

PARTY'S COPY

Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.

The validity of the written permission to execute the work is subject to the above conditions.

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

All Building Materials to necessary & construction should conform to standards specified in the National Building Code of India.

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Non Commencement of Erection/ Re-Erection within Five year will require Fresh Application for Sanction

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3 months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

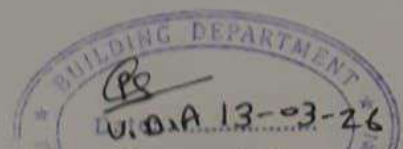


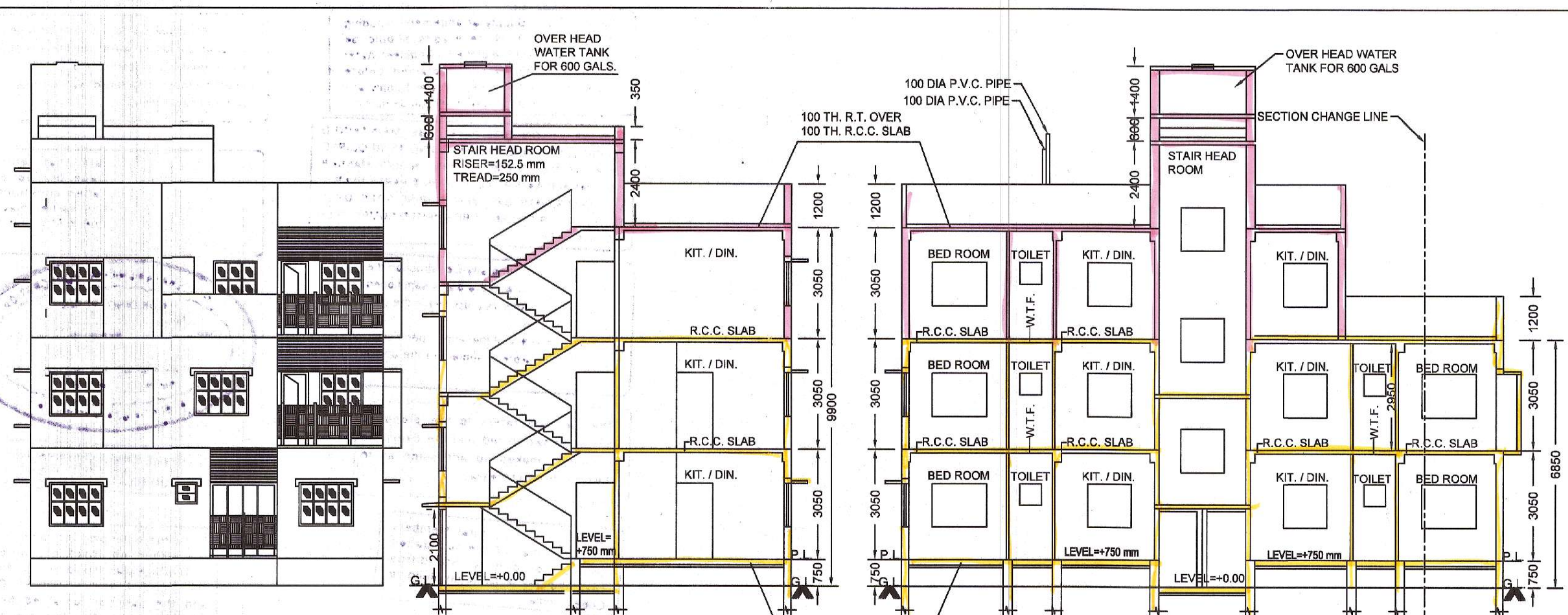
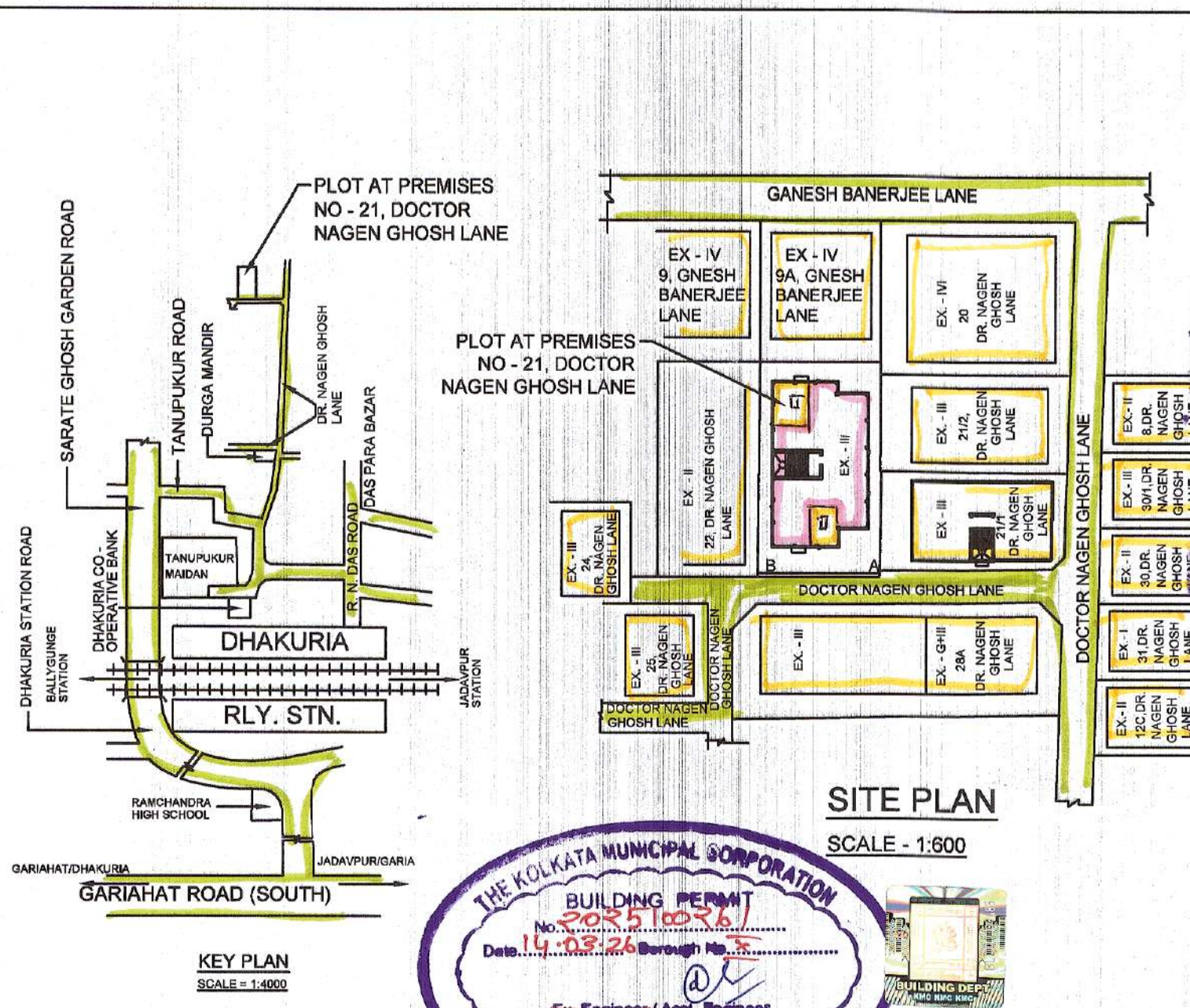
THE SANCTION IS VALIED UP TO 13.03.2031

No rain water pipe should be fixed or discharged on Road or Footpath Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Any unauthorised construction done in deviation from the Sanction Building permit and the Completion Plans after issuance of this Completion Plans may cause revocation of the Occupancy Certificate.

APPROVED
A.E.G.
ON 26.03.26

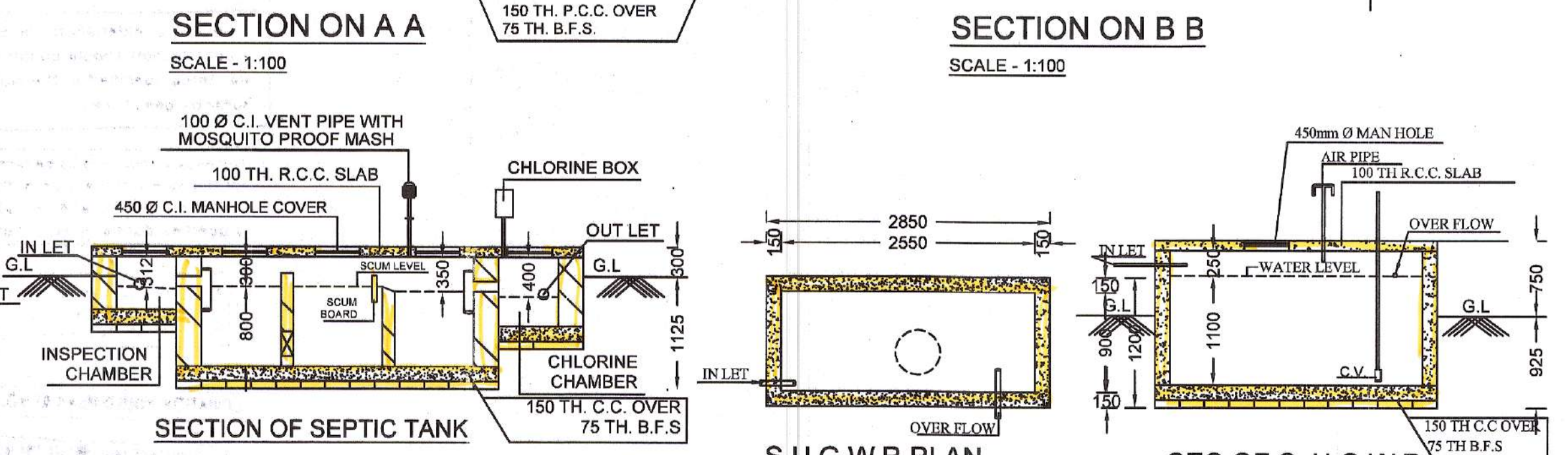
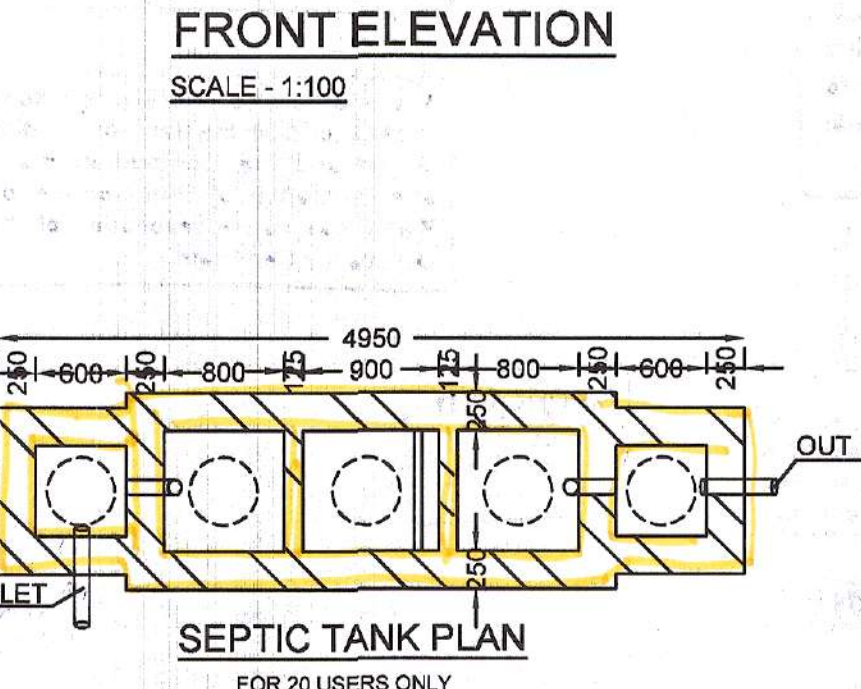
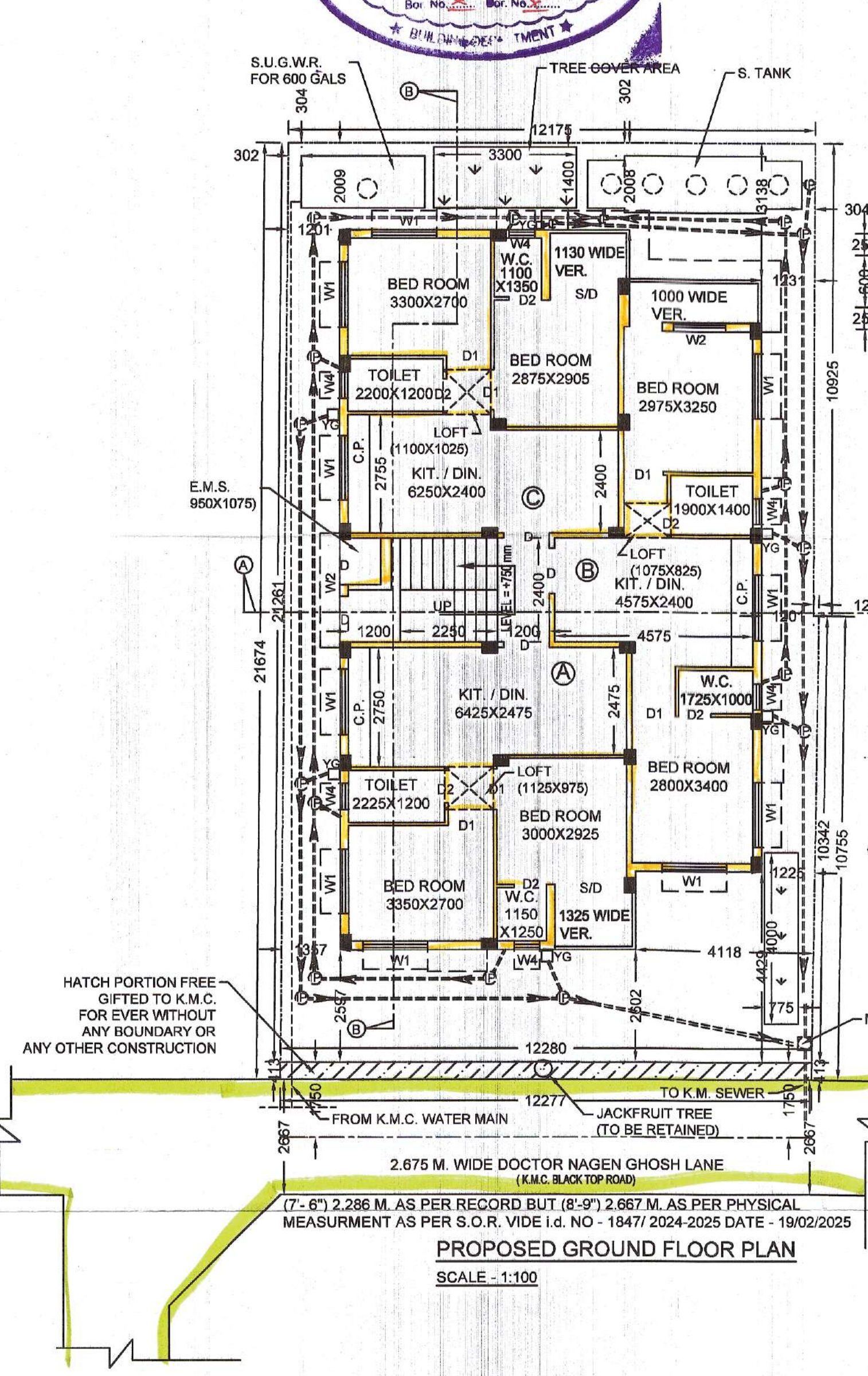




MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSEESSEE NO - 210821000431
- NAME OF THE RECORDED OWNER - SMT SABITA BASAK
- NAME OF THE APPLICANT (CONSTITUTED ATTORNEY) :- SRI ABHIJIT GHOSH PROPRIETOR OF 'M/S ARATI CONSTRUCTION' AND CONSTITUTED ATTORNEY OF SMT SABITA BASAK
- DETAILS OF REGISTERED DEED OF CONVEYANCE :- BOOK NO - I, VOLUME NO - 1603-2024, PAGE FROM 192218 TO 192245 BEING NO - 160307656 FOR THE YEAR 2024, REG. AT D.S.R. - III SOUTH 24-PARGANAS, DATE - 10/08/2024
- DETAILS OF REGISTERED DEED OF GENERAL POWER OF ATTORNEY :- BOOK NO - I, VOLUME NO - 1603-2024, PAGE FROM - 524700 TO 524715 BEING NO - 160319758, FOR THE YEAR - 2024, REG. AT - D.S.R. - III SOUTH 24 PARGANAS, DATE - 05/12/2024
- DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO - I, VOLUME NO - 1630-2024, PAGE FROM - 6028 TO 6038 BEING NO - 163000138, FOR THE YEAR - 2025, REG. AT - D.S.R. - V SOUTH 24 PARGANAS, DATE - 08/01/2025
- DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :- BOOK NO - I, VOLUME NO - 1630-2024, PAGE FROM - 6028 TO 6038 BEING NO - 163000140, FOR THE YEAR - 2025, REG. AT - D.S.R. - V SOUTH 24 PARGANAS, DATE - 08/01/2025



PART - B

- (a) AREA OF PLOT OF LAND:- = 04K-00CH-385R = 271.089 Sqm (AS PER DEED, ASSESSMENT BOOK COPY)
- (b) AREA OF PLOT OF LAND:- (03K-15CH-25-975R) = 265.791 Sqm (AS PER REG. BOUNDARY DECLARATION)
- (c) AREA OF STRIP OF LAND = 5.071 Sqm
- (d) NET TOTAL FLOOR AREA = (265.791 - 5.071) = 260.720 Sqm
- PERMISSIBLE GROUND COVERAGE - 57.81% = 153.646 Sqm
- PROPOSED GROUND COVERAGE - 153.602 Sqm (57.79%)
- PROPOSED AREA :-

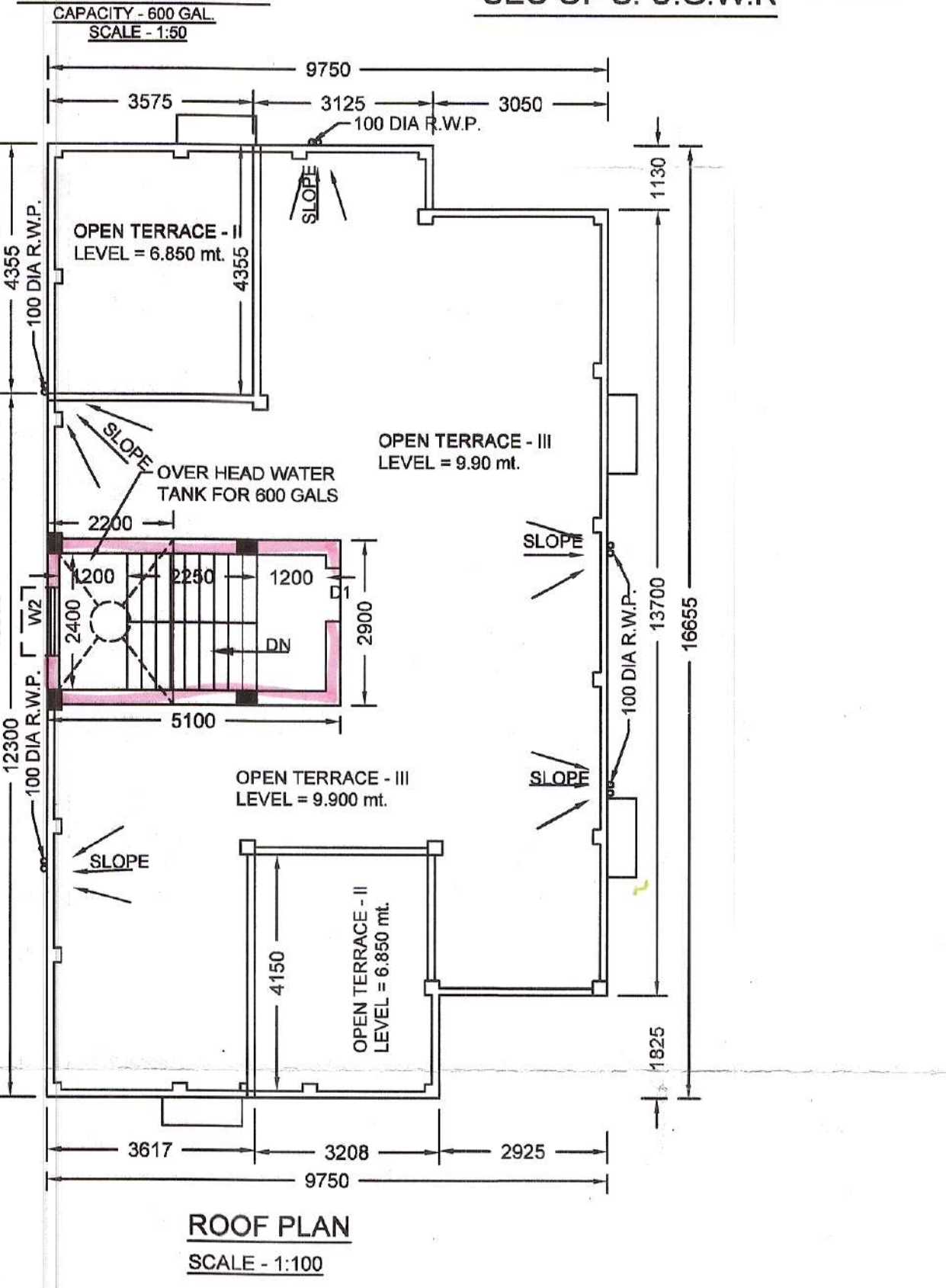
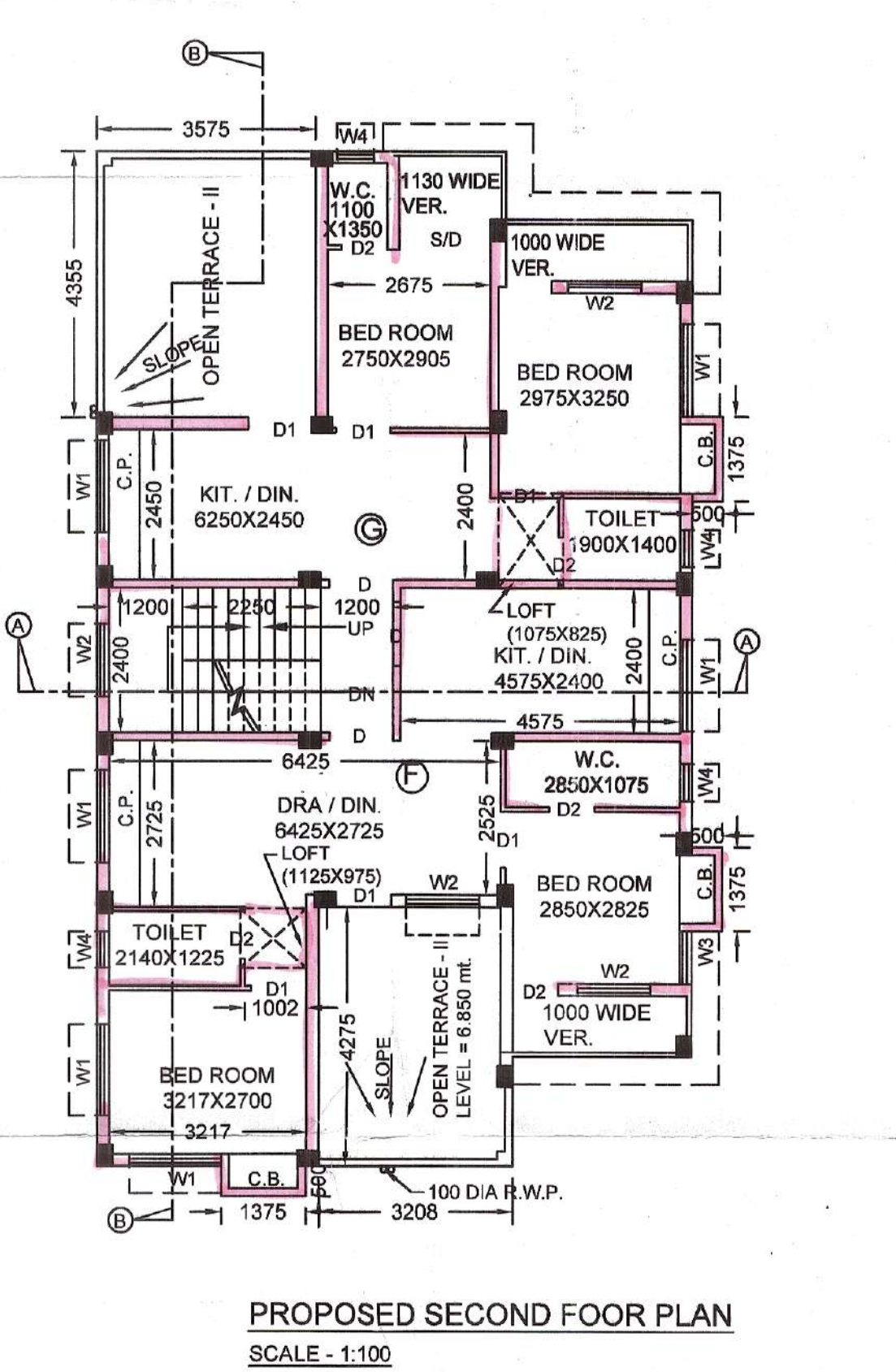
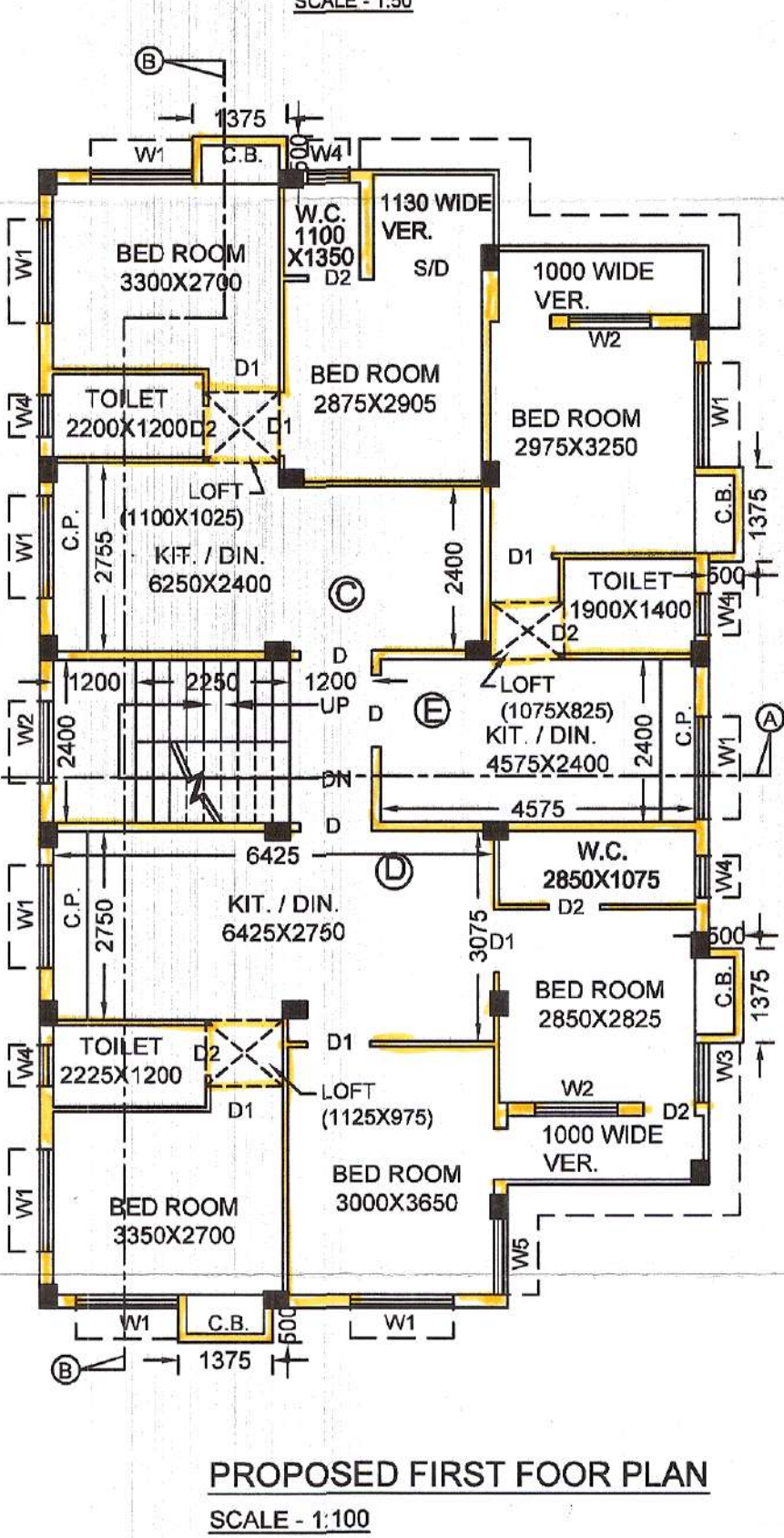
FLOOR	TOTAL FLOOR AREA EXISTING (Sqm)	TOTAL FLOOR AREA PROPOSED (Sqm)	TOTAL FLOOR AREA EXISTING + PROPOSED (Sqm)	TOTAL EXMP. AREA STAIR+ STAIR LOBBY	LIFT+ LIFT LOBBY	NET FLOOR AREA
GROUND	153.602 Sqm	---	153.602 Sqm	11.160 Sqm	NIL	142.442 Sqm
FIRST	153.602 Sqm	---	153.602 Sqm	11.160 Sqm	NIL	142.442 Sqm
SECOND	---	124.907 Sqm	124.907 Sqm	11.160 Sqm	NIL	113.747 Sqm
TOTAL	307.204 Sqm	124.907 Sqm	432.111 Sqm	22.320 Sqm	NIL	398.631 Sqm

5) TENEMENT AND PARKING CALCULATION

TENE. MKD.	TENE. AREA (Sqm)	COMMON AREA (Sqm)	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENEMENT NO.	REQUIRED PARKING	PROPOSED PARKING
A	47.481	4.475	51.956 Sqm	1	1 NO.	NIL AS THE WIDTH OF THE ROAD IS LESS THEN 3.50 mt
B	47.477	4.474	51.951 Sqm	1		
C	46.239	4.358	50.597 Sqm	2		
D	63.521	5.986	69.507 Sqm	1		
E	31.437	2.963	34.400 Sqm	1		
F	62.610	5.900	68.510 Sqm	1		
G	49.892	4.701	54.593 Sqm	1		

6) NOS. OF PARKING PROVIDED i) COVERED - 1 NO. & OPEN - NIL
 c) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 25 Sqm
 d) ACTUAL AREA OF PARKING PROVIDED = NIL
 e) PERMISSIBLE F.A.R. = 1.50
 7) PROPOSED F.A.R. = (398.631 Sqm / 265.791 Sqm) = 1.449 < 1.25
 8) STATEMENT OF OTHER AREAS :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	3.117 Sqm	NIL	NIL
FIRST FLOOR	3.117 Sqm	2.750 Sqm	NIL
SECOND FLOOR	2.716 Sqm	2.063 Sqm	NIL
TOTAL	8.950 Sqm	4.813 Sqm	NIL



10) COMMON AREA

- AT GROUND FLOOR = 12.404 Sqm
- AT OTHER FLOOR = 12.404 Sqm X 2 = 24.808 Sqm
- STAIR HEAD ROOM AREA = 14.790 Sqm
- LIFT MACHINE ROOM AREA = NIL
- LIFT MACHINE ROOM STAIR AREA = NIL
- ROOF TOILET AREA (IF ANY) = NIL
- AREA OF OVER HEAD WATER TANK = 8.390 Sqm
- ADDITIONAL AREA FOR FEES = (8.95 + 4.813 + 14.790) = 28.553 Sqm
- TOTAL AREA FOR FEES = 28.553 + 432.111 = 460.664 Sqm
- TREE COVERED AREA = (i) REQUIRED = 2.20 % = 5.947 Sqm (ii) PROPOSED = 7.720 Sqm = 2.9%
- EXISTING TOTAL FLOOR AREA = 79.379 Sqm X 2 = 158.758 Sqm
- HEIGHT OF THE BUILDING = 6.850 m
- RELAXATION OF AUTHORITY (IF ANY) = NIL

SPECIFICATION

- 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (R-3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
- 4.25mm P. C. WILL BE WITH (1:1.2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE - M20
- GRADE OF STEEL - Fe-415

DECLARATION OF L. B. S.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE ADDITION AND ALTERATION BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. BUILDING RULE 2009 AND K.M.C. ACT 1980 AS AMENDED FROM TIME TO TIME ALONG WITH CONSIDERING CIRCULAR NO - 4, OF 2019-20 DATED ON 05/08/2019 VIDE ITEM NO - 036/19-20 DATED ON - 31/05/2019 INCLUDING THE ABUTTING (7'-6") 2.286 M. AS PER RECORD BUT (6'-9") 2.067 M. AS PER PHYSICAL MEASUREMENT AS PER S.O.R. VIDE I.d. NO - 1847/2024-2025 DATE - 19/02/2025 ON WESTERN SIDE OF THE PREMISES CONFIRM WITH THE PLAN AND THE EXISTING BUILDING IS DEMARKED BY BOUNDARY WALL AND MORE OR LESS TALLIES WITH THE SANCTION PLAN VIDE B.S. PLAN NO - 2024100278 DATED ON 26/03/2025.

Kingsuk Nandi
 KINGSUK NANDI
 L.B.S. NO. - 1313 CLASS I
 OF K.M.C.
 4/50, VIVEK NAGAR
 JADAVPUR, KOL - 75

SRI KINGSUK NANDI
 L.B.S. NO - 1313 CLASS - I (K.M.C.)

DECLARATION OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT

Kingsuk Nandi
 KINGSUK NANDI
 L.B.S. NO. - 1313 CLASS I
 OF K.M.C.
 4/50, VIVEK NAGAR
 JADAVPUR, KOL - 75

SIGNATURE OF STRUCTURAL ENGINEER
 SRI KINGSUK NANDI
 L.B.S. NO - 1313 CLASS - I (K.M.C.)

DECLARATION OF OWNERS / APPLICANTS

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT WE ENGAGED L.B.S. AND FOLLOWED THEIR INSTRUCTION DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN DURING INSPECTION PLOT WAS IDENTIFIED BY ME

Sri Abhijit Ghosh
 SRI ABHIJIT GHOSH
 PROPRIETOR OF 'M/S ARATI CONSTRUCTION'
 AND CONSTITUTE ATTORNEY OF
 SMT SABITA BASAK

SIGNATURE OF OWNERS / APPLICANT

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOW
D - 1000 X 2100	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 875 X 1200
S/D - 1600 X 2100	W4 - 600 X 600
	W5 - 1125 X 1200

PROPOSED ADDITION AND ALTERATION PLAN OF THREE STORIED RESIDENTIAL BUILDING AS PER C.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 CONSIDERING CIRCULAR NO - 4, OF 2019-20 DATED ON 05/08/2019 VIDE ITEM NO - 036/19-20 DATED ON - 31/05/2019 ALONG WITH NOTIFICATION NO - 597/UDMA-15011(24) / 12 / 2023-L-S-MA SEC, DATE 14/08/2025 AT K.M.C. PREMISES NO - 21, DOCTOR NAGEN GHOSH LANE IN WARD NO - 092, BOROUGH - X, P.S. - GARFA, KOLKATA - 700031, DIST. - 24 PARGANAS (SOUTH).

PLAN SANCTIONED U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 VIDE B.S. PLAN NO - 2024100278 DATE - 26/03/2025

NOTE :-
 THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN. PRECAUTIONARY MEASURE HAS BEEN TAKEN AT THE TIME OF CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR

ALL DIMENSIONS IN MILLIMETERS
 SCALE = 1:100 (2D) & 1:100 (3D)
 NS WATER AND CONSTRUCTION AS PER IS CODE