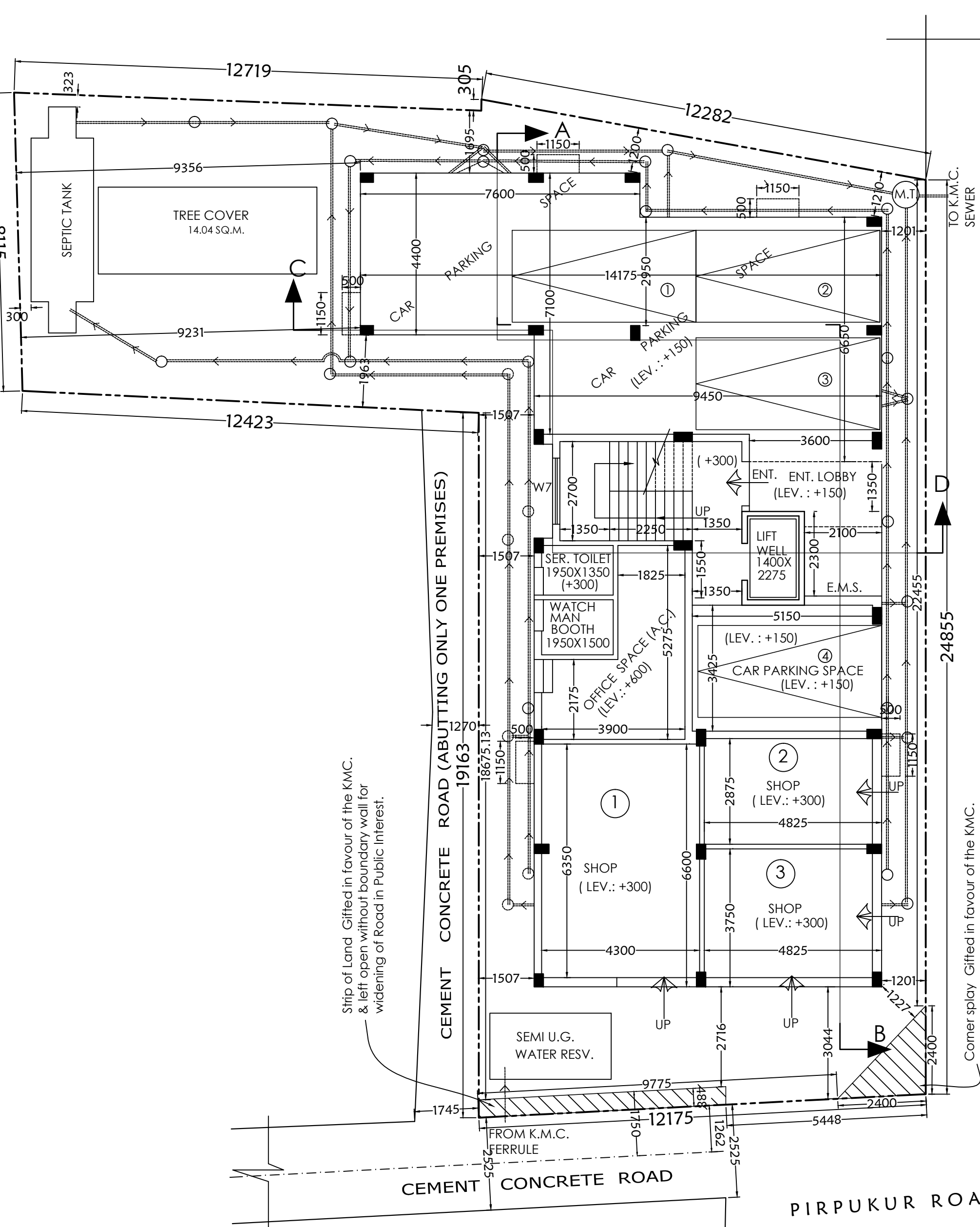
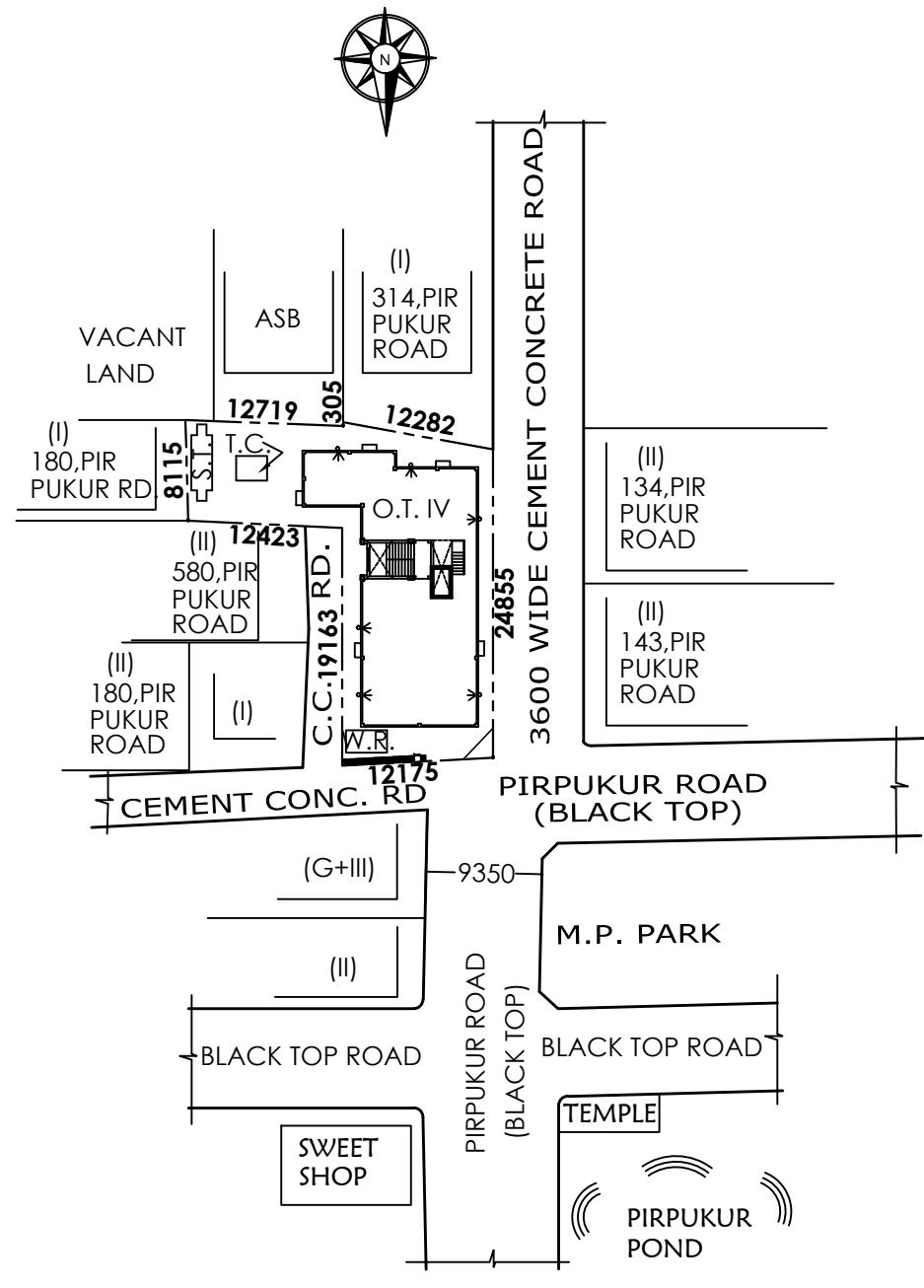


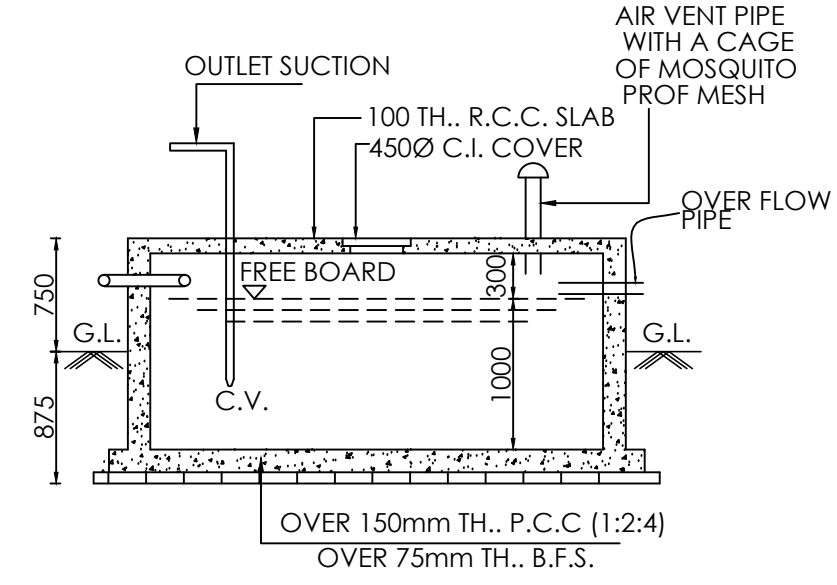
LOCATION PLAN
(SCALE: 1:4000)



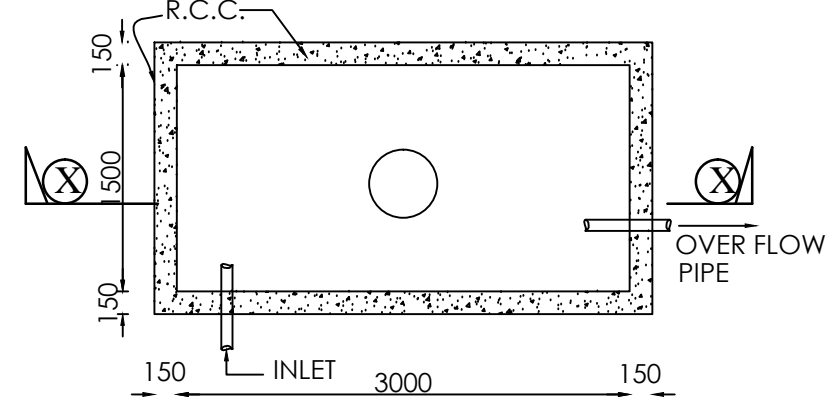
GROUND FLOOR PLAN
(SCALE: 1:100)



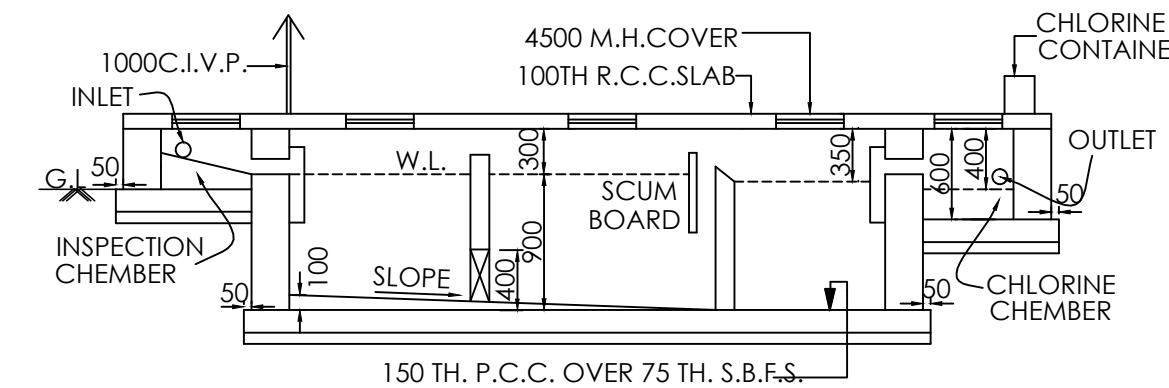
SITE PLAN
(SCALE: 1:600)



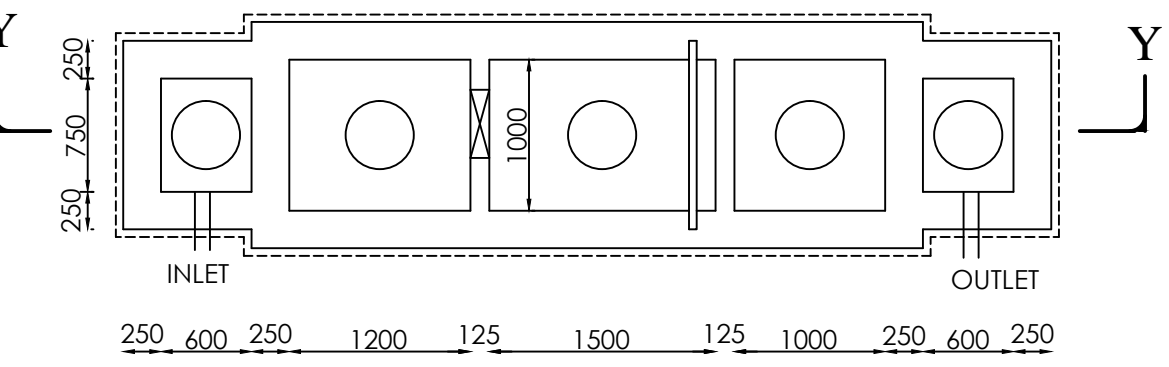
SECTION OF S.U.G.
WATER RESERVOIR



PLAN OF S.U.G.
WATER RESERVOIR
(CAP = 600 GALLON)
SCALE :- 1 : 50



SECTION YY



PLAN
SEPTIC TANK
SCALE :- 1 : 50

PROJECT :
PROPOSED G + 3 (GROUND + THREE) STORIED (HEIGHT: 12.495 M.) RESIDENTIAL BUILDING U/S 393 A OF THE KMC ACT 1980 AND THE KMC BUILDING RULES 2009 AS AMENDED TIME TO TIME AT PREMISES NO. 847 PIRPUKUR ROAD, WARD NO. 113, BOROUGH XI, POST OFFICE & POLICE STATION: BANDSRONI, KOLKATA - 700070.

STATEMENTS OF PLAN PROPOSAL

A. DETAILS OF KMC. ASSESSMENT DEPARTMENT'S INFORMATION :-

- ASSEESSE NO. 31 - 113 - 19 - 1032 - 4.
- PREMISES NO. 847 PIRPUKUR ROAD (AMALGAMATED PLOT), WARD NO. 113, BOROUGH - XI.
- MUTATION CERTIFICATE: CASE NO. M/113/01-APR-23/933, DATED ON 01.04.2023.
- RECORDED OWNERS AS PER KMC. MUTATION CERTIFICATE:- DEBASHIS GHOSH, KAJAL GHOSH, SAGAR GHOSH, KRISHNA KARMAKAR & BASANTI ROY
- DAG NO. 1460/1674, KHATAN NO. 252, MOUZA BANDSRONI.
- CERTIFIED TRUE COPY OF L.B. : RECEIPT NO. 3223595, DATE: 11/04/2023, ISSUED ON 13/04/2023.
- TAX NO OUTSTANDING CERTIFICATE: ENOC. NO. E140692024, DATE: 15/04/2024.

B. DETAILS OF REGISTERED DEEDS AND DOCUMENTS:-

- AMALGAMATION DEED :- BOOK NO. - I, VOLUME NO. 1603 - 2023, PAGES FROM 96569 TO 96591, BEING NO. 160303212, YEAR 2023, PLACE: DISTRICT SUB-REGISTER - III, ALIPORE, 24 PARGANAS, DATED :- 02/03/2023.
- BOUNDARY DECLARATION:- BOOK NO. I, VOLUME NO. 1603-2023, PAGES FROM 397788 TO 397799, BEING NO. - 160314863, YEAR 2023 PLACE: D.S.R. - III, SOUTH 24 PARGANAS, YEAR : 2023, DATED :- 26/09/2023.
- STRIP OF LAND GIFT FOR WIDENING OF ROAD:- BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES FROM 397520 TO 397533, BEING NO. - 160314864, YEAR 2023 PLACE: D.S.R. - III, SOUTH 24 PARGANAS, YEAR : 2023, DATED :- 26/09/2023.
- CORNER SPLAY:- BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES FROM 397800 TO 397813, BEING NO. - 160314865, YEAR 2023 PLACE: D.S.R. - III, SOUTH 24 PARGANAS, YEAR : 2023, DATED :- 26/09/2023.
- GENERAL POWER OF ATTORNEY:- BOOK NO. I, VOLUME NO. 1603-2023, PAGES FROM 356956 TO 356974, BEING NO. 160312916, YEAR 2023 PLACE: D.S.R. - III, SOUTH 24 PARGANAS, YEAR : 2023, DATED :- 25/08/2023.

C. DETAILS OF PRINCIPAL LANDS (TWO AMALGAMATED PLOTS):-

- Plot "A" (Inheritance Property from Nirmal Karmakar):-
 - KMC. Mutation Certificate: Case No. O/113/12-SEP-19/26508, Date: 28/07/2023, Character: Shall, Dag No. 1460/1674, Khatan No. 252, J.L. NO. 45, Mouza: Bandsonri, L.R. Khatan No. 4326, P.S. Bandsonri (old Regent Park), South 24 Pgs.
 - Conversion: Shall to Bastu, vide Memo No. 17/136/Con Certificate/BLRO/524Pg/KOL/2022, Dt. 19.12.22.
 - Basanti Roy, Sl. No. 1630045, Copy No. 12105, Dt. 28/07/2023, Character: Shall, Dag No. 1460/1674, Khatan No. 252, J.L. NO. 45, Mouza: Bandsonri, L.R. Khatan No. 4326, P.S. Bandsonri (old Regent Park), South 24 Pgs. Land Area = 0.024 acre.
 - Conversion: Shall to Bastu, vide Memo No. 17/136/Con Certificate/BLRO/524Pg/KOL/2022, Dt. 19.01.2022.
- Plot "B" (Inheritance Property from Amitava Ghosh):-
 - KMC. Mutation Certificate: Case No. O/113/22-FEB-23/35022, Date: 22.02.2023, Assessee No. 31113-19-1032-4, Premises No. 847 Pirkur Road, Recorded Joint Owners: (1) Sri Debashis Ghosh, (2) Sri Kunal Ghosh & (3) Sri Sagar Ghosh.
 - Sale Deed of Nirmal Karmakar: Book No. I, Volume No. 156, Pages 169 to 173, Being No. 6429, Year 1975, Land Area = 04 - cott - 13 dh - 13 dh.
 - Death Certificate of Amitava Ghosh: No. 0373530, Date: 19/02/2013 & Court Ghosh (wife of Amitava Ghosh) No. 0036742, Date: 27/02/2020.
 - BLRO Information:
 - Debashis Ghosh, Sl. No. 1630045, Copy No. 2071, Dt. 25/02/2021, Character: Shall, Dag No. 1460/1674, J.L. NO. 45, Mouza: Bandsonri, L.R. Khatan No. 4290, P.S. Bandsonri (old Regent Park), South 24 Pgs.
 - Conversion: Shall to Bastu, vide Memo No. 17/167/Con Certificate/BLRO/524Pg/KOL/2021, Dt. 03.11.2021.
 - Kajal Ghosh, Sl. No. 1630045, Copy No. 2070, Dt. 25/02/2021, Character: Shall, Dag No. 1460/1674, J.L. NO. 45, Mouza: Bandsonri, L.R. Khatan No. 4291, P.S. Bandsonri (old Regent Park), South 24 Pgs.
 - Conversion: Shall to Bastu, vide Memo No. 17/167/Con Certificate/BLRO/524Pg/KOL/2021, Dt. 03.11.2021.
 - Sagar Ghosh, Sl. No. 1630045, Copy No. 2040, Dt. 24/02/2021, Character: Shall, Dag No. 1460/1674, J.L. NO. 45, Mouza: Bandsonri, L.R. Khatan No. 4289, P.S. Bandsonri (old Regent Park), South 24 Pgs.
 - Conversion: Shall to Bastu, vide Memo No. 17/166/Con Certificate/BLRO/524Pg/KOL/2021, Dt. 03.11.2021.

AREA STATEMENT:						
PRINCIPLE USE GROUP : RESIDENTIAL						
1. AREA OF LAND = (AS PER DEED & AMALGAMATION DEED) = 423.448 m ² .						
2. AREA OF LAND = (AS PER B.L. & L.R.O. RECORD) = 418.849 m ² .						
3. PERMISSIBLE GROUND COVERAGE = 52.705% = 220.754 m ² .						
4. PROPOSED GROUND COVERAGE = 220.706 m ² = 52.6934%.						
5. ROAD WIDTH: (1) FRONT = 9.350 M. (BLACK TOP ROAD), (2) WESTERN SIDE = 3.6M. (CEM. CONC.)						
(3) EASTERN SIDE = 1.27 M. (ONLY FOR ONE PREMISES).						
6. AREA OF PLAYED CORNER : 2.876 SQM.						
7. AREA OF STRIPPED PORTION : 3.278 SQM.						

8. PRINCIPLE USE GROUP : RESIDENTIAL:-							
AT FLOOR	COVERED AREA (m ²)	STAIR WELL (m ²)	STAIR DUCT (m ²)	EXEMPTED AREA		NET COVERED FLOOR AREA (m ²)	
				LIFT WELL (m ²)	LIFT LOBBY (m ²)		
GROUND	220.706	.....	.....	.....	2.363	13.365	204.978
FIRST	220.706	.....	.....	3.185	2.194	13.365	201.962
SECOND	220.706	.....	.....	3.185	2.194	13.365	201.962
THIRD	220.706	.....	.....	3.185	2.194	13.365	201.962
FORTH	.....	.....	.....	.....	.....	.....	.....
TOTAL	882.824	.....	.....	9.555	8.945	53.460	810.864

9. TENEMENTS & CAR PARKING CALCULATION :-						
(A) RESIDENTIAL						
MARKED BY	TENEMENT SIZE (m ²)	MULTIPLICATION FACTOR	PROPORTIONATE AREA TO BE ADDED (m ²)	ACTUAL TENEMENT AREA INCLUDING PROPORTIONATE AREA (m ²)	NUMBER OF TENEMENT	AREA OF TENEMENT IN BETWEEN (m ²)
A	56.383	...	9.190	65.573	3	50 - 75
B	43.809	...	7.141	50.950	3	50 - 75
C	43.379	...	7.071	50.450	3	50 - 75
D	54.669	0...	8.911	63.580	3	50 - 75
A (1) NO. OF REQUIRED CAR PARKING FOR RESIDENTIAL :- 3 NOS.						

(B) MERCANTILE RETAIL :				
MARKED BY	COVERED AREA (SQM.)	CARPET AREA (SQM.)	NO. OF REQUIRED CAR PARKING	
1	30.398	27.739	1 NOS.	
2	15.409	13.864		
3	18.634	16.784		
TOTAL	64.441	58.387		

(C) BUSINESS :			
MARKED BY	COVERED AREA (SQM.)	CARPET AREA (SQM.)	NO. OF REQUIRED CAR PARKING
OFFICE SPACE	16.824	13.819	N/A

8. CALCULATION OF F.A.R. :-			
LAND AREA (PHYSICAL MEASUREMENT) = 418.849 m ²			
TOTAL NOS. OF TENEMENT			12
TOTAL REQUIRED CAR PARKING (NO.)			4
ACTUAL CAR PARKING AREA (m ²)			100.334
EXEMPTED AREA FOR CAR PARKING (m ²)			100
TOTAL PROVIDED NO. OF CAR PARKING			4
PROVIDED AREA OF PARKING (m ²)			100.334
GROUND FLOOR SHOP COVER AREA (m ²)			64.441
GROUND FLOOR SHOP CARPET AREA (m ²)			58.387
PERMISSIBLE F.A.R.			2.25
PROPOSED F.A.R.			1.697 < 2.25
RELAXATION (IF ANY)			NOT APPLICABLE
RELAXATION (IF ANY)			NOT APPLICABLE

9. STATEMENT FOR OTHER AREA			
FLOOR	LOFT (m ²)	LEDGE (m ²)	C.B. (m ²)
GROUND	0.00	0.00	0.00
FIRST	0.00	0.00	2.875
SECOND	0.00	0.00	2.875
THIRD	0.00	0.00	2.875
FORTH	0.00	0.00	0.00
TOTAL	0.00	0.00	8.625

10. CALCULATION OF OTHER FEES:-			
FLOOR	LOFT (m ²)	LEDGE (m ²)	C.B. (m ²)
GROUND	0.00	0.00	0.00
FIRST	0.00	0.00	2.875
SECOND	0.00	0.00	2.875
THIRD	0.00	0.00	2.875
FORTH	0.00	0.00	0.00
TOTAL	0.00	0.00	8.625

FOR KMC. OFFICE USE ONLY

BUILDING PERMIT NO.- 2024110047

SANCTION DATE : 10.05.2024

VALID UPTO: 09.05.2029

DOORS & WINDOWS SCHEDULE					
DOORS			WINDOWS		
MKD BY	SIZE (MM.)	MKD BY	SIZE (MM.)	MKD BY	SIZE (MM.)
D	1050 X 2100	W	2000 X 1200	W4	1000 X 1200
D1	1000 X 2100	W1	1500 X 1200	W5	900 X 1200
D2	750 X 2100	W2	1350 X 1200	W6	600 X 600
D3	1200 X 2100	W3	1200 X 1200	W7	1800 X 1500

Reference points marked in the site plan of the proposal

Co-ordinate in WGS 84		Site Elevation (AMSL)
Latitude	Longitude	
"21"	22°27'57"N	88°21'18"E
"21"	22°27'57"N	88°21'18"E

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.

SRI SANJIB THAKUR
(AS C. A. OF DEBASHIS GHOSH, KAJAL GHOSH, SAGAR GHOSH, AND KRISHNA KARMAKAR AND BASANTI ROY)
NAME OF OWNER/APPLICANT

SUJIT RAY
KMC. LBS. CLASS I. NO. 1126
NAME OF L.B.S.

DIGITAL SIGNATURE OF A.E./BR. XI

DIGITAL SIGNATURE OF E.E.(BLDG.)/BR. XI