PREMISES NO: 24, JADU NAGAR COLONY.
ASSESSEE NO: 41-121-05-0024-1
AREA OF LAND: 287.254SQM.(AS PER DEED)
NAME OF L.B.S/ARCHITECT: GOPAL CHANDRA BAG , NO.I/1552
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUE BY AAI : 33.00 M.
CO- ORDINATE IN WGS 84 & SITE ELEVATION (AMSL) :

CO- ORDINATE IN WGS 84 & SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO- ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
	22°49'2.98" N	88°31'7.51" E	5.0 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 DEBASIS GHOSH PROPRIETOR OF "D.G.CONSTURCTION"
C.A OF SANDHYA DEY, RUDRACK DEY, CHAITALI DUTTA,
CHOUDHURY, ARPITA BANERJEE, SWAPNA DEY, MUNMUN BISWAS.
NAME OF POWER OF ATTORNEY

GOPAL CHANDRA BAG
L.B.S. NO- I/1552
NAME OF L.B.S.

PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393 (A) OF K.M.C. ACT. 1980 , ALONG WITH K.M.C. BUILDING RULES 2009, AT PREMISES. NO. 24, JADU NAGAR COLONY, UNDER K.M.C. WARD NO.- 121, BR. NO. - XIV.

NAME OF OWNERS- SMT. SANDHYA DEY & OTHERS

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO. : - 41- 121 - 05 - 0024 - 1
2. DETAILS OF REGD. DEED :-
   (a) DEED NO. -2536 (b) BOOK NO.- I
   (c) VOLUME NO. - 48 (d) DATE -30.05.1949
   (e) PAGES - 151-156, AT SADAR JOINT SUB REGISTER- ALIPORE
3. DETAILS OF REGD. DEED OF SETTLEMENT :-
   (a) DEED NO. 1578 (b) BOOK NO.- I
   (c) VOLUME NO. - 23 (d) DATE -04.08.1955
   (e) PAGES - 32-35, AT SADAR JOINT SUB REGISTER- ALIPORE
4. DETAILS OF BOUNDARY DECLARATION :-
   (a) DEED NO. - 160302623 (b) BOOK NO.-1
   (c) VOLUME NO. -1603-2025 (d) DATE - 11.02.2025
   (e) PAGES - 66646 - 66658 AT D.S.R.III,24 PGS(SOUTH)
5. DETAILS OF POWER OF ATTORNEY DECL. :-
   (a) DEED NO. -160213024 (b) BOOK NO.- I
   (c) VOLUME NO. -1602-2024 (d) DATE -18.09.2024
   (e) PAGES -437282 TO 437301 AT D.S.R.II,24PGS(SOUTH)
6. DETAIL OF NON EVICTION OF TENANT DECL. :-
   (a) DEED NO. - 160401789 (b) BOOK NO.-I
   (c) VOLUME NO. - 1604- 2025 (d) DATE - 21.02.2025
   (e) PAGES - 44119 - 44130, AT D.S.R.IV 24 PGS (S)
7. DETAIL OF DEED OF GIFT DECL. :-
   (a) DEED NO. - 160302622 (b) BOOK NO.-1
   (c) VOLUME NO. - 1603 - 2025 (d) DATE - 11.02. 2025
   (e) PAGES - 66632- 66645, AT D.S.R.III, 24PGS(SOUTH),
8. AREA OF THE PLOT OF LAND
   (a) AS PER DEED - (4 K.4.CH.32 SFT.) (287.254SQM.)
   (b) AS PER B.D - (4 K.5.CH.1.37 SFT.) (288.588SQM.)
9. NO. OF STORIED = G +III STORIED.
10. NO. OF TENAMENT- 7 NOS.
11. SIZE OF TENAMENT = 50 SQ.M. TO 75 SQ.M.- 2 NOS.
    75 SQ.M. TO 100 SQ.M.- 4 NOS.
    100 SQ.M. TO 200 SQ.M.- 1 NO.

2. GROUND COVERAGE
   (a) PERMISSIBLE - 163.999 SQ.M. (57.092 %).
   (b) PROPOSED - 162.337 SQ.M. (56.513%)
3. F.A.R. CONSUMED
   (a) PERMISSIABLE - 1.75
   (b) PROPOSED - 1.747
4. GROUND FLOOR AREA = 147.484 SQ.M.
   FIRST FLOOR AREA = 160.193 SQ.M.
   SECOND FLOOR AREA = 160.193 SQ.M.
   THIRD FLOOR AREA = 160.193 SQ.M.
5. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 566.663 SQ.M.
6. TOTAL AREA EXEMPTED IN THIS RULE = 61.400 SQ.M.
7. GROSS TOTAL COVERED AREA- 628.063 SQ.M. (INCLUDING THE SPACES EXEMPTED IN THIS RULE)
8. TOTAL CAR PARKING AREA - 64.719 SQ.M. (MANDATORY)
9. NO. OF CARPARKING SPACE -
   REQUIRED = 3 NOS.
   PROVIDED = 3 NOS.
10. STAIR HEAD ROOM AREA - 15.191SQ.M.
11. OVER HEAD TANK AREA - 5.580 SQ.M.
12. LIFT MACHINE ROOM WITH STAIR AREA - 8.915 SQ.M.
13. TREE COVERED AREA :
    : REQUIRED - 4.510 SQ.M.(1.570%)
    PROVIDED - 5.171 SQ.M.(1.800%)
14. TOTAL C.B. AREA - 10.125 SQ.M.
15. TOTAL LOFT AREA - 1.940 SQ.M.

DECL . OF GEOTECHNICAL ENGINEER

THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

GOPAL CHANDRA BAG (G.T. NO.- I/42)
NAME OF GEOTECHNICAL ENGINEER

DECL . OF L.B.S.

I, DO HERE BY CERTTIFY WITH FULL RESPONSIBLITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RUILS 2009. AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF **ABUTTING 4.572 M. WIDE K.M.C. ROAD** CONFROM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A LAND. THE LAND IS DEMARCATED WITH BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U/G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

GOPAL CHANDRA BAG
L.B.S. NO- I/1552
NAME OF L.B.S.

DECL . OF E . S .E .

THE STRUCTURAL DESIGN CALCULATION AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURE DESIGN HAS BEEN PREPARED CONSIDERING SOIL INVESTIGATION REPORT BY R.N. ENGINEERS AT 4/28, FERN ROAD, KOLKATA -700019.

GOPAL CHANDRA BAG
E.S.E. NO- I/206
NAME OF E.S.E

DECL. OF POWER OF ATTORNEY

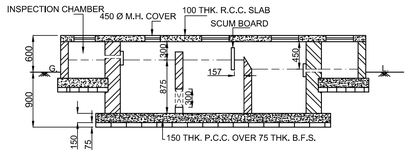
I, DO HERE BY DECLERE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING . IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U/G WATER RESORVER AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE SANCTION PLAN. EX. STRUCTURE TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS FULLY OCCUPIED BY ME & THERE IS TENANTED.

SRI DEBASIS GHOSH PROPRIETOR OF "D.G.CONSTURCTION"
C.A OF SANDHYA DEY, RUDRACK DEY, CHAITALI DUTTA,
CHOUDHURY, ARPITA BANERJEE, SWAPNA DEY, MUNMUN BISWAS.
NAME OF POWER OF ATTORNEY

BUILDING SANCTION NO: - 2025140206 DATE: - 26.12.2025
VALID UPTO :- 25.12.2030

SUMAN GARAI
Digitally signed by SUMAN GARAI
Date: 2025.12.26 14:06:04 +05'30'

DIGITAL SIGNATURE OF A.E.



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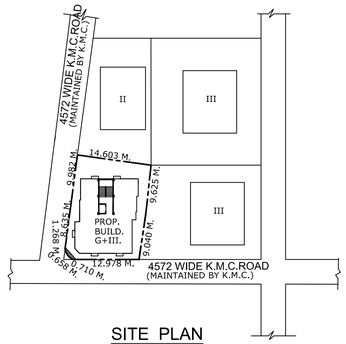

SITE PLAN
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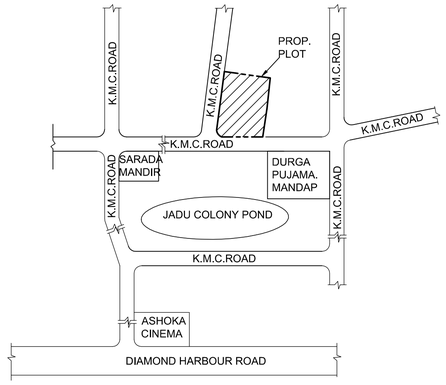

LOCATION PLAN
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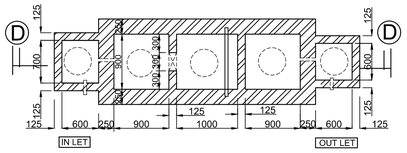
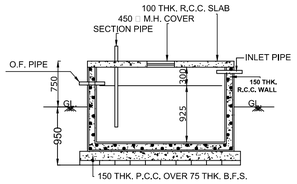


PLAN OF SEPTIC TANK FOR 40 USERS
SCALE- 1:50



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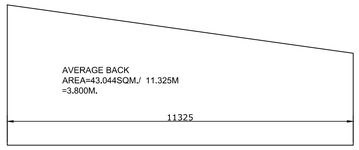
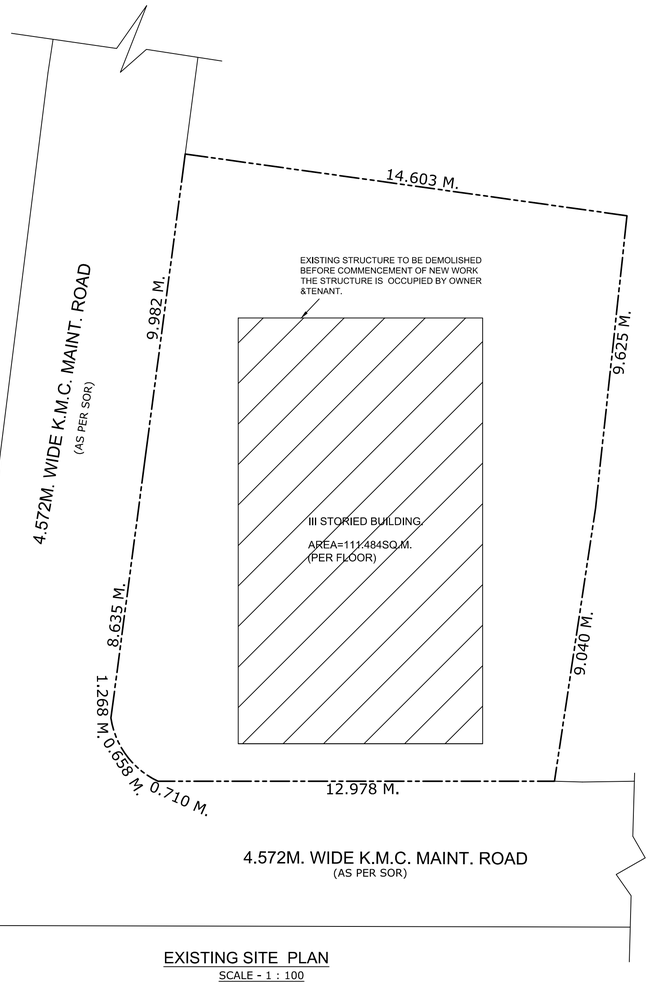
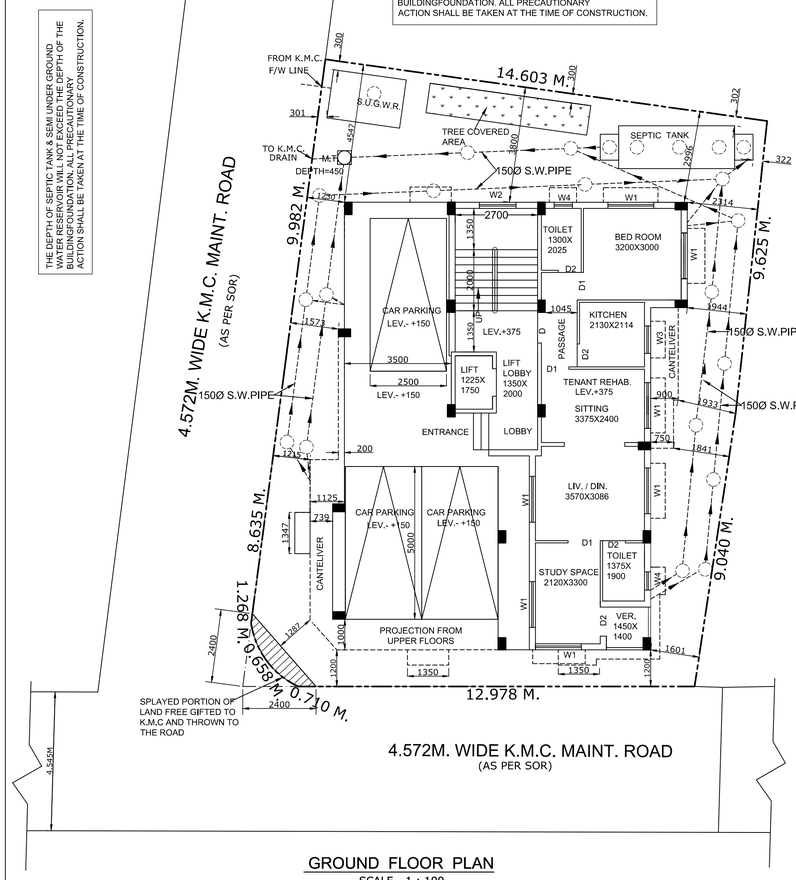


PLAN OF R.C.C. SEMI U./G. WATER RESERVOIR
CAPACITY - 600 GLS.
SCALE - 1:50



EXISTING SITE PLAN
SCALE - 1 : 100



GROUND FLOOR PLAN
SCALE - 1 : 100