



PART-A:
 01. ASSESSEE No. : 31-109-08-2228-0
 02. NAME OF OWNER / APPLICANT : SRI BINOY BHAWAL
 03. DETAILS OF REGISTERED DEED (I) :
 BOOK No. : I VOL. No.:1603-2023 PAGE No. :205526-205544
 BEING No.:160307323 DATE : 25.05.2023 PLACE:D.S.R. III, 24 PGS.(5)
 04. DETAILS OF REGISTERED DEED (II) :
 BOOK No. : I VOL. No.:1603-2023 PAGE No. :205507-205525
 BEING No.:160307321 DATE : 25.05.2023 PLACE:D.S.R. III, 24 PGS.(5)
 05. DETAILS OF REGISTERED BOUNDARY DECLARATION :
 BOOK No. : I VOL. No.:1603-2023 PAGE No. :266885-266896
 BEING No.:160309666 DATE : 05.07.2023 PLACE:D.S.R. III, 24 PGS.(5)
 06. DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAY) :
 BOOK No. : I VOL. No.:1603-2023 PAGE No. :266897-266909
 BEING No.:160309665 DATE : 05.07.2023 PLACE:D.S.R. III, 24 PGS.(5)
 07. DETAILS OF BILRO CONVERSION (SHALI TO BASTU) :
 a) MEMO No. - 17/1283/BLLRO/KOL DATED: 30.05.2023
 b) MEMO No. - 17/1282/BLLRO/KOL DATED: 30.05.2023
 08. K.M.C. MUTATION VIDE No. :
 M/109/05-JUNE-23/1239 DATED: 05.06.2023
 09. No. OF STOREY = G+IV
 10. No. OF TENEMENTS = 8 Nos.
 11. SIZE OF TENEMENTS : ABOVE 100 SQM = 8 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1350	2100	W1	2400	1200
D1	1050	2100	W2	1500	1200
D2	900	2100	W3	1200	1200
D3	750	2100	W4	900	1200
			W5	600	700

SPECIFICATIONS
 1. R.C.C. FRAME STRUCTURE WITH GRADE OF CONC.M20 /M25 & GRADE OF STEEL F4500.
 2. 250/200 M.M. THK. EXTERNAL WALLS AND 125 M.M. & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
 3. STEEL 7- SECTION / ALUMINIUM / WINDOWS.
 4. ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
 5. MARBLE FLOORING.
 6. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 7. WATER PROOFING TREATMENT.
 8. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

DECLARATION OF OWNER / APPLICANT
 1. I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
 2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
 3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
 4. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 5. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
 6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.

SRI BINOY BHAWAL
 NAME OF OWNER / APPLICANT

NAME OF OWNER(S) / APPLICANT(S) : SRI BINOY BHAWAL
 AREA OF LAND : 453.248 SQM
 NAME OF ARCHITECT : PATRALI PAL
 PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M
 CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS IN THE GROUND FLOOR PLAN & SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
R1	22°28'59" NORTH	88°24'51" EAST	8.000 M
R2	22°28'59" NORTH	88°24'51" EAST	8.000 M

STATEMENT OF THE PLAN PROPOSAL

PART-B:
 01. AREA OF LAND :
 AS PER TITLE DEED (06 K - 13 CH - 5.00 SFT) = 456.150 SQM
 02. AS PER BOUNDARY DECLARATION=(06K-12CH-18.765FT)=453.248 SQM
 03. AREA OF SPLAY CORNER = 2.879 SQM
 04. AREA OF STRIP = NA
 05. NET LAND AREA = 450.369 SQM
 06. (i) PERMISSIBLE GROUND COVERAGE (51.56%) = 233.621 SQM
 (ii) PROPOSED GROUND COVERAGE (51.54%) = 233.621 SQM
 07. PROPOSED HEIGHT = 15.425 M
 08. DEPTH OF BUILDING = 15.185 M
 09. FRONTAGE OF PLOT = 19.620 M
 10. No. OF TREE = 10 Nos. & TREE COVER AREA = 13.386 SQM (2.95%)

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR & LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	233.621	0.000	233.621	13.837	217.455
1ST FLOOR	233.621	0.394	230.987	13.837	214.821
2ND FLOOR	233.621	0.394	230.987	13.837	214.821
3RD FLOOR	233.621	0.394	230.987	13.837	214.821
4TH FLOOR	233.621	0.394	230.987	13.837	214.821
TOTAL	1168.105	1.576	1157.569	69.185	1076.739

12. TENEMENTS & CAR PARKING CALCULATION :
 (A) RESIDENTIAL :
 TENEMENT PROPORTIONAL AREA TO BE ADDED (SQM) : 13.001
 ACTUAL TENEMENT AREA (SQM) : 119.929
 No. OF TENEMENT (No.) : 4
 REQUIRED CAR PARKING (No.) : 8

(B) MERCANTILE RETAIL :
 (i) SHOP BUILT-UP AREA = 9.135 SQM
 (ii) SHOP CARPET AREA = 7.540 SQM (REQUIRED CAR PARKING=NIL)

13. TOTAL REQUIRED CAR PARKING = 8 Nos.
 14. TOTAL PROVIDED CAR PARKING = 8 Nos.
 15. PERMISSIBLE AREA FOR PARKING = 200.000 SQM
 16. PROVIDED AREA OF PARKING = 189.010 SQM
 17. PERMISSIBLE F.A.R = 2.25
 18. PROPOSED F.A.R = (1076.739 - 189.010) / 453.248 = 1.959 < 2.25
 19. OVER HEAD TANK AREA = 7.860 SQM
 20. STAIR HEAD ROOM AREA = 16.866 SQM
 21. LIFT MACHINE ROOM AREA = 6.468 SQM
 22. LIFT MACHINE ROOM STAIR AREA = 2.613 SQM
 23. TERRACE AREA = 233.621 SQM
 24. AREA OF CLIPBOARD = (0.585 SQM x 16 Nos.) = 9.360 SQM
 25. ADDITIONAL AREA FOR FEES=(16.866+6.468+2.613+9.360)=35.307 SQM

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER M.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY SOIL-TECH (S1/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, JADAVPUR, KOLKATA-700032) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DEBRUP CHANDA
 E.S.E.-CLASS -11/565
 NAME OF STRUCTURAL ENGINEER

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 ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARIYOTI ROY
 G.T.-CLASS -1/50
 NAME OF GEO-TECH. ENGINEER

DECLARATION OF ARCHITECT
 CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFIRMED WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP LAND. THE SITE IS VACANT. THE PLOT IS BEYOND 500 M FROM CENTER LINE OF E. M. BYE-PASS.

PATRALI PAL
 REG. No. - C.A / 93 / 16012
 NAME OF ARCHITECT

PROJECT :
 PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 15.425 M (U/S - 393 A OF K.M.C. ACT 1980 FOLLOWING K.M.C. BUILDING RULE 2009) AT K.M.C. PREMISES No. - 2228, NAYABAD, WARD No. - 109, BOROUGH-XII, KOLKATA - 700099, P. S. - PURBA JADAVPUR.
 R. S. DAG No. - 195, R. S. KHATIAN No. - 131, 132, L. R. KHATIAN No. - 3041, J. L. No. - 25, MOUZA - NAYABAD.

PLAN CASE No. - 2023120254
 B. P. No. - 2023120295 SANCTION DATED - 03.10.2023
 VALID UPTO - 02.10.2028

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.