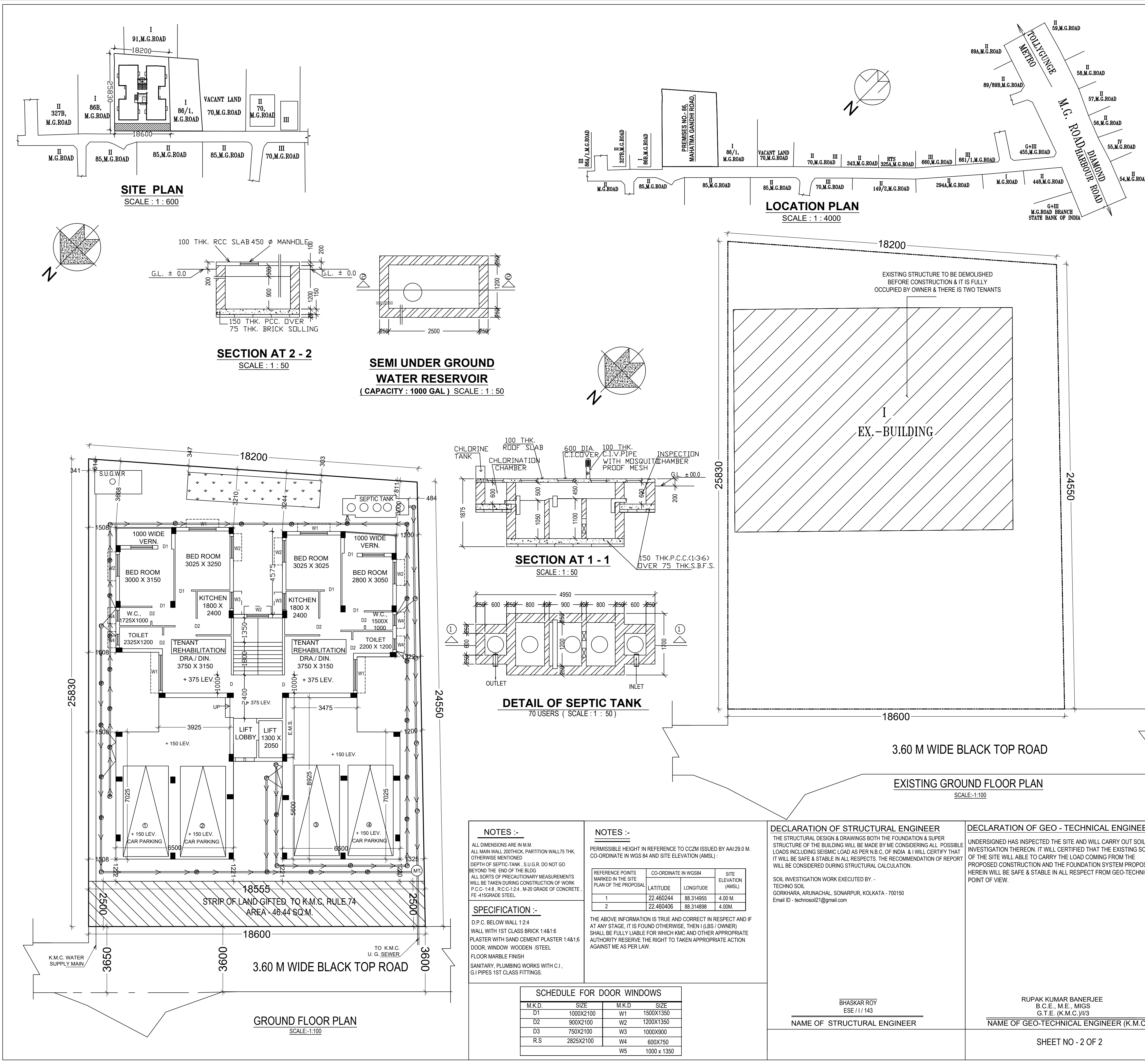




DECLARATION OF OWNER/ APPLICANT

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :
WE SHALL ENGAGE L.B.S. , E.S.E. & G.T.E. DURING CONSTRUCTION.
WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. , E.S.E. & G.T.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.
THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E/ L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION PLOT WAS IDENTIFIED BY US
THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
EXISTING BLDG. STRUCTURE OCCUPIED BY THE OWNER & TENANT . THERE IS TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

HAPPY HOMES A PARTNERSHIP COMPANY REPRESENTED BY ITS
PARTNER SHANTANU BAROI C.A. OF ANIL KUMAR AGARWALA.

NAME OF OWNER/ APPLICANT

DECLARATION OF L.B.S.

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER
PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE
CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD 3.60M. CONFORM WITH THE PLAN THAT IT IS A
BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE
PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE. EXISTING BLDG. STRUCTURE OCCUPIED BY THE
OWNER TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. THERE IS TWO TENANT.

SANTU SASHMAL
LBS /11/1558

NAME OF THE L.B.S.

MAIN CHARACTERISTICS OF PLAN PROPOSAL

1. ASSESSEE NO - 41 - 124 - 06 - 0085 - 0

2. NAME OF THE OWNER'S:-ANIL KUMAR AGARWALA.

2A) NAME OF THE C.A.:-HAPPY HOMES A PARTNERSHIP COMPANY
RESPRESENTED BY ITS PARTNER SHANTANU BAROI.

DETAILS OF POWER OF ATTORNEY -

BOOK NO - I, VOL. NO - 1603-2024
BEING NO - 160320929, YEAR- 2024
PAGES NO. - 550318 TO 550332, DATED - 17/12/2024
REGD. OF THE D.S.R. - III, SOUTH 24 PARGANAS, W.B.

DETAILS OF REGISTERED DEED OF CONVEYANCE -

BOOK NO - I, VOL. NO - 1603-2024
BEING NO - 160315368, YEAR- 2024
PAGES NO. - 401038 TO 401058, DATED -09/09/2024
REGD. OF THE D.S.R. - III, SOUTH 24 PARGANAS, W.B.

DETAILS OF REGISTERED DEED OF GIFT -

BOOK NO - I, VOL. NO - 1604-2025,
BEING NO - 160400240, YEAR- 2025
PAGES NO. - 8786 TO 8799, DATED - 09/01/2025
REGD. OF THE D.S.R. - IV, SOUTH 24 PARGANAS, W.B.

DETAILS OF NON EVICTION OF TENANT:-

BOOK NO - I, VOL. NO - 1604-2025
BEING NO - 160400242, YEAR- 2025
PAGES NO. - 8759 TO 8772, DATED - 09/01/2025
REGD. OF THE D.S.R. - IV, SOUTH 24 PARGANAS, W.B.

PART-B

1. AREA OF LAND:-
a) AS PER TITLE DEED = 497.492 SQ.M. (07 KH-07 CH-00 SQ.FT.)
b) AS PER BOUNDARY DECLARATION = 462.749 SQ.M.
(06 KH.-14 CH.-31.03 SQ.FT.)
2. AS PER STRIP OF LAND AREA = 46.44 SQ.M.
3. NET LAND AREA = 416.309 SQ.M.

4.i) PERMISSIBLE GROUND COVERAGE -237.120 SQ.M. (51.242%)
ii) PROPOSED GROUND COVERAGE - 236.726 SQ.M. (51.157%)
5. i) PERMISSIBLE HEIGHT :- 12.500 M. (2.5 M STRIP GIFTING)
ii) PROPOSED HEIGHT :- 12.475 M.

5. PROPOSED AREA :-

	GROSS COVERED AREA (SQ.M.)	CUTOUT LIFT WELL (SQ.M.)	TOTAL EXEMPTED AREA		NET FLOOR AREA (SQ.M.)
			STAIR & STAIR LOOBY (SQ.M.)	LIFT LOOBY (SQ.M.)	
GROUND FLOOR	236.726		12.150	2.773	221.803
1ST FLOOR	236.726	2.665	12.150	2.773	219.138
2ND FLOOR	236.726	2.665	12.150	2.773	219.138
3RD FLOOR	236.726	2.665	12.150	2.773	219.138
TOTAL	946.904	7.995	48.600	11.092	879.217

7 A) TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENTS SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
G1"	56.163 SQ.M.	6.091 SQ.M.	61.254 SQ.M.	01	03
G2"	52.626 SQ.M.	5.811 SQ.M.	58.437 SQ.M.	01	
TYPE	54.273 SQ.M.	5.993 SQ.M.	60.267 SQ.M.	06	
TYPE-C	54.389 SQ.M.	6.006 SQ.M.	60.395 SQ.M.	03	
TYPE-D	51.853 SQ.M.	5.726 SQ.M.	57.579 SQ.M.	03	

TOTAL TENEMENTS = 14 NOS. TOTAL REQUIRED CAR PARKING = 03

8. A) TOTAL NOS. OF REQD. CAR PARKING = 03
B) TOTAL NOS. OF CAR PARKING PROVIDED AT GROUND FLOOR = 04
9. CAR PARKING AREA AT GROUND FLOOR = 103.934 SQ.M.
10. PERMISSIBLE F.A.R. = 1.75
11. PROPOSED F.A.R. = (879.217 - 75.00) / 462.749 = 1.738 < 1.75

FLOOR	LOFT (SQ.M.)	CUPBOARD (SQ.M.)	LEDGE/TEND (SQ.M.)
TOTAL	NIL	15.00 (24 NOS)	NIL

16. STAIR HEAD ROOM AREA :- 14.958 SQ.M.
17. LIFT MACHINE ROOM AREA :- 10.230 SQ.M.
18. ROOF AREA :- 236.726 SQ.M.
19. RELAXATION OF AUTHORITY, IF ANY :-
20. ROOF SERVICE AREA :- NIL.
21. ROOF TANK AREA :- 5.580 SQ.M.
22. TOTAL COMMON AREA :- 83.056 SQ.M.
23. TOTAL CUP-BORD AREA = 15.00 SQ.M.
24. TOTAL OTHER AREA FOR FEES = 42.838 SQ.M.

24. TREE COVER AREA TO BE REQUIRED AT
GROUND FLOOR IS = 2.347 % OF 462.749 = 10.862 SQ.M.
25. TREE COVER AREA PROVIDED AT GROUND FLOOR = 11.025 SQ.M.

GROUND FLOOR PLAN WITH SANITARY LAYOUT, EXISTING FLOOR PLAN, DETAIL OF SEPTIC TANK, DETAIL OF UNDERGROUND WATER RESERVOIR, SITE PLAN, KEY PLAN

PROJECT:

PROPOSED PLAN OF A G+ (THREE) STORIED (HT. 12.475 MT.) RESIDENTIAL
BUILDING U/S 393 A OF K.M.C. ACT 1980 UNDER BUILDING RULE -2009,
AT PREMISES NO.- 86, MAHATMA GANDHI ROAD, WARD NO. - 124,
BR. NO - XVI, P. S.- THAKURPUKUR, KOLKATA - 700 063.

BUILDING PERMIT. NO. :- 2025160190

DATE :- 19.08.2025

VALID UP TO :- 18.08.2030

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C)
K.M.C., BOROUGH - XVI

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (C)
K.M.C., BOROUGH - XVI

NOTES :-

ALL DIMENSIONS ARE IN M.M.
ALL MAIN WALL 200THICK, PARTITION WALL 75 THK,
OTHERWISE MENTIONED
DEPTH OF SEPTIC-TANK, S.U.G.R. DO NOT GO
BEYOND THE END OF THE BLDG
ALL SORTS OF PRECAUTIONARY MEASUREMENTS
WILL BE TAKEN DURING CONSTRUCTION OF WORK
P.C.C. 1:4:8, R.C.C. 1:2:4, M-20 GRADE OF CONCRETE,
FE 415 GRADE STEEL.

SPECIFICATION :-

D.P.C. BELOW WALL 1:2:4
WALL WITH 1ST CLASS BRICK 1:4&1:6
PLASTER WITH SAND CEMENT PLASTER 1:4&1:6
DOOR WINDOW WOODEN /STEEL
FLOOR MARBLE FINISH
SANITARY, PLUMBING WORKS WITH C.I.,
G.I PIPES 1ST CLASS FITTINGS.

NOTES :-

PERMISSIBLE HEIGHT IN REFERENCE TO CC2M ISSUED BY AA129.0 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22.460244	88.314955	4.00 M.
2	22.460406	88.314898	4.00M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN RESPECT AND IF
AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I (LBS / OWNER)
SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE
AUTHORITY RESERVE THE RIGHT TO TAKEN APPROPRIATE ACTION
AGAINST ME AS PER LAW.

SCHEDULE FOR DOOR WINDOWS

M.K.D.	SIZE	M.K.D.	SIZE
D1	1000X2100	W1	1500X1350
D2	900X2100	W2	1200X1350
D3	750X2100	W3	1000X900
R.S	2825X2100	W4	600X750
		W5	1000 x 1350

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER
STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE
LOADS INCLUDING SEISMIC LOAD AS PER N.B.C. OF INDIA & I WILL CERTIFY THAT
IT WILL BE SAFE & STABLE IN ALL RESPECTS. THE RECOMMENDATION OF REPORT
WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

SOIL INVESTIGATION WORK EXECUTED BY :-
TECHNO SOIL
GORKHARA, ARUNACHAL SONARPUR, KOLKATA - 700150
Email ID - technosol21@gmail.com

NAME OF STRUCTURAL ENGINEER

SHRANKAR ROY
ESE /11/143

DECLARATION OF GEO - TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL
INVESTIGATION THEREON. IT WILL CERTIFIED THAT THE EXISTING SOIL
OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE
PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED
HEREIN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL
POINT OF VIEW.

RUPAK KUMAR BANERJEE
B.C.E., M.E., MIGS
G.T.E. (K.M.C.)/I/3

NAME OF GEO-TECHNICAL ENGINEER (K.M.C.)

SHEET NO - 2 OF 2