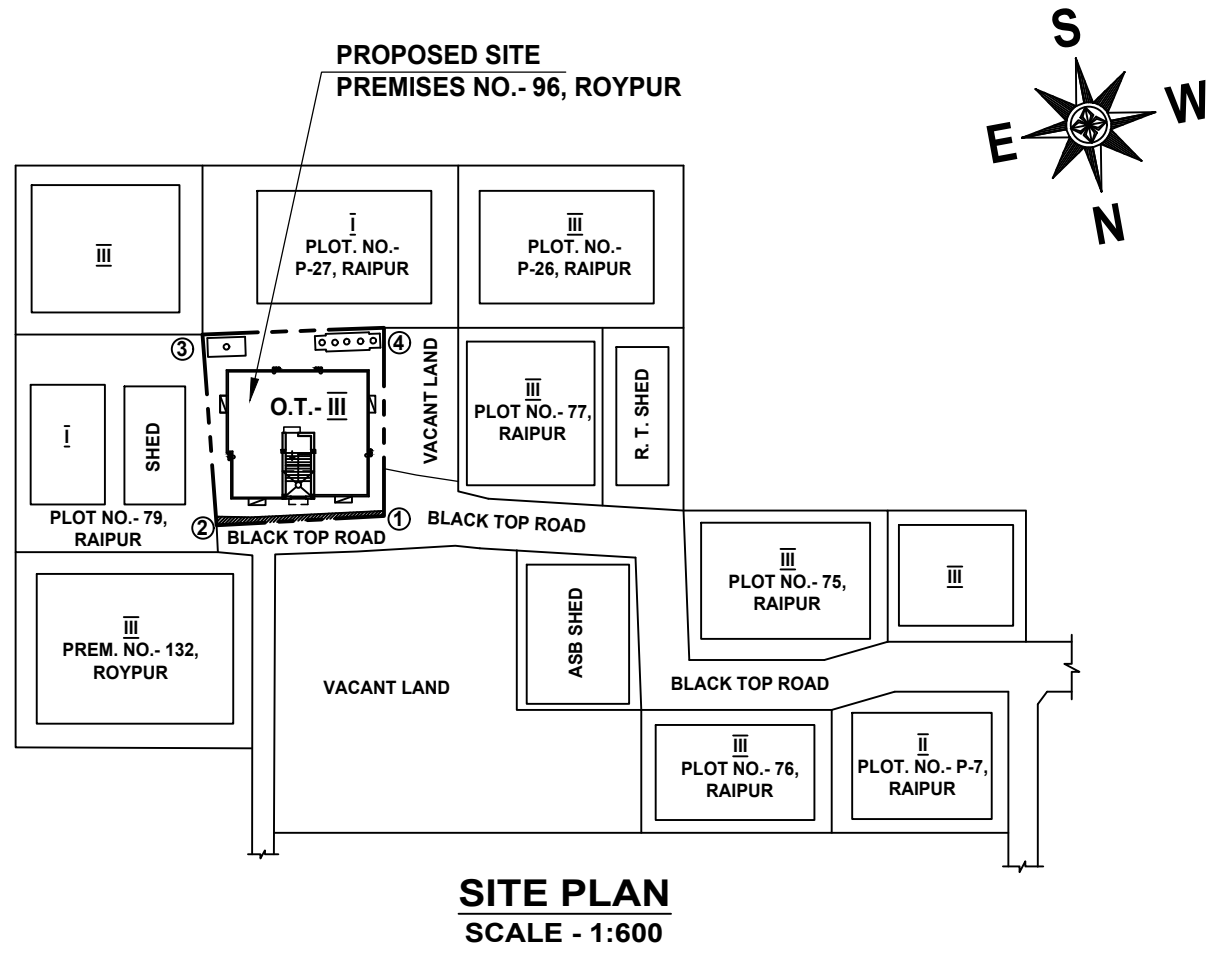
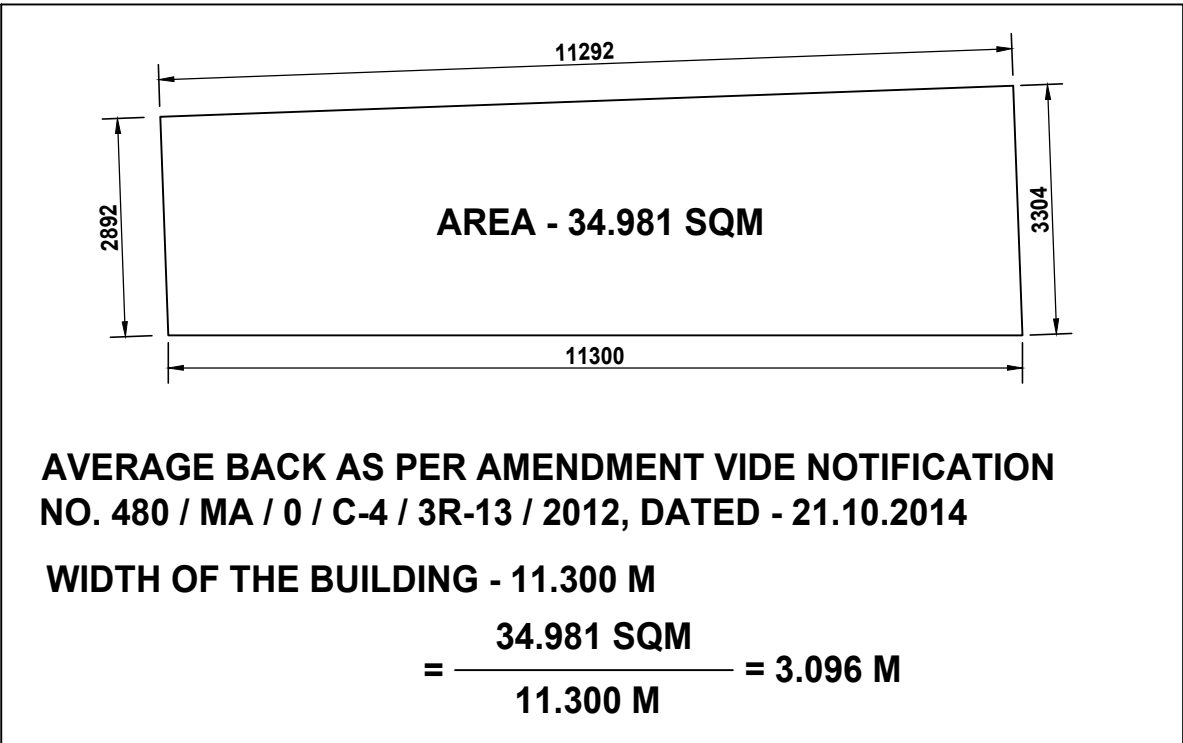


PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22°28'32"	88°22'39"	5.0 M.
2	22°28'31"	88°22'39"	5.0 M.
3	22°28'32"	88°22'40"	5.0 M.
4	22°28'31"	88°22'40"	5.0 M.
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.			

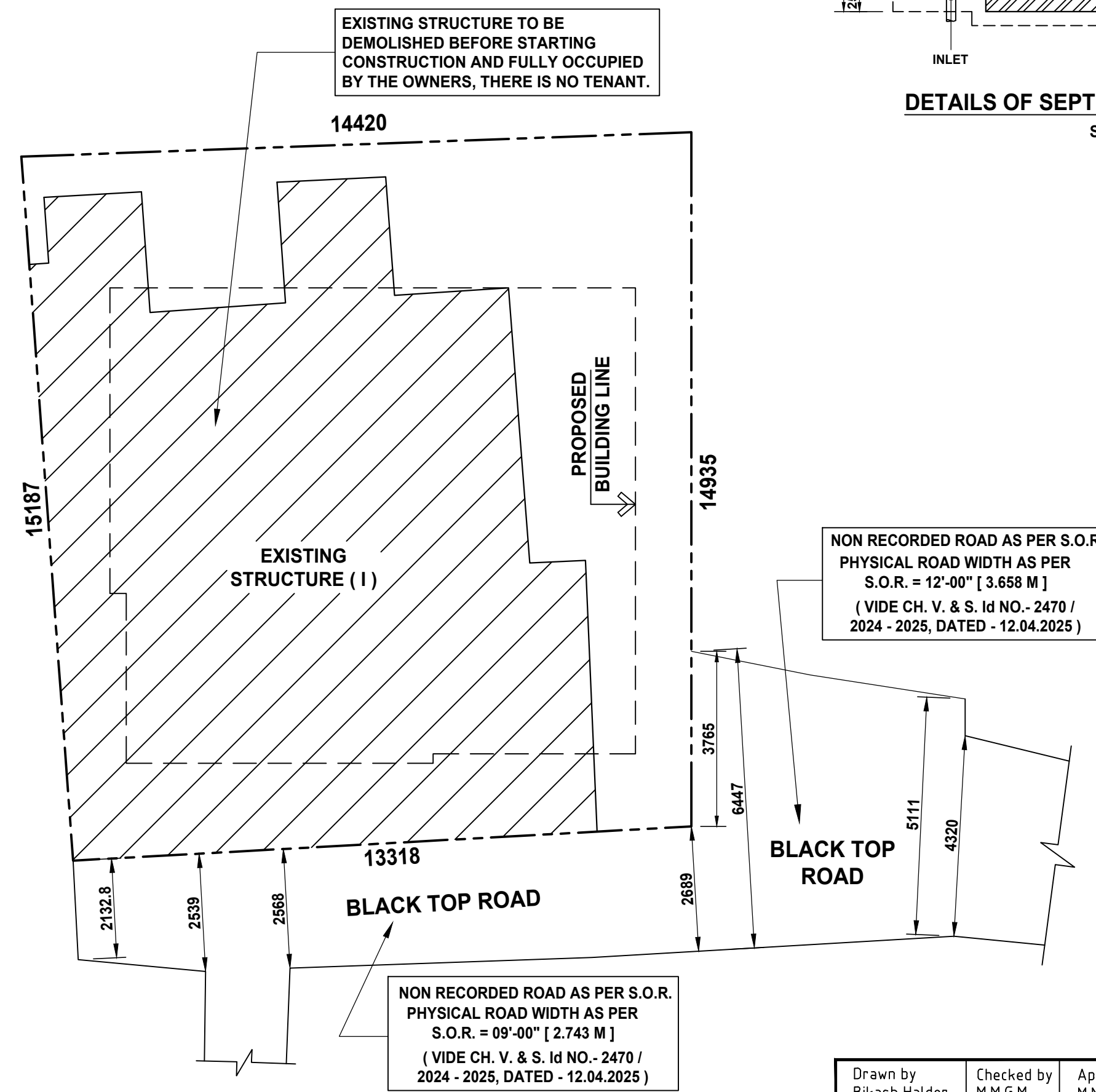
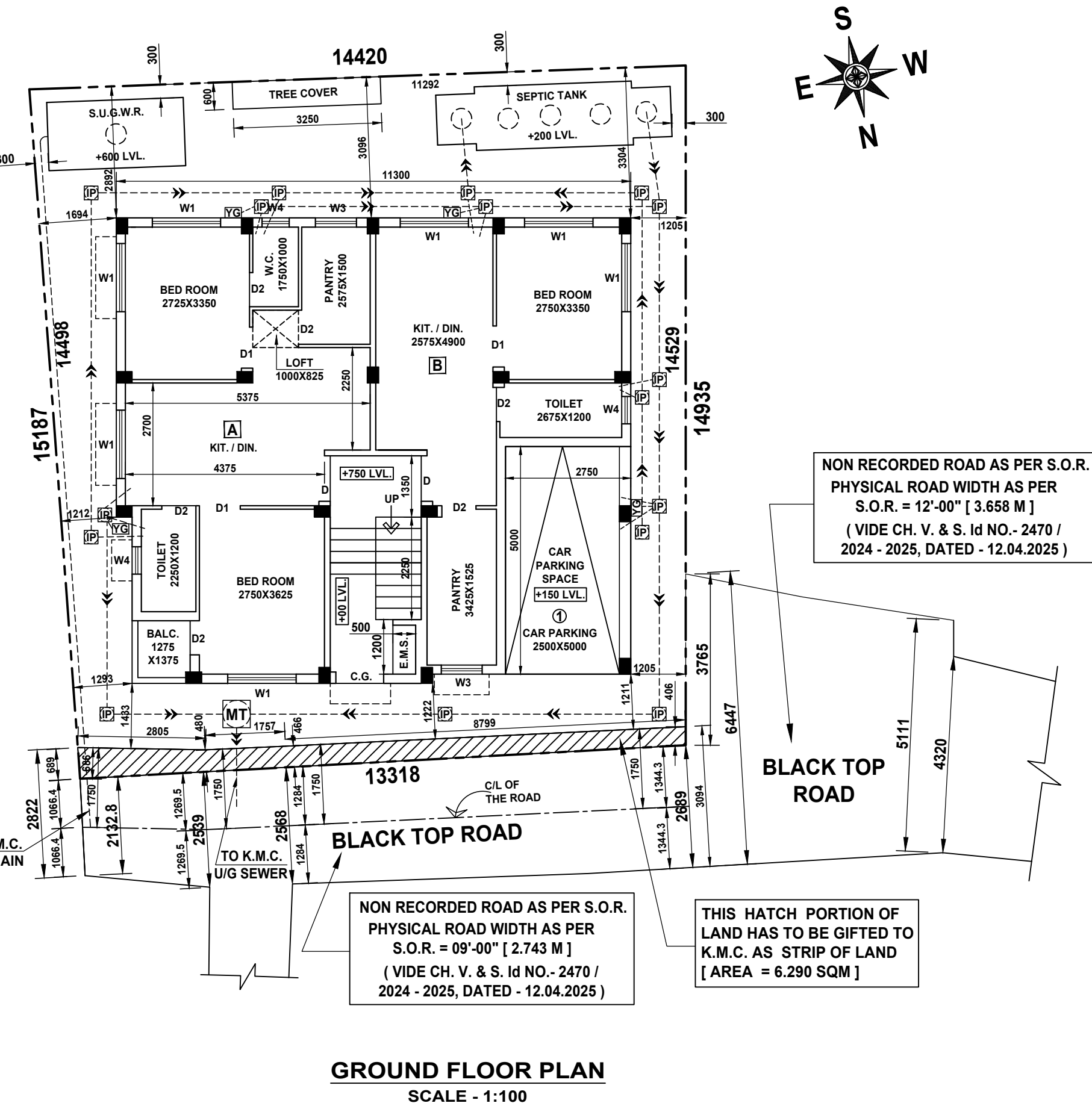
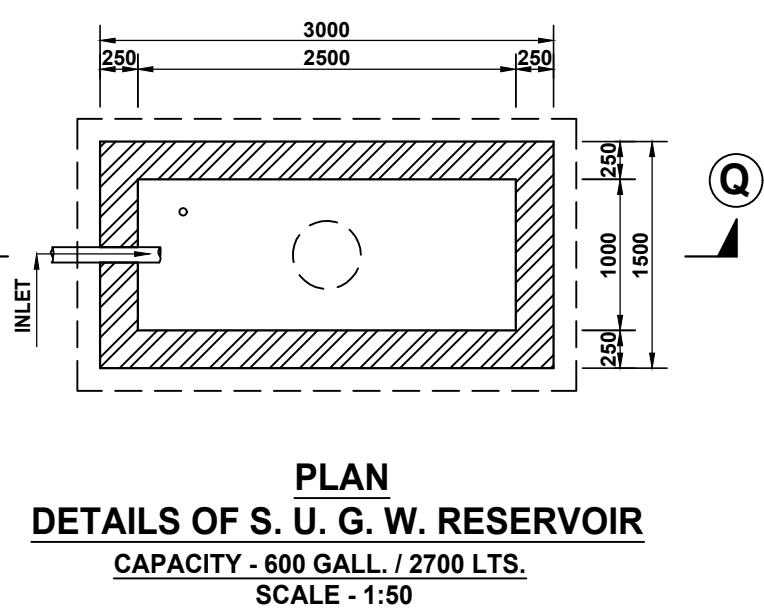
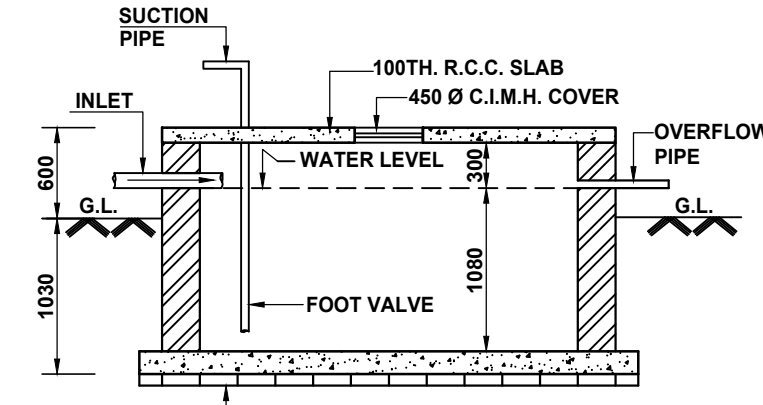
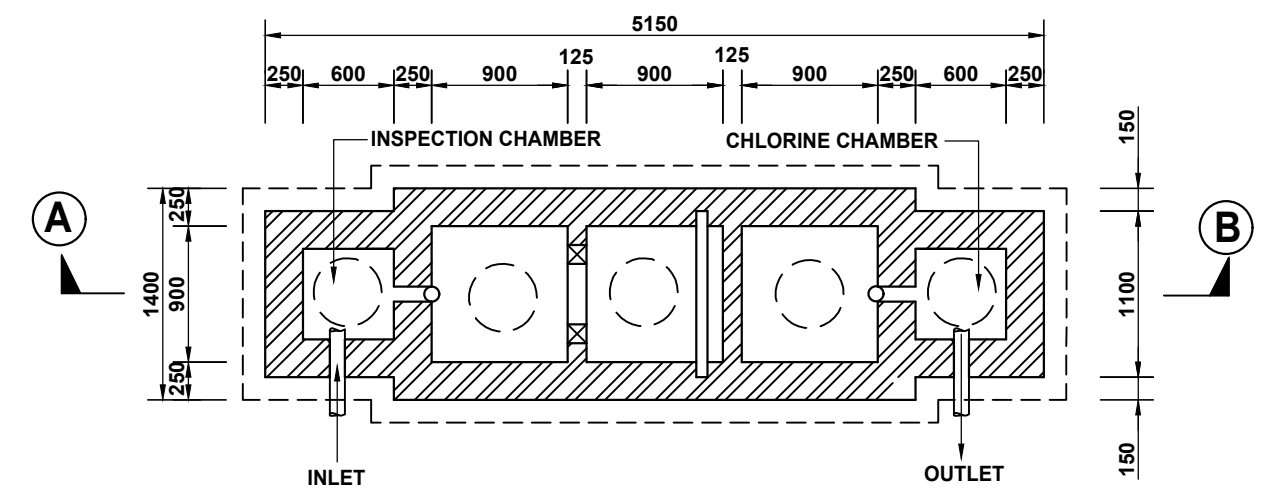
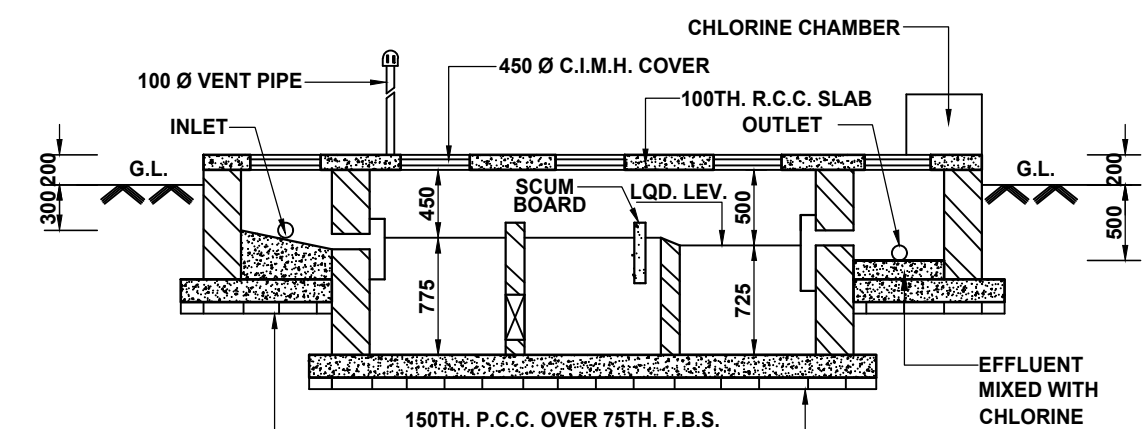
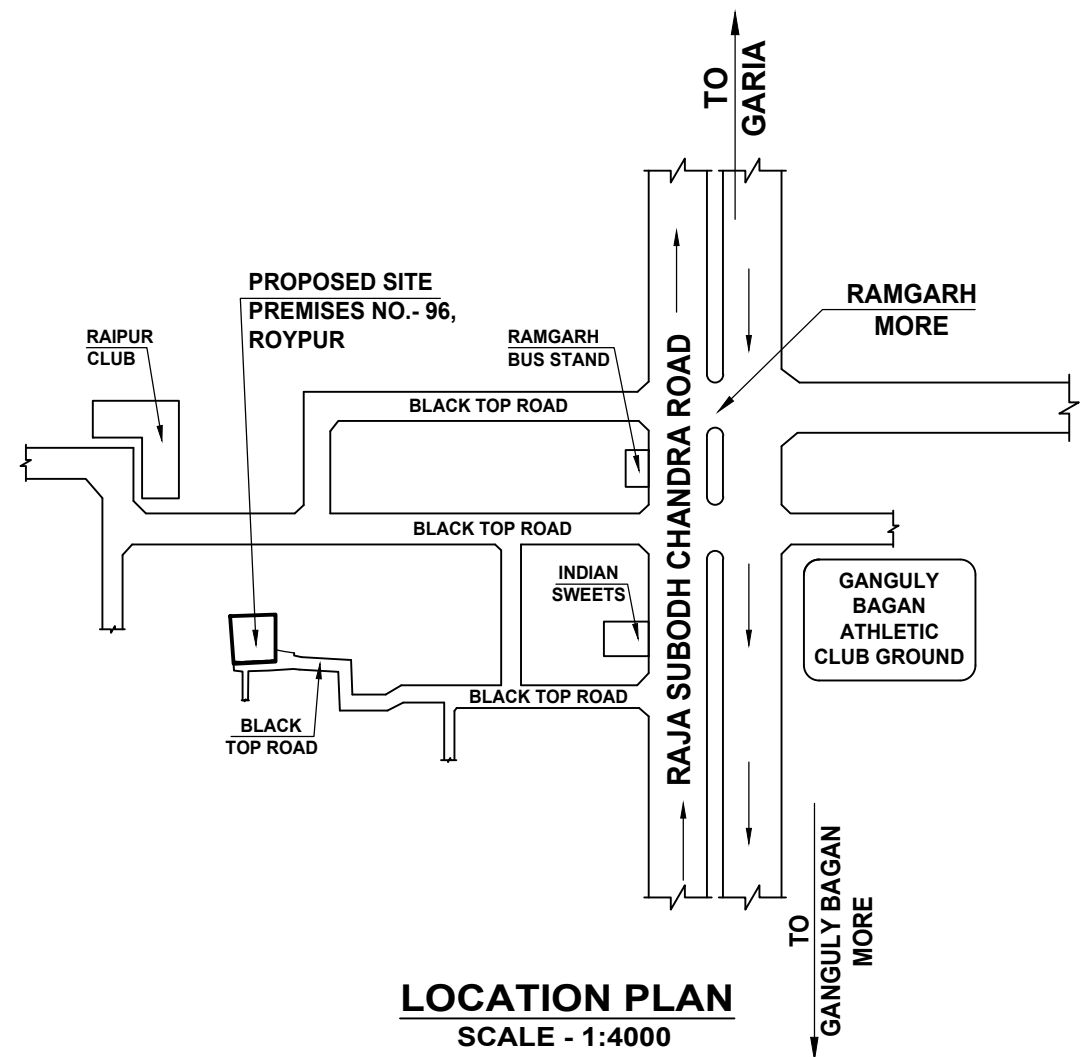
SPECIFICATIONS	
1.	ALL EXTERNAL WALLS 200 MM. THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM. THK.
2.	ALL 200 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH ( 5:1 ) SAND, CEMENT MORTAR.
3.	ALL 125 & 75 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH ( 4:1 & 3:1 ) SAND, CEMENT MORTAR.
4.	ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT ( 3 : 1.5 : 1 ) (UNLESS OTHERWISE MENTIONED).
5.	GRADE OF CONCRETE - M20
6.	GRADE OF STEEL - Fe500.
7.	ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

#### CALCULATION OF AVERAGE BACK -



SCHEDULE OF DOOR & WINDOW					
MKD.	OBJECT	SIZE ( W X H )	MKD.	OBJECT	SIZE ( W X H )
C.G.	DOOR	1050 X 2100	W	WINDOW	2100 X 1800
D		1000 X 2100	W1		1500 X 1200
D1		900 X 2100	W2		1200 X 1200
D2		750 X 2100	W3		900 X 1000
			W4		600 X 450

NOTE	
1.	ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR.
2.	DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.



Drawn by Bikash Halder	Checked by M.M.G.M.	Approved by - date M.M.G.M.	Filename S - S / 32 / 393A / 14 / 24-25	Date 06/02/2025	Scale 1:100, 50, 600, 4,000
Space-S House of Civil & Architectural Consultancy E-30A, RAMGARH, KOLKATA-700 0047. (M) - 9830429400, 9088015153			GROUND FLOOR, SITE & LOCATION PLAN, SEPTIC TANK & WATER RESERVOIR DETAILS PREM. NO.-96, ROYPU		
ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.			Revision 0	Sheet 1/2	

MAIN CHARACTERISTICS OF THE PROPOSAL					
PART - A					
1. ASSESSEE NO. :- 31 - 101 - 22 - 0096 - 5					
2. NAME OF THE OWNERS - SRI SUBHASH GUHA THAKURATA, SMT. UTTARA CHOWDHURY, SRI SOUMENDRA NATH KAR & SUTRISHA KAR					
3. NAME OF THE APPLICANTS / CONSTITUTED POWER OF ATTORNEY - SMT. MITA DAS ( PROPRIETRESS OF M / S. SAYANTIKA ENTERPRISE ) AS CONSTITUTED POWER OF ATTORNEY FOR SRI SUBHASH GUHA THAKURATA, SMT. UTTARA CHOWDHURY, SRI SOUMENDRA NATH KAR & SUTRISHA KAR					
4. DETAILS OF REGD. DEEDS					
	TITLE DEED	POWER OF ATTORNEY	BOUND. DECLA.	STRIP OF LAND	
BOOK NO.	I	I	I	I	
VOLUME NO.	88	1605 2024	1602 2025	1602 2025	
PAGE NO.	108 to 115	20642 to 20661	58477 to 58488	58489 to 58501	
BEING NO.	4247	1605 00413	1602 01424	1602 01425	
DATE	19 / 06 / 1965	19 / 03 / 2024	31 / 01 / 2025	31 / 01 / 2025	
REGD. AT	S.R., ALIPORE 24-PARGANAS	A.D.S.R. - ALIPORE, WEST BENGAL	D.S.R. - II, SOUTH 24-PARGANAS		
5. DETAILS OF K. M. C. MUTATION :- CASE NO. - O / 101 / 12 - APR - 24 / 39756, DATED: 12 / 04 / 2024, APPROVED BY DY. ASSESSOR COLLECTOR, DATED: 22 / 01 / 2025.					
PART - B					
1. AREA OF LAND - a) AS PER TITLE DEED = 04 K. - 00 CH. - 00 SFT / 267.559 SQM [ MORE / LESS ] b) AS PER BOUNDARY DECLARATION & ASSESSMENT BOOK = 03 K. - 01 CH. - 41.74 SFT / 208.727 SQM [ MORE / LESS ]			3. PERMISSIBLE GROUND COVERAGE :- 59.709 % OF L.A. = 124.629 SQM		
2. NET AREA OF LAND :- 202.437 SQM (AFTER FREE GIFT / SPLAYED CORNER ETC.) RELINQUISHED, STRIP OF LAND GIFTED TO K.M.C.			4. PROPOSED GROUND COVERAGE :- 54.327 % OF L.A. = 113.395 SQM		
6. AREA STATEMENT :-			5. AREA OF STRIP OF LAND HAS GIFTED TO K.M.C. = 6.290 SQM		
	GROSS FLOOR AREA ( SQM )	STAIR + STAIR LOBBY ( SQM )	NET COVER AREA ( SQM )	CUP BOARD ( SQM )	LOFT ( SQM )
GROUND FLOOR	113.395	8.850	104.545	-----	0.825
FIRST FLOOR	113.395	9.600	103.795	2.700	1.650
SECOND FLOOR	113.395	9.600	103.795	2.700	1.650
TOTAL	340.185	28.050	312.135	5.400	4.125
7. TENEMENTS CALCULATION (A) RESIDENTIAL:			8. ADDITIONAL AREA FOR FEES :- STAIR HEAD ROOM AREA = 13.125 SQM C. B. AREA = 5.400 SQM LOFT AREA = 4.125 SQM ADDITIONAL AREA FOR FEES = 22.650 SQM		
TENEMENT MKD.	TENEMENT AREA ACTU. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	
A	51.678	5.259	56.937	03	
B	37.917	3.858	41.775	01	
C	51.667	5.258	56.925	02	
TOTAL COMMON AREA = 30.150 SQM			10. CAR PARKING CALCULATION		
10. PERMISSIBLE F. A. R. = 1.75			REQUIRED / PERMISSIBLE		
11. PERMISSIBLE TOTAL FLOOR AREA = 365.272 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA			PROVIDED		
12. PROPOSED F.A.R. = 312.135 - 13.760 / 208.60 = 1.43 < 1.75			NOS.		
13. AREA OF O. H. W. TANK = 5.500 SQM			AREA ( SQM )		
14. AREA OF TREE COVER = 1.950 SQM			01 25.000		
16. TOTAL AREA OF DEMOLISHED EXISTING STRUCTURES = 138.801 SQM			01 13.750		
DECLARATION OF APPLICANTS / C.A. :-					
i) I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT					
ii) I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.					
iii) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING ( AS PER B.S. PLAN ).					
iv) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.					
v) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.					
vi) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.					
vii) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.					
viii) BOUNDARY OF THE PLOT IS DEMARKED BY BOUNDARY WALL.					
ix) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.					
x) THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK / RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNERS AND THERE IS NO TENENT.					
SMT. MITA DAS ( PROPRIETRESS OF M / S. SAYANTIKA ENTERPRISE ) AS C. A. FOR SRI SUBHASH GUHA THAKURATA, SMT. UTTARA CHOWDHURY, SRI SOUMENDRA NATH KAR & SUTRISHA KAR					
NAME OF APPLICANTS / C.A.					
CERTIFICATE OF L.B.S. :-					
I CERTIFIED 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 ROAD 3.765 M [ MINIMUM ] WIDE BLACK TOP ROAD ON WESTERN SIDE AND 2.133 M [ MINIMUM ] WIDE BLACK TOP ROAD ON NORTHERN SIDE CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALLS. THE PLOT IS BEYOND 500 M. FROM THE CENTER LINE OF E. M. BYE PASS.					
MANASH M.G. MAJUMDAR, LBS // 1078					
NAME OF L. B. S.					
CERTIFICATE OF STRUCTURAL ENGINEER :-					
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.					
MANASH M.G. MAJUMDAR, E.S.E. / II / 586					
NAME OF E.S.E.					
PROJECT					
PROPOSED PLAN FOR THREE STORIED RESIDENTIAL BUILDING OF HEIGHT 9.900 MTR. ( U / S 393A OF K.M.C. ACT 1980 & K.MC. BLDG. RULE - 2009 READ WITH CIRCULAR NO.- 7 OF 2019-20, DATED - 01 / 11 / 2019, VIDE MIC MEETING NO. MOA- 90.11, DATED - 23 / 10 / 2019 ) AT PREMISES NO.- 96, ROYPU, WARD NO.- 101, BOROUGH - XII, P.S.- PATULI, KOLKATA - 700 084, DAG NO.- 1251, KHATIAN NO.- 490, TOUZI NO.- 56, J.L. NO.- 33, MOUZA- ROYPU, UNDER THE KOLKATA MUNICIPAL CORPORATION					
B.P. NO. - 2025120064			DATE - 15-MAY-25		
VALID UPTO - 14-MAY-30					
SPACE FOR DIGITAL SIGNATURE					
DIGITAL SIGNATURE OF A.E. ( B )					