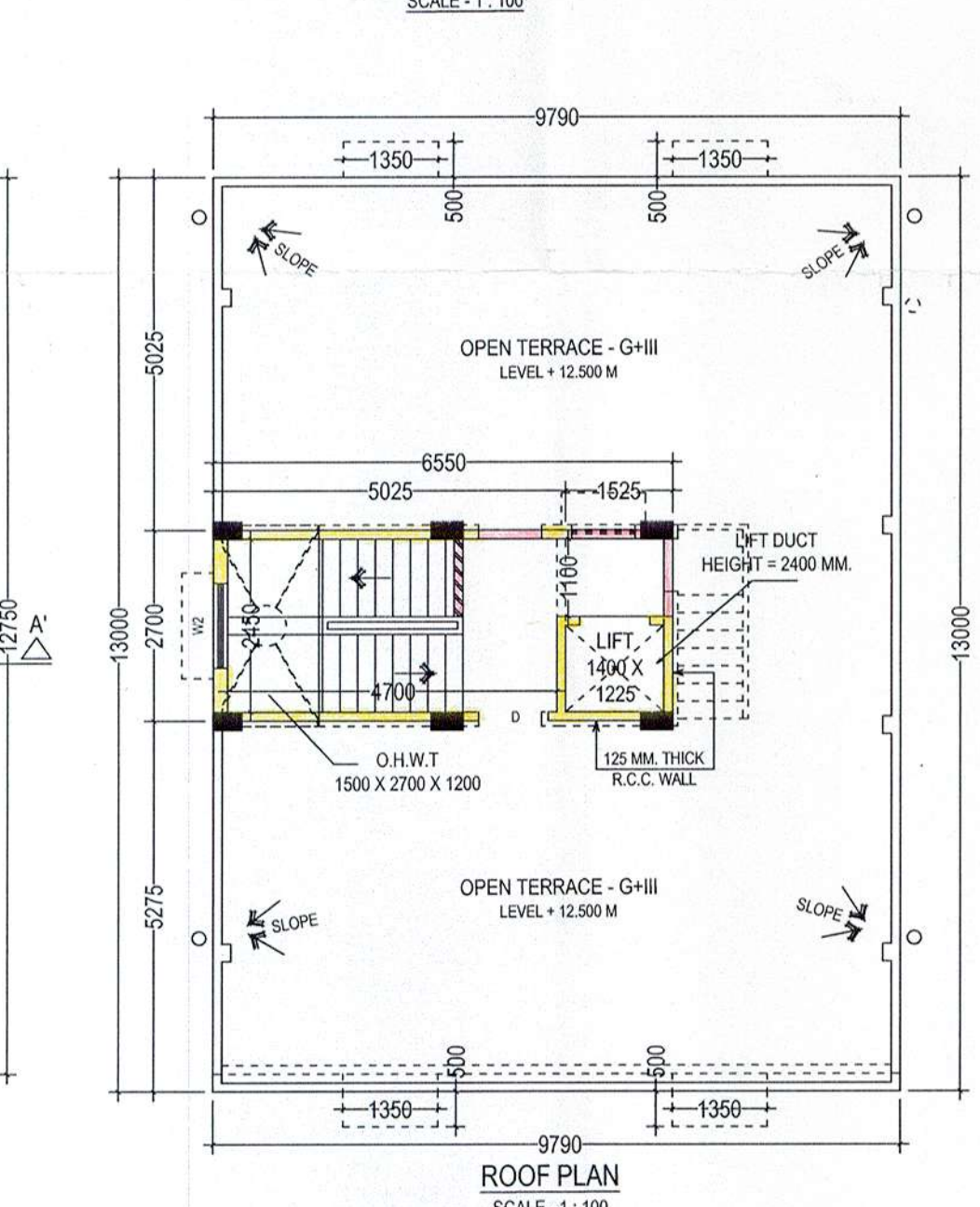
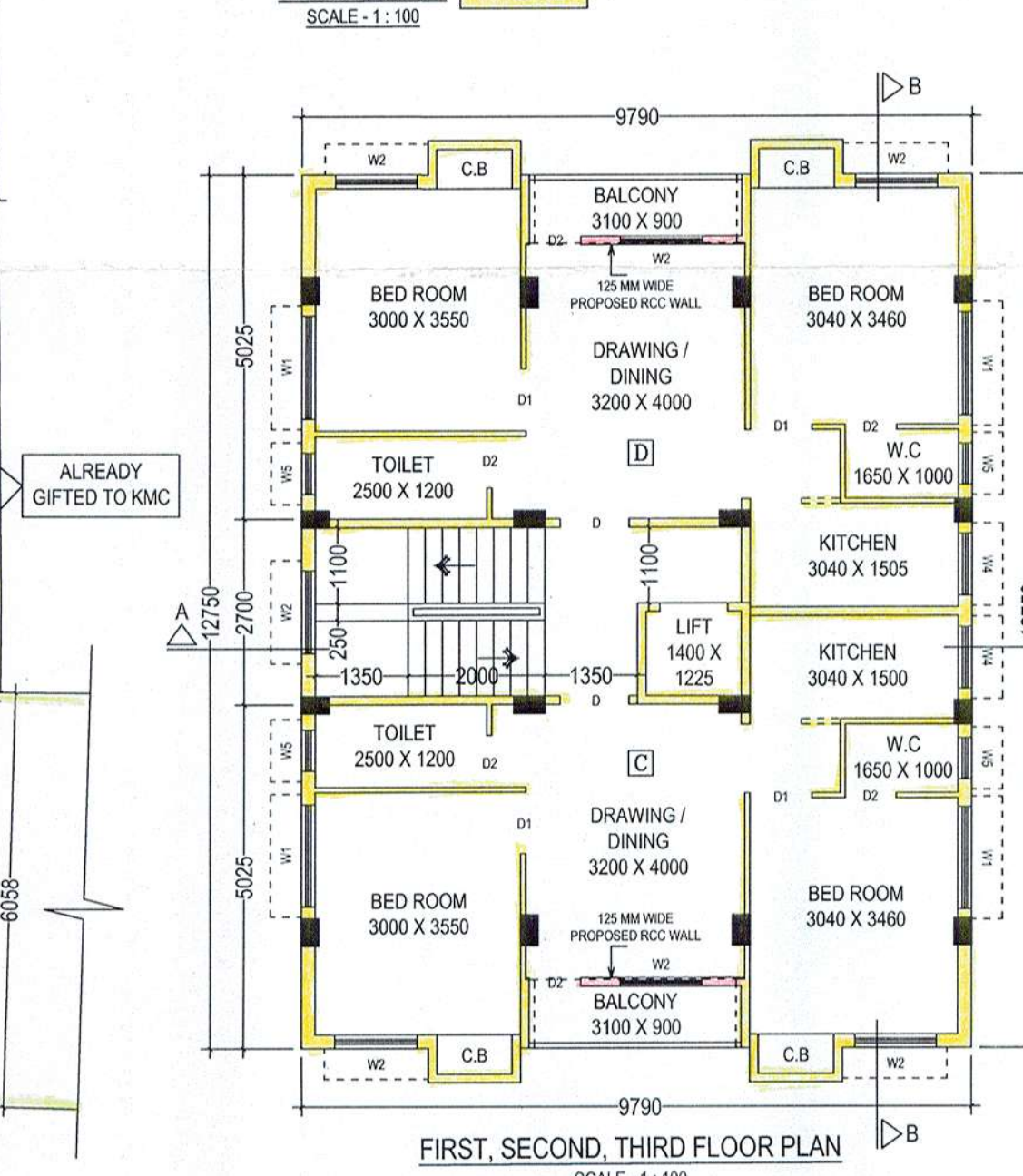
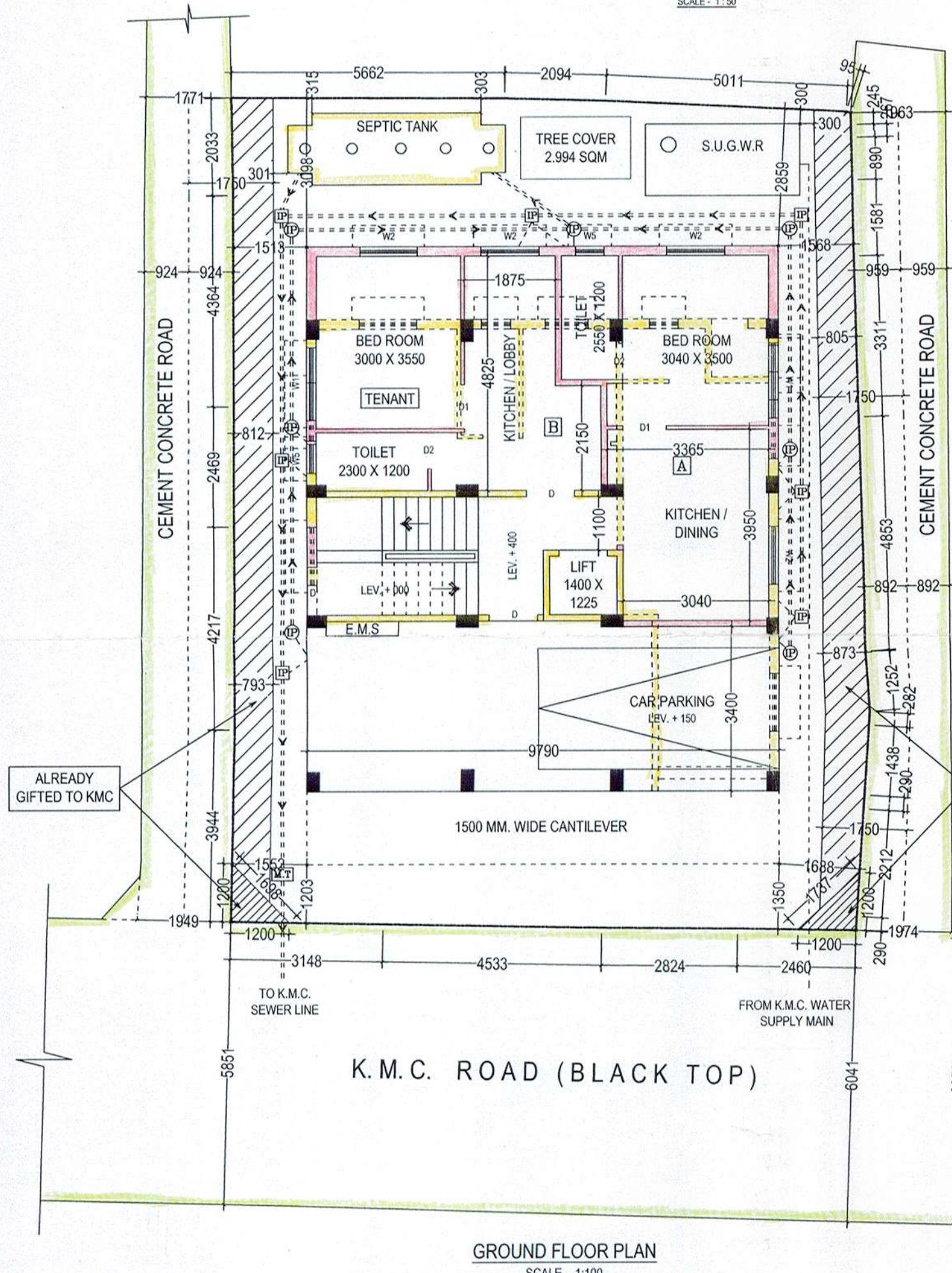
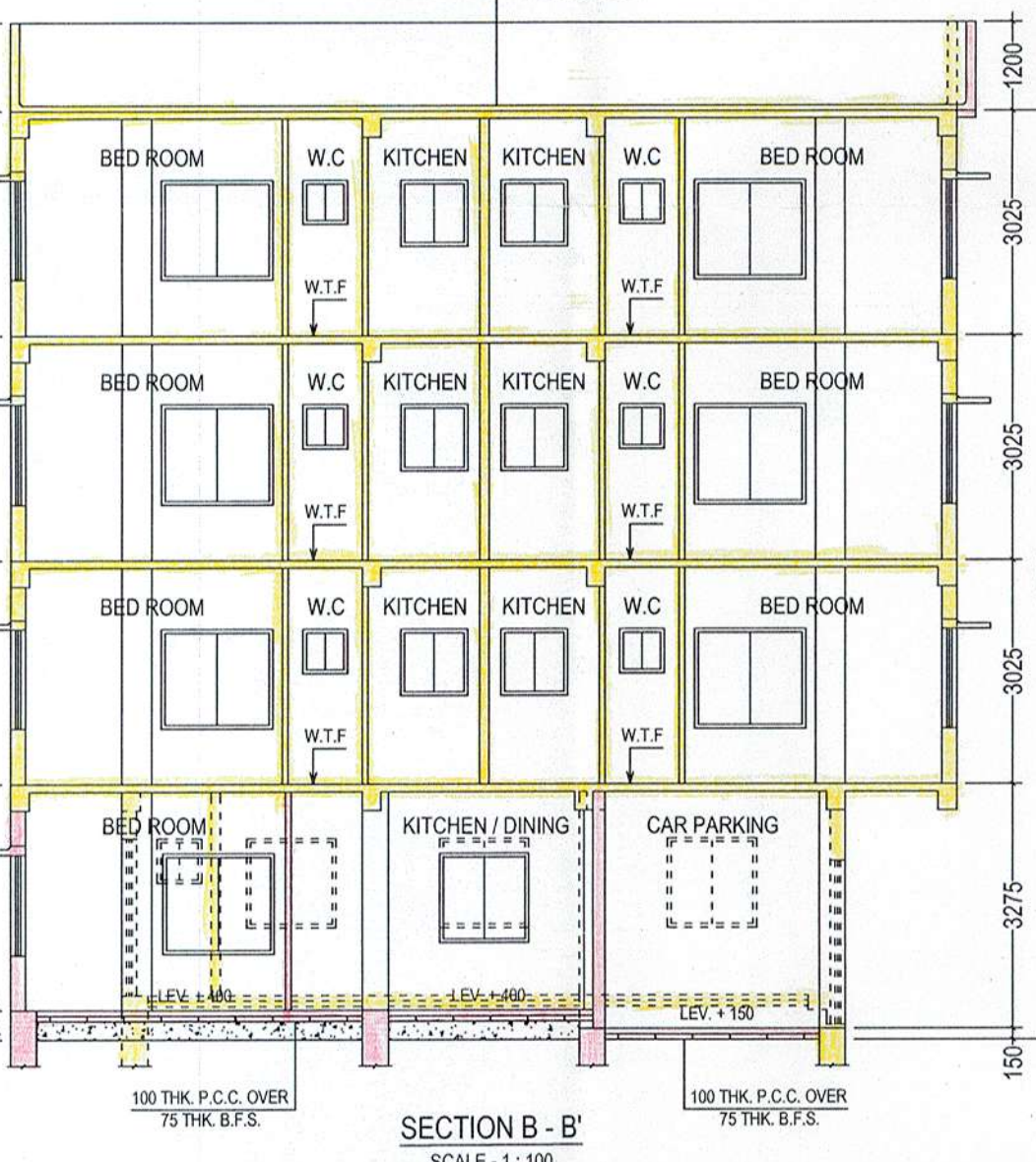
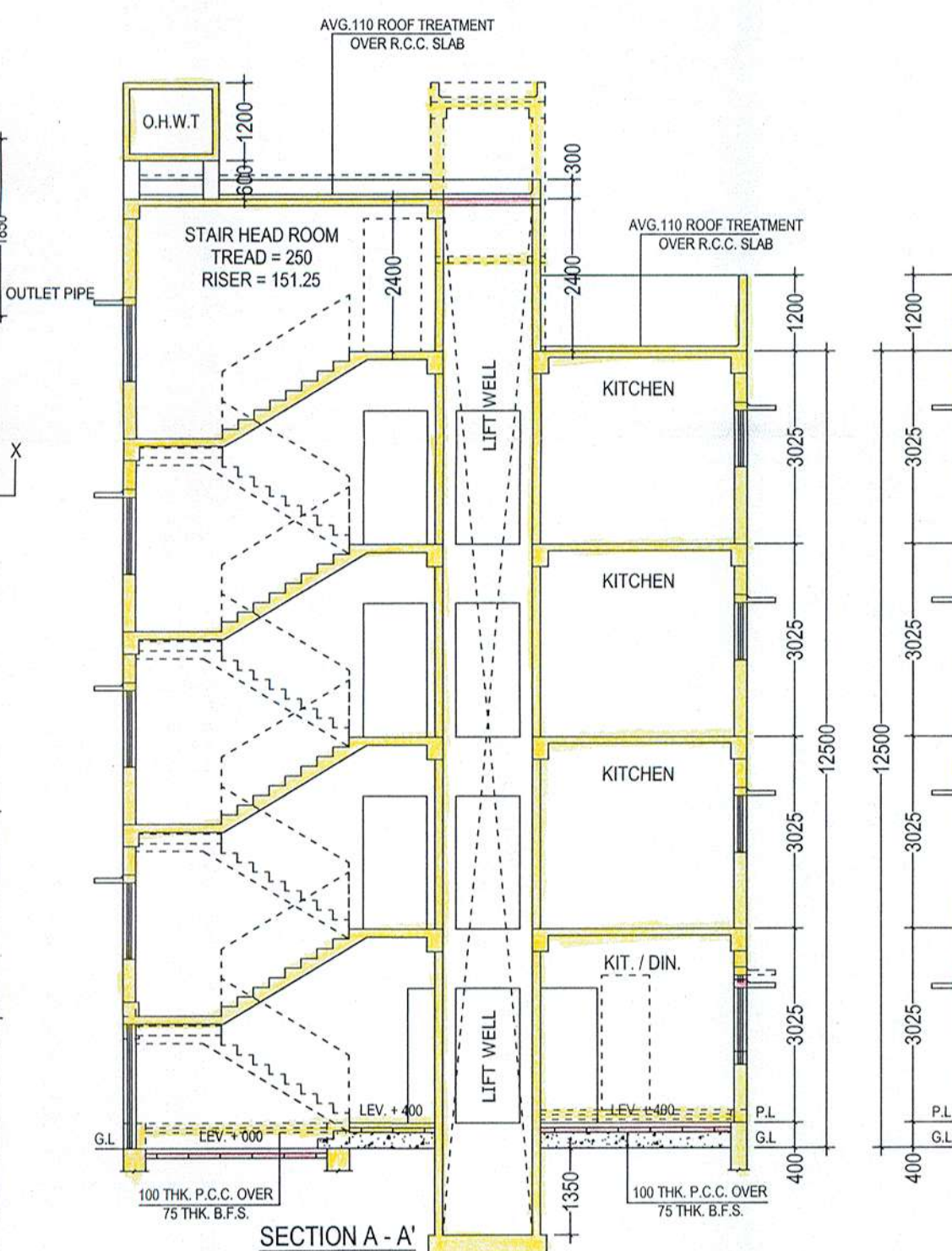
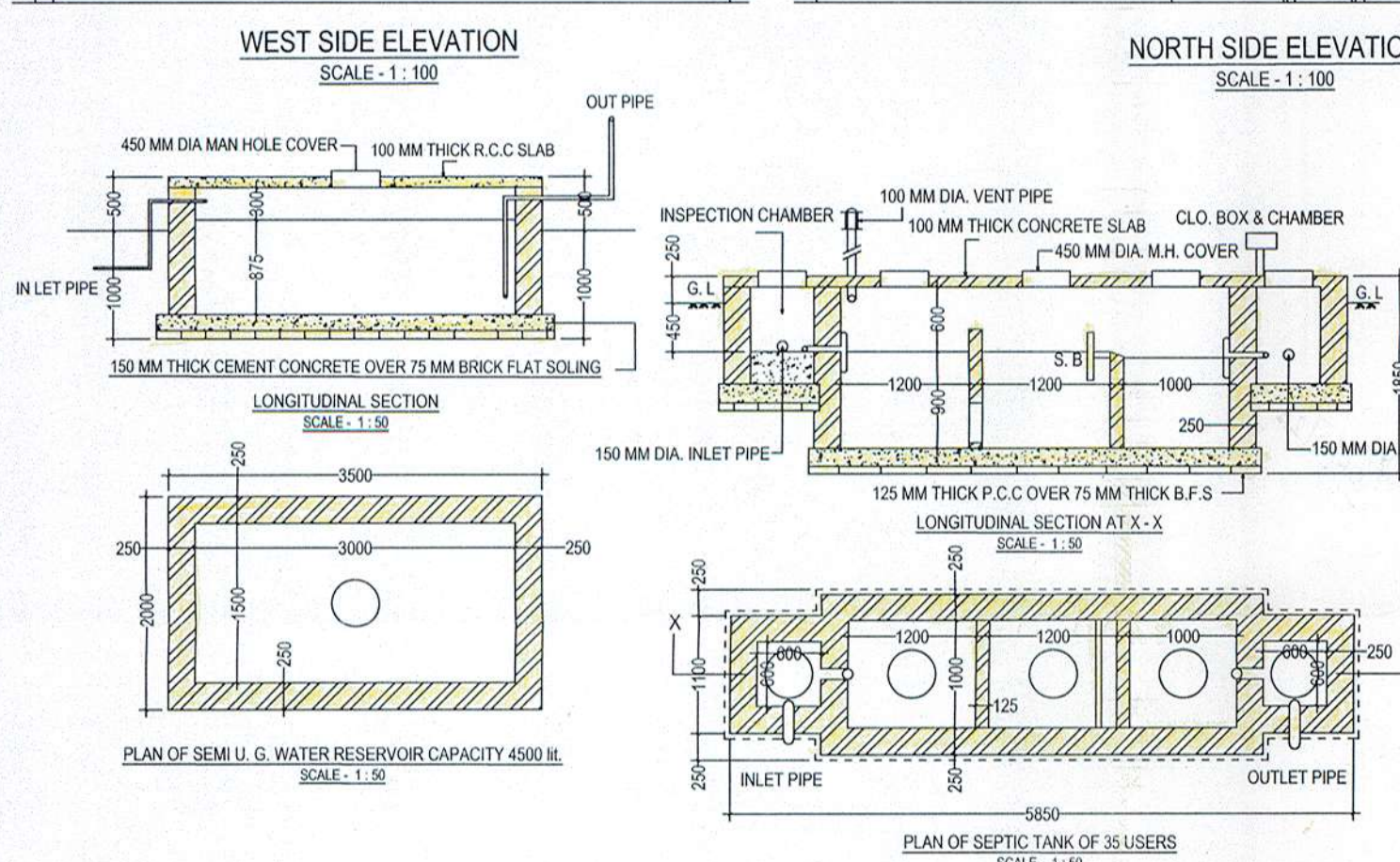
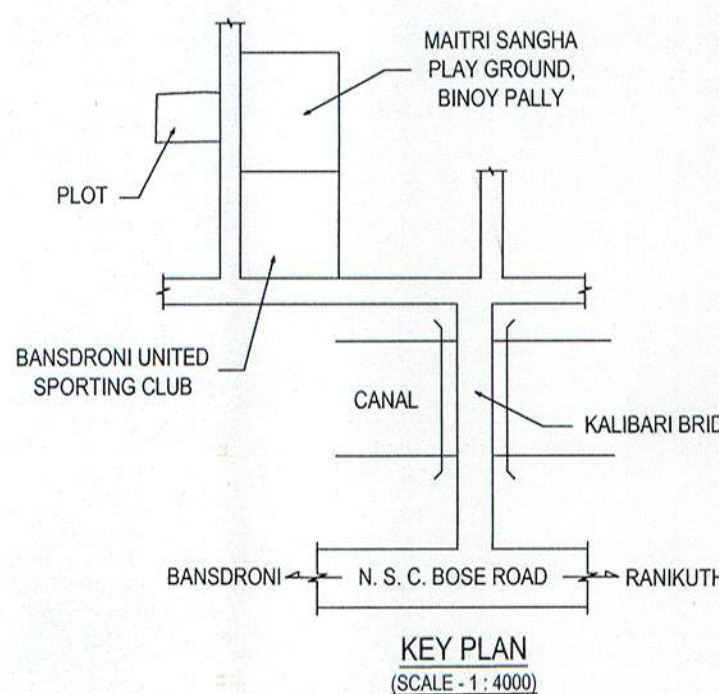
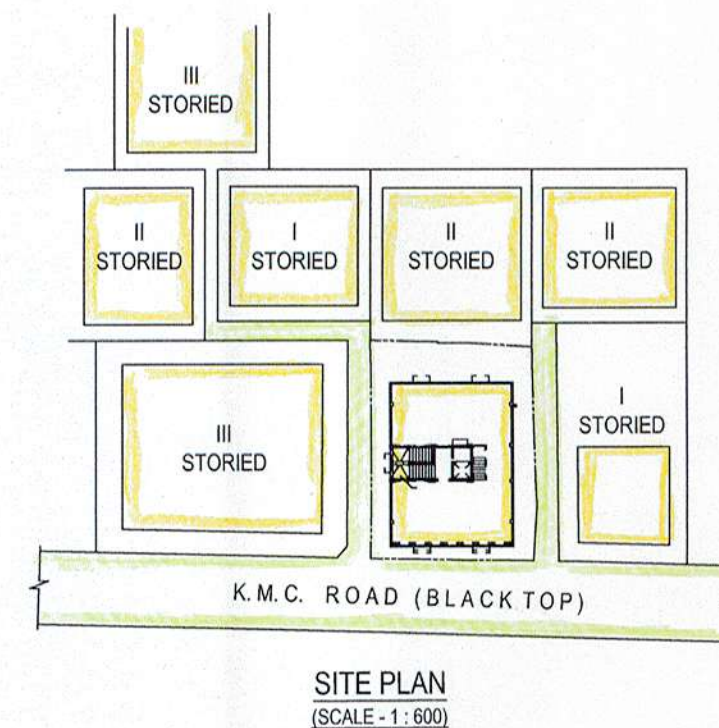
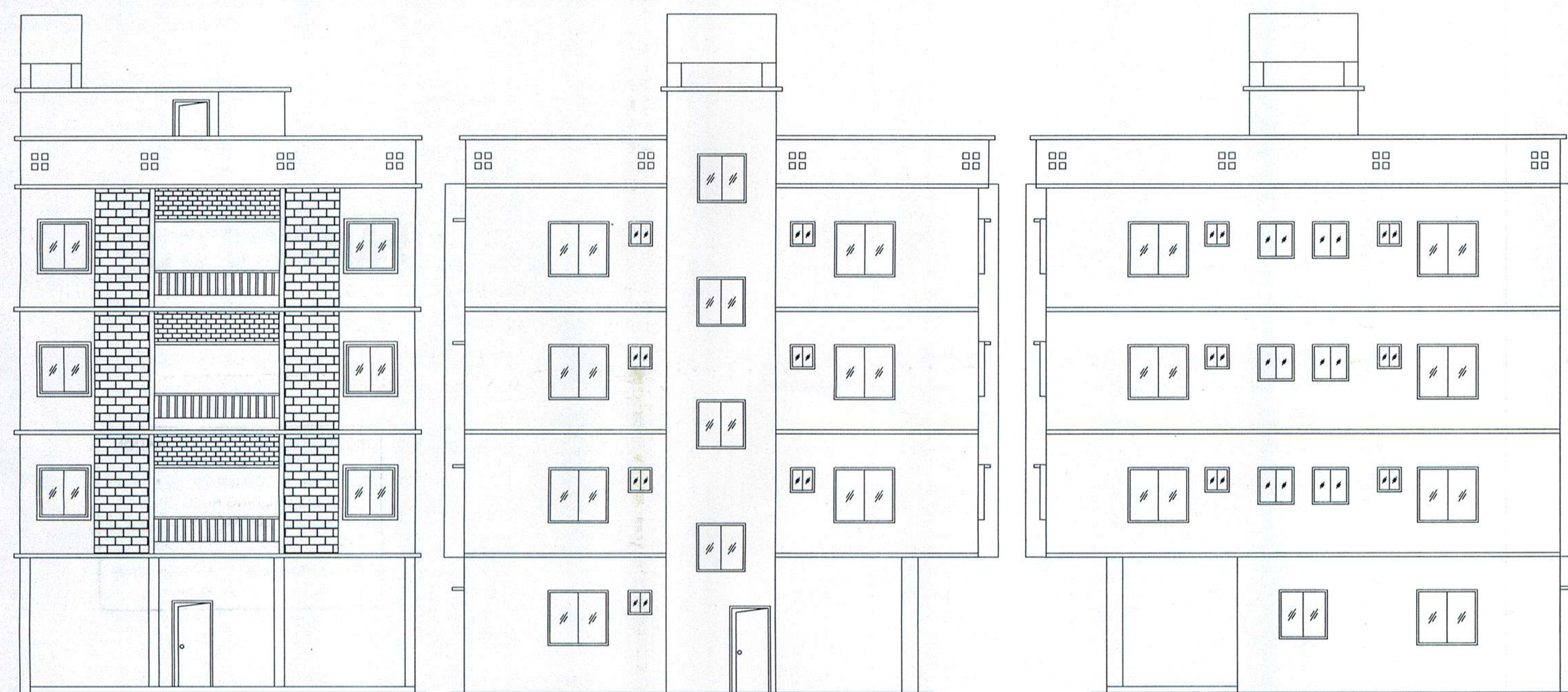




DETAILS OF REGULARIZED PLAN

A

- ASSEESSEE NO. 31-113-08-0226-0
- NAME OF THE OWNER'S : SRI. SUNIL CHANDRA CHOWDHURY & SMT. SOMA DAS
- NAME OF THE APPLICANT : SAMAR GHOSH CONSTITUTED ATTORNEY OF SRI. SUNIL CHANDRA CHOWDHURY & SMT. SOMA DAS
- DETAILS OF REGISTERED DEED :
BOOK NO. I, VOLUME NO. 1605 - 2016
PAGES - 93772 TO 93790, BEING NO. 160503443
YEAR - 2016, DATED - 25.05.2016, A.D.S.R. - ALIPORE
- DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK NO. I, VOLUME NO. 1605 - 2017
PAGES - 63606 TO 63625, BEING NO. 160502433
YEAR - 2017, DATED - 04.05.2017, A.D.S.R. - ALIPORE
- DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK NO. I, VOLUME NO. 1605 - 2022
PAGES - 84404 TO 84414, BEING NO. 160502397
YEAR - 2022, DATED - 24.11.2022, A.D.S.R. - ALIPORE
- DETAILS OF SPLAY CORNER & STRIP OF LAND :
BOOK NO. I, VOLUME NO. 1605 - 2022
PAGES - 84415 TO 84426, BEING NO. 160502398
YEAR - 2022, DATED - 24.11.2022, A.D.S.R. - ALIPORE
- DETAILS OF NON-EVICTION OF TENANT :
BOOK NO. I, VOLUME NO. 1605 - 2022
PAGES - 4101 TO 4110, BEING NO. 160500267
YEAR - 2022, DATED - 24.11.2022, A.D.S.R. - ALIPORE

B

- LAND AS PER AS PER DEED = 221.574 SQM (03K. - 05CH. - 00SFT.)
- LAND AS PER PHYSICAL MEASUREMENT = 221.572 SQM
- STRIP OF LAND AREA = 26.520 SQM
- SPLAY CORNER AREA = 1.439 SQM
- NET LAND AREA = 193.613 SQM
- PERMISSIBLE GROUND COVERAGE : (59.281%) = 131.350 SQM
- SANCTIONED GROUND COVERAGE : (56.335%) = 124.822 SQM
- EXECUTED GROUND COVERAGE : (57.440%) = 127.270 SQM
- OVER HEAD WATER TANK AREA SANCTIONED = 4.275 SQM & EXECUTED = 4.050 SQM
- STAIR COVER AREA SANCTIONED = 14.321 SQM & EXECUTED = 13.568 SQM
- LIFT MACHINE ROOM AREA SANCTIONED = 4.916 SQM & EXECUTED = NIL
- LIFT MACHINE ROOM STAIR AREA SANCTIONED = 2.750 SQM & EXECUTED = NIL
- ROOF AREA SANCTIONED = 124.822 SQM & EXECUTED = 127.270 SQM
- C.B AREA SANCTIONED = 8.100 SQM & EXECUTED = 8.100 SQM
- OFFICE CARPET AREA SANCTIONED = 24.316 SQM & EXECUTED = NIL
- OFFICE COVERED AREA SANCTIONED = 28.345 SQM & EXECUTED = NIL
- ADDITIONAL AREA FOR FEES = 21.668 SQM
- TOTAL COMMON AREA = 57.122 SQM
- NO. OF TENEMENTS SANCTIONED = 7 NOS.
- SIZE OF TENEMENTS :

MKD	TENAMENT AREA	COMMON AREA	ACTUAL TENAMENT AREA	NOS
A	23.679 SQ.MT.	3.967 SQ.MT.	27.646 SQ.MT.	1
B	54.549 SQ.MT.	9.140 SQ.MT.	63.689 SQ.MT.	3
C	54.532 SQ.MT.	9.138 SQ.MT.	63.670 SQ.MT.	3

*** SANCTIONED AREA ***

FLOOR	TOTAL GROSS FLOOR AREA	STAIR WELL	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND	95.452sqm	---	---	95.452sqm	11.015sqm	1.678sqm	82.759sqm
FIRST	124.822sqm	0.500sqm	1.715sqm	122.607sqm	11.015sqm	1.678sqm	109.914sqm
SECOND	124.822sqm	0.500sqm	1.715sqm	122.607sqm	11.015sqm	1.678sqm	109.914sqm
THIRD	124.822sqm	0.500sqm	1.715sqm	122.607sqm	11.015sqm	1.678sqm	109.914sqm
TOTAL	469.918sqm	1.500sqm	5.145sqm	463.273sqm	44.060sqm	6.712sqm	412.501sqm

21. NO. OF TENEMENTS EXECUTED = 8 NOS.

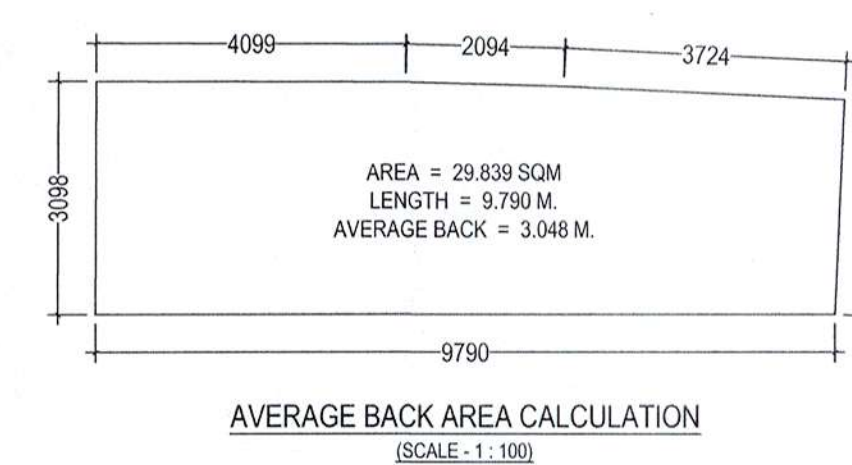
22. SIZE OF TENEMENTS :

MKD	TENAMENT AREA	COMMON AREA	ACTUAL TENAMENT AREA	NOS
A	30.439 SQ.MT.	4.505 SQ.MT.	34.944 SQ.MT.	1
B	29.065 SQ.MT.	4.302 SQ.MT.	33.367 SQ.MT.	1
C	54.532 SQ.MT.	8.071 SQ.MT.	62.603 SQ.MT.	3
D	54.549 SQ.MT.	8.073 SQ.MT.	62.622 SQ.MT.	3

*** EXECUTED AREA ***

FLOOR	TOTAL GROSS FLOOR AREA	STAIR WELL	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND	110.137sqm	---	---	110.137sqm	11.015sqm	1.678sqm	97.444sqm
FIRST	124.822sqm	0.500sqm	1.715sqm	122.607sqm	11.015sqm	1.678sqm	109.914sqm
SECOND	124.822sqm	0.500sqm	1.715sqm	122.607sqm	11.015sqm	1.678sqm	109.914sqm
THIRD	124.822sqm	0.500sqm	1.715sqm	122.607sqm	11.015sqm	1.678sqm	109.914sqm
TOTAL	484.603sqm	1.500sqm	5.145sqm	477.958sqm	44.060sqm	6.712sqm	427.186sqm

- TOTAL REQUIRED PARKING = 1 NO. (TENEMENT = 1)
- TOTAL PROVIDED PARKING = 1 NO.
- CAR PARKING AREA SANCTIONED = 25.204 SQM. & EXECUTED = 34.089 SQM
- TOTAL GROSS FLOOR AREA FOR FEES = 499.626 SQ.MT.
- PERMISSIBLE F.A.R. = 1.75
- SANCTIONED F.A.R. = $\frac{[412.501 - 25 (C.P.)]}{221.572} = \frac{387.501}{221.572} = 1.749 < 1.75$
- EXECUTED F.A.R. = $\frac{[427.186 - 25 (C.P.)]}{221.572} = \frac{402.186}{221.572} = 1.815 > 1.75$



NOTES/SPECIFICATIONS

- 75 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR
- 100 TH. (1:3:6) CEMENT, SAND, KHOA, CONCRETE IN FOUNDATION & FLOOR.
- FOUNDATION BRICK WORK WILL BE 1ST. CLASS BRICK WITH (1:6) CEMENT MORTAR.
- 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR.
- 125 TH. AND 75 TH PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR.
- 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND.
- 100TH./125TH. R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS.
- 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTER.
- ALL BUILDING MATERIALS WILL BE AS PER I.S CODE AND N.B.C. 1984.
- 40 TH. MARBLE FLOORING.
- GRADE OF CONC. M-20.
- GRADE OF STEEL Fe-500.
- ALL DIMENSIONS ARE IN M.M.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.

DECLARATION OF STRUCTURE ENGINEER

I HEREBY CERTIFIED THAT THE ERECTION OF G+III STORIED RESIDENTIAL BUILDING OF PREMISES NO. 138, BENOY PALLY, WARD NO. 113, BOROUGH-XI, KOLKATA-700070, P.S.-REGENT PARK NOW BANSDRONI, HAVE BEEN SUPERVISED BY ME & HAS BEEN COMPLETED ACCORDING TO THE B.P. NO. 202210465, DATED-17.02.2023, WITH SOME CHANGES. THE WORK HAS BEEN COMPLETED TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP & ALL THE MATERIALS (QUALITY & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BUILDING RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE STRUCTURE IS SAFE AND STABLE IN ALL RESPECTS. THE BUILDING IS FIT FOR HABITABLE USE.

S. B. Bhattacharyya
B.E. (Civil)
ESE-116/1

SAKTI BRATA BHATTACHARYYA
E.S.E. NO. - 116, CLASS - I
SIGNATURE OF STRUCTURE ENGINEER

DECLARATION OF L.B.S.

I HEREBY CERTIFIED THAT THE ERECTION OF G+III STORIED RESIDENTIAL BUILDING OF PREMISES NO. 138, BENOY PALLY, WARD NO. 113, BOROUGH-XI, KOLKATA-700070, P.S.-REGENT PARK NOW BANSDRONI, HAVE BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED ACCORDING TO THE B.P. NO. 202210465, DATED-17.02.2023, WITH SOME CHANGES. THE WORK HAS BEEN COMPLETED TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP & ALL THE MATERIALS (QUALITY & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BUILDING RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK FOR WHICH IT HAS BEEN ERECTED.

SUKHA RANJAN ROY
L.B.S. Class-I, No. 324
The Kolkata Municipal Corporation
SUKHA RANJAN ROY
L.B.S NO - 324, CLASS - I
SIGNATURE OF L.B.S.

DECLARATION OF APPLICANT

- WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :
- WE HAVE ENGAGED L B S & E S E DURING CONSTRUCTION.
 - WE HAVE FOLLOWED THE INSTRUCTION OF L.B.S. & E.S.E. STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING
 - K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR DURING CONSTRUCTION OF BUILDING (AS PER B S PLAN) SUPER STRUCTURE.
 - IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 - PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das

SAMAR GHOSH CONSTITUTED ATTORNEY OF
SRI. SUNIL CHANDRA CHOWDHURY & SMT. SOMA DAS
NAME OF APPLICANT

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOWS	REMARKS
MKD. FRAME OPENING	MKD. FRAME OPENING	
D 75X100 1000X2100	W1 75X100 1500X1350	
D1 75X100 900X2100	W2 75X100 1200X1200	
D2 75X100 750X2100	W3 75X100 900X1200	
	W4 75X100 900X900	
	W5 75X100 600X600	

*** PROJECT TITLE ***

PLAN FOR REGULARIZATION U/R 26(2a)(2b) OF B/R 2009 OF KMC ALONG WITH 400(I) AT KMC ACT 1980 FOR A G+III STORIED RESIDENTIAL BUILDING AT KMC PREMISES NO. 138, BENOY PALLY, WARD NO. 113, BOROUGH - XI, P.S.- REGENT PARK NOW BANSDRONI, KOLKATA - 700070, SANCTIONED VIDE B.P. NO. 202210465, DATED-17.02.2023.

SCALE:-
1:100, 1:50, 1:200
1:400, 1:600
DEALT BY:- SUKHA RANJAN ROY
D-13, BHAGIJATI STATION ROAD, FIRST FLOOR, KOLKATA-700 012
MOBILE NO. - 9863044169
E-Mail id: suptar_45@rediffmail.com

PARTY'S COPY

SL. NO. 048/Br-XI/BLDN/2024-25, Dt-06/01/2025
Approved by D.in Building/KML, Dt-02/12/2024
U/R 26 (a) of KMC Building Rule-2005 along with deposition of
Fees U/s 400(1) of KML Act-1920.

KOLKATA MUNICIPAL CORPORATION	
BUILDING DEPTT.	
PLANS APPROVED U/R 25 (2a) & (2b) of	
C.M.C. BUILDING RULES 1990	
B.P. No.	Br. No.
2022110465	17/02/2023
Assistant Engineer	Ex. Engr. (Civil)
Br. No. : XI	Br. No. : XI

