



DETAILS OF PLAN FOR REGULARIZATION

NO.	DESCRIPTION	AREA (SQ. FT.)	REMARKS
1.	LAND AREA AS PER DEED - 458.87 SQ. MET. (15.97 ACRES)	458.87	
2.	LAND AREA AS PER PHYSICAL MEASUREMENT - 438.79 SQ. MET. (10.13 ACRES)	438.79	
3.	LAND AREA AS PER B.L. & L.B.O DOCUMENTS - 458.50 SQ. MET. (10.53 ACRES)	458.50	
4.	PERMISSIBLE GROUND COVERAGE - (50.00%) = 229.250 SQ. MET.	229.250	
5.	SANCTIONED & EXECUTED GROUND COVERAGE - (229.25%) = 229.250 SQ. MET.	229.250	
6.	ROOF AREA SANCTIONED & EXECUTED - 229.250 SQ. MET.	229.250	
7.	OVER HEAD WATER TANK AREA SANCTIONED = 5.025 SQ. MET. & EXECUTED = 4.913 SQ. MET.	5.025	
8.	LIFT MACHINE ROOM AREA SANCTIONED = 7.484 SQ. MET. & EXECUTED = 7.418 SQ. MET.	7.484	
9.	STAIR HEAD ROOM AREA SANCTIONED = 16.834 SQ. MET. & EXECUTED = 16.834 SQ. MET.	16.834	
10.	STAIR CASE AREA SANCTIONED = 11.111 SQ. MET. & EXECUTED = 11.111 SQ. MET.	11.111	
11.	C.B. AREA SANCTIONED = 18.500 SQ. MET. & EXECUTED = 18.500 SQ. MET.	18.500	
12.	LOFT AREA SANCTIONED = NIL. & EXECUTED = 18.500 SQ. MET.	18.500	
13.	OFFICE COVERED AREA SANCTIONED = 76.174 SQ. MET. & EXECUTED = NIL.	76.174	
14.	OFFICE COVERED AREA SANCTIONED & EXECUTED = 76.174 SQ. MET. & EXECUTED = 76.174 SQ. MET.	76.174	
15.	TREE COVERED AREA SANCTIONED & EXECUTED = 10.407 SQ. MET.	10.407	
16.	TOTAL COMMON AREA SANCTIONED = 76.456 SQ. MET. & EXECUTED = 76.724 SQ. MET.	76.456	
17.	NO. OF TENEMENTS SANCTIONED : 12 NOS.		
18.	NO. OF TENEMENTS EXECUTED : 14 NOS.		
19.	NO. OF TENEMENTS SANCTIONED & EXECUTED AREA		
	MCD	54.500 SQ. MET.	61.201 SQ. MET.
	A	6.683 SQ. MET.	61.201 SQ. MET.
	B	6.479 SQ. MET.	61.201 SQ. MET.
	C	6.479 SQ. MET.	61.201 SQ. MET.
	D	50.986 SQ. MET.	61.201 SQ. MET.

1. ASSESSOR NO. 31-111-16-0169-1  
 2. NAME OF THE OWNER: UTTAM MANNA ALIAS UTTAM KUMAR MANNA  
 3. NAME OF THE APPLICANT: BALRAM DAS SOLE PROPRIETOR OF M/S. ASHRBAD CONSTRUCTION AND ALSO CONSTITUTED ATTORNEY OF UTTAM MANNA ALIAS UTTAM KUMAR MANNA  
 4. DETAILS OF REGISTERED DEED OF CONVEYANCE:  
 SERIAL NO. 1, VOLUME NO. 477  
 PANCHANAMA, WARD NO. 111, BOROUG.  
 5. DETAILS OF REGISTERED POWER OF ATTORNEY:  
 BOOK NO. 1, VOLUME NO. 1804 - 2023  
 PAGES - 455413 TO 455423, BEING NO. 160414820  
 YEAR - 2023, DATED - 12.12.2023, D.S.R. IV, SOUTH 24 PARAGANAS  
 6. DETAILS OF REGISTERED BOUNDARY DECLARATION:  
 BOOK NO. 1, VOLUME NO. 1804 - 2024  
 PAGES - 7821 TO 7823, BEING NO. 160400186  
 YEAR - 2024, DATED - 05.01.2024, D.S.R. IV, SOUTH 24 PARAGANAS  
 7. DETAILS OF B.L. & L.B.O :  
 COPY NO. 658, DATE - 05.11.2018, COPY NO. 654, DATE - 05.11.2019,  
 COPY NO. 658, DATE - 14.11.2019, DAG NO. 981, 979, 979/1242,  
 L.R. KEMTAN NO. 2498, J.L. NO. 048, MOUZA - BRAHMANPUR

NOTES/SPECIFICATIONS  
 1. 7.5 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR  
 2. 1.00 TH. (1:3) CEMENT SAND, KOLA, CONCRETE IN FOUNDATION & FLOOR  
 3. FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH (1:3) CEMENT MORTAR  
 4. 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR  
 5. 125 TH. AND 75 TH. PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR  
 6. 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND  
 7. 100TH/125TH. R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS  
 8. 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTAR  
 9. 10 TH. WALL PLASTER WITH (1:5) CEMENT SAND AND N.B.C. 1894  
 10. 40 TH. MARBLE FLOORING  
 11. GRADE OF CONC. M-20  
 12. GRADE OF STEEL Fe-250  
 13. ALL DIMENSIONS ARE IN M.M.  
 14. DEPTH OF FOUNDATION OF SEPTIC TANK AND SUGAR WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION  
 15. CURRENT DECLARATIONS OF OWNER, E.S.E. AND L.B.S

DECLARATION OF L.B.S.  
 I HEREBY CERTIFY THAT THE REGISTRATION OF G+11 STORED RESIDENTIAL BUILDING OF PANCHANAMA, WARD NO. 111, BOROUGH - XI, KOLKATA - 700086, HAS BEEN COMPLETED AND HAS BEEN COMPLETED ACCORDING TO THE B.L. & L.B.O. DATED - 15.04.2024 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 USE.  
 SIGNED BY: *[Signature]*  
 B. S. BANERJEE  
 E.S.E. 183  
 15.04.2024

DECLARATION OF STRUCTURE ENGINEER  
 I HEREBY CERTIFY THAT THE REGISTRATION OF G+11 STORED RESIDENTIAL BUILDING OF PANCHANAMA, WARD NO. 111, BOROUGH - XI, KOLKATA - 700086, HAS BEEN COMPLETED AND HAS BEEN COMPLETED ACCORDING TO THE B.L. & L.B.O. DATED - 15.04.2024 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 USE.  
 SIGNED BY: *[Signature]*  
 S. B. BANERJEE  
 E.S.E. 183  
 15.04.2024

DECLARATION OF APPLICANT  
 WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:  
 1. WE HAVE ENGAGED L.B.S. & S.E. DURING CONSTRUCTION.  
 2. WE HAVE FOLLOWED THE INSTRUCTION OF L.B.S. & S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN).  
 3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADDING SUPER STRUCTURE.  
 4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL TAKE APPROPRIATE ACTION.  
 5. PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.  
 SIGNED BY: *[Signature]*  
 Balaram Das  
 B.L. & L.B.O. NO. 160414820  
 15.04.2024

PLAN FOR REGULARIZATION U/R 26(2)(b) OF BR 2009 OF K.M.C. FOR A G+11 STORED RESIDENTIAL BUILDING AT PANCHANAMA, WARD NO. 111, BOROUGH - XI, P.S. - BANESWARI, KOLKATA - 700086, SANCTIONED UNDER B.P. NO. 2024/10099, DATED - 15.04.2024.  
 DEALT BY: SIKHA BANJAN, ROY  
 SCALE: 1:100, 1:500

SL NO. 028 BLDG Br-XI 2015-26, Dt-06/08/25  
Bldg-26 (0805) Approved by D-1 (Bldg) RMC on-25/08/25

**PARTY'S COPY**

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPT.  
PLANS APPROVED UNDER (20) & (20) OF  
C.M.C. BUILDING RULES 1993  
B.P. No. 005 Br. No. 2015-26 Dt. 06/08/25  
Assistant Engineer Ex. Engr. (C/M)  
Br. No. : X 1 Br. No. : X 1

