

STATEMENT OF THE PLAN CASE NO. :- 2023040051.

SCHEDULE OF DOORS & WINDOWS							
MKD	WIDTH	HEIGHT	DESCRIPTION	MKD	WIDTH	HEIGHT	DESCRIPTION
D	1050	2100	PANNELED	W1	1800	1200	GLAZED
D1	900	2100	PANNELED	W2	1200	1200	GLAZED
D2	750	2100	PANNELED	W3	900	1200	GLAZED
				W4	600	900	GLAZED

**PART-A:**

1. ASSESSEE NO.-11026050090

2.a) DETAILS OF REGISTERED DEED.

SL. NO.	VOL. NO.	PAGE NO.	BEING NO.	PLACE	YEAR	
1.	I	25	198 TO 204	1064	R.A. CALCUTTA	1954

2.b) DETAILS OF REGISTERED BOUNDARY DECLARATION.

SL. NO.	DATE	NO.	PLACE	YEAR	
1.	1904 TO 2024	24200 TO 24212	190418272	A.R.A.-IV, KOLKATA	2023

2.c) DETAILS OF REGISTERED POWER OF ATTORNEY.

SL. NO.	DATE	NO.	PLACE	YEAR	
1.	1904 TO 2023	969966 TO 969988	190416956	A.R.A.-IV, KOLKATA	2023

2.d) DETAILS OF REGD. NEW TRUSTY DEED.

SL. NO.	DATE	NO.	PLACE	YEAR		
1.	IV	1902 TO 2023	5701 TO 5716	190200152	A.R.A.-II, KOLKATA	2023

3. a) NO. OF TENEMENTS : 32 NOS.

4. SIZE OF TENEMENTS : a) 50 SQ.M TO 75 SQ.M...24 NOS.  
b) 75 SQ.M TO 100 SQ.M...6 NOS.  
c) Above 100 SQ.M...2 NOS.

**PART-B:**

1. AREA OF LAND- AS PER DEED = 15 K-00 CH-00 SQ.FT./1003.344 SQ.M.

2. AS PER BOUNDARY DECLARATION = 1003.115 SQ.M.

3. (i) PERMISSIBLE GROUND COVERAGE (50%) = 501.558 SQ.M  
(ii) PROPOSED GROUND COVERAGE = (41.741%) = 418.710 SQ.M

4. PROPOSED HEIGHT= (i) BLOCK-A = 21.50 M. & (ii) BLOCK-B = 9.40 M.

**5A. PROPOSED AREA (AREA STATEMENT):-**

BLOCK	TOTAL COVERED AREA	SHAFT/LIFT/HULL/STAIR DUCT AREA	NET COVERED AREA	STAIR-STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA	
							GROUND FLOOR
BLOCK-A	325.798 SQ.M.	---	325.798 SQ.M.	26.675 SQ.M.	2.70 SQ.M.	296.423 SQ.M.	
	322.158 SQ.M.	3.150 SQ.M.	319.008 SQ.M.	26.675 SQ.M.	2.70 SQ.M.	289.633 SQ.M.	
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	322.158 SQ.M.	3.150 SQ.M.	319.008 SQ.M.	26.675 SQ.M.	2.70 SQ.M.	289.633 SQ.M.	
	322.158 SQ.M.	3.150 SQ.M.	319.008 SQ.M.	26.675 SQ.M.	2.70 SQ.M.	289.633 SQ.M.	
	322.158 SQ.M.	3.150 SQ.M.	319.008 SQ.M.	26.675 SQ.M.	2.70 SQ.M.	289.633 SQ.M.	
	322.158 SQ.M.	3.150 SQ.M.	319.008 SQ.M.	26.675 SQ.M.	2.70 SQ.M.	289.633 SQ.M.	
TOTAL	2258.746 SQ.M.	18.900 SQ.M.	2239.846 SQ.M.	186.725 SQ.M.	18.9 SQ.M.	2034.221 SQ.M.	
BLOCK-B	92.912 SQ.M.	NIL	92.912 SQ.M.	9.680 SQ.M.	NIL	83.232 SQ.M.	
	92.912 SQ.M.	NIL	92.912 SQ.M.	9.680 SQ.M.	NIL	83.232 SQ.M.	
	92.912 SQ.M.	NIL	92.912 SQ.M.	9.680 SQ.M.	NIL	83.232 SQ.M.	
	92.912 SQ.M.	NIL	92.912 SQ.M.	9.680 SQ.M.	NIL	83.232 SQ.M.	
	TOTAL	278.736 SQ.M.	NIL	278.736 SQ.M.	29.040 SQ.M.	NIL	249.696 SQ.M.

**6B. TENEMENTS & CAR PARKING CALCULATION :-**

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1A/2A/3A/4A/5A/6A	49.661 SQ.M.	9.734 SQ.M.	59.395 SQ.M.	6	9 NOS.
1B/2B/3B/4B/5B/6B	58.596 SQ.M.	11.485 SQ.M.	70.081 SQ.M.	6	
1C/2C/3C/4C/5C/6C	55.704 SQ.M.	10.915 SQ.M.	66.622 SQ.M.	6	
1D/2D/3D/4D/5D/6D	67.540 SQ.M.	13.278 SQ.M.	80.778 SQ.M.	6	
1E/2E/3E/4E/5E/6E	42.903 SQ.M.	8.409 SQ.M.	51.312 SQ.M.	6	
1F/2F/3F/4F/5F/6F	42.903 SQ.M.	8.409 SQ.M.	51.312 SQ.M.	6	

(B) COMMERCIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1A/1A2	81.872 SQ.M.	31.946 SQ.M.	113.838 SQ.M.	2	2 NOS.

**CERTIFICATE OF GEO-TECHNICAL ENGINEER**

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IF IT IS PARTLY OCCUPIED BY THE OWNER.

NAME OF GEOTECH ENGINEER: BABLU BISWAS  
LICENCE NO.-38/1

**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.C.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY OMEGA & ASSOCIATES (BABLU BISWAS) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF STRUCTURAL ENGINEER: BABLU BISWAS  
LICENCE NO.-236/1

**DECLARATION OF L.B.A.**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A/ESE BEFORE STARTING OF BUILDING FOUNDATION.

NAME OF C.A./APPLICANT: SRINIVAS DEVI

**DECLARATION OF OWNER.**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A/ESE BEFORE STARTING OF BUILDING FOUNDATION.

NAME OF C.A./APPLICANT: SRINIVAS DEVI

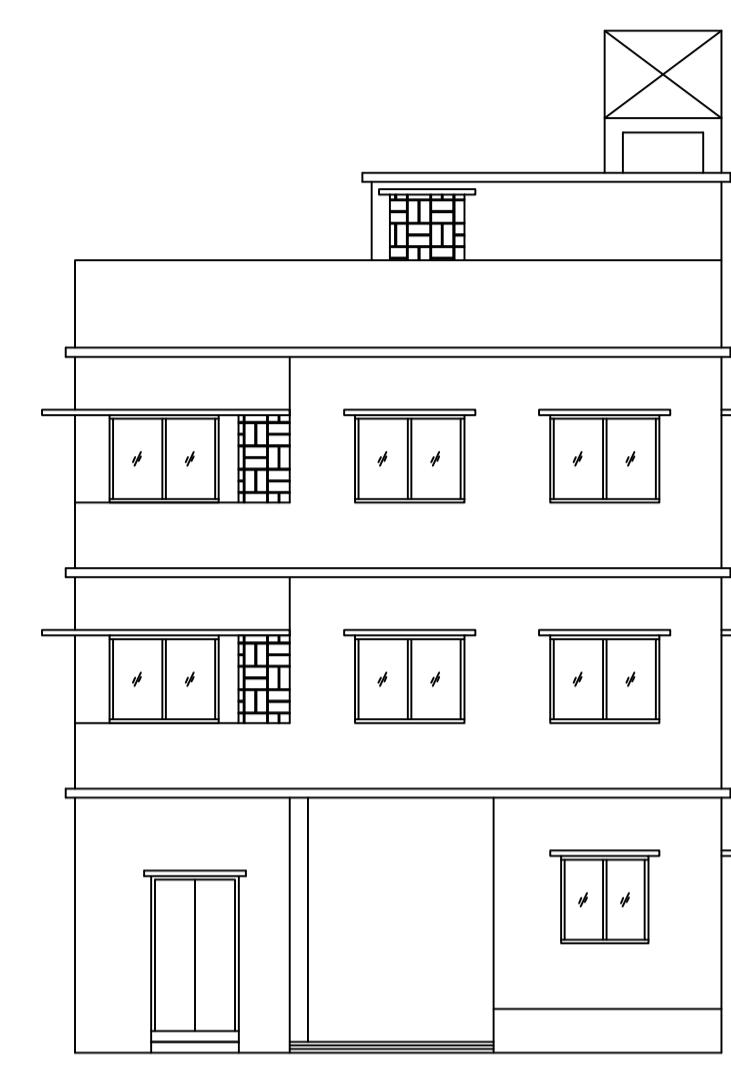
PROPOSED GROUND FLOOR PLAN OF BLOCK A & B, PROPOSED FIRST FLOOR PLAN, PROPOSED SECOND FLOOR PLAN, ROOF PLAN OF BLOCK-B, FRONT ELEVATION, SECTION: A-A, SECTION: B-B & SECTION: C-C OF BLOCK-B.

PROPOSED PLAN OF TWO NOS. BLOCK BUILDINGS CONTAINING BLOCK-A OF G+VI STORED RESIDENTIAL BUILDING OF HEIGHT 21.50 M AND BLOCK-B OF G+II STORED RESIDENTIAL BUILDING OF HEIGHT 9.40 M U/S 383A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULES 2009 AT PREMISES NO.-4, BEADON STREET (DANI GHOSH SARANI), WARD NO.-026, BOROUGH NO-IV, KOLKATA -700 006, UNDER THE KOLKATA MUNICIPAL CORPORATION.

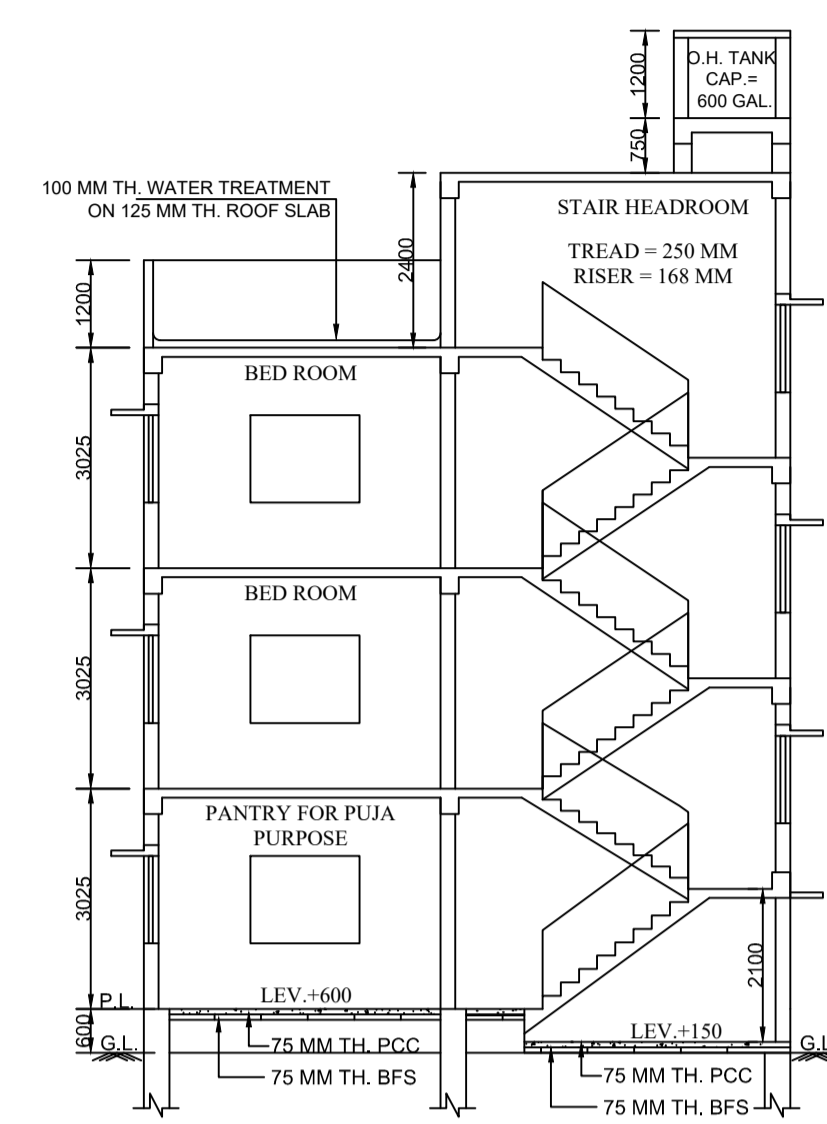
B.P. NO. :- 2025040012.  
SANCTION DATE :- 19/12/2025. VALID UP TO :- 18/12/2030.

Digital Signature of  
Asst.Engineer(Civil)/Building Deptt./Borough-IV

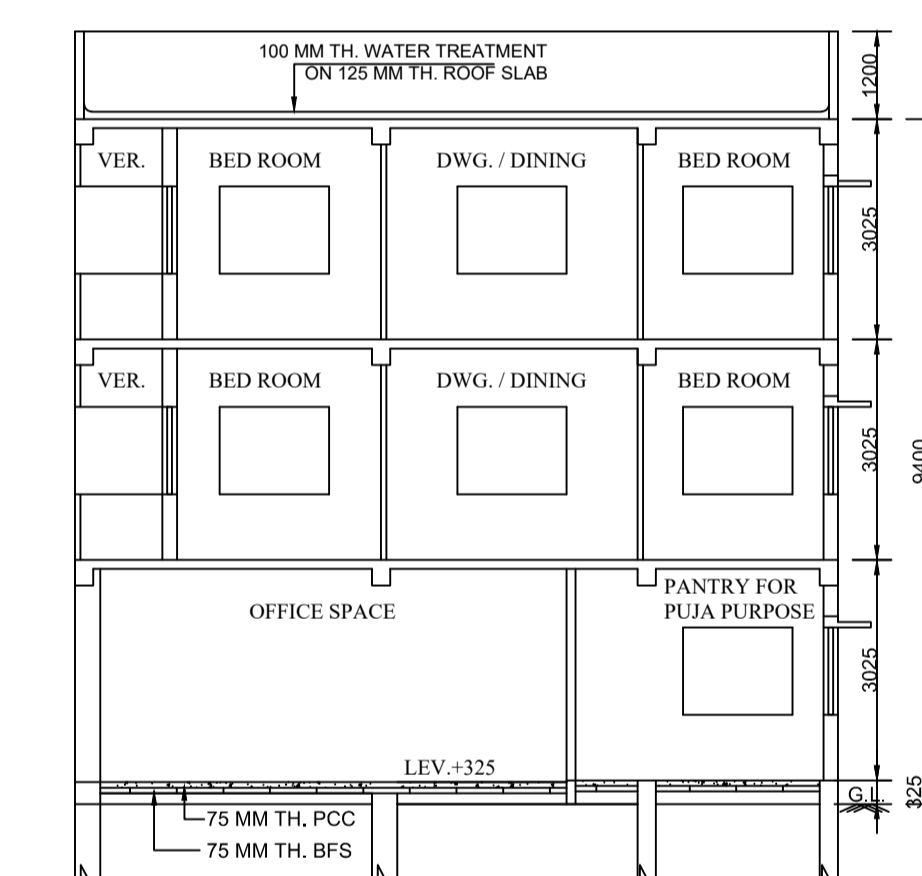
Digital Signature of  
Executive Engineer(Civil)/Building Deptt./Borough-IV



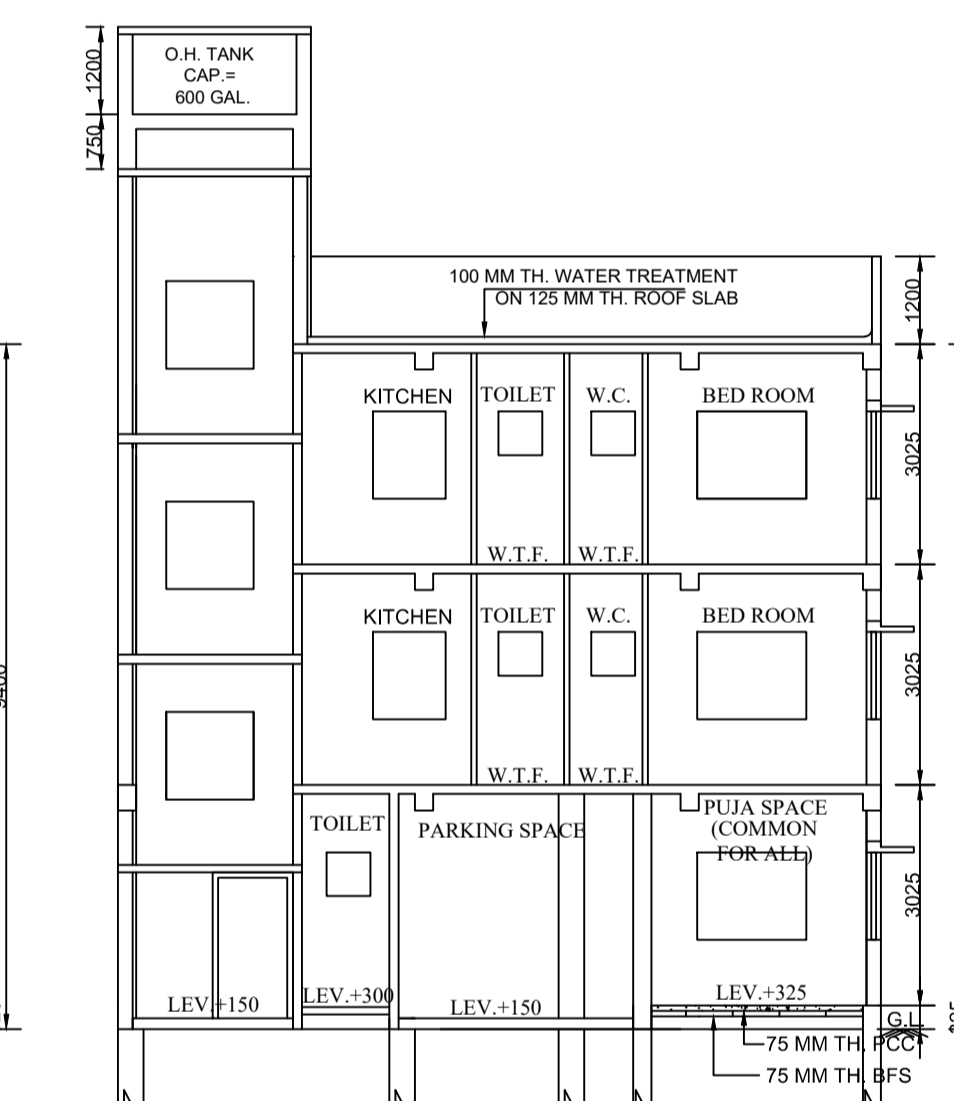
FRONT ELEVATION  
BLOCK-B  
SCALE:- 1 : 100



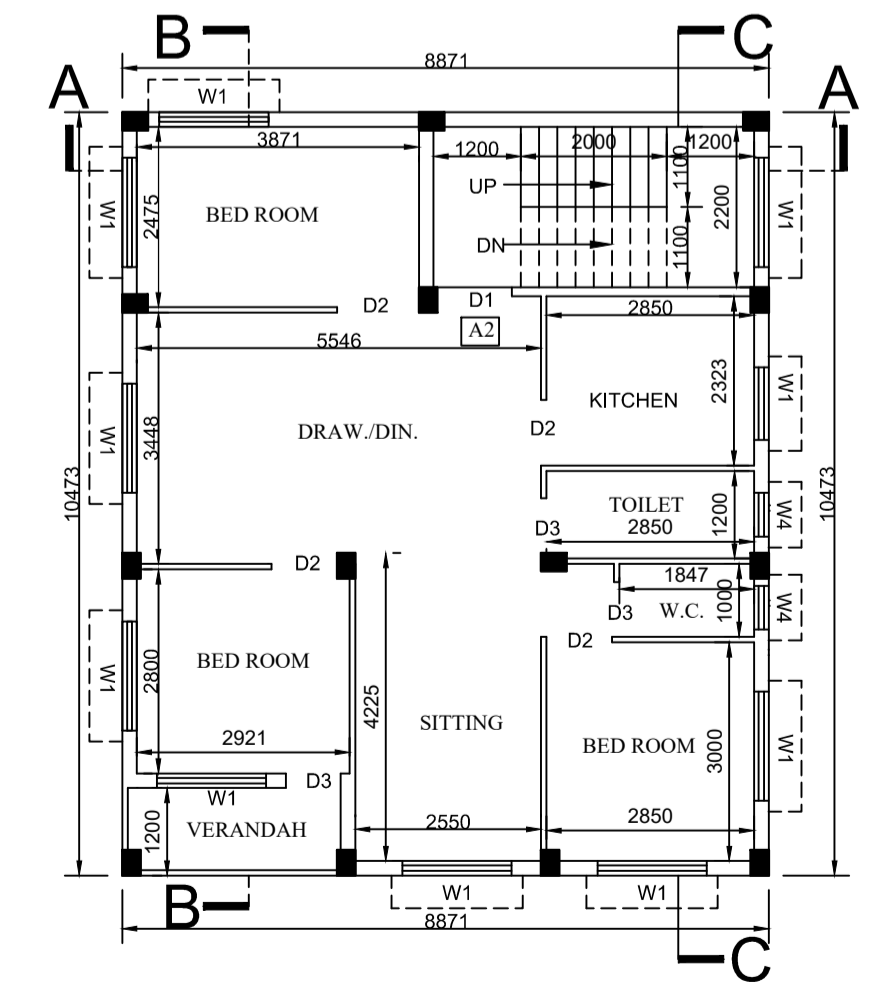
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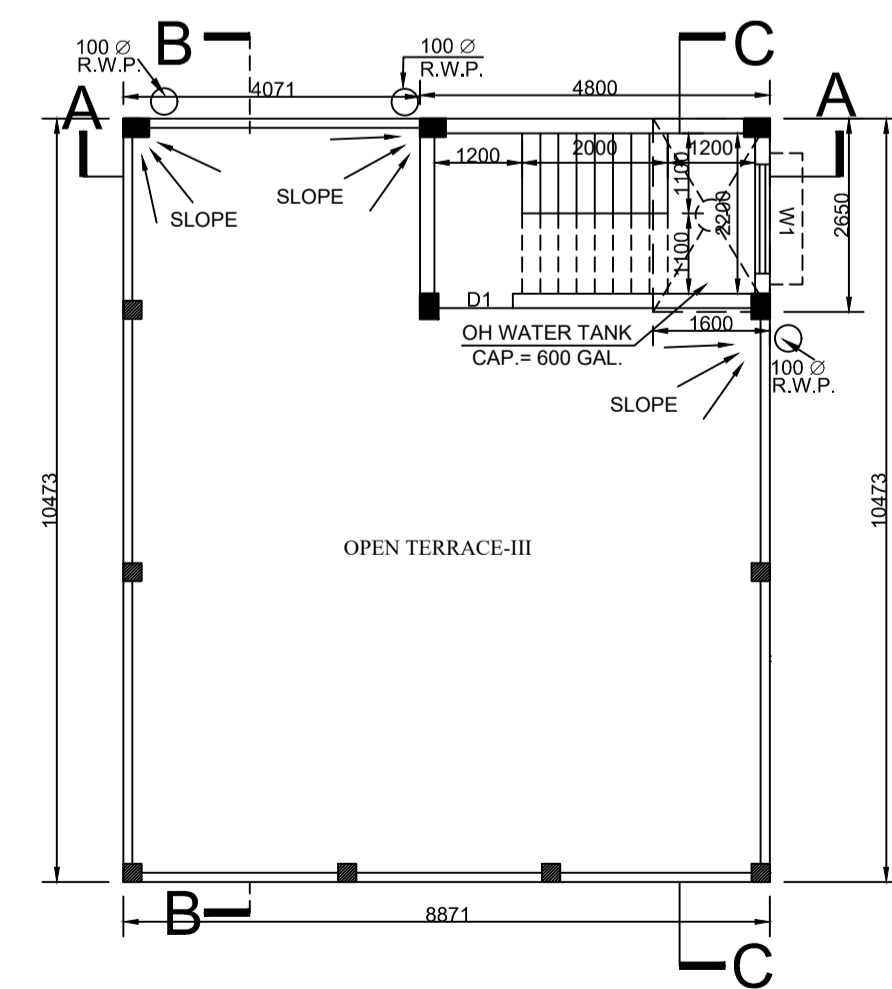
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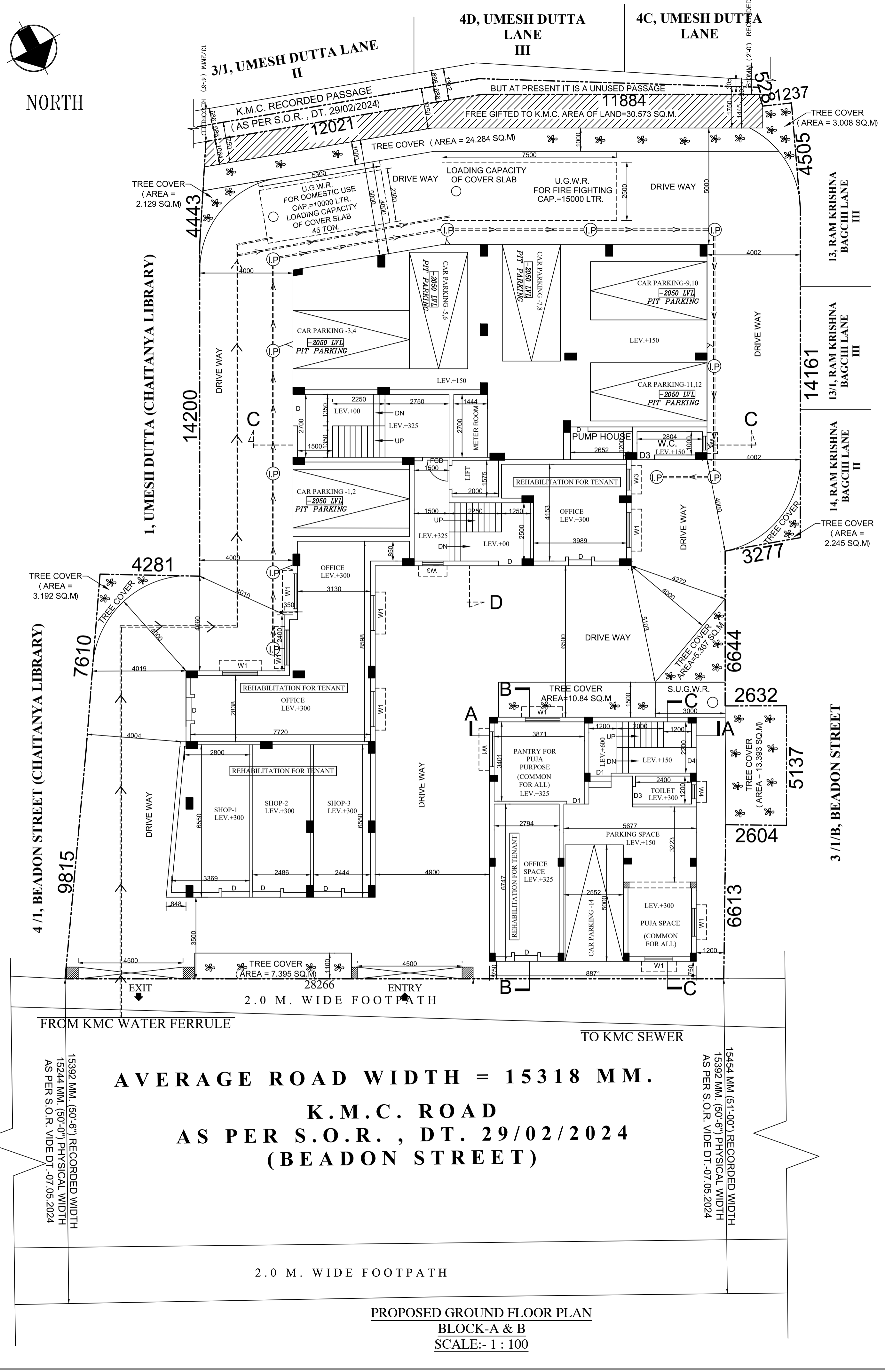
SECTION:- C-C  
BLOCK-B  
SCALE:- 1 : 100



PROPOSED FIRST & SECOND FLOOR PLAN  
BLOCK-B  
SCALE:- 1 : 100



PROPOSED ROOF PLAN  
BLOCK-B  
SCALE:- 1 : 100



PROPOSED GROUND FLOOR PLAN  
BLOCK-A & B  
SCALE:- 1 : 100

AVERAGE ROAD WIDTH = 15318 MM.  
K.M.C. ROAD  
AS PER S.O.R., DT. 29/02/2024  
(BEADON STREET)

2.0 M. WIDE FOOTPATH

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FROM KMC WATER FERRULE

TO KMC SEWER

15292 MM. (50'-6") RECORDED WIDTH  
15244 MM. (50'-0") PHYSICAL WIDTH  
AS PER S.O.R. DATE DT.-07.05.2024

15454 MM. (51'-0") RECORDED WIDTH  
15392 MM. (50'-6") PHYSICAL WIDTH  
AS PER S.O.R. DATE DT.-07.05.2024

3/1, UMESH DUTTA LANE II

4D, UMESH DUTTA LANE III

4C, UMESH DUTTA LANE

13, RAM KRISHNA BAGCHI LANE III

13/1, RAM KRISHNA BAGCHI LANE III

14, RAM KRISHNA BAGCHI LANE II

3 /1/B, BEADON STREET

3 /1/B, BEADON STREET

3 /1/B, BEADON STREET

3 /1/B, BEADON STREET

3 /1/B, BEADON STREET