

PERMISSIBLE HEIGHT IN REFERENCE TO CGM ISSUED BY AAI = 33.00 M.

SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) :-

REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84	SITE ELEVATION (AMSL)	
	LATITUDE	LONGITUDE	
(A)	22°29'51" N	88°23'32" E	8.00 M
(B)	22°29'51" N	88°23'32" E	8.00 M

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

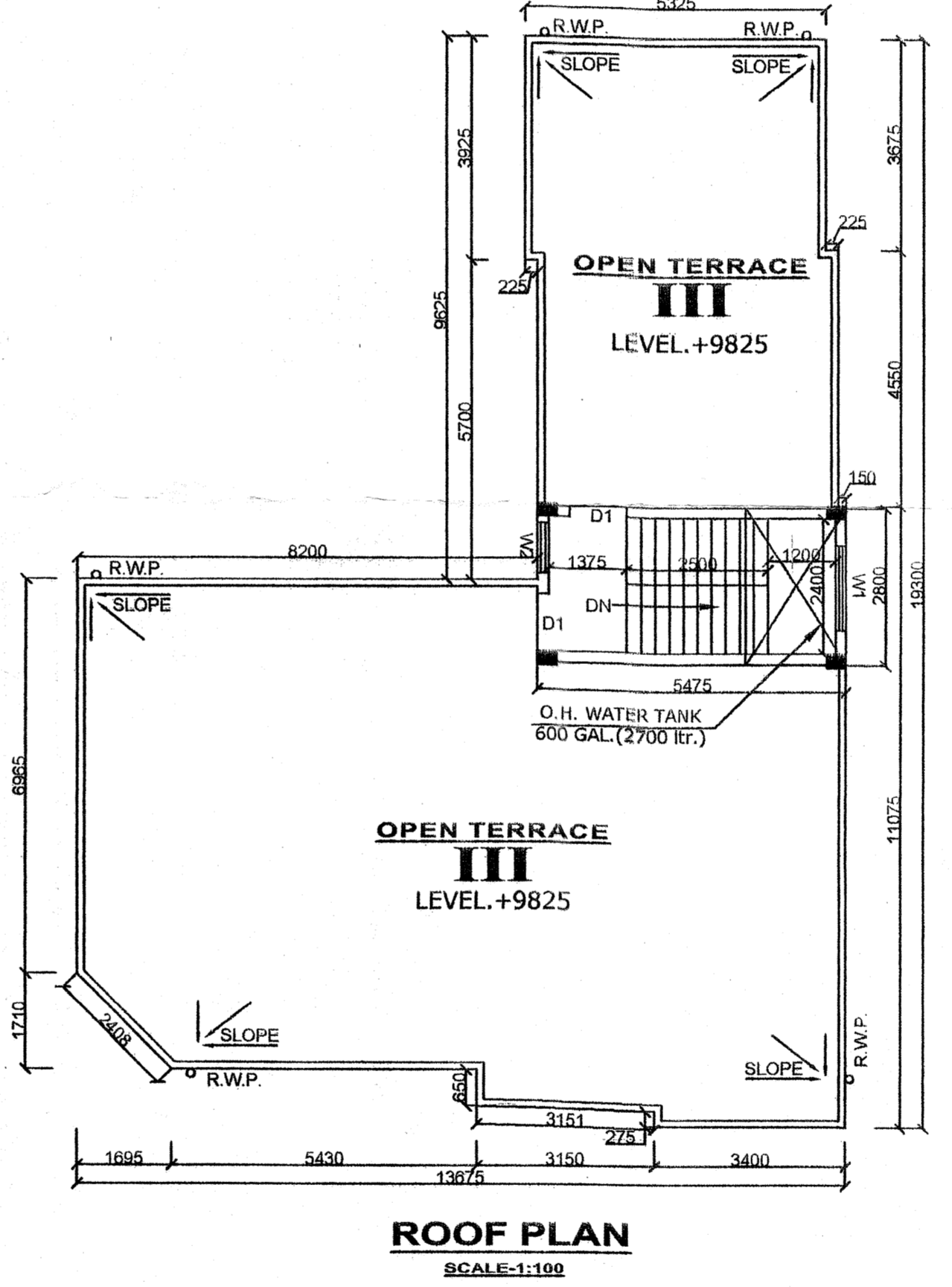
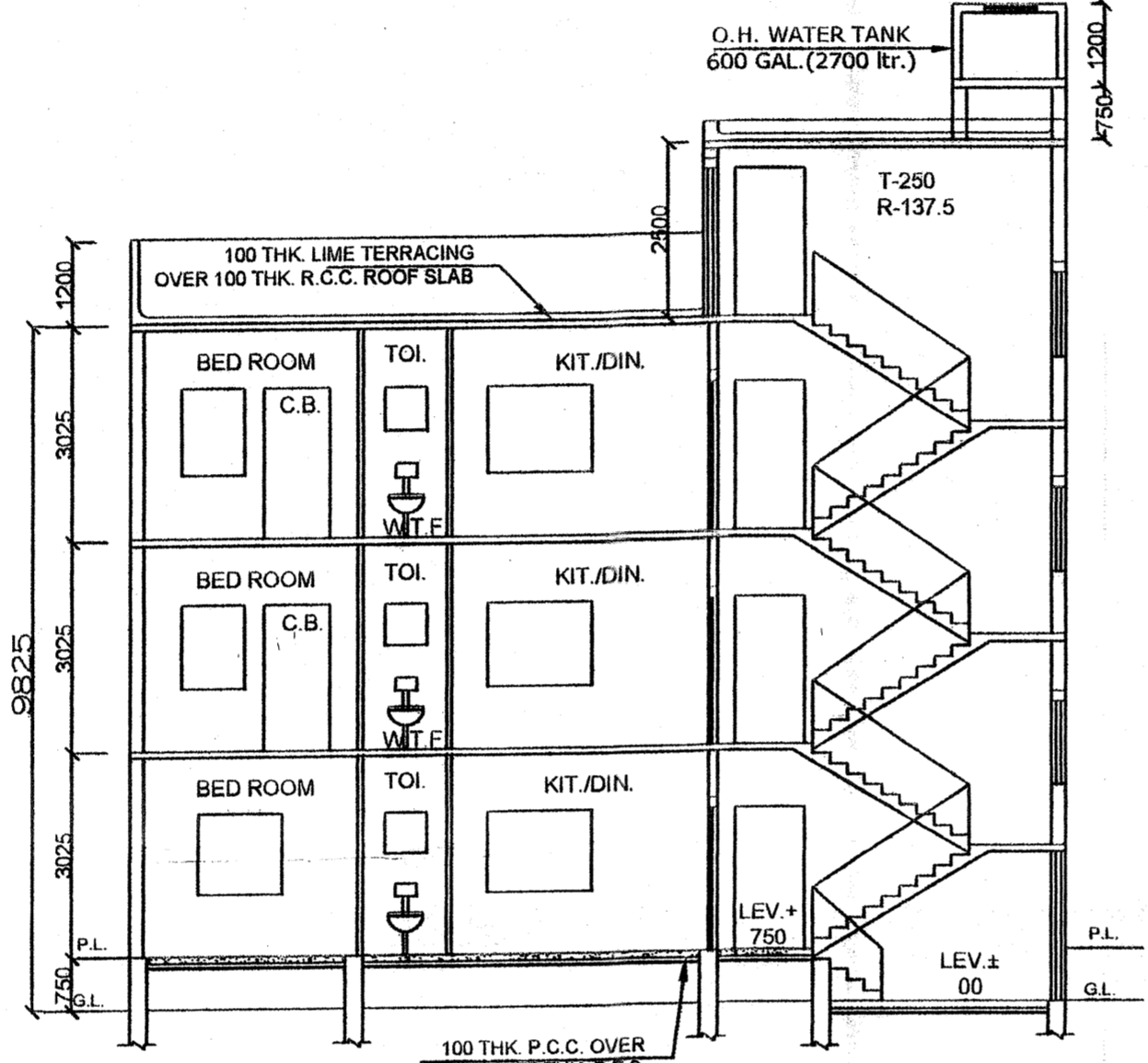
**M/S R.R. DEVELOPER**  
 PROPRIETOR:-  
 SRI PRADIP KUMAR NASKAR C.A. OF SRI ASHIM PATWARI ALIAS SRI ASHIM PATWARI ALIAS SRI SANJOY PATWARI ALIAS SRI SANJOY PATWARI ALIAS SRI SANJOY PATWARI ALIAS SRI SANJOY PATWARI ALIAS  
 HIRANMOY SARKAR (L.B.S. NO. - 1016/1) NAME OF L.B.S.

**NOTES AND SPECIFICATION**

- ALL DIMENSIONS ARE IN MM. OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 MM. THK. CONSTRUCTED WITH CEMENT SAND MORTAR 1:6 AND INTERNAL PARTITION WALLS ARE 125 MM. THK. AND 75 MM. THK. WITH 1:4 CEMENT SAND MORTAR.
- REINFORCEMENT CEMENT CONC. WORK WITH CEMENT SAND STONE CHIPS (1:1.5:3).
- GRADE OF CONCRETE = M-20 AND GRADE OF STEEL = Fe 500.
- PLASTERING WITH CEMENT SAND MORTAR 1:4 FOR R.C.C. WORK AND 1:6 FOR BRICK WORK.
- PLAIN CEMENT CONC. WITH SAND CEMENT AND JHAMA KHOA (1:3:6).
- DEPTH OF SEPTIC TANK & S.U.G.W.R. DOES NOT EXCEED THE DEPTH OF NEARBY BUILDING FOUNDATION.
- ALL PROJECTED CHAJJA ARE 450 WIDE.

**SCHEDULE OF DOORS & WINDOWS**

DOOR			WINDOW		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	600	750

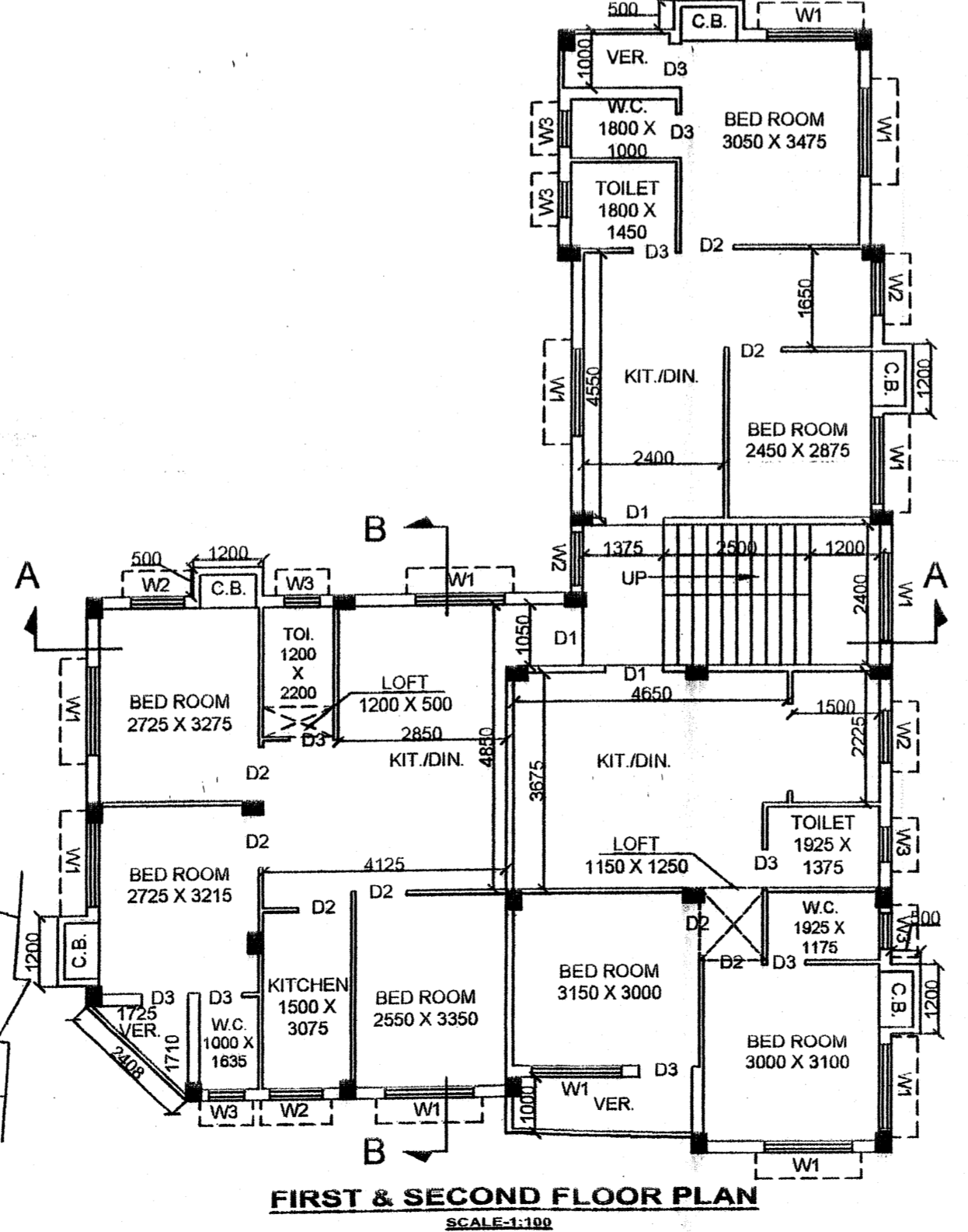
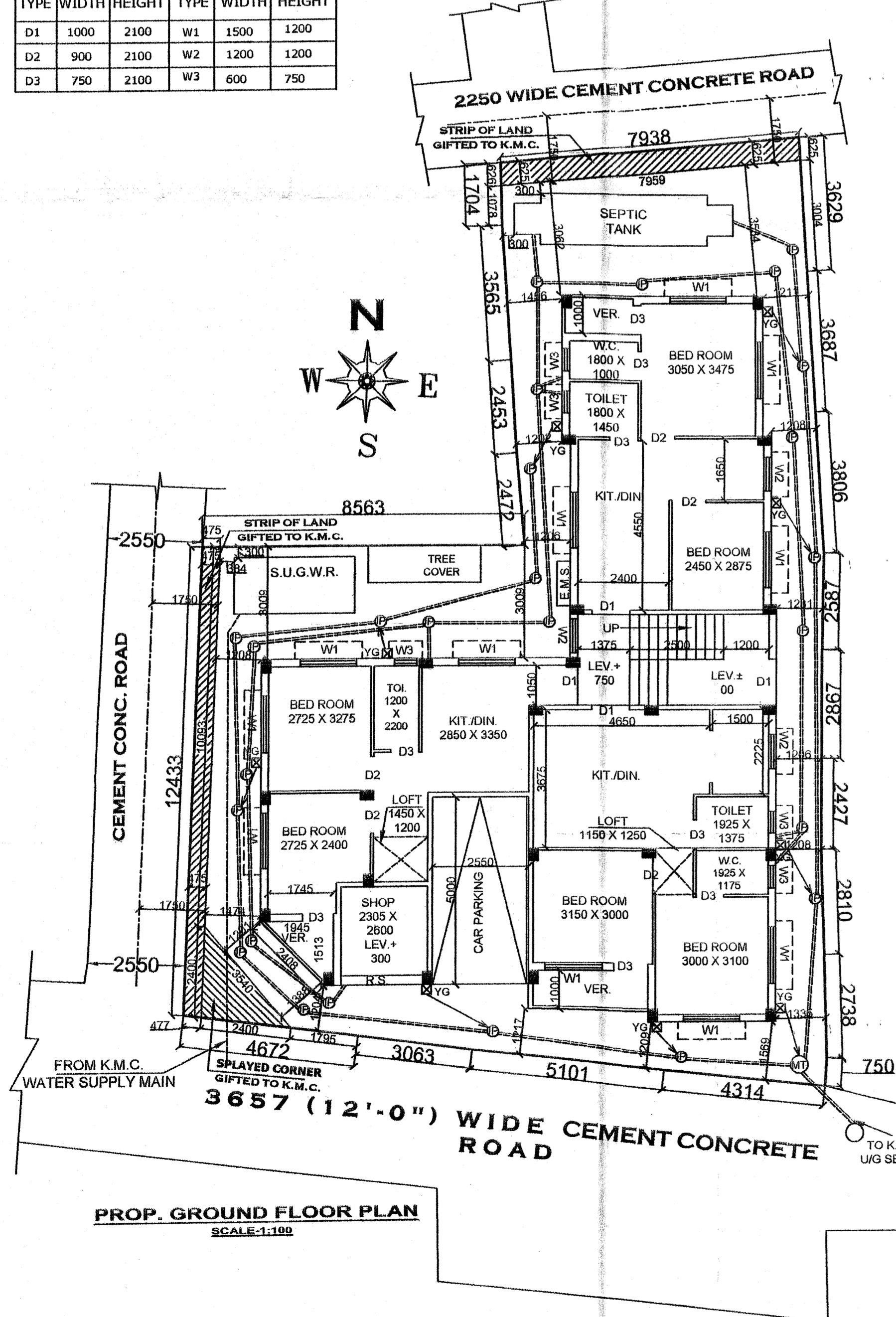


**DECLARATION OF OWNER**

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:

- I/WE SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION OF PROPOSED BUILDING.
- I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. AND 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 FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE PLOT IS IDENTIFIED BY ME.
- EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION WHICH IS FULLY OCCUPIED BY US AND THERE IS NO TENANT.

**M/S R.R. DEVELOPER**  
 PROPRIETOR:-  
 SRI PRADIP KUMAR NASKAR C.A. OF SRI ASHIM PATWARI ALIAS SRI ASHIM PATWARI ALIAS SRI SANJOY PATWARI ALIAS SRI SANJOY PATWARI ALIAS SRI SANJOY PATWARI ALIAS SRI SANJOY PATWARI ALIAS  
 NAME OF OWNER



**STATEMENT OF PLAN REGULATIONS**

**PART - A**

- ASSEESSEE NO : 31-104-32-0134-0
- NAME OF OWNERS :- SRI ASHIM PATWARI ALIAS SRI ASHIM PATWARI ALIAS SRI SANJOY PATWARI ALIAS SRI SANJOY PATWARI ALIAS SRI SANJOY PATWARI ALIAS SRI SANJOY PATWARI ALIAS
- NAME OF APPLICANT :- **M/S R.R. DEVELOPER**
- DETAILS OF REGISTERED DEED :- BOOK NO: 1, VOLUME NO. 1, PAGES FROM 4513 TO 4531, BEING NO. -215, REGD. AT D.S.R.-III, SOUTH 24 PARGANAS, DATED-13/01/2006.
- DETAILS OF REGISTERED DEED OF AMALGAMATION :- BOOK NO: 1, VOLUME NO. 1604-2023, PAGES FROM 26346 TO 26362, BEING NO. -160401093, REGD. AT D.S.R.-IV, SOUTH 24 PARGANAS, DATED-31/12/2021.
- DETAILS OF REGISTERED DEED OF AMALGAMATION :- BOOK NO: 1, VOLUME NO. 1604-2023, PAGES FROM 26346 TO 26362, BEING NO. -160401093, REGD. AT D.S.R.-IV, SOUTH 24 PARGANAS, DATED-30/01/2023.
- DETAILS OF REG. POWER OF ATTORNEY :- BOOK NO: 1, VOLUME NO. 1604-2023, PAGES FROM 87068 TO 87083, BEING NO. -160402809, REGD. AT D.S.R.-IV, SOUTH 24 PARGANAS, DATED-16/03/2023.
- DETAILS OF REG. BOUNDARY DECL. :- PAGES FROM 105460 TO 105471, BEING NO. -160403350, REGD. AT D.S.R.-IV, SOUTH 24 PARGANAS, DATED-28/03/2023.
- DETAILS OF REG. STRIP OF LAND :- BOOK NO: 1, VOLUME NO. 1604-2023, PAGES FROM 105445 TO 105459, BEING NO. -160403349, REGD. AT D.S.R.-IV, SOUTH 24 PARGANAS, DATED-28/03/2023.
- DETAILS OF REG. SPLAYED CORNER :- BOOK NO: 1, VOLUME NO. 1604-2023, PAGES FROM 98537 TO 98541, BEING NO. -160403351, REGD. AT D.S.R.-IV, SOUTH 24 PARGANAS, DATED-24/03/2023.

**PART - B**

- AREA OF LAND :- AS PER TITLE DEED :- 309.364 SQ.M (04 K. - 10 CH. - 00 SFT.)
- AREA OF LAND :- AS PER BOUNDARY DECL. AREA OF STRIP OF LAND - 10.985 SQ.M AREA OF SPLAYED CORNER :- 2.869 SQ.M
- PERMISSIBLE GROUND COVERAGE :- = 174.297 SQ.M. = 59.806 %
- PROPOSED GROUND COVERAGE :- = 174.266 SQ.M. = 56.348 %
- PROPOSED AREA :-

FLOOR WISE	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	174.266 SQ.M.	12.180 SQ.M.	---	162.086 SQ.M.
FIRST FLOOR	174.266 SQ.M.	12.180 SQ.M.	---	162.086 SQ.M.
SECOND FLOOR	174.266 SQ.M.	12.180 SQ.M.	---	162.086 SQ.M.
THIRD FLOOR	---	---	---	---
TOTAL	522.798 SQ.M.	36.540 SQ.M.	---	486.258 SQ.M.

6. PARKING CALCULATION :- A)

TENAMENT AREA	AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
45.223 SQ.M.	3.778 SQ.M.	49.001 SQ.M.	3 NOS.	---
42.755 SQ.M.	3.572 SQ.M.	46.326 SQ.M.	1 NO.	---
53.660 SQ.M.	4.483 SQ.M.	58.143 SQ.M.	3 NOS.	---
62.453 SQ.M.	5.218 SQ.M.	67.671 SQ.M.	2 NOS.	1 NO.

CARPET AREA OF SHOP :- 5.993 SQ.M.

TOTAL REQUIRED PARKING :- 1 NO.

- NOS. OF PARKING PROVIDED - COVERED = NIL & OPEN = NIL
- PERMISSIBLE AREA FOR PARKING AT GROUND FLOOR = 25 SQ.M.
- ACTUAL AREA OF PARKING PROVIDED AT GROUND FLOOR = 13.229 SQ.M.
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = (486.258 - 13.229) / 309.270 = 1.530
- STAIRCOVER AREA IN ROOF :- 15.330 SQ.M.
- ROOF TANK AREA :- 5.040 SQ.M.
- CUPBOARD AREA :- 6.000 SQ.M.
- LOFT AREA :- 7.254 SQ.M.
- ADD. AREA FOR FEES :- 28.583 SQ.M.
- TREE COVER AREA :- 3.000 SQ.M.
- COVERED AREA OF SHOP :- 6.470 SQ.M.
- CARPET AREA OF SHOP :- 5.993 SQ.M.

**DECLARATION OF L.B.S.**

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

- THE PLOT IS DEMARCATED BY BOUNDARY WALL.
- CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
- EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION WHICH IS FULLY OCCUPIED BY THE OWNERS AND THERE IS NO TENANT.

**HIRANMOY SARKAR (L.B.S. NO. - 1016/1)**  
 NAME OF L.B.S.

**DECLARATION OF STRUCTURAL ENGINEER (L.B.S.)**

THE STRUCTURAL DESIGN AND DRAWING 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.

**HIRANMOY SARKAR (L.B.S. NO. - 1016/1)**  
 NAME OF STRUCTURAL ENGINEER (L.B.S.)

PLAN OF PROPOSED THREE STORED RESIDENTIAL BUILDING UNDER SEC. 393A OF K.M.C. ACT. 1980 COMPLYING B/R 2009 AT PREMISES NO. 134, PATOARY PARA, WARD NO. -104, BOROUGH NO. - XI, UNDER R.S. DAG NO. - 2385, R.S. KHATIAN NO. - 819, L.R. KHATIAN NO. - 2848 & 2895, MOUZA - GARFA, J.L. NO. -19, P.S. - SURVEY PARK.

B.P. NO. -2023110216

SANCTION DATE -09.10.2023

VALID UPTO- 08.10.2028

**MODHU SUDAN HALDER** Digitally signed by MODHU SUDAN HALDER  
 Date: 2023.10.09 17:42:44 +05'30'

**DIGITAL SIGNATURE OF ASSISTANT ENGINEER**

**SUBHASISH DAS** Digitally signed by SUBHASISH DAS  
 Date: 2023.10.09 18:04:34 +05'30'

**DIGITAL SIGNATURE OF EXECUTIVE ENGINEER**

SHEET NO. - 2 OF 2