

L.B.S./L.B.A. DECLARATION :
 CERTIFIED 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 AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 4.876 M WIDE BLACKTOP ROAD ON THE EASTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS BEYOND 500 M FROM THE C.L. OF E.M. BY-PASS.

* THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Name of LBS
 SRI BJOY SARKAR
 L.B.S No.- I/ 1515

E.S.E. DECLARATION :
 THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY "GLOBE TECH" OF KUSUMBA SAHA PARA, NARENDRAPUR, KOLKATA- 700 103.

Name of Structural Engineer
 Sri Kallol Kumar Ghoshal
 ESE NO - 1/261

GEO-TECHNICAL ENGINEER'S DECLARATION :
 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Name of Geo-Technical Engineer
 Sri Kallol Kumar Ghoshal
 G.T./49 (K.M.C.)

OWNER'S DECLARATION :
 I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT

- 1) I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
- 2) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.
- 3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR 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 AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
 *THE PLOT OF LAND IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION.

SRI SUDIP KUMAR MANDAL PROPRIETOR
 OF "BINAYAK GROUPS" AND C.A. OF SRI DIBYENDU ADHIKARY
 NAME OF APPLICANT

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.350 M. U/S-393 A OF K.M.C ACT 1980 & AS PER BUILDING RULE 2009., AT PREMISES NO - 3980, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099. AT R.S. & L.R. DAG NO- 191(P), R.S. KHATIAN NO- 145, L.R. KHATIAN NO- 2971, MOUZA- NAYABAD, J.L. NO- 25, P.S.- PANCHASAYAR, PLOT NO- A/14.

ALL DIMENSIONS ARE IN MILLIMETRE.

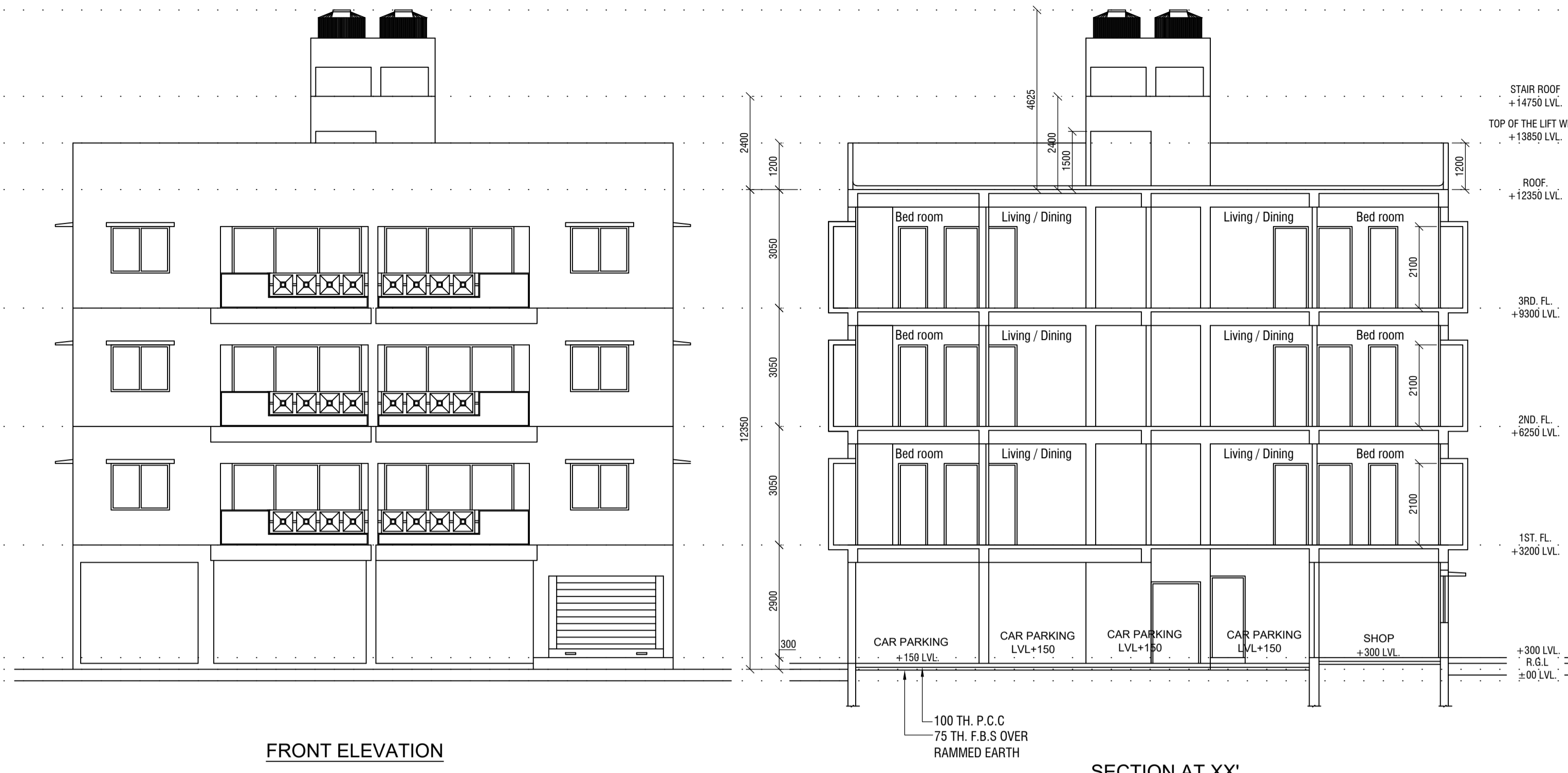
NAME OF PLUMBER
 SRI UTPAL KUMAR BANERJEE
 P.L. NO- 1530, DATED- 30-06-2023

BUILDING PERMIT NO :- 2025120113
DATE :- 13-JUN-25
VALID UP TO :- 12-JUN-30

DIGITAL SIGNATURE OF A.E.

SCALE
 1:50
 1:100
 1:600
 1:4000

N.A
 DIGITAL SIGNATURE OF E.E.

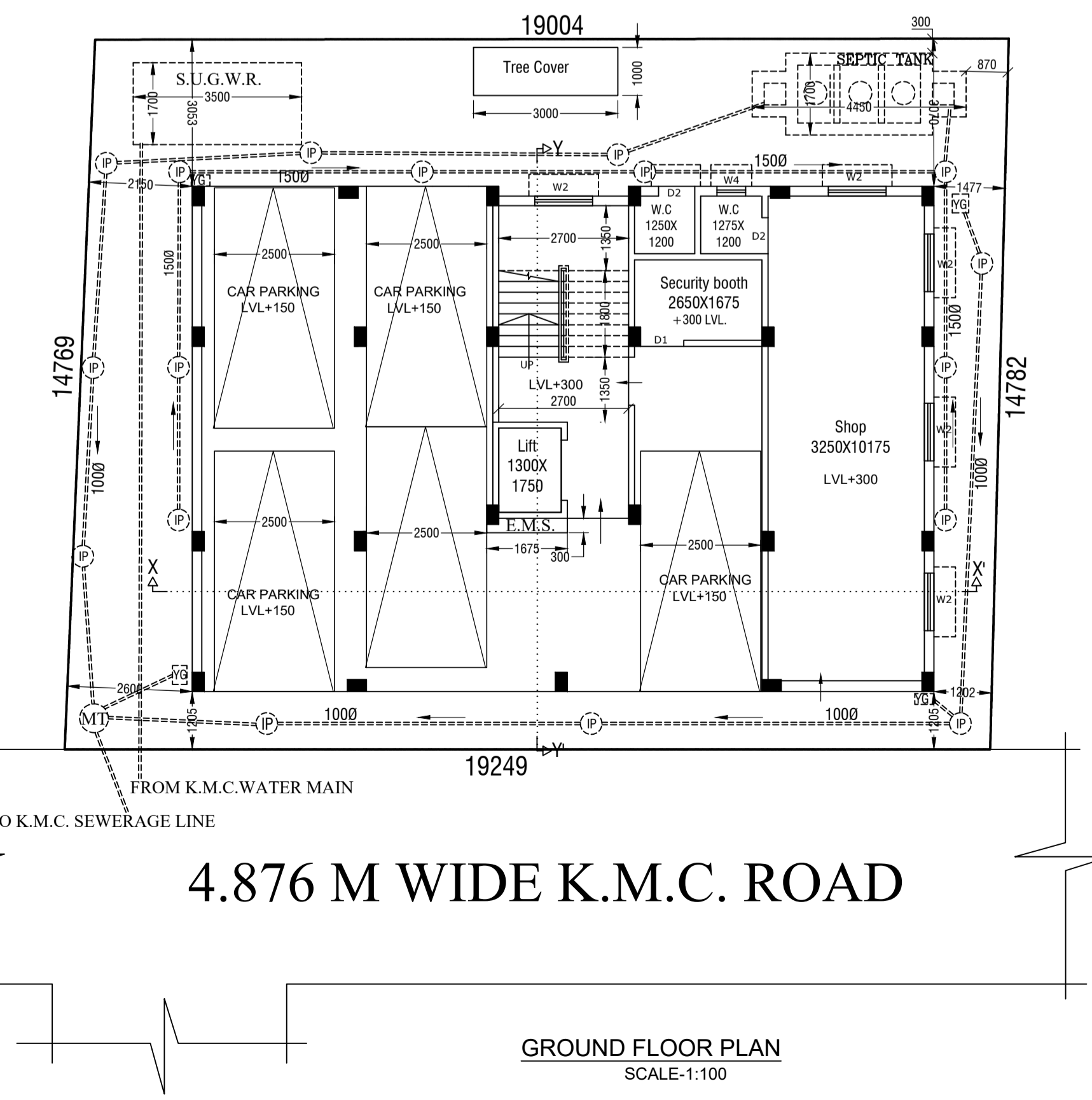
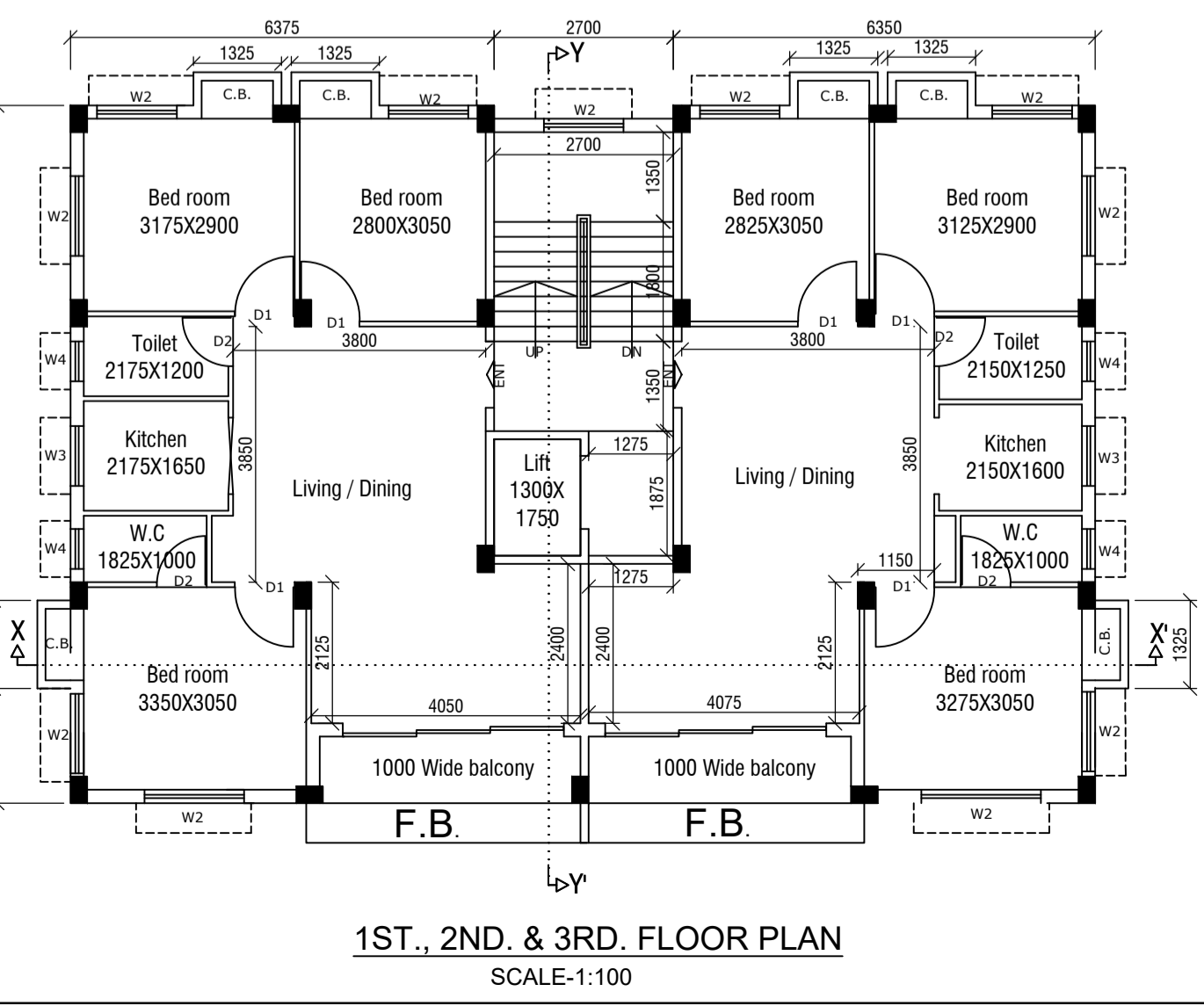
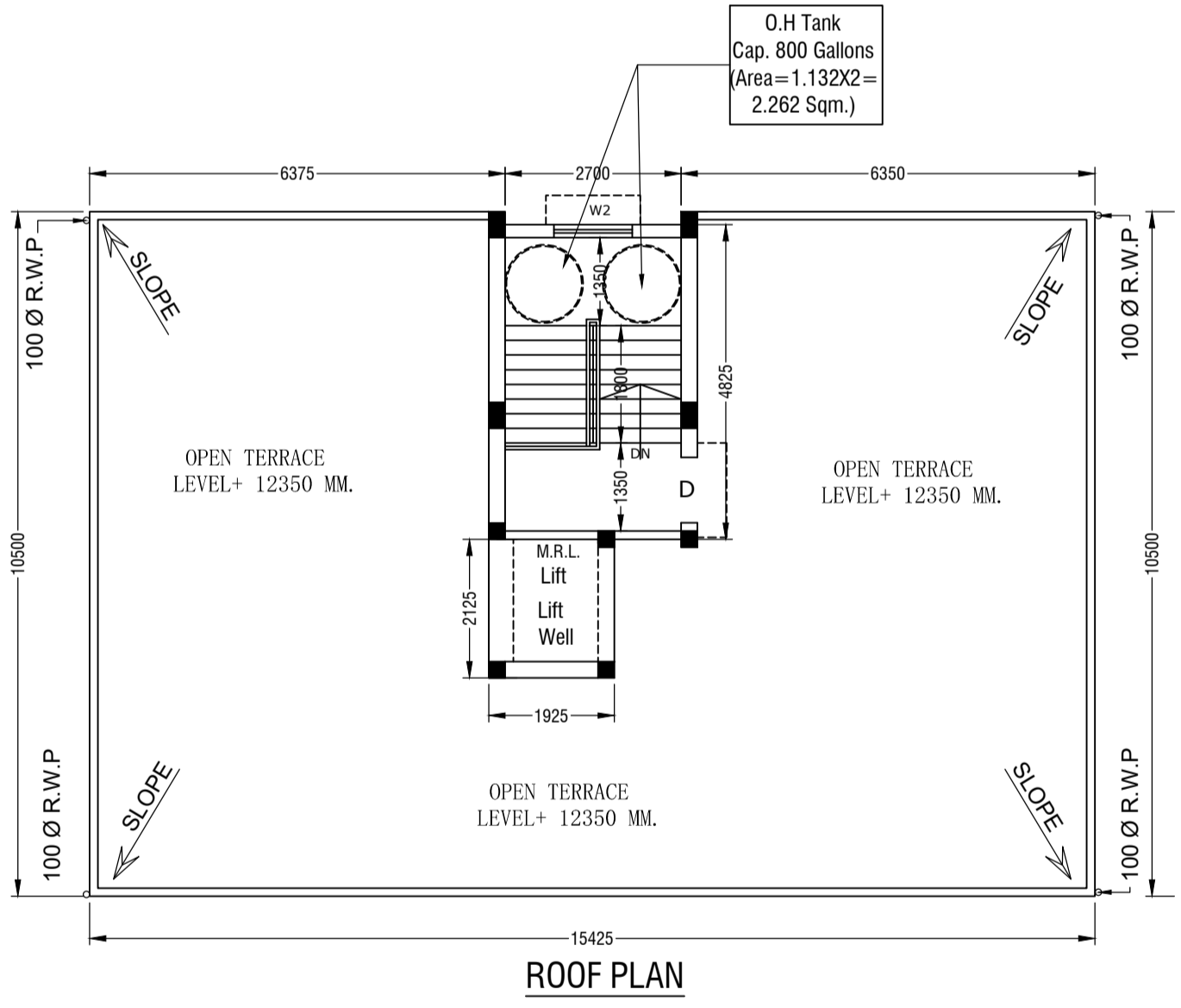


SCHEDULE OF DOORS & WINDOWS

MKD.	HEIGHT	WIDTH
D	2100	1000
D1	2100	900
D2	2100	750
W1	1200	1500
W2	1200	1200
W3	900	900
W4	600	750

NOTES

- ALL DIMENSIONS ARE IN MM.
- ALL EXTERNAL WALLS ARE 200 TH. OTHERWISE SPECIFIED
- ALL INTERNAL WALLS ARE 125 & 75 TH.
- GRADE OF STEEL : Fe500
- GRADE OF CONCRETE : M20
- OTHER SPECIFICATIONS HAS BEEN FOLLOWED AS PER N.B.C.



Part- A

- 1.a) ASSESSEE NO.- 31-109-08-3862-7.
2. NAME OF THE OWNER :- SRI DIBYENDU ADHIKARY

NAME OF THE APPLICANT :- SRI SUDIP KUMAR MANDAL PROPRIETOR OF "BINAYAK GROUPS" AND C.A. OF SRI DIBYENDU ADHIKARY

- 3.a) DETAILS OF REGISTERED DEED :-
 I). Book- 1, Vol.-1604-2022, Page- 235840 to 235869, Being no- 160407435, in the year 2022, DSR IV, SOUTH 24 PARGANAS, WEST BENGAL, DATE- 13/07/2022.
- 3.b) DETAILS OF REGISTERED BOUNDARY DEC.-:
 I). Book- 1, Vol.-1602-2025, Page- 281476 to 281488, Being no- 160207474, in the year 2025, D.S.R.-II, SOUTH 24 PARGANAS, WB. DATE- 23/05/2025.
- 3.c) DETAILS OF REGISTERED G.P.O.A :-
 I). Book- 1, Vol.-1602-2025, Page- 104796 to 104810, Being no- 160203135, in the year 2025, DSR II, SOUTH 24 PARGANAS WEST BENGAL, DATE- 04/03/2025.
- 3.d) DETAILS OF K.M.C. Mutation Certificate- CASE NO- 0/109/02-JAN-23/46923, DATE- 02-01-2023.
- 3.e) DETAILS OF B.L. & L.R.O. Conversion- Memo No- 51A(C)/65/4690/1(2)/P/24, DATE- 03/10/24. BILL MASCHAS TO BASTU Vide Case No- 65/2024.
- 3.f) DET. OF THE 1ST CLASS JUDICIAL MAGISTRATE REG. R.S. L.R. KHATIAN-VIDE No- 10907, DATE- 03/06/2025.

Part- B

1. Area of Land-
 As Per Title Deed and KMC Record = 282.423 Sqm.
 As Per DM & DL & LRO Record = 0.0697 Acre.
 AS PER PHYSICAL MEASUREMENT = 282.423 Sqm.
2. Permissible Ground Coverage: = 161.694 Sqm (57.253 %)
3. Proposed Ground Coverage: = 161.423 Sqm (57.156 %)
4. Permissible F.A.R = 1.75
5. Proposed F.A.R = 580.703-93.894 / 282.423 = 1.724

6. Proposed Area :-

	Total floor Area	Lift Well	Stair Area	Lift Lobby	Net Area
Gr. Floor	161.423 Sqm.		12.150	2.391	146.882
1st Floor	161.423 Sqm.	2.275	12.150	2.391	144.607
2nd Floor	161.423 Sqm.	2.275	12.150	2.391	144.607
3rd Floor	161.423 Sqm.	2.275	12.150	2.391	144.607
Total	645.692 Sq.m.	6.825	48.600	9.564	580.703

7. Parking Calculation :-

Tenement Area	No. of Tenement	Req. no. of Parking
84.007 Sqm.	3	3
84.425 Sqm.	3	
Shop Area Carpet = 35.155 Sqm		1

- A) Nos. of Parking Required = 4 No.
- B) Nos. of Parking Provided = 5 No.
- C) Permissible Parking Area = 100 Sqm.
- D) Actual Area of Parking Provided = 93.894 Sqm.
8. Stair Covered area = 15.540 Sqm.
9. Roof Tank Area = 2.262 Sqm.
10. Depth of The Building = 10.500 m
11. L.M.R. Lift Area = 4.091 Sq.m
12. Additional Area for Fees = 31.556 Sq.m
13. Shop Area Gross = 39.673 Sqm
14. Shop Area Carpet = 35.155 Sqm
15. Area of Tree Cover= 3.00 Sqm

16. Loft and C.B. area:-

Floor	Cupboard	Loft
Gr. floor	Nil	Nil
1st floor	3.975	Nil
2nd floor	3.975	Nil
3rd floor	3.975	Nil
Total	11.925	Nil