



| NOTES :- | | |
|--|----------------------|-----------------------|
| PERMISSIBLE HEIGHT IN REFERENCE TO CGM ISSUED BY 3M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL). | | |
| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS84 | SITE ELEVATION (AMSL) |
| LATITUDE | LONGITUDE | |
| 1 | 22.471038 | 88.380625 |
| 2 | 22.471180 | 88.380814 |
| THE ABOVE INFORMATION IS TRUE AND CORRECT IN RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN (L.B.S / OWNER) SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKEN APPROPRIATE ACTION AGAINST ME AS PER LAW. | | |
| SABYASACHI SUTRADHAR PROPRIETOR OF SABYASACHI CONSTRUCTION AND C.A. OF Smt CHITRA BHATTACHARJEE, Smt SUDRA BANERJEE | | NAME OF APPLICANT |
| SABYASACHI SUTRADHAR L.B.S. NO. - 1/811 | | NAME OF L.B.S. |

| SCHEDULE FOR DOOR WINDOWS | | | |
|---------------------------|-----------|--------|-----------|
| M.K.D. | SIZE | M.K.D. | SIZE |
| D1 | 1050X2100 | W1 | 1500X2100 |
| D2 | 900X2100 | W2 | 1200X2100 |
| | | W3 | 900X1200 |
| | | W4 | 900X1050 |
| | | W5 | 600X750 |

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./ARCHITECT & E.S.E. 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 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 WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY ME. THERE IS NO COURT CASE PENDING AGAINST THE PREMISES.

SABYASACHI SUTRADHAR
PROPRIETOR OF
SABYASACHI CONSTRUCTION
AND C.A. OF Smt CHITRA BHATTACHARJEE,
Smt SUDRA BANERJEE

NAME OF APPLICANT

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KR. GHOSHAL
G.T. NO. - 1/49

NAME OF G.T.E. (K.M.C.)

- NOTES :
- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
 - ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 75 & 125 THK. IF NOT STATED IN 1:4. CEMENT SAND MORTAR.
 - ALL CHAJJAS ARE 100 THK & 500 MM. PROJECTED.
 - DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
 - GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.
 - R.C.C. FRAMED STRUCTURE.
 - ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
 - FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
 - OPEN TERRACE WITH PROPER ROOF TREATMENT.
 - DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4)

CERTIFIED 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 & THAT THE SITE CONDITION HAS BEEN MEASURED AND ROAD WIDTH 4.8 M. (MIN.) WIDE (SOUTHERN SIDE) & 4.572 M. (MIN.) WIDE (EASTERN SIDE) VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500M. FROM C/L OF E.M. BYE PASS.

SABYASACHI SUTRADHAR
L.B.S. NO. - 1/811
SIGNATURE OF L.B.S.

THE STRUCTURAL DESIGN & CALCULATION DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SAKTIBRATA BHATTACHARYYA
ESE NO- 1161

NAME OF STRUCTURAL ENGINEER

MAIN CHARACTERISTICS OF PLAN PROPOSAL

| | |
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| 1. ASSESSEE NO- 31-115-02-0046-0 | 6. DETAILS OF SPLAYED PORTION OF LAND GIFTED TO K.M.C.:- |
| 2.a. NAME OF THE OWNERS :- Smt CHITRA BHATTACHARJEE, Smt SUDRA BANERJEE. | BOOK NO.- I, VOL. NO. - 1603 - 2025 BENG NO. - 160303364, YEAR - 2025 PAGES NO. - 108888 TO 108703, DATED - 11/03/2025 REGD. AT - D.S.R. - II SOUTH 24-PARGANAS, WEST BENGAL. |
| 2.b. NAME OF THE C.A. :- SABYASACHI SUTRADHAR PROPRIETOR OF SABYASACHI CONSTRUCTION | MUTATION CASE NO. - 011089-FEB-22/1283, DT. - 09/02/2022 DULLY SIGNED ENDSORSED BY DY ASSESSOR COLLECTOR DATED - 05/02/2025. |
| 3. DETAILS OF REGISTERED DEED :- BOOK NO. - I, VOL. NO. - 42 BENG NO. - 787, YEAR- 1962 PAGES NO. - 294 TO 300, DATED - 17/02/1962 REGD. AT - REGISTRAR OF ASSURANCE, KOLKATA. | |
| 4. DETAILS OF BOUNDARY DECLARATION :- BOOK NO. - I, VOL. NO. - 1603 - 2025, BENG NO. - 160304154, YEAR - 2025 PAGES NO. - 108488 TO 108501, DATED - 11/03/2025 REGD. AT - D.S.R. - III SOUTH 24-PARGANAS, WEST BENGAL. | BL&RO MUTATION MEMO NO (ONLINE) - COPY NO. - 15841 (1630028) DT- 17/12/2024. BL&RO CONVERSION VIDE CASE NO. - 17 4270 / BL&RO / KOL, DATED - 12/12/2024 CLASSIFICATION - BAGAN TO BASTU |
| 5. DETAILS OF GENERAL POWER OF ATTORNEY :- BOOK NO. - I, VOL. NO. - 1603 - 2025, BENG NO. - 160304154, YEAR - 2025 PAGES NO. - 55665 TO 55680, DATED - 05/02/2025 REGD. AT - D.S.R. - III SOUTH 24-PARGANAS, WEST BENGAL. | BL&RO MUTATION MEMO NO (ONLINE) - COPY NO. - 15840 (1630028) DT- 17/12/2024. BL&RO CONVERSION VIDE CASE NO. - 17 4292 / BL&RO / KOL, DATED - 12/12/2024 CLASSIFICATION - BAGAN TO BASTU |

PART-B

| | |
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| 1. AREA OF LAND :- a) AS PER TITLE DEED = 331.196 SQ.M. (04KH. - 15CH. - 10 SFT.) b) AS PER PHYSICAL & AS PER BOUNDARY DECLARATION = 326.175 SQ.M. (04KH. - 14CH. - 0.93 SFT.) c) SPLAYED CORNER AREA = 2.88 SQ.M. 2. NET LAND AREA = 323.296 SQ.M. | 3. i) PERMISSIBLE GROUND COVERAGE - 181.987 SQ.M. (55.794%) ii) PROPOSED GROUND COVERAGE - 180.612 SQ.M. (55.373 %) 4. i) PERMISSIBLE HEIGHT - 12.5 M. ii) PROPOSED HEIGHT - 12.475 M. |
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5. PROPOSED AREA :-

| | COVERED AREA (SQ.M.) | TOTAL EXEMPTED AREA (SQ.M.) | LIFT WELL (SQ.M.) | STAR & STAR LOBBY (SQ.M.) | NET FLOOR AREA (SQ.M.) | GROSS AREA (SQ.M.) |
|--------------|----------------------|-----------------------------|-------------------|---------------------------|------------------------|--------------------|
| GROUND FLOOR | 171.193 | 13.365 | 2.450 | --- | 155.368 | 171.193 |
| 1ST FLOOR | 180.612 | 13.365 | 2.531 | 2.144 | 162.572 | 178.468 |
| 2ND FLOOR | 180.612 | 13.365 | 2.531 | 2.144 | 162.572 | 178.468 |
| 3RD FLOOR | 180.612 | 13.365 | 2.531 | 2.144 | 162.572 | 178.468 |
| TOTAL | 713.029 | 53.460 | 10.023 | 6.432 | 643.114 | 706.597 |

6.A) TENEMENTS & CAR PARKING CALCULATION :-

| MARKED | TENEMENT AREA (SQ.M.) | AREA TO BE ADDED (SQ.M.) | ACTUAL TENEMENT AREA (SQ.M.) | NO. OF TENEMENT | REQD. CAR PARKING |
|-------------------------|-----------------------|--------------------------|------------------------------|---------------------------------|-------------------|
| "A" | 80.524 SQ.M. | 14.974 SQ.M. | 95.498 SQ.M. | 03 | 03 |
| "B" | 81.121 SQ.M. | 15.085 SQ.M. | 96.206 SQ.M. | 03 | 03 |
| TOTAL TENEMENT = 06 NO. | | | | TOTAL REQUIRED CAR PARKING = 03 | |

7.A) TOTAL NO. OF REQD. CAR PARKING = 03

B) TOTAL NO. OF CAR PARKING PROVIDED = 06

8. COVERED CAR PARKING AREA AT GROUND FLOOR = 131.490 SQ.M.

9. PERMISSIBLE F.A.R. = 1.75

10. PROPOSED F.A.R. = 643.114 - 75 / 326.176 = 1.742 < 1.75

11. STATEMENT OF OTHER AREAS FOR FEES :-

| FLOOR | LOFT (SQ.M.) | CUPBOARD (SQ.M.) | LEDG/STND (SQ.M.) |
|-------|--------------|------------------|-------------------|
| TOTAL | 11.250 | 8.100 | NIL |

12. STAIR HEAD ROOM AREA - 15.965 SQ.M.
13. LIFT MACHINE ROOM AREA - 6.433 SQ.M.
14. LIFT MACHINE ROOM STAIR AREA - 2.610 SQ.M.
15. ROOF AREA - 180.612 SQ.M.
16. RELAXATION OF AUTHORITY, IF ANY :-
17. ROOF SERVICE AREA - NIL
18. ROOF TANK AREA - 6.433 SQ.M.
19. TOTAL COMMON AREA - 90.172 SQ.M.
20. TOTAL ADDITIONAL AREA FOR FEES = 44.358 SQ.M.
21. TOTAL TREE COVERED AREA = 1.523 SQ.M.

GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, REAR SIDE ELEVATION, SECTION AA, SECTION BB

PROJECT:

PROPOSED PLAN OF A G+ III (THREE) STORED RESIDENTIAL BUILDING (HT. 12.475 M.) U/S 393A OF K.M.C. ACT. 1980 & B/R - 2009 AT K.M.C. PREMISES NO.- 46, BARADA AVENUE, WARD NO. - 110, BR. - XI, P.S. - PATULLI, MOUZA - BAISHNABGHATA, J.L. NO. - 28, R.S. KHATIAN NO.- 30, R.S. DAG NO. - 661, L.R. KHATIAN NO. - 1092 & 1093, L.R. DAG NO. - 661, DIST. - SOUTH 24-PARGANAS, KOLKATA-700084.

BUILDING PERMIT NUMBER :- 2025110120

SANCTION DATE :- 24/07/2025

VALID UPTO:- 23/07/2030

DIGITAL SIGNATURE OF A.E(C)/BLDG/ BR -XI

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