



PREMISES NO. : 722, PASUPATI BHATTACHARJEE ROAD. WARD NO. : 121 ASSESSEE NO. : 411211305841

NAME OF THE OWNER : CHANCHALA SINHA LAND AREA AS PER B.D. : 03K - 01CH - 04SFT (205.221 SQM) NAME OF THE ARCHITECT : ANJAN DUTTA. PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33 MTRS.

CO - ORDINATION IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATION IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
POINT - A"	22°29'40.5"N	88°19'36.6"E	5.5M

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE , IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO OTHER APPROPRIATE ACTION AGAINST ME AS PER LAW.

M/S THE MAYUR PROPRIETOR:- SRI. AMIT SEN AS CONSTITUTED ATTORNEY OF CHANCHALA SINHA (ANJAN DUTTA) (CA/93/16409) NAME OF OWNER NAME OF ARCHITECT

**CERTIFICATE OF STRUCTURAL ENGINEER :**

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY BHASKARJYOTI ROY OF ' TECHNO SOIL', ADDRESS : F-6B, K.I.T. MARKET, JADAVPUR, KOLKATA - 700032. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

**BHASKARJYOTI ROY**  
EMPANELMENT NO. - 1/167(K.M.C.)  
NAME OF STRUCTURAL ENGINEER

**CERTIFICATE OF GEO-TECHNICAL ENGINEER :**

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

**BHASKARJYOTI ROY**  
EMPANELMENT NO. - G.T.I/50 (K.M.C.)  
NAME OF GEO TECHNICAL ENGINEER

**CERTIFICATE OF ARCHITECT :**

CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 5.410 M. & 9.754 M KMC ROAD, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED- UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS PARTLY OCCUPIED BY THE OWNER & TENANT. THE PLOT IS BOUNDED BY BOUNDARY WALLS. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

(ANJAN DUTTA)  
(CA/93/16409)  
NAME OF ARCHITECT

**OWNER'S/APPLICANT DECLARATION :**

I/ WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION I/ WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

M/S THE MAYUR PROPRIETOR:- SRI. AMIT SEN AS CONSTITUTED ATTORNEY OF CHANCHALA SINHA, NAME OF OWNERS/APPLICANTS

**PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AS AMENDED FROM TIME TO TIME) AT PREMISES NO. - 722, PASUPATI BHATTACHARJEE ROAD WARD - 121, BOROUGH - XIV. P.S. - BEHALA, KOLKATA - 700034, DISTRICT - SOUTH 24 PARGANAS.**

**OWNER NAME:- CHANCHALA SINHA**

B.P.NO.:- 2025140242 DATE:- 17.02.2026  
VALID UPTO:- 16.02.2031

REQUIRED CAR PARK :- 1 NO.  
PROVIDED CAR PARK :- 2 NOS.  
PERMISSIBLE CAR-PARKING AREA :- 25 SQM  
PROVIDED CAR-PARKING AREA :- 38.451 SQM  
PERMISSIBLE F.A.R. :- 2.25  
PROPOSED F.A.R. :- 416.707 - 25 = 391.707 /205.221 = 1.909  
STAIR-HEAD ROOM AREA :- 12.740 SQM  
ROOF TANK AREA :- 4.680 SQM  
LIFT MACHINE ROOM STAIR AREA :- 3.100 SQM  
LIFT MACHINE ROOM AREA :- 8.652 SQM  
CUP BOARD AREA :- 9.081 SQM  
SHOP AREA(COVERED) :- 31.297 SQM  
SHOP AREA(CARPET) :- 28.273 SQM  
TREE COVER AREA (REQUIRED) :- 2.390 SQM. (1.165 %)  
TREE COVER AREA (PROVIDED) :- 2.400 SQM. (1.169 %)

**SPECIFICATION :**

- STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
- GRADE OF REINFORCEMENT Fe - 500.
- 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
- 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
- 5TH LIME TERRACING (2:2:7) ON ROOF .
- ALL DIMENSIONS ARE IN MILLIMETER .
- 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND .
- 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
- 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
- 6 MM THICK CEMENT PLASTER (1:4) TO BEAM, CEILING, ETC.
- 32 MM THICK CAST-IN SITU MARBLE FLOOR .
- WOOD WORK IN DOOR FRAMES WITH SAL WOOD .
- 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION .
- WRITTEN DIMENSION ARE TO BE FOLLOWED .
- 450 MM CHAJJA PROJECTION .
- DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION .

**STATEMENT OF PLAN PROPOSAL**

**PART - A:**

- ASSESSEE NO:- 41-121-13 -0584 -1
- DETAILS OF DEED- BOOK NO. - I, VOLUME NO. - 15, PAGES :- 153 TO 160, BEING NO. - 559, YEAR - 1963, OFF :- ALIPORE
- DETAILS DEED OF POWER OF ATTORNEY- BOOK NO. - I, VOLUME NO. - 1607 - 2024, PAGES :- 77115 TO 77133, BEING NO. - 160702575, YEAR - 2024, OFF :- A.D.S.R. BEHALA
- DETAILS OF BOUNDARY DECLARATION DEED - BOOK NO. - I, VOLUME NO. - 1607-2025, PAGES :- 257633 TO 257644, BEING NO. - 160710013, YEAR - 2025, OFF :- A.D.S.R. - BEHALA
- DETAILS OF NON- EVICTION OF TENANT DEED :- BOOK NO. - I, VOLUME NO. - 1607-2025, PAGES :- 251322 TO 251331, BEING NO. - 160709849, YEAR - 2025 OFF :- A.D.S.R. - BEHALA
- LAND AREA AS PER DEED:- 03K - 01CH - 04SFT (205.221 SQM.)
- LAND AREA AS PER REGD. BOUNDARY DECL.:- 03K - 01CH - 04 SFT. (205.221 SQM)
- NO. OF STORIES INCLUDING BASEMENT IF ANY: G+III
- NO OF TENEMENT : 7 NOS.
- SIZE OF TENEMENT : - 50 -75 SQM. - 6 NOS. <50 SQM - 1 NOS.

**1.a) LAND AREA AS PER REGD. BOUNDARY DECL.:-03K - 01CH - 04 SFT. (205.221 SQM)**

- PERMISSIBLE GROUND COVERAGE:- (59.826 %) = 122.776 SQM
- PROPOSED GROUND COVERAGE:- (57.993 %) = 119.013 SQM
- PROPOSED HEIGHT :- 12.475 M.

FLOOR	TOTAL COVERED AREA	LIFT WELL	NET COVERED AREA	STAIR AREA	LIFT LOBBY	NET FLOOR AREA FOR F.A.R.
GROUND FLOOR	119.013 SQM.	-	119.013 SQM.	10.340 SQM.	1.953 SQM.	106.72 SQM.
FIRST FLOOR	117.382 SQM.	1.760 SQM.	115.622 SQM.	10.340 SQM.	1.953 SQM.	103.329 SQM.
SECOND FLOOR	117.382 SQM.	1.760 SQM.	115.622 SQM.	10.340 SQM.	1.953 SQM.	103.329 SQM.
THIRD FLOOR	117.382 SQM.	1.760 SQM.	115.622 SQM.	10.340 SQM.	1.953 SQM.	103.329 SQM.
TOTAL	471.159 SQM.	5.280 SQM.	465.879 SQM.	41.360 SQM.	7.812 SQM.	416.707 SQM.

**TENEMENT CALCULATION:-**

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	REQUIRED CAR PARKING
1A/2A/3A	49.432 SQM.	8.590 SQM.	58.022 SQM.	3	1 NO.
1B/2B/3B	51.991 SQM.	9.034 SQM.	61.025 SQM.	3	
G	32.973 SQM.	5.730 SQM.	38.703 SQM.	1	

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**SCHEDULE OF DOORS**

MKD.	SIZE	LINTEL	SILL	REMARKS
D1	1000X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-

**SCHEDULE OF WINDOWS**

W1	1500X1350	2100	750	-
W2	1200X1350	2100	750	-
W4	1000X1350	2100	750	-
W3	600X600	2100	1500	-

**DIGITAL SIGNATURE OF A.E.**