

FRONT SIDE ELEVATION

SCHEDULE OF DOORS & WINDOWS

MKD.	HEIGHT	WIDTH
D	2100	1000
D1	2100	900
D2	2100	750
W1	1200	2000
W2	1200	1500
W3	1200	1050
W4	600	750
W5	1200	750

NOTES

- (a) ALL DIMENSIONS ARE IN MM.
- (b) ALL EXTERNAL WALLS ARE 200 TH. OTHERWISE SPECIFIED
- (c) ALL INTERNAL WALLS ARE 125 & 75 TH.
- (d) GRADE OF STEEL : Fe500
- (e) GRADE OF CONCRETE : M20
- (f) OTHER SPECIFICATIONS HAS BEEN FOLLOWED AS PER N.B.C.

Part - A

1.a) ASSESSEE NO.- 31-109-08-6080-3.

2. NAME OF THE OWNERS :- SRI BIMAL ROY AND SRI SUSANTA SARKAR
 NAME OF THE APPLICANT :- SRI SUDIP KUMAR MANDAL PROPRIETOR OF "BINAYAK GROUPS" AND C.A. OF SRI BIMAL ROY AND SRI SUSANTA SARKAR

3.a) DETAILS OF REGISTERED DEED :-
 I). Book- 1, Vol.-1604-2022, Page- 378476 to 378502, Being no- 160412913, in the year 2022, DSR IV, ALIPORE, SOUTH 24 PGS DATE- 10/11/2022.

3.b) DETAILS OF REGISTERED BOUNDARY DEC. :-
 I). Book- 1, Vol.-1604-2025, Page-21877 to 21890, Being no- 160400771, in the year 2025, D.S.R.-IV, SOUTH 24 PARGANAS, DATE- 27/01/2025.

3.c) DETAILS OF REGISTERED P.O.A :-
 I). Book- 1, Vol.-1604-2024, Page-215298 to 215324, Being no- 160406842, in the year 2024, DSR IV, ALIPORE, SOUTH 24 PGS DATE- 01/07/2024.

3.d) DETAILS OF K.M.C. Mutation Certificate-
 CASE NO- O/109/02-12-2024/57136, DATE- 03-12-2024.

3.e) DETAILS OF B.L. & L.R.O. Conversion:-
 Memo No- 51A(C)/56/2155/P/24 DATE- 14-06-2024, Vide Case No 56/2024
 Memo No- 51A(C)/56/2156/P/24 DATE- 14-06-2024, Vide Case No 56/2024
 Beel Maschas to Bastu.

3.f) NOC From Jadavpur Co-operative Land & Housing Society Ltd. Dated 29.06.2017

Part - B

1. Area of Land-
 As Per Title Deed = 234.114 Sqm. (3 K-08 CH-00 SFT)
 As per Assessment Record and Physical Measurement = 234.114 Sqm.
 As per BL & LRO = 0.0574 Acre.
2. Permissible Ground Coverage: = 137.781 Sqm (58.863 %)
3. Proposed Ground Coverage: = 137.424 Sqm (58.105 %)
4. Permissible F.A.R = 2.00
5. Proposed F.A.R = 496.600-50.00 / 234.114 = 1.908

6. Proposed Area :-

	Total floor Area	Lift Well	Stair Area	Lift Lobby	Net Area
Gr. Floor	137.424 Sq.m.		9.955	2.059	125.410
1st Floor	137.424 Sq.m.	1.680	9.955	2.059	123.730
2nd Floor	137.424 Sq.m.	1.680	9.955	2.059	123.730
3rd Floor	137.424 Sq.m.	1.680	9.955	2.059	123.730
Total	549.696 Sq.m.	5.040	39.820	8.236	496.600

7. Parking Calculation :-

Tenement Size	No. of Tenement	Req. no. of Car Parking
81.193	3	1
62.214	3	
CARPET AREA OF SHOP= 35.405 SQM.		1

8. Nos. of Parking Required = 2 No.
9. Nos. of Parking Provided = 3 No.
10. Permissible Parking Area = 50 Sqm.
11. Actual Area of Parking Provided = 74.168 Sqm.
12. Stair Covered area = 11.995 Sqm.
13. Roof Tank Area = 5.820 Sqm
14. MRL Lift Area = 5.391 Sqm
15. Shop Area Grass = 40.265 Sqm
16. Shop Area Carpet = 35.405 Sqm
17. Depth of The Building = 11.150 m
19. Additional Area For Fees = 29.761 Sqm
20. Tree Cover Area = 2.00 Sqm

21. Loft and C.B. area:-

Floor	Loft	C.B.
Gr. floor	NIL	NIL
1st floor	1.425	2.700
2nd floor	1.425	2.700
3rd floor	1.425	2.700
Total	4.275	8.100

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

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PERPROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 7.620 M WIDE BLACKTOP ROAD ON THE WESTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS WITHIN 500 M FROM THE C.L OF E.M. BY-PASS.

* THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Name of LBS
 SRI BIJOY SARKAR
 L.B.S No.- 1/1515

E.S.E. DECLARATION :

THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & SUPER STRUCTURE 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.
 SOIL TESTING HAS BEEN DONE BY "GLOBE TECH" OF KUSUMBA SAHA PARA, NARENDRAPUR, SONARPUR, KOLKATA - 700 150.

Sri Kallol Kumar Ghoshal
 E.S.E-1/261
 Name of Structural Engineer

GEO-TECHNICAL ENGINEER'S DECLARATION:

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Name of Geo- Technical Engineer
 Sri Samiran Mukherjee
 GTE NO -G.T/140(K.M.C)

OWNER'S DECLARATION :

- 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 INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.
 - 3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR 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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- *THE PLOT OF LAND IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

NAME OF APPLICANT
 SRI SUDIP KUMAR MANDAL PROPRIETOR
 OF "BINAYAK GROUPS" AND C.A. OF SRI BIMAL ROY AND SRI SUSANTA SARKAR

ALL DIMENSIONS ARE IN MILLIMETRE.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.350 M. U/S-393 A OF K.M.C ACT 1980 AND AS PER BUILDING RULE 2009 AT PREMISES NO -3031, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099. AT R.S. & L.R. DAG NO- 83, R.S. KHATIAN NO-101, L.R. KHATIAN NO- 2906 & 2907, MOUZA- NAYABAD, J.L.NO-25, TOUZI NO- 56, P.S.- PURBA JADAVPUR.

NAME OF PLUMBER
 SRI UTPAL KUMAR BANERJEE
 P.L. NO- 1530, DATED- 30-06-2023

BUILDING PERMIT NO :- 2025120023

DATE :- 21-APR-25

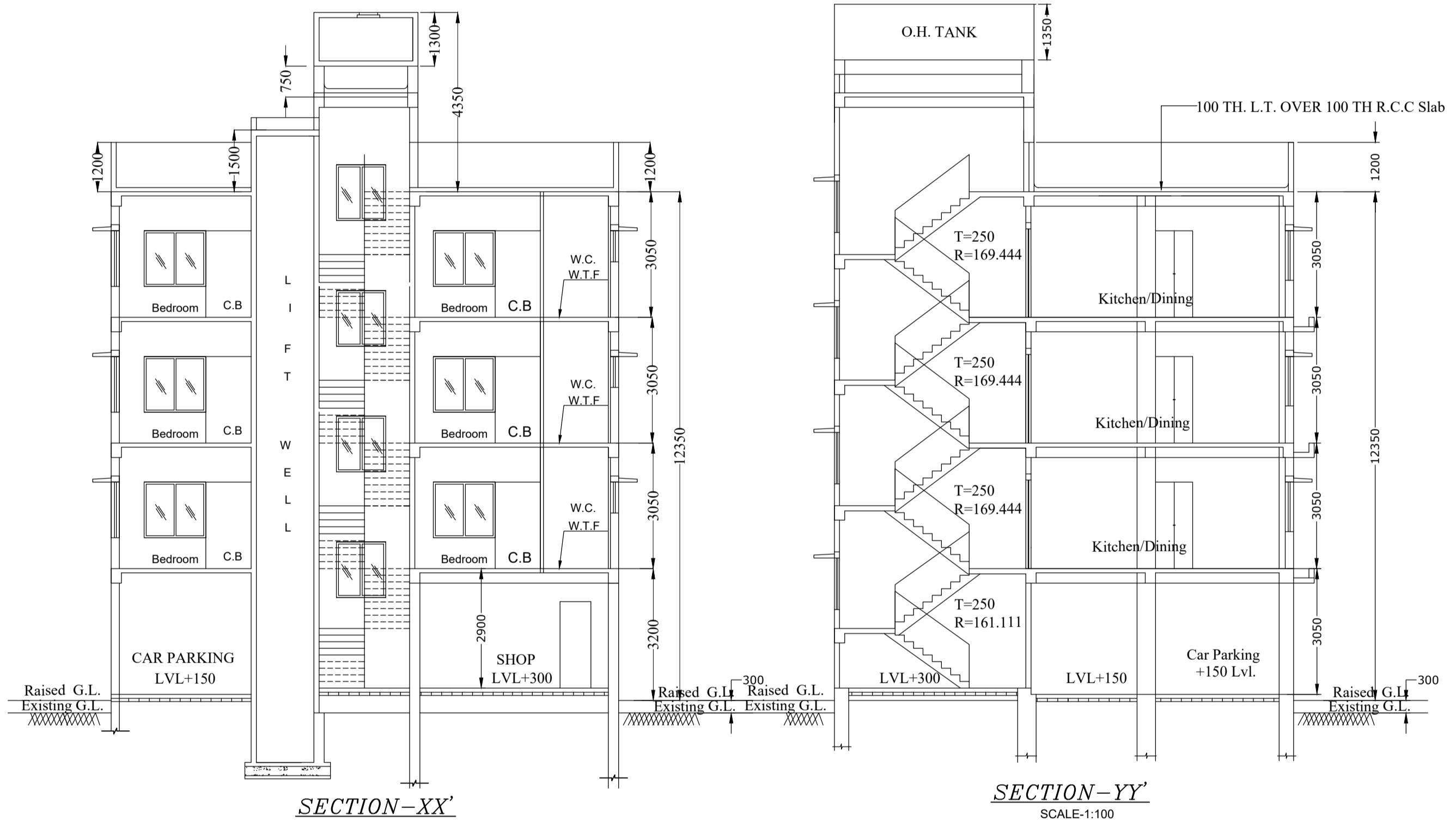
VALID UP TO :- 20-APR-30

DIGITAL SIGNATURE OF A.E.

- SCALE
- 1:50
 - 1:100
 - 1:600
 - 1:4000

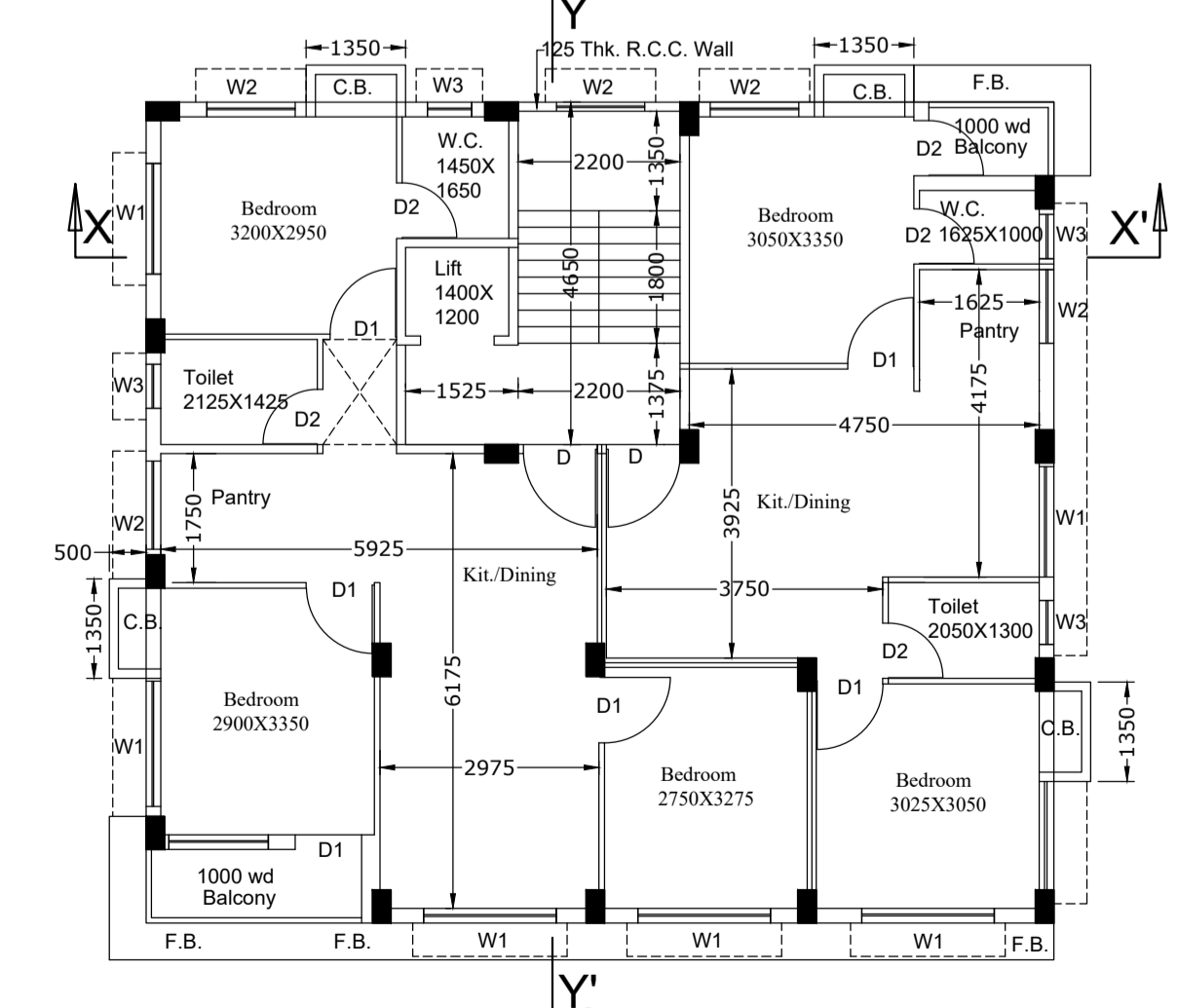


NOT APPLICABLE
 DIGITAL SIGNATURE OF E.E.



SECTION-XX'
 SCALE-1:100

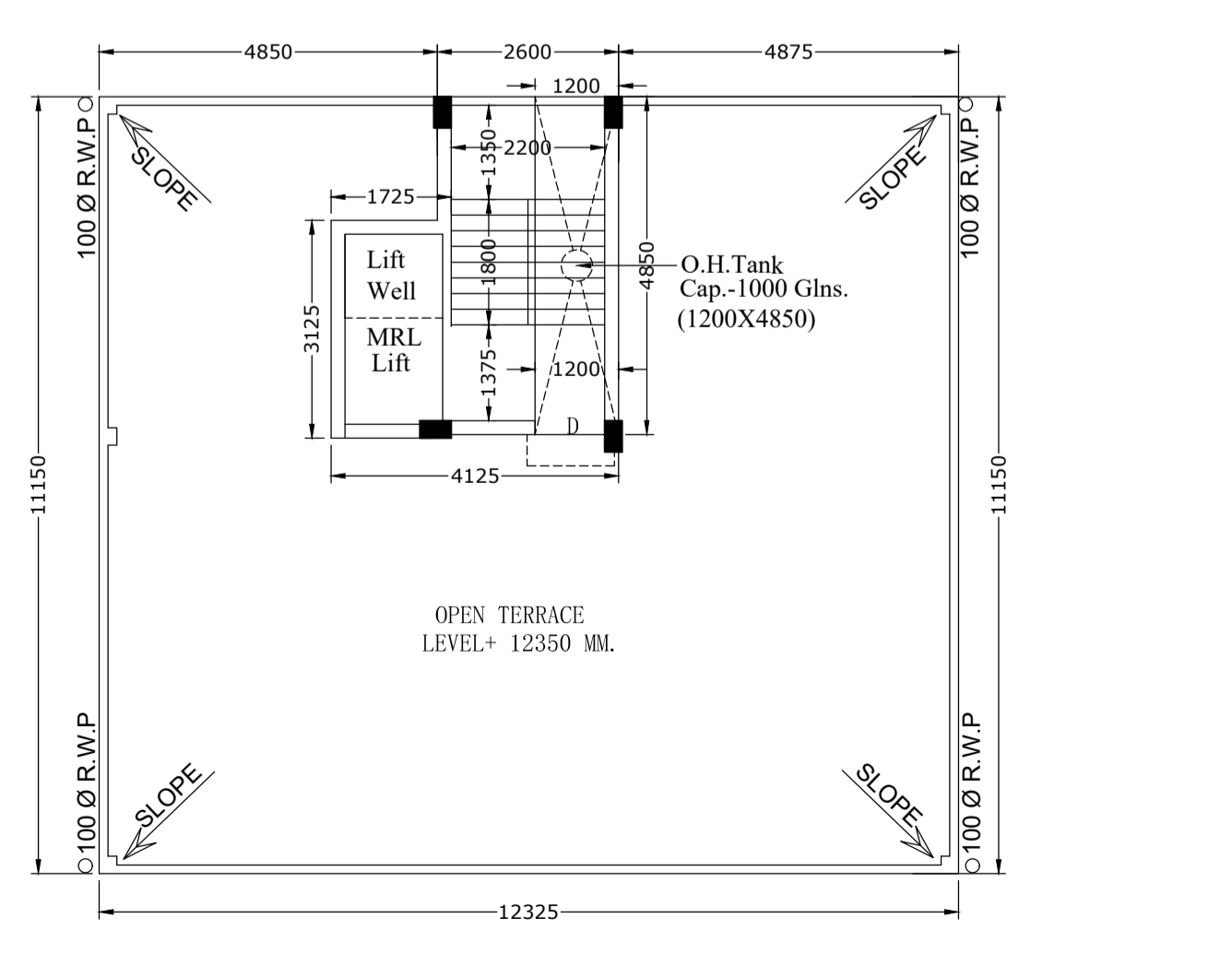
SECTION-YY'
 SCALE-1:100



TYPICAL FLOOR PLAN

(1ST,2ND,3rd)

Scale-1:100



ROOF PLAN

Scale-1:100

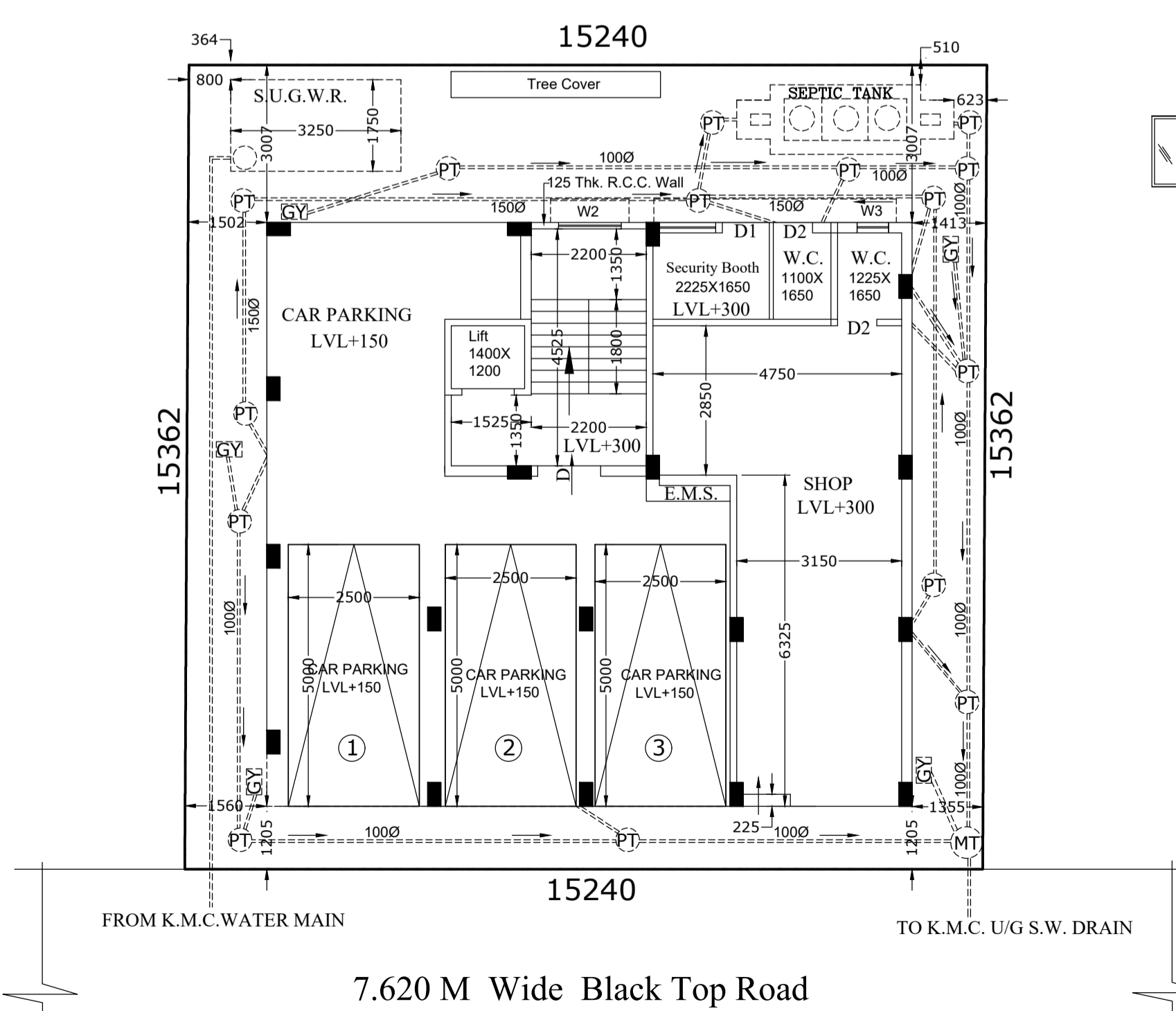
Permissible Height in reference to CCZM issued by AAI :- 33 M.
Co-ordinate in WGS 84 and Site Elevation (AMSL):-

Reference Points marked in the Site Plan of the Proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
A- Front Side (Marked in site Plan)	22° 29' 09"	88° 23' 26"	5.00 M
B- Back Side (Marked in site Plan)	22° 29' 09"	88° 23' 26"	5.00 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.

SRI SUDIP KUMAR MANDAL PROPRIETOR OF "BINAYAK GROUPS" AND C.A. OF SRI BIMAL ROY AND SRI SUSANTA SARKAR
 NAME OF APPLICANT

Name of LBS
 SRI BIJOY SARKAR
 L.B.S No.- 1/1515



GROUND FLOOR PLAN

Scale-1:100

7.620 M Wide Black Top Road