

Permissible height in reference to CCZM issued by AA:33.00 m.
Co-ordinate in WGS 84 and site elevation(AMSL):

Reference point marked in the site plan of the proposal	Co-ordinate in WGS84		Site elevation(AMSL)
	Latitude	Longitude	
A-FRONT (AS MARKED IN SITE PLAN)	22.507172	88.365447	8.00 M.
B-SIDE (AS MARKED IN SITE PLAN)	22.507214	88.365283	8.00 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.

STATEMENT OF THE PLAN PROPOSAL

- PART-A:**
 1.) ASSESSE NO: 21-093-04-0169-9
 2.) DETAIL OF REGISTERED DEED
 BOOK NO :I, VOL. NO : 1603-2025,
 PAGE NO : 162270 to 162287
 BEING NO : 160306437, Dated. 8th April, 2025
 PLACE :D.S.R.-III, SOUTH 24-PARGANAS.
 3.) DETAIL OF POWER OF ATTORNEY
 BOOK NO :I, VOL. NO : 1603-2025,
 PAGE NO : 162270 to 162287
 BEING NO : 160306437, Dated. 8th April, 2025
 PLACE :D.S.R.-III, SOUTH 24-PARGANAS.
 4.) DETAIL OF BOUNDARY DECLARATION
 BOOK NO :I, VOL. NO : 1603-2025,
 PAGE NO : 214808 to 214821
 BEING NO : 160308604, Dated. 13th May, 2025
 PLACE :D.S.R.-III, SOUTH 24-PARGANAS.
 9.) a) AREA OF LAND : 334.190 SQ.M. (04K.-15CH.-42.221SFT.)
 b) NO OF STOREY : G+IV
 10.) NO. OF TENEMENTS : EIGHT

- PART-B:**
 a) AS PER DEED=(5K.-00CH.-00SFT.)=334.448 SQ.M.
 b) AS PER BOUNDARY DECLARATION (4K.-15CH.-42.221SFT.)=334.190 SQ.M.
 2.) (i) PERMISSIBLE GROUND COVERAGE (55.527%) = 185.565 SQ.M.
 (ii) PROPOSED GROUND COVERAGE (52.916%) = 176.841 SQ.M.
 3.) PROPOSED HEIGHT=15.250 M.

10. PROPOSED AREA :-							
FLOOR	COVERED AREA (SQ.M)	LIFT WELL (SQ.M)	STAIR WELL (SQ.M)	LIFT LOBBY (SQ.M)	STAIR+STAIR LOBBY (SQ.M)	CUT OUT (SQ.M)	NET FLOOR AREA (SQ.M)
GROUND FLOOR	176.841	—	—	2.471	14.040	—	160.330
1ST FLOOR	176.841	2.282	1.313	2.471	14.040	—	156.735
2ND FLOOR	176.841	2.282	1.313	2.471	14.040	—	156.735
3RD FLOOR	176.841	2.282	1.313	2.471	14.040	—	156.735
4TH FLOOR	176.841	2.282	1.313	2.471	14.040	—	156.735
TOTAL	884.205	9.128	5.252	12.355	70.200	—	787.270

11. TENEMENTS & CAR PARKING CALCULATION :-					
(A) RESIDENTIAL					
MKD.	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
F1	77.385 SQ.M	19.036 SQ.M	96.421 SQ.M	4	4 NOS.
F2	76.941 SQ.M	18.927 SQ.M	95.868 SQ.M	4	

- 6.) A. TOTAL REQUIRED CAR PARKING :- FOUR
 B. TOTAL PROVIDED CAR PARKING :- FOUR
 7.) PERMISSIBLE AREA FOR PARKING :- =100 SQ.M.
 8.) PROVIDED AREA FOR PARKING :- =100.217 SQ.M.
 9.) PERMISSIBLE F.A.R = 2.250
 10.) PROPOSED F.A.R = (787.270-100)/334.190=2.057<2.250
 11.) STAIR HEAD ROOM AREA :- 19.183 SQ.M.
 12.) LIFT MACHINE ROOM AREA :- 7.191 SQ.M.(ii). PROPOSED L.M.R STAIR= 3.727 SQ.M.
 13.) TOTAL TERRACE AREA :-176.841 SQ.M.
 14.) RELAXATION OF AUTHORITY, IF ANY :-NA
 15.) OVER HEAD TANK AREA :- 7.150 SQ.M.
 16.) AREA OF CUPBOARD = 16.000 SQ.M.
 17.) TOTAL LOFT AREA =NIL
 18.) ADDL. AREA ONLY FOR FEES = 49.043 SQ.M.(STAIR HEAD ROOM+M.R.L+CUPBOARD+W.C AREA AT ROOF+L.M.R STAIR)
 20. PROPOSED TREE COVER AREA = 7.944 SQ.M
 19.) W.C AREA AT ROOF= 2.941 SQ.M. REQUIRED TREE COVER AREA = 7.680 SQ.M

CERTIFICATE OF GEO-TECHNICAL ENGINEER
 UNDERSIGNED HAS INSPECTED THE SITE & FOUND THAT THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING THE EXISTING STRUCTURE BY OWNER BEFORE STARTING OF NEW CONSTRUCTION. THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.
 SUJIT KUMAR BOSE (GT-1/12)
 NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE MEMBERS OF PROPOSED BUILDING WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING THE EXISTING STRUCTURE BY OWNER BEFORE STARTING OF NEW CONSTRUCTION. THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.
 MALAY KUMAR BASU (CLASS-I, ESE:97)
 NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.
 CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING PRIVATE PASSAGE/ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE TENANT.
 SANJOY KUMAR PODDAR (CA/88/11463)
 NAME OF ARCHITECT

I/WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U.G.WATER RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT/ESE BEFORE STARTING OF BUILDING FOUNDATION.
 M/S. SAGAR CONSTRUCTION A PARTNERSHIP FIRM REPRESENT BY ITS PARTNERS PARTHASARATHI SENGUPTA, SUMAN CHATTERJEE AND SOMENATH SENGUPTA AS CONSTITUTED ATTORNEY ON BEHALF OF DEBJANI NEOGY, SUMAYA GUPTA, PANKAJ DASGUPTA AND SOHINI DASGUPTA.
 NAME OF OWNERS/APPLICANTS

B.P. NO. - 2025100057 DATED- 01/07/2025
VALID UPTO- 30/06/2030

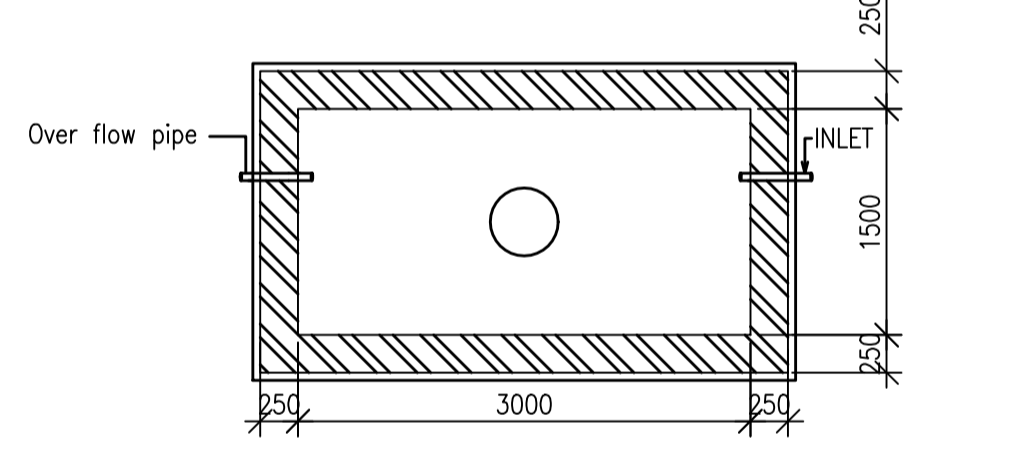
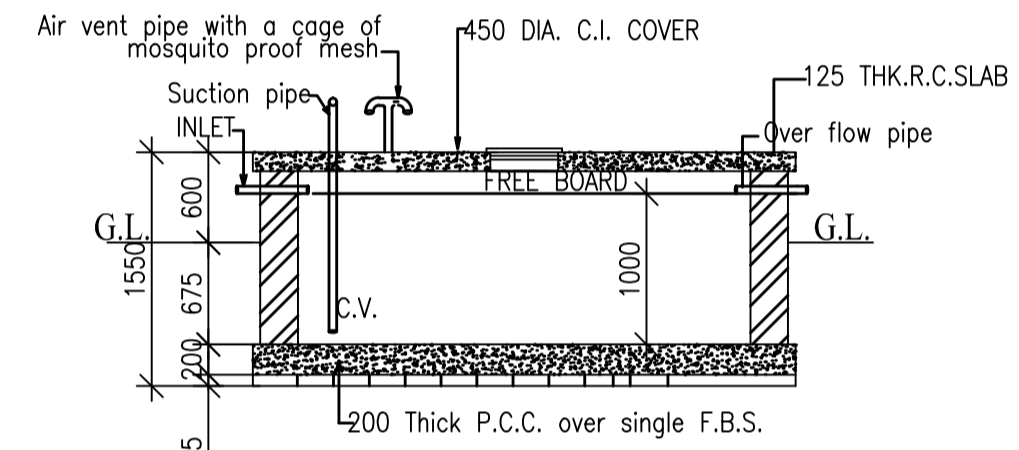
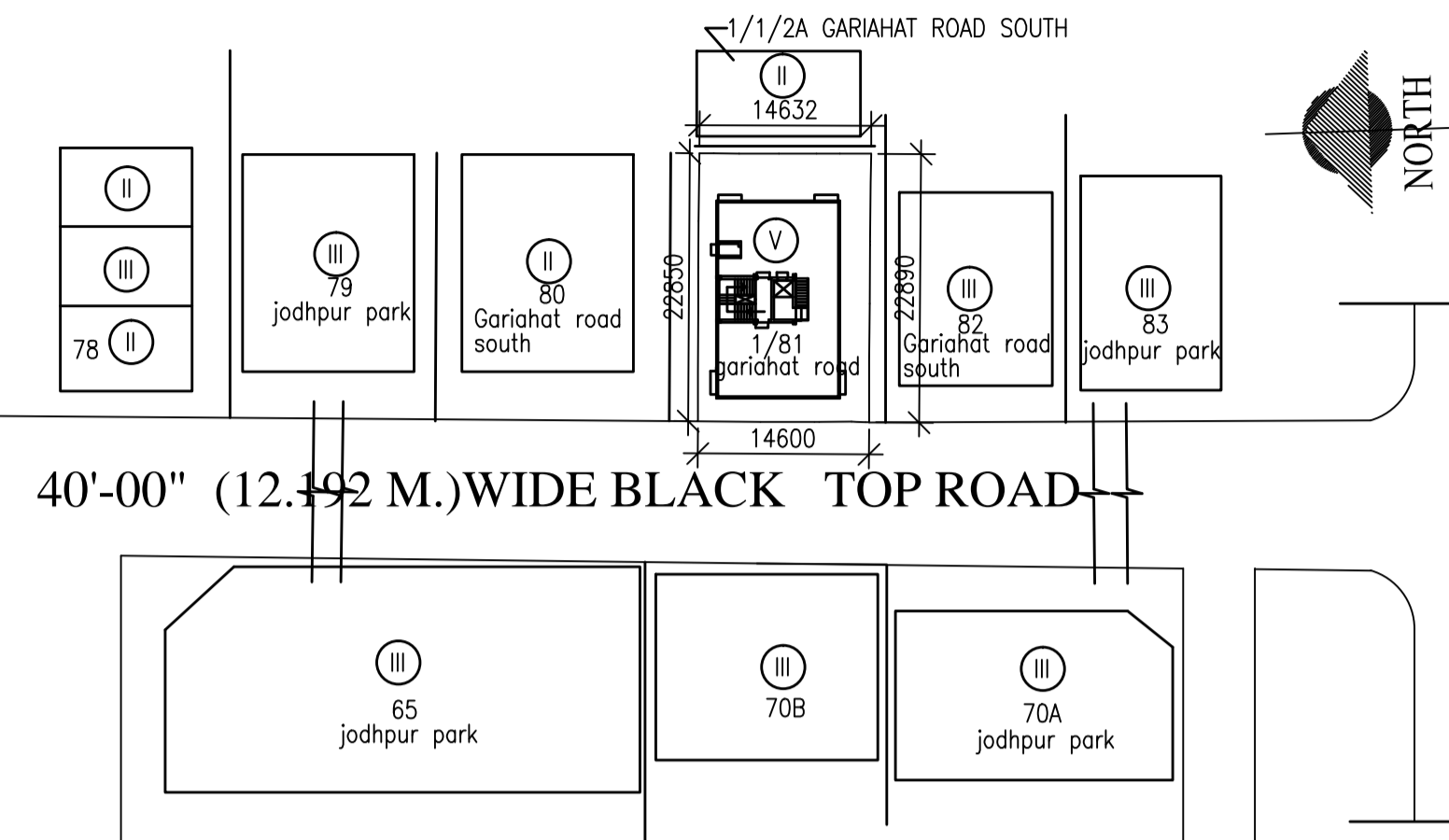
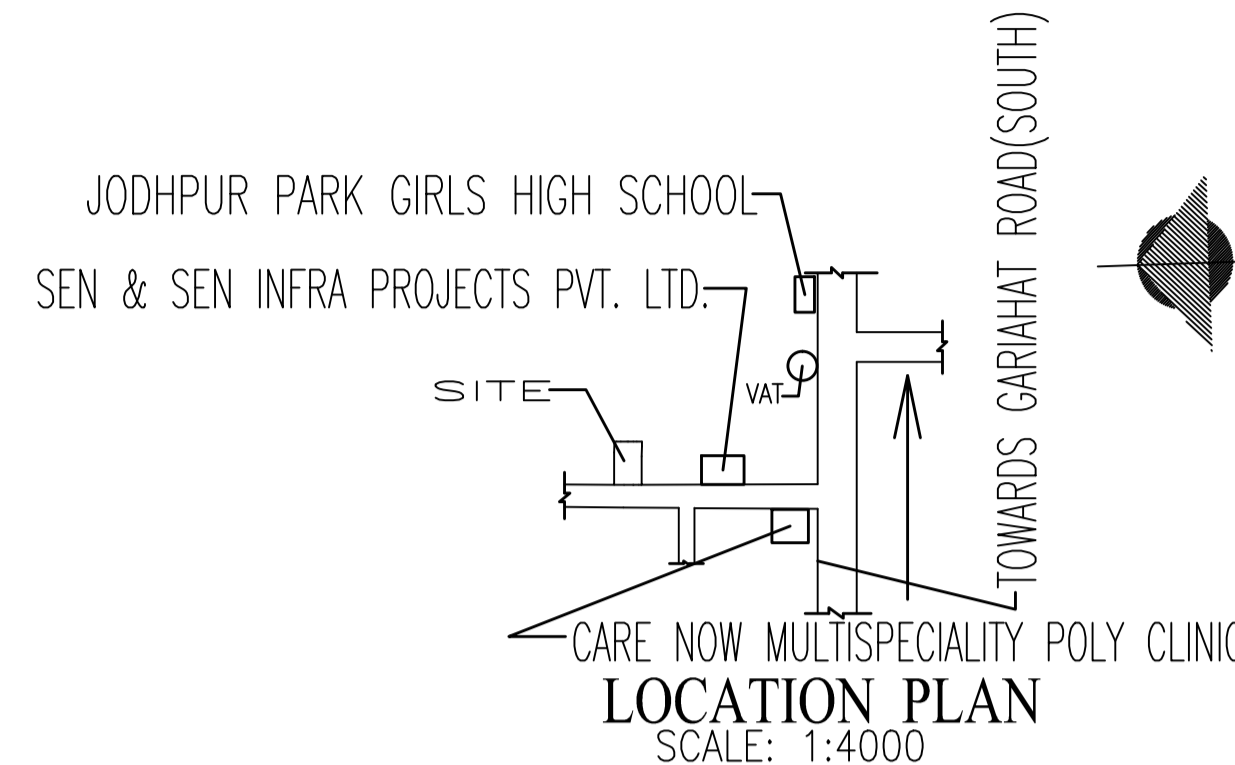
ASSISTANT ENGINEER(C)/Bldg/Br-X

EXECUTIVE ENGINEER(C)/Bldg/Br-X

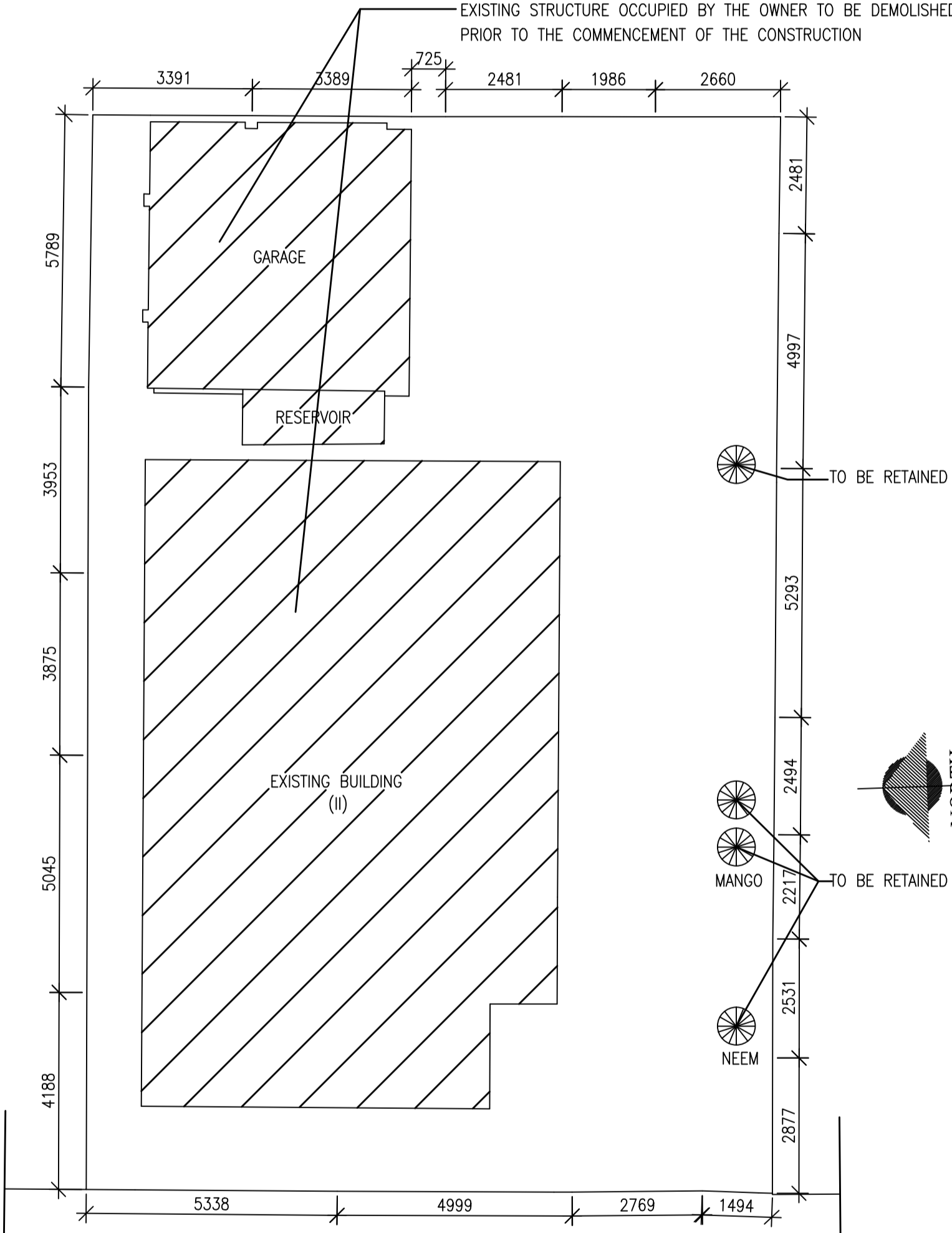
GROUND FLOOR PLAN, EXISTING GROUND FLOOR PLAN, SEMI UNDER GROUND WATER RESERVOIR, SITE PLAN LOCATION PLAN, OVER HEAD WATER RESERVOIR.

PROJECT.
 PROPOSED G+IV STORIED (HT.-15.250M.) RESIDENTIAL BUILDING U/S. 393 A OF K.M.C. ACT 1980 AS PER BUILDING RULE 2009 AT PREMISES NO. - 1/81, GARIAHAT ROAD WARD NO.93, BOROUGH-X, KOLKATA-700068, POLICE STATION - LAKE.

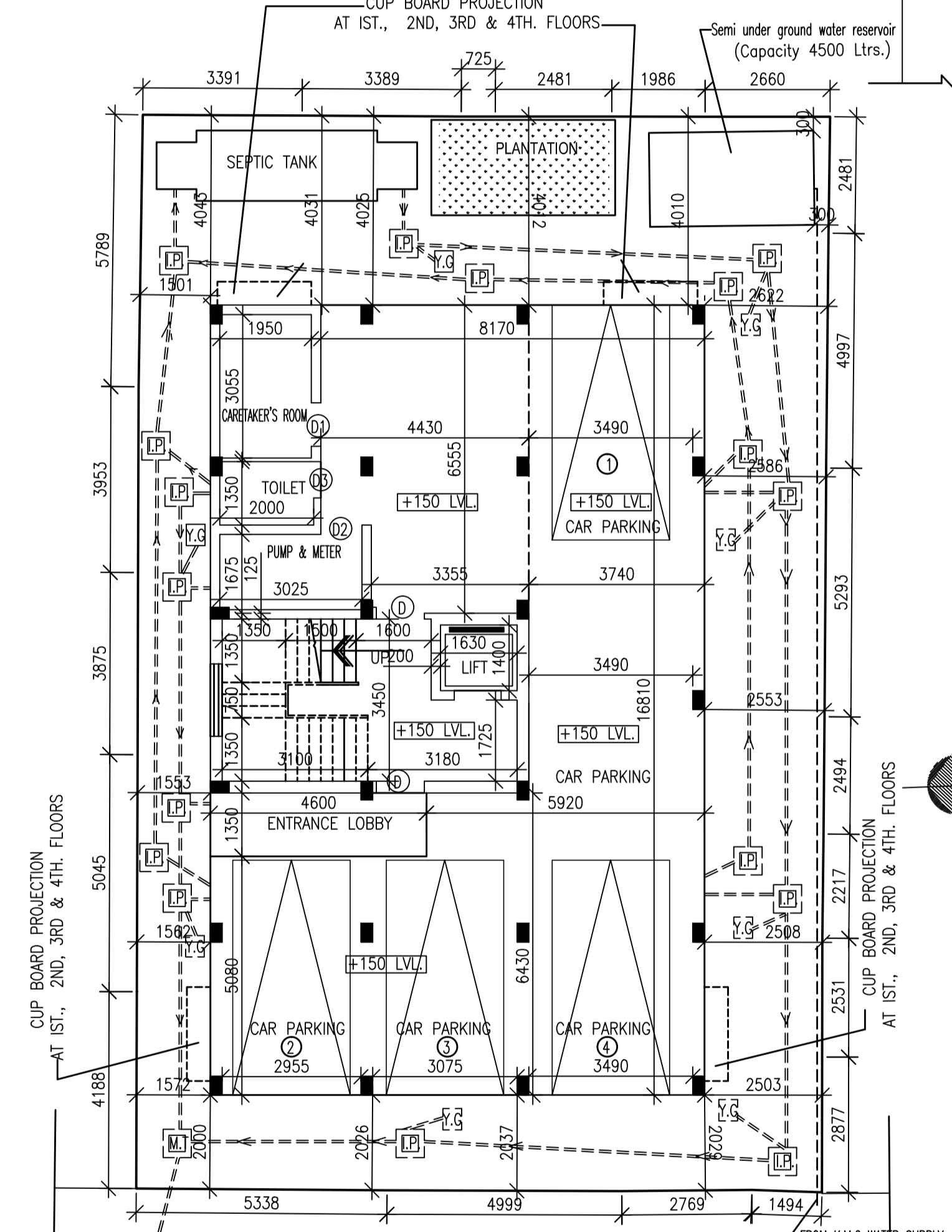
JOB NO.	DRG. NO.	DATE	SCALE:
		19/06/2025	1:100



DETAILS OF SEMI - UNDER GROUND WATER RESERVOIR (Capacity 4500 Ltrs.)
 scale 1 : 50



EXISTING GROUND FLOOR PLAN



GROUND FLOOR PLAN

(The nature & the width of the road is obtained from the report of the Chief Valuer & Surveyor Department of the Calcutta Municipal Corporation vide Chv&s Id.No. 546/2025-2026 dated 02/06/2025.)