

**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.  
 \* EXISTING STRUCTURE RECORDED IN THE ASSESSMENT BOOK COPY PROVISION IS FULLY OCCUPIED BY THE OWNERS.

**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 3.749 M. & 3.510 M. WIDE ROAD SOUTH SIDE AND 5.250 M. & 3.800 M. WIDE ROAD WEST SIDE CONFIRM TO THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK AND TALLYS MORE OR LESS WITH REGISTERED BOUNDARY DECLARATION DEMARCATED BY BOUNDARY WALL. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE STARTING OF NEW CONSTRUCTION & THE PROVISION IS FULLY OCCUPIED BY THE OWNERS. THE PLOT IS BEYOND 500M. FROM C.I. OF E.M. BY PASS.

**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 CONSIDERED DURING THE LOAD CALCULATION WHICH DESIGN CALCULATION TO BE SUBMIT IN DUE COURSE ALONG WITH STRUCTURAL DRAWING AFTER DEMOLITION OF EXISTING I/O.H AND THERE- AFTER GEOTECHNICAL INVESTIGATION FIELD WORK REPORT.

**CERTIFICATE OF G.T.E. :-**  
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE GEOTECHNICAL INVESTIGATION SURVEY REPORT HAS BEEN PREPARED BY M/S. TECHNOSOIL OF F.25, C.I.T MARKET, JADAVPUR, KOLKATA - 700 032 DATED 10/08/2023 TO 11/08/2023 WHICH HAS CHECKED AS PER FIELD DATA & LABORATORY TEST & DULY SIGNED BY ME.

**DIGITAL SIGNATURE**  
 B.P. NO. 2023120585 DATED :- 28-MAR-24  
 VALID UP TO - 27-MAR-29  
 KALLOL KUMAR GHOSHAL  
 G.T.E NO. 114 (K.M.C.)  
 SIGNATURE OF G.T.E

**MAIN CHARACTERISTICS OF THE PROPOSAL :-**

1. ASSESSEE NO.31-101-23-0020-0	7. DETAILS OF MUTATION CASE NO. - M/10119-119-23/937
2. NAME OF THE OWNER :- i) SMT. MANJU ROY ii) SRI. DHRUBAJYOTI ROY iii) SRI. DEBAJYOTI ROY iv) SMT. KRISHNA MUKHERJEE	8. DETAILS OF REGISTERED POWER OF ATTORNEY :- BOOK NO.IV, VOL. NO.1605-2023, PAGES 1179 TO 1205, BEING NO.160500078, YEAR- 2023, A.D.S.R ALIPORE, SOUTH 24 PGS., DATE- 03/05/2023.
3. NAME OF THE APPLICANT (C.A) :- M/S. SUBHO CONSTRUCTION PROP. OF SUBHAJIT MONDAL	9. DETAILS OF REGISTERED TITLE DEED - 3 :- BOOK NO.I, VOL. NO.01, PAGES 229 TO 232, BEING NO.58, YEAR- 2022, A.D.S.R ALIPORE, SOUTH 24 PGS. DATE - 16/09/2022.
4. DETAILS OF REGISTERED TITLE DEED - 1 :- BOOK NO.I, VOL. NO.01, PAGES 221 TO 224, BEING NO.58, YEAR- 2022, A.D.S.R ALIPORE, SOUTH 24 PGS. DATE - 16/09/2022.	10. DETAILS OF BOUNDARY DECLARATION :- BOOK NO.I, VOL. NO.1602-2023, PAGES 426023 TO 426039, BEING NO.160212890, YEAR- 2023, D.S.R.- III SOUTH 24 PGS., DATE- 08/09/2023.
5. DETAILS OF REGISTERED AMALGAMATION DEED :- BOOK NO.I, VOL. NO.1605-2023, PAGES 20265 TO 20295, BEING NO.160500164, YEAR- 2023, A.D.S.R ALIPORE, SOUTH 24 PGS., DATE- 12/04/2023.	11. DETAILS OF FREE GIFT FOR MIN. ROAD WIDTH 4.25 M. :- BOOK NO.I, VOL. NO.1603-2024, PAGES 2037 TO 20265, BEING NO.160301320, YEAR- 2024, D.S.R.- III SOUTH 24 PGS., DATE- 29/01/2024.
6. DETAILS OF REGISTERED TITLE DEED - 2 :- BOOK NO.I, VOL. NO.01, PAGES 225 TO 228, BEING NO.57, YEAR- 2022, A.D.S.R ALIPORE, SOUTH 24 PGS. DATE - 16/09/2022.	12. DETAILS OF NON EVICTION OF TENANTS. :- BOOK NO.I, VOL. NO.1603-2024, PAGES 2026 TO 20265, BEING NO.160301321, YEAR- 2024, D.S.R.- III SOUTH 24 PGS., DATE- 29/01/2024.

**NOTES :-**  
 PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33M.  
 CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :-  
 MARKED IN THE SITE PLAN

REFERENCE POINTS	CO-ORDINATE IN WGS84	SITE ELEVATION (AMSL)	
	LATITUDE	LONGITUDE	
BW-1	22°28'57"	88°22'59"	7.212 M.
BW-2	22°28'56"	88°22'59"	

**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 B.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.

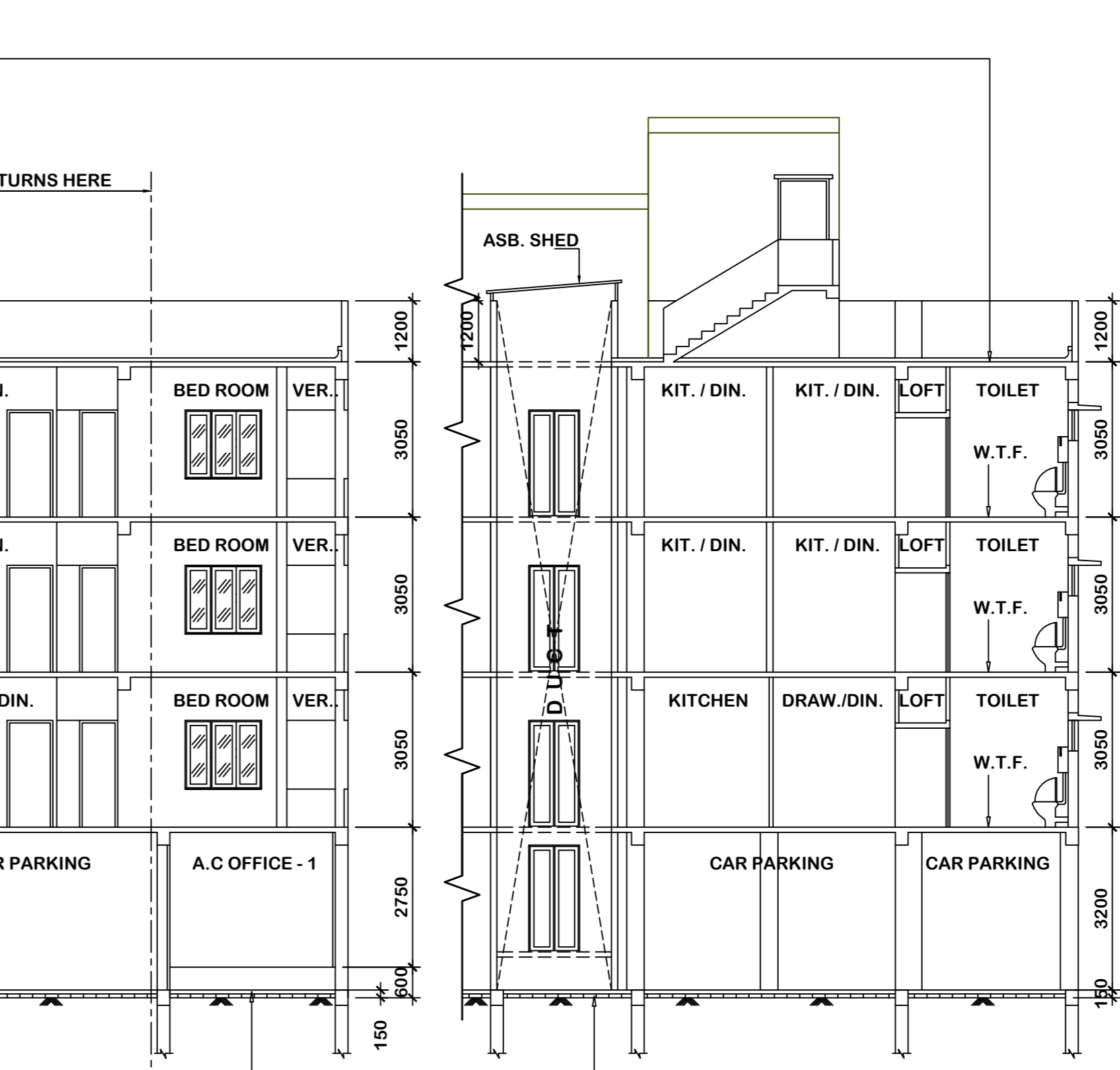
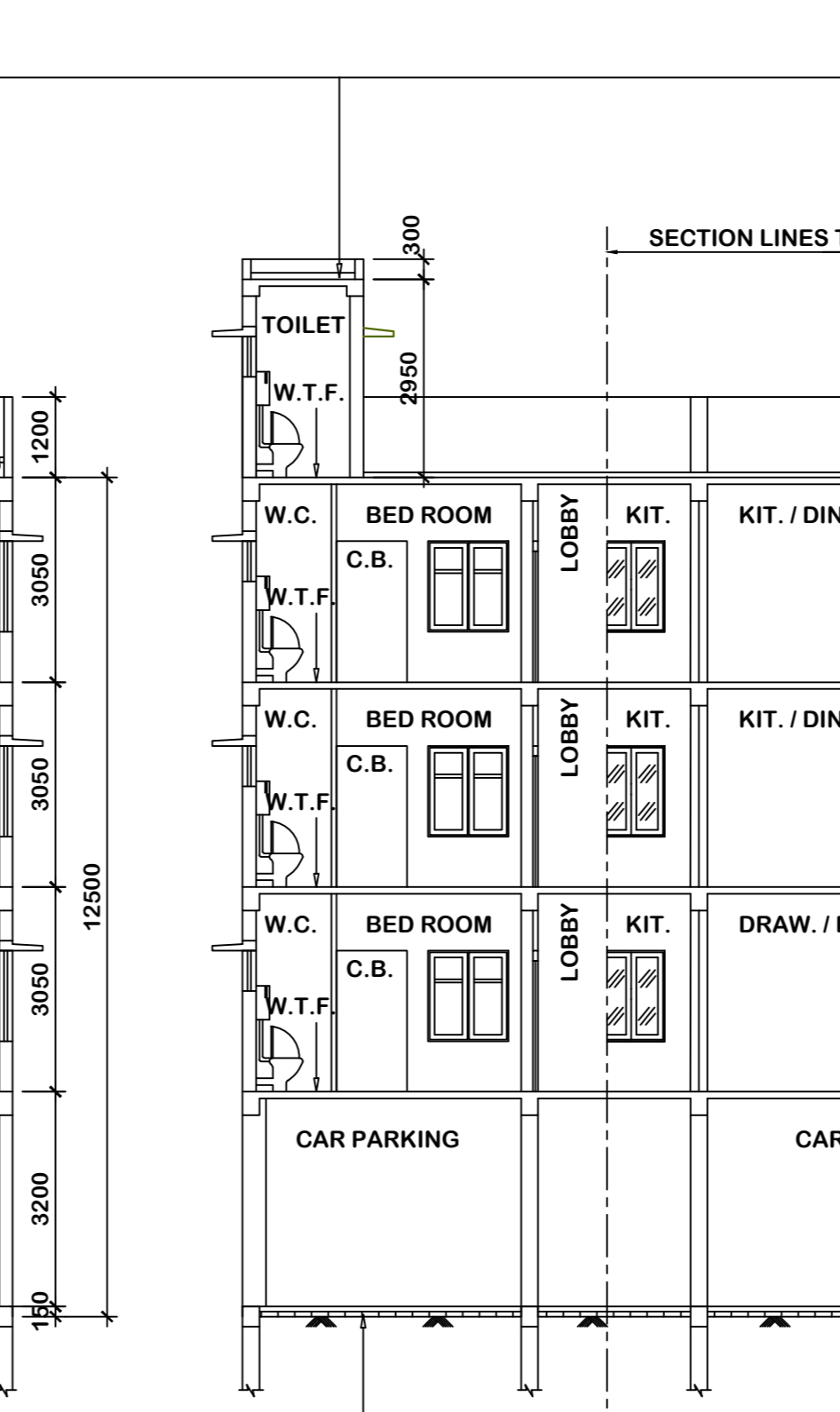
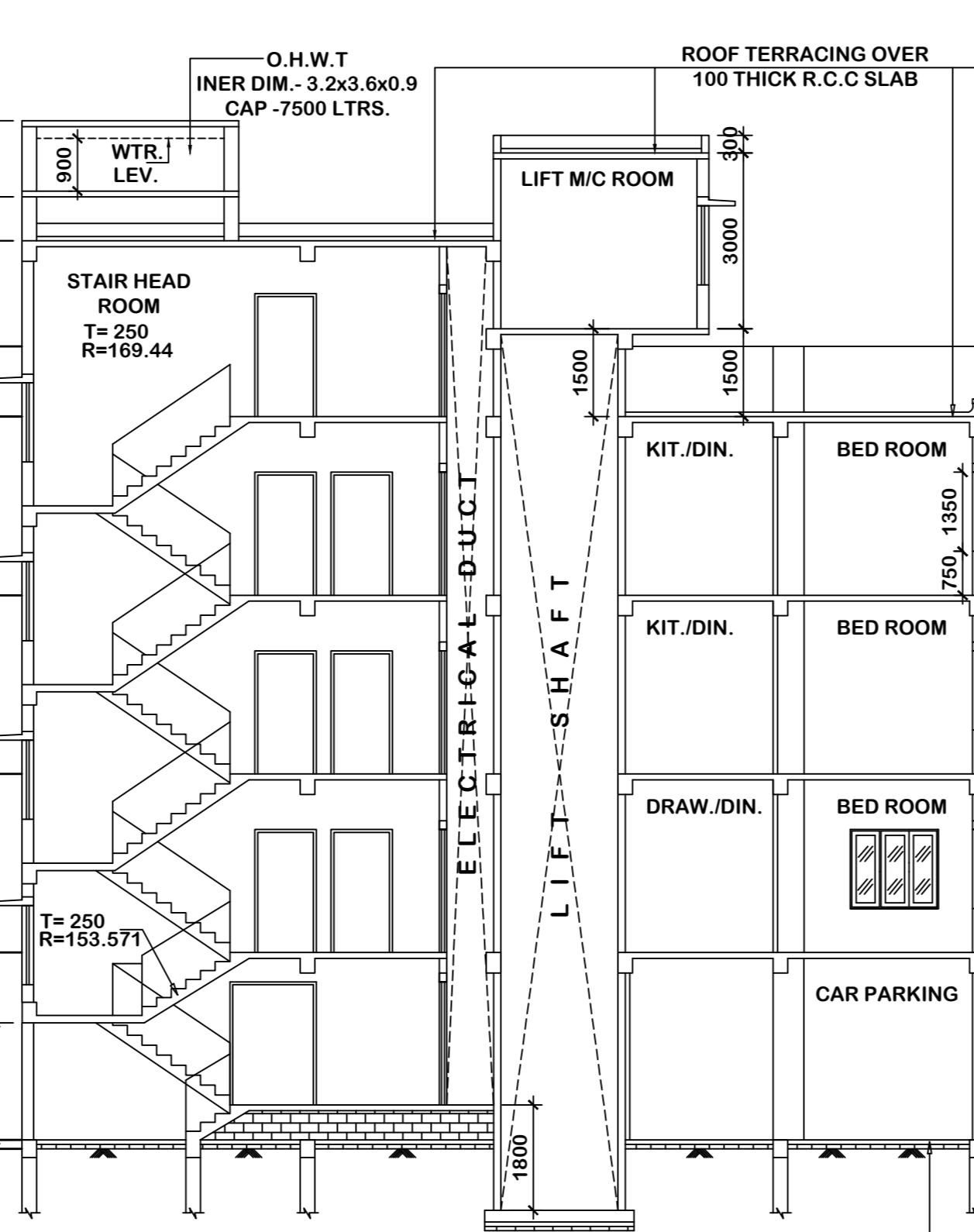
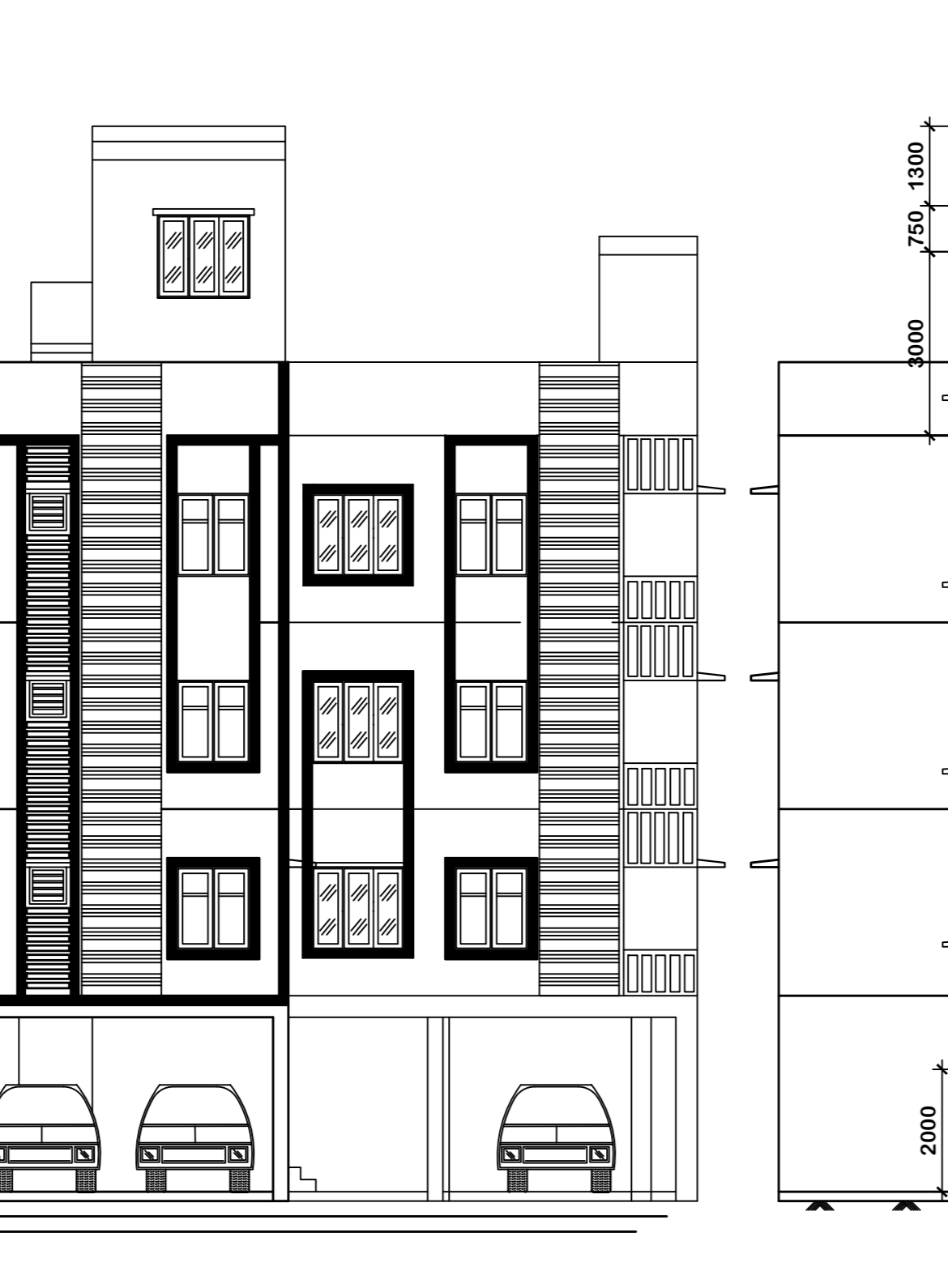
**SCHEDULE OF DOORS & WINDOWS :-**

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

**APPLICANT'S**  
 M/S. SUBHO CONSTRUCTION PROP. OF SUBHAJIT MONDAL AS CONSTITUTED ATTORNEY OF  
 i) SMT. MANJU ROY  
 ii) SRI. DHRUBAJYOTI ROY  
 iii) SRI. DEBAJYOTI ROY  
 iv) SMT. KRISHNA MUKHERJEE.

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 K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKEN APPROPRIATE ACTION AGAINST ME AS PER LAW.

SOUFYAJIT BHATTACHARYA  
 L.B.S.NO. 11513 (K.M.C.)  
 NAME OF L.B.S.



**PART - B**

1. AREA OF LAND :-  
 (A) AS PER TITLE DEED = 551.839 SQM (08 K. - 04 CH. - 00 SFT.)  
 & ASSESSMENT BOOK = 551.839 SQM (08 K. - 04 CH. - 00 SFT.)  
 (B) AS PER PHYSICAL MEASUREMENT = 548.983 SQM (08 K. - 03 CH. - 14 SFT.)

2. PERMISSIBLE GROUND COVERAGE :-  
 50% OF 548.983 SQM = 274.492 SQM.

3. PROPOSED GROUND COVERAGE = 274.459 SQM. (49.994%) 3a. STRIP AREA = 1.055 SQM. (11 SFT)

FLOOR	FLOOR AREA (SQM)	DUCT & ELECTRIC DUCT AREA	LIFT WELL	STAIR WAY	LIFT LOBBY	NET FLOOR AREA	GROSS FLOOR AREA
GROUND	197.197 SQM 61.427 SQM 12.796 SQM	NIL.	NIL.	12.690 SQM.	2.999 SQM.	255.731 SQM.	271.420 SQM.
FIRST	274.459 SQM.	2.7+1.16 + 3.86 SQM.	2.900 SQM.	12.690 SQM.	2.999 SQM.	252.010 SQM.	267.699 SQM.
SECOND	274.459 SQM.	2.7+1.16 + 3.86 SQM.	2.900 SQM.	12.690 SQM.	2.999 SQM.	252.010 SQM.	267.699 SQM.
THIRD	274.459 SQM.	2.7+1.16 + 3.86 SQM.	2.900 SQM.	12.690 SQM.	2.999 SQM.	252.010 SQM.	267.699 SQM.
TOTAL	1094.797 SQM.	11.580 SQM.	8.700 SQM.	50.760 SQM.	11.996 SQM.	1011.761 SQM.	1074.517 SQM.

**5. TENEMENT CALCULATION :-**

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	52.897 SQM.	8.775 SQM.	61.672 SQM.	03		
F2.S2 & T2	52.810 SQM.	8.761 SQM.	61.571 SQM.	03		
S3 & T3	54.822 SQM.	9.095 SQM.	63.917 SQM.	02	3 NOS.	
S4 & T4	53.451 SQM.	8.867 SQM.	62.318 SQM.	02		
F3	71.076 SQM.	11.791 SQM.	82.867 SQM.	01		
F4	67.223 SQM.	11.152 SQM.	78.375 SQM.	01		
S5, T5	30.026 SQM.	5.014 SQM.	35.240 SQM.	02		

**B) NON - RESIDENTIAL :-**  
 OFFICE CARPET AREA AT GROUND FLOOR = 9.607 SQM.  
 SHOP CARPET AREA AT GROUND FLOOR = 50.687 SQM.

6. PERMISSIBLE F.A.R. = 1.75 7. REQD. CAR PARKING FOR RESIDENTIAL, SHOP & OFFICE = 4 NOS.  
 8. PROPOSED F.A.R. = 1011.761/100/548.983 = 1.661 9. TOTAL PROVIDED CAR PARKING = 4 NOS.  
 10. PROVIDED CAR PARKING AREA = 146.772 SQM.  
 11. SHOP COVERED AREA AT GR. FLOOR = 61.427 SQM. (5.719%)  
 12. OFFICE COVERED AREA AT GR. FLOOR = 12.796 SQM. (1.191%)  
 13. TOTAL NON RESIDENTIAL AREA AT GR. FLOOR = 74.223 SQM. (6.907%) < 107.452 SQM. (10.00%)  
 14. ADDITIONAL AREAS CALCULATION :-

FLOOR	CUP BOARD AREA	LOFT AREA	TOTAL AREA	PERCENTAGE
FIRST	2.340 SQM.	6.041 SQM.	8.381 SQM.	3.13%
SECOND	2.340 SQM.	6.041 SQM.	8.381 SQM.	3.13%
THIRD	2.340 SQM.	6.041 SQM.	8.381 SQM.	3.13%
TOTAL	7.020 SQM.	18.123 SQM.	25.143 SQM.	2.296% < 3.00%

15. PROPOSED TOTAL SERVICE TOILET AREA AT ROOF = 2.975 SQM < 3.0 SQM.  
 16. OVER HEAD TANK AREA = 11.005 SQM.  
 17. STAIR HEADROOM AREA = 25.219 SQM. 18. LIFT M/C ROOM AREA = 11.183 SQM. 19. STAIR L.M.R AREA = 3.450 SQM.  
 20. PROPOSED ROOF AREA = 274.459 SQM.  
 21. PROPOSED TOTAL RESIDENTIAL AREA = 1000.294 SQM.  
 22. PROP. TOTAL COMMERCIAL AREA = 74.223 SQM.  
 23. PROPOSED TOTAL FLOOR AREA (RESIDENTIAL+COMMERCIAL) = 1000.294 + 74.223 = 1074.517 SQM.  
 24. ADDITIONAL AREAS FOR FEES = S.H.R. + C.B. + LOFT + L.M.C.R. AREA + ST. L.M.R. AREA + S.TOI. = 25.219 + 7.020 + 18.123 + 11.183 + 3.450 + 2.975 = 67.970 SQM.  
 25. TOTAL AREA FOR FEES = TOTAL FLOOR AREA + ADDITIONAL AREA FOR FEES = (1074.517 SQM + 67.970 SQM) = 1142.487 SQM.  
 26. TREE COVER (PERMISSIBLE) = (15 / 6000) x 548.983(L.A.) x 1142.487(AREA FOR FEES)/100 = 15.680 SQM.  
 27. TREE COVER (PROVIDED) = 15.975 SQM.  
 28. HEIGHT OF BUILDING = 12.5 M.

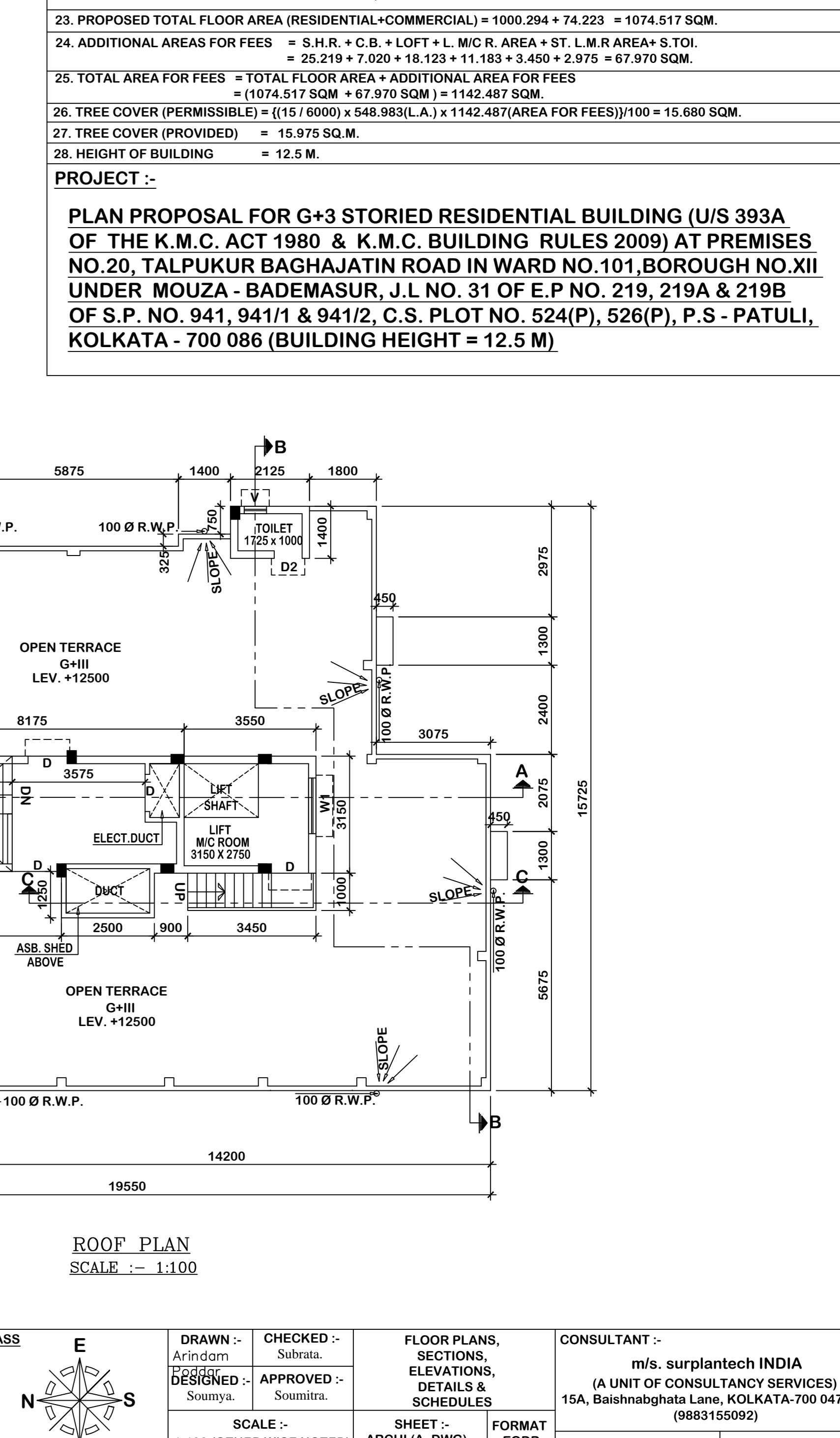
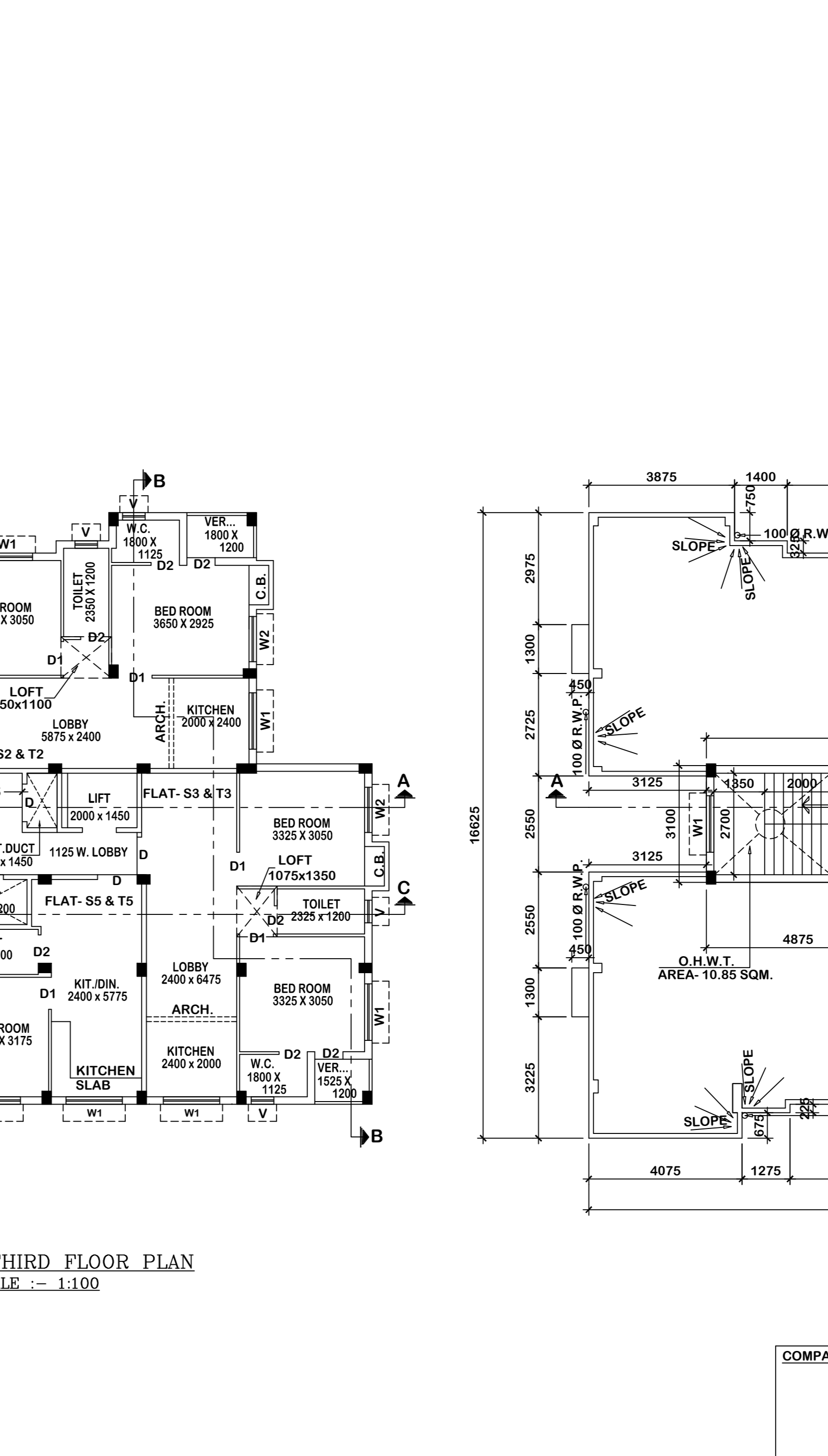
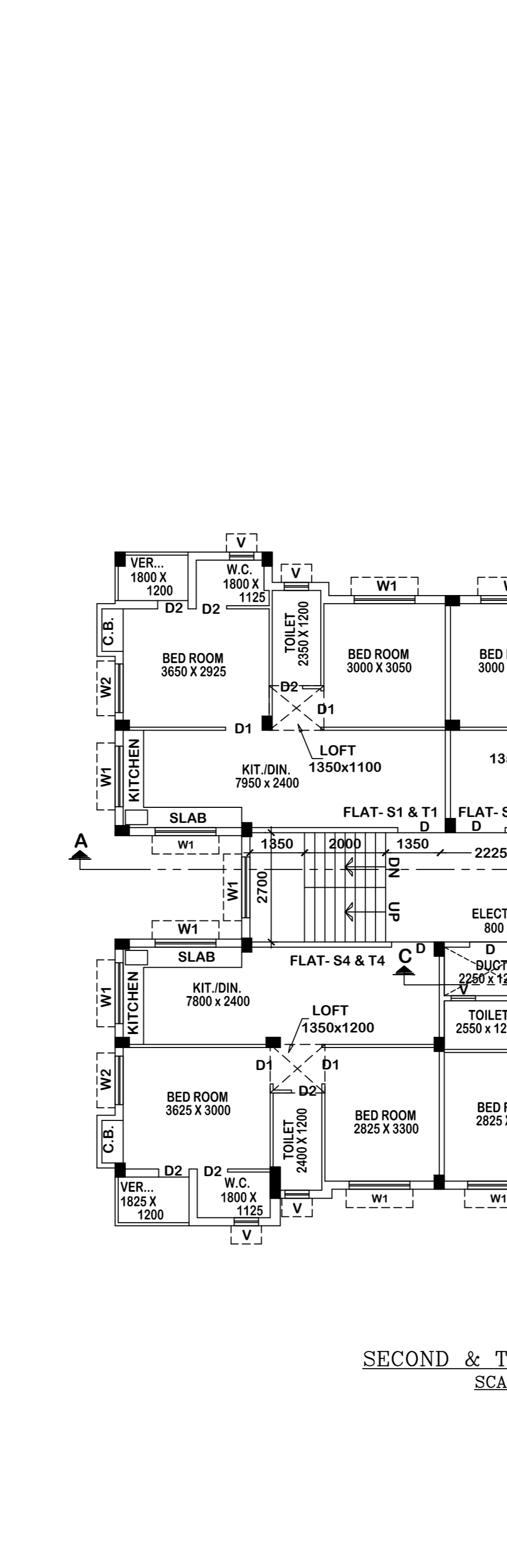
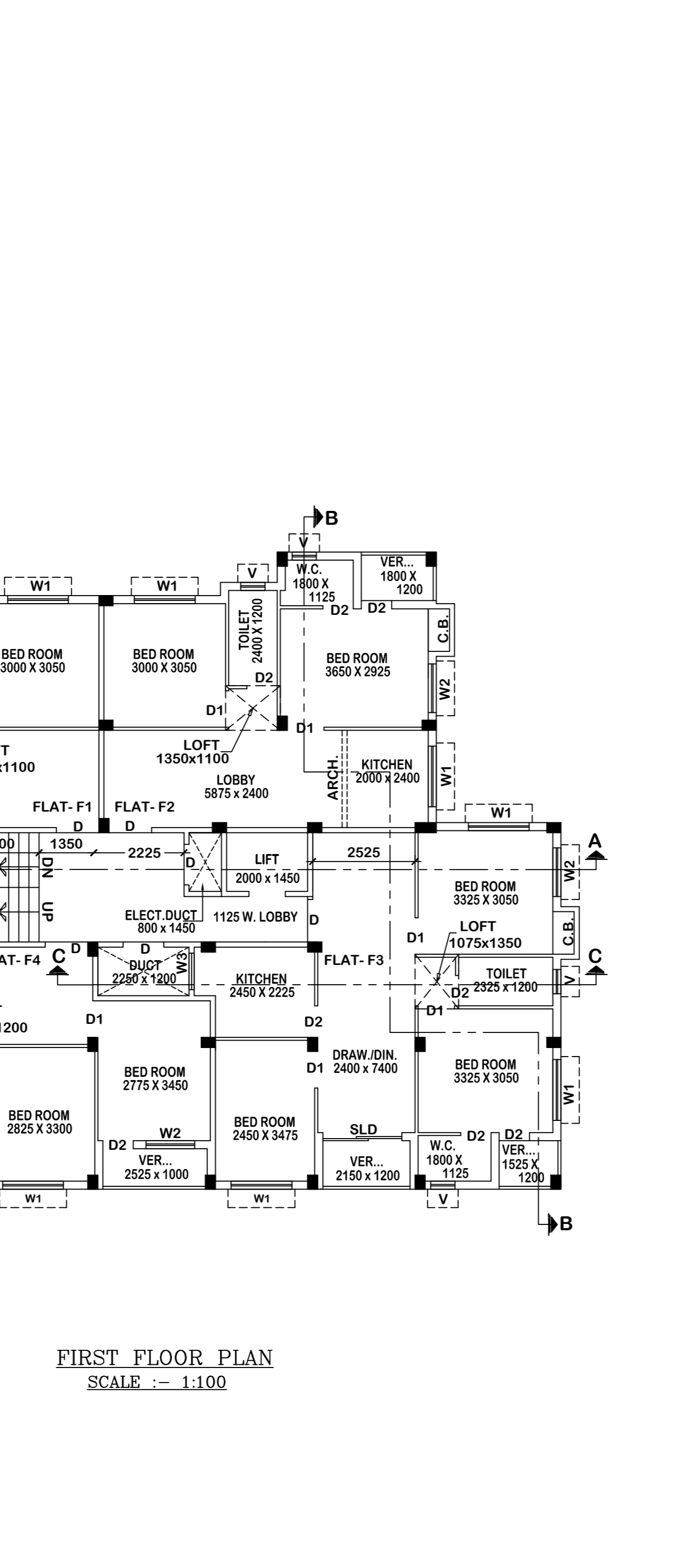
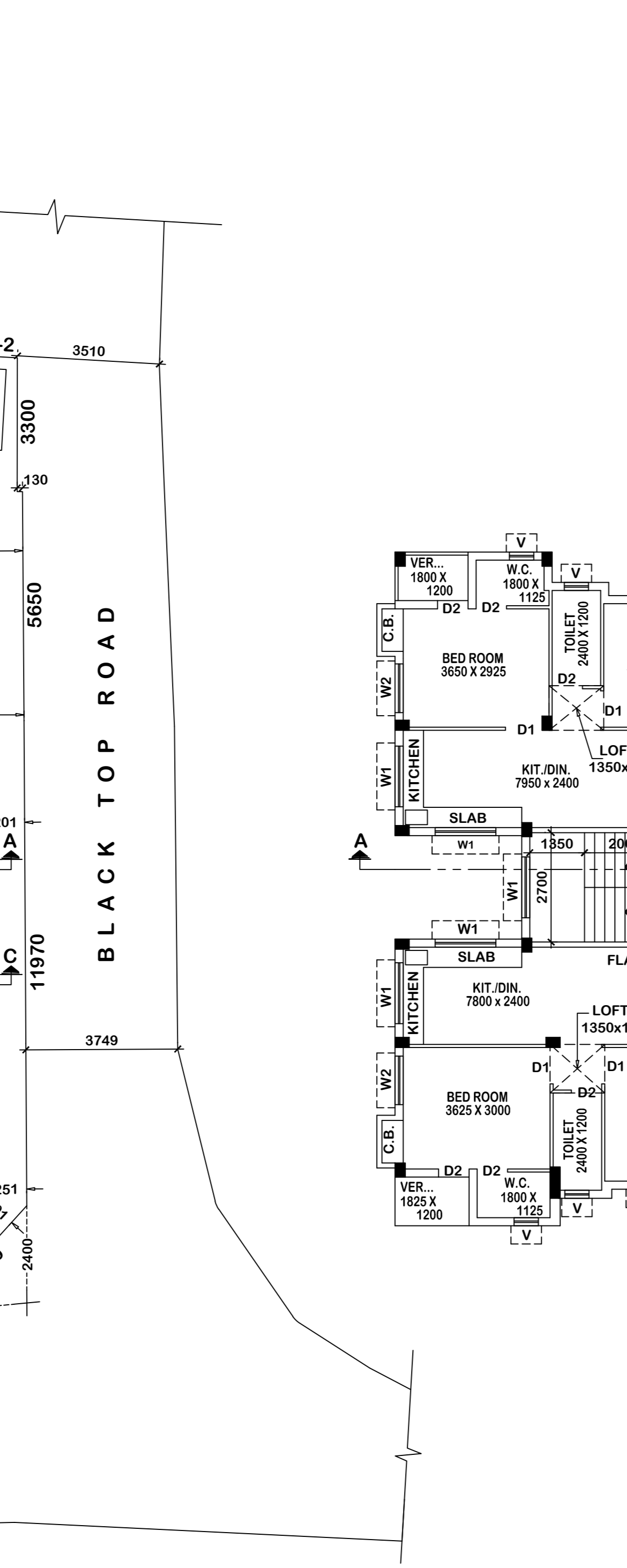
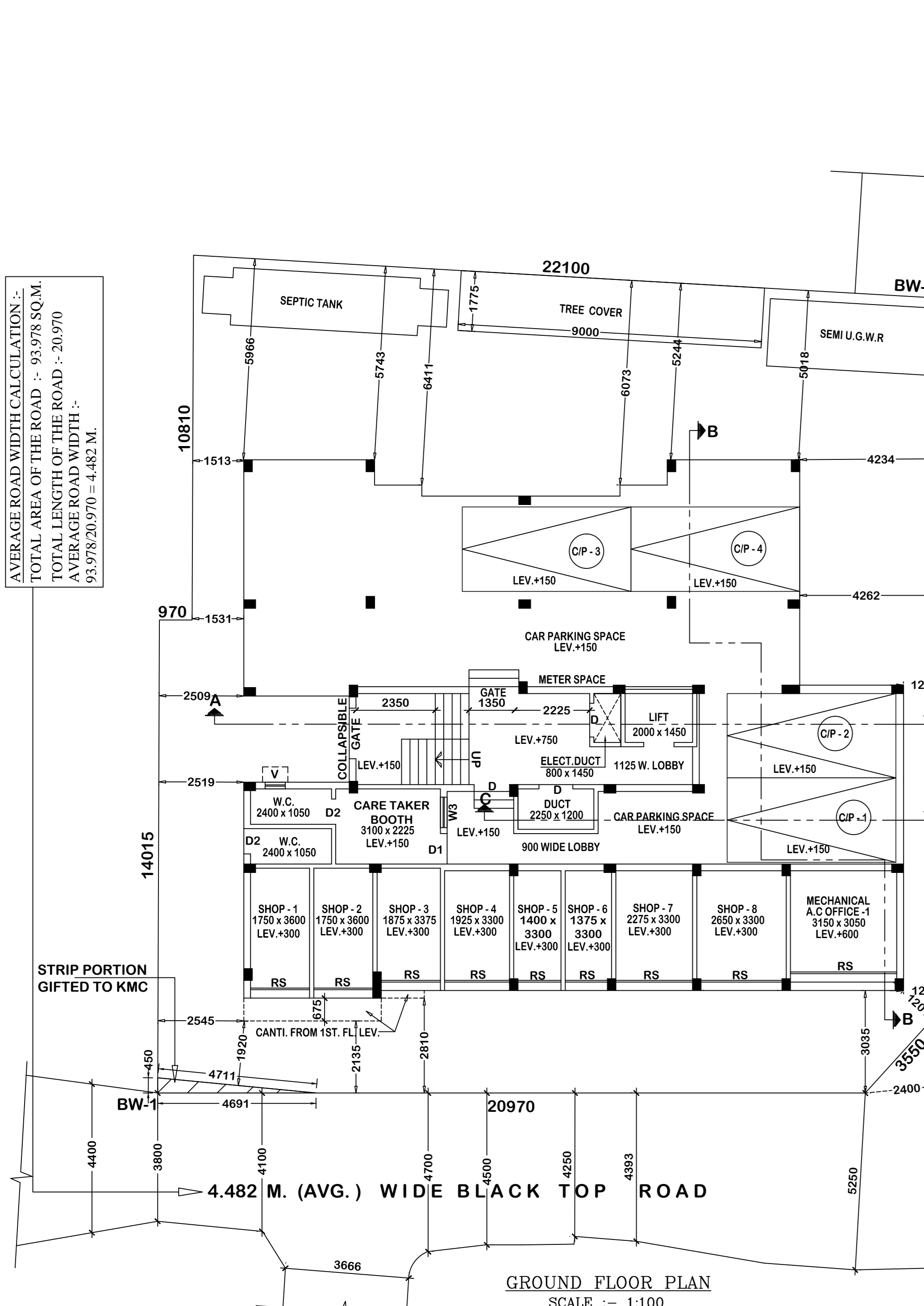
FRONT ELEVATION SCALE = 1:100

SOUTHERN SIDE ELEVATION SCALE = 1:100

SECTION AT - A - A SCALE = 1:100

SECTION AT - B - B SCALE = 1:100

SECTION AT - C - C SCALE = 1:100



GROUND FLOOR PLAN SCALE :- 1:100

FIRST FLOOR PLAN SCALE :- 1:100

SECOND & THIRD FLOOR PLAN SCALE :- 1:100

ROOF PLAN SCALE :- 1:100

GROUND FLOOR PLAN SCALE :- 1:100

**COMPASS**  
 DRAWN :- [Name]  
 CHECKED :- [Name]  
 DESIGNED :- [Name]  
 APPROVED :- [Name]  
 SCALE :- 1:100 (OTHER WISE NOTED)  
 FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES  
 SHEET :- [Number]  
 ARCHI (A. DWG.)  
 FORMAT EODB  
 CONSULTANT :- m/s. surplantech INDIA (A UNIT OF CONSULTANCY SERVICES) 15A, Baisnabghata Lane, KOLKATA-700 047 (9883155092)  
 DATE :- 15/08/2023 JOB NO. - 01