

FRONT ELEVATION  
SCALE - 1:100

SECTION X-X  
SCALE - 1:100

SECTION Y-Y  
SCALE - 1:100

DOOR WINDOW SCHEDULE							
ITEM	MARKED	WIDTH	HEIGHT	ITEM	MARKED	WIDTH	HEIGHT
DOOR	D-1	1000	2100	WINDOW	W-1	1500	1200
DOOR	D-2	900	2100	WINDOW	W-2	1200	1200
DOOR	D-3	750	2100	WINDOW	W-3	900	1200
				WINDOW	W-4	600	600

- NOTES**
- ALL DIMENSIONS ARE IN M.M. UNLESS MENTIONED.
  - ALL OUTER WALLS ARE IN 200 THK. & ALL INTERNAL WALLS ARE 75 THK. OR 125 THK.
  - DEPTH OF SEPTIC TANK & S.U.G.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
  - P.C.C. = 1:4:8 & FOR R.C.C. GRADE OF CONCRETE M-20. GRADE OF STEEL Fe-800.
  - FLOOR TO FLOOR HEIGHT 3.025 M.
  - FLOOR TYPE: MARBLE FINISH

- SPECIFICATION**
- MORTAR FOR BRICK: FOR 200 THK. 1:6 & FOR 125 OR 75 THK. 1:4. FIRST CLASS SHALL BE USED.
  - SAND CEMENT PLASTER FOR CEILING 4:1. FOR WALL 6:1.
  - DOOR WINDOW MAY BE WOODEN OR STEEL OR ALUMINIUM.
  - ALL MATERIALS SHALL BE CLEAN AND FREE FROM ORGANIC SUBSTANCES. ADEQUATE CURING SHALL BE DONE.
  - POTABLE WATER SHALL BE USED FOR CONSTRUCTION WORK.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):  
PERMISSIBLE TOP ELEVATION: 33.00 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°30' 07" N	88°22' 04" E	6 M
B	22°30' 10" N	88°22' 07" E	6 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.

Sunita Bardhan  
C.A of Archana Saha  
Name of the Applicant

Kuntal Paul  
L.B.S.I/1400  
Name of the L.B.S

## STATEMENT OF THE PLAN PROPOSAL

- ASSESSEE NO. - 21-098-08-0219-0
- DETAILS OF REGISTERED DEED -  
BOOK NO. - I, VOLUME - 15, PAGE - 4294 TO 4310, BEING NO. - 02964, YEAR - 2010, D.S.R -I SOUTH 24 PARGANAS, WEST BENGAL. DATED - 21.09.2010.
- DETAILS OF REGISTERED POWER OF ATTORNEY -  
BOOK NO. - IV, VOLUME - 1601-2025, PAGE - 441 TO 457, BEING NO. - 160100019, YEAR - 2025, D.S.R -I SOUTH 24- PARGANAS WEST BENGAL. DATED - 06.02.2025.
- DETAILS OF REGISTERED BOUNDARY DECLARATION -  
BOOK NO. - I, VOLUME - 1601-2025, PAGE - 9368 TO 9381, BEING NO. - 160100219, DATE - 06.02.2025 AT D.S.R-I SOUTH 24- PARGANAS, WEST BENGAL.
- DETAILS OF REGISTERED STRIP OF LAND:-  
BOOK NO. - I, VOLUME - 1601-2025, PAGE - 9803 TO 9817, BEING NO. - 160100218, DATE - 07.02.2025 AT D.S.R-I SOUTH 24- PARGANAS, WEST BENGAL.
- DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION:-  
BOOK NO. - IV, VOLUME - 1601-2025, PAGE - 430 TO 440, BEING NO. - 160100018, DATE - 06.02.2025 AT D.S.R-I SOUTH 24- PARGANAS, WEST BENGAL

## AREA STATEMENT

- AREA OF LAND AS PER DEED = 3K- 2CH-42 SQ.FT. = 212.932 SQ.M.  
AREA OF LAND AS PER BOUNDARY DECLARATION = 212.247 SQ.M.  
AREA OF STRIP OF LAND = 27.523 SQ.M.  
LAND AREA AFTER STRIP = 184.714 SQ.M.

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|---|---|
| 2. PERMISSIBLE GROUND COV. = 59.592% = 126.482 SQ.M.  | 7. PROPOSED GROUND COV. = 102.891 SQ.M. = 48.477%   |
| 3. PERMISSIBLE F.A.R. = 1.75                          | 8. PROPOSED F.A.R. = (356.19-25)/212.247=1.560      |
| 4. PROPOSED F.A.R. AREA = 371.432 SQ.M.               | 9. PROPOSED F.A.R. AREA = 331.312 SQ.M.             |
| 5. PERMISSIBLE BUILDING HEIGHT = 12.50 M.             | 10. PROPOSED BUILDING HEIGHT = 12.500 M.            |
| 6. PERMISSIBLE TREE COVER AREA = 1.08 % = 2.310 SQ.M. | 11. PROPOSED TREE COVER AREA = 2.803 SQ.M. = 1.321% |

12. PROPOSED AREA :							
	TOTAL COVD. AREA	STAIR WELL AREA	LIFT WELL AREA	GROSS FLOOR AREA	STAIR & STAIR LOBBY AREA	LIFT LOBBY AREA	NET FLOOR AREA
GR. FL.	102.891 SQ.M.	—	—	102.891 SQ.M.	10.465 SQ.M.	1.976 SQ.M.	90.45 SQ.M.
1ST. FL.	102.891 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	100.913 SQ.M.	10.465 SQ.M.	1.868 SQ.M.	88.58 SQ.M.
2ND. FL.	102.891 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	100.913 SQ.M.	10.465 SQ.M.	1.868 SQ.M.	88.58 SQ.M.
3RD. FL.	102.891 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	100.913 SQ.M.	10.465 SQ.M.	1.868 SQ.M.	88.58 SQ.M.
TOTAL	411.564 SQ.M.	1.314 SQ.M.	4.620 SQ.M.	405.630 SQ.M.	41.860 SQ.M.	7.58 SQ.M.	356.190 SQ.M.

13A. Tenements & Car Parking Calculation (Residential):				
TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQU. CAR PARKING
FLAT A	37.838 SQ.M.	8.154 SQ.M.	45.992 SQ.M.	1 NO.
FLAT B	43.331 SQ.M.	9.338 SQ.M.	52.669 SQ.M.	3 NOS.
FLAT C	44.387 SQ.M.	9.565 SQ.M.	53.952 SQ.M.	3 NOS.

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|---|---|
| 14. PROPOSED NO. OF COVERED CAR PARKING = 2 NOS.<br>REQUIRED NO. OF CAR PARKING = 1 NO. | 19. STAIR HEAD ROOM AREA = 13.253 SQ.M.<br>20. LIFT MACHINE ROOM AREA = 5.629 SQ.M. |
| 15. PROPOSED AREA OF PARKING = 39.773 SQ.M.   | 21. LIFT MACHINE ROOM STAIR AREA = 2.750 SQ.M.                                      |
| 16. PERMISSIBLE AREA OF PARKING = 25 SQ.M.  | 22. O.H.W.R. AREA = 4.240 SQ.M.   |
| 17. TOTAL COMMON AREA = 64.864 SQ.M.  | 23. DEPTH OF BUILDING = 13.110 M.   |
| 18. CUP-BOARD AREA = 8.100 SQ.M.  | 24. ADDITIONAL AREA FOR FEES = 29.732 SQ.M.   |
|   | 25. TOTAL AREA FOR FEES (INCLUDING EXEMPTED AREA) = 435.362 SQ.M.                   |

**DECLARATION 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 & THAT THE SITE CONDITIONS INCLUDING THE ABUTTING ROAD CONFIRM 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.THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THE PREMISES IS OCCUPIED BY THE OWNER & TENANT.

· THE CONSTRUCTION OF SEMI U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK

· ROAD WIDTH - 3.600 M. (MIN), BLACK TOP K.M.C ROAD ON THE WESTERN SIDE.

KUNTAL PAUL  
L.B.S. NO. - 1400, CLASS - I  
NAME OF L.B.S. [ K.M.C.]

**DECLARATION OF STRUCTURAL ENGINEER :**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING REPORT HAS BEEN DONE BY " M/S TECHNOSOIL", GORKHARA, ARUNACHAL SONARPUR, KOLKATA-700150. SIGNED BY MR. KALLOL KUMAR GHOSHAL [G.T NO-1/49]. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERING DURING STRUCTURAL CALCULATION.

KALLOL KUMAR GHOSHAL  
E.S.E. NO.-261, CLASS - I  
NAME OF THE E.S.E. [K.M.C.]

**DECLARATION OF APPLICANT :**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S & E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS PARTLY STRUCTURE & BOUNDED BY BOUNDARY WALL. THE PREMISES IS OCCUPIED BY THE OWNER & TENANT. THE PLOT IS IDENTIFIED BY ME WITH DEPARTMENTAL INSPECTION. IF ANY DISCREPANCY ARISES THEN L.B.S.E.S.E & K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C. WILL HAVE EVERY RIGHT TO REVOKE THE PLAN.THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

Sunita Bardhan  
C.A of Archana Saha  
Name of the Applicant

**DECLARATION OF GEO-TECHNICAL ENGINEER:-**  
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

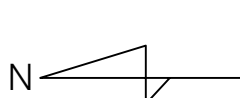
KALLOL KUMAR GHOSHAL [ G.T.E / I / 49]  
NAME OF THE GEO-TECHNICAL ENGINEER [K.M.C.]

**PROJECT:**

PLAN OF PROPOSED G+THREE STORIED RESIDENTIAL BUILDING U/S 393 A OF K.M.C.ACT 1980 AND BUILDING RULE 2009 AT PREMISES NO. 64 /1A, RAIPUR ROAD , KOL. - 700047, K.M.C WARD NO. 098, BOROUGH-X, P.S.- NETAJI NAGAR , DAG NO - 782, KHATAN NO- 283, J.I NO- 33, MOUZA- RAIPUR UNDER KOLKATA MUNICIPAL CORPORATION.

B.P. NO. - 2025100005  
DATE - 08/04/2025  
VALID UPTO - 07/04/2030

SIGNATURE OF A. E.



SCALE - 1:100

SHEET NO. - 2 OF 2