



DECLARATION OF OWNER/ APPLICANT

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -

WE SHALL ENGAGE L.B.S. E.S.E & G.T.E. DURING CONSTRUCTION.

WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. E.S.E & G.T.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 WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION PLOT WAS IDENTIFIED BY US.

THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

EXISTING BLDG. STRUCTURE OCCUPIED BY THE OWNER & TENANT . THERE IS A TENDR TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

G. SUBIR CONSTRUCTION ISOLE PROPRIETORSHIP FIRM REPRESENTED BY SRI SUBIR GHOSH, AS A
 CHA. OF SMT. ALD CHAKRABORTY, SRI RAKA CHAKRABORTY, SMT. SUPARNA CHAKRABORTY, SMT.
 APARNA GHOSH, SMT. ROMA CHAKRABORTY, SMT. SUCHITA CHAKRABORTY, SRI SUBIR
 CHAKRABORTY, SRI SINATH CHAKRABORTY, SRI SHAMBU NATH CHAKRABORTY, SRI BISWANTHA
 DAS, SMT. PAMLA DAS, SRI ANANTA KUMAR NATH, SRI NIRHIL KUMAR SAKA, ALIAS SUSHIL SAKA & SRI
 SUBIR GHOSH

NAME OF OWNER/ APPLICANT

DECLARATION OF L.B.S.
I CERTIFY 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 CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD 5.94M. MINIMUM CONFORM WITH THE PLAN THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP LAND. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE. EXISTING BLDG. STRUCTURE OCCUPIED BY THE OWNER & TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. THERE IS ONE TENANT.

SANTU SASHMAL
LBS / I / 1558

NAME OF THE L.B.S.

MAIN CHARACTERISTICS OF PLAN PROPOSAL	
1. ASSESSEE NO- 21- 094- 05-0221- 4	DETAILS OF REGISTERED DEED OF CONVEYANCE -
2. NAME OF THE OWNER:- ALO CHAKRABORTY, SRI RANA CHAKRABORTY, SUPARNA CHAKRABORTY, SMT. APARNA GHOSH, SMT. ROMA CHAKRABORTY, SMT. SUCHETA CHAKRABORTY, SRI SUMAN CHAKRABORTY, SRI SINATH CHAKRABORTY, SRI SHAMBHU NATH CHAKRABORTY, SRI BISWANATH DAS, SMT. RAMA DAS, SRI ANANTA KUMAR NANDA, SRI NIKHIL KUMAR SAHA ALIAS SUSHIL SAHA & SRI SUBIR GHOSH	BOOK NO- I, CD VOL. NO- 1. BEING NO-0010, YEAR- 2013 PAGES NO- 1995 TO 1910, DATED- 14/01/2013 REGD. OF THE D.S.R.- I, SOUTH 24 PARGANAS, W.B.
2A) NAME OF THE C.A.- G. SUBIR CONSTRUCTION A SOLE PROPRIETORSHIP FIRM REPRESENTED BY SRI SUBIR GHOSH, AS A C.A. OF SMT. ALO CHAKRABORTY, SRI RANA CHAKRABORTY, SMT. SUPARNA CHAKRABORTY, SMT. APARNA GHOSH, SMT. ROMA CHAKRABORTY, SMT. SUCHETA CHAKRABORTY, SRI SUMAN CHAKRABORTY, SRI SINATH CHAKRABORTY, SRI SHAMBHU NATH CHAKRABORTY, SRI BISWANATH DAS, SMT. RAMA DAS, SRI ANANTA KUMAR NANDA, SRI NIKHIL KUMAR SAHA ALIAS SUSHIL SAHA & SRI SUBIR GHOSH	DETAILS OF POWER OF ATTORNEY -
	BOOK NO- I, VOL. NO- 1602-2020 BEING NO- 160200092, YEAR- 2020 PAGES NO- 13913 TO 13974, DATED- 14/01/2020 REGD. OF THE D.S.R.- II, SOUTH 24 PARGANAS, W.B.
DETAILS OF REGISTERED DEED -	DETAILS OF AMALGAMATION DEED -
BOOK NO- III, VOL. NO- I. BEING NO- 27, YEAR- 1998 PAGES NO- 91 TO 94, DATED -08/06/1999 S.R. ALIPORE	BOOK NO- I, VOL. NO- 1605-2022 BEING NO- 160500309, YEAR- 2022 PAGES NO- 12620 TO 12665, DATED - 10/02/2022 REGD. OF THE A.D.S.R, ALIPORE, W.B
DETAILS OF REGISTERED DEED -	DETAILS OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO- I, VOL. NO- 97 BEING NO-2431, YEAR- 1998 PAGES NO- 1 TO 305, DATED -13/10/1998 REGD. OF THE A.D.S.R, ALIPORE, W.B.	BOOK NO- I, VOL. NO- 1605-2022 BEING NO- 160502251, YEAR- 2022 PAGES NO- 78822 TO 78857, DATED - 28/10/2022 REGD. OF THE A.D.S.R, ALIPORE, W.B
DETAILS OF REGISTERED DEED -	DETAILS OF TENANT DECLARATION :-
BOOK NO- I, VOL. NO- 161 BEING NO- 2989, YEAR- 1998 PAGES NO- 1 TO 130, DATED -19/11/1998 REGD. OF THE A.D.S.R, ALIPORE, W.B.	BOOK NO- IV, VOL. NO- 1605-2022 BEING NO- 160500254, YEAR- 2022 PAGES NO- 3889 TO 3871, DATED -09/11/2022 REGD. OF THE A.D.S.R, ALIPORE, W.B.
DETAILS OF REGISTERED DEED -	
BOOK NO- I, VOL. NO- 39 BEING NO- 1054, YEAR- 1999 PAGES NO- 181 TO 198, DATED -01/04/1999 REGD. OF THE A.D.S.R, ALIPORE, W.B.	

PART-B	
1. AREA OF LAND:-	
a) AS PER TITLE DEED = 219.992 SQ.M. (03 KH.-04 CH.-28 SQ.FT.)	3.i) PERMISSIBLE GROUND COVERAGE - 130.528 SQ.M. (59.334%)
b) AS PER BOUNDARY DECLARATION = 219.988 SQ.M. (03 KH.-04 CH.-27.951 SQ.FT.).	ii) PROPOSED GROUND COVERAGE - 119.401 SQ.M. (54.276%)
2. NET LAND AREA = 219.988 SQ.M.	4. i) PERMISSIBLE HEIGHT :- 12.50 M.
	ii) PROPOSED HEIGHT :- 12.500 M.

5. PROPOSED AREA :-						
	GROSS COVERED AREA (SQ.M.)	CUTOUT		TOTAL EXEMPTED AREA		NET FLOOR AREA FOR COVERED
		LIFT WELL (SQ.M.)	STAIR & STAIR LOOBY (SQ.M.)	LIFT LOOBY (SQ.M.)	NET FLOOR AREA (SQ.M.)	
GROUND FLOOR	108.334		10.340	2.228	95.766	108.334
1ST. FLOOR	119.401	1.540	10.340	2.228	105.293	117.861
2ND. FLOOR	119.401	1.540	10.340	2.228	105.293	117.861
3RD. FLOOR	117.563	1.540	10.340	2.228	103.455	116.023
TOTAL	464.699	4.620	41.360	8.912	409.807	460.079

6(A) TENEMENTS & CAR PARKING CALCULATION :-					
MARK	TENEMENTS SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
* A	43.506 SQ.M	7.052 SQ.M	50.558 SQ.M	01	01
* B	24.577 SQ.M	8.946 SQ.M	33.423 SQ.M	01	
* C	24.964 SQ.M	4.946 SQ.M	29.910 SQ.M	01	
* D	24.781 SQ.M	4.017 SQ.M	28.798 SQ.M	02	
* E	79.541 SQ.M	12.893 SQ.M	92.434 SQ.M	01	
* F	52.739 SQ.M	8.549 SQ.M	61.288 SQ.M	01	
* G	49.745 SQ.M	8.063 SQ.M	57.808 SQ.M	01	
TOTAL TENEMENTS = 08 NOS			TOTAL REQUIRED CAR PARKING = 01		

7. A) SHOP CARPET AREA AT GROUND FLOOR = 18.20 SQ.M.					
8. B) SHOP BUILT UP AREA AT GROUND FLOOR = 20.355 SQ.M.					
8. A) TOTAL NOS. OF REQD. CAR PARKING = 01					
8. B) TOTAL NOS. OF CAR PARKING PROVIDED AT GROUND FLOOR = 01					
9. COVERED CAR PARKING AREA AT GROUND FLOOR = 27.607 SQ.M.					
10. PERMISSIBLE F.A.R. = 1.75					
11. PROPOSED F.A.R. = (409.807 - 25) / 219.988 = 1.749 < 1.75					
12. STATEMENT OF OTHER AREAS FOR FEES:-					
FLOOR	LOFT (SQ.M.)	CUPBOARD (SQ.M.)	LEDGE/TEND (SQ.M.)		
TOTAL	NIL	6.075	NIL		
13. STAIR HEAD ROOM AREA :- 13.261 SQ.M.		22. TREE COVER AREA REQUIRED AT GROUND FLOOR = 2.53 SQ.M.			
14. LIFT MACHINE ROOM AREA :- 9.141 SQ.M.		23. TREE COVER AREA PROVIDED AT GROUND FLOOR = 3.037 SQ.M.			
15. LIFT MACHINE ROOM STAIR AREA :- 3.516 SQ.M.		24. TOTAL AREA FOR FEES = 495.014 SQ.M.			
16. ROOF AREA :- 119.041 SQ.M.					
17. RELAXATION OF AUTHORITY, IF ANY :-					
18. ROOF SERVICE AREA :- 2.94 SQ.M.					
19. ROOF TANK AREA :- 5.665 SQ.M.					
20. TOTAL COMMON AREA :- 57.483 SQ.M.					
21. TOTAL OTHER AREA FOR FEES = 34.933 SQ.M.					

GROUND FLOOR PLAN WITH SANITARY LAYOUT, EXISTING FLOOR PLAN, SITE PLAN , LOCATION PLAN , DETAILS OF SEPTIC TANK & DETAILS OF S.U.G.R.

PROJECT:
PROPOSED PLAN OF A G + III (THREE) STORIED (HT.-12.500 MT.)
RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 COMPLYING
WITH BUILDING RULE -2009, AT PREMISES NO.- 62/50, HARIPADA
DUTTA LANE, WARD NO- 94, BOROUGH NO.- X, P.O.- TOLLYGUNGE,
P.S.- JADAVPUR , KOLKATA - 700 033.

BUILDING PERMIT. NO.: 2022100238 DATE : 22-FEB-2023
VALID FOR 5 YEARS FROM DATE OF SANCTION.

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

ASSISTANT ENGINEER (C) K.M.C.,
BOROUGH - X