

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33 METER  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
POINT - 1	22° 46' 32.85"	88° 37' 39.28"	6.00 METER
POINT - 2	22° 46' 32.85"	88° 37' 39.28"	6.00 METER

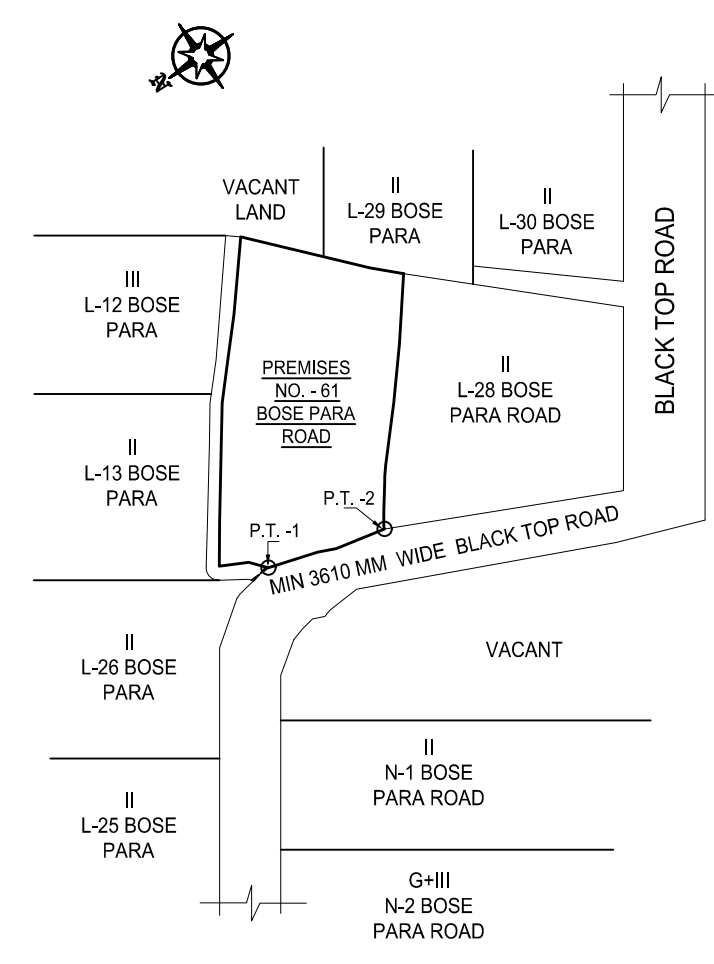
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I/WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI DEBASISH BHATTACHARJEE PROPRIETOR OF  
M/s BHATTACHARJEE CONSTRUCTION AS C.A.  
OF SMT. SAMITA DAS, SRI SOUMYA DAS.  
**NAME OF OWNER/S**

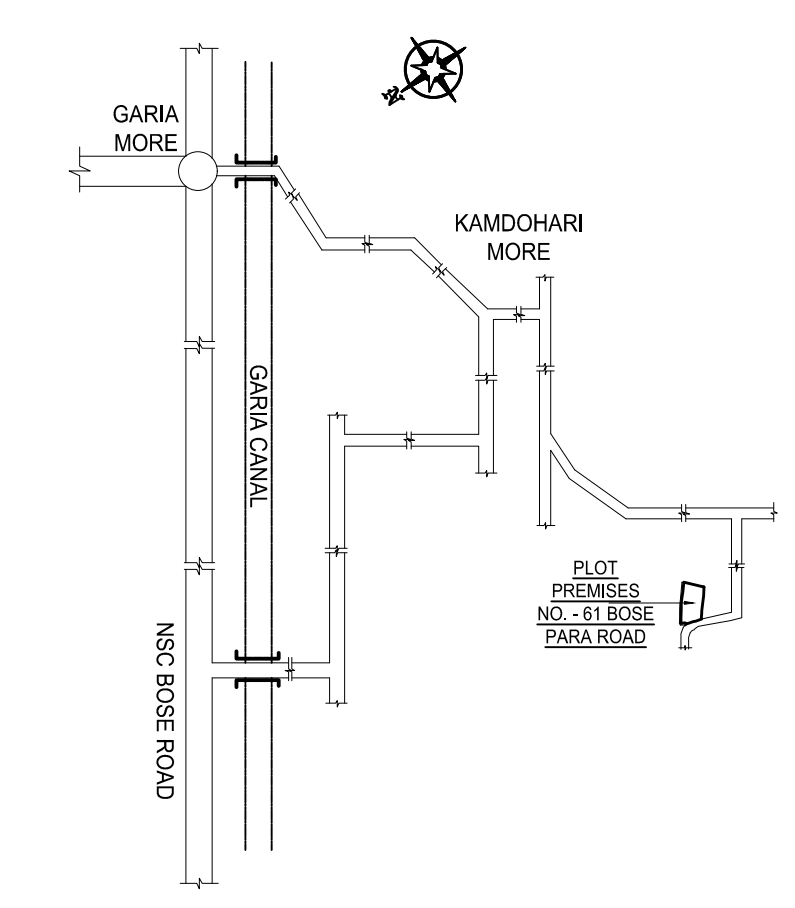
BIVAS BISWAS  
LBS NO - 766, CLASS I  
**NAME OF L.B.S.**

SCHEDULE OF DOOR		
MKD	WIDTH	HEIGHT
D1	1090	2100
D2	900	2100
D3	150	2100

SCHEDULE OF WINDOW		
MKD	WIDTH	HEIGHT
W0	2100	1200
W1	1500	1200
W2	900	1200
W3	450	700

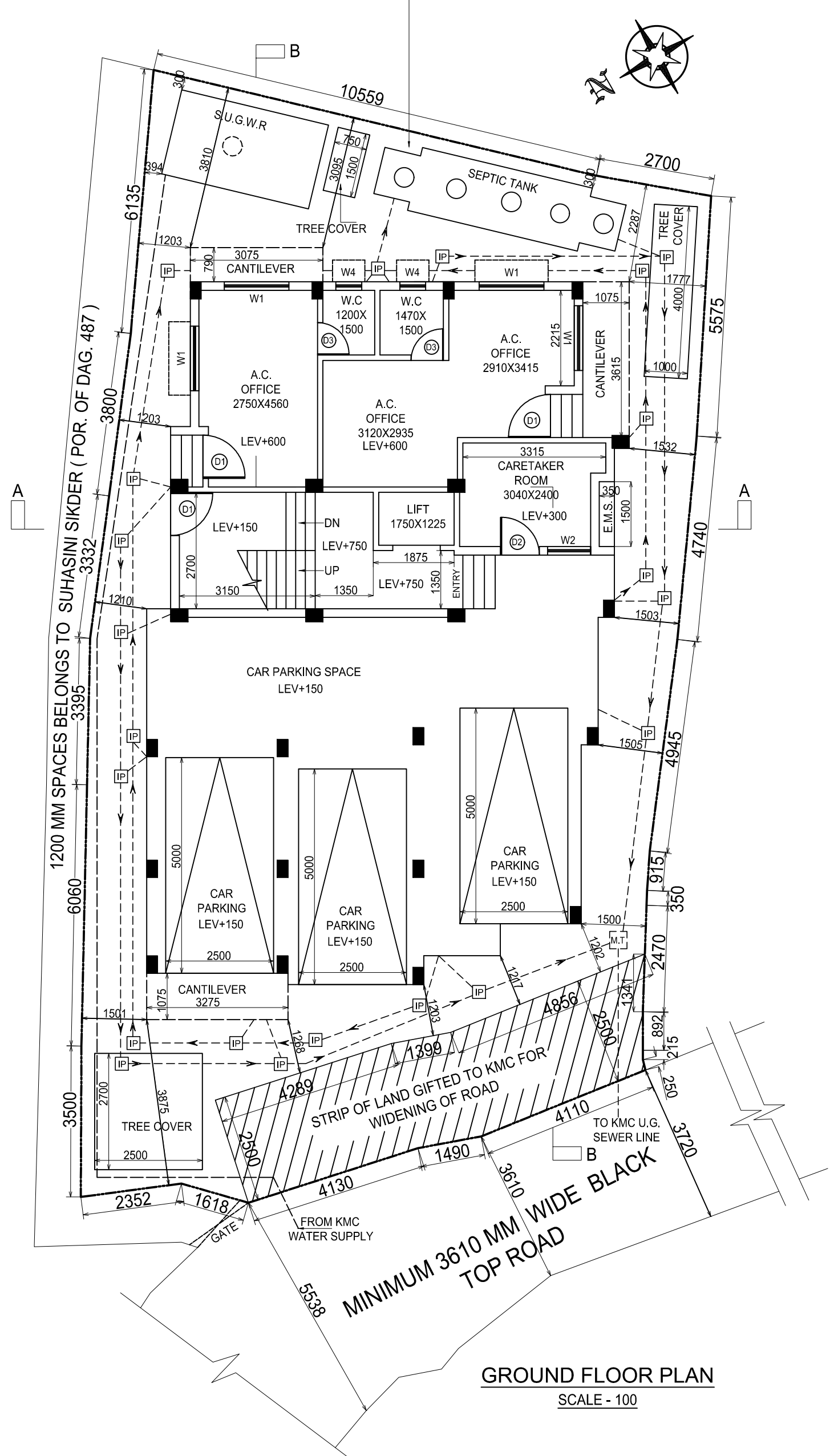


**SITE PLAN**  
SCALE: 1:800

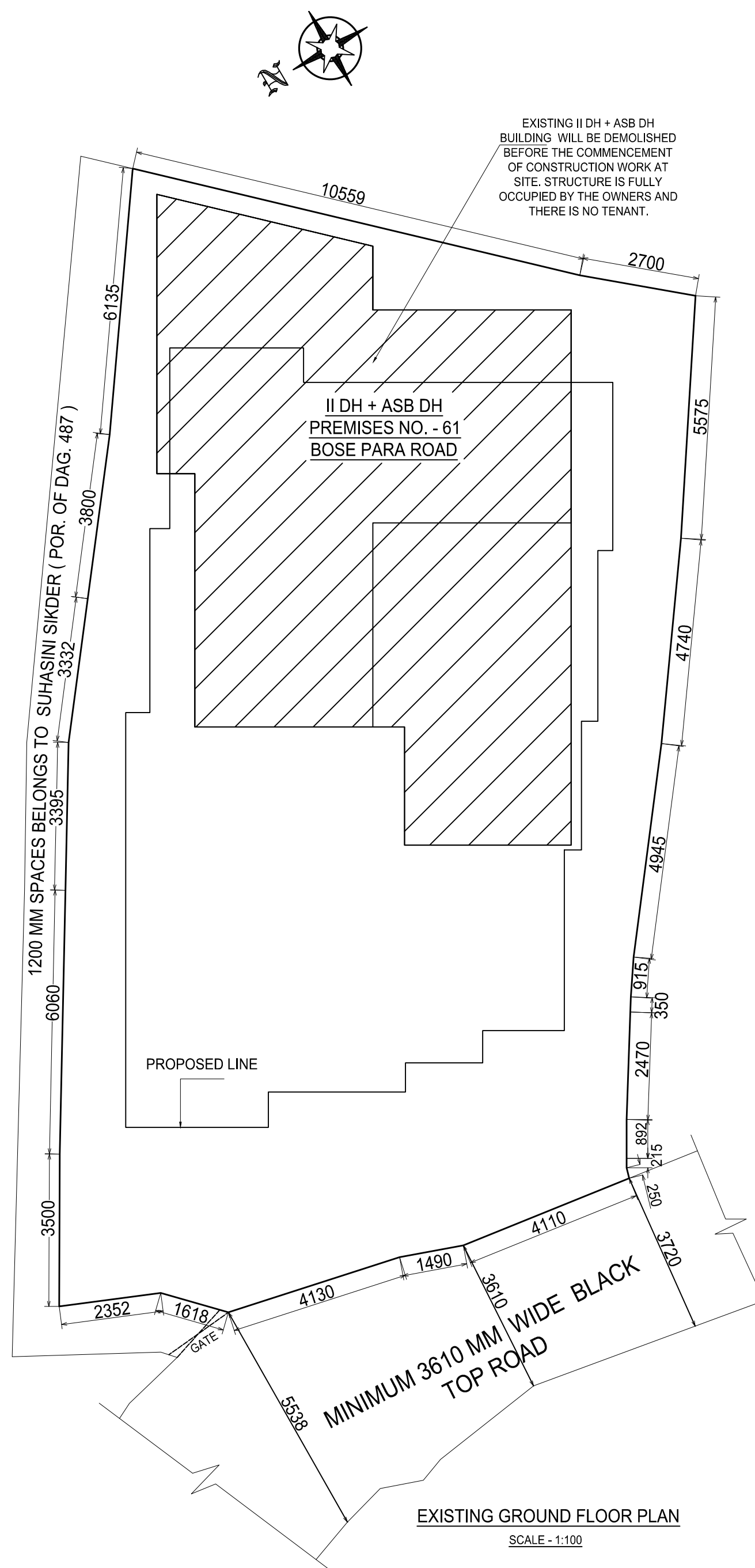


**LOCATION PLAN**  
SCALE: 1:600

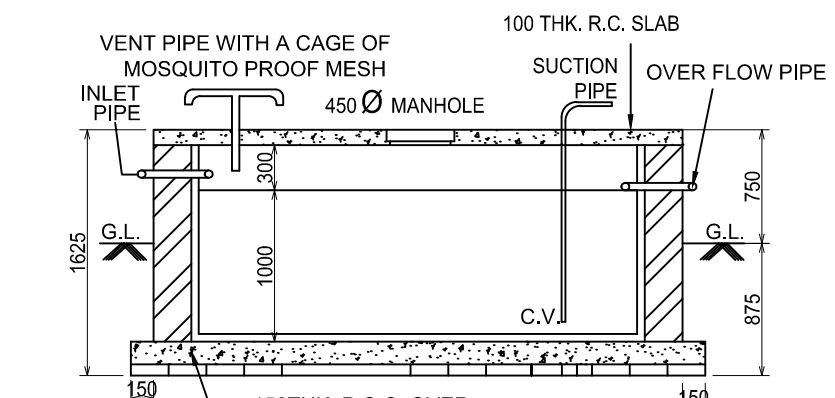
AVERAGE BACK = 31.852 / 10.180 = 3.129 MT.  
VIDE NOTIFICATION NO - 480 / MA / O / C - 4 / 3R - 13 / 2012,  
DATED - 21.10.2014



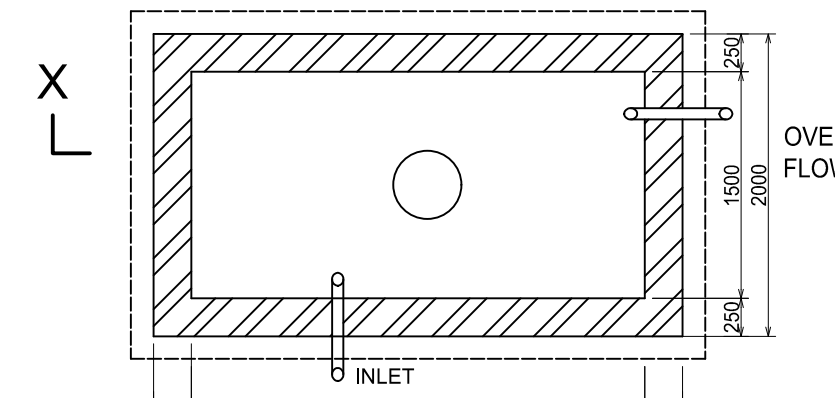
**GROUND FLOOR PLAN**  
SCALE: 1:100



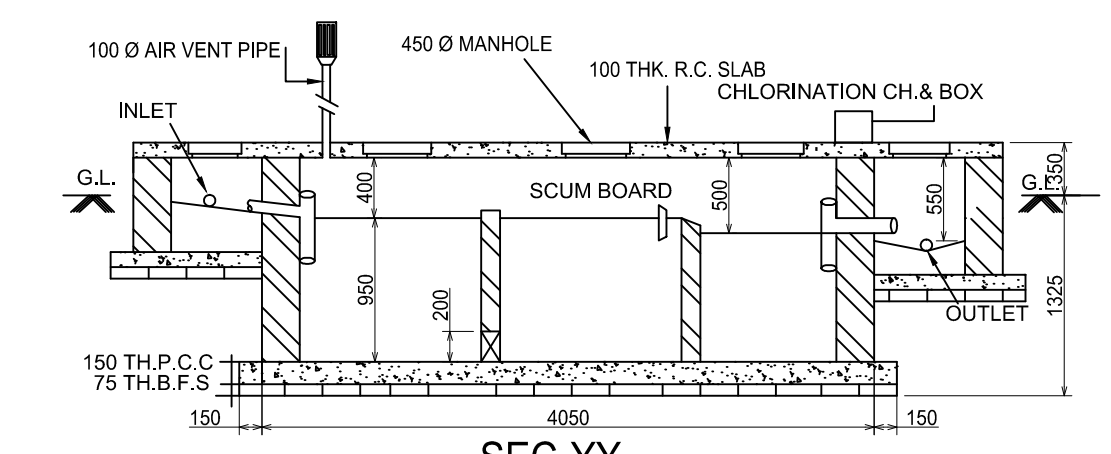
**EXISTING GROUND FLOOR PLAN**  
SCALE: 1:100



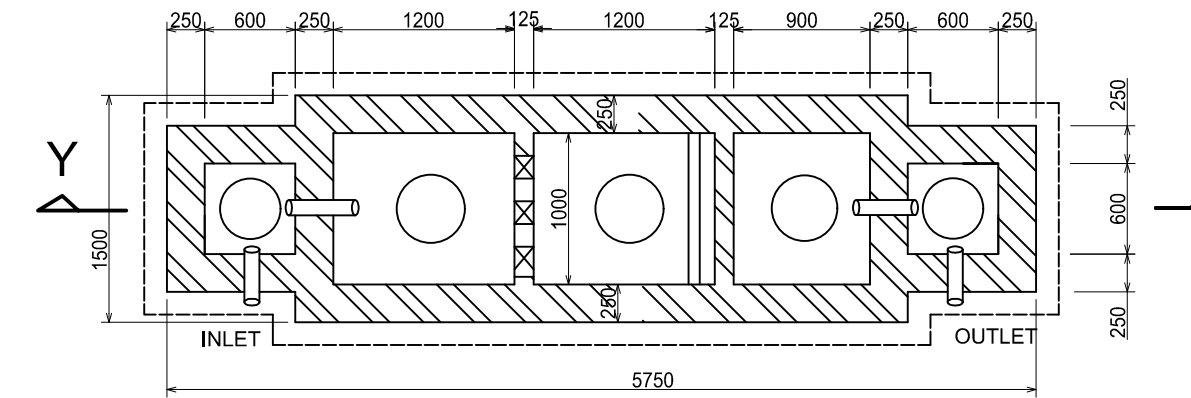
**SEC - X-X**  
SCALE: 1:50



**PLAN OF SEMI U.G. WATER RESERVOIR**  
(CAPACITY: 4000 LTS.)



**SEC - Y-Y**  
SCALE: 1:50



**PLAN OF THE SEPTIC TANK**

**PROPOSED G+III STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 UNDER KMC BUILDING RULE 2009, AT PREMISES NO. 61 BOSE PARA ROAD, R.S. DAG NO.- 487, KHATIAN NO.- 118, MOUZA - KAMDHARI, J.L. NO. 49, R.S. NO.- 200, PARGANA - MAGURA, UNDER THE JURISDICTION OF K.M.C., WARD - 111, BOROUGH - XI, P.S.- BANDSRONI, KOLKATA - 700084.**

**CHARACTERISTICS OF PLAN PROPOSAL**

PART-A	
1. ASSESSEE NO : 31-111-04-0061-9	
2.a) NAME OF THE OWNER - SMT. SAMITA DAS, SRI SOUMYA DAS. 2.b) NAME OF THE APPLICANT - SRI DEBASISH BHATTACHARJEE PROPRIETOR OF M/s BHATTACHARJEE CONSTRUCTION AS C.A. OF SMT. SAMITA DAS, SRI SOUMYA DAS.	
3. DETAILS OF REGD. TITLE DEED :- BOOK - I, VOLUME NO - 20, PAGE FROM - 235 TO 239, BEING NO- 693, FOR THE YEAR 1958, DATED - 29.01.1958, S.R. - ALIPORE SADAR, SOUTH 24 PARGANAS, WEST BENGAL.	4. DETAILS OF REGD. GIFT DEED :- BOOK - I, CD VOLUME NO - 15, PAGE FROM - 3807 TO 3826, BEING NO- 0336, FOR THE YEAR 2011, DATED - 07.12.2011, D.S.R. - I, SOUTH 24 PARGANAS, WEST BENGAL.
5. DETAILS OF BOUNDARY DECLARATION :- BOOK - I, VOLUME NO - 1603-2023, PAGE FROM - 29917 TO 299728, BEING NO - 160310623, FOR THE YEAR 2023, DATED - 24.07.2023, D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.	6. DETAILS OF STRIP OF LAND :- BOOK - I, VOLUME NO - 1603-2023, PAGE FROM - 299682 TO 299693, BEING NO - 160310620, FOR THE YEAR 2023, DATED - 24.07.2023, D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.
7. DETAILS OF GENERAL POWER OF ATTORNEY :- BOOK - I, VOLUME NO - 1603-2023, PAGE FROM - 300910 TO 300919, BEING NO - 160310624, FOR THE YEAR 2023, DATED - 25.07.2023, D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.	8. DETAILS OF KMC MUTATION :- CASE NO- QH/11/17/JUN-23/26313, DATED- 16.06.2023.
9. DETAILS OF B.L. & L.R.O. MUTATION :- L.R. KHATIAN NO.- 254, ( 1630049 ), DAG NO. - 487, CHARACTER OF LAND - ( BAGAN ) IN THE NAME OF SAMITA DAS, DATED- 13.07.2023 L.R. KHATIAN NO.- 2515, ( 1630049 ), DAG NO. - 487, CHARACTER OF LAND - ( BAGAN ) IN THE NAME OF SOUMA DAS, DATED- 13.07.2023	10. DETAILS OF B.L. & L.R.O. CONVERSION :- MEMO NO - 17 / 2718 / BL & LRO / KOL / DATED- 06.10.2023 MEMO NO - 17 / 2717 / BL & LRO / KOL / DATED- 06.10.2023

**PART-B**

1. AREA OF THE LAND :- a) AS PER TITLE DEED = 334.448 M<sup>2</sup> IS EQUIVALENT TO 5 K x 00 CH - 00 SFT.  
b) AS PER BOUNDARY DECLARATION = 313.763 M<sup>2</sup> IS EQUIVALENT TO 4 K x 11 CH - 2.34 SFT.  
c) AREA OF STRIP OF LAND = 25.239 SQ. M

2. PERMISSIBLE GROUND COVERAGE = 176.360 M<sup>2</sup> ( 56.208 % )

3. PROPOSED GROUND COVERAGE = 168.228 M<sup>2</sup> ( 53.616% )

**4. PROPOSED AREA:**

FLOOR	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	158.292 M <sup>2</sup>	12.150 M <sup>2</sup>		2.531 M <sup>2</sup>	143.711 M <sup>2</sup>
1ST FLOOR	168.228 M <sup>2</sup>	12.150 M <sup>2</sup>	2.144 M <sup>2</sup>	2.531 M <sup>2</sup>	151.403 M <sup>2</sup>
2ND FLOOR	168.228 M <sup>2</sup>	12.150 M <sup>2</sup>	2.144 M <sup>2</sup>	2.531 M <sup>2</sup>	151.403 M <sup>2</sup>
3RD FLOOR	168.228 M <sup>2</sup>	12.150 M <sup>2</sup>	2.144 M <sup>2</sup>	2.531 M <sup>2</sup>	151.403 M <sup>2</sup>
TOTAL	663.076 M <sup>2</sup>	48.600 M <sup>2</sup>	6.432 M <sup>2</sup>	10.124 M <sup>2</sup>	597.920 M <sup>2</sup>

**5.A) PARKING CALCULATION:**

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENMT SIZE	NOS OF TENMT.	REQUIRED PARKING
50 - 75 SQ.M	47.841 M <sup>2</sup>	76.733 M <sup>2</sup> 451.427 M <sup>2</sup> (=16.998%)	8.132 M <sup>2</sup>	55.973 M <sup>2</sup>	2 NOS.	2 NOS.
	48.273 M <sup>2</sup>		8.205 M <sup>2</sup>	56.478 M <sup>2</sup>	2 NOS.	
	54.362 M <sup>2</sup>		9.240 M <sup>2</sup>	63.602 M <sup>2</sup>	2 NOS.	
75 - 100 SQ.M	72.550 M <sup>2</sup>	13.246 M <sup>2</sup>	12.332 M <sup>2</sup>	84.882 M <sup>2</sup>	1 NO.	1 NO.
	77.925 M <sup>2</sup>		13.246 M <sup>2</sup>	91.171 M <sup>2</sup>	1 NO.	

5.B) NOS. OF PARKING PROVIDED :- COVERED = 3 NOS. 6. PERMISSIBLE F.A.R = 1.750  
C) ACTUAL AREA OF PARKING PROVIDED = 86.501 M<sup>2</sup> 7. PROPOSED F.A.R = 1.746

8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (14.957 + 12.150 ) = 27.107 M<sup>2</sup>

FLOOR	CURBOARD	LIFT	LEDGE/FEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	4.050 M <sup>2</sup>	NIL	NIL
2ND FLOOR	4.050 M <sup>2</sup>	NIL	NIL
3RD FLOOR	4.050 M <sup>2</sup>	NIL	NIL
TOTAL	12.150 M <sup>2</sup>	NIL	NIL

9. STAIR HEAD ROOM AREA = 14.957 M<sup>2</sup> 14. GROSS OFFICE AREA = 41.983 M<sup>2</sup> 17. M.R.L. LIFT SHAFT AREA = 6.045 M<sup>2</sup>  
10. ROOF TANK AREA = 6.820 M<sup>2</sup> 15. CARPET AREA OF OFFICE = 34.444 M<sup>2</sup> 18. EXISTING STRUCTURE AREA = 181.655 M<sup>2</sup>  
13. TREE COVER AREA = 11.875 M<sup>2</sup> 16. RELAXATION OF AUTHORITY : - NIL

**I/WE DO HEREBY DECLARE 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 B.S. PLAN).
- K.M.C. AUTHORITY WILL NOT BE 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 L.B.S. / E.S.E., BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS FULLY OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

SRI DEBASISH BHATTACHARJEE PROPRIETOR OF M/s BHATTACHARJEE CONSTRUCTION AS C.A. OF SMT. SAMITA DAS, SRI SOUMYA DAS.  
**NAME OF OWNER/S**

**DECLARATION 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.  
KALLOL KUMAR GHOSHAL  
GTE NO. - II / 14  
**NAME OF GEO-TECHNICAL ENGINEER**

**DECLARATION OF STRUCTURAL ENGINEER**  
CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL, GORKHARA, ARUNACHAL SONARPUR, KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.  
BIVAS BISWAS  
ESE NO - 458, CLASS II  
**NAME OF STRUCTURAL ENGINEER**

**DECLARATION 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 THE SITE CONDITIONS INCLUDING WIDTH OF THE ADJUTING WESTERN SIDE ROAD IS MIN 3610 MM WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE SIGNATURE OF THE OWNER IS IDENTIFIED BY ME. THE PLOT IS BEYOND 500 MT. FROM CENTER LINE OF E.M. BY PASS.  
BIVAS BISWAS  
LBS NO - 766, CLASS I  
**NAME OF L.B.S.**

**BUILDING PERMIT NO. -202310359**  
**SANCTION DATE : 25.01.2024**  
**VALID UPTO: 24.01.2029**

DIGITAL SIGNATURE OF A.E. \_\_\_\_\_ DIGITAL SIGNATURE OF E.E. \_\_\_\_\_