



OWNER NAME - BHARAT SEVASHRAM SANGHA

ASSEESSEE NO - 31142601581  
REGISTERED DEED OF CONVEYANCE:  
A) BOOK NO - 1  
B) VOLUME NO - 93  
C) PAGES - 199-207  
D) BEING NO -5054  
E) FOR THE YEAR - 1993  
F) DATED - 25/11/1993  
G) SUB-REGISTER ALIPORE, SOUTH 24 PARGANAS

REGISTERED DEED OF GIFT:  
A) BOOK NO - 44  
B) VOLUME NO - 1993  
C) PAGES - 1193 TO 1210  
D) BEING NO - 09915  
E) FOR THE YEAR - 2012  
F) DATE - 01/01/2013  
G) PLACE - D.S.R., ALIPORE, WEST BENGAL

REGISTERED DEED OF SPLAY CORNER:  
A) BOOK NO - 1  
B) VOLUME NO - 1603-2022  
C) PAGES - 393632 TO 393649  
D) BEING NO - 160310293  
E) FOR THE YEAR - 2022  
F) DATED - 19/07/2022  
G) PLACE - D.S.R.-III, SOUTH 24 PARGANAS, WEST BENGAL

REGISTERED DECLARATION OF NON-EVICTION OF TENANT:  
A) BOOK NO - IV  
B) VOLUME NO - 1603-2022  
C) PAGES - 8322 TO 8334  
D) BEING NO - 160300347  
E) FOR THE YEAR - 2022  
F) DATE - 21/07/2022  
G) PLACE - D.S.R.-III SOUTH 24 PARGANAS, WEST BENGAL

REGISTERED DEED OF TRANSFER:  
A) BOOK NO - I  
B) VOLUME NO - 1603-2022  
C) PAGES - 393666 TO 393681  
D) BEING NO - 160308294  
E) FOR THE YEAR - 2022  
F) DATE - 24/04/2024  
G) PLACE - D.S.R.-III SOUTH 24 PARGANAS, WEST BENGAL

DOOR WINDOW SCHEDULE

TYPE	WIDTH	LINTLE	TYPE	WIDTH	SILL HT.	LINTLE
D	1000	2100	W1	1200	750	2100
D1	900	2100	W2	1000	1000	2100
D2	800	2100	W3	800	1000	2100
D3	750	2100	W4	600	1500	2100

SPECIFICATIONS:  
1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M-20 AND STEEL Fe-415 WITH-4 CEMENT PORTER JOINTS.  
2. 200 M.M. THK. EXTERNAL 100, 125 & 75 M.M. THK. INTERNAL WALLS WITH-4 CEMENT PORTER JOINTS.  
3. STEEL 2. SECTION WINDOWS/ALUMINIUM WINDOW.  
4. ALL FLOORS ARE OF MARBLE  
5. 1:8 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING  
6. WATER PROOFING TREATMENT.  
7. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.158, VIDYAMANDIR ROAD, KOLKATA - 700093, WARD NO - 114, BOURGH - XI, P.S. - REGENT PARK, P.O. - KUDGHAT, UNDER THE KOLKATA MUNICIPAL CORPORATION U/S- 393(A), KMC ACT 1980.

PLAN CASE NO: 2023110021

- LAND AREA AS PER DEED - 5 K - 0 CH - 00 SFT - 334.448 SQM.  
LAND AREA (AS PER BOUNDARY DECLARATION) - 4 K - 15 CH - 12.523 SFT - 331.431 SQM.
- PERMISSIBLE F.A.R. - 1.75
- PERMISSIBLE GROUND COVERAGE - 55.619 % - 184.339 SQM.
- PROPOSED GROUND COVERAGE - 55.300 % - 183.282 SQM.
- PROPOSED HEIGHT - 12.500 MTRS.
- TOTAL SPLAY CORNER AREA - 4.566 SQM.
- PROPOSED AREA :

FLOOR	GROSS COVERED AREA	STAIR WELL	LIFT WELL	NET COVERED AREA	EXEMPTED AREA	STAIR	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	183.282 SQM.	—	—	183.282 SQM.	10.655 SQM.	2.203 SQM.	170.424 SQM.	
FIRST FLOOR	183.282 SQM.	0.247 SQM.	2.012 SQM.	181.023 SQM.	10.655 SQM.	2.203 SQM.	168.165 SQM.	
SECOND FLOOR	176.299 SQM.	0.247 SQM.	2.012 SQM.	174.040 SQM.	10.655 SQM.	2.115 SQM.	161.270 SQM.	
THIRD FLOOR	160.464 SQM.	0.247 SQM.	2.012 SQM.	158.205 SQM.	10.655 SQM.	2.115 SQM.	145.435 SQM.	
TOTAL	703.327 SQM.	0.741 SQM.	6.036 SQM.	696.550 SQM.	42.620 SQM.	8.636 SQM.	645.294 SQM.	

- TOTAL REQUIRED CAR PARKING - 3 NOS.
- TOTAL PROVIDED CAR PARKING - 4 NOS.
- PROPOSED CAR PARKING AREA - 67.980 SQM.
- PROPOSED F.A.R. [(645.294 + 67.980) / 331.431] - 2.000
- PROPOSED C.B. AREA - 7.200 SQM.
- STAIRCASE HEADROOM AREA - 13.098 SQM.
- ROOF TANK AREA - 4.275 SQM.
- ROOF TOILET AREA - 2.880 SQM.
- TOTAL EXEMPTION AREA - 51.256 SQM.
- TERRACE AREA - 163.316 SQM.
- A) TREE COVER (PREMISSIBLE) - 5.826 SQM (1.758%)
- B) TREE COVER (PROPOSED) - 5.957 SQM (1.797%)
- LIFT MACHINE ROOM AREA - 5.700 SQM.
- LIFT MACHINE ROOM STAIR AREA - 2.987 SQM.
- ADDITIONAL AREA FOR FEES = (13.098+5.700+2.987+2.880+7.200) = 31.865 SQM

7B. TENEMENT AREA & CAR PARKING CALCULATION:

FLAT NO:	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	RQD. CAR PARKING
FLAT G1, 1A,2A,3A	45.420 SQM	5.351 SQM	50.771 SQM	4	3 NOS.
FLAT G2, 2B,3B	45.419 SQM	5.351 SQM	50.770 SQM	3	
FLAT 1B,	45.234 SQM	5.330 SQM	50.564 SQM	1	
FLAT 1C	76.642 SQM	9.030 SQM	85.672 SQM	1	
FLAT 2C	69.167 SQM	8.149 SQM	77.316 SQM	1	
FLAT 3C	53.332 SQM	6.284 SQM	59.616 SQM	1	

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING TO BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE CERTIFIED WHICH WOULD BE SAFE AND STABLE IN ALL RESPECTS.

SOMA KAZI (MIE 108408/3, ESE-1/221)  
NAME OF STRUCTURAL ENGINEER.

DECLARATION OF GEO - TECHNICAL ENGINEER.

THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT SOIL INVESTIGATION/ SOIL TEST AS THERE EXISTS AN OLD STRUCTURE / BUILDING COVERING THE TOTAL PLOT OF LAND. SO, AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION / SOIL TEST WILL BE DONE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED G+III STORED BUILDING CONSIDERING ALL RESPECTS FROM GEO- TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE (G.T./1/3)  
NAME OF GEO- TECHNICAL ENGINEER.

DECLARATION OF ARCHITECT.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD (4.714 M., 5.870 M., 5.592 M. ON NORTHERN SIDE, EASTERN SIDE & SOUTHERN SIDE RESPECTIVELY) CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

MIHIR MITRA (C.A./75/01062)  
NAME OF ARCHITECT.

OWNERS DECLARATION

I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION. I / WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.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 AT ANY STAGE. THE CONSTRUCTION OF SEMI U.G.WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.

SWAMI BISWATMANANDA  
GENERAL SECRETARY  
BHARAT SEVASHRAM SANGHA

B.P. NO. - 2024110218  
SANCTION DATE : 20.11.2024  
VALID UPTO : 19.11.2029

DIGITAL SIGNATURE OF A.E(C)/BLDG/BR-XI

DIGITAL SIGNATURE OF E.E(C)/BLDG/BR-XI

MIHIR MITRA & ASSOCIATES  
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