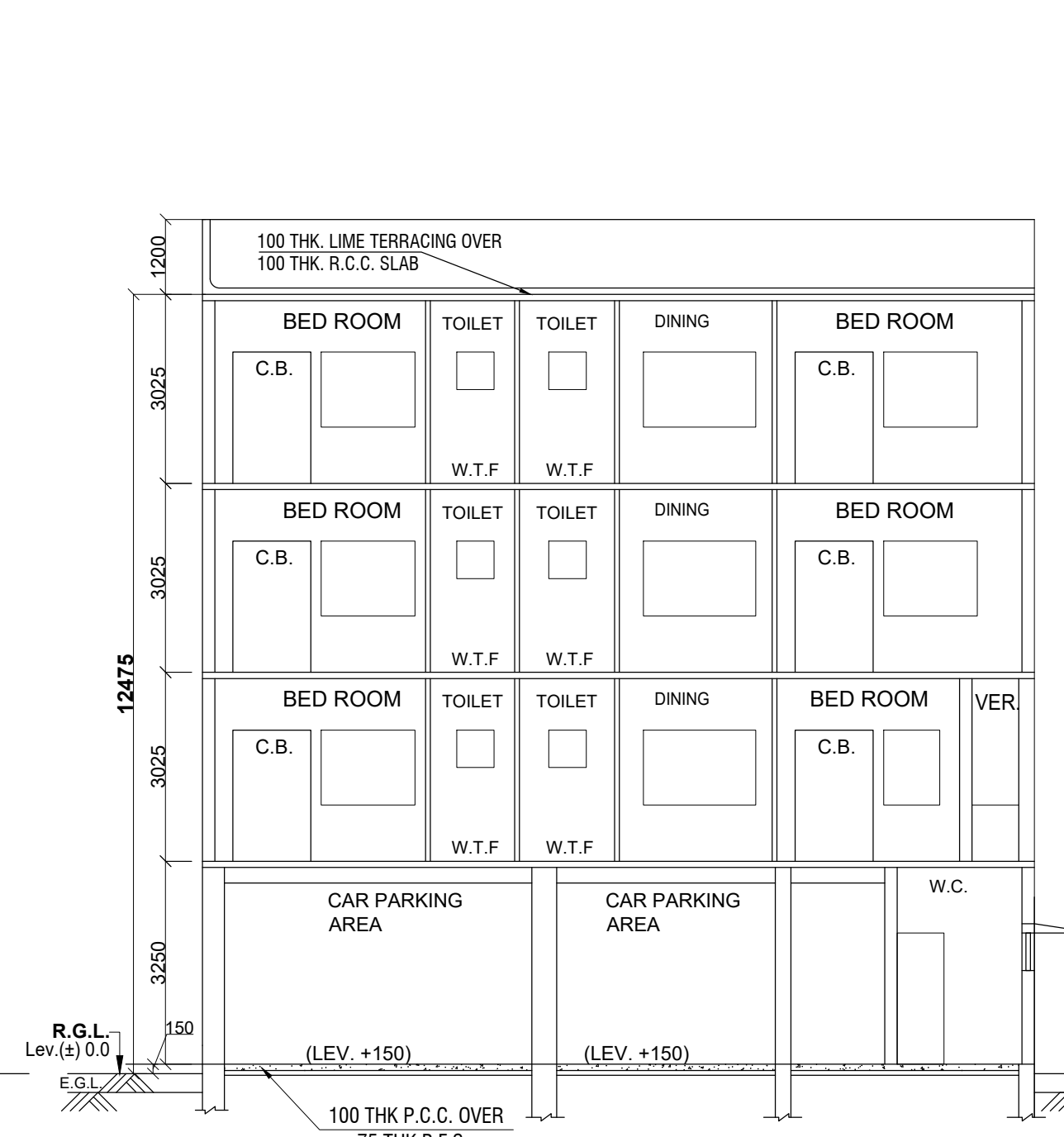
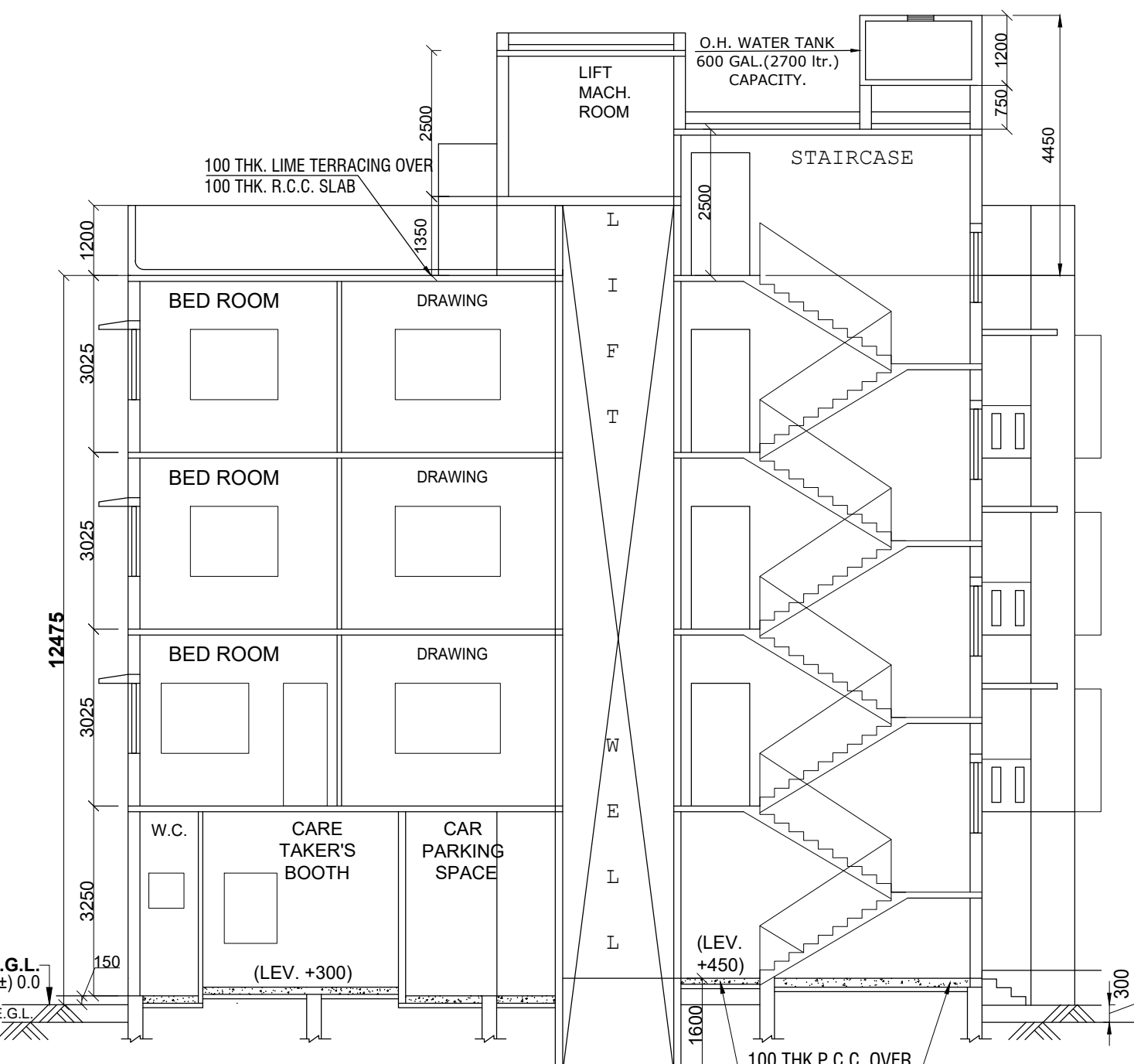




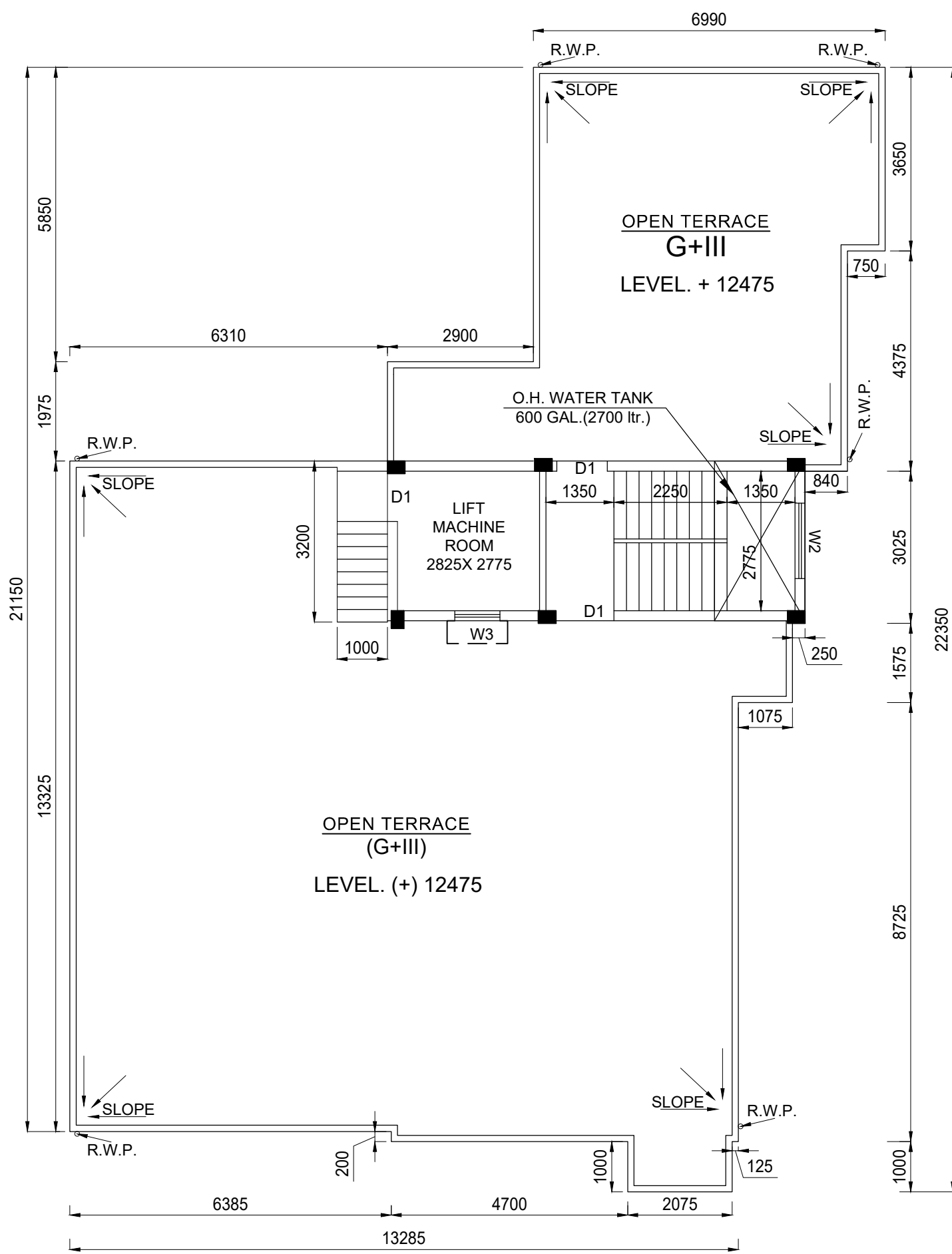
FRONT ELEVATION



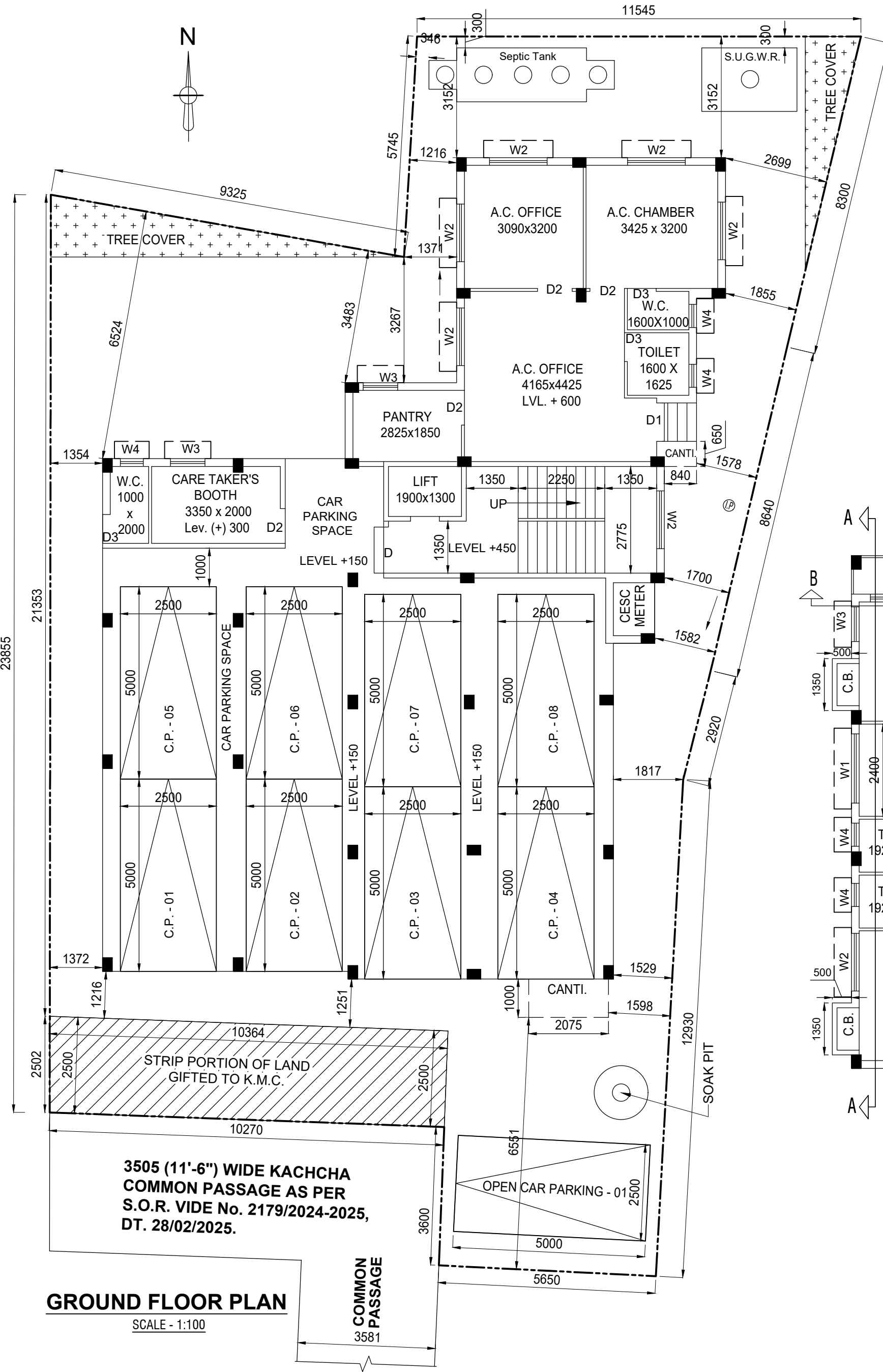
SECTION - "A-A"



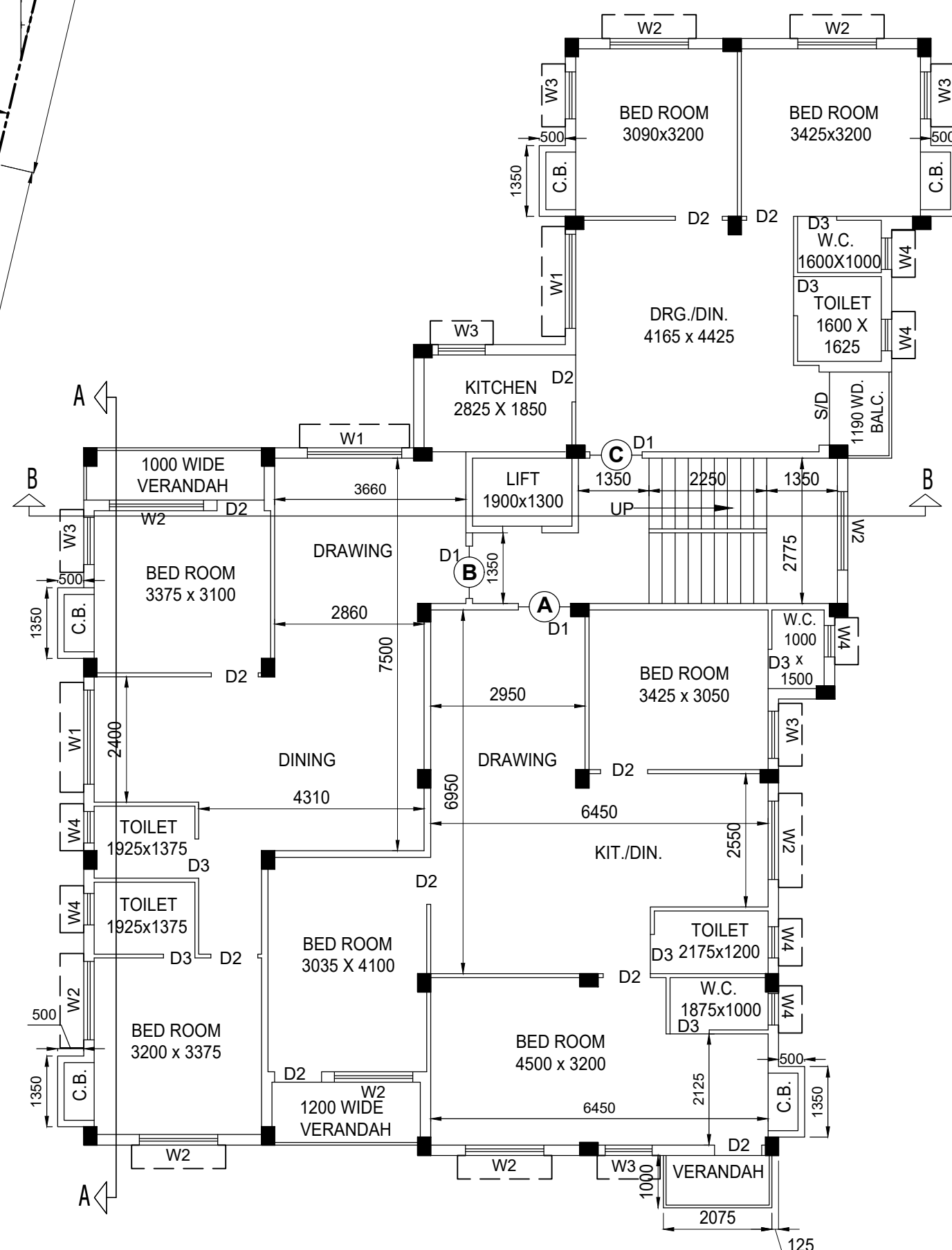
SECTION - "B-B"



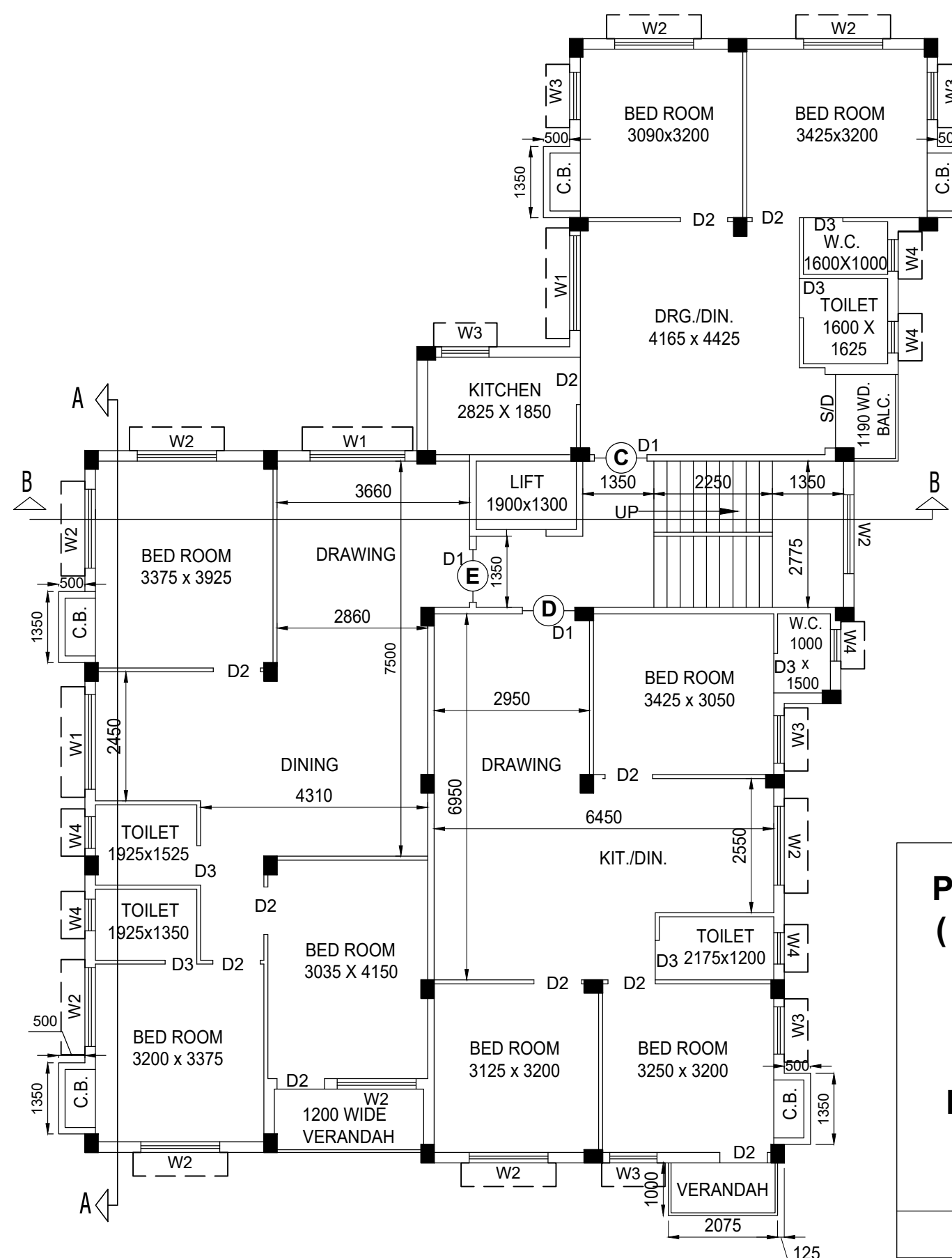
ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND AND THIRD FLOOR PLAN

PROPOSED G + III STORIED RESIDENTIAL BUILDING PLAN
(U/S 393A OF K.M.C. ACT. 1980 & AS PER BUILDING RULE 2009) AT PREMISES No. - 220, GARFA MAIN ROAD, UNDER K.M.C., WARD No. - 106, BOROUGH No. - XII IN MOUZA - GARFA, J.L. No. - 19, R.S. AND L.R. DAG No. - 878, R.S. KHATIAN No. - 177 CORRESPONDING TO L.R. KHATIAN Nos. - 3189, 3190, 3191, 3202, P.S. - GARFA

PLAN CASE No. (CAF I.D.) : 2024120597

SHEET No. : 1 of 2

B.P. No. : 2025120030 DATE : 23-APR-25 VALID UP TO : 22-APR-30

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-XII

DIGITAL SIGNATURE OF E.E.(C)/Bldg./Br.-XII

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. : 31 - 106 - 02 - 0716 - 5

2. NAME OF THE APPLICANT :

3. NAME OF THE OWNERS :

1. Smt. ALPANA SAFUI,
2. Sh. ABIRLAL SAFUI,
3. Smt. SUBARNA SAFUI,
4. Smt. SUMANA SAFUI.

DETAILS OF L.R. PARCHA IDN : 1630019, KHATIAN No. : 3202, COPY No. : 10684, Date : 10/09/2024
IDN : 1630019, KHATIAN No. : 3191, COPY No. : 10174, Date : 02/09/2024
IDN : 1630019, KHATIAN No. : 3190, COPY No. : 10179, Date : 02/09/2024
IDN : 1630019, KHATIAN No. : 3189, COPY No. : 10170, Date : 02/09/2024

Conversion Certificate Memo No. : 17 / 3540 / BLRRO / KOL. Dt. 30/10/2024
(Shall to Bastu) Memo No. : 17 / 3541 / BLRRO / KOL. Dt. 30/10/2024
Memo No. : 17 / 3542 / BLRRO / KOL. Dt. 30/10/2024
Memo No. : 17 / 3543 / BLRRO / KOL. Dt. 30/10/2024

K. M. C. Mutation Certificate Case No. : U/1/106/108-01-2025/3014, Dated : 27/01/2025
Declaration before 1st. Class Judicial Magistrate (10th), Alipore, reg. legal heirs, vide No. 53637, dt. 21/08/2024.

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA-1 33.00 M. SCHEDULE DOORS & WINDOWS

REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84	SITE ELEVATION (AMSL)	TYPE	WIDTH	HT.
"A"	22° - 30' - 4.2" N 88° - 23' - 5.6" E	7.00 M	D1	1000	2100
"B"	22° - 30' - 4.2" N 88° - 23' - 5.6" E		D2	500	2100
"C"	22° - 30' - 4.2" N 88° - 23' - 5.6" E		D3	750	2100
"D"	22° - 30' - 4.2" N 88° - 23' - 5.6" E		D4	1000	2100

4. DETAILS OF REGD. COMM. PASS. DECLARATION : BOOK No. : I VOL. No. : 1604-2025 PAGES : 2198 to 21816 BEING No. : 160400783

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

4. DETAILS OF REGD. DEED :

BOOK No. : I VOL. No. : 82 PAGES : 194 to 200 BEING No. : 3427

DATE : 24/06/1983 REGD. AT : S.R. ALIPORE 24 PARGANAS

4. DETAILS OF REGD. STRIP OF LAND :

BOOK No. : I VOL. No. : 1604-2025 PAGES : 21783 to 21795 BEING No. : 160400785

DATE : 27/01/2025 REGD. AT : D.S.R.-IV SOUTH 24 PARGANAS

4. DETAILS OF REGD. POWER OF ATTORNEY :

BOOK No. : I VOL. No. : 1604-2025 PAGES : 12266 to 12281 BEING No. : 160400333

DATE : 14/01/2025 REGD. AT : D.S.R.-IV SOUTH 24 PARGANAS

PART - B

1. AREA OF LAND

a) As per title deed (7K-4Ch-05Sq.M.) : 484.950 Sq.M.
b) As per boundary declaration : 482.425 Sq.M.

2. PERMISSIBLE GR. COV. : 50.586% = 244.039 Sq.M.
3. PROPOSED GR. COV. : 50.586% = 243.906 Sq.M.

6. AREA OF STRIP PORTION OF LAND : 25.792 Sq.M.

Floor	Total floor Area	Stair Well	Lift Well	Net Built Up Area	Total Exempted Area	Net Floor Area
Ground Floor	241.285 Sq.M.	13.568 Sq.M.	2.734 Sq.M.	224.983 Sq.M.	224.983 Sq.M.	224.983 Sq.M.
1st floor area	243.906 Sq.M.	0.169 Sq.M.	2.470 Sq.M.	241.267 Sq.M.	224.985 Sq.M.	224.985 Sq.M.
2nd floor area	243.906 Sq.M.	0.169 Sq.M.	2.470 Sq.M.	241.267 Sq.M.	224.985 Sq.M.	224.985 Sq.M.
3rd floor area	243.906 Sq.M.	0.169 Sq.M.	2.470 Sq.M.	241.267 Sq.M.	224.985 Sq.M.	224.985 Sq.M.
4th floor area	243.906 Sq.M.	0.169 Sq.M.	2.470 Sq.M.	241.267 Sq.M.	224.985 Sq.M.	224.985 Sq.M.
Total	973.003 Sq.M.	0.507 Sq.M.	7.410 Sq.M.	965.086 Sq.M.	965.086 Sq.M.	965.086 Sq.M.

6. PROPOSED AREA :

6. PARKING PARKING PROVIDED :

A) No. of parking provided : Cov. : Eight (8) Open. : One (1)

C) Perm. area for parking : Ground floor = 5 Nos. x 25 Sq.M. = 125.0 Sq.M.

D) Actual area of parking provided :

a) Ground floor = 147.998 Sq.M.
b) Basement = NIL

E) Actual No. of parking Required : FIVE (5)

7) Permissible F.A.R. : 1.75

8) Proposed F.A.R. : (899.878 - 125)/482.425 = 1.606

TOTAL CARPET AREA OF OFFICE : 51.284 Sq.M.

9. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR LOFT CUPBOARD LEDGE/TEND

Ground floor - 3.375 Sq.M.

2nd floor - 3.375 Sq.M.

3rd floor - 3.375 Sq.M.

4th floor - 3.375 Sq.M.

TOTAL - 10.125 Sq.M.

10. HEREBY DECLARE 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 of the building (as per B.S. plan).

3. K.M.C. authority will not be responsible for structural stability of the building & adjoining structures.

4. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.

5. The construction of S.U.G.Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.

6. The plot is identified by me/us during Departmental inspection.

7. This is a solid land and not a filled up land.

8. The land and structure is fully occupied by me/us and there is no tenent.

9. I shall engage L.B.S. & E.S.E. during construction.

10. I shall follow the instructions of L.B.S. & E.S.E. during construction of the building (as per B.S. plan).

11. K.M.C. authority will not be responsible for structural stability of the building & adjoining structures.

12. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.

13. The construction of S.U.G.Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.

14. The plot is identified by me/us during Departmental inspection.

15. This is a solid land and not a filled up land.

16. The land and structure is fully occupied by me/us and there is no tenent.

17. I shall engage L.B.S. & E.S.E. during construction.

18. I shall follow the instructions of L.B.S. & E.S.E. during construction of the building (as per B.S. plan).

19. K.M.C. authority will not be responsible for structural stability of the building & adjoining structures.

20. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.

21. The construction of S.U.G.Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.

22. The plot is identified by me/us during Departmental inspection.

23. This is a solid land and not a filled up land.

24. The land and structure is fully occupied by me/us and there is no tenent.

25. I shall engage L.B.S. & E.S.E. during construction.

26. I shall follow the instructions of L.B.S. & E.S.E. during construction of the building (as per B.S. plan).

27. K.M.C. authority will not be responsible for structural stability of the building & adjoining structures.

28. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.

29. The construction of S.U.G.Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.

30. The plot is identified by me/us during Departmental inspection.

31. This is a solid land and not a filled up land.

32. The land and structure is fully occupied by me/us and there is no tenent.

THIS IS TO BE CERTIFIED WITH FULL RESPONSIBILITY THAT :-

1. The building plan has been drawn as per the K.M.C. BUILDING RULES 2009, as amended from time to time, and the site conditions including the width of the abutting roads (black top) conform with the plan which has been measured and verified by me.

2. Presently the premise appears to be a buildable site and not a tank or a filled up tank.

3. The land is bounded & bounded by boundary walls.

4. The plot is beyond 500 Mts. from the CL of E. M. By Pass.

5. The construction of semi under ground water reservoir will be completed before starting of building foundation work.

6. The plot is identified by me/us during Departmental inspection.

7. This is a solid land and not a filled up land.

8. The land and structure is fully occupied by me/us and there is no tenent.

9. I shall engage L.B.S. & E.S.E. during construction.

10. I shall follow the instructions of L.B.S. & E.S.E. during construction of the building (as per B.S. plan).

11. K.M.C. authority will not be responsible for structural stability of the building & adjoining structures.

12. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.

13. The construction of S.U.G.Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.

14. The plot is identified by me/us during Departmental inspection.

15. This is a solid land and not a filled up land.

16. The land and structure is fully occupied by me/us and there is no tenent.

17. I shall engage L.B.S. & E.S.E. during construction.

18. I shall follow the instructions of L.B.S. & E.S.E. during construction of the building (as per B.S. plan).

19. K.M.C. authority will not be responsible for structural stability of the building & adjoining structures.

20. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.

21. The construction of S.U.G.Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.

22. The plot is identified by me/us during Departmental inspection.

23. This is a solid land and not a filled up land.

24. The land and structure is fully occupied by me/us and there is no tenent.

25. I shall engage L.B.S. & E.S.E. during construction.

26. I shall follow the instructions of L.B.S. & E.S.E. during construction of the building (as per B.S. plan).

27. K.M.C. authority will not be responsible for structural stability of the building & adjoining structures.

28. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.

29. The construction of S.U.G.Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.

30. The plot is identified by me/us during Departmental inspection.

31. This is a solid land and not a filled up land.

32. The land and structure is fully occupied by me/us and there is no tenent.

33. I shall engage L.B.S. & E.S.E. during construction.

34. I shall follow the instructions of L.B.S. & E.S.E. during construction of the building (as per B.S. plan).

35. K.M.C. authority will not be responsible for structural stability of the building & adjoining structures.