



**DECLARATION OF OWNER**

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.

I, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND 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 AND 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 AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

DURING INSPECTION PLOT WAS IDENTIFIED BY ME AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

**NIVA KAGA, MOUMITA SANTRA KAGA**  
**NAME OF OWNERS.**

**LATITUDE - 22°29' 35" N**  
**LONGITUDE - 88°18' 52.352" E**

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF IN ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL BE FULL LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW. THE PLOT DOES NOT FALL UNDER CCZM RED ZONE OF AAI. PERMISSIBLE HEIGHT IN REFERENCE TO CCZM 33.00M (AMSL)

**DEBNARAYAN RAY**  
**REGD. L.B.S. OF K.M.C. :- 1951**  
**NAME OF L.B.S.**

**B.P. NO. :- 2024/16/0271...**  
**DATE :- 18.01.2025...**  
**VALID UPTO :- 17.01.2030**

**PLAN OF A PROPOSED THREE STORED RESIDENTIAL BUILDING U/S 303A OF K.M.C. ACT, 1980 COMPLYING WITH K.M.C. BUILDING RULE 2009. AT PREM. NO.- 224, DIAMOND HARBOUR ROAD, WARD NO- 130, BOROUGH NO.-XIV, UNDER KOLKATA MUNICIPAL CORPORATION.**

**NAME OF OWNERS - NIVA KAGA, MOUMITA SANTRA KAGA.**

**SCALE - 1:100, 1:200, 1:50, 1:600, 1:4000**

SPECIFICATION		SCHEDULE OF DOOR & WINDOWS			
		MMG.	WIDTH	HEIGHT	
1. GRADE OF CONCRETE AND.					
2. GRADE OF STEEL REINFORCING.					
3. FINISHING CAPACITY OF SOIL.					
4. 200 & 250 THK. BRICK WORK WALL B.C.M. S.I.	D	1000	2100	PANELED	
5. 75 & 105 THK. BRICK WORK WALL B.C.M. S.I.	D1	900	2100	TYPE	
6. 100 & 125 THK. BRICK WORK WALL B.C.M. S.I.	D2	750	2100	DO	
7. 150 & 200 THK. BRICK WORK WALL B.C.M. S.I.	W1	1500	1200	GLAZED	
8. ALL OTHER RELEVANT SPECIFICATIONS TO BE FOLLOWED AS PER I.S. CODE 455 & N.B.C. (LATEST) REVENUE	W2	900	1200	DO	
9. ALL RELEVANT SPECIFICATIONS TO BE FOLLOWED AS PER I.S. CODE 455 & N.B.C. (LATEST) REVENUE	W3	600	750	DO	

**STATEMENT OF THE PLAN PROPOSAL**

**A. ASSESSEE NO - 41 - 130 - 04 - 0304 - 2**

**B. PERMISSIBLE - 208.455 SQ.M. (51.117%)**

**2. DETAILS OF REGISTERED DEED OF SALE**

a) DEED NO - 07452 b) VOL. NO - 10 c) BOOK NO - 1 d) DATE - 10/07/2014 e) PAGES - 0489 TO 0493, D.S.R. II (SOUTH 24 PARGANAS)

3a) AREA OF LAND - (AS PER DEED) = (07 K. - 03 CH. - 15 SPT.) = 482.163 SQ.M.

b) AREA OF LAND - (AS PER BID) = 499.488 SQ.M.

4. PROPOSED FIRST FLOOR AREA = (212.166 - 2.470) SQ.M. = 209.696 SQ.M.

5. PROPOSED SECOND FLOOR AREA = (212.166 - 2.470) SQ.M. = 209.696 SQ.M.

6. GROSS TOTAL COVERED AREA = 631.558 SQ.M. (INCLUDING THE SPACES EXEMPTED IN THIS RULE)

7. TOTAL AREA EXEMPTED IN THIS RULE = (44.37+7.29) SQ.M. = 51.66 SQ.M.

8. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 578.898 SQ.M.

9. STAIR HEAD ROOM AREA - 15.892 SQ.M.

10. REQ. OF CAR PARKING SPACE - NIL.

11. ROOF TANK AREA - 4.27 SQ.M.

12. TOTAL ROOF AREA - 212.166 SQ.M.

13. TOTAL G.S. AREA - 14.456 SQ.M.

14. LIFT MACHINE ROOM + STAIR AREA - 11.871 SQ.M.

15. TREE COVER AREA (REQ.) - 7.366 SQ.M. (1.27%)  
TREE COVER AREA (PROPOSED) - 8.4 SQ.M. (1.80%)

**DECL. OF L.B.S.**

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ADJOINING K.M.C. ROAD, CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED AND BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

**UTTAM PARAMANIK** Digitally signed by UTTAM PARAMANIK  
Date: 2025.01.20 11:58:59 +0530'

**DIGITAL SIGNATURE OF A.E.**

**DEBJOYI DAS** Digitally signed by DEBJOYI DAS  
Date: 2025.01.20 14:17:54 +0530'

**DIGITAL SIGNATURE OF E.E.**

**DEBNARAYAN RAY**  
**E.S.E. :- 1178**  
**NAME OF STRUC. ENGG.**

**DECL. OF APPLICANT / OWNERS.**

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND 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 AND ADJOINING STRUCTURES. THE PLOT IS IDENTIFIED BY ME AND IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

**M.S. B.R.C. ENTERPRISE PARTNERS**  
**DEBNARAYAN RAY**  
**E.S.E. :- 1178**  
**NAME OF APPLICANT/OWNER.**