



AVERAGE BACK CALCULATION

9000

3600

AREA = 27.235 SQ.M.

2725 1275 5000

300

AVERAGE BACK = $27.235 \text{ SQ.M.} / 9 \text{ MTR.} = 3.026 \text{ MTR.}$



MKD	SIZE	MKD	SIZE
D	1200X2100	W	2000X1800
D1	1000X2100	W1	1500X1200
D2	900X2100	W2	1200X1200
D3	750X2100	W3	900X1200
W5	1850X1850	W4	600X750

SPECIFICATIONS:

1. ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.
2. DEPTH OF THE FOUNDATION OF SEPTIC TANK AND U-G WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.
3. 200 THK. COTTER BRICK WORK WITH GENT SAND MORTAR 1:6 AND 125 THK. WORK WITH STONECHIPS, SAND, AND CEMENT (3:1.5:1) GRADE OF CONCRETE M-20, GRADE OF STEEL FE-500.
5. PLASTERING WITH SAND CEMENT MORTAR 1:4 FOR CEILING AND 1:6 FOR WALL.
6. P.C.C. WITH BK. KHOJA, SAND, CEMENT (6:3:1).
7. LIME TERRACING WITH BK. KHOJA, SURKI AND LIME (7:2:2).

DECLARATION OF GEO-TECHNICAL ENGINEER

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

NAME OF THE GEO-TECHNICAL ENGINEER
KALLOL KUMAR GHOSHAL
GEO-TECH. NO- 1/49

E.S.E./L.B.S. DECLARATION

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

SOIL TESTING HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL OF GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 751001.

THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF THE STRUCTURAL ENGINEER
SAMIR BANDHOPADHYAY
E.S.E. NO. I/117

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AMENDED DATED 14.08.2025 & THAT THE SITE CONDITION INCLUDING THE EXISTING STRUCTURE AND THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.

IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

THE LAND IS 100' X 100'.

THE PLOT IS BEYOND 500 MTR. FROM C/L OF E.M. BYE PASS.

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

DEPTH OF TANK IS 1.80 MTR. AND 1.50 X 4.875 MTR. (MIN) ON THE WEST SIDE AND 2.438 MTR. ON THE SOUTHERN SIDE AND 1.600 MTR. (MIN) ON THE EASTERN SIDE.

NATURE OF ROAD IS IN FRONT & BACK K.M.C. CONCRETE ROAD AND SOUTHERN SIDE IS PAVED.

THERE IS AN EXISTING A.G. S.B. STRUCTURE.

THE PLOT & STRUCTURE IS OCCUPIED BY OWNER.

SITE PLAN AND KEAN COASTAL REGULATION (MNR) ON THE SITE SIGNATURE OF OWNER IS AUTHENTICATED BY ME.

NAME OF THE L.B.S.
UDAY SANKAR GHOSH
L.B.S. NO. I/1738

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AND THE CONSTRUCTION OF THE BUILDING. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. ANY SUBMITTED DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC. MAY BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVATOR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING. DURING DEPT. INSPECTION SITE WAS IDENTIFIED BY ME. I/WE WILL NOT CHANGE THE CHARACTER OF CAR PARKING SPACES. UDAY SANGHVI, OWNER OF THE FIRM UDAY SANGHVI & SONS PROPRIETOR OF SASWATA ENTERPRISE C.A. OF SHARABANI BAIDYA @ SHARABANI BAIDYA & SONALI BAIDYA

PROPOSED G+THREE STORIED RESIDENTIAL
BUILDING PLAN U/S 393A OF K.M.C. ACT. 1980
AND BUILDING RULE-2009 AT PREMISES NO.
7/2, SAUFUJARA BAIDYAPARA, WARD - 105,
BOROUGH-XII, OF MOUZA - GARFA, J.L. NO. - 19,
R.S. DAG NO. 160,162,164, R.S. KHATTAN NO.
109,244,1263, L.R. KHATTION- 3291 & 3214 .L.R
DAG NO. 160,162,164 UNDER P.S. - GARFA,
KOLKATA - 700 078 , SHEET NO. 2 OF 2

Permissible height in reference to CCZM issued by AAI
Co-ordinated in WGS 84 and site elevation (AMSL):33

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
A	22 30'4" ⁺	88 22'56" ⁺	10
B	22 30' 2" ⁺	88 22'53" ⁺	10

MAIN CHARACTERISTICS OF THE PROPOSAL

PART A

- A.SSEENEE No. 31-105-20-0381-0
3. Name of the owners:
@ SHRABANI BAIDYA
@ SONALI BAIDYA
Name of applicant:
UDAY SANKARAN GHOSH PROPRIETOR
C/O SHRABANI BAIDYA
C/O SHRABANI BAIDYA
@ SHRABANI BAIDYA
@ SONALI BAIDYA
4. Details of Registered deed:
A Book - I, Volume No.-1630-2022
Page No.-159992-196014,
Being no. 159992-159974
Year : 2022-Dt. 16.12.2022
Being no. 16300572
B Book -I, Volume No.-1630-2022
Page No.-196004-196087
Being no. 16300572
Year : 2022-Dt. 16.12.2022
Reg. dt. @ D.S.R.-11, 24 Pgs.(S)
C Book -I, Volume No.-1630-2022
Page No.-196016-196336
Being no. 16300572
Year : 2022-Dt. 16.12.2022
Reg. dt. @ D.S.R.-11, 24 Pgs.(S)
5. Details of Power of attorney -
Book - I, Volume No.-1603-2025
Page No.-23142-231655
Being no. 16037869
Year : 2025-Dt.20.05.2025
Reg. dt. @ D.S.R.-11, 24 Pgs.(S)
5. Details of Boundary Disputation
Book - I, Volume No.-1603-2025
Page No.- 431095-431106
Being no. 16031640
Year : 2025-Dt. 27.06.2025
Reg. dt. @ D.S.R.-11, 24 Pgs.(S)
6. Details of Strip of Land
Book - I, Volume No.-1603-2025
Page No.-16031641-16031646
Being no. 16031646
Year : 2025-Dt. 27.08.2025
Reg. dt. @ D.S.R.-11, 24 Pgs.(S)
7. Details of K.M.C. Mutation
No. 30/30-05-2025/932828
Dt. 30.05.2025
8. Details of B.L.R.O.
- As per parcha record LR. Khuntia No. 3124 82391, R.S. Kh. no. 3124 823 DG Day No. 164rfa, Chhatra BASTU AS PER RECORD BHUPATI TATHYA DT. 2025 84/24/24

PART- B

1. Area of land :
As per title deed = 315.775 sq.m. (04 Kh - 11 Ch - 24 sq.ft.)
As per boundary declaration = 303.841 Sq.m.
Strip of land = 22.624 Sq.m.
2. Net area of land: 303.841-22.624=281.217 Sq.m.
3. Permissible Ground coverage : 60.00 % = 182.304 sq.m.
4. Proposed Ground coverage : 48.8749 % = 148.502 sq.m.

S. Proposed Area:		Total Exempted Area				Net Floor Area
Floor Mkd.	Total Floor Area	Stair	Stair well	Lift well	Lift+Lift lobby	
Gr. Floor	146.199	10.956	--	--	1.830	133.413
1st Floor	148.502	10.956	--	1.680	1.830	134.036
2nd Floor	148.502	10.956	--	1.680	1.830	134.036
3rd Floor	148.502	10.956	--	1.680	1.830	134.036
Total 591.705 sq.m.		43.824	--	5.040	7.320	535.521 Sq.m.

6. Parking Calculation

Tenement Size	Tenement No.	Required Parking
77.334 sq.m. - 3 nos.	3 nos.	3 nos.
78.828 sq.m. - 3 nos.	3 nos.	
Total Required Parking		3 no.

(B) No. of Parking provided = covered = 4 nos. & Open = nil
 (C) Permissible area of parking a) Ground floor = 4×25 Sq.m.
 (D) Actual area of parking provided = 100.284 sq.ma) Ground floor = 100.284 sq.m.
 7. Office area : Covered = 17.894 sq.m. , Carpet = 14.344 sq.m.
 7. Permissible F.A.R. = 1.75
 8. Proposed F.A.R. = 1.433

2. Statement of other areas

9. Statement of other areas

Floor	Loft	Cupboard	Ledge / Tend
Ground Floor	—	—	—
1st Floor	2.393	3.975	—
2nd Floor	2.393	3.975	—
3rd Floor	2.393	3.975	—
Total	7.179	11.925	—

10. Stair Case area = 13.160 sq.m.
11. Lift machine room area = 7.420 sq.m.
12. O.H.W.Res. area = 4.200 sq.m.
13. Tree cover area = 2.50 sq.m.
14. Lift machine room stair area = 1.80 sq.m.
15. Additional area for fees = 41.484 sq.m.
16. Relaxation of authority, if any= nil

B.P. NO. 2025120323	DATE - 09-DEC-25
VALID UP TO- 08-DEC-30	

Digital signature of A.E.

Digital signature of E.E.