

PREMISSIBLE 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°27'36"	88°22'12"	5.0 M.
2	22°27'36"	88°22'12"	5.0 M.
3	22°27'36"	88°22'12"	5.0 M.
4	22°27'36"	88°22'12"	5.0 M.
5	22°27'36"	88°22'12"	5.0 M.
6	22°27'36"	88°22'12"	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

NAME OF APPLICANT / C. A. SMT. MITA DAS ( PROPRIETRESS OF M / S. SAYANTIKA ENTERPRISE ), AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBASIS GHOSH ALIAS DEBASISH GHOSH & SRI MADAN MOHAN GHOSH

NAME OF L.B.S. MANASH M.G. MAJUMDAR, LBS / / / 1078

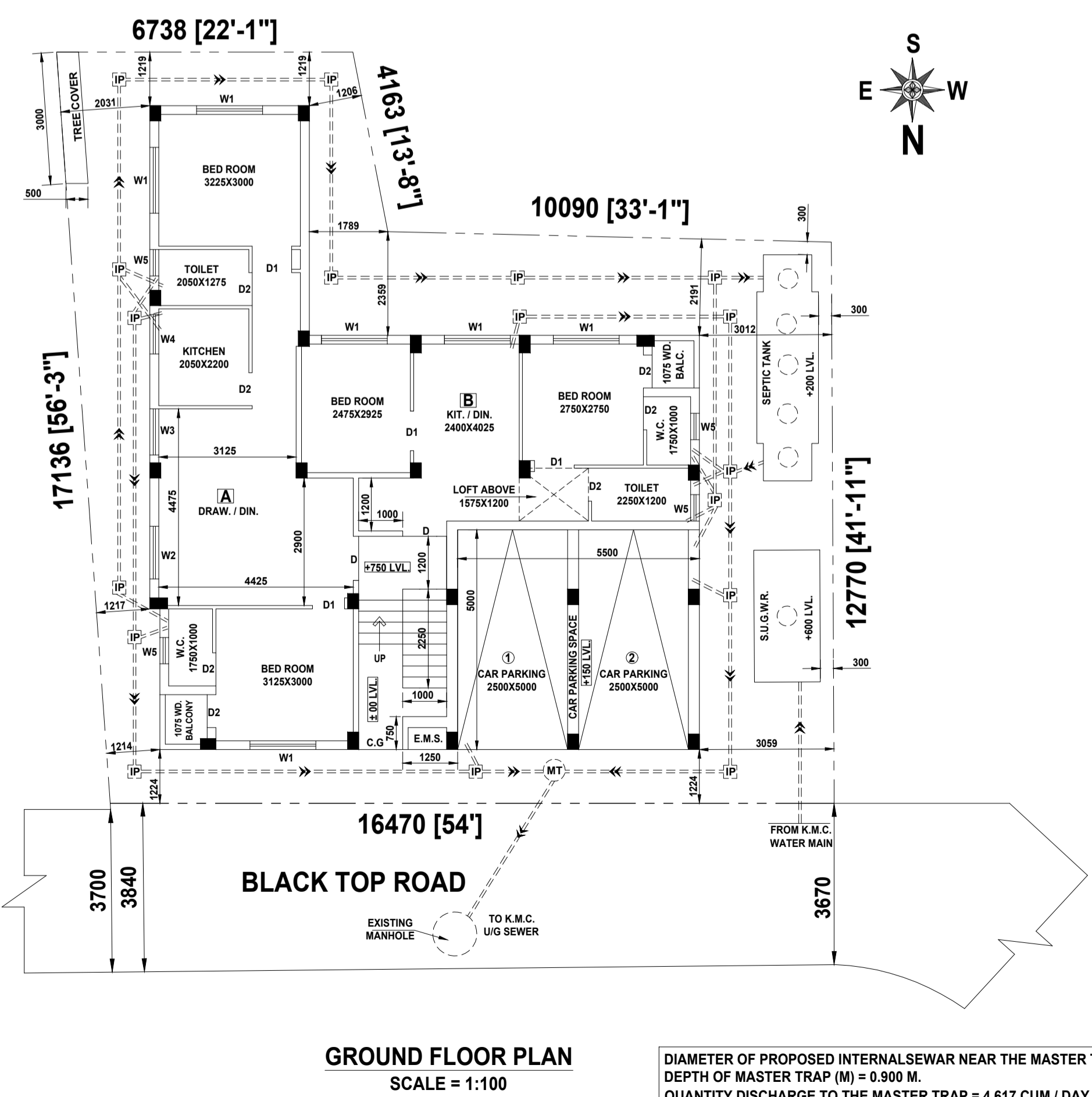
**NOTE:-**  
1. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

**SCHEDULE OF DOOR & WINDOWS**

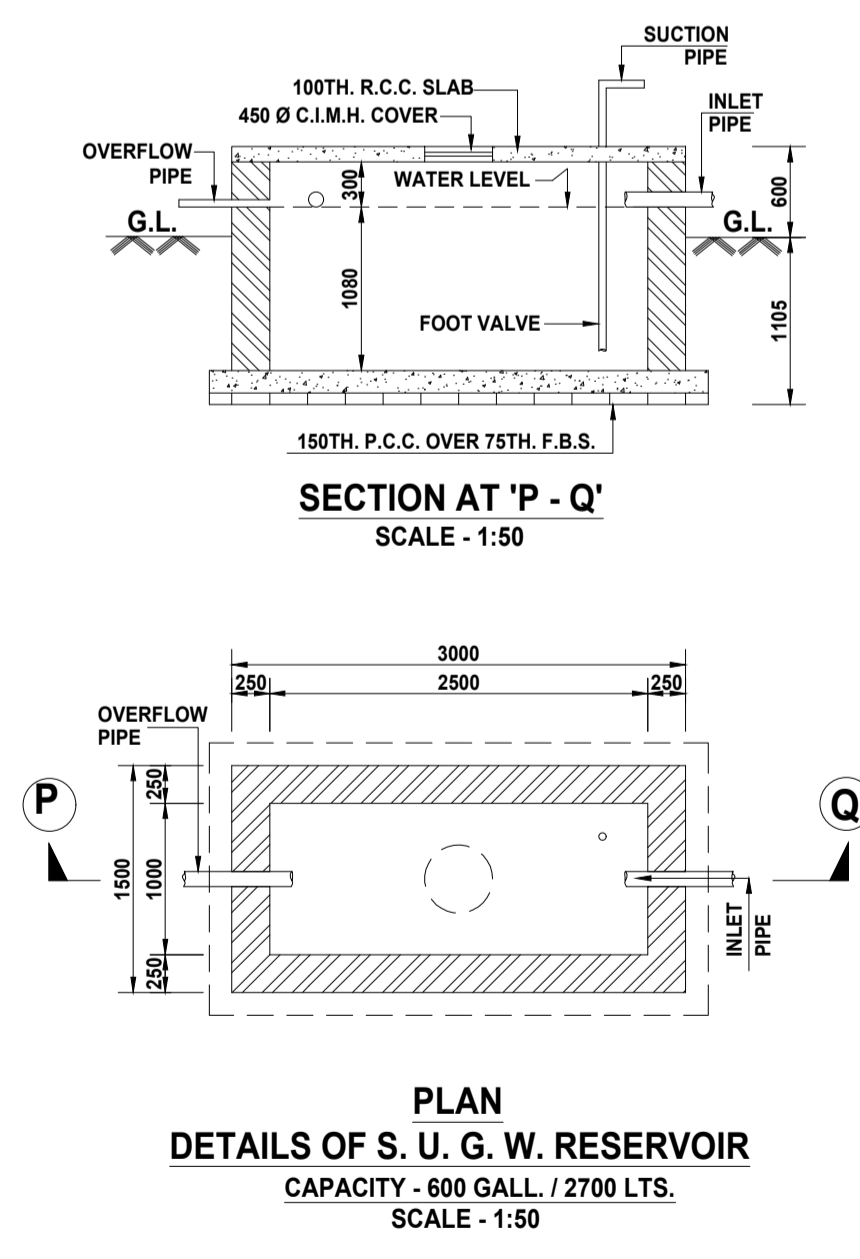
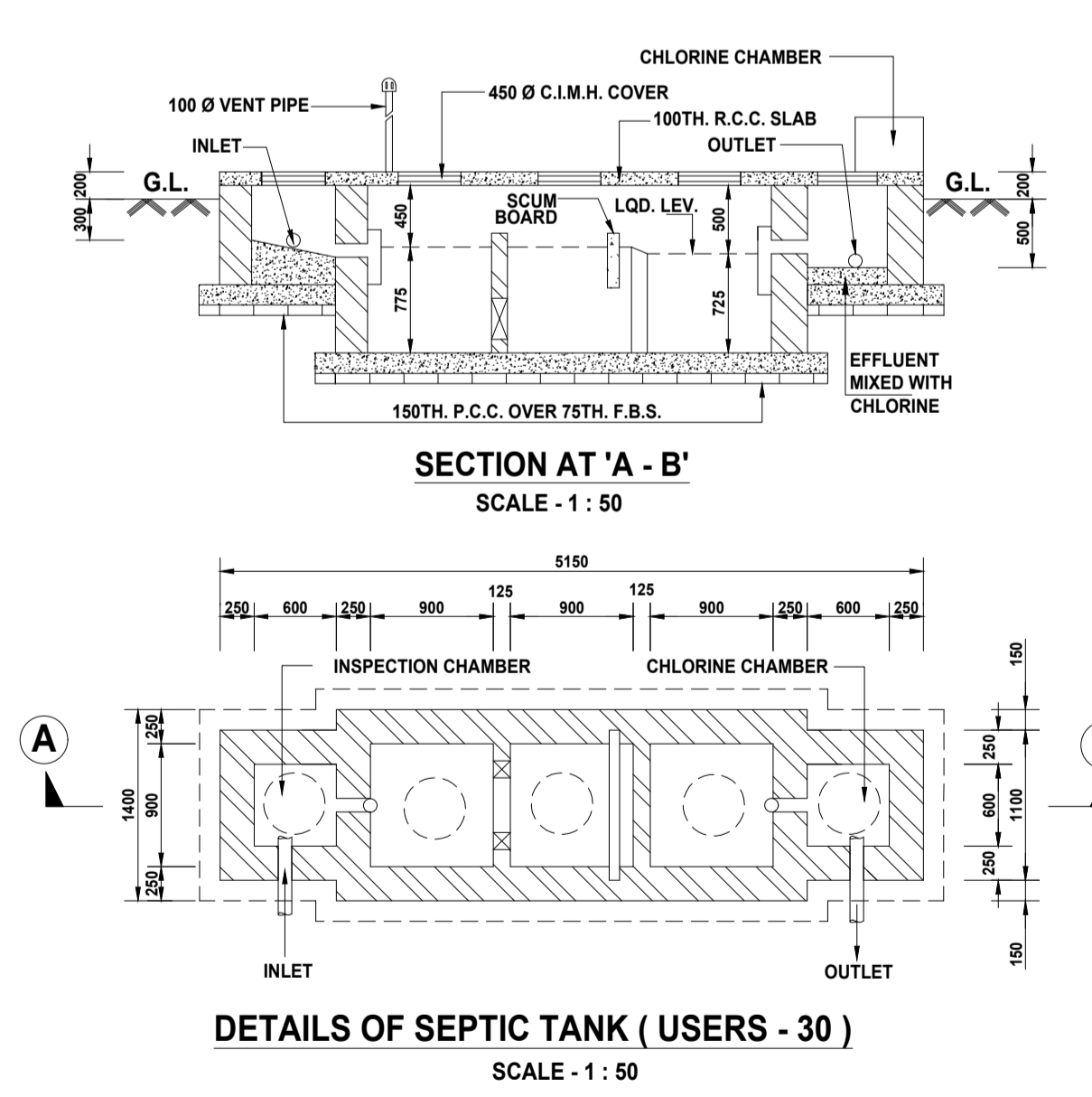
MKD.	OBJECT	SIZE (W. X H.)
C.G.	COLLAPSIBLE	1000 X 2100
D	DOOR	1000 X 2100
D1	DOOR	900 X 2100
D2	DOOR	750 X 2100
W	WINDOW	1500 X 1750
W1	WINDOW	1500 X 1200
W2	WINDOW	1200 X 1000
W3	WINDOW	900 X 1200
W4	WINDOW	900 X 1000
W5	WINDOW	600 X 600

**SPECIFICATION :-**

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



DIAMETER OF PROPOSED INTERNAL SEWER NEAR THE MASTER TRAP AND ITS POSITION (M) = 0.110 M.  
DEPTH OF MASTER TRAP (M) = 0.300 M.  
QUANTITY DISCHARGE TO THE MASTER TRAP = 4.617 CUM / DAY  
DEPTH OF INVERT OF KMC MANHOLE WHERE CONNECTION IS REQUIRED = 3.0 M.  
DIAMETER OF KMC DRAIN LINE = 0.350 M.



**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**

- ASSESSEE NO. :- 31 - 111 - 06 - 3769 - 3
- NAME OF THE OWNERS - SRI DEBASIS GHOSH & SRI MADAN MOHAN GHOSH
- NAME OF THE APPLICANT / C. A. - SMT. MITA DAS ( PROPRIETRESS OF M / S. SAYANTIKA ENTERPRISE ), AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBASIS GHOSH ALIAS DEBASISH GHOSH & SRI MADAN MOHAN GHOSH
- DETAILS OF REGD. POWER OF ATTORNEY  
BOOK NO. - I VOLUME NO. - 1603 - 2022  
PAGE NO. - 534043 to 534056 BEING NO. - 1603 15232  
DATE - 01/11/2022  
REGD. AT - D.S.R. - III, SOUTH 24 PARGANAS
- DETAILS OF BOUNDARY DECLARATION  
BOOK NO. - I VOLUME NO. - 1603 - 2022  
PAGE NO. - 564442 to 564453 BEING NO. - 1603 17410  
DATE - 16/11/2022  
REGD. AT - D.S.R. - III, SOUTH 24 PARGANAS
- DETAILS OF DEED  
DEED - 1 DEED - 2 AMALGAMATION DEED  
BOOK NO. - I I I  
VOLUME NO. - 1605 - 2021 1605 - 2021 1603 - 2022  
PAGE NO. - 48575 to 48606 52516 to 52546 451002 to 451025  
BEING NO. - 1605 01045 1605 01046 1603 12755  
DATE 01/04/2021 13/04/2021 24/08/2022  
REGD. AT A.D.S.R. - ALIPORE, WEST BENGAL A.D.S.R. - ALIPORE, WEST BENGAL D.S.R. - III, SOUTH 24 PGS.
- DETAILS OF B. L. & L. R. O. CONVERSION  
NO. [ 1630048 ], COPY NO.: 16282, DATED - 14.11.2022  
NO. [ 1630048 ], COPY NO.: 9995, DATED - 18.11.2021

**PART - B**

- AREA OF LAND :-  
a) AS PER TITLE DEED, ASSESSMENT BOOK & BOUNDARY DECLARATION = 03 K. - 11 CH. - 06 SFT / 247.213 SQM [ MORE / LESS ]  
b) AS PER BLLR RECORD = 03 K. - 07 CH. - 12.28 SFT / 231.074 SQM [ MORE / LESS ]
- PERMISSIBLE GROUND COVERAGE :- 58.964 % OF L.A. = 136.251 SQM
- PROPOSED GROUND COVERAGE :- 58.870 % OF L.A. = 136.033 SQM

**4. AREA STATEMENT :-**

	RESIDENTIAL (SQM)	STAIR WAY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GROUND FLOOR	136.033	9.300	126.733	-----	1.890
FIRST FLOOR	136.033	9.300	126.733	2.025	1.890
SECOND FLOOR	136.033	9.300	126.733	2.025	1.890
TOTAL	408.099	27.900	380.199	4.050	5.670

**5. TENEMENTS CALCULATION (A) RESIDENTIAL:-**

TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	STAIR HEAD ROOM AREA	CUP BOARD AREA	LOFT AREA	ADDITIONAL AREAS FOR FEES
A	58.560	5.068	63.628	1	-	-	-	-
B	39.061	3.380	42.441	1	-	-	-	-
C	59.253	5.128	64.381	2	-	-	-	-
D	38.833	3.361	42.194	2	REQUIRED	01	25.000	SQM
E	28.247	2.444	30.691	2	ACTUAL	02	27.500	SQM

TOTAL COMMON AREA = 30.313 SQM

**CAR PARKING CALCULATION**

**6. PERMISSIBLE F.A.R. = 1.75**

**7. PERMISSIBLE TOTAL FLOOR AREA = 404.379 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA**

**8. PROPOSED F.A.R. = 380.199 - 25.0 / 231.074 = 1.537 < 1.75**      **11. AREA OF TREE COVER = 1.500 SQM**

**9. AREA OF STAIR HEAD ROOM = 12.750 SQM**      **12. TOTAL AREA FOR FEES = 430.569 SQM**

**10. AREA OF O. H. W. TANK = 5.375 SQM**      **( GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES )**

**DECLARATION OF APPLICANT / C. A. :-**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

- I WILL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- I WILL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
- I, K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND 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 TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.
- BOUNDARY OF THE PLOT IS DEMARKED BY BOUNDARY WALL.
- THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
- THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK / RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF APPLICANT / C. A. SMT. MITA DAS ( PROPRIETRESS OF M / S. SAYANTIKA ENTERPRISE ), AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBASIS GHOSH ALIAS DEBASISH GHOSH & SRI MADAN MOHAN GHOSH

**CERTIFICATE 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 TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD 3.670 M [ MINIMUM ] WIDE ON NORTHERN SIDE CONFORMS 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.

NAME OF L.B.S. MANASH M.G. MAJUMDAR, LBS / / / 1078

**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.

NAME OF E.S.E. MANASH M.G. MAJUMDAR, E.S.E. / / / 586

**PROJECT**  
**PROPOSED PLAN FOR THREE STORIED RESIDENTIAL BUILDING ( U / S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009 ) AT PREMISES NO.- 2138, BRAHMAPUR, WARD NO.- 111, BOROUGH- XI, P.S.- BANSDRONI, KOLKATA- 700 096, ( BUILDING HEIGHT - 9.900 M ), UNDER THE KOLKATA MUNICIPAL CORPORATION**

**B.P. NO. - 2023110011**  
**SANCTION DATE - 10.04.2023**  
**VALID UPTO - 09.04.2028**

Drawn by Bikash Halder      Checked by M.M.G.M.      Approved by - date M.M.G.M. - 19/11/22      Filename S / P / 393A / 10 / 34 / 22-23      Date 18/11/2022      Scales 1:100, 50, 600, 4,000

**Space - S**  
# House of Civil & Architectural Consultancy  
E-30A, RAMGARH, KOLKATA-700 0047.  
(M) - 9830429400, 9088015153

GROUND FLOOR, SITE & LOCATION PLAN, SEPTIC TANK & WATER RESERVOIR DETAILS  
PREM. NO - 2138, BRAHMAPUR      Revision 0      Sheet 1/2

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.

DIGITAL SIGNATURE OF A.E. ( B )