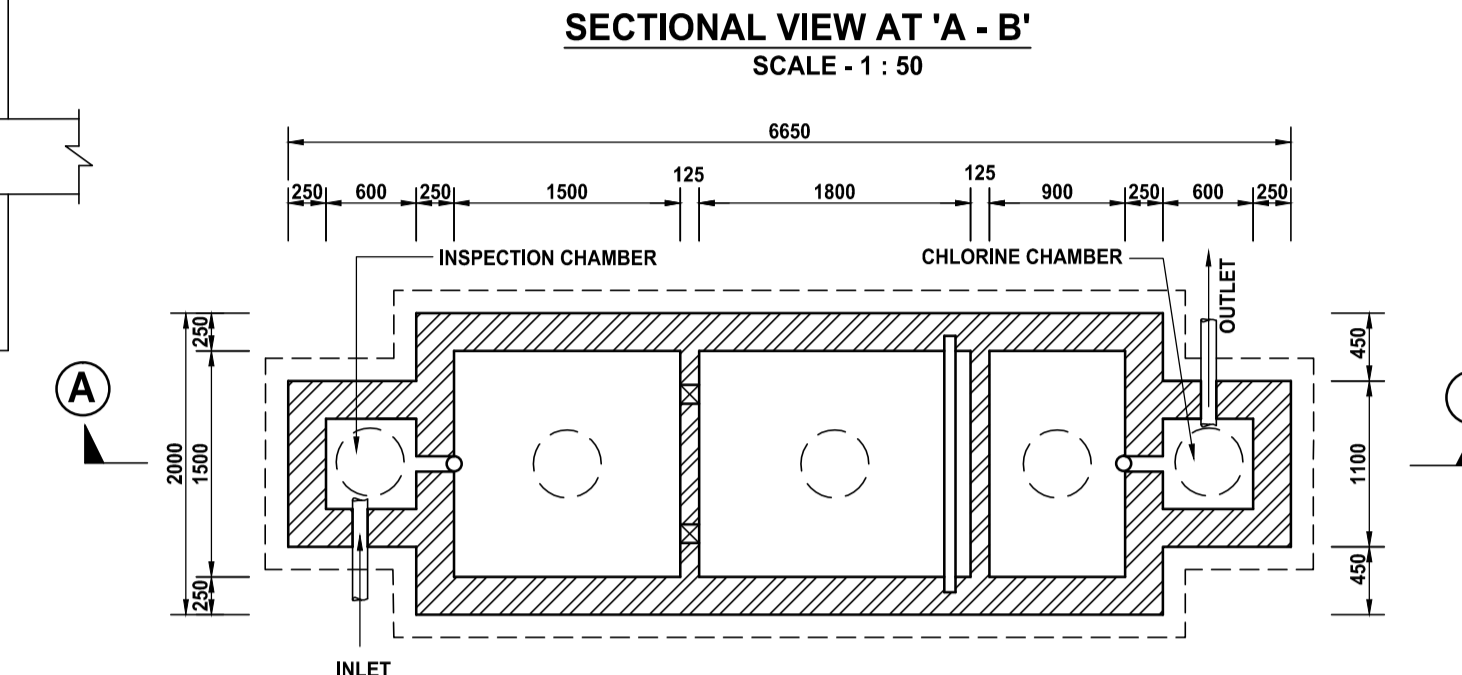
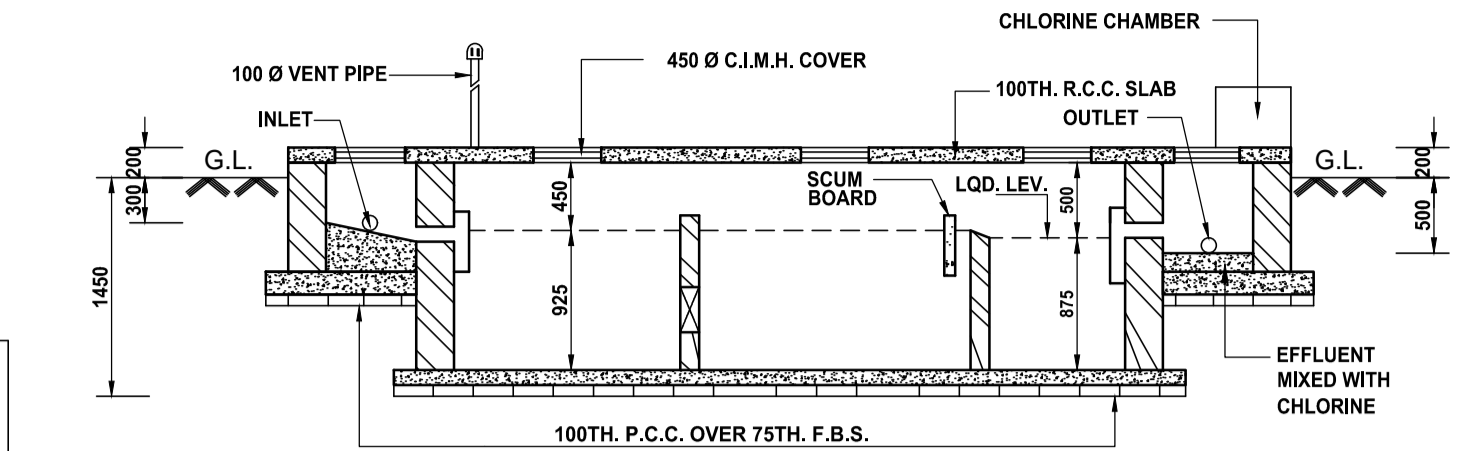
**NOTE :-**

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR.
2. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.



**SCHEDULE OF DOOR & WINDOW**

MKD.	OBJECT	SIZE (W. X H.)	MKD.	OBJECT	SIZE (W. X H.)
D/C.G.		1050 X 2100	W		1800 X 1650
D1	DOOR	1000 X 2100	W1	WINDOW	1500 X 1200
D2		900 X 2100	W2		1200 X 1200
D3		750 X 2100	W3		900 X 1200
			W4		900 X 1000
			W5		600 X 450



**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**

1. ASSESSEE NO.- 31 - 111 - 03 - 0089 - 3
2. NAME OF OWNERS - SRI DEBRAJ BANERJEE, SRI SAMRAT BANERJEE, SRI CHIRADEEP BANERJEE, SRI PINAKI BANERJEE, SMT. RUMA BANERJEE, SMT. MANJU BANERJEE, SMT. REBA MUKHERJEE ALIAS UMA MUKHERJEE, SMT. SOMTAPA NATH, SMT. TRINA CHATTOPADHYAY
3. NAME OF APPLICANT - SRI SOVAN BHATTACHARJEE ( PROPRIETOR OF S. B. CONSTRUCTION ) AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBRAJ BANERJEE, SRI SAMRAT BANERJEE, SRI CHIRADEEP BANERJEE, SRI PINAKI BANERJEE, SMT. RUMA BANERJEE, SMT. MANJU BANERJEE, SMT. REBA MUKHERJEE ALIAS UMA MUKHERJEE, SMT. SOMTAPA NATH, SMT. TRINA CHATTOPADHYAY

BOOK NO.	4. DETAILS OF REGD. TITLE DEED	5. DETAILS OF REGD. POWER OF ATTORNEY	6. DETAILS OF BOUNDARY DECL.	7. DETAILS OF NON EVEC. OF TENENT
I	I	I	I	I
VOLUME NO.	1601 2023	1601 2023	1630 2024	1630 2024
PAGE NO.	153 to 156	45419 to 45447	12533 to 12546	12547 to 12559
BEING NO.	39	1601 01247	1630 00482	1630 00483
DATE	16 / 11 / 2009	08 / 06 / 2023	19 / 02 / 2024	19 / 02 / 2024
REGD. AT	A.D.S.R., ALIPORE SOUTH 24-PARGANAS	D.S.R.- I SOUTH 24-PARGANAS	D.S.R.- V, SOUTH 24-PARGANAS	D.S.R.- V, SOUTH 24-PARGANAS

8. DETAILS OF K. M. C. MUTATION :- CASE NO.- O / 111 / 11 - AUG - 23 / 36998, DATED: 11 / 08 / 2023, APPROVED BY DY. ASSESSOR COLLECTOR

**PART - B**

1. AREA OF LAND :-

a) AS PER TITLE DEED & ASSESSMENT BOOK / 334.448 SQM [ MORE / LESS ]	2. PERMISSIBLE GROUND COVERAGE :-
b) AS PER PHYSICAL MEASUREMENT & DECLARATION / 356.448 SQM [ MORE / LESS ]	3. PROPOSED GROUND COVERAGE :-
	55.518 % OF L.A. = 185.680 SQM
	55.506 % OF L.A. = 185.639 SQM

**4. AREA STATEMENT :-**

	RESIDENTIAL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQ)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	R - 166.814 M - 15.750	-----	182.564	14.040	3.000	165.524	-----	-----
1ST. FL.	185.639	2.013	183.626	14.040	3.000	166.586	2.025	6.441
2ND. FL.	185.639	2.013	183.626	14.040	3.000	166.586	2.025	6.520
3RD. FL.	180.239	2.013	178.226	14.040	3.000	161.186	2.700	-----
TOTAL	734.081	6.039	728.042	56.160	12.000	659.882	6.750	12.961

**5. TENEMENTS CALCULATION**

TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT
A	47.361	7.794	55.155	01
B	86.256	14.194	100.450	02
C	39.643	6.524	46.167	03
D	39.351	6.476	45.827	02
E	40.512	6.667	47.179	01
F	42.818	7.046	49.864	01
G	36.876	6.068	42.944	01

**6. ADDITIONAL AREA FOR FEES :-**

CUP BOARD AREA	= 6.750 SQM
LOFT AREA	= 12.961 SQM
STAIR HEAD ROOM AREA	= 17.920 SQM
LIFT MACHINE ROOM AREA	= 9.360 SQM
AREA OF LIFT M/C ROOM STAIR	= 3.700 SQM
ADDITIONAL AREA FOR FEES	= 50.691 SQM

**7. CAR PARKING CALCULATION**

	NOS.	AREA (SQM)
8. TOTAL COMMON AREA	= 88.486 SQM	REQUIRED / PERMISSIBLE
9. CARPET AREA OF THE SHOP	= 12.840 SQM	PROVIDED
10. PERMISSIBLE F.A.R.	= 1.75	
11. PERMISSIBLE TOTAL FLOOR AREA	= 585.284 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA	
12. PROPOSED F.A.R.	= 659.882 - 75.00 / 334.448 = 1.749 < 1.75	
13. AREA OF O. H. W. TANK	= 7.040 SQM	11. TOTAL AREA FOR FEES = 778.733 SQM ( GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES )
14. AREA OF TREE COVER	= 6,054 SQM	

**OWNER / APPLICANT DECLARATION :-**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

- i) I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- ii) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING ( AS PER B.S. PLAN ).
- iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
- iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.
- vii) BOUNDARY OF THE PLOT IS DEMARCKED BY BOUNDARY WALL.
- viii) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
- ix) EXISTING STRUCTURE OCCUPIED BY OWNERS AND TENANT.
- x) THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNERS AND TENANT. THE LAND IS DEMARCKED BY BOUNDARY WALLS.

SRI SOVAN BHATTACHARJEE ( PROPRIETOR OF M/S. S.B. CONSTRUCTION ) AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBRAJ BANERJEE, SRI SAMRAT BANERJEE, SRI CHIRADEEP BANERJEE, SRI PINAKI BANERJEE, SMT. RUMA BANERJEE, SMT. MANJU BANERJEE, SMT. REBA MUKHERJEE ALIAS UMA MUKHERJEE, SMT. SOMTAPA NATH, SMT. TRINA CHATTOPADHYAY

NAME OF OWNERS / APPLICANT

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

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM THE TIME TO THE TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ADJOINING 4.795 M WIDE BLACK TOP ROAD ON WESTERN SIDE & 3.510 M WIDE BLACK TOP ROAD ON EASTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

MANASH MOHAN GUHA MAJUMDAR ( LBS / 11 / 1078 )  
NAME OF L. B. S.

**CERTIFICATE OF STRUCTURAL ENGINEER :-**

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD, CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SOIL TESTING REPORT HAS BEEN DONE BY SRI SUBHANKAR ROY OF BS PROJECTS & ENGINEERS PVT. LTD. OF 237, KABI NABIN SEN ROAD, NAGER BAZAR, KOLKATA-700 028. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANASH MOHAN GUHA MAJUMDAR ( E.S.E. / II / 586 )  
NAME OF E. S. E.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER :-**

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE 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.

SRI SUBHANKAR ROY .G.T.E. / I / 05  
NAME OF GEO-TECHNICAL ENGINEER

**PROJECT**

**PROPOSED PLAN FOR G+III STORED RESIDENTIAL BUILDING OF HEIGHT- 12.475 MT, U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009, READ WITH CIRCULAR NO.- 02 OF 2020-21, DATED- 13.06.2020, AT PREMISES NO.- 89, BIDHANPALLY, WARD NO.- 111, BOROUGH - XI, P.S.- BANSDRONI, KOLKATA - 700084, E.P. NO.- 156, S.P. NO.- 104, C.S. PLOT NO.- 116 (PART), MOUZA - KAMDHARI, J.L. NO.- 49, UNDER THE KOLKATA MUNICIPAL CORPORATION**

**B.P. NO. - 2024110013**      **SANCTION DATE - 16.04.2024**

**VALID UPTO - 15.04.2029**

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

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

Drawn by Bikash Halder	Checked by M.M.G.M.	Approved by - date M.M.G.M. - 24/02/24	Filename S-5 / 30 / 393A / 12 / 23-24	Date 21/02/2024	Scales 1:100, 50, 600, 4,000
<b>Space-S</b> A House of Civil & Architectural RANJAN RAMGARH, KOLKATA-700 0047. (M) - 9830429400, 9088015153			GROUND FLOOR PLAN, EXISTING SITE PLAN, SITE PLAN, KEY PLAN, DETAILS OF WATER RESERVOIR & SEPTIC TANK PREMISES NO.- 89, BIDHANPALLY Revision 0      Sheet 1/2		

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.