



REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN

	CO-ORDINATE IN WGS 84	
	LATITUDE	LONGITUDE
A	22.28.03 N	88.72.46 E
B	22.28.03 N	88.72.46 E
C	22.28.03 N	88.72.46 E
D	22.28.03 N	88.72.46 E

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AAI = 33 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) = 9.09 M.

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

SRI KINGSUK NANDI
L.B.S. NO - 1313, CLASS - I
NAME OF THE L.B.S.

SMT RATNA GUHA
NAME OF THE OWNERS / APPLICANT

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - I

- ASSEESSEE NO. - 31100700091
- NAME OF THE OWNER'S / APPLICANT - SMT RATNA GUHA
- DETAILS OF REGISTERED DEED OF CONVEYANCE -
(i) BOOK NO - I, VOLUME NO - 31, PAGE FROM - 324 TO 338, BEING NO - 1756 FOR THE YEAR 1986, REG. AT - A.D.S.R. ALIPORE, SOUTH-24 PARGANAS, DATED ON - 11/7/1986
(ii) BOOK NO - I, VOLUME NO - 31, PAGE FROM - 339 TO 344, BEING NO - 1757 FOR THE YEAR 1986, REG. AT - A.D.S.R. ALIPORE, SOUTH-24 PARGANAS, DATED ON - 11/7/1986
- DETAILS OF REGISTERED BOUNDARY DECLARATION -
BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM - 48662 TO 48673, BEING NO - 160301400 REG. AT - D.S.R. SOUTH 24-PARGANAS, DATE - 01/02/2023
- DETAILS DEED OF TRANSFER OF LAND ACQUIRED FOR THE BAIASHNABGHATA DEVELOPMENT SCHEME IN FAVOUR OF THE SETTLER IN THE SCHEME -
BOOK NO - I, VOLUME NO - 1604-2023M PAGE FROM - 468432 TO 468457, BEING NO - 160415336 FOR THE YEAR 2023, REG. AT - D.S.R. - IV SOUTH 24-PARGANAS, DATE - 21/12/2023
- K.M.C. MUTATION NO - O/110/22-APR-15/16095 DATE 22/04/2015

PART - B

- AREA OF PLOT OF LAND = [04K - 10CH - 28.5F] = 311,966 Sqm (AS PER DEED & ASSESSMENT BOOK COPY)
- AREA OF PLOT OF LAND = [04K - 10 CH - 2.073F] = 309,557 Sqm (BOUNDARY DECLARATION)
- (i) PERMISSIBLE GROUND COVERAGE = [56.348%] = 174,429 Sqm
(ii) PROPOSED GROUND COVERAGE = 160,198 sqm = (51.751%)
- PROPOSED AREA :-

FLOOR	TOTAL FL. AREA (Sq. M)	AREA OF LIFT WELL (Sq. M)	ACTUAL TOTAL FL. AREA (Sq. M)	TOTAL EXMP. AREA (Sq. M)	NET FL. AREA (Sq. M)
GROUND	131.032	—	131.032	12.690	116,404
FIRST	160.198	2.144	158.054	12.690	143,406
SECOND	160.198	2.144	158.054	12.690	143,406
THIRD	160.198	2.144	158.054	12.690	143,406
FOURTH	160.198	2.144	158.054	12.690	143,406
TOTAL	771.044	8.576	762.468	63.450	699.028

5) TENEMENT AND PARKING CALCULATION

TENEMENT MKD	TENEMENT SIZE	COMMON AREA	ACTUAL TENEMENT AREA INCLUDING PROP. COMMON AREA	NO. TENEMENT	REQ. CAR PARKING	PRO. CAR PARKING
(A)	72.0513sqm	12.202 Sqm	84.261 Sqm	3 NOS		
(B)	69.4233sqm	11.755 Sqm	81.178 Sqm	3 NOS	3 NOS.	4 NOS.
(C)	82.7649sqm	14.014 Sqm	96.778 Sqm	1 NO		
(D)	58.7163sqm	9.943 Sqm	68.661 Sqm	1 NO		

6) OFFICE AREA AT GROUND FLOOR = 15.179 Sqm
CARPET AREA OF OFFICE = 12.529 Sqm

7) NOS. OF PARKING PROVIDED (i) COVERED - 5 NOS. & OPEN - NIL
D) PERMISSIBLE AREA FOR PARKING (a) GROUND FLOOR = 75 Sqm D) ACTUAL AREA OF PARKING PROVIDED = 86.332 Sqm
6) PERMISSIBLE F.A.R. = 2.00
7) PROPOSED F.A.R. = (690.028 - 75) / 309.557 = 1.987 < 2.00

8) STATEMENT OF OTHER AREAS FOR FEES :-

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	NIL	1,450 Sqm	NIL
SECOND FLOOR	NIL	1,450 Sqm	NIL
THIRD FLOOR	NIL	1,450 Sqm	NIL
FOURTH FLOOR	NIL	1,450 Sqm	NIL
TOTAL	NIL	5,800 Sqm	NIL

9) (i) COMMON AREA AT GROUND FLOOR = 29.541 Sqm
(ii) COMMON AREA AT OTHER FLOOR = (18.716 - 2.144) = 16.572 X 4 = 66.288 Sqm
10) STAIR HEAD ROOM AREA = 15.578 Sqm
11) LIFT MACHINE ROOM AREA = 6.433 Sqm
12) AREA OF STAIR FOR LIFT MECHAN. ROOM = 2.657 Sqm
13) AREA OF OVER HEAD WATER TANK = 6.820 Sqm
14) ADDITIONAL AREA FOR FEES = (15.578 + 6.433 + 2.657 + 5.800) = 30.468 Sqm
15) TOTAL AREA FOR FEES = 763.268 + 30.468 = 793.736 Sqm
16) TREE COVER AREA (i) PERMISSIBLE = 1.984% = 6,143 Sqm
(ii) PROPOSED = 6.65 Sqm = 2.15%

17) OPEN TERRACE AREA = 160.198 Sqm
18) EXISTING GROUND FLOOR AREA = 152.38 Sqm
19) HEIGHT OF THE BUILDING = 15.425 m
20) FRONTAGE OF THE PLOT = 15.425 m
21) RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED G+FOUR STORED RESIDENTIAL BUILDING PLAN U/S 393 A OF C.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT MOUZA - BAIASHNABGHATA, J.L. NO - 28, R.S. PLOT NO - 562/1538 COMPRISING SCHEME PLOT NO - 103 WITHIN BLOCK 'B' KANUNGO PARK UNDER K.M.C. PREMISES NO - 9, KANUNGO PARK IN WARD NO - 110, BOROUGH - XI, P.S. - PATULI, KOLKATA - 700084.

NOTE - ALL DIMENSIONS ARE IN METERS
SCALE - 1:100 (L.S. & L.B.S.)
P.L. MATERIALS AND CONSTRUCTION AS PER L.S. CODE

SPECIFICATION

- SINGLE LAYER B.F.S. WITH JHAMA BRICK IN FOUNDATION AND FLOOR.
- 150mm THICK P.C.C. (1:3:6) WITH CEMENT SAND AND JHAMA-KHOA MORTAR
- 40 mm THICK D.P.C. (1:2:2) WITH CEMENT SAND AND STONE CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK WORK WITH 1st CLASS BRICK WITH (1:5) CEMENT SAND MORTAR.
- 125 & 75mm THICK PARTITION WALL 1st CLASS BRICK WITH (1:4) & (1:3) CEMENT SAND MORTAR RESPECTIVELY
- PLASTER 1) EXTERNAL WALL - 18 mm TH. WITH 1/6 CEMENT SAND MORTAR
- INTERNAL WALL - 12 mm TH. WITH 1/6 CEMENT SAND MORTAR
- CEILING - 6 mm TH. WITH 1/3 CEMENT SAND MORTAR
- GRADE OF STEEL - Fe 415.
- GRADE OF CONCRETE - M20.

L.B.S. DECLARATION

CERTIFIED ON THE PLAN WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AND C.M.C. ACT 1980 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING 8.375 m WIDE ROAD ON SOUTHERN SIDE (FRONT) OF THE PREMISES CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.

IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF THE BUILDING FOUNDATION WORK.

THE SIGNATURE OF THE APPLICANT AUTHENTICATED BY ME.

KINGSUK NANDI
L.B.S. - 1313, CLASS - I OF K.M.C.
NAME OF THE L.B.S.

STRUCTURAL ENGINEER DECLARATION

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY "NEO-GEO" 3, NEW FULLAGAN ROAD, KOLKATA - 700084 WHICH IS DUELY SIGNED BY SRI KALLOL KUMAR GHOSHAL G.T. NO - 14, CLASS - II OF K.M.C.

SRI SAKTI BRATA BHATTACHARYA
E.S.E. NO - 116, CLASS - I OF K.M.C.
NAME OF THE STRUCTURAL ENG.

DECLARATION OF GEO-TECHNICAL ENGINEER

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

MR. KALLOL KUMAR GHOSHAL
(GEO-TECH NO. - 14/II)

NAME OF THE GEO-TECHNICAL ENGINEER

OWNERS DECLARATION

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE THE L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION.

CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE 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 GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION.

THERE IS AN EXISTING ONE STORED BUILDING WHICH WILL DEMOLISHED AT THE TIME OF CONSTRUCTION THE BUILDING IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT NOW THE PLOT IS DEMARCATED BY BOUNDARY WALL DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

SMT RATNA GUHA
NAME OF THE OWNERS / APPLICANTS

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOWS
D - 1000 X 2100	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 1125 X 1200
	W4 - 600 X 600

BUILDING PERMIT NO. - 2023110360
SANCTION DATE : 25.01.2024
VALID UPTO: 24.01.2029

Digitally signed by MANISH SARKAR
Date: 2024.01.25 14:35:53 +05'30'

Digitally signed by SUBHASISH DAS
Date: 2024.01.25 14:34:56 +05'30'