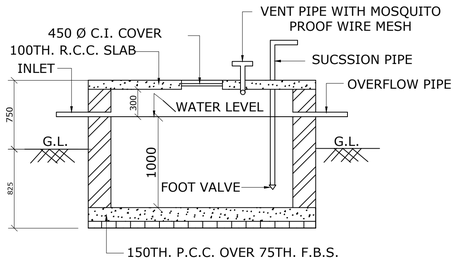
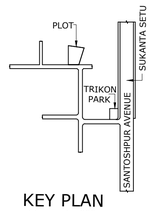
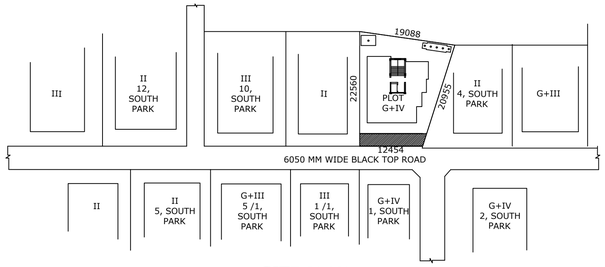


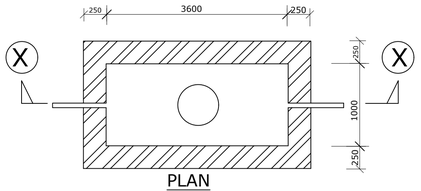
SECTION - X - X.



KEY PLAN
SCALE - 1:4000



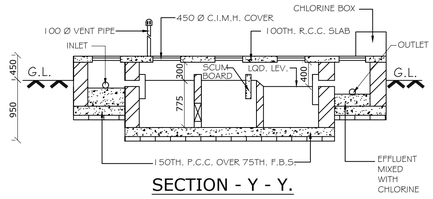
SITE PLAN
SCALE - 1:600



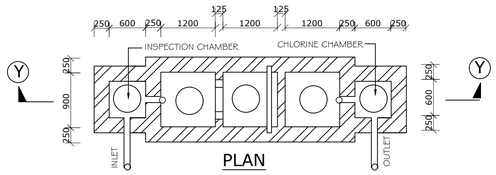
PLAN
DETAILS OF S. U. G. W. RESERVOIR
SCALE - 1 : 50.
CAPACITY - 800 GAL. (3600 LTRS.)

SCHEDULE OF DOORS AND WINDOWS

MKD.	SIZE	MKD.	SIZE
D	1200X2100	W	1800X1500
D1	1000X2100	W1	1500X1500
D2	900X2100	W2	1200X1200
D3	750X2100	W3	900X1200
		W4	600X750



SECTION - Y - Y.



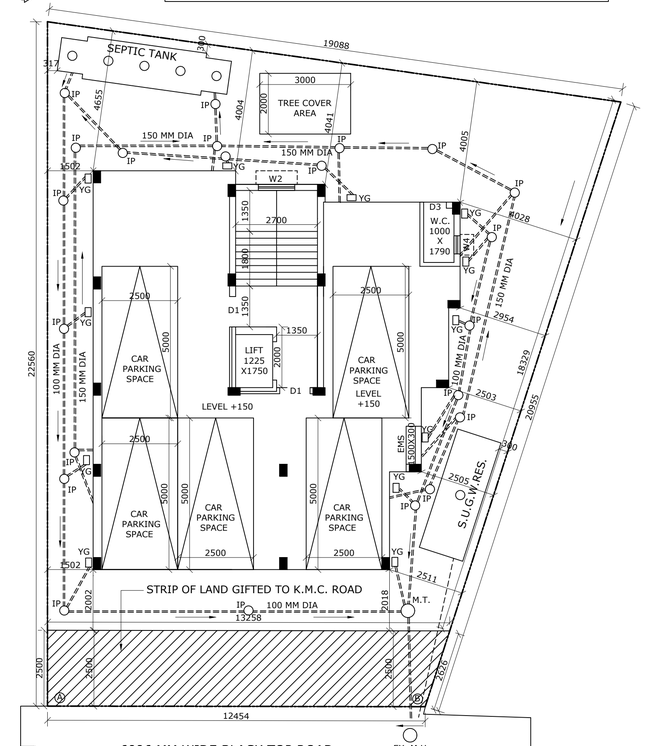
PLAN
DETAILS OF SEPTIC TANK.
SCALE - 1 : 50. (60 USERS)

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"	22° 49' 29" N	88° 37' 79" E	8.00 M
" B"	22° 49' 29" N	88° 37' 79" E	8.00 M

Sri Debopriyo Dhar proprietor of M.M. Enterprise C.A. of Sri Amit Das, Sri Ranabir Das, Smt. Kamala Das,Smt. Anima Datta, Sri Soumya Kanti Chakraborty, Ms. Suha Priyadarshini Chakraborty
NAME OF THE OWNER/APPLICANT

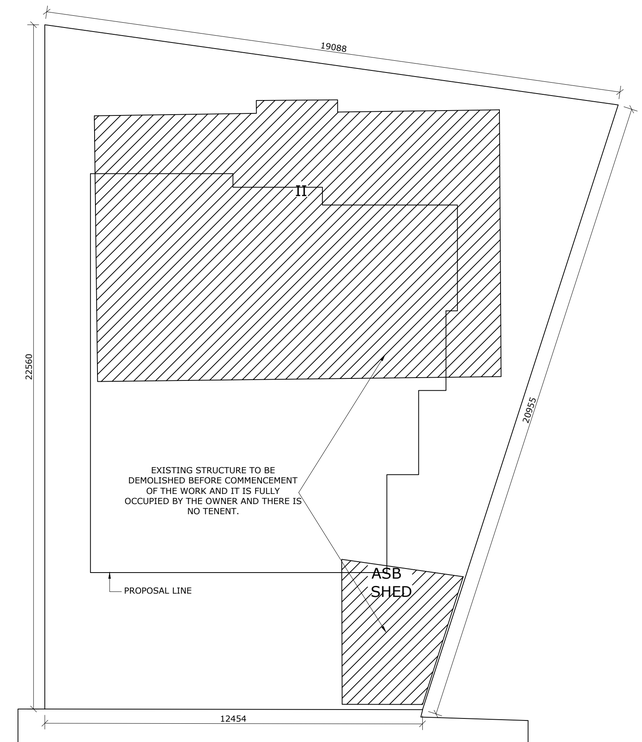
PRODYUT BHUSAN BHAUMIK
L.B.S. NO. 1037/I
NAME OF THE L.B.S.

N



6096 MM WIDE BLACK TOP ROAD
AS PER SOR VIDE Ch.V.S & Id No.
1216/2025-2026 dated 07.08.2025.

GROUND FLOOR PLAN



6050 MM WIDE BLACK TOP ROAD

EXISTING STRUCTURE
SCALE - 1:100

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT. 1980 AND BUILDING RULE-2009 AT PREMISES NO. 8, SOUTH PARK, WARD -103, BOROUGH-XI, UNDER K.M.C. OF MOUZA - SANTOSHPUR, R.S. DAG NO. 70, R.S. KHATIAN NO. 167, L.R. DAG NO. - 1006, L.R. KHATIAN NO. - 2033, 2034,2036,2037, 2038,2042, J.L. NO. 22, P.S. - SURVEY PARK., SHEET NO. 1 OF 2

SPECIFICATIONS:

1. ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.
2. DEPTH OF THE FOUNDATION OF SEPTIC TANK AND U.G.WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.
3. 200 THK. OUTSIDE BRICK WORK WITH CEMENT SAND MORTAR 1:6 AND 125,75 THK. BRICKWORK WITH 1:4 CEMMENT MORTAR.
4. R.C.C. WORK WITH STONECHIPS, SAND, AND CEMENT (3:1.5:1) GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-500.
5. PLASTERING WITH SAND CEMENT MORTAR 1:4 FOR CEILING AND 1:6 FOR WALL
6. P.C.C. WITH BK. KHOA, SAND, CEMENT (6:3:1)
7. LIME TERRACING WITH BK. KHOA, SURKI AND LIME (7:2:2).

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.

NAME OF THE GEO-TECHNICAL ENGINEER
Kallol Kr. Ghoshal
Geo-tech No. I/49

E.S.E. DECLARATION
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE SOIL TEST HAS BEEN DONE BY KALLOL KR. GHOSHAL OF M. A. S. OF 4, GARFA LANE, KOLKATA - 700 075
THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ASOK CHAKRABARTI
E.S.E. NO. 135/I
NAME OF THE STRUCTURAL ENGINEER

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

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED MY ME.
IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
THE LAND IS DEMARCATED BY BOUNDARY WALL.
THE PLOT IS BEYOND 500 MR. FROM C/L OF E.M. BYE PASS.
THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
WIDTH OF FRONT ABUTING ROAD IS 6.05 MTR.
NATURE OF ROAD IS BLACK TOP ROAD.
THERE IS AN EXISTING BUILDING STRUCTURE
THE PLOT IS FULLY OCCUPIED BY THE OWNER.
SITE PLAN AND KEY PLAN CONFORM WITH THE SITE.
SIGNATURE OF OWNER IS AUTHENTICATED BY ME.

PRODYUT BHUSAN BHAUMIK
L.B.S. NO. 1037/I
NAME OF THE OF L.B.S.

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPTT. INSPECTION SITE WAS IDENTIFIED BY ME.

Sri Debopriyo Dhar proprietor of M.M. Enterprise C.A. of Sri Amit Das, Sri Ranabir Das, Smt. Kamala Das,Smt. Anima Datta, Sri Soumya Kanti Chakraborty, Ms. Suha Priyadarshini Chakraborty

MAIN CHARACTERSTICS OF THE PROPOSAL

PART A

Details of K.M.C. Mutation
1. ASSESSEE NO. 31-103-44-0008-1 Case no. O/103/03-OCT-23/51017 Dt. 03.10.2023

3. Name of the owners:
Sri Amit Das, Sri Ranabir Das, Smt. Kamala Das, Smt. Anima Datta, Sri Soumya Kanti Chakraborty, Ms. Suha Priyadarshini Chakraborty
Name of the Applicant:
Sri Debopriyo Dhar proprietor of M.M. Enterprise C.A. of Sri Amit Das, Sri Ranabir Das, Smt. Kamala Das,Smt. Anima Datta, Sri Soumya Kanti Chakraborty, Ms. Suha Priyadarshini Chakraborty
4. Details of Registered Deed:
Book - I,Volume No.-1603-2023
Page no.- 390199-390218
Being no. - 160314477
Year : 2023, Date: 20.09.2023
Reg. at D.S.R.-III, 24Pgs.(S)

2. Details of Power of attorney, if any -
Book - I, Volume No.-1603-2023
Page no. 470494 - 470518
Being No. 160315389
Year :2023, DT. 08.11.2023
Reg. at. D.S.R.-III, South 24 parganas.

5. Details of Free gift, if any -

Details of strip of land (2.5 mtr.)
Book - I, Volume No.- 1603-2025
Page no.- 254980-254994
Being No.- 160309838
Year :2025, DT. 29.05.2025
Reg. at. D.S.R.-III, South 24 Pgs.

Details of Boundary Declaration
Book - I, Volume No.- 1603-2025
Page no.-254938-254949
Being No.- 160309836
Year :2025, DT. 29.05.2025
Reg. at. D.S.R.-III, South 24 Pgs.

Details of B.L. & L.R.O. Mutaion Certificate
Mutation no. 1630022 Signed by Surajit Mondal Date: 24.04.2025

PART- B

1. Area of land :
As per title deed = 337.514 sq.m. (05 KH - 00 CH - 33 SQ.FT.)
As per boundary declaration = 337.457 sq.m.
Area of strip of land = 32.145 sq.m.

2. Net area of land: 337.457- 32.145 = 305.312 Sq.m.

3. Permissible Ground coverage : 55.4226 % = 187.027 sq.m.
4. Proposed Ground coverage : 41.8308 % = 141.161 sq.m.

5. Proposed Area:

Floor Mkd.	Total Floor Area	Total Exempted Area			Net Floor Area
		Stair+Stair lobby	Str.well	Lift+Lift lobby	
Ground Floor	141.161	12.150	-	-- + 2.70	126.311 sq.m.
1st Floor	141.161	12.150	-	2.144+ 2.70	124.167 sq.m.
2nd Floor	141.161	12.150	-	2.144+ 2.70	124.167 sq.m.
3rd Floor	141.161	12.150	-	2.144+ 2.70	124.167 sq.m.
4th Floor	141.161	12.150	-	2.144+ 2.70	124.167 sq.m.
Total	705.805 sq.m.	60.750 sq.m.	-	8.576+13.50	622.979 Sq.m.

6. Parking Calculation

(A)

Tenament No	Individual tenament Area (sqm)	Proportionate Tenament Area	Area to be added	Actual Tenament Area (sqm)	Tenament Size <50, 50-75, 75-100	No of Car parking required
1	65.030	0.180	11.724	76.754	75-100	2
2	58.041	0.180	10.464	68.505	50-75	
3	65.030	0.180	11.724	76.754	75-100	
4	58.041	0.180	10.464	68.505	50-75	
5	71.630	0.180	12.914	84.544	75-100	
6	51.441	0.180	9.274	60.715	50-75	
7	41.338	0.180	7.453	48.791	<50	
8	36.800	0.180	6.635	43.435	<50	
9	44.933	0.180	8.101	53.034	50-75	
Total	492.284		88.755	581.039		
Total parking required (nos)						2

(B) No. of Parking provided = covered = 5 nos. & Open = nil
(C) Required no. of car parking a) Ground floor = 2 x 25 sq.m.
(D) Actual area of parking provided=116.189 sq.m. a)Ground floor=116.189 sq.m.
7. Permissible F.A.R. = 1.75
8. Proposed F.A.R. = 1.698

9. Statement of other areas

Floor	Loft	Cupboard	Ledge / Tend
Ground Floor	—	—	—
1st Floor	—	1.350	—
2nd Floor	—	1.350	—
3rd Floor	—	2.025	—
4th Floor	—	2.025	—
Total	—	6.750 sq.m.	—

10. Stair Case area =14.570 sq.m.
11. Lift machine room area =9.610 sq.m.
12. O.H.W.Res. area = 5.580 sq.m.
13. Additional area for fees = 34.030 sq.m.
14. Lift machine room stair area = 3.10 Sq.m.
15. Tree cover area = 6.0 sq.m.
16. Relaxation of authority, if any= nil

B.P. NO. - 2025110201 SANCTION DATE - 11.10.2025 VALID UPTO - 10.10.2030

MODHU SUDAN HALDER
Digitally signed by MODHU SUDAN HALDER
Date: 2025.10.11 13:55:44 +05'30'
DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR-XI

SUBHASISH DAS
Digitally signed by SUBHASISH DAS
Date: 2025.10.11 13:58:19 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR-XI