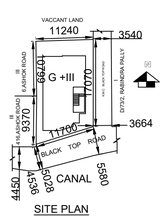
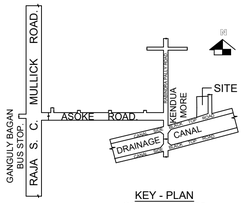
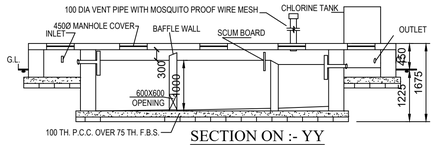


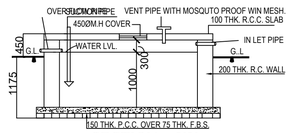
SITE PLAN
SCALE 1 : 600



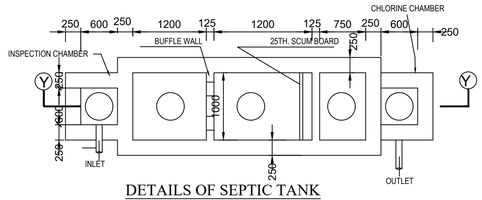
KEY - PLAN
SCALE - 1 : 4000



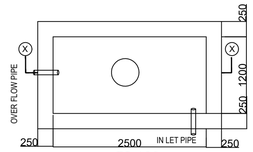
SECTION ON :- YY



SECTION :- XX

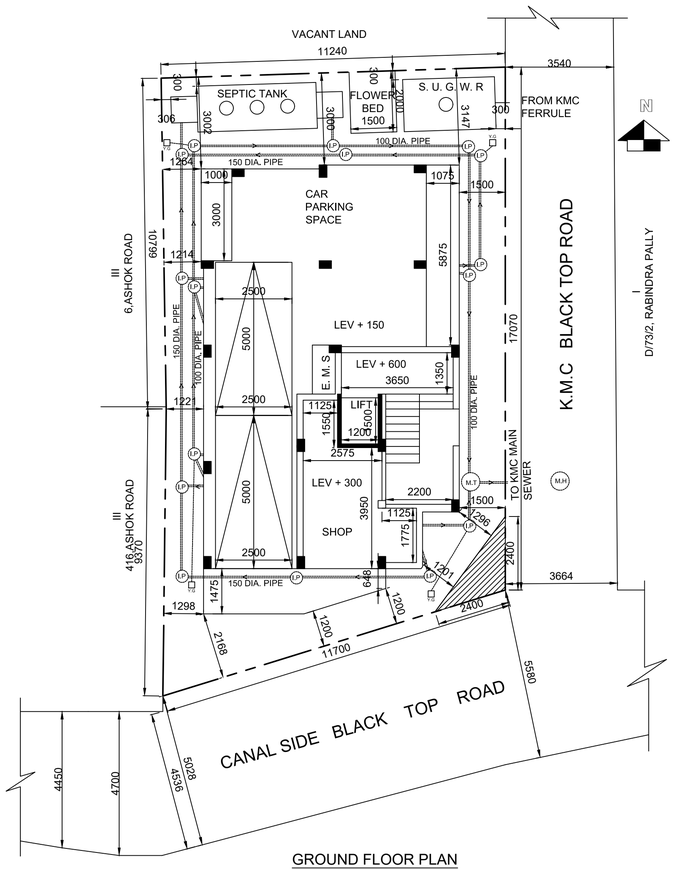


DETAILS OF SEPTIC TANK
USERS-30, SCALE-1:50

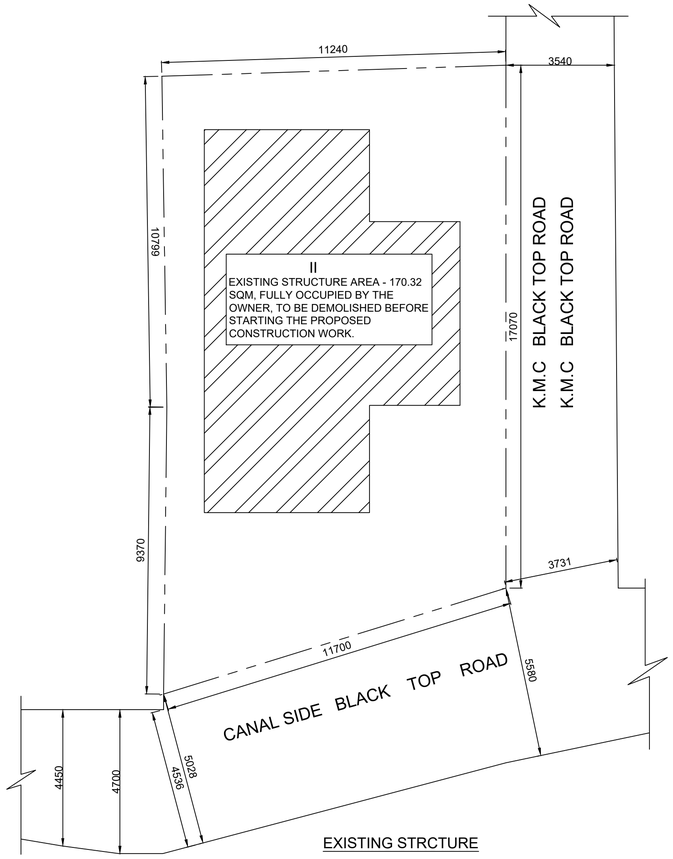


PLAN

DETAILS OF S. U. G. W. R.
CAP.600 GALS., SCALE-1:50



GROUND FLOOR PLAN



EXISTING STRCTURE

GENERAL NOTES :

1. ALL DIMENSIONS ARE IN M.M. UNLESS OTHERWISE STATED.
2. ALL PROP. EXTERNAL WALLS 200 M.M. THK. & INTERNAL WALLS 125/75 MM. THK.
3. PRECAUTIONARY MEASURES WILL BE TAKEN DURING CONSTRUCTION.

DOOR & WINDOW SCHEDULE

DOOR MKD.	SIZE
D	1050x2100
D1	925x2100
D2	750x2100
WIN. MKD.	
W1	1500x1200
W3	1000X1000
W2	1200x1200
W4	600X600

CERTIFICATE RELATED TO AAI :

PREMISES NO : 109, RABINDRA PALLY, KOLKATA - 86, WARD - 101, BOROUGH - XII.
Assessee No - 311051400104
Name of the owner(s) / Applicant (s) : Pallab Ghosh As Constituted Attorney of Jyotirmoy Saha.
Area of Land - 207.347 sqm.
Name of L.B.S : Debasish Mondal. no : L.B.S / I / 524
Permissible height in reference to CCZM issued by AAI : 33.0 M.

Co-ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in the site plan of the proposal	Co-ordinatein WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
'A'	22°28'36"N	88°22'56"E	6.2 M.
'B'	22°28'36"N	88°22'56"E	6.2 M.

The above information is true and correct in all respect and if at any stage it is found otherwise, than I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

Name of the Applicant :-
Pallab Ghosh as Constituted Attorney of Jyotirmoy Saha.

Name of L.B.S :-
Debasish Mondal
L.B.S – I / 524

STATEMENT OF THE PROPOSED PLAN

PART - A
1. ASSESEE NO - 311012001099
2. NAME OF THE APPLICANT - PALLAB GHOSH.
3. NAME OF THE OWNER - JYOTIRMOY SAHA.
4. DETAILS OF POWER OF ATTORNEY :-
BOOK- I ,VOL- 1605 - 2025, BEING NO. - 160500801, PAGES FROM 35302 TO 35316 YEAR - 2025 ,DATED - 10.06.2025, A. D. S. R. ALIPORE, SOUTH 24 PARGANAS.
5. DETAILS OF REGISTERED DEED :-
a) BOOK NO - I, VOL. NO - 87, PAGES FROM 77 TO 83, BEING NO - 3171 YEAR - 1925 DATE -,01.08.1925, A.D.S.R. ALIPORE,SOUT 24 PGS.
b) BOOK NO - I, VOL, NO - 16032025, PAGES FROM 47975 TO 48001, BEING NO - 160301931, YEAR - 2025, DATE - 31.01.2025, D.S.R -III SOUTH 24 PGS. WEST BENGAL.
6. DETAILS OF BOUNDARY DECLARATION :-
BOOK - I, VOL NO - 1605-2025, PAGES FROM 46855 TO 46865, BEING NO - 160501105,YEAR - 2025, DATED - 29.07.2025, A.D.S.R ALIPORE, WEST BENGAL.
7. DETAILS OF REGTD. SPLAYED CORNER GIFT :- BOOK - I, VOL. - 1605-2025, PAGES FROM 46866 TO 46877, BEING NO - 160501106, YEAR - 2025, DATE - 29.07.2025. A.D.S.R ALIPORE, WEST BENGAL. GIFTED LAND AREA - 2.751 SQM.
8. AREA OF LAND - 3 K - 1 CH. - 27 SFT. = 207.347 SQM. (AS PER DEED, ASSESSMENT COPY & BOUNDARY DECLARATION.)
9. NO. OF STOREYS - G + THREE.
10. MUTATION CASE NO - O/ 101 / 04 - NOV - 20 / 28267 DATED 04/11/2020.

PART - B
1. PERMISSIBLE GR. COVERAGE = 123.9 SQM. (59.755 %)
2. PROPOSED GR. COVERAGE = 115.233 SQM. (55.575 %)
3. REQUIRED CAR PARKING - ONE.
4. PROPOSED AREA :

	TOTAL FL. AREA	- STAIR+LOBBY	- LIFT WELL	- LIFT LOBBY	- NET FL. AREA
PROP . GR. FL	98.192 SQM.	- 10.89 SQM.	-	- 2.108 SQM.	- 85.194 SQM.
PROP . 1ST. FL.	115.233 SQM.	- 10.89 SQM.	- 1.8 SQM.	- 2.108 SQM.	- 100.435 SQM.
PROP . 2ND.FL.	115.233 SQM.	- 10.89 SQM	- 1.8 SQM.	- 2.108 SQM.	- 100.435 SQM.
PROP . 3RD. FL.	115.233 SQM.	- 10.89 SQM.	- 1.8 SQM.	- 2.108 SQM.	- 100.435 SQM.
TOTAL	443.891 SQM.	- 43.56 SQM.	- 5.4 SQM.	- 8.432 SQM.	- 386.499 SQM.

5. PARKING CALCULATION : - A)

TENAMENT NAME	ACTUAL TENEMENT SIZE	NO. OF TENAMENT	REQD. PARKING.
A	59.286 SQM.	3 NOS.	ONE
B	60.618 SQM.	3 NO.	

B) NO. OF COVERED PARKING PROVIDED = 2 NOS.
C) PARKING AREA = 62.716 SQM.
6. PERMISSIBLE F. A. R = 1.75
7. PROPOSED F. A. R = (386.499 - 25) / 207.347 = 1.743
8. ADDITIONAL AREAS FOR FEES : - 38.123 SQM.
9.STAIR HEAD ROOM AREA = 14.443 SQM.
10. O.H TANK AREA = 5.035 SQM.
11. LOFT AREA = {(1.4 X 0.925 + 1.2 X 1.2) X 3 } SQM. = 8.205 SQM.
12. CUP BOARD AREA = (1.4 X 0.5 X 6) SQM.= 4.2 SQM.
13. LIFT MACHINE ROOM AREA = 9.275 SQM.
14A. SHOP COVERED AREA = 16.061 SQM.
14B. SHOP CARPET AREA = 13.887 SQM.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C.BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRMED WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. IT IS A SOLID LAND. THE FOUNDATION DEPTH OF S.U.G.R & SEPTIC TANK SHALL NOT EXCEED THE DEPTH OF THE PROPOSED BUILDING FOUNDATION. THE ABOVE PLOT IS WITH IN 500 M. FROM THE C / L OF E. M. BYE PASS. A K.M.C BLACK TOP ROAD IS ABUTTING SOUTHERN SIDE AND ANOTHER ROAD IS ABUTTING ON THE EASTERN SIDE OF THE PREMISES.

DEBASISH MONDAL
L. B. S - I / 524

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER - STRUCTURE OF THE PROPOSED BUILDING HAVE BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

KALLOL KR. GHOSHAL, B.E [CIVIL], MIE
Geo Technical Engineer,
KMC Empanelment no. GTE / II / 14.

KALLOL KR. GHOSHAL
E. S. E - II / 60

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :-
I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION.
I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITYWILL REVOKE THE SANCTION PLAN. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE NEW WORK AND THERE IS NO TENANT.

PALLAB GHOSH AS CONSTITUTED ATTORNEY OF
MR. JYOTIRMOY SAHA

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & AS PER BUILDING RULE 2009 READ WITH OFFICE CIR. 07 OF 2016 - 20 DT. 01.11.2019 VIDE MIC MEETING NO MOA 90.11, AT PREMISES NO - 109, RABINDRAPALLY BLOCK D, KOLKATA - 86, WARD NO - 101, BOROUGH - XII, P.S. - JADAVPUR NOW PATULI, UNDER MOUZA - BADEMASHUR, J. L. NO - 31, R.S.NO - 17, R.S. KHATIAN NO - 259, C.S KHATIAN NO - 219, C.S.DAG NO - 772, R.S DAG NO - 734, TOUZI -246, 1516,1518, SOUTH 24 -PARGANAS.

B. P. NO - 2025120213

DATE - 26-AUG-25 VALID UP TO - 25-AUG-30

KAJAL ROY Digitally signed by KAJAL ROY
Date: 2025.08.26 17:52:50
+05'30'

DIGITAL SIGNATURE OF A. E.