

DECLARATION OF L . B . S

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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD 6.096 M. (20'-0") SOUTHERN SIDE AS PER PHYSICAL MEASUREMENT NOT RECORDED AS PER RECORD CERTIFIED CH.V & S. ID NO. 362/2025-2026, DT- 13.05.2025 . IT IS A BUILD ABLE SITE AND NOT A TANK OR FILLED UP 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.

1. PLOT IS VACANT AND BOUNDED BY BOUNDARY WALL.
2. HEIGHT OF THE BUILDING IS 12.400 M.
3. PLOT IS BEYOND 500 M. FROM THE C/L OF E.M.BYE PASS ROAD.
4. SITE PLAN AND KEY PLAN AS PER SITE.

NAME OF L . B . S.
SAMIR KUMAR DUTTA, L.B.S. NO. - 1303/1

NOTES

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY.
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')

1. ASSESSEE NO: 311090809512	8. DETAILS OF REGD. GENERAL POWER OF ATTORNEY : BOOK NO. I, VOL. NO. 1603-2025, PAGES - 36593 TO 36604, BEING NO. 160300929, FOR THE YEAR 2025, DT.- 24.01.2025, D.S.R - III SOUTH 24 PGS. (W.B)
2. NAME OF THE OWNER (RECORDED) : SRI BHUPENDRA MOHAN SAHA & SRI NETAI MUKHERJEE	9. DETAILS OF REGD. BOUNDARY DECLARATION : BOOK NO. I, VOL. NO. 1601-2025, PAGES - 19643 TO 19656, BEING NO. 160100489, FOR THE YEAR 2025, DT.- 11.03.2025, D.S.R - I SOUTH 24 PGS. (W.B)
3. NAME OF THE APPLICANT : SHRI ALOK MONDAL C.A OF SRI BHUPENDRA MOHAN SAHA & SRI NETAI MUKHERJEE	10. DETAILS OF REGD. COMMON PASSAGE DECLARATION : BOOK NO. I, VOL. NO. 1601-2025, PAGES - 19657 TO 19667, BEING NO. 160100490, FOR THE YEAR 2025, DT.- 11.03.2025, D.S.R - I SOUTH 24 PGS. (W.B)
4. DETAILS OF REGISTERED DEED (MOTHER) : BOOK NO. I, VOL. NO. 32, PAGES - 155 TO 168, BEING NO. 4548, FOR THE YEAR 1998, DT.- 05.07.1999, D.S.R . III, ALIPORE, 24- PARGANAS (SOUTH)	11. K.M.C. REFERENCE MUTATION CASE NO - 0/109/17-02-2025/57988, DT.- 17.02.2025 DULY SIGNED BY DY. ASSESSOR-COLLECTOR, DT.- 18.02.2025
5. DETAILS OF REGISTERED DEED : BOOK NO. I, CD VOL. NO. 8, PAGES - 8429 TO 8445, BEING NO. 03732, FOR THE YEAR 2012, DT.- 02.05.2012, D.S.R - III SOUTH 24 PGS. (W.B)	12. CONVERSION CERTIFICATE OF B.L & L.R.O : MEMO NO. 17/1760/B.L. & L.R.O/KOL/ DT.- 24.11.2021 VIDE CASE NO. - CN/2021/1630/1029
6. DETAILS OF B.L.R.O MUTATION CERTIFICATE :- i) MEMO NO. - 18/MUT/484/BLRO/ATM/19 DT.- 23.10.2019, REF. M/CASE NO. 876/19 ii) MEMO NO. - 18/MUT/4845/BLRO/ATM/19 DT.- 23.10.2019, REF. M/CASE NO. 877/19	13. CONVERSION CERTIFICATE OF B.L & L.R.O : MEMO NO. 17/1761/B.L. & L.R.O/KOL/ DT.- 24.11.2021 VIDE CASE NO. - CN/2021/1630/1032

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER- STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH AND SIGNED BY BHASKAR JYOTI ROY, B. C. E. . M.I. E. . M.I.G.S. CONSULTING GEOTECHNICAL ENGINEERING, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA- 700 032.

NAME OF E.S.E.
SURANJAN DUTTA, E. S. E. NO. 220/1

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	TYPE	SIZE
D1A	1200x2100	W1A	1800x1500
D1	1100x2100	W1	1500x1200
D2	1000x2100	W2	1200x1200
D3	850x2100	W3	900x1200
-----	-----	W4	600x750

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
BHASKARJYOTI ROY, B.C.E. M. I. E. M.I.G.S.
CHARTERED ENGINEER, EMPANELMENT NO. - G.T/50(KMC)

DECLARATION OF OWNER'S/C.A

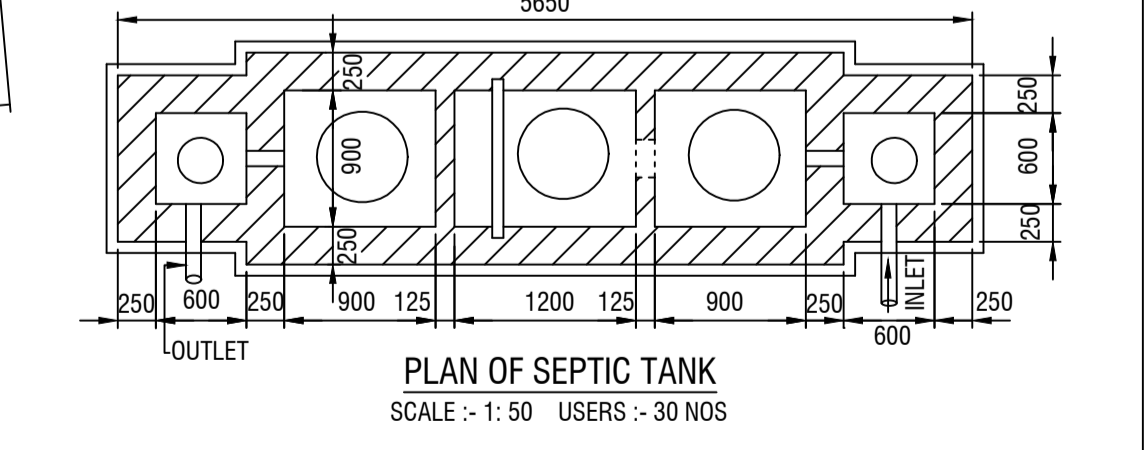
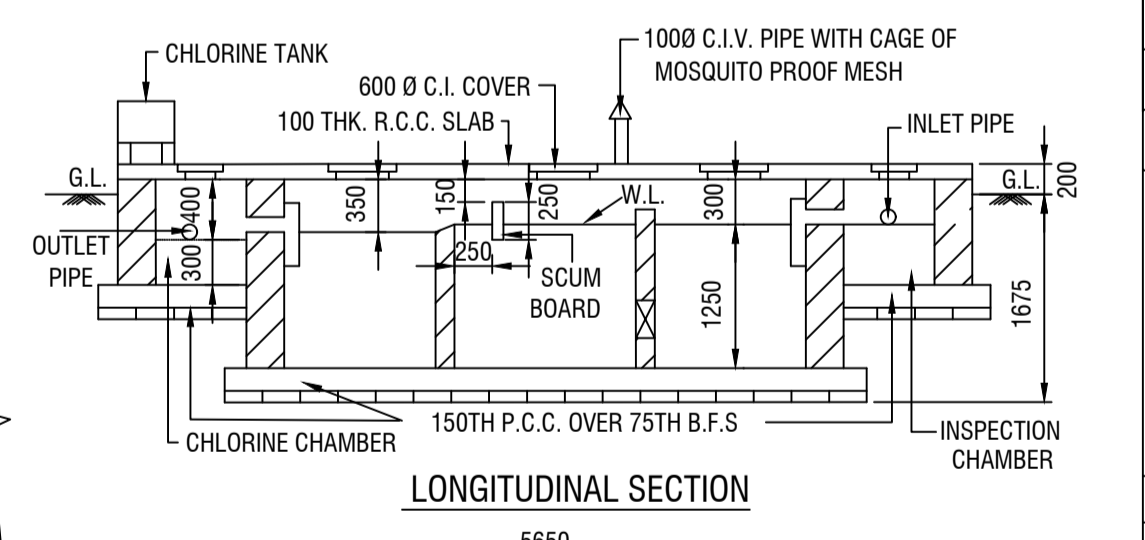
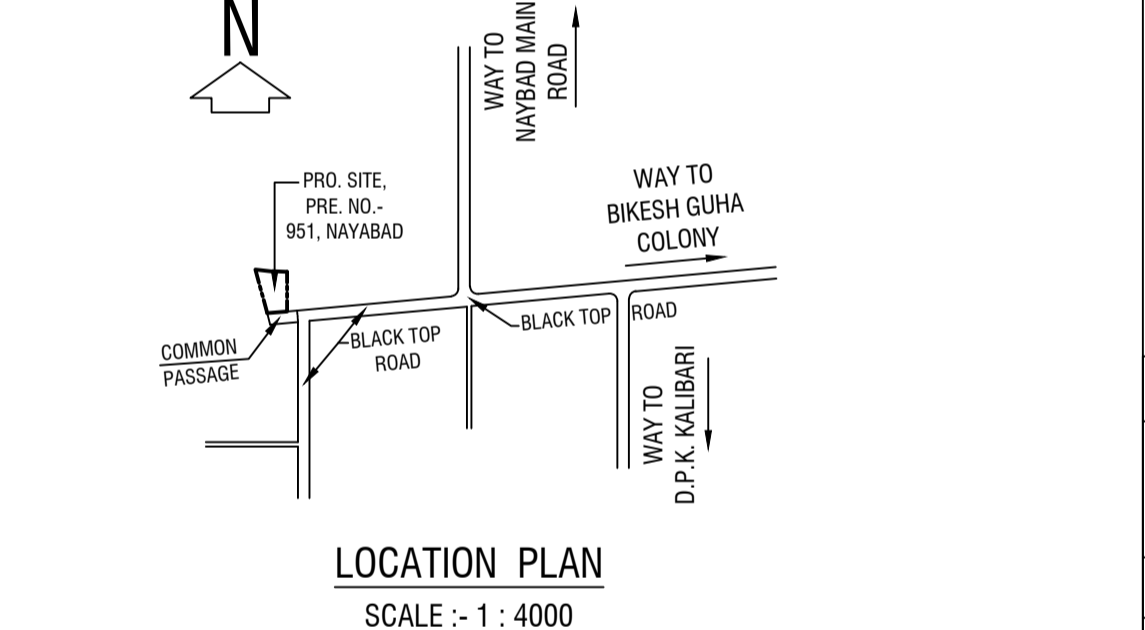
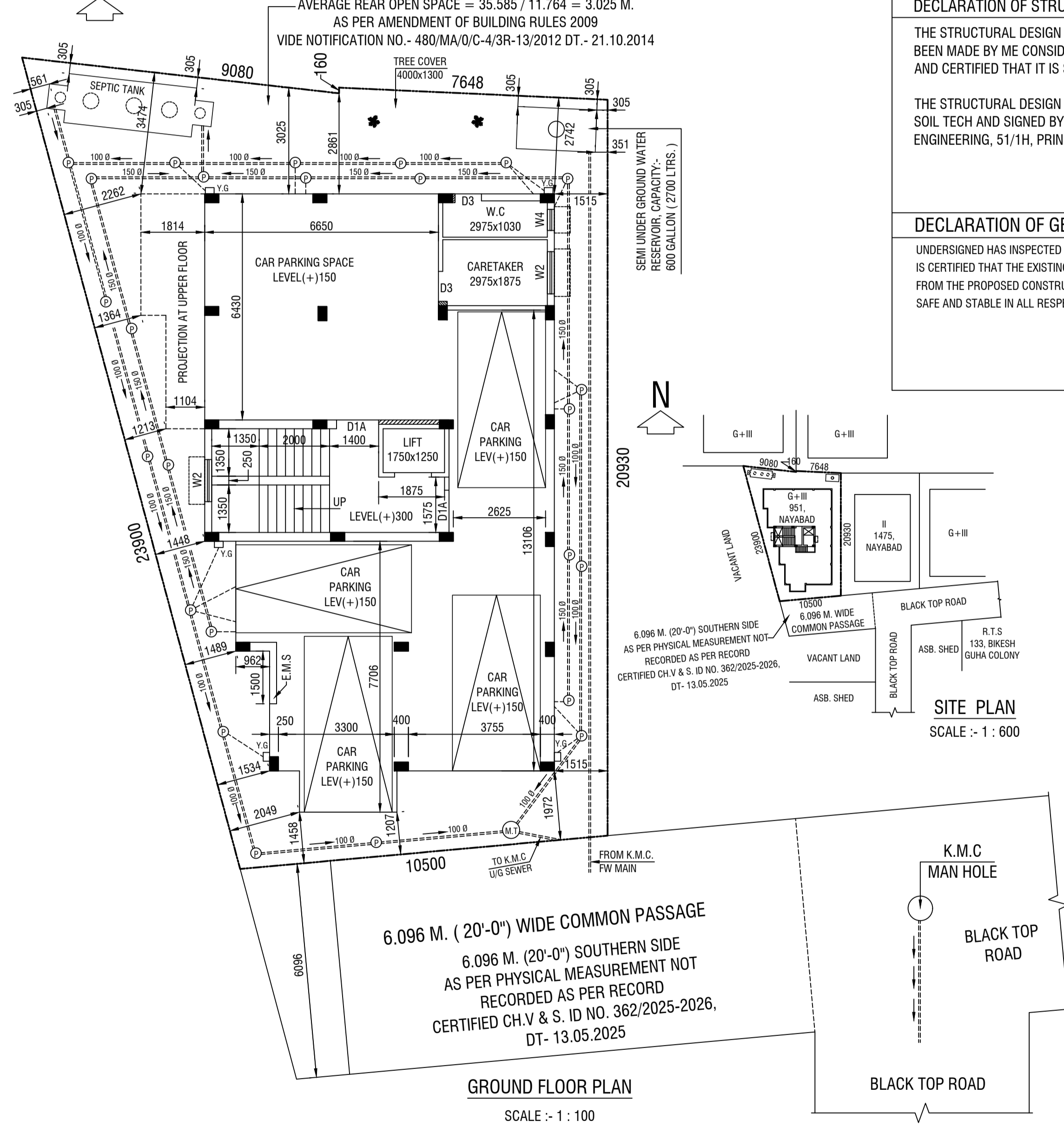
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT.

- I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION 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 & 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 UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- SITE HAS BEEN IDENTIFIED BY ME AT THE TIME OF DEPARTMENTAL INSPECTION.
- THERE IS NO PENDING CASE ABOVE MENTION PREMISES.
- PLOT IS BEYOND 500 M. FROM THE C/L OF THE E. M. BYE PASS ROAD.

NAME OF OWNER'S /C.A
SHRI ALOK MONDAL, C.A OF
SRI BHUPENDRA MOHAN SAHA & SRI NETAI MUKHERJEE

PART 'B'

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 04 K - 07 CH. - 12 Sqft. (297.938 Sqm.)	2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 295.564 Sqm. (04 K - 06 CH - 31 Sqft.)
3. PERMISSIBLE GROUND COVERAGE :- 56.818 % i.e. 167.934 Sqm.	4. PROPOSED GROUND COVERAGE :- 167.334 Sqm. i.e. 56.615 %



CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 33.00 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
LEFT SIDE POINT 'A'	22.480587	88.393205	6.0 M.
RIGHT SIDE POINT 'B'	22.480489	88.393065	6.0 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.

NAME OF APPLICANT
SHRI ALOK MONDAL, C.A OF
SRI BHUPENDRA MOHAN SAHA & SRI NETAI MUKHERJEE

NAME OF L. B. S.
SAMIR KUMAR DUTTA,
L.B.S. NO. - 1303/1

SCALE :- 1:100

	GROSS COVER AREA (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GROUND FLOOR	157.507	-----	-----	157.507	13.513	2.953	141.041	-----	-----
1ST FLOOR	167.334	0.500	2.188	164.646	13.513	2.953	148.180	2.950	2.767
2ND FLOOR	167.334	0.500	2.188	164.646	13.513	2.953	148.180	2.950	2.767
3RD FLOOR	167.334	0.500	2.188	164.646	13.513	2.953	148.180	2.950	2.767
TOTAL	659.509	1.500	6.564	651.447	54.050	11.813	585.585	8.850	8.301

6. TENEMENTS CALCULATION (A) RESIDENTIAL:

TENEMENT MKD.	TENEMENT	PROPORTIONATE	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT	STAIR HEAD ROOM AREA - 17.509 SQM. CUP BOARD AREA - 8.850 SQM. LOFT AREA - 8.301 SQM. LIFT MACHINE ROOM - 7.762 SQM. LIFT MACHINE ROOM STAIR - 3.350 SQM. ADDITIONAL AREAS FOR FEES :- 45.772 SQM.
A	70.881	14.247	85.128	02	CAR PARKING CALCULATION
B	76.098	15.296	91.394	02	
C	73.460	14.765	88.225	01	
D	73.520	14.778	88.298	01	

7. PERMISSIBLE F.A.R. = 1.75	8. PROPOSED F.A.R. = 585.585 (-) 75.00 (C.P.) = 510.585 / 295.564 = 1.727 < 1.75
9. AREA OF STAIR HEAD ROOM = 17.509 SQM	12. AREA OF O.H.W.TANK = 5.347 SQM
10. AREA OF LIFT MACHINE ROOM = 7.762 SQM	13. AREA OF TREE COVER = 5.200 SQM.
11. AREA OF LIFT MACHINE ROOM STAIR = 3.350 SQM	14. TOTAL AREA FOR FEES = 697.219 SQM.

B.P. NO- 2025120131 DATED - 05-JUL-25

VALID UPTO -04-JUL-30

PLAN OF PROPOSED GR. + THREE STORIED RESIDENTIAL BUILDING U/SEC. 393A OF K. M. C. ACT 1980 AND AS PER B/R 2009 OF BUILDING HEIGHT 12.40 M. AT PREMISES NO.- 951, NAYABAD IN WARD NO.- 109, BOROUGH NO.- XII, KOLKATA- 700 099 OF L.R. PLOT NO.- 188 , R.S. KHATIAN NO.- 72, L.R. KHATIAN NO.- 2305 & 2306, MOUZA - NAYABAD, J.L. NO.- 25, P.S. PANCHASAYAR.