

Permissible Height in reference to CCZM issued by AAI = 33 M.  
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	
A- Front Side (Marked in site Plan)	22° 28' 53.6"	88° 24' 49.6"	5.00 M
B- Back Side (Marked in site Plan)	22° 28' 53.6"	88° 24' 49.6"	5.00 M

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

SRI SUDIP KUMAR MANDAL, PROPRIETOR OF "BINAYAK GROUPS" C.A. OF SRI SANTANU ROY  
NAME OF APPLICANT

Name of LBS  
SRI BIJOY SARKAR  
L.B.S No.- I/ 1515

**Part- A**

1.a) ASSESSEE NO.- 31-109-08-0475-7.

2.a) NAME OF THE OWNER :- SRI SANTANU ROY.  
2.b) NAME OF THE APPLICANTS- SRI SUDIP KUMAR MANDAL, PROPRIETOR OF "BINAYAK GROUPS" C.A. OF SRI SANTANU ROY

3.a) DETAILS OF REGISTERED DEED:-  
Gift Deed-1  
I). Book-I, Vol.- 1630-2019, Page- 127629 to 127656, Being no- 163003115, in the year 2019, D.S.R- V, SOUTH 24 PARGANAS, DATED- 06/12/2019.  
Gift Deed-2  
I). Book-I, Vol.- 1604-2022, Page- 169518 to 169536, Being no- 160404717, in the year 2022, D.S.R- IV, SOUTH 24 PARGANAS, DATED- 20/05/2022.  
Deed- 3(Declaration)  
I). Book- IV, Vol.- 1604-2024, Page- 3918 to 3928, Being no- 160400171, in the year 2024, D.S.R- IV, SOUTH 24 PARGANAS, DATED- 15/05/2024.

3.b) DETAILS OF REGISTERED P.O.A. DEED:-  
I). Book- I, Vol.- 1604-2024, Page From 273936 to 273963, Being no- 160407626, in the year 2024, D.S.R- IV, SOUTH 24 PARGANAS, DATED- 22/08/2024.

3.c) DETAILS OF REGISTERED DEED OF DEC. FOR BOUNDARY :-  
I). Book- I, Vol.- 1604-2022, Page From 328781 to 328790, Being no- 160410843, in the year 2022, D.S.R- IV, SOUTH 24 PARGANAS, DATED- 21/09/2022.

3.d) DETAILS OF B.L.R.O. Mutation :-  
Copy No- 13700. DATED - 23/08/2023.

3.e) DETAILS OF B.L.R.O. CONVERSION :-  
MEMO NO.17/2580/B.L. & L.R.O/KOL. Vide Case No-CN/2023/1630/2348, DATED - 29/09/2023, DULY SIGNED BY BL & LRO DATED 29-09-2023.

3.f) DETAILS OF K.M.C. Mutation Certificate-  
CASE NO- M/10906/JUL-23/1247, DATE- 11-07-2023.

3.g) DETAILS OF AFFIDAVIT REGARDING RS & LR KHATIAN NO :-  
VIDE NO- 4292, DATE- 05-03-2025.

**Part- B**

1. AREA OF LAND-  
AS PER TITLE DEED= 230.180 Sqm. (03K.-07Ch.- 2.66 Sft.)  
AREA AS PER PHYSICAL MEASUREMENT= 229.941 Sqm.  
Existing Dilapidated Structure Area = 133.166 Sqm

2. Permissible Ground Coverage= = 135.670 Sqm (59.002 %)

3. Proposed Ground Coverage= = 135.505 Sqm (58.930 %)

4. Permissible F.A.R = 1.75

5. Proposed F.A.R =(450.699-50.00) / 229.941 = 1.743

6. Proposed Area :-

	Total floor Area	Lift Well	Stair Area	Lift Lobby	Net Area
Gr. Floor	117.055 Sq.m.		9.900	2.059	105.096
1st Floor	135.505 Sq.m.	1.540	9.900	2.059	122.006
2nd Floor	135.505 Sq.m.	1.540	9.900	2.059	122.006
3rd Floor	115.090 Sq.m.	1.540	9.900	2.059	101.591
Total	503.155 Sq.m.	4.620	39.600	8.236	450.699

7. Parking Calculation :-

Tenement Size	No. of Tenement	Req. no. of Car Parking
82.380	2	2
60.251	2	
60.874	1	
57.739	1	

A) Nos. of Parking Required = 2 No.  
B) Nos. of Parking Provided = 3 No.  
C) Permissible Parking Area = 50.00 Sqm.  
D) Actual Area of Parking Provided = 76.030 Sqm.

8. Stair Covered area = 12.639 Sqm.  
9. Roof Tank Area = 6.930 Sqm  
10. Lift M/C Room Area = 5.074 Sqm  
11. Office Area (Gross) = 18.630 Sqm  
12. Office Area (Carpet) = 16.06 Sqm  
13. Depth of The Building = 11.675 m  
14. Additional Area For Fees = 24.883 Sqm  
15. Tree Cover Area = 1.00 Sqm

16. Loft and C.B. area:-

Floor	Loft	C.B.
Gr. floor	NIL	NIL
1st floor	0.950	1.400
2nd floor	0.950	1.400
3rd floor	1.070	1.400
Total	2.970	4.200

**L.B.S./L.B.A. DECLARATION :**  
CERTIFIED WITH FULL RESPONSIBILITY 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 ABUTTING 6.096 M WIDE BLACKTOP ROAD ON THE EASTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS BEYOND 500 M FROM THE C.L OF E.M. BY-PASS.

\* THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Name of LBS  
SRI BIJOY SARKAR  
L.B.S No.- I/ 1515

**E.S.E. DECLARATION :**  
THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY "GLOBE TECH" OF KUSUMBA SAHA PARA, NARENDRAPUR, KOLKATA- 103.

Sri Kallol Kumar Ghoshal  
E.S.E-1/261  
Name of Structural Engineer

**GEO-TECHNICAL ENGINEER'S DECLARATION:**  
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Name of Geo- Technical Engineer

**OWNER'S DECLARATION :**  
I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT  
1) I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.  
2) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.  
3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR 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 E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.  
\*THE PLOT OF LAND IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

NAME OF APPLICANT  
SRI SUDIP KUMAR MANDAL,  
PROPRIETOR OF "BINAYAK GROUPS"  
C.A. OF SRI SANTANU ROY

ALL DIMENSIONS ARE IN MILLIMETRE.

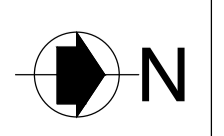
**PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.350 M. U/S-393 A OF K.M.C ACT 1980 & AS PER BUILDING RULE 2009. AT PREMISES NO - 475, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099. AT R.S. DAG NO- 194 & 196, R.S. KHATIAN NO-117 & 145, L.R. KHATIAN NO- 3091, MOUZA- NAYABAD, J.L. NO- 25, P.S.- PANCHASAYAR.**

NAME OF PLUMBER  
SRI UTPAL BANERJEE  
P.L. NO- 1529, DATED- 30-06-2023.

BUILDING PERMIT NO :- 2025120004  
DATE :- 03-APR-25  
VALID UP TO :- 02-APR-30

DIGITAL SIGNATURE OF A.E.

SCALE  
1:50  
1:100  
1:600  
1:4000



NOT APPLICABLE  
DIGITAL SIGNATURE OF E.E.

SARKAR & ASSOCIATES  
CONSULTING CIVIL & STRUCTURAL ENGINEERS  
OFFICE :- 1145, NAYABAD  
Kolkata - 700 099. P.H.-9433098046, 7980919639

