

**NOTES :-**

1. ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
3. 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.

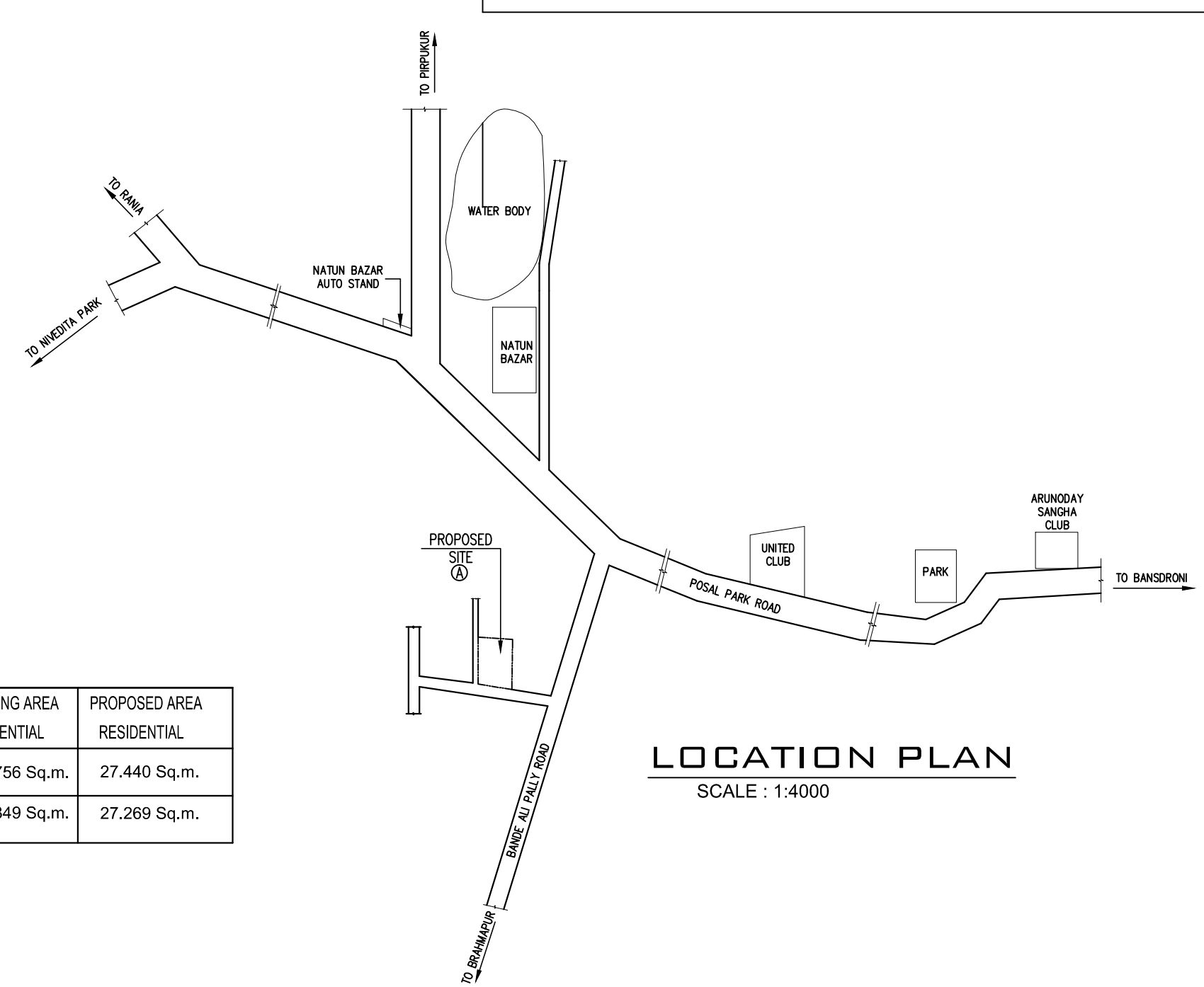
**SPECIFICATIONS :-**

1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
2. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
3. 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
4. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
5. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
6. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
7. 450 mm PROJECTED CHAJAH.
8. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
9. ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
10. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
11. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

B.L. &L.R.O. CONVERSION :- MEMO NO 17/3167/BL&LRO/KOL DT. 10/11/2023. AS BASTU.

**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.

NAME OF G.T.E.  
DR. SANTOSH KUMAR CHAKRABORTY  
G.T. / 16 / I



NAME OF TENANT	EXISTING AREA RESIDENTIAL	PROPOSED AREA RESIDENTIAL
SANDEEP DAS	26.796 Sq.m.	27.440 Sq.m.
GITA PAUL	26.849 Sq.m.	27.269 Sq.m.

1. PREMISES NO. 54, SOUTH RAYNAGAR, WARD NO.-112  
2. ASSESSEE NO. 31-112-19-0054-7  
3. NAME OF THE OWNER(S)/APPLICANT(S)- SRI SUKANTA MONDAL & SRI SUMANTA MODAK  
4. AREA OF LAND = 234.114 Sq.m.  
5. NAME OF L.B.S.- SIBAJI MAITY  
6. PERMISSIBLE TOP ELEVATION IN REFERENCE TO CGZM ISSUED BY AA: 40.00 MTS. (AMS)  
CO ORDINATE IN WGS 84 AND SITE ELEVATION (AMS)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO ORDINATE IN WGS 84		SITE ELEVATION (AMS)
	LATITUDE	LONGITUDE	
A*	22°27'55"N	88°21'36"E	7 MTS.

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 WITCH K.M.C.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION ME AS PER LAW.

SRI SUKANTA MONDAL  
SRI SUMANTA MODAK  
PARTNERS OF  
M/S S. S. ENTERPRISES  
AS CONSTITUTED ATTORNEY OF  
SMT. ANILA PAUL  
NAME OF OWNER

NAME OF L.B.S.  
SIBAJI MAITY  
L.B.S. - 1552 (II)

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (HxB)	REMARKS
D1	1000mm X 2100mm (H)	FLASH	W1	1500mm X 1200mm (H)	STEEL FULLY GLAZED
D2	900mm X 2100mm (H)	FLASH	W2	1200mm X 1200mm (H)	-DO-
D3	750mm X 2100mm (H)	FLASH	W3	1000mm X 1050mm (H)	-DO-
			W4	600mm X 750mm (H)	-DO-

**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 WE WERE PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.  
7. DEPTH OF THE SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION

SRI SUKANTA MONDAL  
SRI SUMANTA MODAK  
PARTNERS OF  
M/S S. S. ENTERPRISES  
AS CONSTITUTED ATTORNEY OF  
SMT. ANILA PAUL  
NAME OF OWNER

**CERTIFICATE FROM E.S.E. :-**  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G+III STORED RESIDENTIAL BUILDING AT PREMISES NO.- 54, SOUTH RAYNAGAR, WARD NO.- 112, BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA - 700070 HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
THE STRUCTURAL DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY ACUMEN GEO CONSULTANTS OF 2F, NABA ROY LANE, ALIPORE, KOLKATA-700027, RECOMMENDED & SIGNED BY GEO-TECH ENGINEER DR. SANTOSH KUMAR CHAKRABORTY G.T. / 16 / I.

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

**CERTIFICATE FROM L.B.S. :-**  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+THREE STORED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 54, SOUTH RAYNAGAR, WARD NO.- 112, BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA - 700070 HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING 3.850 M.(MIN.) WIDE BLACK TOP ROAD ON THE NORTHERN SIDE & 2.050 M. WIDE CEMENT CONCRETE ROAD ON THE EASTERN SIDE CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

NAME OF L.B.S.  
SIBAJI MAITY  
L.B.S. - 1778 (I)

BUILDING PERMIT NUMBER : 2023110356  
SANCTION DATE : 24.01.2024  
VALID UPTO : 23.01.2029

DIGITAL SIGNATURE OF A.E/ BR -XI  
Sheet no. (2/2)

STATEMENT OF THE PLAN PROPOSAL	
1. ASSESSEE NO.	31-112-19-0054-7
2. DETAILS OF REGISTERED DEED	BOOK = I, VOLUME = 56, BEING NO. = 1340, PAGE - 80 TO 86, YEAR -1975, A.D.S.R. ALIPORE, 24 PARGANAS, DATE = 07/05/1975.
3. DETAILS OF REGISTERED BOUNDARY DECLARATION DEED	BOOK = I, VOLUME = 1604-2023, BEING NO. = 160414932, PAGE - 458291 TO 458307, YEAR -2023, D.S.R. IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023.
4. DETAILS OF REGISTERED STRIP OF LAND	i) BOOK = I, VOLUME = 1604-2023, BEING NO. = 160414932, PAGE - 458291 TO 458307, YEAR -2023, D.S.R. IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023. ii) BOOK = I, VOLUME = 1604-2023, BEING NO. = 160414924, PAGE - 458082 TO 458098, YEAR -2023, D.S.R. IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023.
5. DETAILS OF REGISTERED SPLAY CORNER	BOOK = I, VOLUME = 1604-2023, BEING NO. = 160414932, PAGE - 458273 TO 458290, YEAR -2023, D.S.R. IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023.
6. DETAILS OF REGISTERED NON EVICTION OF TENANT	BOOK = I, VOLUME = 1604-2023, BEING NO. = 160414931, PAGE - 458189 TO 458202, YEAR -2023, D.S.R. IV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 13/12/2023.
7. DETAILS OF REGISTERED POWER OF ATTORNEY	BOOK = I, VOLUME = 1604-2023, BEING NO. = 160405778, PAGE - 173140 TO 173160, YEAR -2023, D.S.R. -JV SOUTH 24 PARGANAS, WEST BENGAL, DATE = 19/05/2023.
8. (A). AREA OF THE PLOT OF LAND (B). NO OF STORED INCLUDING BASEMENT IF ANY	= 234.114 Sq.m. G+THREE STORED
9. NO OF TENAMENTS	EIGHT (8) NOs.
10. NO OF TENAMENTS	BELOW 50 Sq.M. - 2 NOs. 50 TO 75 Sq.M. - 6 NOs. 75 TO 100 Sq.M. - 1 NO.

**PART - B.**  
1. AREA OF LAND:-  
AS PER TITLE DEED = 234.114 Sq.m. ( 3 K. 8 Ch. 0 Sq.ft.)  
AS PER B.L. & L.R.O. = 234.671 Sq.m.  
2. AS PER BOUNDARY DECLARATION = 235.170 Sq.m.  
3. EFFECTIVE LAND AREA = 234.114 Sq.m.  
4. ROAD WIDTH = 3.850 m.  
5. USER GROUP = RESIDENTIAL.  
6. (i) PERMISSIBLE GROUND COVERAGE ( 58.864 % ) = 137.809 Sq.m.  
(ii) PROPOSED GROUND COVERAGE (44.782 % ) = 104.840 Sq.m.  
7. PROPOSED HEIGHT = 12.500 m.  
8. PERMISSIBLE TREE COVER AREA = (419.360 X 0.0025 X 234.114) / 100 = 2.454 Sq.m.  
9. PROVIDED TREE COVER AREA = 2.500 Sq.m.  
10. NET LAND AREA = 235.170 Sq.M. - 43.187 Sq.M. ( STRIP OF LAND )  
- 2.842 ( SPLAY CORNER ) = 189.141 Sq.M.  
11. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m <sup>2</sup>	LESS LIFT WELL IN m <sup>2</sup>	ACTUAL FLOOR AREA IN m <sup>2</sup>	EXEMPTED AREA		NET FLOOR AREA IN m <sup>2</sup>
				In Side Stair & Stair Lobby Area in m <sup>2</sup>	In Side Lift Lobby Area in m <sup>2</sup>	
GROUND	104.840	0.000	104.840	10.890	1.339	92.611
FIRST	104.840	1.610	103.230	10.890	1.339	91.001
SECOND	104.840	1.610	103.230	10.890	1.339	91.001
THIRD	104.840	1.610	103.230	10.890	1.339	91.001
TOTAL	419.360	4.830	414.530	43.560	5.356	365.614

TENEMENTS & CAR PARKING CALCULATION					
TENEMENT MARKED	TENEMENT SIZE in m <sup>2</sup>	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m <sup>2</sup>	No of Tenement	No of Car Required
A	23.028	1.1916	27.440	1	1
B	22.884	1.1916	27.269	1	
A1,A2,A3	43.657	1.1916	52.022	3	
B1,B2,B3	46.616	1.1916	55.548	3	

CALCULATION OF F.A.R	
1.EFFECTIVE LAND AREA IN SQ.M	234.114
2.TOTAL REQUIRED CAR PARKING	1
3.CAR PARKING AREA EXEMPTED IN m <sup>2</sup>	25.000
4.CAR PARKING AREA PROVIDED IN m <sup>2</sup>	28.375
5.PERMISSIBLE F.A.R	1.75
6.PROPOSED F.A.R	1.455
CALCULATION OF OTHER FEES	
7. STAIR HEAD ROOM AREA IN m <sup>2</sup>	13.420
8. OVER HEAD RESERVOIR AREA IN m <sup>2</sup>	5.940
9. LIFT MACHINE ROOM AREA IN m <sup>2</sup>	8.135
10. LIFT STAIR AREA IN m <sup>2</sup>	2.900
11. TOTAL C.B. AREA IN m <sup>2</sup>	7.500
12. TOTAL LOFT AREA IN m <sup>2</sup>	4.890
13. TOTAL ADDITIONAL AREA FOR FEES IN m <sup>2</sup>	36.845
14. RELAXATION OF THE AUTHORITY, IF ANY	
15. ROOF AREA IN m <sup>2</sup>	104.840
16. SHOP COVERED AREA IN m <sup>2</sup>	8.721
17. SHOP CARPET AREA IN m <sup>2</sup>	6.290

**ARCHITECTURAL DRAWING**  
PROPOSED G+III STORED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULES 2009 VIDE OFFICE CIRCULAR NO. 02 OF 2020-21 DATED - 13/06/2020 AT PREMISES NO.-54, SOUTH RAYNAGAR, WARD NO.-112, BOROUGH NO.-XI, P.S.-BANSDRONI, KOLKATA- 700070, UNDER THE KOLKATA MUNICIPAL CORPORATION.