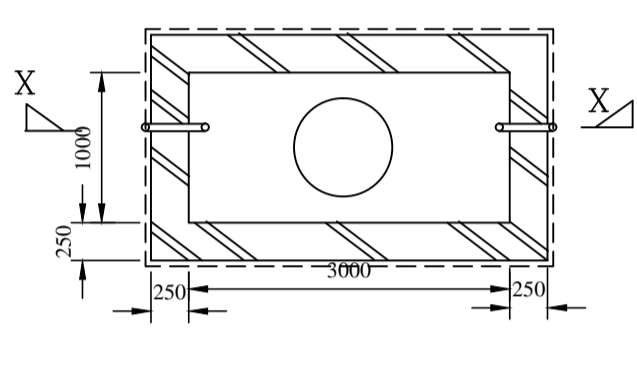
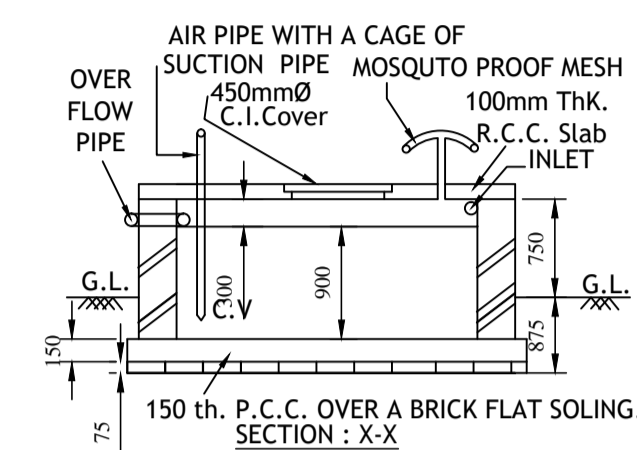


DETAILS OF SEPTIC TANK
25 USERS, SCALE = 1:50



DETAILS OF S.U.G.W. RESERVOIR, CAP= 2700 LTR.
SCALE=1:50

NOTE :-

- * THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION.
- * PRECAUTIONARY MEASUR WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE, CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.

PART-A 1. Assessee No.- 31-103-29-0154-6

2. Details of Regd. Title deed

Book No : I
Vol No : 1604-2023
Page No : 357327 TO357354
Being No : 160411576
Dated : 20-09-2023
Regd. At-OFFICE OF THE D.S.R.- IV South 24 Parganas

4. Details of Regd. of Strip of Land.

Book No : I
Vol No : 1604-2023
Page No : 386221-386234
Being No : 160412862
Dated : 12-10-2023
Regd. At-OFFICE OF THE D.S.R.- IV South 24 Parganas

PART-B

5. Area of land

a) As per title deeds = 05 K-13 CH-00 SFT. = 388.796 SQM.
b) As per boundary declaration = 388.796 sqm.
c) Area of Strip of Land = 1.327 sqm.
d) Net Area Of Land = 387.469 sqm.

6. Permissible ground coverage = 208.811 SQM. = (53.707 %)
7. Proposed ground coverage = 208.785 SQM. = (53.700 %)

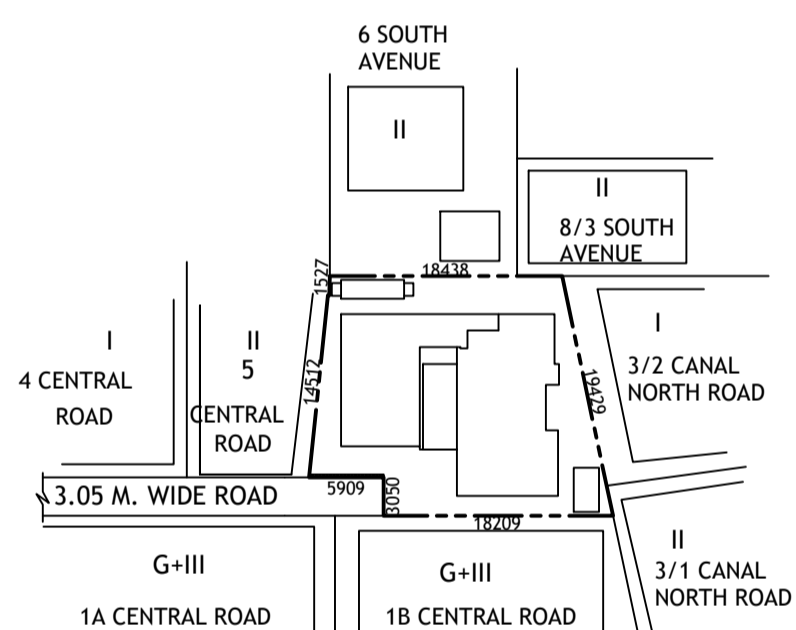
Details of B.L.L.R.O.

MEMO NO - [1630023] DT. - 04.10.2023

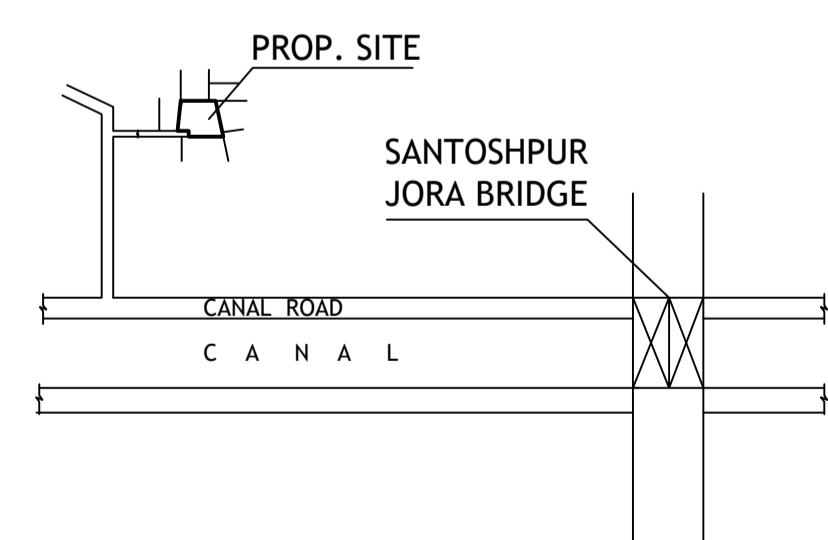
Details of Conversion:-

VIDE CASE NO. CN / 2022 / 1630 / 1002 DT. - 07.04.2022.

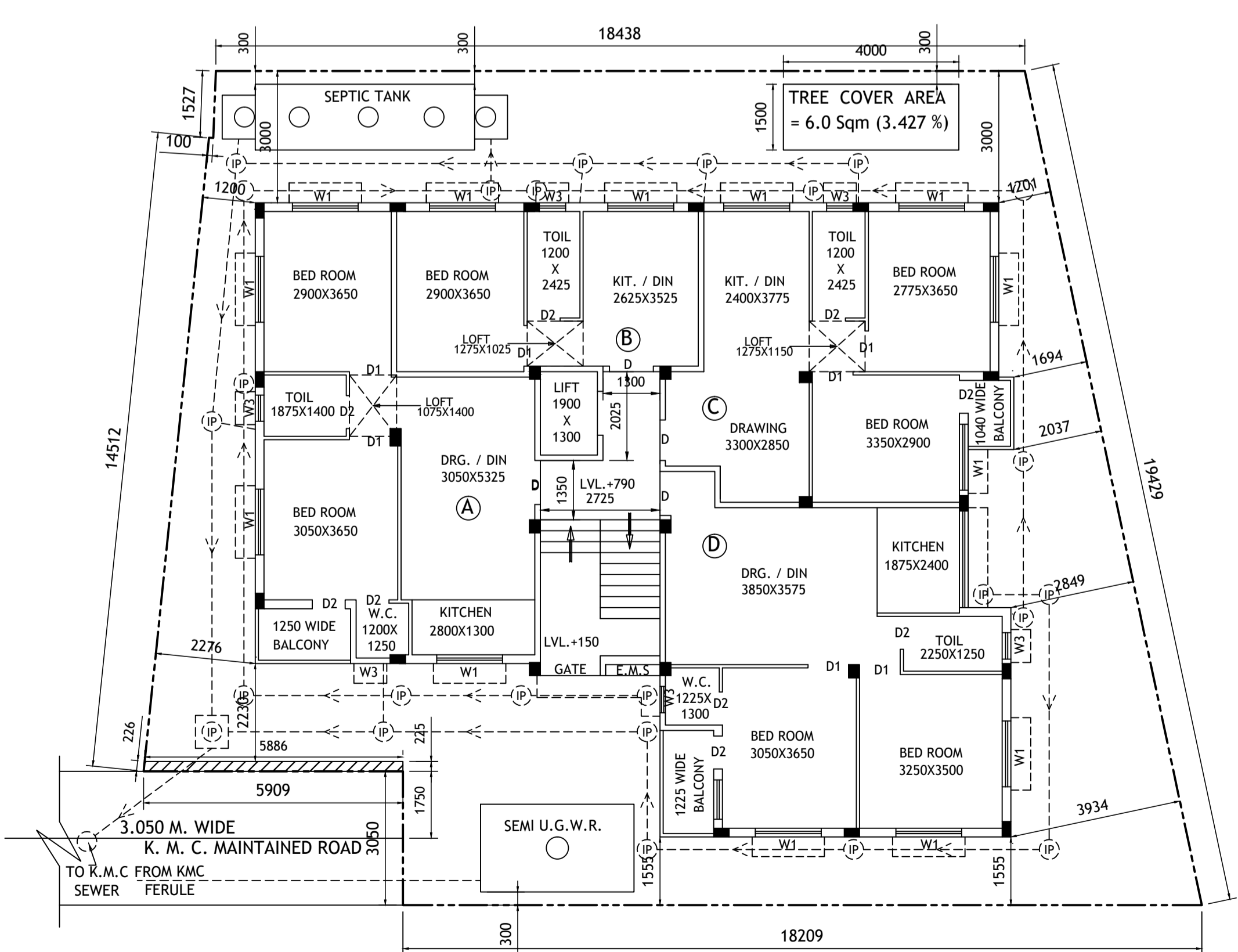
DOOR & WINDOWS					
DOORS			WINDOWS		
MKD.	WIDTH	HIGHT	MKD.	WIDTH	HIGHT
D	1000	2100	W1	1500	1200
D1	925	2100	W2	1200	1200
D2	750	2100	W3	900	1200
			W4	600	450



SITE PLAN
SCALE=1:600



LOCATION PLAN
SCALE=1:4000



GROUND FLOOR PLAN
SCALE = 1:100

CERTIFICATE

Premises No.- 154 MODERN PARK
Assessee No.- 31-103-29-0154-6
Name of the Owner(s)/Applicant (s): (1) Sri. Basudev Das, & (2) Sri. Bandhan Kumar Naskar,
partner of a Partnership Firm, "FAIR & SQUARE CONSTRUCTION"
Area of the Land : 388.796 Sq.m.
Name of the L. B. S. : Partha Acharjee No. LBS/1/339
Permissible Height in reference to CCZM issued by AAI:33M.
Co-ordinate in WGS 84 and site Elevation (AMSL):

Reference point marked in the Site plan proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)M
	Latitude	Longitude	
A,B	22°48' 771"	88°38' 437"	5.00 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.

(1) SRI SUSANTA MAITRA (C.A.) Partha Acharjee (339/1)
Name of Applicants Name of L. B. S

8. Proposed Area

	Total floor area (CUT OUT)	Total exempted area		Net floor area
		Stair & stair lobby	lift lobby	
Ground floor	208.785 sqm.	12.808 sqm.	2.633 Sq.m.	193.344 sqm.
First floor	208.785 sqm.	2.47 Sq.m.	2.633 Sq.m.	190.874 sqm.
Second floor	119.666 sqm.	2.47 Sq.m.	2.633 Sq.m.	101.755 sqm.
Total	537.236 sqm.	4.94 Sq.m.	7.899 Sq.m.	485.973 sqm.

9.) Parking Calculation:-

A) Tenement Type	Proportionate Common	Actual tenement size	No. of Tenement	Required Parking
(A) 55.261 Sqm.	6.210	61.471 sqm.	2 No.	
(B) 27.100 Sqm.	3.045	30.145 sqm.	2 No.	
(C) 48.275 Sqm.	5.425	53.700 sqm.	2 No.	
(D) 59.278 Sqm.	6.662	65.940 sqm.	2 No.	
(E) 43.965 Sqm.	4.941	48.906 sqm.	1 No.	Nil
(F) 54.727 Sqm.	6.150	60.877 sqm.	1 No.	

Total Required Parking = Nil

b) Nos. of Parking Provided = Nil
c) Actual Area of Parking Provide = Nil

10.) F.A.R

a) Permissible F.A.R. = 1.75
b) Proposed F.A.R. = 485.973/388.796 = 1.2499 < 1.25

11. Others area

- a) Stair Head room Area = 16.206 Sqm.
- b) Area of the C.B. = 5.625 Sqm.
- c) Lift Machine Room Area = 10.481 Sqm.
- d) Area of Stair L.M.R. = 2.975 Sqm.
- e) Common area at ground floor = 18.871 Sqm.
- f) Area of Loft = 10.023 Sqm.
- g) Total Common area = 53.725 Sqm.
- h) Building height = 9.910 M.
- i) Overhead water reservoir area = 6.45 Sqm.
- j) Area of The roof W.C. = 3.0 Sq.m..
- k) Total area for fees = (485.97+38.424+7.9+16.21+10.48+2.975+5.625+10.023+3.0) = 580.607 Sq.m.

B.P. NO. : 2023110281

SANCTION DATE : 01.12.2023

VALID UP TO:30.11.2028

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

NOTES & SPECIFICATIONS:-

- Unless otherwise specified all dimensions are in M.M.
- 75 th. 1st. class B.S.F. in foundation and floor.
- 200 th. outer wall with (1:6) mortar and 75/125 th. partition wall with (1:4) mortar.
- Roof and lime terracing will be with their proper water proofing compound.
- All ceiling and R.C.C. plaster 12th. with (1:4)mortar and all wall plaster 12 th. with (1:6) mortar.
- All steel grade is Fe 500.
- All concrete grade is M 20.
- All shorts of precautionary measures should be taken during construction.
- All building materials will be as per I.S code and N.B.C. recommendation

CERTIFICATE OF GEO-TECH. 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 and stable in.

Katlol Kr. Ghoshal, (GT /1/49)
For "TECHNO SOIL" of F-25, C.I.T. Market, Jadavpur, KOLKATA - 700 032
NAME OF GEO-TECH. ENGINEER

DECLARATION OF E.S.E.

The structural design and 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 a safe and stable in all respect.

PARTHA ACHARJEE "LBS/1/339" (K.M.C.)
NAME OF OF L.B.S.

DECLARATION OF L.B.S.

Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting road at south & east side are confirms with the plan, which has been measured and verified by me.

It is a build able site and not a tank of filled up tank. The land with existing structure is demarcated by boundary wall. The construction of semi under ground water reservoir & septic tank will be completed before starting of building foundation work. The abutting road is 3.05 M. wide Black top road on the Southern side.

PARTHA ACHARJEE "LBS/1/339" (K.M.C.)
NAME OF OF L.B.S.

DECLARATION OF OWNER / APPLICANT

We do hereby declare with full responsibility that We shall engage L.B.S. & E.S.E. during construction. We follow the instruction of L.B.S. & E.S.E. during construction of the building. (as per B.S. plan), K.M.C. authority will not be responsible for structural stability of the building and adjoining structures, If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan, The construction of semi underground water reservoir and septic tank will be undertaken under the guidance of E.S.E./L.B.S. before starting the building foundation work, The plot was identified by us during departmental inspection. Existing structure noted in assessment book already demolished and now the plot is vacant, there was no tenant it is fully occupied by us.

(1) Sri. Basudev Das, & (2) Sri. Bandhan Kumar Naskar, Partner of a Partnership Firm, "FAIR & SQUARE CONSTRUCTION", 3 Central Road, Kolkata- 700 075.

NAME OF APPLICANT

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULES 2009, AT THE PREMISES NO.- 154 MODERN PARK, WARD NO.- 103, BOROUGH NO. -XI, DAG NO: 779, KHATIAN NO.-2029, MOUZA: RAJAPUR, J.L. NO: 23, KOLKATA - 700 075, P.S.- SURVEY PARK.

RESIDENTIAL USE.