



B.P. NO. :2025110094
SANCTION DATE : 26.06.2025
VALID UPTO : 25.06.2030

DIGITAL SIGNATURE OF A.E(C)/BLDG./BF

DIGITAL SIGNATURE OF E.E(C)/BLDG./BR-

<p>CERTIFICATE</p> <p>Premises No. :- 27, BANSDRONI PARK,WARD NO - 113, BOROUGH NO.:XI, UNDER K.M.C.</p> <p>Assessee No. : 31-113-06-0027-3</p> <p>Name Of Owner : PARIMAL CH. DAS</p> <p>Area Of Land :(AS PER bl&lro) = 0.0825 ACRES. (333.866 SQM.)</p> <p>Name Of Lbs / Architect : KUSH KUNDU. No.: L.B.S./I/1412.</p> <p>Permissible Height In Reference To Cczm Issued By Aai: 33.0 Mtr.</p>			
<p>Reference points marked in the site plan of the proposal</p>	<p>Co-ordinate in WGS 84</p>		<p>8 Mtr.</p>
	<p>Latitude</p>	<p>Longitude</p>	
<p>A</p>	<p>22°28'10.62"N</p>	<p>88°21'22.31"E</p>	
<p>THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THE WE SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.</p> <p>RAJU SARKAR Proprietor Of SARKAR CONSTRUCTION Constituted Attorney Of <u>Parimal Chandra Das,</u> <u>NAME OF THE APPLICANT</u></p> <p>KUSH KUNDU <u>(LBS / I / 1412)</u></p> <p>NAME OF OF THE L. B.</p>			

PLAN OF A PROPOSED THREE STORIED RESIDENTIAL BUILDING U/S 393A
OF KMC ACT 1980 COMPLYING WITH K.M.C. BUILDING RULE 2009 AND
CIRCULAR NO - 2 OF 2020-2021, DATED - 13/06/2020,
AT PREMISES NO.- 27, BANSDRONI PARK , WARD NO - 113,
BOROUGH NO - XI, UNDER K.M.C.

NAME OF OWNER : PARIMAL CH. DAS

SPECIFICATIONS		SCHEDULE OF DOORS AND WINDOWS		
1. ALL DIMENSIONS ARE IN mm. 2. GRADE OF CONCRETE -- M20. 3. GRADE OF STEEL -- Fe 415. 3. THK. OF OUTER WALLS ARE 200 THK WITH 1 : 6 CEMENT & SAND MORTER 4. THK. OF INNER WALLS ARE 125 & 75 THK WITH 1 : 4 CEMENT & SAND MORTER 5. THK. OF OUTER WALL PLASTERS ARE 20 WITH 1 : 6 CEMENT & SAND MORTER 6. THK. OF INNER WALL PLASTERS ARE 12 WITH 1 : 4 CEMENT & SAND MORTER 7. THK. OF CEILING PLASTERS ARE 10 WITH 1 : 4 CEMENT & SAND MORTER 8. DEPTH OF SEPTIC TANK & S.U.G.W.R. SHOULD NOT EXCEED THAN BLDG FDN.				
		MKD.	WIDTH	HEIGHT
		C. GATE	1000	2100
		D1	1000	2100
		D2	900	2100
		D3	750	2100
		W1	1500	1200
		W2	1200	1200
		W3	900	1200
		W4	750	1200
STATEMENT OF THE PLAN PROPOSAL		W5	600	700

A)	B)
1. ASSESSEE NO - 31-113-06-0027-3	1. GROUND COVERAGE
2. DETAILS OF REG. DEED :	PERMISSIBLE = 185.422 SQ.M. (55.537 %)
BOOK NO - I , VOLUME NO.- 108	PROPOSED = 182.057 SQ.M. (54.735 %)
PAGE- 32 TO 36, BEING NO -5287	
AT S. R. , ALIPUR. SADAR	
DATE OF REGISTRATION - 29/06/1961	
3. DETAILS OF REG. DEED :	2. F. A. R. :-
BOOK NO - I , VOLUME NO.-108	PERMISSIBLE = 1.75
PAGE - 37 TO 41, BEING NO - 5288	Proposed = 1.748
AT S. R. - ALIPUR. SADAR	3. TOTAL COVERED AREA EXCLUDING THE SPACES
DATE OF REGISTRATION -29/06/1961	EXEMPTED IN THIS RULE = 633.428 SQ.M.
4. DETAILS OF REG. DEED :	4. TOTAL AREA EXEMPTED IN THIS RULE = 67.296 SQ.M.
BOOK NO - I , VOLUME NO. - 130	5. GROSS TOTAL COVERED AREA (AREA INCLUDING
PAGE - 280 TO 284, BEING NO - 4817	THE SPACES EXEMPTED IN THIS RULE) = 700.724 SQ.M.
AT D. S. R. 24 PARGANAS - ALIPUR.	6. TOTAL COMMON AREA = 77.73 SQ.M.
DATE OF REGISTRATION - 18/11/1970.	7. AREA OF STAIR HEAD ROOM = 18.458 SQ.M.
5. DETAILS OF POWER OF ATTORNY :	8. AREA OF LIFT MACHINE ROOM = 7.417 SQ.M.
BOOK NO - I , VOLUME NO.- 1604-2024,	9. AREA OF LIFT MACHINR ROOMN STAIR = 3.35 SQ.M.
PAGE- 356064 TO 356079 , BEING NO -160412005	10. AREA OF O.H. RESERVOIR = 3.565 SQ.M.
AT D. S. R. - IV, SOUTH 24 PARGANAS.	11. TOTAL AREA OF C.B. = 12.564 SQ.M.
DATE OF REGISTRATION - 2/12/2024	12. TREE COVER AREA :-
6. DETAILS OF REG. BOUNDARY DECLARATION :	REQUIRED :- 1.750 % = 5.842 SQ.M.
BOOK NO - I , VOLUME NO.- 1604-2025,	PROVIDED :- 1.792 % = 5.982 SQ.M.
PAGE- 10995 TO 11007, BEING NO -160400179,	11. CAR PARKING AREA :- 76.079 SQ.M.
AT D. S. R. - IV, SOUTH 24 PARGANAS.	12. NO. OF CAR PARKING SPACE :-
DATE OF REGISTRATION - 13/01/2025	REQUIRED = 02 NOS.
7. DETAILS OF NON EVICTION OF TENANT :	PROPOSED = 04 NOS
BOOK NO - I , VOLUME NO.- 1604-2025,	

<p>PAGE- 10481 TO 10491, BEING NO -160400178, AT D. S. R. - IV, SOUTH 24 PARGANAS. DATE OF REGISTRATION - 13/01/2025</p> <p>8. A) AREA OF LAND (AS PER DEED) :- 05 K. = 334.448 SQM.</p> <p>B) AREA OF LAND (AS PER B/D) :- 336.69 SQM.</p> <p>C) AREA OF LAND (AS PER BL & LRO) :- 0.0825 ACRES = 333.866 SQM.</p> <p>BL & LRO CONVERSION MEMO NO :- 17/4033/BLLRO/KOL, DATED - 28/11/2024.</p>				CALCULATION FOR FLOOR AREA STATEMENT:-					
				TENEMENTS CALCULATION					
				FLAT MKD.	TENAMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQ.CAR PARKING
				GA	38.269 SQM.	5.434 SQM.	43.703 SQM.	01	BELOW 50 = 03 NOS. >50 < 75 = 01 NO. >75 < 100 = 05 NOS. TOTAL = 09 NOS. REQ. CAR PARKING = 02 NOS.
				GB	38.423 SQM.	5.457 SQM.	43.88 SQM.	01	
				1& 2A	73.100 SQM.	10.38 SQM.	83.48 SQM.	02	
				1& 2B	81.691 SQM.	11.60 SQM.	93.291 SQM.	02	
				3A	72.925 SQM.	10.355 SQM.	83.28 SQM.	01	
				3B	40.838 SQM.	5.799 SQM.	46.637 SQM.	01	
				3C	46.878 SQM.	6.657 SQM.	53.535 SQM.	01	
FLOOR MKD.	COVERED AREA (SQM.)	STAIR WELL AREA (SQM.)	LIFT WELL AREA (SQM.)	NET COV. AREA (SQM.)	STAIR WAY AREA (SQM.)	LIFT LOBBY AREA (SQM.)	NET FLOOR AREA (SQM.)		
GR.FL.	176.207	-----	-----	176.207	(14.603-0.563) = 14.040	2.784	159.383		
1ST. FL.	176.207	0.563	2.755	172.889	(14.603-0.563) = 14.040	2.784	156.065		
2ND. FL.	176.207	0.563	2.755	172.889	(14.603-0.563) = 14.040	2.784	156.065		
3RD. FL.	182.057	0.563	2.755	178.739	(14.603-0.563) = 14.040	2.784	161.915		
TOTAL	709.916	1.689	8.265	700.724	56.16	11.136	633.428		

				56.16 + 11.136 = 67.296	
<u>DECLARATION OF L.B.S</u>					
CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING ROADS) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK					

WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. KUSH KUNDU
(L.B.S. NO - I / 1412)
NAME OF OF THE L. B. S.

DECLARATION OF STRUCTURAL ENGINEER

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 LOADS
AS PER NATIONAL BUILDING CODE OF INDIA (LATEST REVISION)
AND CERTIFIED, THAT IT IS SAFE AND STABLE IN ALL RESPECT.

(E.S.E. NO - 117/050)	NAME OF THE E. S. E.
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AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BHASKAR JYOTI ROY
(G.T.E. NO - 1 / 50)

NAME OF THE G.T.E.

NAME OF THE G. T. E.	
<u>DECLARATION OF APPLICANT</u>	
<ul style="list-style-type: none"> • I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT • I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. • I, SHALL FOLLOW THE INSTRUCTION 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 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 INSPECTION PLOT WAS IDENTIFIED BY ME AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE. • NO COURT CASE PENDING IN RESPECT OF THE PREMISES. 	
RAJU SARKAR Proprietor Of SARKAR CONSTRUCTION Constituted Attorney Of Parimal Chandra Das, NAME OF THE APPLICANT	