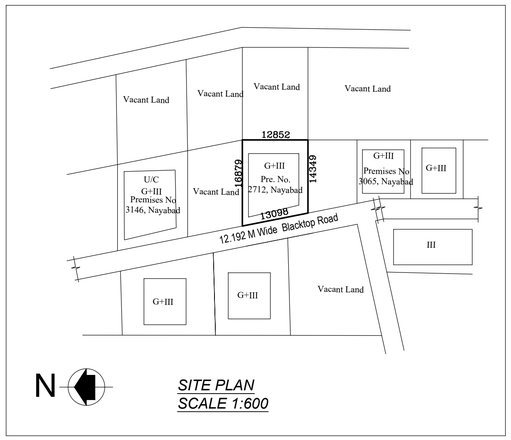


SITE PLAN
SCALE 1:600

Part- A

1.a) ASSESSEE NO.- 31-109-08-2832-4.

2. NAME OF THE OWNERS/APPLICANTS :- SRI ATANU CHATTERJEE. AND SRI SUSANTA SARKAR.

3.a) DETAILS OF REGISTERED DEED -
I). Book- 1, Vol.- 1604 -2024, Page- 219209 to 219238,
Being no- 160407341, in the year 2024,
D.S.R.- IV, SOUTH 24 PGS DATE- 08/07/2024.

3.b) DETAILS OF BOUNDERY DEC. DRED DEED :-
I). Book- 1, Vol.- 1603 -2024, Page- 490201 to 490210,
Being no- 160319231, in the year 2024,
D.S.R.- III, SOUTH 24 PGS DATE- 20/11/2024.

3.c DETAILS OF K.M.C. Mutation Certificate-
CASE NO- 0/109/24-JUL-24/55544, DATE- 24-07-2024.

3.d) DETAILS OF N.O.C. FROM THE JADAVPUR CO-OPERATIVE LAND & HOUSING SOCIETY LTD. : -
VIDE NO- A001, DATED 08-08-2024.

Part- B

1. Area of Land-
As Per Title Deed = 200.669 Sqm (03K- 00CH- 00SQFT.)
& Physical Measurement = 200.669 Sqm.
2. Permissible Ground Coverage: = 120.361 Sqm (59.98 %)
3. Proposed Ground Coverage: = 115.203 Sqm (57.409 %)
4. Permissible F.A.R = 2.25
5. Proposed F.A.R =394.382- 25/200.669 = 1.841

6. Proposed Area :-

	Total floor Area	Stair Well	Lift Well	Stair Area	Lift Loby	Net Area
Gr. Floor	101.429 Sq.m			9.615	1.830	89.984
1st Floor	115.203 Sq.m	0.354	1.540	10.013	1.830	101.466
2nd Floor	115.203 Sq.m	0.354	1.540	10.013	1.830	101.466
3rd Floor	115.203 Sq.m	0.354	1.540	10.013	1.830	101.466
Total	447.038 Sq.m.	1.062	4.620	40.716	7.320	394.382

7. Parking Calculation :-

Tenement Size	No. of Tenement	Req. no. of Car Parking
63.974 Sq.m.	3	1
55.910 Sq.m.	3	
Net Office Area	= 20.679 Sq.m	0
Net Shop Area	= 22.352 Sq.m	0

A) Nos. of Parking Required = 1 No.
B) Nos. of Parking Provided = 2 No.
C) Permissible Parking Area = 25 Sqm.
D) Actual Area of Parking Provided = 33.782 Sqm.
8. Stair Covered area = 12.642 Sqm.
9. Roof Tank Area = 7.063 Sqm
10. Lift M/C Room Area = 5.014 Sqm
11. Lift M/C Room Stair Area = 3.000 Sqm
12. Depth of The Building = 12.350 M.
13.A. Gross Shop Area = 24.313 Sq.m B. Net Shop Area = 22.352 Sq.m
14.A.Gross Office Area = 23.614 Sq.m B. Net Office Area = 20.679 Sq.m
16. Additioal Area For Fees = 24.334 Sq.m
17. Tree Cover Area = 1.00 Sq.m
18. Loft and C.B. area:-

Floor	Loft	C.B.
Gr. floor	NIL	NIL
1st floor	NIL	1.226
2nd floor	NIL	1.226
3rd floor	NIL	1.226
Total	NIL	3.678

L.B.S./L.B.A. DECLARATION :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PERPROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 12.192 M WIDE ROAD ON THE WESTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS BEYOND 500 M FROM THE C.L. OF E.M. BY-PASS.

* THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Name of LBS
SRI BIJOY SARKAR
L.B.S No.- I/ 1515

E.S.E. DECLARATION :

THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & SUPER STRUCTUEREOF THEBUILDING 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.SOIL TESTING HAS BEEN DONE BY " TECHNO SOIL" OF ADRESS: GORKHARA, ARUNACHAL, SONARPUR, KOLKATA- 150.

Name of Structural Engineer
Sri Kallol Kumar Ghoshal
E.S.E-1/261

GEO-TECHNICAL ENGINEER'S DECLARATION;

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Name of Geo- Technical Engineer
Sri Kallol Kumar Ghoshal
GTE NO -G.T/I / 49(K.M.C)

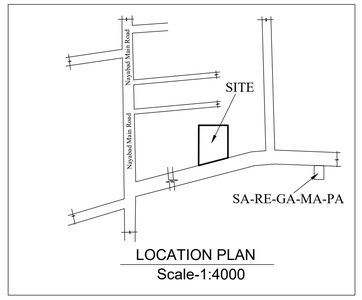
Permissible Height in reference to CCZM issued by AAI = 33 M.
Co-ordinate in WGS 84 and Site Elevation (AMSL):-

Reference Points marked in the Site Plan of the Proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
A- Front Side (Marked in site Plan)	22°28'57.4"N	88°24'32.2"E	5.00 M
B- Back Side (Marked in site Plan)	22°28'57.4"N	88°24'32.2"E	5.00 M

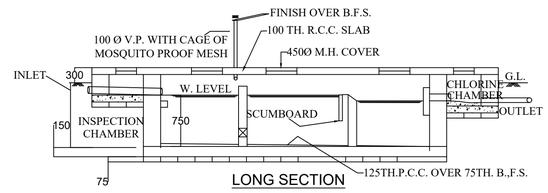
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI ATANU CHATTERJEE & SRI SUSANTA SARKAR.
NAME OF APPLICANT

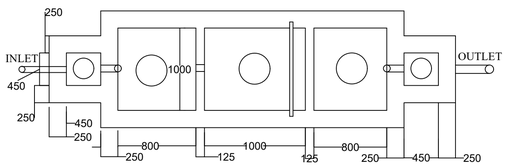
Name of LBS
SRI BIJOY SARKAR
L.B.S No.- I/ 1515



LOCATION PLAN
Scale-1:4000



LONG SECTION



DETAILS OF SEPTIC TANK
20 USERS

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 INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.

3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR STABILITY OF THE BUILDING ADJOINING STRUCTURES.

*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 E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

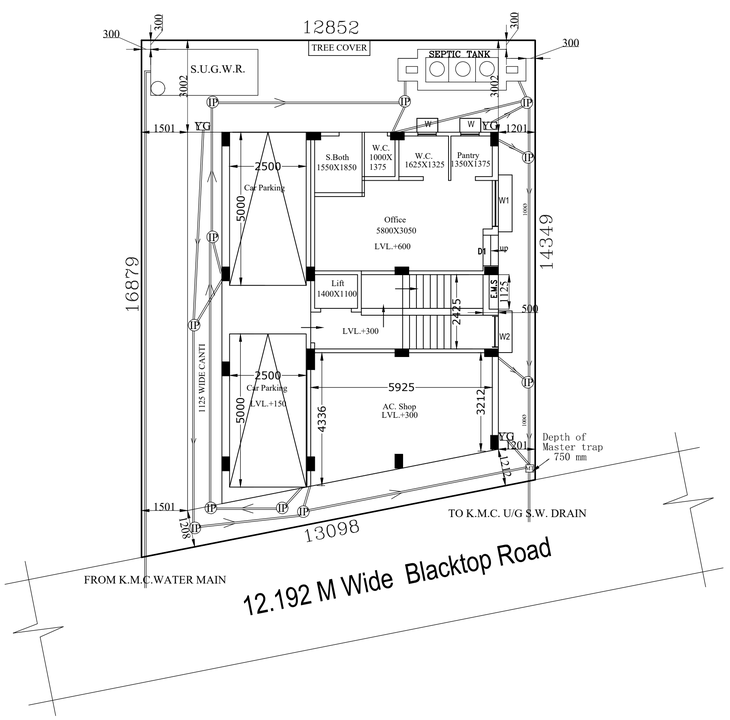
*THE PLOT OF LAND IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION.

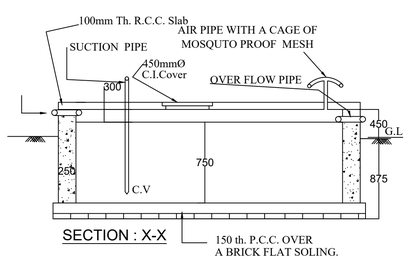
SRI ATANU CHATTERJEE & SRI SUSANTA SARKAR.
NAME OF APPLICANTS

ALL DIMENSIONS ARE IN MILIMETRE.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.350 M. U/S-393 A OF K.M.C ACT 1980 & AS PER BUILDING RULE 2009 READ WITH CIRCULAR NO 07 OF 2019-2020, DATED 01.11.2019. VIDE RESOLUTION OF MIC MEETING NO - M.O.A 90.11, DATED 23-10-2019. AT PREMISES NO -2712, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099. AT R.S. & L.R. DAG NO-83, R.S. KHATIAN NO- 101,L.R. KHATIAN NO- 2326, MOUZA- NAYABAD, J.L. NO- 25, P.S.- PANCHASAYAR.

NAME OF PLUMBER
SRI ASHIM CHAKRABORTY
P.L. NO- 1319, DATED- 13-07-2022.





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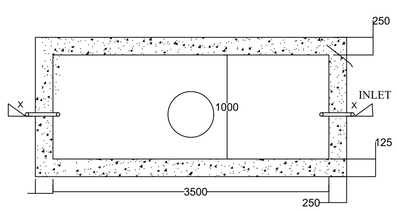

DETAILS OF S.U.G.W. RESERVOIER
CAP-800 Gallons

BUILDING PERMIT NO :- 2024120467

DATE :- 17-MAR-25

VALID UP TO :- 16-MAR-30

KAJAL ROY Digitally signed by KAJAL ROY Date: 2025.03.17 18:01:22 +05'30'

DIGITAL SIGNATURE OF A.E.

SCALE
1:50
1:100
1:600
1:4000

N

SARKAR & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS

OFFICE :- 1145, NAYABAD
Kolkata - 700 099. P.H.-9433098046,7980919639