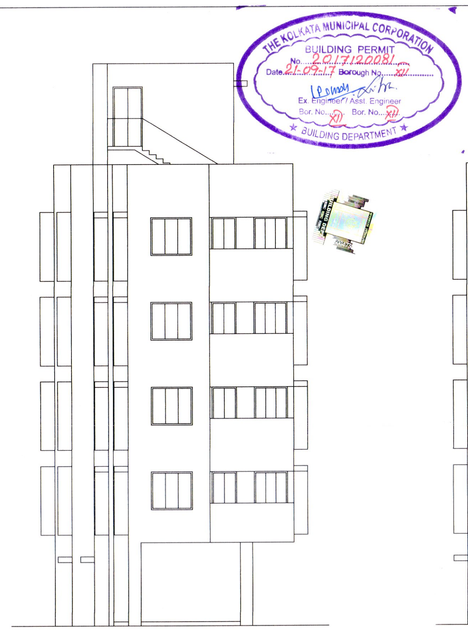
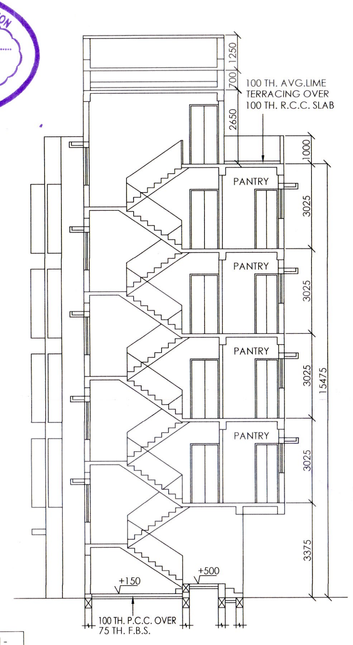
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2017120081
Date 27.09.17 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. XII Bor. No. XII
BUILDING DEPARTMENT

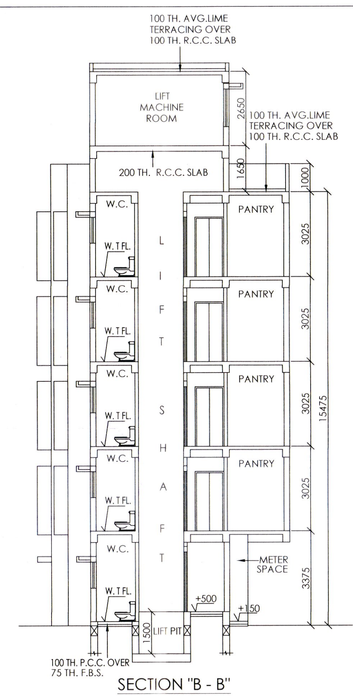


FRONT SIDE ELEVATION

N.B.:- AS PER NOTIFICATION - 480/MA/O/C-4/3R-13/2012. DATED - 21.10.2014
{ AVG. REAR OPEN SPACE = (34.680/8.650) = 4.009 M. }



SECTION "A - A"



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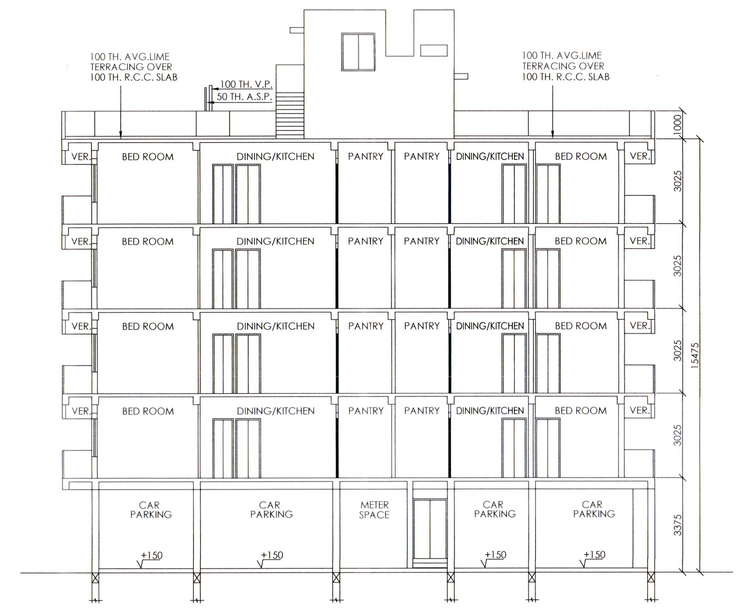
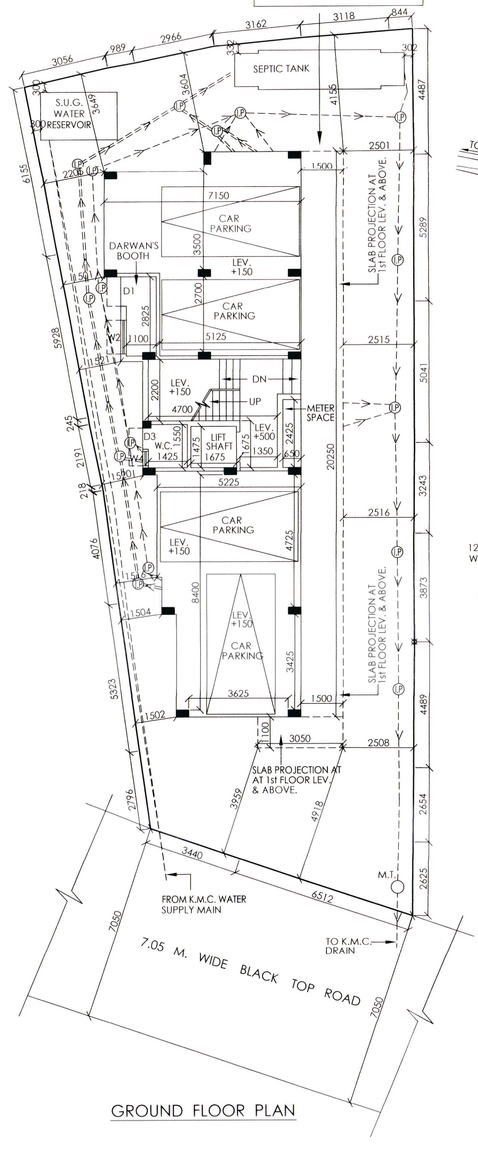
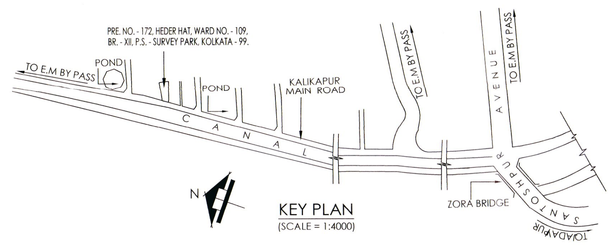


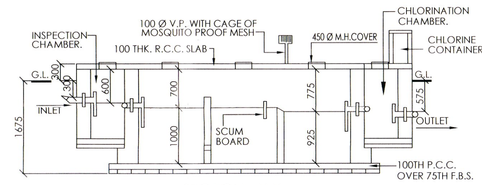
SECTION "C - C"



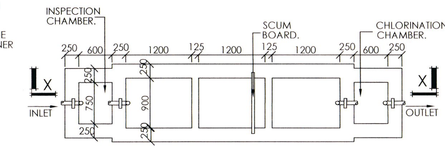
GROUND FLOOR PLAN



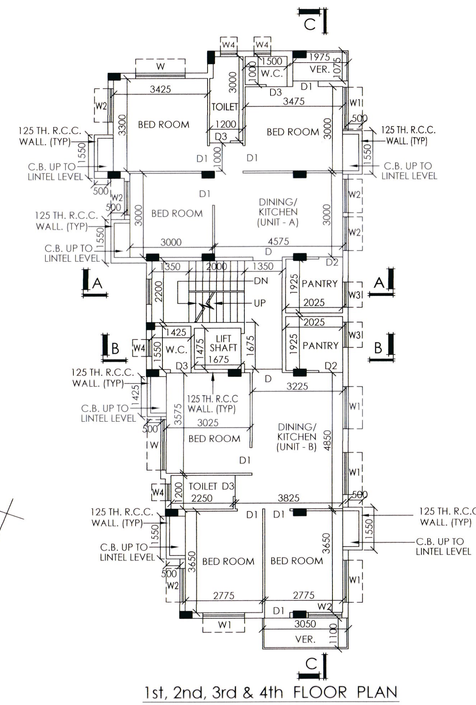
KEY PLAN
(SCALE = 1:4000)



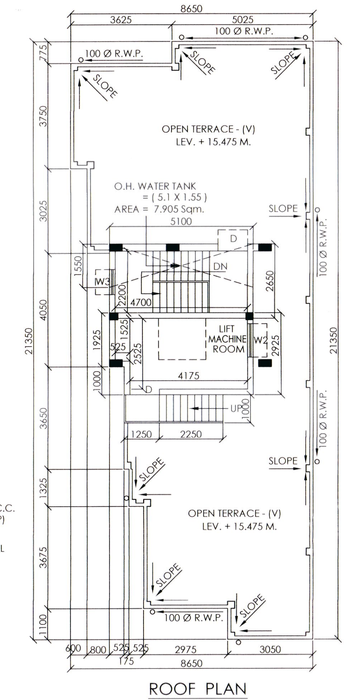
SECTION - X X (SCALE-1:50)



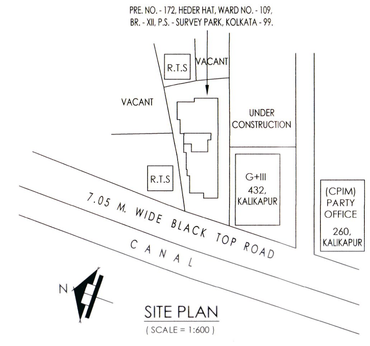
DETAIL OF SEPTIC TANK FOR 50 USERS. (SCALE-1:50)



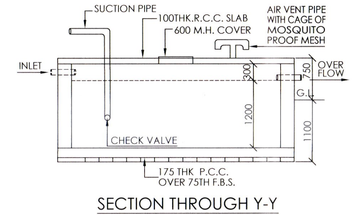
1st, 2nd, 3rd & 4th FLOOR PLAN



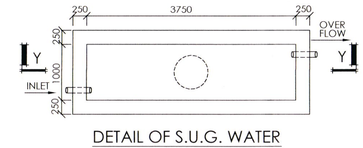
ROOF PLAN



SITE PLAN
(SCALE = 1:600)



SECTION THROUGH Y-Y
(SCALE-1:50)



DETAIL OF S.U.G. WATER RESERVOIR (800 GALS.)
(SCALE-1:50)

SCHEDULE OF WINDOW

MKD.	SIZE.	LINTEL HEIGHT	REMARKS.
W	1800 X 1350	2125	MILD STEEL CASEMENT WINDOW WITH EXTENDED NON FRICTION HOPES TYPE HINGES & 3mm. SHEET GLASS GLAZING TOGETHER WITH INTEGRATED GRILL MADE OF 10mm X10mm. M.S. SQUARE BAR OR 5mm.X 18mm. M.S. FLAT WITH FITTINGS & FIXTURES AS DIRECTED.
W1	1500 X 1350	2125	
W2	1200X 1350	2125	
W3	900 X 1350	2125	
W4	900 X 1050	2125	
W5	600 X 925	2125	

SCHEDULE OF DOOR

MKD.	SIZE.	LINTEL HEIGHT.	REMARKS.
D	1050X2125	2125	40mm. Th. FACTORY MADE HOT PRESED PHENOL FORMALDEHYDE BONDED SOLID COMMERCIAL FLUSH DOOR SHUTTERS FITTED IN 65 X100 SAL WOOD DOOR FRAMES WITH NECESSARY FITTINGS AND FIXTURES AS DIRECTED.
D1	900X2125	2125	
D2	850X2125	2125	
D3	750X2125	2125	

AREA STATEMENT OF THE PLAN PROPOSAL

PART - A.

a. ASSESSEE NO. - 31 - 109 - 05- 0172 - 4

b. NAME OF THE OWNER :- 1) SMT. NEBU BALA PRAMANIK & 2) SRI BHOLA PRAMANIK

c. DETAILS OF REGISTERED DEED - D.S.R.- III - ALIPUR. BOOK NO. - I. VOLUME - 17, PAGES - 8490 TO 8503 BEING NO. - 09029, DATED -10.10. 2013.

d. DETAILS OF POWER OF ATTORNEY - D.S.R.- V - ALIPUR. BOOK NO. - I. VOLUME - 1630-2016, PAGES - 15572 TO 15593 BEING NO. - 163000518, DATED -18.02. 2016.

e. DETAILS OF BOUNDARY DECLARATION - D.S.R.- V, ALIPUR. BOOK NO. - I. VOLUME - 1630-2016, PAGE - 38997 TO 39010, BEING NO. -163001293, DATED - 05.05.2016

f. DETAILS OF DEED OF GIFT OF SPLAYED CORNER- N.A.

PART - B.

1. LAND OF AREA =

AS PER TITLE DEED = 5K.- 1CH.- 39 SFT. = 342.251 Sqm.

AS PER BOUNDARY DECLARATION = 5K. - 1 CH. - 12 SFT. = 339.743 Sqm.

AS PER U.L.C = N.A

2. NET AREA OF LAND = 339.743 Sqm.

3. PREMISSIBLE GROUND COVERAGE = 188.02 Sqm.

4. PROPOSED GROUND COVERAGE = 148.768 Sqm.

5. PROPOSED AREA :

	TOTAL FLOOR FLOOR	STAIR	LIFT LOBBY	LIFT WELL	NET FLOOR AREA
GROUND FLOOR.	115.038 Sqm.	10.34 Sqm.	2.261 Sqm.	N.A.	102.437 Sqm.
1st. FLOOR.	148.768 Sqm.	10.34 Sqm.	2.261 Sqm.	2.471 Sqm.	133.696 Sqm.
2nd FLOOR.	148.768 Sqm.	10.34 Sqm.	2.261 Sqm.	2.471 Sqm.	133.696 Sqm.
3rd FLOOR.	148.768 Sqm.	10.34 Sqm.	2.261 Sqm.	2.471 Sqm.	133.696 Sqm.
4th FLOOR.	148.768 Sqm.	10.34 Sqm.	2.261 Sqm.	2.471 Sqm.	133.696 Sqm.
TOTAL.	710.110 Sqm.	51.7 Sqm.	11.305 Sqm.	9.884 Sqm.	637.221 Sqm.

6. PARKING CALCULATION.
A)

TENEMENT SIZE				TENEMENT NUMBER	REQUIRED PARKING
UNIT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA		
UNIT - A	64.693 Sqm.	10.047 Sqm.	74.740 Sqm.	FOUR	1 NO.
UNIT - B	68.019 Sqm.	10.564 Sqm.	78.583 Sqm.	FOUR	2 NO.
			TOTAL REQUIRED PARKING =		3 NO.

B)Nos. OF PARKING PROVIDED = FOUR.
C) PERMISSIBLE AREA FOR PARKING
I) GROUND FLOOR = 75 Sqm.
I) BASEMENT = N.A
C) ACTUAL AREA OF PARKING PROVIDED
I) GROUND FLOOR = 86.936 Sqm.
I) BASEMENT = N.A
7) PERMISSIBLE F.A.R - 2
8) PROPOSED F.A.R - 1.655
9) TOTAL COMMON AREA - 82.442 Sqm.

10) STATEMENT OF OTHER AREA. S FOR FEES.

FLOOR	LOFT	CUPBOARD	LEDGE / TEND.
GR. FLOOR.	N.A.	N.A.	N.A.
1st. FLOOR.	N.A.	4.588 Sqm.	N.A.
2nd FLOOR.	N.A.	4.588 Sqm.	N.A.
3rd FLOOR.	N.A.	4.588 Sqm.	N.A.
4th FLOOR.	N.A.	4.588 Sqm.	N.A.
TOTAL	NIL.	18.352 Sqm.	NIL.

11) STAIR COVER AREA = 13.515 Sqm.
12) LIFT MACHINE ROOM AREA = 14.393 Sqm.
13) RELAXATION AUTHORITY, IF ANY = N.A
14) ROOF TOILET AREA = N.A

SPECIFICATION

1. STRUCTURAL CEMENT CONCRETE M:20 GRADE WITH 19mm DOWN STONECHIPS UNLESS OTHERWISE MENTIONED.
2. GRADE OF REINFORCEMENTS Fe - 415
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125TH (AVG) LIME TERRACING (2:2:7) ON ROOF LAID TO SLOPE
6. ALL DIMENSION ARE IN mm. UNLESS OTHERWISE MENTIONED.
7. 35TH D.P.C. WITH CEMENT CONCRETE(1:1.5 : 3) WITH 6mm DOWN STONECHIPS WITH WATER PROOFING COMPOUND
8. 19TH CEMENT PLASTER (1:6)TO EXTERNAL WALLS.
9. 12TH CEMENT PLASTER (1:6)TO INTERNAL WALLS.
10. 19TH CEMENT PLASTER (1:4)TO BEAM CEILING ETC.
11. MARBLE FINISH IN ALL FLOORS.
12. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
13. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
14. 500mm CHAJJA PROJECTION.
15. DEPTH OF SEPTIC TANK AND S.U.G. WATER RESERVOIR DOES NOT EXEED THE DEPTH OF BUILDING FOUNDATION

CERTIFICATE OF STRUCTURAL ENGINEER.

I DO HEREBY CERTIFY WITH FULL RESPONSBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY SRI S CHAKRABORTY OF M/S. M A S OF 4, GARFA MAIN ROAD, KOLKATA-700075. AND THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

RANJANA BHATTACHARYA
B.E. (Civil), M.E. (Structure), M.B.A. (System),
Structural Engineering Consultant.

RANJANA BHATTACHARYA
SIGNATURE OF STRUCTURAL ENGINEER. (E.S.E - I / 133)

CERTIFICATE OF ARCHITECT.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE BOUNDARY OF THE SITE IS BOUNDED BY BOUNDARY WALLS ON ALL SIDES AND THAT THE DIMENSIONS OF THE BOUNDARY CONFORMS WITH THAT SHOWN IN THE DRAWING. THE SITE PLAN AND KEY PLAN CONFORM WITH THE DRAWING.

DIPANKAR BHATTACHARYA
B. Arch M.T.R.P. A.I.I.A. A.I.T.P. M.I.C.J. F.I.I.V.
Architect. Town Planner Valuer

DIPANKAR BHATTACHARYA
SIGNATURE OF ARCHITECT. (CA-94/17013)

ABHISHEK DAS
As constituted Attorney of NEBUBALA PRAMANIK AND BHOLA PRAMANIK
ABHISHEK DAS
C/A OF NEBUBALA PRAMANIK & BHOLA PRAMANIK
SIGNATURE OF OWNER

CERTIFICATE OF OWNER.

I HEREBY DECLARE WITH FULL RESPONSIBILITY THAT. I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E. DURING CONSTRUCTION OF THE BUILDING. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC 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.A BEFORE STARTING OF BUILDING FOUNDITION WORK.ALL FLOORS ARE MARBLE FINISHED.

ABHISHEK DAS
C/A OF NEBUBALA PRAMANIK & BHOLA PRAMANIK
SIGNATURE OF OWNER

ABHISHEK DAS
As constituted Attorney of NEBUBALA PRAMANIK AND BHOLA PRAMANIK

ARCHITECTS AND PROJECT CONSULTANTS
D BHATTACHARYA CONSULTANTS
ARCHITECTS & ENGINEERING CONSULTANTS
108 Avenue South, Santoshpur, Kolkata - 700075
E.Mail : dbhattacharyaconsultants@gmail.com
Ph & FAX : 033-24165408.
DIPANKAR BHATTACHARYA
B.Arch. M.T.R.P. A.I.I.A. A.I.T.P. M.I.C.J. F.I.I.V.
Architect. Town Planner. Valuer.

TITLE :- ARCHITECTURAL DRAWING FOR K.M.C. APPROVAL.

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN AT PRE.NO - 172, HEDER HAT, WARD NO -109, BOROUGH - XII, KOLKATA - 99 , P.S.- SURVEY PARK, MOUZA - KALIKAPUR, R.S. KHATIAN NO.- 143, R.S. DAG NO.- 262.

ABHISHEK DAS
As constituted Attorney of NEBUBALA PRAMANIK AND BHOLA PRAMANIK
ABHISHEK DAS
C/A OF NEBUBALA PRAMANIK & BHOLA PRAMANIK
SIGNATURE OF OWNER

JAYANTA KARMAKAR DRAWN BY	001 DRAWING NO.	
CHECKED BY	2016 / 004 JOB NO.	
1:100 UNLESS OTHERWISE STATED. SCALE	DATE - 28. 08 . 2017	

भारतीय गैर न्यायिक

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA NON JUDICIAL

भारत WEST BENGAL 12AB 819897

DIST : SOUTH 24-PARGANAS

IN THE COURT OF THE LEARNED 1ST CLASS JUDICIAL MAGISTRATE AT ALIPORE

A F F I D A V I T

KNOW ALL MEN BY THIS PRESENTS that I, **SRI ABHISHEK DAS**, having **PAN NO. ADSPD 7211B**, son of Late Debasanta Das, by faith – Hindu, Indian Citizen, by occupation – Managing Director of M/S DEBJANI CONSTRUCTION PVT. LTD.(**PAN NO. AAECD 8543J**, a Private Limited Company incorporated under the Companies Act, 1956 as amended up to date, having its Registered Office at 26, Lake East Third Road, Santoshpur, P.S. Purba Jadavpur, now Survey Park, P.O. Santoshpur, Kolkata – 700 075, Dist. South 24-Parganas, residing at 35/F, Second Street, Modern Park, P.O. Santoshpur, P.S. Purba Jadavpur, now Survey Park, Kolkata – 700 075; duly authorised Attorney of (1) Smt. Nebubala Pramanik, wife of Late

ABHISHEK DAS
As constituted Attorney of
NEBUBALA PRAMANIK AND
BHOLA PRAMANIK

Sudarshan Pramanik, by faith — Hindu, by occupation – House wife, & (2) Sri Bhola Pramanik, son of Late Sudarshan Pramanik, by faith — Hindu, by occupation — Business, both residing at 18/2, Kalikapur, Sardarpara, P.O. Kalikapur, P.S - Survey Park, Kolkata — 700 099(owner and stand sureties and firmly bound to the K.M.C.) hereinafter be called and referred to as the obligor, do hereby declare and held and firmly bound to the Kolkata Municipal Corporation, a body corporate constituted under West Bengal Act LIX of 1980 having its office at No. 5, S.N. Banerjee Road, Kolkata — 700 013, do hereby bind myself for the Whole and every of my heirs, executors and administrators upto the Corporation firmly by these presents Sealed with my seals, Dated

1) That I have been appointed as constituted attorney of Smt. Nebubala Pramanik and Sri Bhola Pramanik, being the owner of Premises No. - 172, Heder Hat, Ward - 109, Borough –XII, for construction of proposed building.

2) That the owner of the said premises Smt. Nebubala Pramanik and Sri Bhola Pramanik have given the power to me to render all work in respect of the said building sanction for the process of the same and construction of said building.

3) That I have submitted Indemnity Bond in respect of any loss, damage, proceedings, claim or damages arises out of the said premises and I shall indemnify the Kolkata Municipal Corporation against such actions.

ABHISHEK DAS
As constituted Attorney of
NEBUBALA PRAMANIK AND
BHOLA PRAMANIK.

4) That all my actions has been indemnified in the said Indemnity Bond which may be treated as Declaration Document as per the said Indemnity Bond.

5) That if in future any complicacies arises as regard to the right, title of the property, the sanction plan that would by the Kolkata Municipal Corporation will stand cancelled.

6) That I swear this affidavit by declaring the Indemnity Bond to be executed as indemnified.

Solemnly affirmed before me on this the ... day of ... 2016 ... Place: ... Signature of the deponent

Ex. Ld. Judicial Magistrate
1st Class, Alipore

The statements made above are true to the best of my knowledge and

ABHISHEK DAS
As constituted Attorney of
NEBUBALA PRAMANIK AND
BHOLA PRAMANIK

D E C L A R A N T

Identified by me:

Smitesh Chatterjee
Advocate
Reg. No. 1961/2006/2011

Memo no- 18/mu/2042/B&LLR/Ward/Kolkata/14 Dt 16.5.14

Form A
A Certificate of Mutation
(See Rule 63)

To Bhola Pramanik S/o at Sudarshan Pramanik Kalikapur
(Name and address of the applicant) Kalikapur, Sardarpara, P.O. Survey Park, Kol-99.

Reference: MU/NB 2364/14

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

The Schedule

1. District ... 24 Parganas (S)
2. Police Station ... Sonarpur
3. Mouza ... Kalikapur
4. J. L. No. ... 20
5. Khatian No. ... 143
6. Plot No. ... 422
7. Area ... 02 Katha 08 ch 12 sft = 4.28 Lot
8. Classification (as per R.O.R.) ... Bastu

TRUE COPY
Advocate
Ex. Ld. Judicial Magistrate
1st Class, Alipore

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

27 MAY 2016

ABHISHEK DAS
Managing Director
M/S DEBJANI CONSTRUCTION PVT. LTD.
As constituted Attorney of
Smt NEBUBALA PRAMANIK
& Sri BHOLA PRAMANIK

Memo no- 18/mu/2042/B&LLR/Ward/Kolkata/14 Dt 16.5.14

Form A
A Certificate of Mutation
(See Rule 63)

To Nebubala Pramanik W/o at Sudarshan Pramanik Kalikapur
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TRUE COPY
Advocate
Ex. Ld. Judicial Magistrate
1st Class, Alipore

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27 MAY 2016

ABHISHEK DAS
Managing Director
M/S DEBJANI CONSTRUCTION PVT. LTD.
As constituted Attorney of
Smt NEBUBALA PRAMANIK
& Sri BHOLA PRAMANIK

RESIDENTIAL BUILDING

PARTY'S 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 theconditions as proposed in the plan should be fulfilled.

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

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.

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

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

Plan Case No - 2016120169

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2017120081
Date 21.9.17 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. XII Bor. No. XII
BUILDING DEPARTMENT

THE SANCTION IS VALIED UP TO 20.09.2022

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 WET WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY ONCE 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 21.09.2022
(For 5 (five) yrs duly approved by E.E(C)/Bldg/Br-XII dtd. 01.04.24)

THE SANCTION IS VALIED UP TO 20.09.2027

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

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