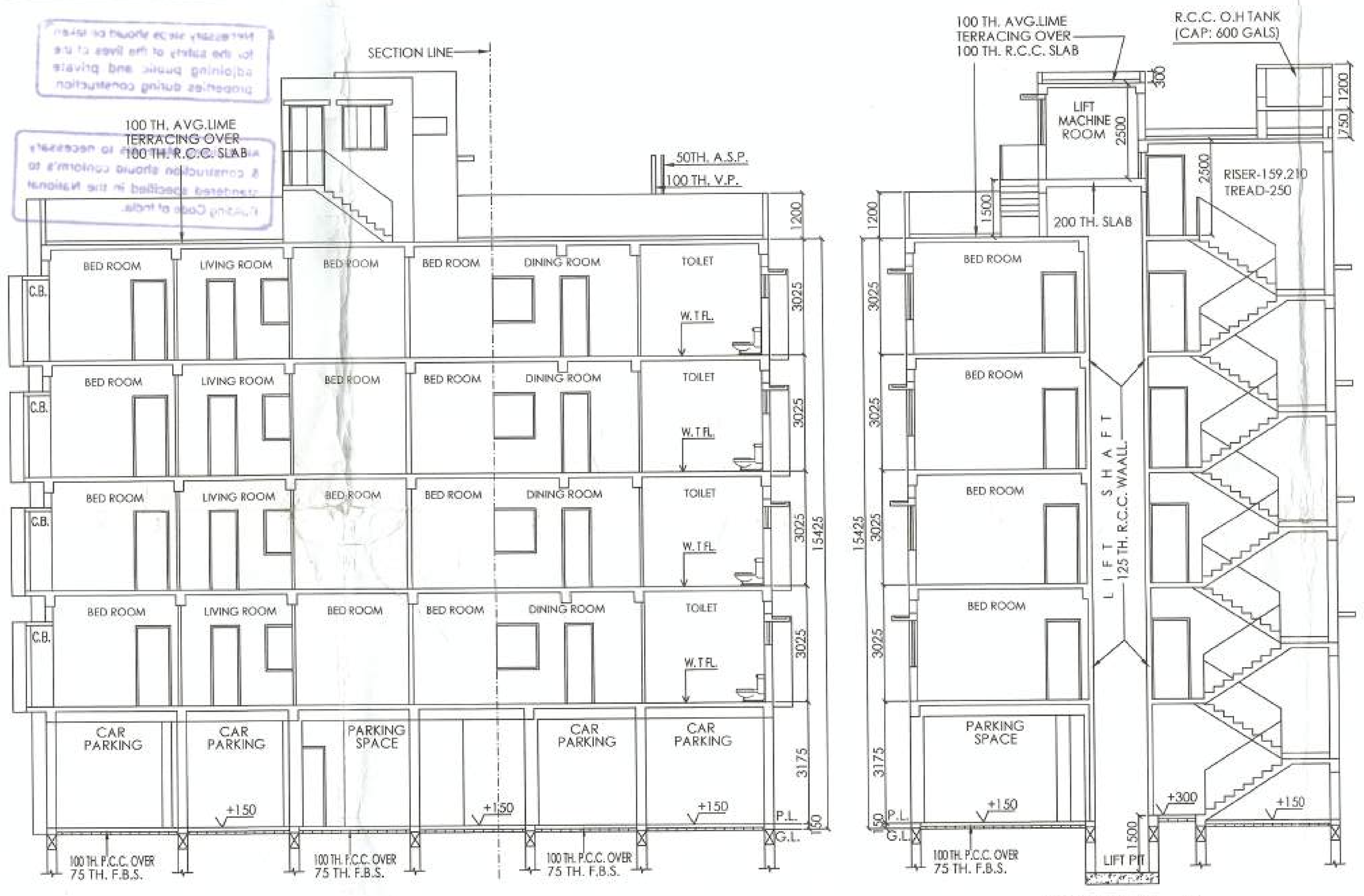
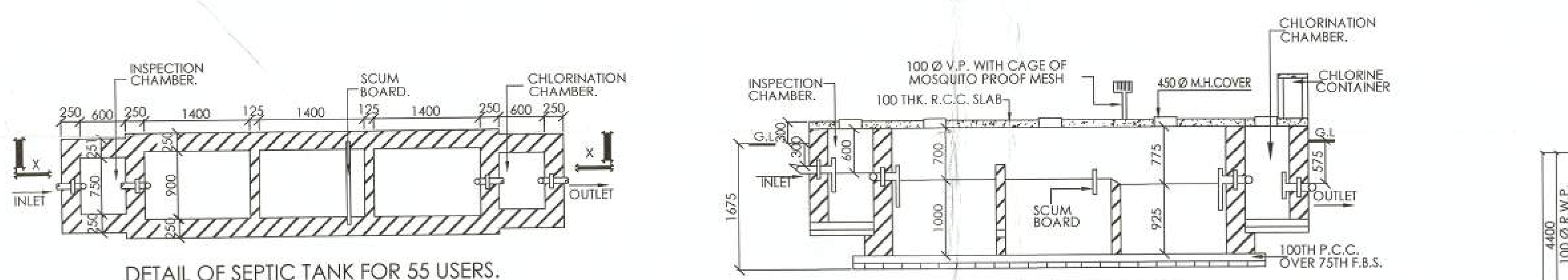
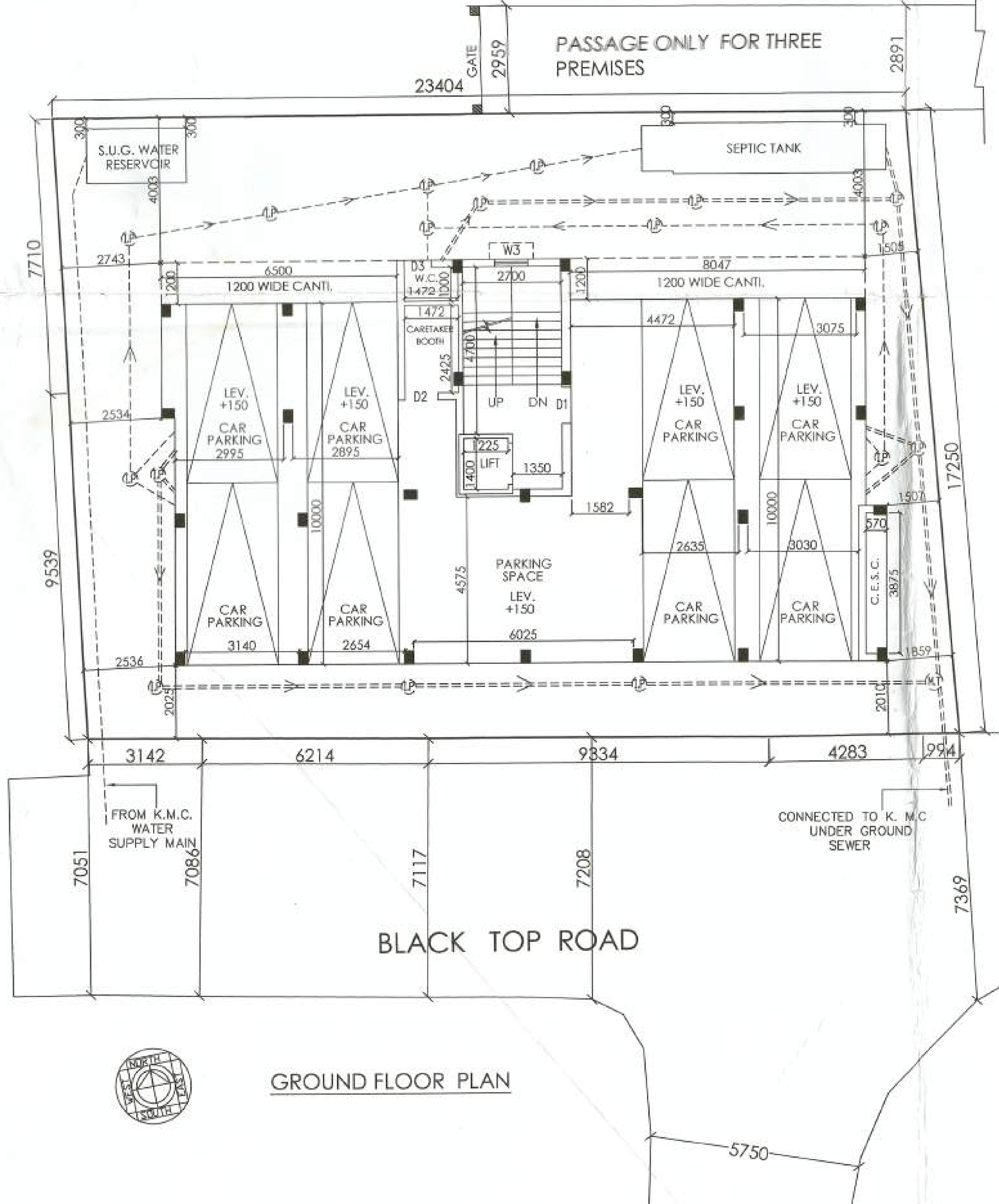
PARTY'S COPY

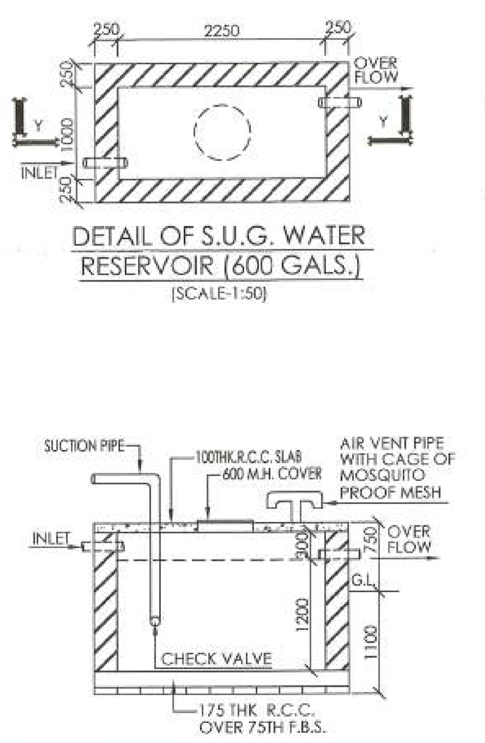
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021070236
Date 18-02-21 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. XII Bor. No. XII
BUILDING DEPARTMENT

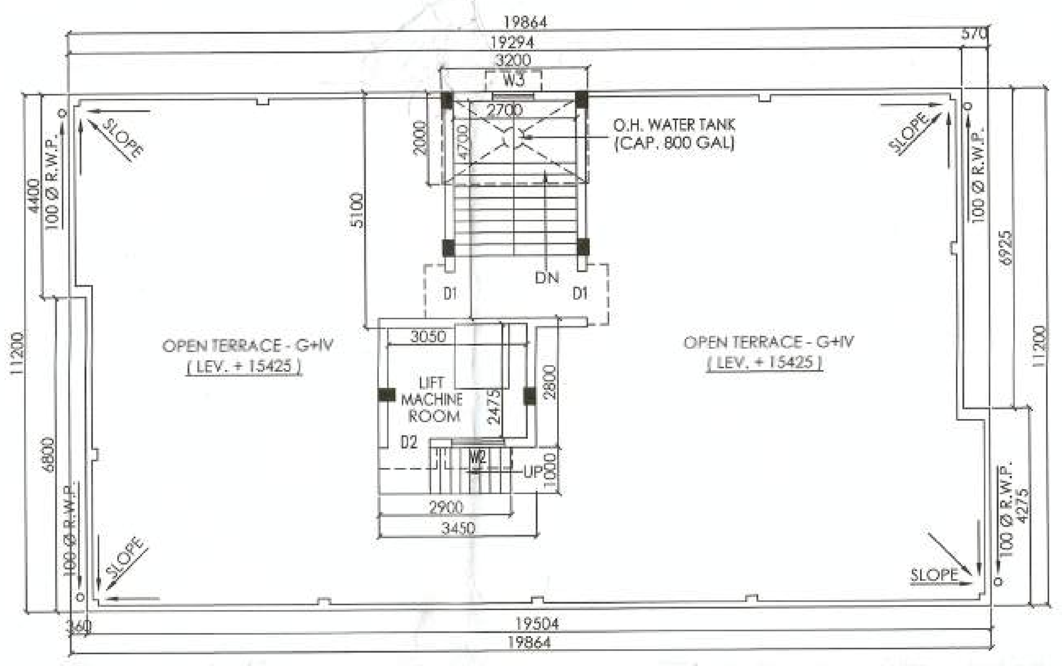
RESIDENTIAL BUILDING
THE SANCTION IS VALID UP TO.........

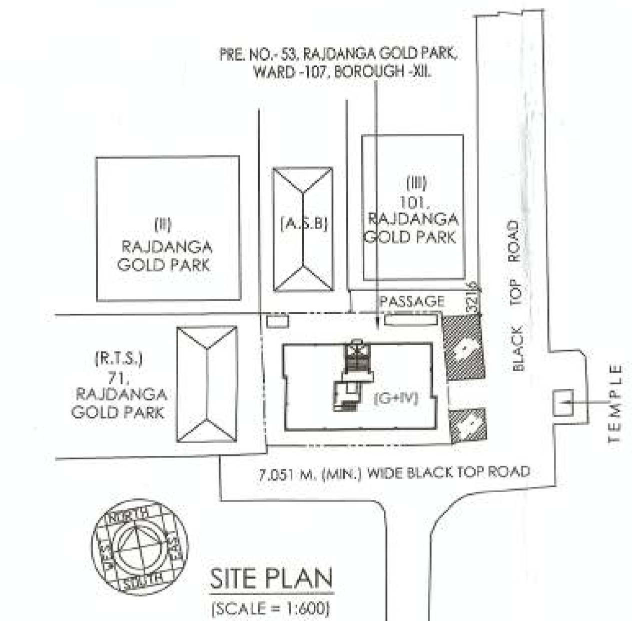


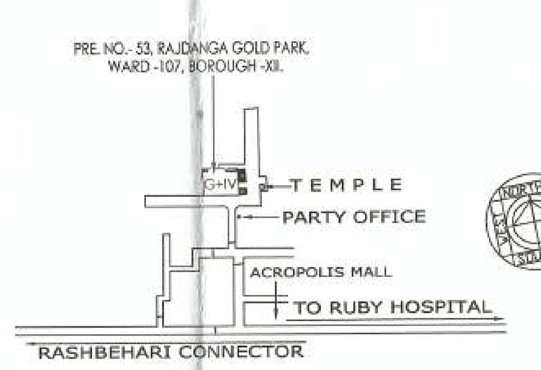


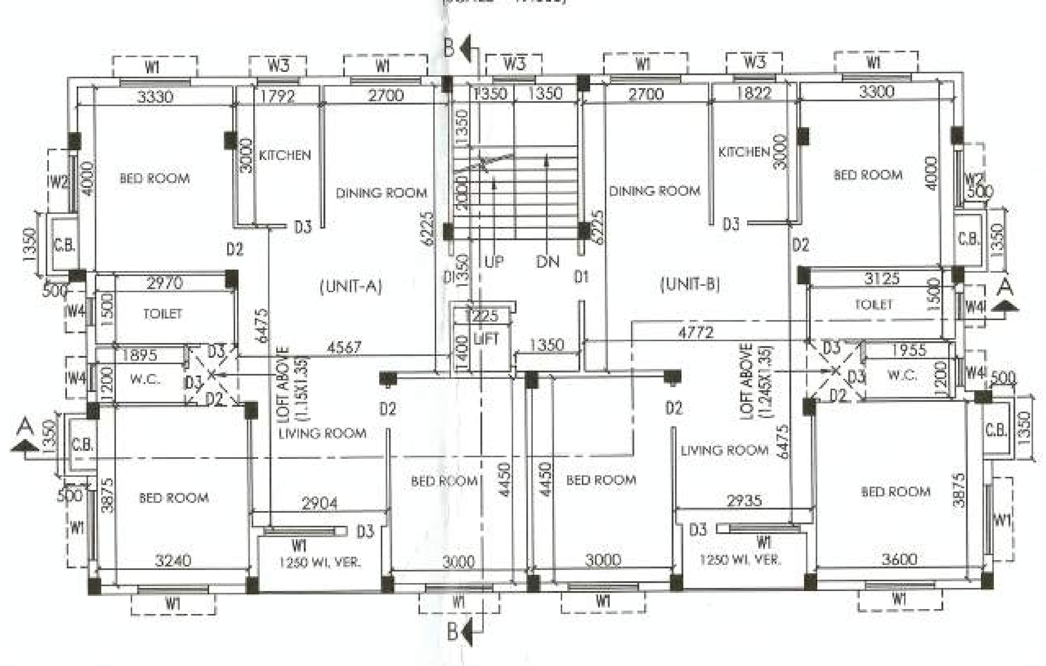












SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	MKD.	SIZE
D	1050x2100	W1	1500x1200
D1	1000x2100	W2	1200x1200
D2	900x2100	W3	900x1000
D3	750x2100	W4	750x600

STATEMENTS OF PLAN PROPOSAL

A

1. ASSESSEE NO :- 311071500530
2. NAME OF THE OWNER : SMT. CHABI RANI MALLICK
3. MR. SUBRATA DAS MANAGING DIRECTOR OF M/S. SHIBAYYA CONSTRUCTIONS PVT. LTD. C/A OF SMT. CHABI RANI MALLICK
4. a. DETAILS OF REG. DEED :- BOOK - I, VOL NO. 131, PAGE - 211 TO 215, BEING NO. 7991, REGD. AT S.R. ALIPORE, YEAR - 1961, DATE - 04/10/1961
   b. DETAILS OF REG. DEED :- BOOK - I, VOL NO. 127, PAGE - 82 TO 86, BEING NO. 6858, REGD. AT S.R. ALIPORE, YEAR - 1961, DATE - 17/08/1961
   c. DETAILS OF REG. DEED :- BOOK - I, VOL NO. 129, PAGE - 178 TO 182, BEING NO. 6857, REGD. AT S.R. ALIPORE, YEAR - 1961, DATE - 17/08/1961
5. DETAILS OF REG. POWER ATTORNEY:- BOOK - I, VOL NO. 1603-2021, PAGE - 7051 TO 7061, BEING NO. 160300113, REG. AT D.S.R. -III, SOUTH 24 PARGANAS, WEST BENGAL, DATED - 13/01/2021
6. DETAILS OF REG. BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO.- 1630-2021 PAGES - 9785 TO 9801 BEING NO.-163000169, DATED - 18/01/2021, D. S. R. - V, SOUTH 24 PARGANAS, WEST BENGAL.
7. K.M.C. MUTATION :- NO.- 241, DATED - 13/01/2021

B

1. AREA OF LAND :-
   AS PER DEED & ASSESSMENT BOOK :- 6 K.- 06 CH. - 00 SFT. = 426.421 Sqm.
   AS PER BOUNDARY DECLARATION :- 6 K.- 01 Ch.- 34.56 Sft. = 408.729 Sqm.
2. ROAD WIDTH :- 7.051 M. (MIN.) NORTHERN SIDE & 8.801 M. (MIN) EASTERN SIDE.
3. PER. GROUND COVERAGE = 216.798 SQM. = 53.042 %
4. PROPOSED GROUND COVERAGE = 216.082 SQM. = 53.042 %
5. PROPOSED AREA :-

FLOOR	TOTAL AREA (SQM.)	LIFT LOBBY (SQM.)	LIFT WELL (SQM.)	STAIR WAY (SQM.)	NET FLOOR AREA (SQM)
GR. FL.	198.625 SqM.	2.059 SqM.	0.000	12.690 SqM.	183.876 SqM.
1st. FL.	216.082 SqM.	2.059 SqM.	1.715 SqM.	12.690 SqM.	199.618 SqM.
2nd. FL.	216.082 SqM.	2.059 SqM.	1.715 SqM.	12.690 SqM.	199.618 SqM.
3rd. FL.	216.082 SqM.	2.059 SqM.	1.715 SqM.	12.690 SqM.	199.618 SqM.
4th. FL.	216.082 SqM.	2.059 SqM.	1.715 SqM.	12.690 SqM.	199.618 SqM.
TOTAL.	1062.953 SqM.	10.295 SqM.	6.860 SqM.	63.450 SqM.	982.348 SqM.

6. PARKING CALCULATION.

A)

FLAT MKD.	TENEMENT SIZE: COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA	TENEMENT NUMBER	REQUIRED PARKING
F1, F2 & F3	98.212 Sqm.	11.490 Sqm.	109.702 Sqm.	FOUR	4 NOS.
F1, F2 & F3	100.523 Sqm.	11.760 Sqm.	112.283 Sqm.	FOUR	4 NOS.
			TOTAL REQUIRED PARKING =		8 NO.

B) Nos. OF PARKING PROVIDED = EIGHT.

C) PERMISSIBLE AREA FOR PARKING
   I) GROUND FLOOR = 200 Sqm.
   I) BASEMENT = N.A

D) ACTUAL AREA OF PARKING PROVIDED
   I) GROUND FLOOR = 168.156 Sqm.
   I) BASEMENT = N.A

7) PERMISSIBLE F.A.R - 2

8) PROPOSED F.A.R - 1.992

9) FEES FOR OTHER AREA - 87.445 Sqm.

10.) STATEMENT OF OTHER AREA, S FOR FEES.

FLOOR	LOFT	CUPBOARD
GR. FLOOR	N.A.	N.A.
1st. FLOOR.	3.234 SqM.	2.700 SqM.
2nd. FLOOR.	3.234 SqM.	2.700 SqM.
3rd FLOOR.	3.234 SqM.	2.700 SqM.
4th FLOOR.	3.234 SqM.	2.700 SqM.
TOTAL.	12.932 SqM.	10.800 SqM.

11) STAIR COVER AREA = 15.929 Sqm.

12) LIFT MACHINE ROOM AREA = 9.660 Sqm.

13) LIFT STAIR = 2.900 Sqm.

14) O. H. WATER TANK = 6.400 Sqm.

L. B. S. DECLARATION :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING PLAN RULES, 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE ABUTTING ROAD CONFIRM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILTABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT.
- THE CONSTRUCTION OF SEMI U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK
- ROAD WIDTH - 7.051 M. (MIN.) NORTHERN SIDE (BLACK TOP ROAD)
- THE PLOT IS BEYOND 500 M. FROM C/L OF E. M. BYE PASS

SUMIT KUMAR BANDYOPADHYAY
LICENSED BUILDING SURVEYOR
CLASS - I, No. 1068
Under Kolkata Municipal Corporation
30L/2, Santoshpur East Road, Kolkata-700075

SUMIT KUMAR BANDYOPADHYAY
L.B.S. NO. 1068, CLASS-I
30L/2, SANTOSHPUR EAST ROAD
KOLKATA - 700075

SIGNATURE OF L.B.S

E. S. E. DECLARATION :-

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY TECHNO SOIL MR. BHASKAR JYOTI ROY OF 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, JADAVPUR, KOLKATA - 700 032, AND THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

AVIJIT SEN GUPTA
E.S.E - 547, No - II
4/1, Eastern Park 4th Road,
Santoshpur Kolkata - 700075

AVIJIT SEN GUPTA
E.S.E. NO. 547, CLASS-II
4/1, EASTERN PARK 4th ROAD, SANTOSHPUR
KOLKATA - 700075

SIGNATURE OF E.S.E

CERTIFICATE OF GEO - TECHNICAL ENGINEER :-

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

BHASKAR JYOTI ROY
B.C.E., M.I.E., M.I.G.S.
Chartered Engineer
The Kolkata Municipal Corpn.
Empanelment No.- G.T./I/4
Empanelment No.-G.T.-II/20 (R.S.M)
Empanelment No. GTER/NKDA/10/00030
Consulting Geotechnical Engineer

MR. BHASKAR JYOTI ROY (GEO-TECH NO.-20/II)
SIGNATURE OF GEO-TECHNICAL ENGINEER.

DETAILS OF B.L. & L.R.O. (MUTATION) :- (SHALI)
Memo No.:- 18/MUT/1130/BLLRO/ATM/KASBA/18. Dt.- 06.03.2018

DETAILS OF B.L. & L.R.O. (CONVERSION):- (BASTU)
Memo No.:- 6 / P / 1156 / SDL & LRO, SADAR ALIPORE Dt.- 07.12.2020

PROPOSED G + FOUR STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 & K.M.C. BUILDING RULES 2009 AT PREMISES NO.- 53, RAJDANGA GOLD PARK, WARD NO.-107, BOROUGH -XII, KOLKATA - 107, P.S.- KASBA, R.S. DAG NO.- 2385, KHATIAN NO.- 472, MOUZA - KASBA.

NAME OF APPLICANT :-

MR. SUBRATA DAS MANAGING DIRECTOR OF M/S. SHIBAYYA CONSTRUCTIONS PVT. LTD. C/A OF SMT. CHABI RANI MALLICK

HEIGHT OF THE BUILDING-15.425 M

SPECIFICATIONS :-

- 200 THICK BRICK WALL IN 1:6 MORTAR
- 125 THICK AND 75 THICK BRICK WALLS ARE1:4 MORTAR
- ALL MATERIALS SHOULD BE AS PER SPECIFICATION OF I.S.I.& N.B CODES AS SPECIFIED BY THE ENGINEER -IN-CHARGE
- GRADE OF CONCRETE M 20
- GRADE OF STEEL Fe - 500
- BEARING CAPACITY OF SOIL TAKEN INTO ACCOUNT AS PER GEO -TECHNICAL INVESTIGATION REPORT
- PROPORTION OF P.C.C 1:4:8
- PROPORTION OF R.C.C 1:1.5:3

NOTES :-

- ALL DIMENSIONS ARE IN MILLIMETER
- ALL OUTER WALL 200 THICK
- ALL PARTITION WALLS ARE 125 THICK AND 75 THICK
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK SHOULD NEVER EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION
- ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION

CERTIFICATE OF OWNER :-

- I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
- I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION
- I SHALL FOLLOW THE INSTRUCTION OF L.B.S. 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 STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF S.U.WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK
- THE PLOT IS VACANT & THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT.
- THE PLOT IS IDENTIFIED BY ME IF ANY DISCREPANCY ARISES THEN L.B.S. & K.M.C.
- AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C. WILL EVERY RIGHT TO REVOKE THE PLAN.

Shibayya Constructions Pvt. Ltd.
Director

SUBRATA DAS
Constituted Attorney of:
CHABI RANI MALLICK

MR. SUBRATA DAS MANAGING DIRECTOR OF M/S. SHIBAYYA CONSTRUCTIONS PVT. LTD. C/A OF SMT. CHABI RANI MALLICK

SIGNATURE OF APPLICANT

SCALE :- 1:50,1:100,1:200, 1:600,1:4000	CHECKED BY :-
(UNLESS OTHERWISE NOTED)	
DRAWN BY :-	

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Office
Sadar, Alipore, South 24 Parganas
New Treasury Building, 6th Floor
Kolkata – 700 027

Collector U/S 4C of the W.B.L.R. Act, 1955.
&
Sub-Divisional Land & Land Reforms Officer

PARTY'S 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.

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

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

P.C.No- 2020/20 442

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2020/20362
Date 11-02-21 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. XII Bor. No. XII
BUILDING DEPARTMENT

RESIDENTIAL BUILDING

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

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.

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.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

THE SANCTION IS VALIED UP TO 10-02-2026

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (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.

Plan for Water Supply arrangement including SEMILI 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 or demolition.

DEVIATION WOULD MEAN DEMOLITION

SANCTION RENEWED
With effect from 11-02-2026
Approved by Dy. C.E.(B)/Bldg/Growth, Dt. 02-03-2026

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

THE SANCTION IS VALIED UP TO 10-02-2028

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

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. ____
Date ____ Borough No. ____
Ex. Engineer / Asst. Engineer
Bor. No. ____ Bor. No. ____
BUILDING DEPARTMENT