

**PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 = 33 M CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)**

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84 LATITUDE	CO-ORDINATE IN WGS84 LONGITUDE	SITE ELEVATION (AMSL)
1	22°28'54"	88°22'12"	5.0 M.
2	22°28'54"	88°22'12"	5.0 M.
3	22°28'54"	88°22'11"	5.0 M.
4	22°28'55"	88°22'12"	5.0 M.

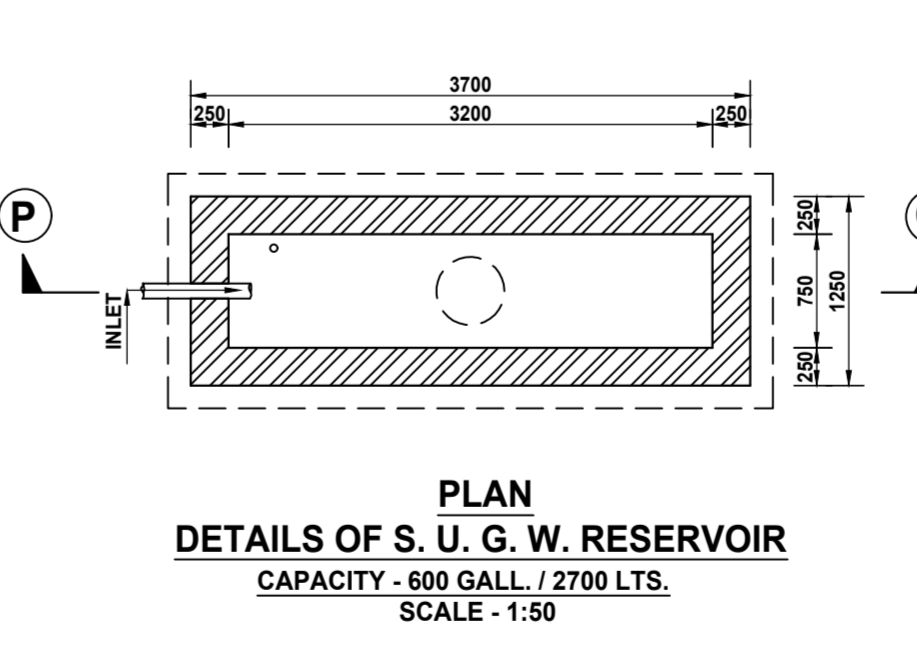
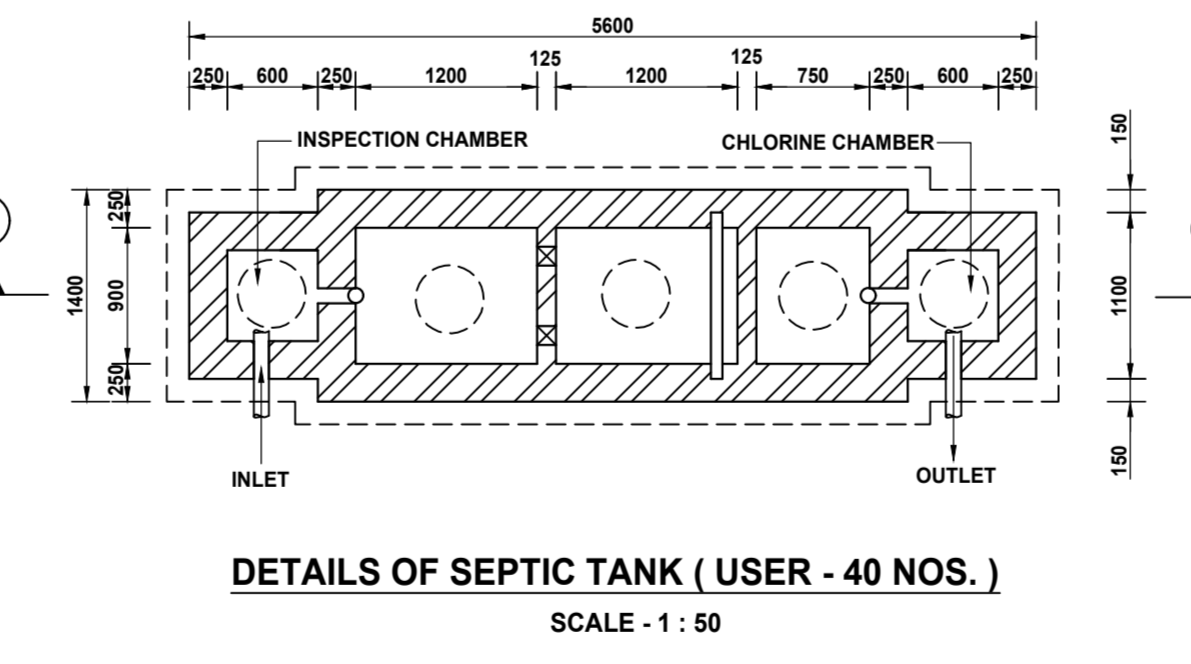
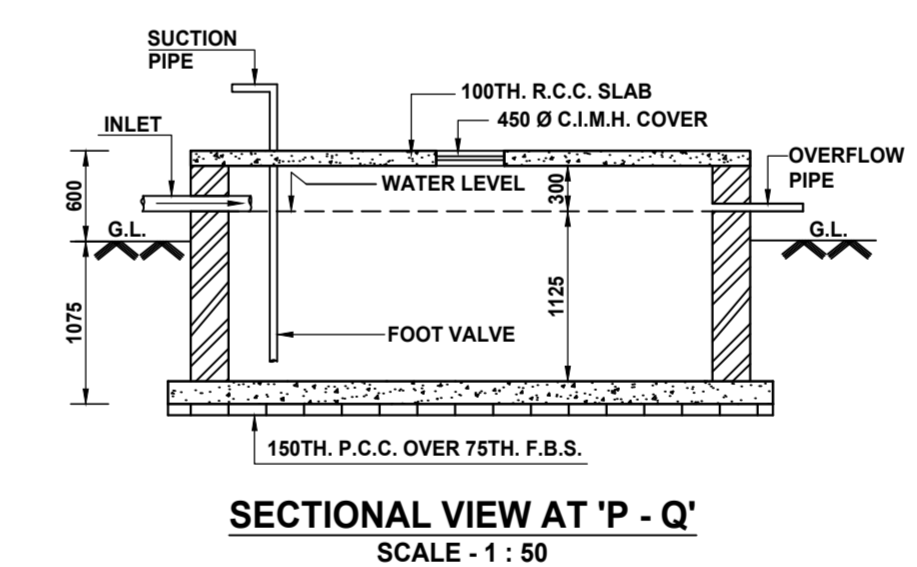
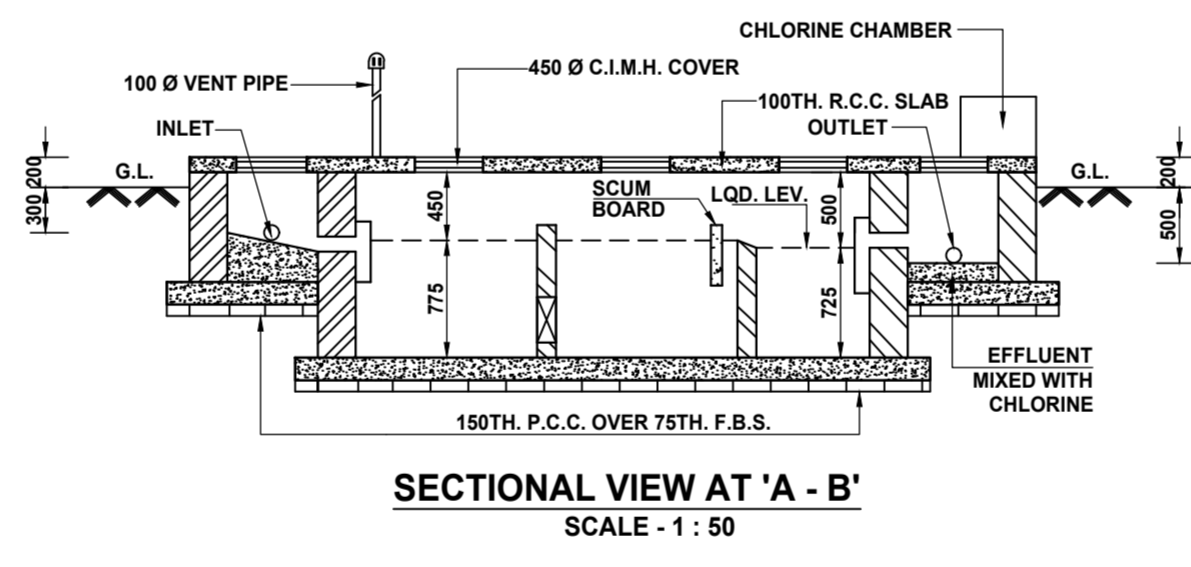
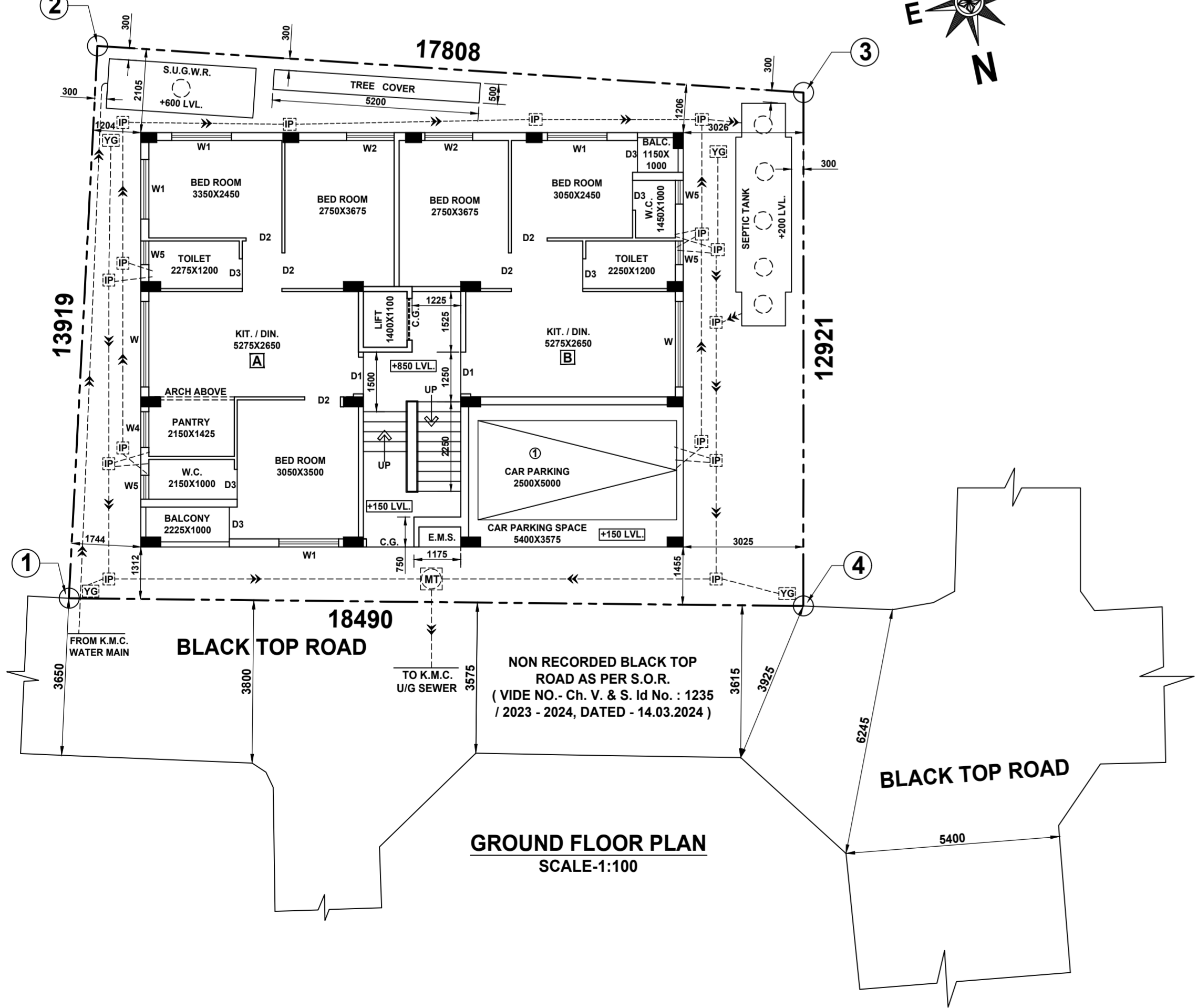
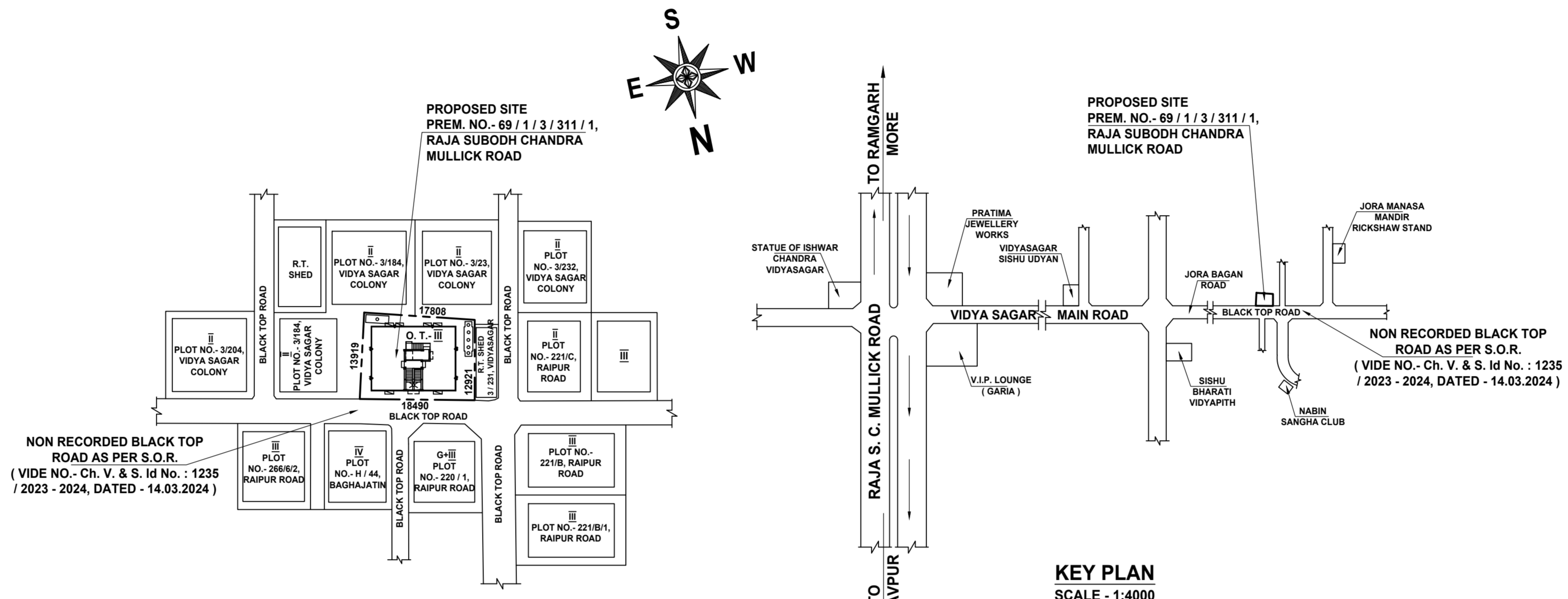
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

**SCHEDULE OF DOOR & WINDOW**

MKD.	OBJECT	SIZE (W. X H.)	MKD.	OBJECT	SIZE (W. X H.)
C.G.		1200 X 2100	W		2150 X 1650
D1	DOOR	1050 X 2100	W1	WINDOW	1500 X 1200
D2		900 X 2100	W2		1200 X 1200
D3		750 X 2100	W3		900 X 1200
			W4		900 X 1000
			W5		600 X 450

- SPECIFICATIONS :-**
- ALL EXTERNAL WALLS 200 MM. THK AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM. THK.
  - ALL 200 MM. THK WALLS WITH 1ST. CLASS BRICK WITH (5:1) SAND, CEMENT MORTAR.
  - ALL 125 & 75 MM. THK WALLS WITH 1ST. CLASS BRICK WITH (4:1 & 3:1) SAND, CEMENT MORTAR.
  - ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1.5:1) (UNLESS OTHERWISE MENTIONED).
  - GRADE OF CONCRETE - M20
  - GRADE OF STEEL - Fe500.
  - ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

**NOTE :-**  
DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.



**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**

1. ASSESSEE NO.- 21 - 099 - 05 - 3780 - 0

2. NAME OF OWNERS / APPLICANTS - M/S. TRINAYAN ENTERPRISE, PARTNERS - SHRI BIPLAB DUTTA, SHRI RANAJIT SINHA & SHRI ADITYA SAMANTA

BOOK NO.	DETAILS OF REGD. DEED OF CONVEYANCE	DETAILS OF BOUNDARY DECLARATION
1603 2024	1603 2024	1603 2024
10009 to 10041	32373 to 32384	32373 to 32384
1603 00270	1603 01341	1603 01341
09 / 01 / 2024	29 / 01 / 2024	29 / 01 / 2024
D.S.R. - III, SOUTH 24 PARGANAS	D.S.R. - III, SOUTH 24 PARGANAS	D.S.R. - III, SOUTH 24 PARGANAS

**PART - B**

1. AREA OF LAND - a) AS PER TITLE DEED = 03 K. - 10 CH. - 19 SFT / 244.240 SQM [ MORE / LESS ] b) AS PER ASSESSMENT BOOK & BOUNDARY DECLARATION = 03 K. - 10 CH. - 9.59 SFT / 243.366 SQM [ MORE / LESS ]

2. PERMISSIBLE GROUND COVERAGE :- 58.554 % OF L.A. = 142.501 SQM

3. PROPOSED GROUND COVERAGE :- 58.472 % OF L.A. = 142.301 SQM

4. PROPOSED AREA STATEMENT :-

GR. FL.	RESIDENTIAL STAIR WELL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	142.301	-----	142.301	10.306	1.868	130.127	-----	-----
1ST. FL.	142.301	0.563	1.540	140.198	10.952	1.868	4.026	2.300
2ND. FL.	142.301	0.563	1.540	140.198	10.952	1.868	4.026	2.300
TOTAL	426.903	1.126	3.080	422.697	32.210	5.604	384.883	8.052

5. TENEMENTS CALCULATION (A) RESIDENTIAL:

TENEMENT MKD.	TENEMENT AREA ACTUAL (SQM)	COMMON AREA (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT
A	61.730	7.506	69.236	01
B	44.810	5.449	50.259	01
C	63.330	7.700	71.030	02
D	63.230	7.688	70.918	02

7. ADDITIONAL AREA FOR FEES :-

- CUP BOARD AREA = 8.052 SQM
- LOFT AREA = 4.600 SQM
- STAIR HEAD ROOM AREA = 14.824 SQM
- LIFT MACHINE ROOM AREA = 7.885 SQM
- AREA OF LIFT M/C ROOM STAIR = 4.150 SQM

8. ADDITIONAL AREA FOR FEES = 39.511 SQM

TENEMENT MKD.	TENEMENT AREA ACTUAL (SQM)	COMMON AREA (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT
A	61.730	7.506	69.236	01
B	44.810	5.449	50.259	01
C	63.330	7.700	71.030	02
D	63.230	7.688	70.918	02

6. PERMISSIBLE F.A.R. = 1.75

REQUIRED / PERMISSIBLE	NO.	AREA (SQ. M)
PROVIDED	01	19.305

7. PERMISSIBLE TOTAL FLOOR AREA = 425.891 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA

8. PROPOSED F. A. R. = (384.883 - 19.305) / 243.366 = 1.502 < 1.75

9. AREA OF O. H. W. TANK = 5.605 SQM

10. AREA OF TREE COVER = 2.600 SQM

11. TOTAL AREA FOR FEES = 462.208 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)

**DECLARATION OF OWNERS / APPLICANTS :-**

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

- WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- WE SHALL FOLLOW THE INSTRUCTIONS 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 WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US.
- BOUNDARY OF THE PLOT IS DEMARCATED BY BOUNDARY WALL.
- THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

M/S. TRINAYAN ENTERPRISE, PARTNERS  
SHRI BIPLAB DUTTA, SHRI RANAJIT SINHA & SHRI ADITYA SAMANTA  
NAME OF OWNERS / APPLICANTS

**DECLARATION OF L. B. S. :-**

I 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 CONDITION INCLUDING WIDTH OF THE ADJOINING 3.575 M (MIN.) WIDE NON RECORDED BLACK TOP ROAD ON NORTHERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALLS.

MANASH M.G. MAJUMDAR, LBS / 11 / 1078  
NAME OF L. B. S.

**CERTIFICATE OF STRUCTURAL ENGINEER :-**

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

MANASH M.G. MAJUMDAR, E.S.E. / II / 586  
NAME OF E. S. E.

**PROJECT**

PROPOSED PLAN FOR THREE STORIED RESIDENTIAL BUILDING OF HEIGHT 10.000 MTR. ( U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009 ) AT PREMISES NO. - 69 / 1 / 3 / 311 / 1, RAJA SUBODH CHANDRA MULLICK ROAD, WARD NO. - 99, BOROUGH - X, P.S.- NETAJI NAGAR, KOLKATA - 700 047, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2024100006      DATE - 05/04/2024

VALID UPTO - 04/04/2029

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E. ( B )

Drawn by Bikash Halder	Checked by M.M.G.M.	Approved by - date M.M.G.M. - 05/09/23	Filename S-5 / 25 / 393A / 11 / 23-24	Date 03/09/2023	Scales 1:100, 50:600, 4:000
Space-S A House of Civil & Architectural Consultancy E-30A, RAMGARH, KOLKATA-700 0047. (M) - 9830429400, 9088015153			GROUND FLOOR PLAN, SITE PLAN, KEY PLAN, DETAILS OF SEPTIC TANK & WATER RESERVOIR		
ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.			PREMISES NO. - 69 / 1 / 3 / 311 / 1, RAJA SUBODH CHANDRA MULLICK ROAD		
Revision 0		Sheet 1/2			