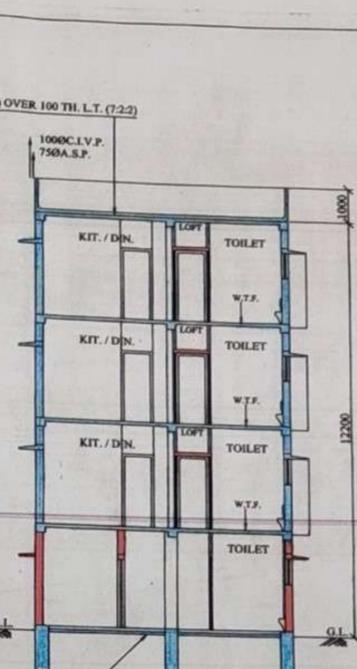
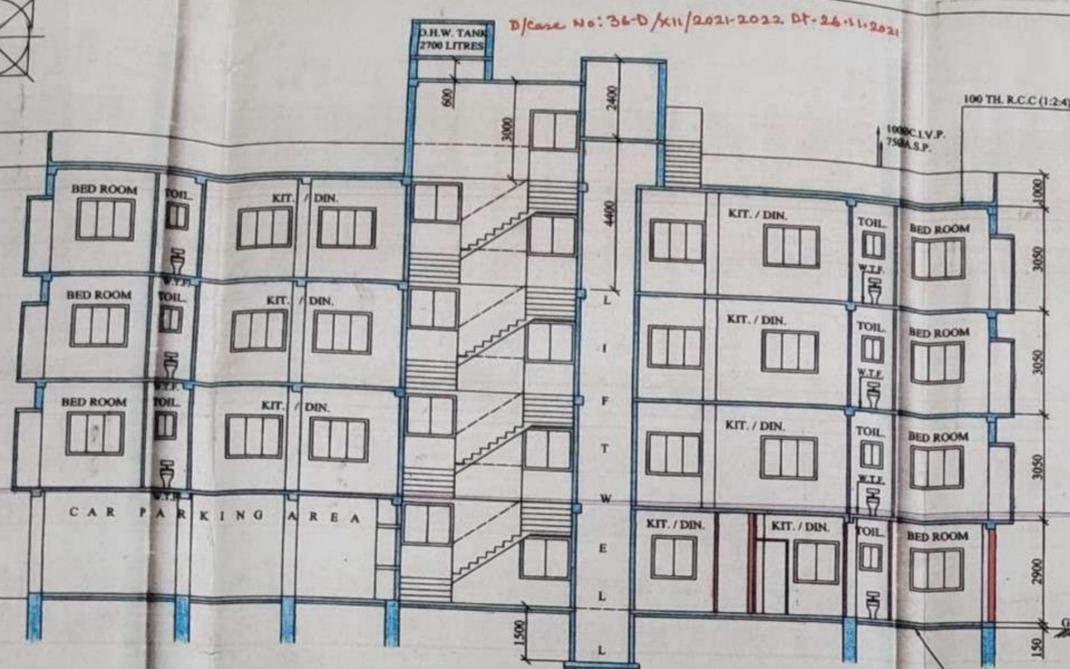
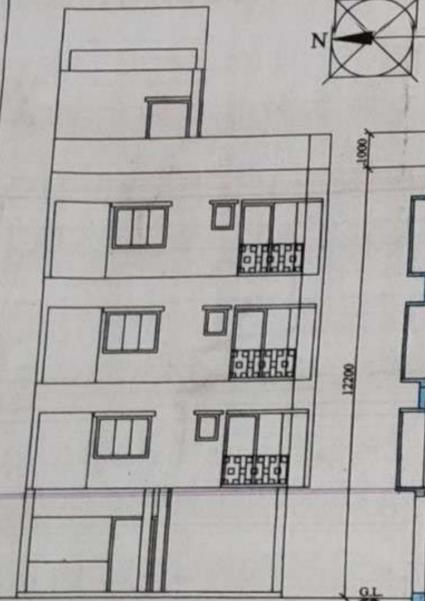


D/Case No: 36-D/XII/2021-2022 Dt. 26.11.2021



NOTES :-
 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. OUTER WALL - 200, PARTITION WALL - 125, 75.
 3. USED CONCRETE M-15; GRADE OF STEEL - Fe-415.
 4. DEPTH OF SEPTIC TANK & S.U.G.W.R. DOES NOT EXCEED THE DEPTH OF FOUNDATION

PART A
 1. ASSESSEE NO. - 31-109-08-6899-1
 2. DETAILS OF DECLARATION DEED - BOOK NO. - 1, CD VOL. NO. - 1603-2015, PG. 106830 - 106848, BEING NO. 160307201, DT. - 16.10.2015, D.S.R. III, SOUTH 24 PGS., WEST BENGAL.
 3. DETAILS OF BOUNDARY DECLARATION - BOOK NO. - 1, CD VOL. NO. - 1630 - 2017, PG. 32230 - 32239, BN. 163001098, DT. - 10-04-2017, D.S.R. V, SOUTH 24 PGS., WEST BENGAL.
 4. DETAILS OF REGISTERED DEED - a) BOOK NO. - 1, CD VOL. NO. - 17, PAGES - 136-152, BEING NO. - 04144, YR. - 2009, D.S.R. III, 24 PGS.(S), DT. 09-07-2009 b) BOOK NO. - 1, CD VOL. NO. - 7, PAGES - 796-7915, BEING NO. - 03217, YR. - 2012, D.S.R. III, 34 PGS. (S), DT. 16-04-2012

PART B
 1. AREA OF LAND - 334.448 Sqm. (As per Title Deed)
 2. AREA OF LAND (PHYSICAL) - 334.376 Sqm. (As per BOUNDARY DECLARATION)
 3. PERMISSIBLE GROUND COVERAGE - 185.649 SQM. (55.521%)
 4. EXECUTED GROUND COVERAGE - 187.840 SQM. (56.176%)
 5. EXECUTED AREA

TOTAL FLOOR AREA	TOTAL EXEMPTED AREA		NET FLOOR AREA
	STAIR WELLS	LIFT LOBBY	
GR. FLOOR	185.185 SQM.	14.580 SQM.	168.580 SQM.
1ST. FLOOR	187.840 SQM.	16.200 SQM.	166.534 SQM.
2ND. FLOOR	187.840 SQM.	16.200 SQM.	166.534 SQM.
3RD. FLOOR	187.840 SQM.	16.200 SQM.	166.534 SQM.
TOTAL	748.705 SQM.	63.180 SQM.	668.182 SQM.

6. A) PARKING CALCULATION

TENEMENT SIZE	TENEMENT NO.	REQUIRED PARKING	PROVIDED PARKING
38.011 SQM.	1 NO.		
44.729 SQM.	1 NO.		
42.353 SQM.	3 NOS.	2 NOS.	4 NOS.
31.359 SQM.	3 NOS.		
59.089 SQM.	3 NOS.		
58.681 SQM.	3 NOS.		

B) NOS. OF PARKING PROVIDED - COVERED - 3 NOS. & OPEN - 1 NO.
 C) PERMISSIBLE AREA FOR PARKING - GR. FLOOR - 3 X 25 SQ.M.
 D) ACTUAL AREA OF PARKING PROVIDED - a) GR. FLOOR - 77.412 SQ.M.
 7. PERMISSIBLE F.A.R. = 1.75 8. EXECUTED F.A.R. = 1.849
 9. STATEMENT OF OTHER AREAS OF FEES - STAIR WAY & LOBBY + LIFT LOBBY + L.M.R. STAIR + CUPBOARD = (58.320 + 8.100 + 2.900 + 10.95) = 80.270 SQM.

DECLARATION OF L.B.S/A
 I, THE UNDERSIGNED HEREBY DECLARE THAT THE DEVIATION SKETCH PLAN PREPARED BY ME ON THE BASIS OF THE SITE CONDITION AS IT STANDS AT THE TIME OF INSPECTION OF THE EXTENT PREMISES STATES THAT ALL THE INFORMATION GIVEN IN THE DRAWING ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE MATERIAL POINT OF TIME OF INSPECTION HOWEVER THIS DOES NOT INCLUDE THE QUALITY AND CHARACTER OF THE MATERIALS OR STRUCTURAL STABILITY OF THE STRUCTURE STAND BY THERE.

Sudipt Garai
 L.B.S. No. 1125/T
 SIGNATURE OF L.B.S/A

DECLARATION OF OWNER / S
 I / WE HEREBY DECLARE THAT THE "APPROPRIATE AUTHORITY" HAS EXPLAINED ME / US ABOUT THE CONTENT OF THE SKETCH PLAN DURING THE HEARING AND ALSO I / WE HEREBY BY ACCEPT THE CONDITION OF PROCEEDINGS AND OTHER STATEMENTS INCORPORATED IN THIS ITS TECHNICAL INPUTS.

Sudipt Garai
 SUDIPT GARAI
 As Constituted Attorney of
 SRI KANAI MONDAL
 SRI NEMAI MONDAL
 SUDIPT GARAI C.A. OF
 SRI KANAI MONDAL & NEMAI MONDAL
 SIGNATURE OF OWNER / S

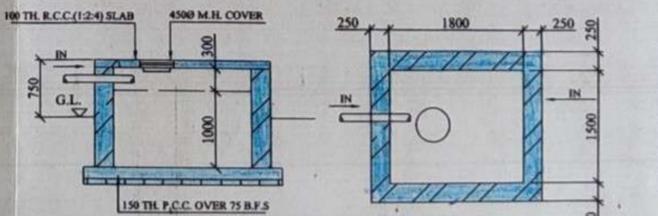
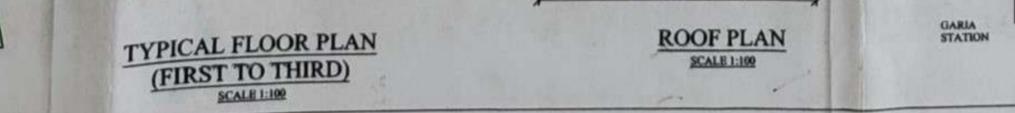
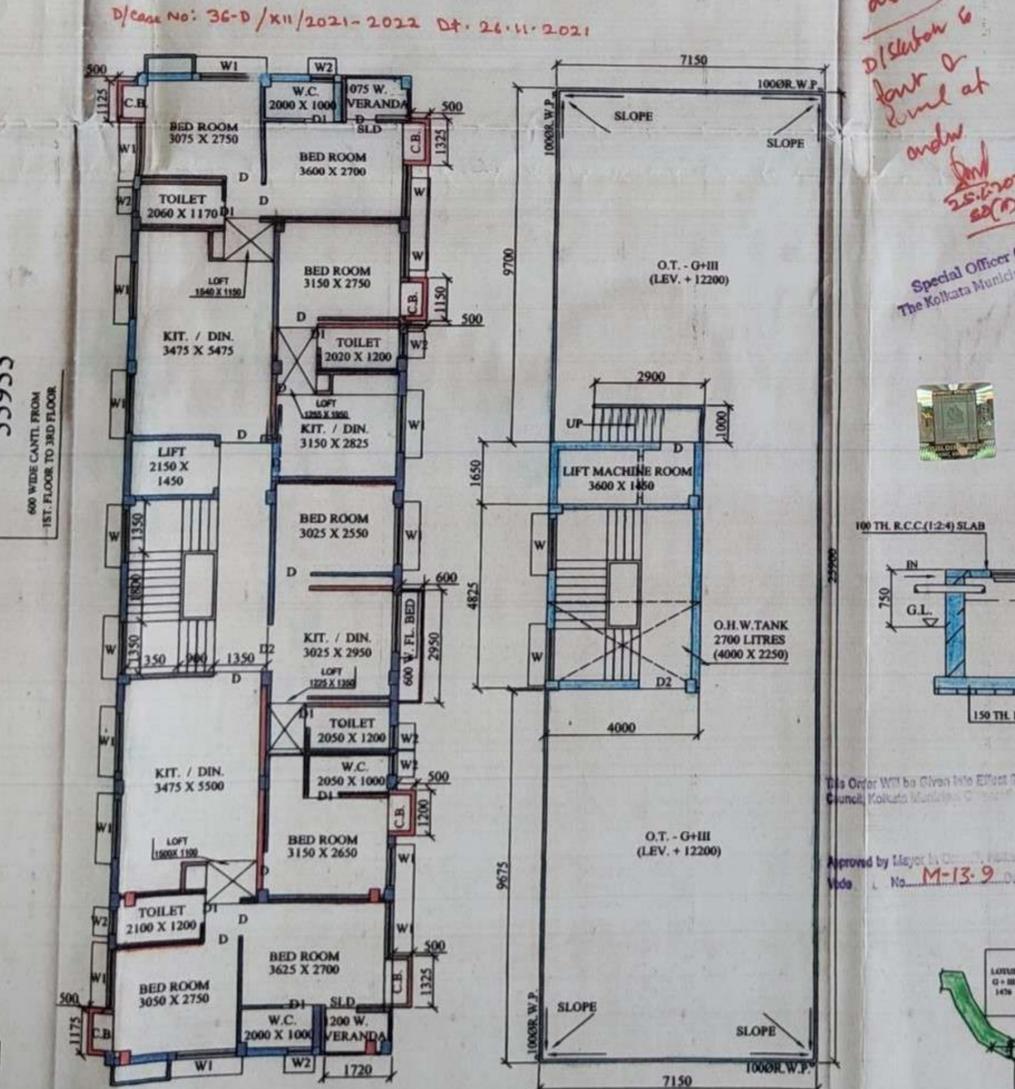
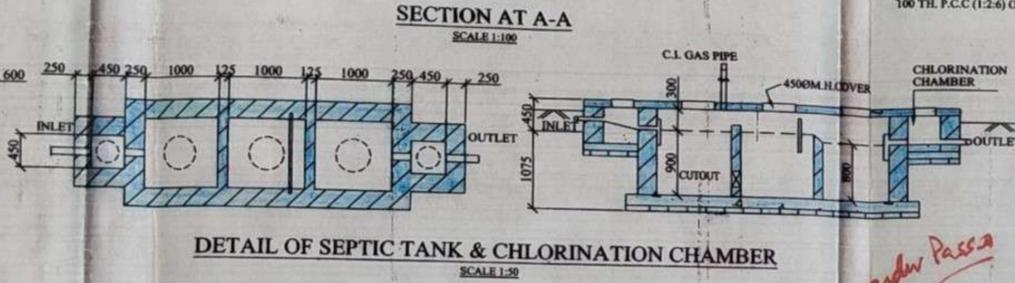
Sudipt Garai
 SIGNATURE OF A/E
Sudipt Garai
 SIGNATURE OF S.A/E

REGULARISATION PLAN U/R
 OF G + III STORIED
 (HEIGHT 12.2 M.) RESIDENTIAL BUILDING
 VIDE B.P. NO. - 2017120084, DT. - 22-09-2017, U/S 393 A KMC ACT 1980, AT PREMISES NO. 3463, NAYABAD; WARD - 109, BR.-XII, K.M.C. (JADAVPUR UNIT), R.S. DAG NO.- 213/267, R.S. KH. NO. - 68, MOUZA- NAYABAD, J.L. NO.- 25, P.S. - PURBA JADAVPUR

COMPARISON STATEMENT

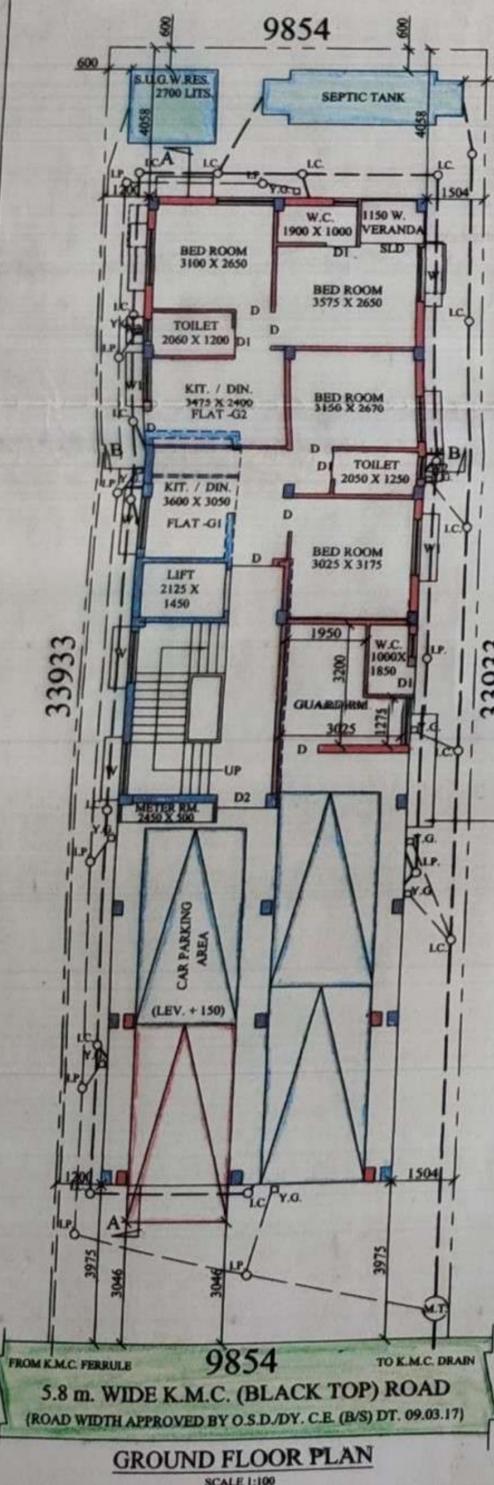
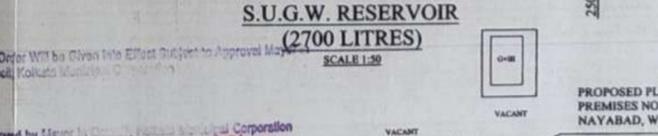
	PERMISSIBLE	AS PER SANCTION	AS PER SITE
1. AREA OF LAND (NET) -			
2. HEIGHT OF THE BUILDING -			
3. GROUND COVERAGE -			
4. TOTAL FLOOR AREA -			
5. F.A.R. -			
6. NO. OF CAR PARKING -			
7. TOTAL AREA OF CAR PARKING -			
8. SIZE OF TENEMENTS -			
9. NO. OF TENEMENTS -			
10. TOTAL SERVICE AREA -			

order Passes
D/Case No. 36-D/XII/2021-2022 Dt. 26.11.2021
26/11/2021
20/11/2021
 Special Officer (Building)
 The Kolkata Municipal Corporation



DOORS & WINDOWS

MKD.	SIZES	TYPES
D	200X1100	PANELLLED
D1	700X2100	PANELLLED
D2	200X1100	PANELLLED
W	200X1200	GLAZED
W1	200X1200	GLAZED
W2	200X1200	GLAZED
W3	200X1200	GLAZED
W4	200X1200	GLAZED



CERTIFIED COPY

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.



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

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.

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

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

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

THE SANCTION IS VALIED UP TO 21.09.2022

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 2017120084 Dt. 22-09-2017
Borough No. XII
Assistant Engineer XII Executive Engineer XII



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.

RESIDENTIAL BUILDING

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

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.

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

DEVIATION WOULD MEAN DEMOLITION

SANCTION RENEWED
With effect from 22.09.2022
(For 5 (five) years duly approved by E.E(C)/Bldg/Br-XII dtd. 10.04.2023)

THE SANCTION IS VALIED UP TO 21.09.2027

Asstt. Engineer
Building Department, Br.-XII
The Kolkata Municipal Corporation

Executive Engineer (Civil)
Building Department / Borough-XII
The Kolkata Municipal Corporation

RESIDENTIAL BUILDING

Government of West Bengal
Office of the Block Land & Land Reforms Officer,
Additional Tahsildar, Metiaburuz at Kanchi,
South Lind Circle, 152 Rajendra Main Road,
Kolkata - 700187; Phone no. - 8332414128
Memo no. 17/3255 (in Certificate) R.V.A/ATM/Kanchi/16 Dated 22.07.16

To Sri Kanai Mondal
Sri K. Manoj Mondal
Nayabud, P.O. Panchasayab, PS. Purbia Tadarpur, Kot-700094
Subj: Conversion Certificate
Ref: Your application pending for change of classification of land

In terms of the provisions held down in sub-section 1 of section 11 of the B.L.R. Act 1955 read with provisions of Rule 51 of the B.L.R. Rules 1955, the application for conversion of land as stated in the Schedule is hereby approved subject to the terms and conditions as stated in Schedule II.

Schedule of land specially demarcated in the plan for which conversion is allowed in accordance with sub-section 1 of section 11 of the B.L.R. Act 1955	Area in sq. m.	Area in sq. ft.	Conversion allowed per hectare
Mandal-25 Purbia Tadarpur	45 68	213/267	4.12 Acre Shali BASTU



- Schedule II
- That the under-mentioned change, conversion or alteration is without prejudice to any of the provisions of Chapter II of the B.L.R. Act 1955.
 - That the under-mentioned change, conversion or alteration is without prejudice to the provisions of sub-section 1 of section 11 of the B.L.R. Act 1955.
 - That where the land is situated within the area of a village panchayat, the conversion, conversion or alteration shall be subject to the provisions of the B.L.R. Act 1955, the under-mentioned change, conversion or alteration is without prejudice to the provisions of the B.L.R. Act 1955.
 - That where the land is situated within the jurisdiction of a Development Authority constituted under the Development Authority Act, 1976, the under-mentioned change, conversion or alteration is without prejudice to the provisions of the B.L.R. Act 1955.
 - That where the land is situated within the area of a village panchayat, the conversion, conversion or alteration shall be subject to the provisions of the B.L.R. Act 1955, the under-mentioned change, conversion or alteration is without prejudice to the provisions of the B.L.R. Act 1955.
 - That where the subject of change or conversion is in the land for a purpose for which approval or permission or consent is sought for its use.
 - That where the application relates to permission for change, conversion or alteration of any land having water supply or larger size of such water supply within a period of 90 days from the date of issue of the order granting conversion, conversion or alteration as sought for its use.
 - The land revenue shall be determined as sought for its use.
 - Conversion is allowed, however necessary sanction approval from the concerned authorities must be obtained as required for each project.

Sudip Garai
SUDIP GARAI
As Constituted Attorney of
SRI KANAI MONDAL
SRI NEMAI MONDAL

RESIDENTIAL BUILDING

Government of West Bengal
Office of the Block Land & Land Reforms Officer,
Additional Tahsildar, Metiaburuz at Kanchi,
South Lind Circle, 152 Rajendra Main Road,
Kolkata - 700187; Phone no. - 8332414128
Memo no. 17/3255 (in Certificate) R.V.A/ATM/Kanchi/16 Dated 22.07.16

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Sudip Garai
SUDIP GARAI
As Constituted Attorney of
SRI KANAI MONDAL
SRI NEMAI MONDAL

RESIDENTIAL BUILDING

Memo no 18/mnt/3879/BLLRO/ATM/Kanchi-4/2
Form A
A Certificate of Mutation
(See Rule 63)

To Sri Kanai Mondal, Sri K. Manoj Mondal, Nayabud
(Name and address of the applicant) P.O. Panchasayab
P.S. Purbia Tadarpur
Reference M/cas no. 107/2012 Kot 700094

He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below:

- The Schedule
- District South 24 Parganas
 - Police Station Purbia Tadarpur
 - Mouza Nayabud
 - J. L. No. 25
 - Khatian No. 68
 - Plot No. 213/267
 - Area 2ka 8ch = 4/12 ac
 - classification as per ROR shali



Sudip Garai
SUDIP GARAI
As Constituted Attorney of
SRI KANAI MONDAL
SRI NEMAI MONDAL

4.9.12
Prescribed Authority u/s 50 of the
West Bengal Land Reforms Act, 1955

RESIDENTIAL BUILDING

Memo no 18/mnt/3880/BLLRO/ATM/Kanchi-4/2
Form A
A Certificate of Mutation
(See Rule 63)

To Sri Nimai Mondal, Sri K. Manoj Mondal, Nayabud
(Name and address of the applicant) P.O. Panchasayab
P.S. Purbia Tadarpur
Reference M/cas no. 99/2012 Kot 700094

He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below:

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 - Police Station Purbia Tadarpur
 - Mouza Nayabud
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4.9.12
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West Bengal Land Reforms Act, 1955