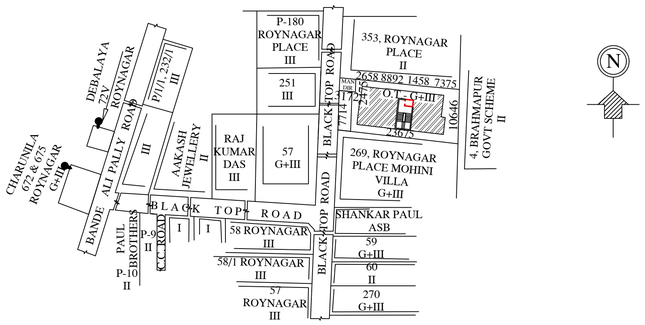
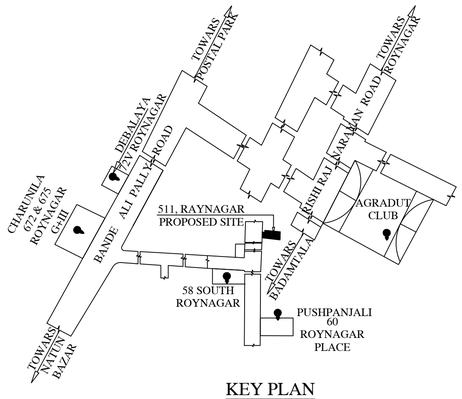


SITE PLAN

SCALE = 1:600



KEY PLAN

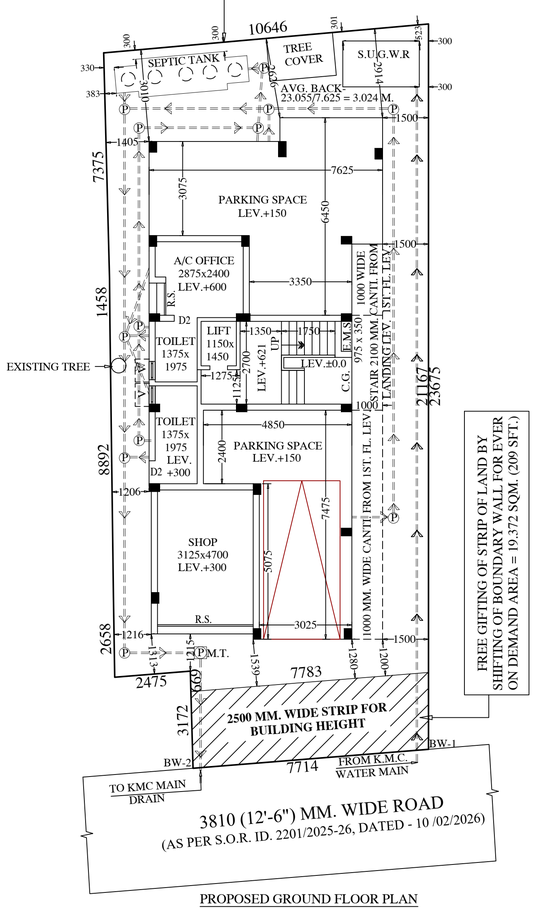
SCALE = 1:4000

AVERAGE REAR OPEN SPACE TAKEN IN TO A/C VIDE NOTIFICATION NO.480/MA/O/C-4/3R-13/2012 DATED 21/10/2014.

AVG. BACK = 23.055 / 7.625 = 3.024 M.

AREA - 23.055 SQM.

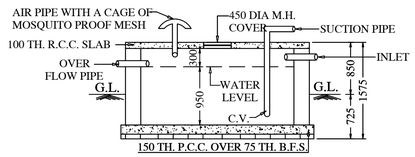
7625



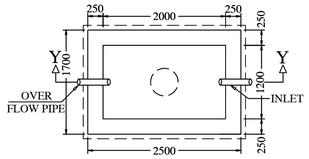
FREE GIFTING OF STRIP OF LAND BY SHIFTING OF BOUNDARY WALL FOR EVER ON DEMAND AREA = 19.372 SQM. (209 SFT.)

PROPOSED GROUND FLOOR PLAN

SCALE = 1:100



SECTION - YY

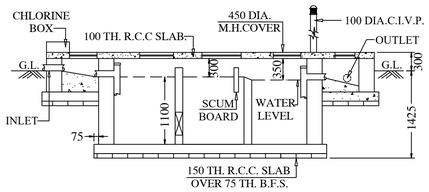


PLAN

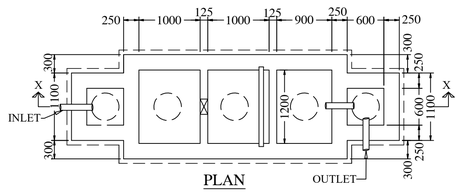
DETAILS OF SEMI U.G. WATER RESV.

CAPACITY = 2700 LITS.

SCALE = 1:50



SECTION X-X



PLAN

DETAILS OF SEPTIC TANK

SCALE = 1:50 USERS = 30

DECLARATION OF OWNER/ CA :-

I/WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

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

SRI DASHU SAHA SOLE
PROPERTOR OF M/S. VIRAT
CONSTRUCTION & C/A OF
ASHIM KUMAR MITRA

APPLICANT/S

CERTIFICATE OF L.B.S :-

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 K.M.C ACT 1980 U/S. 393A & SITE CONDITIONS WITH THE WIDTH OF 3.810 M. WIDE ROAD WEST SIDE CONFORM TO THE PLAN AND IT IS A BUILTABLE SITE NOT A TANK OR FILLED UP TANK AND TALLY'S MORE OR LESS WITH REGISTERED BOUNDARY DECLARATION DEMARCATED BY BOUNDARY WALL.

SOUMYAJIT BHATTACHARYA
L.B.S NO. I/1513 (K.M.C)

LICENSED BUILDING SURVEYOR

CERTIFICATE OF E.S.E. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING TO BE MADE CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT, O.H.W.T & STAIR HEAD ROOM ALONG WITH LIFT MACHINE ROOM TO BE CONSIDER DURING THE LOAD CALCULATION & GEOTECHNICAL INVESTIGATION SURVEY REPORT HAS PREPARED BY M/S TECHNO SOIL OF F-6B, K.I.T. MARKET KOLKATA - 700 032

SOUMYAJIT BHATTACHARYA
E.S.E NO. II/546 (K.M.C)

EMPANELLED STRUCTURAL ENGINEER

CERTIFICATE OF G.T.E. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE GEOTECHNICAL INVESTIGATION SURVEY REPORT HAS PREPARED BY M/S TECHNO SOIL OF F-6B, K.I.T. MARKET KOLKATA - 700 032 DATED 14/09/2025 TO 15/09/2025 WHICH HAS CHECKED AS PER FIELD DATA & LABORATORY TEST & DULY SIGNED BY ME.

BHASKARJYOTI ROY
G.T.E NO.I/50 (K.M.C)

SIGNATURE OF G.T.E

SPECIFICATIONS :-

A) ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.

B) ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.

C) ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (4:2:1) (UNLESS OTHERWISE MENTIONED).

D) GRADE OF CONCRETE - M20.

E) GRADE OF STEEL - FE500.

F) ALL MATERIALS SHALL BE CONSIDERED TO THE PROPTION OF NATIONAL BUILDING CODE OF INDIA.

NOTES :-

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33M.
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	
BW-1	22°46'54" N	88°36'05" E	7.371 M.
BW-2	22°46'54" N	88°36'05" E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I (L.B.S. / OWNER) SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKEN APPROPRIATE ACTION AGAINST ME AS PER LAW.

SOUMYAJIT BHATTACHARYA
L.B.S NO. I/1513 (K.M.C)

LICENSED BUILDING SURVEYOR

SRI DASHU SAHA SOLE
PROPERTOR OF M/S. VIRAT
CONSTRUCTION & C/A OF
ASHIM KUMAR MITRA

APPLICANT/S

MAIN CHARACTERISTICS OF THE PROPOSAL :-

PART - A

1. ASSESSEE NO. 31-112-15-0843-0 | 1.(a) K.M.C MUTATION CERTIFICATE NO.- O/112/21-FEB-2025/43053 , DATED - 21/02/2025
2. NAME OF THE OWNER :- SRI. ASHIM KUMAR MITRA 3. NAME OF THE APPLICANT :- DASHU SAHA.
4. DETAILS OF ALL DEED & DECLARATION

DETAILS OF REGD. DEED	QUERY NO.	QUERY YEAR	BOOK NO.	VOLUME NO.	DEED NO.	DEED YR.	PAGE NO.	RO NO.	DIST. CODE
DEED	.....	1969	I	09	02	1969	227 TO 232	....	....
POWER OF ATTORNEY	2002332120	2025	I	1603	16062	2025	433983 TO 433995	03	16
BOUNDARY DECLARATION	2002598470	2025	I	1603	18206	2025	490300 TO 490313	03	16
FRONT GIFT DECL.	2002598690	2025	I	1603	18207	2025	490998 TO 491010	03	16

BL&LRO CONVERSION MEMO NO.- 17/5967/CON
CERTIFICATE/BLLRO/ATM/KASBA/2013 , DATED - 21/11/2013

AREA STATEMENT OF PLAN PROPOSAL :-

PART - B

1. AREA OF LAND :-
(A) AS PER TITLE DEED = 250.836 SQM (03 K.- 12 CH.- 00 SFT.)
& ASSESMENT BOOK = 250.836 SQM (03 K.- 12 CH.- 00 SFT.)
(B) AS PER B.L.L.R.O. = 242.809 SQM. (6.0 DECIMAL)
(C) AS PER PHYSICAL MEASURMENT :-
= 237.249 SQM (03 K.- 08 CH.- 34 SFT.)
2. PERMISSIBLE GROUND COVERAGE :-
60 % OF 237.249 SQM. = 142.349 SQM.
3. PROPOSED GROUND COVERAGE = 125.553 SQM. (52.920 %)
3a. FREE GIFT AREA = 19.372 SQM. (209 SFT.)

SCHEDULE OF DOORS & WINDOWS :-

MKD.	SIZE			MKD.	SIZE
D	1000x2100	DOORS	WINDOWS	W1	1500x1350
D1	900x2100			W2	1200x1350
D2	750x2100			W3	900x1200
.....	.....			W4	600x600

4. PROPOSED AREA:-

FLOOR	FLOOR AREA (SQM)	LIFT WELL (SQM)	STAIR WELL (SQM)	EFFECTIVE FLOOR AREA	TOTAL EXEMPTED AREA: STAIR WAY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA
GROUND	112.653	NIL	NIL.	112.653 SQM.	8.615-0.586 = 8.029	1.434	103.190 SQM.
FIRST	125.553	1.668	0.875	123.010 SQM.	11.475-0.875 = 10.600	1.434	110.976 SQM.
SECOND	125.553	1.668	0.875	123.010 SQM.	11.475-0.875 = 10.600	1.434	110.976 SQM.
THIRD	125.553	1.668	0.875	123.010 SQM.	11.475-0.875 = 10.600	1.434	110.976 SQM.
TOTAL	489.312	5.004	2.625	481.683 SQM.	39.829	5.736 SQM.	436.118 SQM.

5. NO. OF TENEMENT :- 06 NOS.

5a) SIZE OF TENEMENT AREA & REQD. CAR PARKING CALCULATION :-

A) RESIDENTIAL :-

TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NOS. OF TENEMENT	CAR PARKING CALCULATION: REQUIRED NUMBER	TOTAL
F1,S1,T1	58.705 SQM.	10.903 SQM.	69.608 SQM.	03	1 NO.	1 NO.
F2,S2,T2	50.850 SQM.	9.444 SQM.	60.294 SQM.	03		

6. SHOP CARPET AREA AT GROUND FLOOR = 13.907 SQM. | 6.(a) REQUIRED CAR PARKING FOR SHOP = NIL.
7. OFFICE CARPET AREA AT GROUND FLOOR = 9.440 SQM. | 7.(a) REQUIRED CAR PARKING FOR OFFICE = NIL.
8. Nos. OF CAR PARKING PROVIDED :- 1 NO. | 9. PROVIDED CAR PARKING AREA :- 62.050 SQM.
10. PERMISSIBLE F.A.R = 1.75 | 11. PROPOSED F.A.R = 433.642-25.000 / 237.249 = 1.722 < 1.75
12. ADDITIONAL AREAS CALCULATION :-

FLOOR	CUP BOARD AREA	LOFT AREA	PERCENTAGE
GROUND	NIL.	NIL.	
FIRST	2.750 SQM.	NIL.	
SECOND	2.750 SQM.	NIL.	
THIRD	2.750 SQM.	NIL.	
TOTAL	8.250 SQM.	NIL.	1.686% < 3.00%

13. SHOP COVERED AREA AT GROUND FLOOR = 17.292 SQM. (3.590 %)
14. OFFICE COVERED AREA AT GROUND FLOOR = 12.633 SQM. (2.623%)
15. OVER HEAD TANK AREA = 4.650 SQM.
16. STAIR HEADROOM AREA = 14.802 SQM.
17. LIFT MACHINE ROOM AREA = 2.168 SQM.
18. PROPOSED TOTAL SERVICE TOILET AREA AT ROOF = NIL.
19. PROP. ROOF AREA = 125.553 SQM.
20. PROPOSED TOTAL FLOOR AREA (RESIDENTIAL) = 451.758 SQM.
21. PROPOSED TOTAL FLOOR AREA (NON RESIDENTIAL) = 29.925 SQM.
22. PROPOSED TOTAL FLOOR AREA (RESIDENTIAL+NON RESIDENTIAL) = 451.758 + 29.925 = 481.683 SQM.
23. ADDITIONAL AREAS FOR FEES = S.H.R. + C.B + L.M.R. + L.M.R STAIR = 14.802 + 8.250 + 2.168 + 0.000 = 25.220 SQM.
24. TOTAL AREA FOR FEES = TOTAL FLOOR AREA + ADDITIONAL AREAS FOR FEES (481.683 SQM + 25.220 SQM) = 506.903 SQM.
25. TREE COVER (PERMISSIBLE) = {(15 / 6000) x 237.249 (L.A.) x 506.903 (AREA FOR FEES)}/100 = 3.007 SQM.
26. TREE COVER (PROVIDED) = 3.045 SQ.M.
27. HEIGHT OF BUILDING = 12.50 M.

BUILDING PERMIT NO. : 2026110066

SANCTION DATE : 30-MAY-2026

VALID UPTO : 29-MAY-2031

MANISH SARKAR Digitally signed by MANISH SARKAR
Date: 2026.05.30 14:05:15 +05'30'

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br-XI

PROJECT:-

PLAN PROPOSAL FOR CONSTRUCTION OF G+THREE STORIED RESIDENTIAL BUILDING U/S 393A OF THE K.M.C ACT.1980 & BUILDING RULES'2009 AT PREMISE NO.511, RAYNAGAR IN WARD NO.112 OF BOROUGH-XI IN THE DISTRICT OF SOUTH 24-PARGANAS IN MOUZA-ROYNAGAR, J.L NO.47, C.S KHATIAN NO.29, 99 & 169 , R.S KHATIAN NO. 420 & 421, L.R KHATIAN NO. 624, C.S DAG NO. 241 & 222 ,R.S & L.R DAG NO. 241/540, P.S-BANSDRONI, KOLKATA-700 070. (BUILDING HEIGHT = 12.50 M).

COMPASS :- E N S W

DRAWN :- Arindam Poddar	CHECKED :- Soumya.	GROUND FLOOR PLAN, SEPTIC TANK & WATER TANK DETAILS, SITE PLAN, LOCATION PLAN	CONSULTANT :- m/s. surplantech INDIA (A UNIT OF CONSULTANCY SERVICES) 15A, Baishnabghata Lane, KOLKATA-700 047 (9883155092)
DESIGNED :- Soumya.	APPROVED :- Soumitra.		
SCALE :- 1:100 (OTHER WISE NOTED)		SHEET :- ARCH. (M. DWG)	FORMAT EODB
			DATE :- 18/07/2025 / JOB NO :- 01