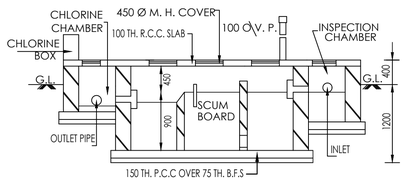
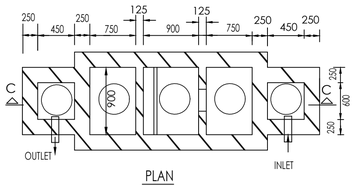


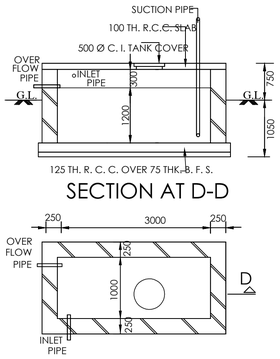
SECTION ON C-C



PLAN

DETAIL OF SEPTIC TANK FOR 30 USERS

SCALE - 1:50

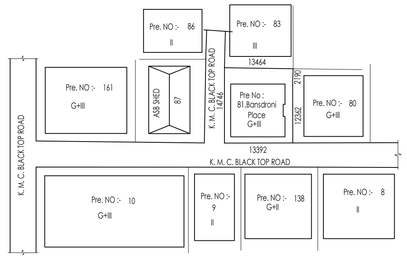


SECTION AT D-D

PLAN

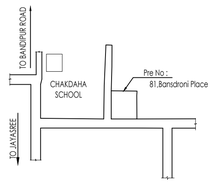
DETAIL OF SEMI UNDER GROUND WATER RESERVOIR CAPACITY - 800 GALLONS

SCALE - 1:50



SITE PLAN

SCALE-1:600



LOCATION PLAN

SCALE - 1 : 4000

CERTIFICATE

PREMISES NO. : 81, BANSDRONI PLACE

ASSESSEE NO. : 31-113-07-0081-4

NAME OF OWNER : S.S. CONSTRUCTION REPRESENTED BY SUSANTA KUMAR CHAKRABORTY CA OF MRITUNJAY KARMAKAR AND 9 ORS

AREA OF LAND : 195.969 SQ.M.

NAME OF LBS : KUSH KUNDU

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI:33 M

CO-ORDINATE IN WGS 84 & SITE ELEVATION (AMSL)

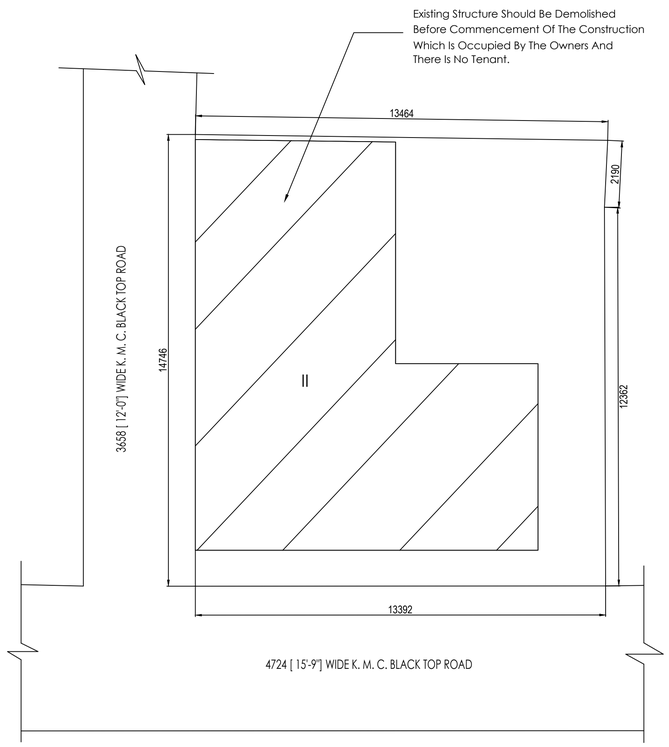
Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
A	22°-28'-31.15" N	88°-21'-21.24" E	8.0 M.

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

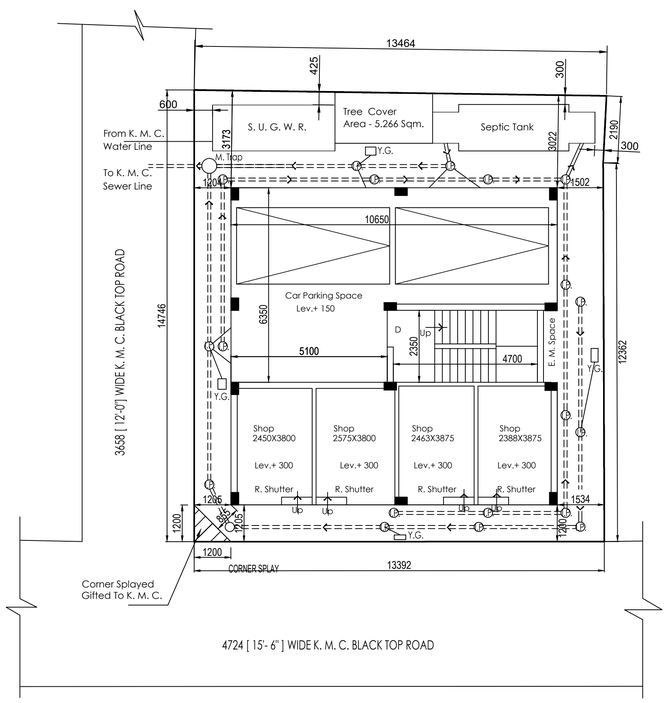
M/S S.S CONSTRUCTION Represented By Its Proprietor Susanta Kumar Chakraborty Constitute Attorney of Mritunjay Karmakar , Shyamal Karmakar , Bimal Karmakar ,Lakshmi Karmakar ,Nirmal Karmakar ,Amal Karmakar, Kamal Karmakar & Parimal Karmakar

NAME OF OWNER

KUSH KUNDU
(LBS/I/1412)
NAME OF L.B.S.



N



GROUND FLOOR PLAN.

SCALE - 1: 100

FOR OFFICE USE

B. P. NO :- 2025110252

SANCTION DATE :- 04.12.2025

VALID UPTO :- 03.12.2030

MODHU SUDAN HALDER

Digitally signed by MODHU SUDAN HALDER
Date: 2025.12.04 16:29:24 +05'30'

DIGITAL SIGNATURE OF A. E. [C]/BLDG./BR.- XI.

STATEMENT OF THE PLAN PROPOSAL.

A.

1. Assessee NO. - 31 - 113 - 07 - 0081 - 4
2. Details of Deed Of Partition :
   Book No.- I, Volume No. - 62,
   Page - 77 To 82, Being No - 2577,
   Date - 05/06/1973. At D. S. R. - Alipore, 24 Pgs.
3. Details of Deed Of Gift :-
   Book No.- I, Volume No. - 1603-2025,
   Page - 348166 To 348188, Being No - 160312899,
   Date - 15/07/2025. At A. D. R. - III , 24 Pgs [S]
4. Details of Deed (Amalgamation) -
   Book No.- I, Volume No. - 1603-2025,
   Page - 362239 To 362266, Being No - 160312924,
   Date - 23/07/2025. At A. D. R. - III , 24 Pgs [S]
5. Details of Power Of Power Attorney :-
   Book No.- I, Volume No.- 1603 - 2025,
   Page - 401742 To 401767, Being No - 160314901,
   Date - 13/08/2025, At D. S. R. - III, South 24-Pgs.
6. Details of Boundary Declaration :-
   Book No.- I, Volume No.- 1603 - 2025,
   Page - 434071 To 434089, Being No - 160316064,
   Date - 27/08/2025, At D. S. R. - III, South 24-Pgs.
7. Details of Corner Splayed Of Land Gifted To K. M. C.
   Book No.- I, Volume No.- 1603 - 2025,
   Page - 434057 To 434070, Being No - 160316063,
   Date - 27/08/2025, At D. S. R. - III, South 24-Pgs.

B.

1. Ground Coverage
   a) Permissible:- 117.581 Sqm. [60 %]
   b) Proposed :- 109.17 Sqm. [55.707 %]
2. F. A. R. :-
   a) Permissible :- 1.75 (b) Proposed :- 1.749
3. Total covered area :-
   a) Permissible :- 342.945 Sqm + Exempted Area + Car Parking Area
   b) Proposed :-
      i] 435.78 Sqm. (Including exempted area)
      ii] 392.80 Sqm. (Excluding exempted area)
      iii] 42.98 Sqm. (Exempted area)
4. Total service area :- N. A.

AREA STATEMENT :-

Area Of The Land :- 03 K. 0 CH. 0 SFT = 200.669 SQM. [As Per Deed]
Area Of The Land :- 02 K. 14 CH.39.41 SFT = 195.969 Sqm . [As Per Boundary Declaration]

Floor	Gross Floor Area	Less For Stair Well	Actual Floor Area	Exempted Area Stairway	Actual Floor Area
Gr. Floor	109.17	——	109.17	10.745	98.425
First Floor	109.17	0.3	108.87	10.745	98.125
Second Floor	109.17	0.3	108.87	10.745	98.125
Third Floor	109.17	0.3	108.87	10.745	98.125
Total Floor	436.68	0.9	435.78	42.98	392.80

Area Of Car Parking Space :- 53.73 Sqm.

Proposed F. A. R. :- $\frac{392.80 - 50.0}{195.969} = 1.749$

No. Of Tenament :- 09 Nos.

Size Of Tenament :-

Tenament Marked	Tenament Area In Sqm.	Proportional Common Area to be Added	Actual Tenament Area In Sqm.
1/A	48.83	7.762	56.592
1/B	48.83	7.762	56.592
2/A	24.107	3.833	27.94
2/B	24.72	3.93	28.65
2/C	24.72	3.93	28.65
2/D	24.107	3.833	27.94
3/A	32.438	5.158	37.596
3/B	32.728	5.262	37.99
3/C	32.438	5.158	37.596
Below 50.0 Sqm - 7 Nos And 50.0 TO 75.0 Sqm. - 2 Nos .			

Area Of Shop :-
Covered :- 42.60 Sqm. Carpet :- 37.888 Sqm.

No Of Car Parking Space :-
Mendatory :- 02 Nos. Proposed :- 02 Nos.

Area Of C. B. - 5.175 Sqm.

Area Of Stair Head Room - 14.025 Sqm.

Area Of O. H. W. R. - 4.95 Sqm.

NOTES AND SPECIFICATION

1. Thk. of all outer walls are 200 mm with 1:6 cement sand mortar.
2. Thk. of all inner walls are 125 mm with 1:4 cement and sand mortar.
3. Width of the chajja 450 mm.
4. 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm Thk. to ceiling.
5. Grade of concrete M-20,Grade of steel Fe-500.
6. All dimension are in mm.

I do certify 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 and the site condition including width of the abutting black top roads 4724 mm & 3658 mm. conforming with the site and it is a buildable site not a tank or filled up tank . It is bounded by boundary wall.

KUSH KUNDU
L. B. S. NO - I / 1412
NAME OF THE L. B. S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect.

SUBHRA DAS
E. S. E. NO - II / 658
NAME OF THE E. S. E.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo - Technical point of view.

BHASKAR JYOTI ROY
G. T. E. NO - I / 50
NAME OF THE G. T. E.

I do hereby undertake with full responsibility that-

1) I shall engage L.B.S & E.S.E during Construction.
2) I shall follow the instruction of L.B.S & E.S.E during Construction of the building (As per B.S.plan)
3) K. M. C. authority will not be responsible for Structural Stability of the building & adjoining structure.
4) If any submitted documents are found to be fake, the K. M. C. authority will revoke the sanction plan.
5) The construction of water reservoir and septic tank will be under the guidance of L. B. S./ E. S. E.
6) During site inspection I was physically present and identified the plot on which plan proposal submitted.

M/S S.S CONSTRUCTION
Represented By Its Proprietor
Susanta Kumar Chakraborty
CONSTITUTED ATTORNEY OF
Mritunjay Karmakar
Shyamal Karmakar
Bimal Karmakar
Lakshmi Karmakar
Nirmal Karmakar
Amal Karmakar
Kamal Karmakar
Parimal Karmakar

NAME OF THE APPLICANT

PROPOSED G+III STORIED (HEIGHT OF THE BUILDING 12.40 M) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES, 2009 AND CIRCULAR NO - 07 OF 2019 - 2020 DATED - 01/11/2019 , AT PREMISES NO-81, BANSDRONI PLACE, KOLKATA-700070, P.S. - BANSDRONI, WARD NO - 113, BOROUGH - XI