

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°28' 05" N	88°22' 50" E	8.0 M
B	22°28'06" N	88°22' 51" 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 us as per Law.

Name of Owner  
 1. SWAPAN BHATTA 2.SAJAL BHATTA  
 Partners, M/S S.S. CONSTRUCTION  
 Being the Constituted Attorney to and on behalf of (SUBRATA KUMAR DAWN)  
 1. SMT. NUPUR DEY, 2. SMT. LEKHA GHOSH (LBS NO. 1064/1)  
 3. SRI. DEBASISH GHOSH Name of the L.B.S

**DECLARATION OF E.S.E.**

Certified with full responsibility that the Structural design & drawings of both foundation and superstructure of the building has been made by me, considering all possible loads including seismic load as per the National Building Code of India and certified that it is safe and stable in all respect. The structural design as per soil test done by MAS of 4, Garfa Road, Kolkata-700075, recommended & signed by Geo-Tech Engineer GAUTOM KUMAR MONDAL (G.T. / II / 16) The Soil test report consider for calculation of structural design.

NAME OF GEO-TECH ENGINEER  
 GAUTOM KUMAR MONDAL  
 G.T. / II / 16 (K.M.C.)

Name of STRUCTURAL ENGINEER  
 (SUBRATA KUMAR DAWN)  
 (E.S.E. NO. 75/II (K.M.C.))

**L.B.S. DECLARATION**

Certified with full responsibility that the building plan has been drawn as per the provisions of the KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting 3.070 m.(Min.) on the North Black top Road confirms with that in the plan and it is a buildable site and not a tank or filled up land. The land is Demarcated by Boundary wall. Signature of the Owner is authenticated by me.

Name of L.B.S  
 (SUBRATA KUMAR DAWN)  
 (L.B.S. NO. 1064/1)

- 09. A). TOTAL REQUIRED CAR PARKING= 3
- B). TOTAL PROVIDED CAR PARKING = 4
- 10. TERRACE AREA = 174.236 SQ.M.
- 11. PARAPET HEIGHT = 1.200 M.
- 12. STAIR HEAD ROOM AREA = 13.510 SQ.M.
- 13. STAIR HEAD ROOM HEIGHT = 2.400 M.
- 14. OVER HEAD TANK = 5.800 SQ.M.
- 15. OVER HEAD TANK BASE HEIGHT = 0.600 M.
- 16. AREA OF CUP-BOARD = 12.15 SQ.M.
- 17. AREA OF LOFT = 17.01 SQ.M.
- 18. TOTAL COMMON AREA = 75.473 SQ.M.
- 19. PARKING AREA = 99.029 SQ.M.
- 20. DEPTH OF THE BUILDING = 14.066 M
- 21. TOTAL GROSS FLOOR AREA INCLUDING EXEMPTED AREA = 698.549 SQ.M.
- 22. LIFT MACHINE ROOM AREA = 5.950 SQ.M.
- 23. LIFT MACHINE ROOM STAIR AREA = 3.000 SQ.M.
- 24. OVER ROOF TOILET AREA = NIL
- 25. TREE COVER AREA = 11.522 SQ.M.
- 26. AREA OF STRIP = 25.033 SQ.M.
- 27. AREA OF LAND AFTER STRIP = 310.615 SQ.M.

**OWNER'S DECLARATION**

We do hereby undertake with full responsibility that-  
 1. We shall engage L.B.S. & E.S.E. during construction.  
 2. We shall follow the instruction of L.B.S. & E.S.E. during Construction of the building(as per 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 & septic tank will be under the guidance of L.B.S. / E.S.E. before starting of building foundation work.  
 6. During inspection plot was identified by me.  
 7. There is no court case pending against this premises.

Name of Owner  
 1. SWAPAN BHATTA 2.SAJAL BHATTA  
 Partners, M/S S.S. CONSTRUCTION  
 Being the Constituted Attorney to and on behalf of  
 1. SMT. NUPUR DEY, 2. SMT. LEKHA GHOSH  
 3. SRI. DEBASISH GHOSH

SHEET- A.dwg 2 OF 2

**BUILDING PERMIT NO. : 2025110374**  
**SANCTION DATE : 27.03.2026**  
**VALID UPTO: 26.03.2031**

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

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

**A STATEMENT OF PLAN PROPOSAL**

- ASSEESSE NO. - 31-110-13-0171-4
- DETAILS OF REGD. DEED OF AMALGAMATION - BOOK NO. - I; VOL. NO. - 1601-2025; PAGES- 24690-24717; BEING NO.- 160100661, YEAR - 2025 ; DATED 24.03.2025; DSR-I, 24 PARGANAS (S).
- DETAILS OF REGD. DEED OF CONVEYANCE - BOOK NO. - I; VOL. NO. - 76; PAGES- 57-63; BEING NO.- 3306, YEAR - 1961 ; DATED 22.04.1961; SUB-REGISTRAR, ALIPORE SADAR.
- DETAILS OF REGD. DED OF PARTITION- BOOK NO. - I; VOL. NO. - 129, PAGE NO. 170-182, BEING NO. 3655, YEAR - 1982 ; DATED 29.04.1982; REGISTRAR OF ASSURANCE, CALCUTTA.
- DETAILS OF REGD. DEED OF CONVEYANCE - BOOK NO. - I; VOL. NO. - 4; PAGE NO. 332-350, BEING NO. 460, YEAR - 1996; DATED 12.03.1996; A.D.S.R., ALIPORE, SOUTH 24- PARGANAS.
- DETAILS OF GIFT - BOOK NO. - IV; VOL. NO. - 38; PAGE NO. 4043-4064, BEING NO. 08865, YEAR -2011; DATED 08.12.2011; A.D.S.R., ALIPORE, WEST BENGAL.
- DETAILS OF REGD. DEED OF CONVEYANCE - BOOK NO. - I; CD VOL. NO. - 5; PAGE NO. 1263-1292, BEING NO. 00838, YEAR - 2014; DATED 12.03.2014; D.S.R.-I, SOUTH 24- PARGANAS.
- DETAILS OF REGD. BOUNDARY DECLARATION - BOOK NO. - I; VOL. NO. - 1601-2025; PAGE NO. 95100-95113, BEING NO. 160102806, YEAR -2025; DATED 03.12.2025; DSR-I, SOUTH 24- PARGANAS.
- DETAILS OF REGD. DEED OF GIFT - BOOK NO. - I; VOL. NO. - 1601-2025; PAGE NO. 95339-95559, BEING NO. 160102807, YEAR -2025; DATED 03.12.2025; DSR-I, SOUTH 24- PARGANAS.
- DETAILS OF POWER OF ATTORNEY - BOOK NO. - IV; VOL. NO. - 1601-2025; PAGE NO. 3275 - 3291, BEING NO. 160100196, YEAR -2025; DATED 15.10.2025; DSR-I, SOUTH 24- PARGANAS.
- i) AREA OF LAND AS PER DEED - 336.585 SQ.M. (05 KA. 00 CH. 23 SFT.)  
 ii) AREA OF LAND AS PER BLLRO - 335.662 SQ.M. (05 KA. 00 CH. 13 SFT.)  
 iii) AREA OF LAND AS PER ASSESSMENT- 336.585 SQM.(05 KA. 00 CH. 23 SFT.)  
 iv) AREA OF LAND AS PER BOUNDARY DECLARATION- 335.648 SQM.(05 KA. 00 CH. 12.915 SFT.)
- NO. OF TENEMENTS - 06 NOS. 75 -100 SQM. - 03 NOS.
- SIZE OF TENEMENT -BELOW 50 SQM. - NIL. ABOVE 100 SQM. - 02 NO.

- AREA OF LAND - 335.648 SQM.
- PERMISSIBLE GROUND COVERAGE (60%) = 201.389 SQM.
- PROPOSED GROUND COVERAGE (51.910 %) = 174.236 SQM.
- TOTAL COVERED AREA = 652.968 SQM.
- F. A. R. PROPOSED = 1.459
- FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m <sup>2</sup>	LIFT DUCT IN m <sup>2</sup>	ACTUAL FLOOR AREA IN m <sup>2</sup>	EXEMPTED AREA		NET FLOOR AREA IN m <sup>2</sup>
				Lift lobby in m <sup>2</sup>	Stair Well in m <sup>2</sup>	
GROUND	130.260	0.00	130.260	2.109	10.800	117.351
FIRST	174.236	2.013	172.223	2.109	10.800	159.314
SECOND	174.236	2.013	172.223	2.109	10.800	159.314
THIRD	174.236	2.013	172.223	2.109	10.800	159.314
TOTAL	652.968	6.039	646.929	8.436	43.200	595.293

**7. TENAMENT AND CAR PARKING CALCULATION**

TENEMENT MARKED	TENEMENT SIZE in m <sup>2</sup>	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m <sup>2</sup>	No of Tenement	No of Car Required
A1	82.784	13.23	96.01	1	1
B1	74.692	11.93	86.62	1	
A2	98.638	15.76	114.40	1	
B2	58.838	9.40	68.238	1	1
A3	69.504	11.10	80.608	1	
B3	87.972	14.05	102.026	1	06
TOTAL					03

**8.CALCULATION OF F.A.R**

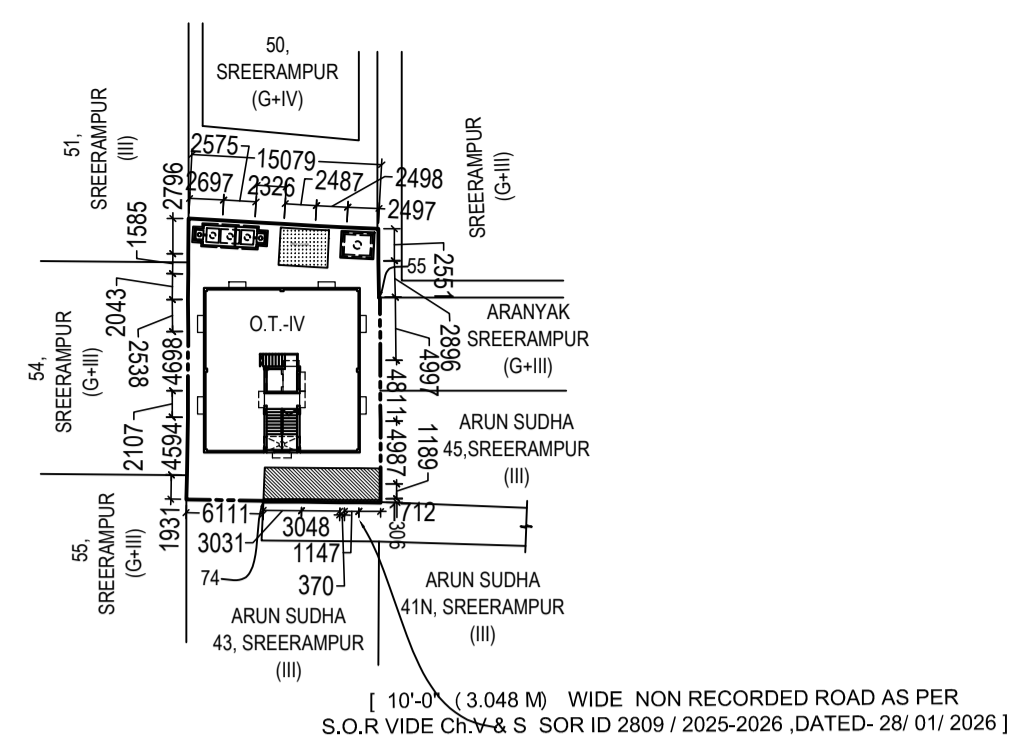
1. NET LAND AREA IN SQ.M	335.648
2. TOTAL REQUIRED CAR PARKING	03
3. TOTAL COVERED CAR PARKING PROVIDED	04
4. TOTAL OPEN CAR PARKING PROVIDED	01
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m <sup>2</sup>	75
6. ACTUAL CAR PARKING AREA EXEMPTED IN m <sup>2</sup>	99.029
7.PERMISABLE F.A.R	1.50
8. PROPOSED F.A.R	1.459

**9. PROPOSED F.A.R**  
 {NET FLOOR AREA (595.293 SQ.M)-PARKING AREA (99.029SQ.M)-1% OF NET COVERED AREA OR SERVICE AREA (6.47 SQ.M)-ENTRANCE LOBBY ( 0 SQ.M.) /LAND AREA(335.662 SQ.M)} =1.459

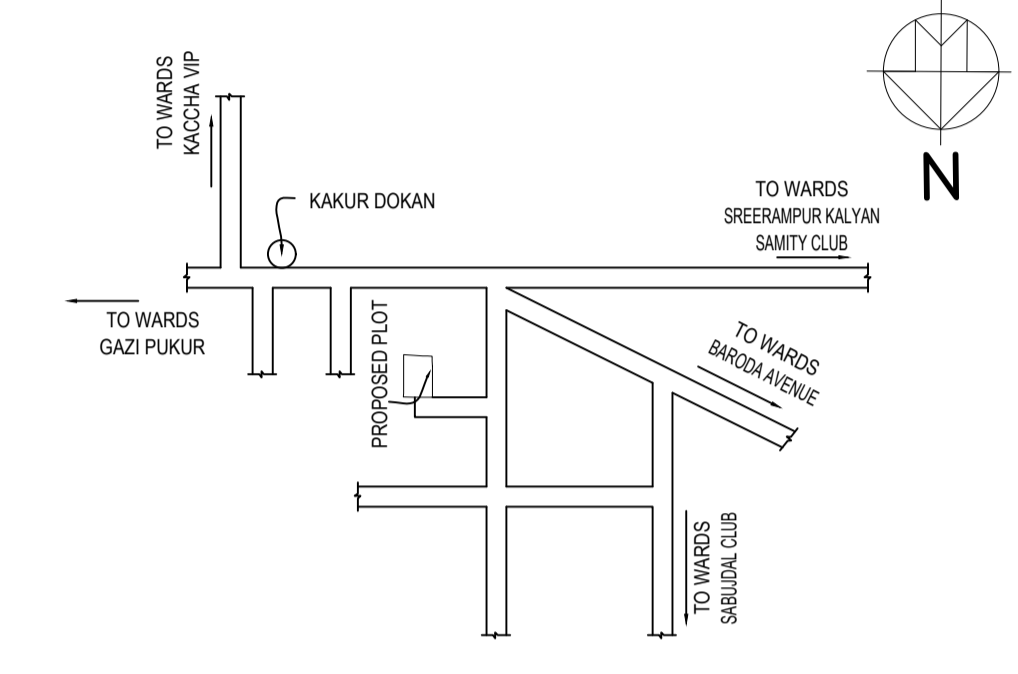
- NOTES**
- UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN MM.
  - 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.
  - 200 TH. OUTER WALL WITH (1:6) MORTER AND 75/125 TH. PARTITION WALL WITH (1:4) MORTER.
  - 75MM SCREED CONCRETE WILL BE PROPER WATER PROOFING COMPOUND OVER 100 MM THK. ROOF.
  - ALL CEILING AND R.C.C. PLASTER 12 mmTH. WITH (1:4) MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) MORTAR.
  - ALL STEEL GRADE IS Fe 500.
  - ALL CONCRETE GRADE IS M20.
  - ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
  - ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMENDATION.
  - MARBLE FLOORING WILL BE PROVIDED.
  - CON. CERTIFICATE MEMO NO. - 17/69-71/BL & LRO/Kol/Date 03.01.2025
  - BLLRO L.R. R.O.R. SL. NO- 1630028

**SCALE - 1 : 100**  
 (UNLESS OTHER WISE NOTED)

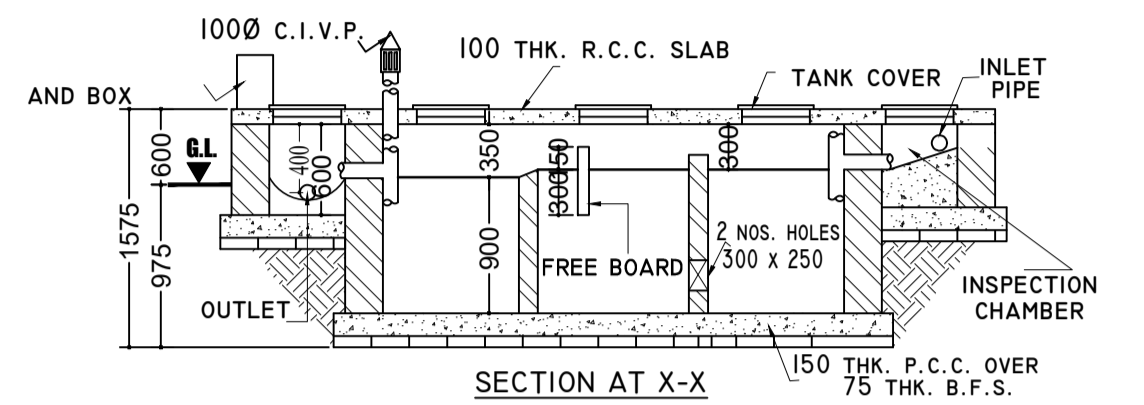
PROPOSED PLAN OF G+3 STORIED ( 12.475 M. BUILDING HEIGHT) RESIDENTIAL BUILDING U/S -393 A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 ALONG WITH NOTIFICATION NO- 597/ UDMA- 15011 ( 24 ) /12 /2023-LS- MA SEC. KOLKATA DATED 14 /08 / 2025 AT PREMISES NO.- 87, SREERAMPORE NORTH UNDER THE K.M.C. WARD NO.- 110, BOROUGH NO.- XI, P.S.- PATULI, KOLKATA-700084 UNDER KOLKATA MUNICIPAL CORPORATION.



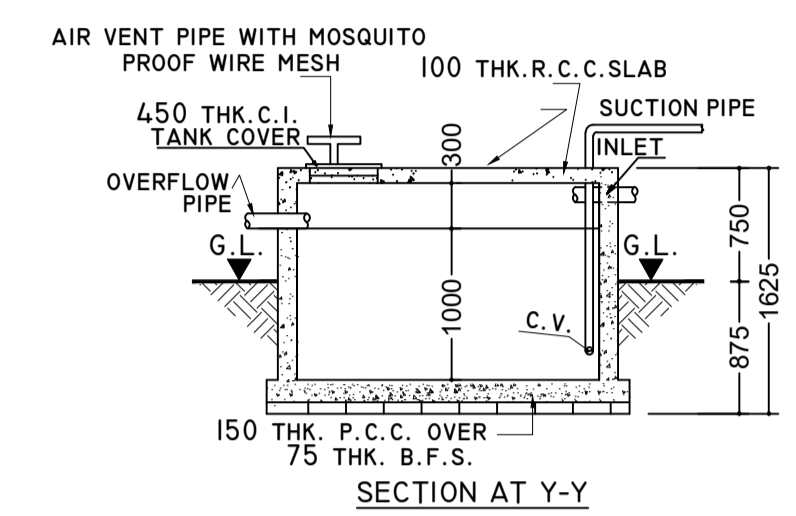
**SITE PLAN**  
 SCALE-1:600



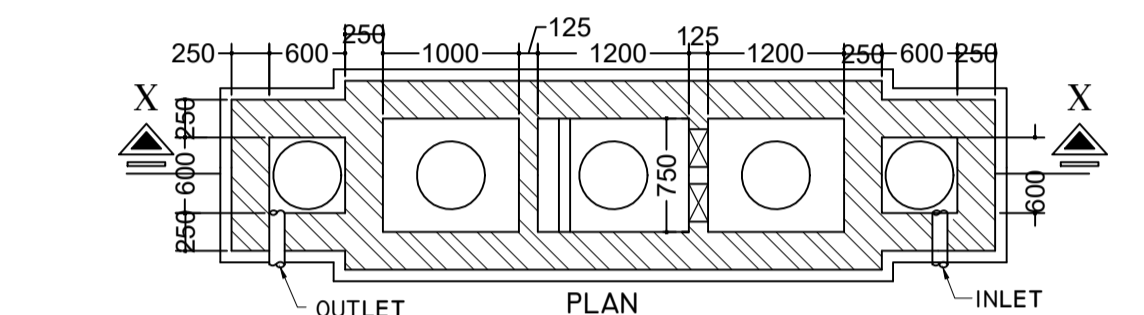
**LOCATION PLAN**  
 SCALE-1:4000



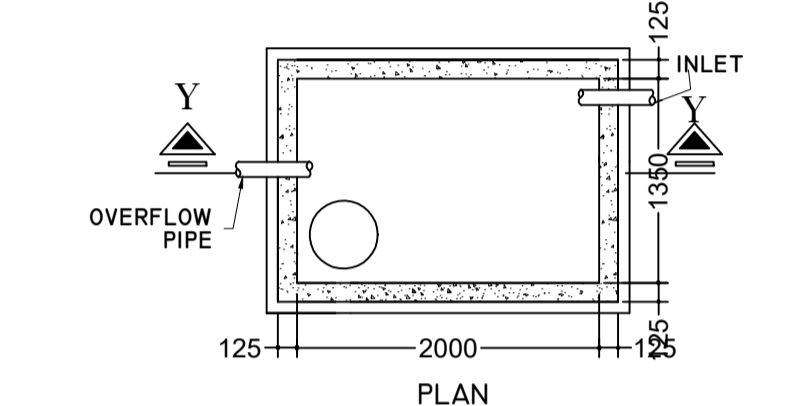
**SECTION AT X-X**



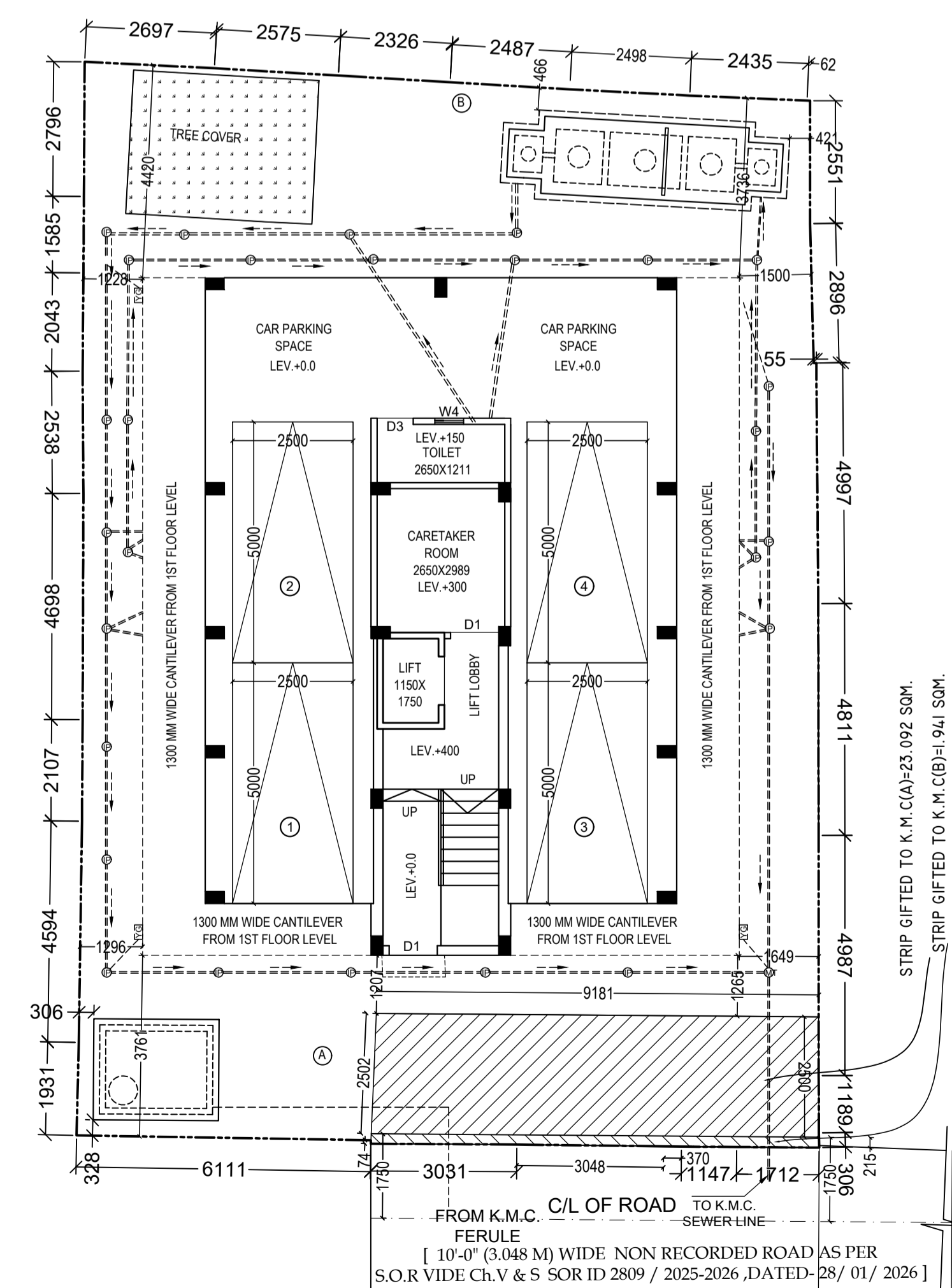
**SECTION AT Y-Y**



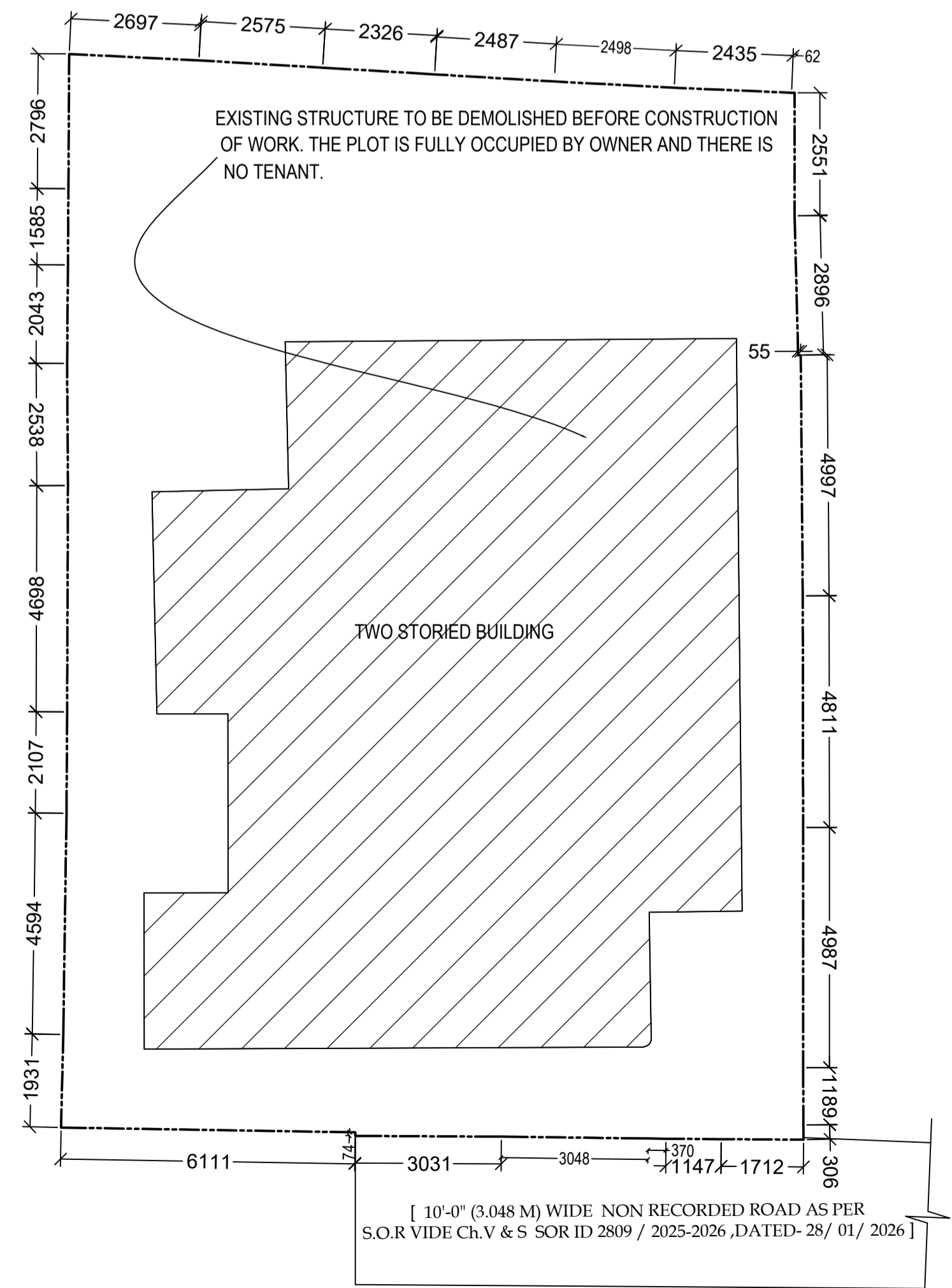
**DETAILS OF SEPTIC TANK**  
 30 USERS  
 SCALE= 1:50



**DETAILS OF SEMI U/G WATER RESERVOIR**  
 SCALE= 1:50  
 CAP. = 2700 LTRS.



**PROPOSED GROUND FLOOR PLAN**  
 SCALE-1:100



**EXISTING STRUCTURE PLAN**  
 SCALE-1:100