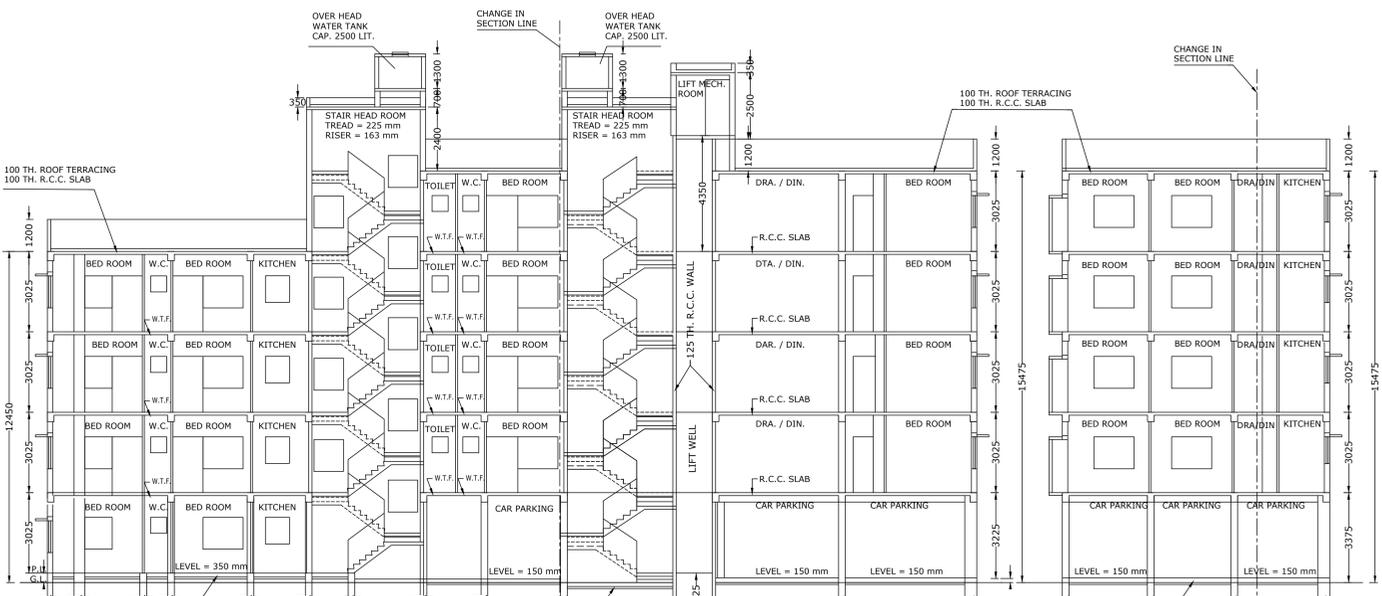


**NOTE**  
THE DEPTH OF SEPTIC TANK AND SEM UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION. PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEM UNDER GROUND WATER RESERVOIR, AND DEMOLISHING OF EXISTING STRUCTURE.

**AVERAGE BACK CALCULATION**  
AVERAGE BACK AS PER AMENDMENT OF K.M.C BUILDING RULE 2009 AS PER NOTIFICATION OF MPL AFFAIRS VIDE NO 480/MA/O/C-4/3R13/2012, DT- 21/10/2014.  
TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 20.257 Sqm AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 4.835 mt.  
i.e. AVERAGE REAR OPEN SPACE OF THE BUILDING = 20.257 / 4.835 = 4.190 mt

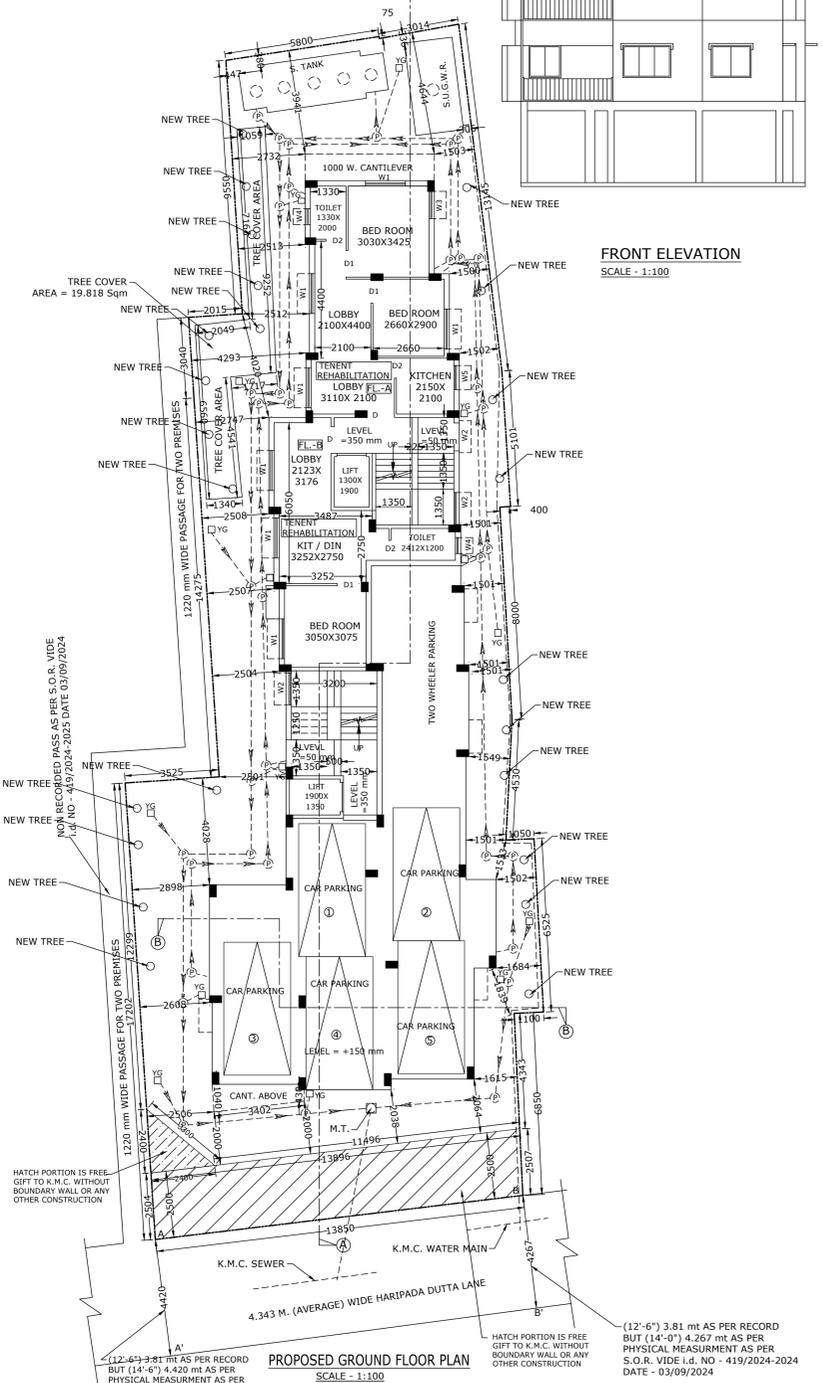


**FRONT ELEVATION**  
SCALE - 1:100

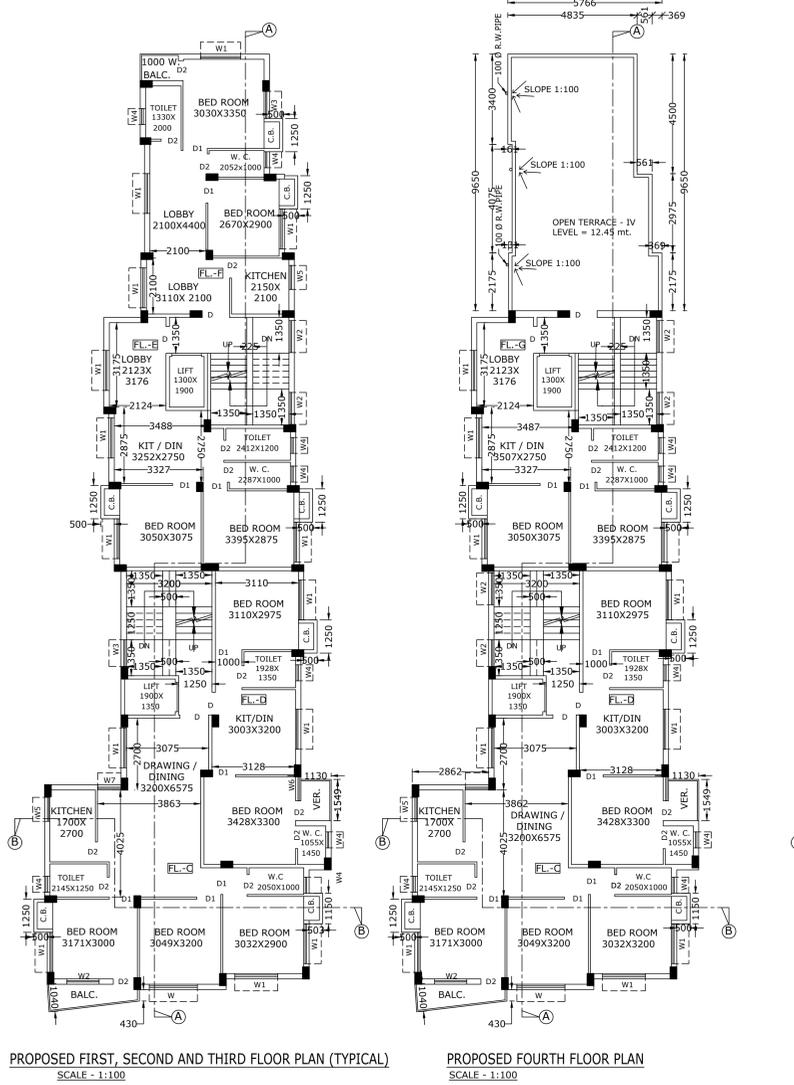


**SECTION ON - A A**  
SCALE - 1:100

**SECTION ON - B B**  
SCALE - 1:100

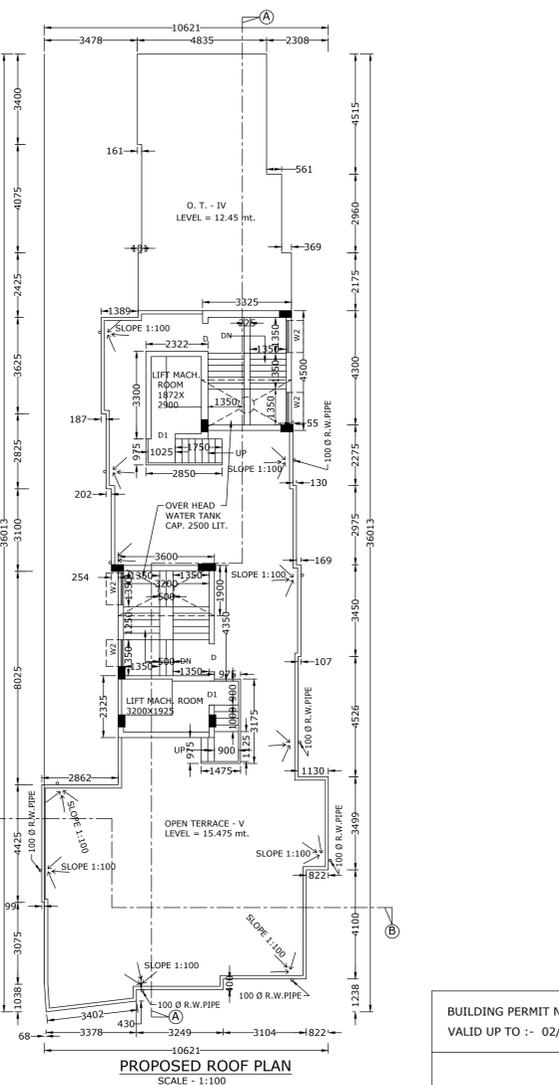


**PROPOSED GROUND FLOOR PLAN**  
SCALE - 1:100



**PROPOSED FIRST, SECOND AND THIRD FLOOR PLAN (TYPICAL)**  
SCALE - 1:100

**PROPOSED FOURTH FLOOR PLAN**  
SCALE - 1:100



**PROPOSED ROOF PLAN**  
SCALE - 1:100

**MAIN CHARACTERISTICS OF THE PROPOSAL**

- PART - A**
- ASSESSOR NO - 210940500114
  - NAME OF THE OWNERS / APPLICANT :- NEEL BUILDER & DEVELOPER REPRESENTED BY ITS PROPRIETORS SRI PROSENJIT PAITH
  - DETAILS OF REGISTERED DEED OF CONVEYANCE :- BOOK NO - I, VOLUME NO - 1602-2022, PAGE FROM 458422 TO 458459 BEING NO. - 160212396 FOR THE YEAR 2022, REG. AT - D.S.R. - V SOUTH 24-PARGANAS DATE - 26/09/2022
  - DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :- BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM 37698 TO 37709 BEING NO. - 163001318 FOR THE YEAR 2024, REG. AT - D.S.R. - V SOUTH 24-PARGANAS DATE - 28/04/2023
  - DETAILS OF REGISTERED DEED OF GIFT (SPRAYED CORNER) :- BOOK NO - I, VOLUME NO - 1604-2024, PAGE FROM 374149 TO 374160 BEING NO. - 160413130 FOR THE YEAR 2024, REG. AT - D.S.R. - V SOUTH 24-PARGANAS DATE - 17/12/2024
  - DETAILS OF REGISTERED DECLARATION FOR NON EVICTION OF TENANT :- BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM 91381 TO 91389 BEING NO. - 16300198 FOR THE YEAR 2023, REG. AT - D.S.R. - V SOUTH 24-PARGANAS DATE - 10/10/2023

- PART - B**
- AREA OF PLOT OF LAND :- 528.520 Sqm (07K-14CH-19R) AS PER DEED AND ASSESSMENT BOOK COPY AS PER SITE MEASUREMENT
  - AREA OF STRIP OF LAND :- 34.683 Sqm
  - AREA OF SPRAYED CORNER :- 2.876 Sqm
  - NET LAND AREA = (528.520 - 34.683 - 2.876) = 490.961 Sqm
  - PERMISSIBLE GROUND COVERAGE - 264.260 Sqm (50.00%)
  - PROPOSED GROUND COVERAGE - 252.118 Sqm (47.70%)

**4) PROPOSED AREA :-**

FLOOR	TOTAL FL. AREA (Sq. M)	AREA OF STAIR WELL (Sq. M)	AREA OF LIFT WELL (Sq. M)	ACTUAL TOTAL FL. AREA (Sq. M)	TOTAL EXMP. AREA (Sq. M)	NET FL. AREA (Sq. M)
GROUND	244.416	0.929	0.035	244.416	23.557	216.923
FIRST	252.118	0.929	0.035	246.154	23.557	218.661
SECOND	252.118	0.929	0.035	246.154	23.557	218.661
THIRD	202.500	0.929	0.035	196.536	23.557	169.043
TOTAL	1203.271	3.716	0.105	1179.415	117.785	1041.951

**5) PARKING CALCULATION**

MKD	TEENEMENT SIZE (Sq.m)	COMMON AREA (Sq.m)	ACTUAL COMMON AREA (Sq.m)	NO. OF TEENEMENT	REQ. CAR PARKING	PRO. CAR PARKING
(A)	45.863	8.683	54.546	1 NO.	NIL	NIL
(B)	34.669	6.564	41.233	1 NO.	NIL	NIL
(C)	72.981	13.817	86.798	4 NOS	2 NOS	2 NOS
(D)	42.429	8.033	50.462	4 NOS	3 NOS	3 NOS
(E)	48.065	9.100	57.165	3 NOS	3 NOS	3 NOS
(F)	50.697	9.598	60.295	3 NOS	3 NOS	3 NOS
(G)	48.249	9.135	57.384	1 NO	5 NOS	5 NOS
				<b>TOTAL</b>	<b>16 NOS</b>	<b>16 NOS</b>

- B) NOS. OF PARKING PROVIDED i) COVERED - 5 NOS & OPEN - NIL  
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 125 Sqm  
D) ACTUAL AREA OF PARKING PROVIDED = 124.811 Sqm
- 6) PERMISSIBLE F.A.R. = 1.75  
7) PROPOSED F.A.R. = 1041.951 / 528.520 = 1.735 < 1.75
- 8) STATEMENT OF OTHER AREAS FOR FEES :-
- | FLOOR        | LOFT | CUPBOARD   | LEDGE / TEND |
|--------------|------|------------|--------------|
| GROUND FLOOR | NIL  | NIL        | NIL          |
| FIRST FLOOR  | NIL  | 4.328 Sqm  | NIL          |
| SECOND FLOOR | NIL  | 4.328 Sqm  | NIL          |
| THIRD FLOOR  | NIL  | 4.328 Sqm  | NIL          |
| THIRD FLOOR  | NIL  | 3.075 Sqm  | NIL          |
| TOTAL        | NIL  | 16.059 Sqm | NIL          |
- 9) (i) COMMON AREA AT GROUND FLOOR = 18.736 + 20.313 = 39.049 Sqm  
(ii) COMMON AREA AT 1ST FLOOR (TYPICAL) = (37.948 - 5.964) = 31.984 X 3 = 95.952 Sqm  
(iii) COMMON AREA AT 4TH FLOOR = (38.839 - 5.964) = 32.876 Sqm
- 10) STAIR HEAD ROOM AREA = 15.389 + 14.963 = 30.352 Sqm  
11) LIFT MACHINE ROOM AREA = 8.371 + 7.663 = 16.033 Sqm  
12) STAIR FOR LIFT MECH. ROOM = 3.583 + 2.779 = 6.362 Sqm  
13) ROOF TOILET AREA (IF ANY) = NIL  
14) AREA OF OVER HEAD WATER TANK = 6.840 + 6.413 = 13.258 Sqm  
15) ADDITIONAL AREA FOR FEES = (30.352 + 16.033 + 6.362 + 16.059) Sqm = 68.804 Sqm  
16) TOTAL AREA FOR FEES = 1179.415 + 68.804 = 1248.218 Sqm  
17) TRCOVER AREA PERMISSIBLE 3.12% = 16.494 Sqm  
PROPOSED = 3.58 sqm = 18.918 Sqm  
18) TRACE AREA = 252.118 Sqm  
19) HEIGHT OF THE BUILDING = 15.475 M.  
16) RELAXATION OF AUTHORITY (IF ANY) = NIL

**PROPOSED G+4 FOUR STORED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT, 1980 AND K.M.C. BUILDING RULE 2009 AT K.M.C. PREMISES NO - 11, HARIPADA DUTTA LANE IN WARD NO - 094, BOROUGH - X, P.S. - GOLF GREEN, KOLKATA - 700033**

**NOTE :-**  
ALL DIMENSIONS ARE IN MILLIMETERS  
SCALE - 1:100 (1:200, 1:400, 1:800)  
N.B. - MATERIALS AND CONSTRUCTION AS PER I.S. CODE

**SPECIFICATION**

- 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS SHAMA BRICK.
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
- 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE :- M20
- GRADE OF STEEL :- Fe-415

**DECLARATION OF I. B. S.**  
I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING ROAD AT POINT A-A (12'-6") 3.81 mt AS PER RECORD BUT (14'-6") 4.20 mt AS PER POINT B-B (14'-0") 4.267 mt PHYSICAL MEASUREMENT ON SOUTHERN SIDE AND NOT RECORDED ON WESTERN AS PER S.O.R. VIDE I.D. NO. - 419/2024-2024 DATE - 03/09/2024 FOR TWO PREMISES. CONFIRM WITH THE PLAN AND IT IS BULLIBLE SITE AND NOT A TANK OR FILLED UP LAND, THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS AN EXISTING TWO STORED BUILDING WHICH IS SHOWN IN THE PLAN BY HATCH AND IT WILL BE DEMOLISH AT THE TIME OF CONSTRUCTION.

SRI NABARBATA GHOSH  
L.B.A. NO. - CA/2003/31759  
NAME OF ARCHITECT

**DECLARATION OF STRUCTURAL ENGINEER**  
I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I AM CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
AT THE TIME OF DESIGN CALCULATION THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED AS PER SOIL TEST REPORT MADE BY TECHNIO SOIL AT F-25, C.I.T. MARKET, JADAPUR KOLKATA - 700032, WHICH IS DULY SIGNED BY G.T.E. SIR KALLOL KUMAR GHOSHAL (G.T.E. NO - 49 CLASS - I) OF K.M.C.

SAKTI BRATA BHATTACHARYYA  
E. S. E. NO - 116, CLASS - I  
NAME OF THE STRUCTURAL ENGINEER

**DECLARATION OF GEO-TECH. ENGINEER**  
I HAVE INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SRI KALLOL KUMAR GHOSHAL  
G.T.E. NO - 49, CLASS - I  
NAME OF THE GEO-TECHNICAL ENGINEER

**DECLARATION OWNERS / APPLICANT**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE THE C.A., E.S.E & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING ADDING 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 GUIDANCE OF C.A., E.S.E. & G.T.E. BEFORE STARTING OF THE BUILDING FOUNDATION. DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL & THERE IS AN EXISTING TWO STORED BUILDING AND TWO STORED BUILDING IS FULLY OCCUPIED BY THE OWNER AND TENANT AND EXISTING BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION. THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

NEEL BUILDER & DEVELOPER  
REPRESENTED BY ITS PROPRIETORS  
SRI PROSENJIT PAITH  
NAME OF OWNER

**SCHEDULE OF DOORS & WINDOWS**

DOORS	WINDOW
D - 1050 X 2100	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 1025 X 1200
	W4 - 600 X 600
	W5 - 900 X 1000
	W6 - 1000 X 1200
	W7 - 875 X 1200

**REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN**

POINT	LATITUDE	LONGITUDE
A	22 29 59 N	88 21 09 E
B	22 29 59 N	88 21 09 E
C	22 29 59 N	88 21 09 E
D	22 29 59 N	88 21 09 E

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY A44 = 33 M.  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) = 8.0 M.

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

SRI NABARBATA GHOSH  
L.B.A. NO. - CA/2003/31759  
NAME OF THE I. B. S.

NEEL BUILDER & DEVELOPER  
REPRESENTED BY ITS PROPRIETORS  
SRI PROSENJIT PAITH  
NAME OF THE OWNERS / APPLICANT

**BUILDING PERMIT NO :- 2024100216 DATE :- 03/01/2025**  
**VALID UP TO :- 02/01/2030**

SIGNATURE OF ASSISTANT ENGINEER (Civil / Bldg.)  
SIGNATURE OF EXECUTIVE ENGINEER (Civil / Bldg.)