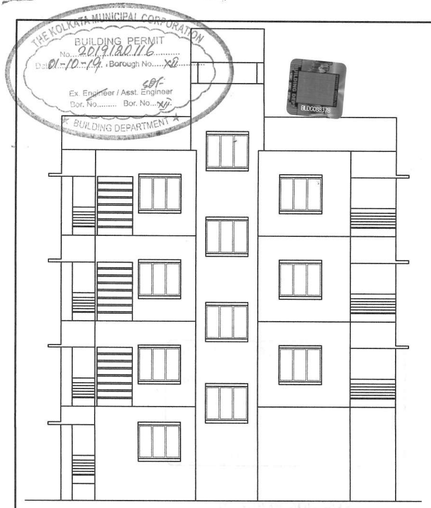
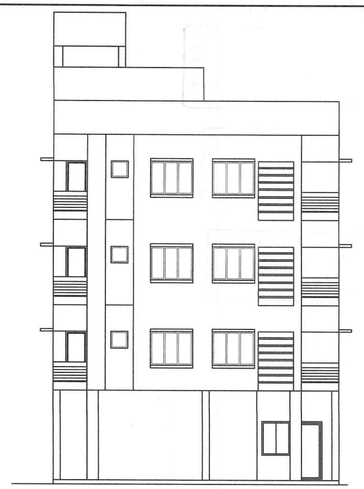
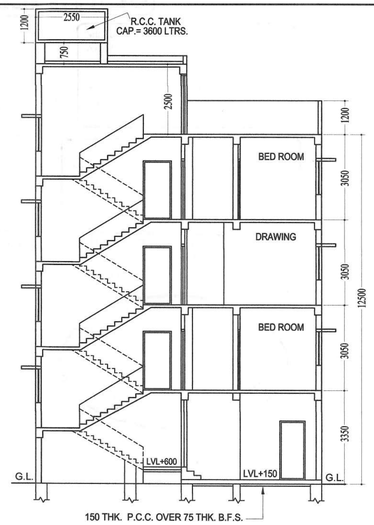
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2019100116
Date 01-10-19 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. Bor. No.
BUILDING DEPARTMENT



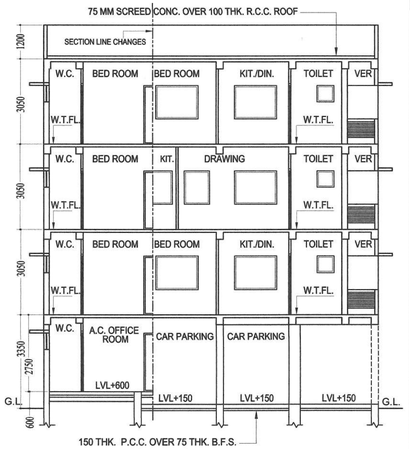
SOUTH SIDE ELEVATION



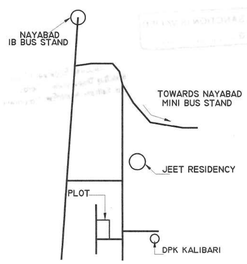
EAST SIDE ELEVATION



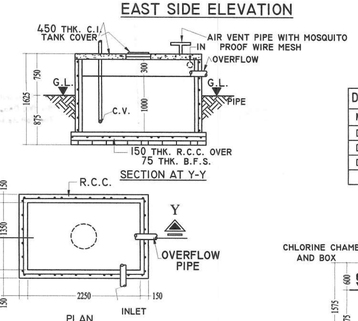
SECTION A-A



SECTION B-B

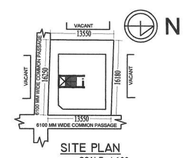


KEY PLAN
SCALE- 1:4000

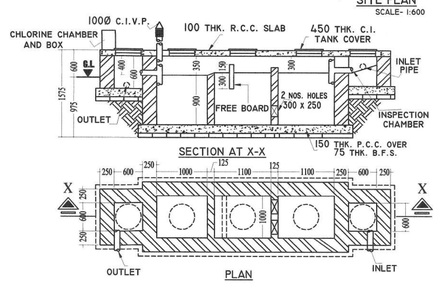


DETAILS OF SEMI U/G WATER RESERVOIR
CAP.= 2700 LTRS. SCALE= 1:50

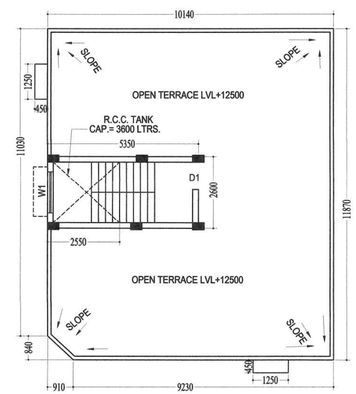
DOORS & WINDOW SCHEDULE			
MKD.	SIZE	MKD.	SIZE
D1	1000x2100	W1	1500 x 1200
D2	900x2100	W2	900 x 1200
D3	750x2100	W3	600 x 600
		W4	1200x1800



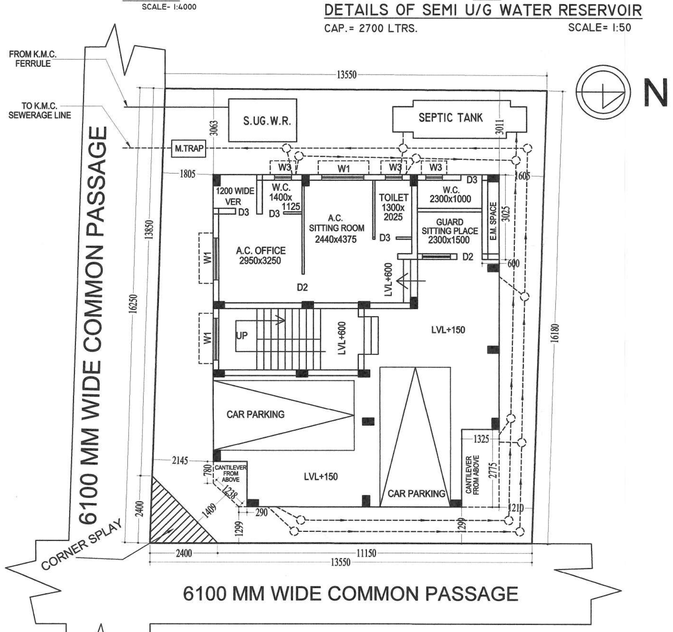
SITE PLAN
SCALE- 1:600



DETAILS OF SEPTIC TANK
30 USERS SCALE= 1:50

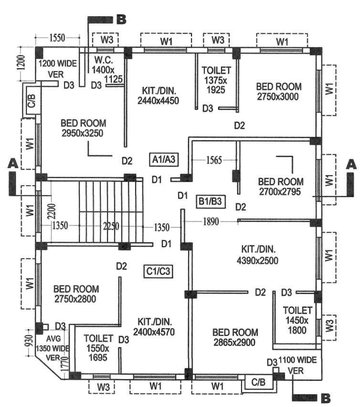


ROOF PLAN

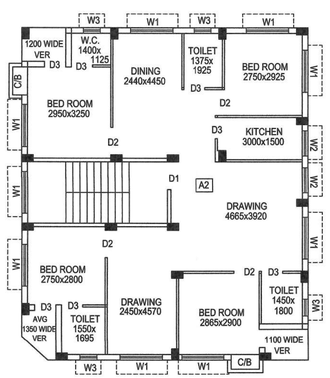


6100 MM WIDE COMMON PASSAGE

GROUND FLOOR PLAN



FIRST & THIRD FLOOR PLAN



SECOND FLOOR PLAN

SCALE - 1:100
(UNLESS OTHER WISE NOTED)

K.M.C. SEAL

NOTES

1. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M. M.
2. 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.
3. 200 TH. OUTER WALL WITH (1:6) MORTER AND 75/125 TH. PARTITION WALL WITH (1:4) MORTER.
4. 75MM SCREED CONCRETE WILL BE PROPER WATER PROOFING COMPOUND OVER 100 MM THK. ROOF.
5. ALL CEILING AND R.C.C. PLASTER 12 mmTH. WITH (1:4) MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) MORTER.
6. ALL STEEL GRADE IS Fe 500.
7. ALL CONCRETE GRADE IS M20.
8. ALL SHORTS OF PRECAUTIONERY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
9. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMENDATION.
10. MARBLE FLOORING WILL BE PROVIDED.

STRUCTURAL CERTIFICATE

Certified with full responsibility that the Structural design & drawings of both superstructure of the building has been made by me,considering all possible loads including seismic load as per the National Building Code of India and certified that it is safe and stable in all respect. The structural design as per soil test done by MAS of 4,Garfa Main Road, Kolkata-7000075, recommended & signed by Geo-Tech Engineer S. Chakraborty.

Hiranmoy Mukherjee
E. S. E. No. 526 (II)
The Kolkata Municipal Corporation

Signature of STRUCTURAL ENGINEER
(HIRANMOY MUKHERJEE)

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn as per the provisions of the KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting 6.1 m wide road in the east & 6.1 m wide road in the south confirms with that in the plan and it is a buildable site and not a tank or filled up land.

Hiranmoy Mukherjee
L.B.S. No. 1350(I)
The Kolkata Municipal Corporation

Signature of L.B.S.
(HIRANMOY MUKHERJEE)

OWNER'S DECLARATION

I do hereby undertake with full responsibility that-

1. I shall engage L.B.S. & E.S.E. during construction.
2. I shall follow the instruction of L.B.S. & E.S.E. during Construction of the building(as per plan)
3. K.M.C. authority will not be responsible for Structural Stability of the building & adjoining structure.
4. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.
5. The construction of water reservoir & septic tank will be under the guidance of L.B.S. / E.S.E. before starting of building foundation work.
6. The site has been identified by me at the time of inspection.

Bikash Saha
SNEHA CONSTRUCTION
As Constituted Power of Attorney by
ANJANA ROY

Signature of OWNER
SNEHA CONSTRUCTION
PROP.- BIKASH SAHA
AS A CONSTITUTED ATTORNEY OF
ANJANA ROY

Bikash Saha
SNEHA CONSTRUCTION
As Constituted Power of Attorney by
ANJANA ROY

Signature of OWNER
SNEHA CONSTRUCTION
PROP.- BIKASH SAHA
AS A CONSTITUTED ATTORNEY OF
ANJANA ROY

A STATEMENT OF PLAN PROPOSAL

1. ASSESSEE NO. - 31-109-08-8572-2
2. DETAILS OF REGD. DEED -
   BOOK NO. - I; VOL. NO. - 94; PAGES-181 TO 191; BEING NO.- 3988 YEAR -2002; DATED- 10.09.2002; DSR- III, ALIPORE.

2b. DETAILS OF BOUNDARY DECLARATION -
   BOOK NO. - I; VOL. NO. 1630-2018 ; PAGES- 52386 - 52399, BEING NO.- 163001553 YEAR -2018; DATED- 22.06.2018; DSR-V SOUTH 24 PGS.

2c. DETAILS OF SPLAY CORNER -
   BOOK NO. - I; VOL. NO. 1630-2018 ; PAGES- 52400 - 52414, BEING NO.- 163001554 YEAR -2018; DATED- 22.06.2018; DSR-V SOUTH 24 PGS.

2d. DETAILS OF POWER OF ATTORNEY -
   BOOK NO. - I; VOL. NO. 1630-2017 ; PAGES- 86089 - 86110, BEING NO.- 163002828 YEAR -2017; DATED-13.09.2017; DSR-V SOUTH 24 PGS.

2e. DETAILS OF COMMON PASSAGE DECLARATION -
   BOOK NO. - I; VOL. NO. 1630-2019 ; PAGES- 77855 - 77869, BEING NO.- 163002015 YEAR -2019; DATED-27.08.2019; DSR-V SOUTH 24 PGS.

3.B.L.R.O. CONVERSION & MUTATION DETAILS:
   MEMO NO- 17/5191/Con Certificate/BLLRO/ATM/Kasba/2013 DATED- 27.09.13
   MEMO NO- 18/MUT/640/BLLRO/ATM/Kasba. DATED- 03.02.2011.

4a. AREA OF LAND (DEED) - 03 KH-04 CH- 36 S.FT. = 220.736 SQM.
4b. AREA OF LAND (BOUNDARY DECL.) - 03 KH-04 CH- 23.871 S.FT. = 219.609 SQM.
4c. CORNER SPLAY AREA OF LAND - 2.878 SQM.
4d. AREA OF LAND AFTER SPLAY CORNER - 216.731 SQM.
5. NO. OF TENEMENTS - 7
6. SIZE OF TENEMENT - 25 SQM. TO 50 SQM. - 6 NOS.
   ABOVE 100 SQM. - 1NO.

B

1. PERMISSIBLE GROUND COVERAGE (59.346%) =130.33 SQM.
2. PROPOSED GROUND COVERAGE (53.452%) = 119.98 SQM.
3. PERMISSIBLE F.A.R.= 1.75
4. PROPOSED F. A. R. = 1.735

7. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL IN m²	ACTUAL FLOOR AREA IN m²	EXEMPTED AREA		NET FLOOR AREA IN m²
				Lift lobby in m²	Stair Well in m²	
GROUND	114.740	0.000	114.740	0.000	10.890	103.850
FIRST	119.980	0.000	119.980	0.000	10.890	109.090
SECOND	119.980	0.000	119.980	0.000	10.890	109.090
THIRD	119.980	0.000	119.980	0.000	10.890	109.090
TOTAL	474.680	0.000	474.680	0.000	43.560	431.120

8. TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m²	No of Tenement	No of Car Required
A1/A3	41.361	1.173	48.502	2	1
B1/B3	40.852	1.173	47.906	2	
C1/C3	26.437	1.173	31.001	2	
A2	108.650	1.173	127.409	1	1
BUSINESS AREA- 34.57 SQM (COVERED), 29.48 SQM (CARTPET)				0.00 m²	0
				TOTAL	2

CALCULATION OF F.A.R		
A.NET LAND AREA IN SQ.M		219.609
1.BUSINESS	COVERED AREA IN SQ.M	34.571
	CARPET AREA IN SQ.M	29.011
2.TOTAL REQUIRED CAR PARKING		2
3.TOTAL COVERD CAR PARKING PROVIDED		2
4. TOTAL CAR PARKING AREA PROVIDED		57.882
5.PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²		50
6.ACTUAL CAR PARKING AREA EXEMPTED IN m²		50.00
7.PERMISSABLE F.A.R		1.75
8.PROPOSED F.A.R		1.735

9. STATEMENT OF OTHER AREA

FLOOR	LOFT m²	CUPBOARD m²	LEDGE m²
GR.FL	0.00	0.00	0.00
1ST.FL	0.00	1.125	0.00
2ND.FL	0.00	1.125	0.00
3RD.FL	0.00	1.125	0.00
TOTAL	0.00	3.375	0.00

10. CALCULATION OF OTHER FEES

STAIR HEAD ROOM AREA	13.910
LIFT MACHINE ROOM AREA	0.00
OVER HEAD RESERVOIR AREA	6.630
OTHER AREA FOR FEES ONLY	46.935
SERVICE AREA	8.77
TOILET AT ROOF/ROOF GARDEN	
RELAXATION OF THE AUTHORITY, IF ANY	

GEO-TECHNICAL ENGINEER'S DECLARATION

Undersigned has inspect the site carried out the soil investigation therein. It is certified that the existing soil of the site is able to carry the load coming from the proposed construction and foundation system proposed therein is safe and stable in all respect from Geo-technical point of view.

S. Chakraborty

SIG. OF GEO-TECH. ENGG
(S. CHAKRABORTI)
LICENCE. NO. 18(I)

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.500 MT. U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT PREMISES NO. 3326,NAYABAD, DAG NO- 196, KHATIAN NO- 129, J.L. NO- 25, MOUZA- NAYABAD, KOLKATA -700047, WARD NO.- 109, BOROUGH- XI, P.S.- PURBA JADAVPUR, UNDER THE KOLKATA MUNICIPAL CORPORATION.

HIRA CONSULTANCY
ENGINEERING / BUILDING CONSULTANCY
C-30/1 RABINDRAPALLY, BRAHMAPUR
CONTACT NO- 9836644984/8981244263
KOLKATA- 700096

DRAWN BY- SANTANU SARDAR

Form A
A Certificate of Mutation
(See Rule 8(1))

To Sri/Smt/Srijuta Roy, Nilkanta Sinha Roy, Nilkamal Roy
(Name and address of the applicant) P.O. Thakurpukur

Reference: Mutation Case No. 8 of 2011-12 P.S. Thakurpukur

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 South 24 Parganas
2. Police Station Thakurpukur
3. Mouza Jagadal
4. J.L. No. 25
5. Khatian No. 129
6. Plot No. 126
7. Area 2 Cottahs 2 Chatacks 36 Sq.ft.
8. Classification as per ROR Sarji

Sd/- 1/2/11

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

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

Government of West Bengal
Office of the Block Land & Land Reforms Officer
Additional Thakurpukur, Mahestarar at Kasba

Memo no. 17/ 2151 Con Certificate/BLLRO/ATM/Kasba/2013 Dated 29.7.17

Subrata Dey, w/o Sunil Dey
Hatiara, Kolkata-700157
E.R.S Mouzapur, P.O. Panchanan
Vi. Purba Jadavpur Kolkata - 700099

Sub: Conversion Certificate
Ref: Your application praying for change of classification of land

Sri/Smt/Srijuta Subrata Dey, w/o Sunil Dey

Schedule-I

Sl. No.	R.S. Dag No.	L.R. Dag No.	Area	Parcel classification as per Col. 10 of Sch-II	Conversion allowed for residential use
1	129 (135)	196 (233)	5.43 decimal	Bastu	Bastu for personal use

Schedule - II

(Terms and Conditions for conversion)

Collector at ex-officio L.R.S.O. 1955 & Block Land & Land Reforms Officer, Addl. T.M. Block at Kasba, South 24 Parganas

Subrata Dey

SNEHA CONSTRUCTION
As Constituted Power of Attorney by
ANJANA ROY

RESIDENTIAL BUILDING

CERTIFIED COPY

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.

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.

A suitable pump has to be provided i pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

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 Five 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

P.C. NO - 2018/2044

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2019/200116
Date 01-10-19 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. Bor. No. XII
BUILDING DEPARTMENT

THE SANCTION IS VALID UP TO 30-09-2024

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 495 (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 SEMI(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

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 2019/200116 Dt. 01-10-19
Sorough No. XII
Assistant Engineer Executive Engineer

SANCTION RENEWED
With effect from 01-10-2024
approved by E.E.(S)/Bldg/Br-XII. dt-22.01.2025

THE SANCTION IS VALID UP TO 30-09-2029

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

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

Building Deptt. Br. -XII -
The Kolkata Municipal Corporation