

NOTES & SPECIFICATIONS :

ALL DIMANSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2) NAME OF THE OWNER: MR TAPAS KUMAR LAHRY DIRECTOR OF AANODAYA DISTRIBUTORS PVT. LTD.(OWNER OF THE PLOT)
2a) APPLICANT : MR. KAILASH MAHAPATRA & MR RAM CHANDRA ROY C.A. OF MR TAPAS KUMAR LAHRY DIRECTOR OF AANODAYA DISTRIBUTORS PVT. LTD.(OWNER OF THE PLOT)
3. DETAIL OF REGISTERED DEED

SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1300
D2	900	2100	W2	1200	1300
D3	750	2100	W3	600	600
CG	1200	2100			
RS	2400	2400			

OWNER'S DECLARATION

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT,
1) WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2) WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION (AS PER B.S. PLAN).
3) KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY MAY REVOKE THE SANCTIONED PLAN.
5) DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE PLOT.
6) ALL FLOOR WILL BE OF MARBLE FINISH.
7) THE SITE IS VACANT.
8) IF ANY DESPUTE ARISES INFUTURE REGARDING OWNERSHIP KMC AUTHORITY WILL NOT BE RESPONSIBLE & WILL REVOKE THE SANCTIONED PLAN.

MR. KAILASH MAHAPATRA & MR RAM CHANDRA ROY C.A. OF MR TAPAS KUMAR LAHRY DIRECTOR OF AANODAYA DISTRIBUTORS PVT. LTD.(OWNER OF THE PLOT)
NAME OF APPLICANT:

CERTIFICATE OF L.B.S.

I DO HEREBY CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF KMC BUILDING RULE 2009 AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITIONS. INCLUDING WIDTH OF ABUTTING ROAD (MINIMUM 6.650 M WIDE KMC BLACK TOP ROAD ON THE NORTHERN SIDE OF THE PLOT AND 3.214 M. TO 2.54M WIDE KMC CEMENT CONCRETE ROAD ON THE EASTERN SIDE OF THE PLOT) CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE SITE IS VACANT AND BOUNDED BY BOUNDARY WALLS.

RAJA GHOSAL/CLASS - I/1406
NAME OF THE L.B.S.:

STRUCTURAL DECLARATION OF ESE

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THIS BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. & I.S CODE OF INDIA AND CERTIFY THAT THE BUILDING IS SAFE AND STABLE IN ALL RESPECT. SOIL TEST HAS BEEN DONE BY SRI KALLOL KR. GHOSHAL(GTE -149). THE RECOMMENDATIONS OF THE SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SRI SAKTI BRATA BHATTACHARYYA
CLASS - I/116
NAME OF THE E.S.E.:

CERTIFICATE OF GEO TECHNICAL ENGINEER

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

SRI KALLOL KUMAR GHOSHAL
CLSSS - I /49
NAME OF THE GEO TECHNICAL ENGINEER

PLAN CASE NO. - 2023110316

SHEET - A

BUILDING PERMIT NO.- 2023110422

SANCTION DATE - 19.03.2024

VALID UPTO - 18.03.2029

STATEMENT OF THE PLAN PROPOSAL

PART - A
1. ASSESSEE NO. - 311120100821.
2. NAME OF THE OWNER: MR TAPAS KUMAR LAHRY DIRECTOR OF AANODAYA DISTRIBUTORS PVT. LTD.(OWNER OF THE PLOT)
2a) APPLICANT : MR. KAILASH MAHAPATRA & MR RAM CHANDRA ROY C.A. OF MR TAPAS KUMAR LAHRY DIRECTOR OF AANODAYA DISTRIBUTORS PVT. LTD.(OWNER OF THE PLOT)
3. DETAIL OF REGISTERED DEED
BOOK NO. : I VOL. NO. : 1601-2021 PAGE NO. : 174577 TO 174621
BEING NO. : 160103388 YEAR : 2021 PLACE : D.S.R.-I SOUTH 24 PGS. DT.-10/12/2021
3a) DETAIL OF REGISTERED DEED OF DECLARATION (RECTIFICATION) :
BOOK NO. : IV VOL. NO. : 1604-2024 PAGE NO. : 627 TO 639
BEING NO. : 160400028 YEAR : 2024 PLACE : D.S.R.-IV SOUTH 24 PGS. DT.-24/01/2024.
DETAIL OF REGISTERED POWER OF ATTORNEY :
BOOK NO. : I VOL. NO. : 1902-2022 PAGE NO. : 101002 TO 101033
BEING NO. : 190202126 YEAR : 2022 PLACE : A.R.A.-II KOLKATA DT.-21/03/2024
5. DETAIL OF REGISTERED BOUNDARY DECLARATION :
BOOK NO. : I VOL. NO. : 1604-2023 PAGE NO. : 374549 TO 374564
BEING NO. : 160412432 YEAR : 2023 PLACE : D.S.R.-IV 24PGS (S) DT.-05/10/2023
6. DETAIL OF REGISTERED DEED OF GIFT OF STRIP OF LAND :
BOOK NO. : I VOL. NO. : 1604-2023 PAGE NO. : 374745 TO 374761
BEING NO. : 160412434 YEAR : 2023 PLACE : D.S.R.-IV 24PGS (S) DT.-05/10/2023
7. DETAIL OF REGISTERED DEED OF GIFT OF SPALYED CORNER OF LAND :
BOOK NO. : I VOL. NO. : 10782 DATED 13/07/2022
8. BL & LRO DOCUMENT :
i) L.R FORCHA - COPY NO. 10782 DATED 13/07/2022
ii) CONVERSION CERTIFICATE AS STATED - MEMO NO. - 17 / 4049 / BLRO / KOL / 22 DATED 19/09/2022.

PART - B

1. a) AREA OF LAND : 253.664 SQ.M.
b) NO. OF STOREY : G+III STORED.
2. NO. OF TENEMENTS : 06 NOS.
3. SIZE OF TENEMENTS : a) 50 SQ.M. TO 75 SQ.M. 06 NOS.

4. AREA OF LAND:
AS PER TITLE DEED : 03K - 13 CH - 12 SFT = 256.132 SQ.M.
AND ASSESSMENT BOOK COPY : 03K - 12 CH - 30 SFT = 253.664 SQ.M.
5. AS PER REGISTERED BOUNDARY DECLARATION
5a) AREA OF LAND AS PER BL & LRO : 03K - 13 CH - 08 SFT = 255.760 SQ.M.
6. AREA OF GIFTED STRIP OF LAND = 19.416 SQ.M.
6a) AREA OF GIFTED SPALYED PORTION OF LAND = 2.066 SQ.M.
7. NET AREA OF LAND = 235.182 SQ.M.
8. i) PERMISSIBLE GROUND COVERAGE (58.211%) = 147.660 SQ.M.
ii) PROPOSED GROUND COVERAGE (52.603%) = 133.534 SQ.M.
9. PROPOSED HEIGHT = 12.500 M.

10. PROPOSED AREA :

FLOOR	TOTAL COV. AREA (SQ.M.)	LIFT WELL (SQ.M.)	ACTUAL FLOOR AREA (SQ.M.)	EXEMPTED AREA (SQ.M.)		NET FLOOR AREA (SQ.M.)
				LIFT LOBBY	STAIR LOBBY	
GROUND	133.434	-	133.434	1.746	13.128	118.560
FIRST	133.434	1.540	131.894	1.746	13.128	117.020
SECOND	133.434	1.540	131.894	1.746	13.128	117.020
THIRD	133.434	1.540	131.894	1.746	13.128	117.020
TOTAL	533.736	4.620	529.116	6.984	52.512	469.620

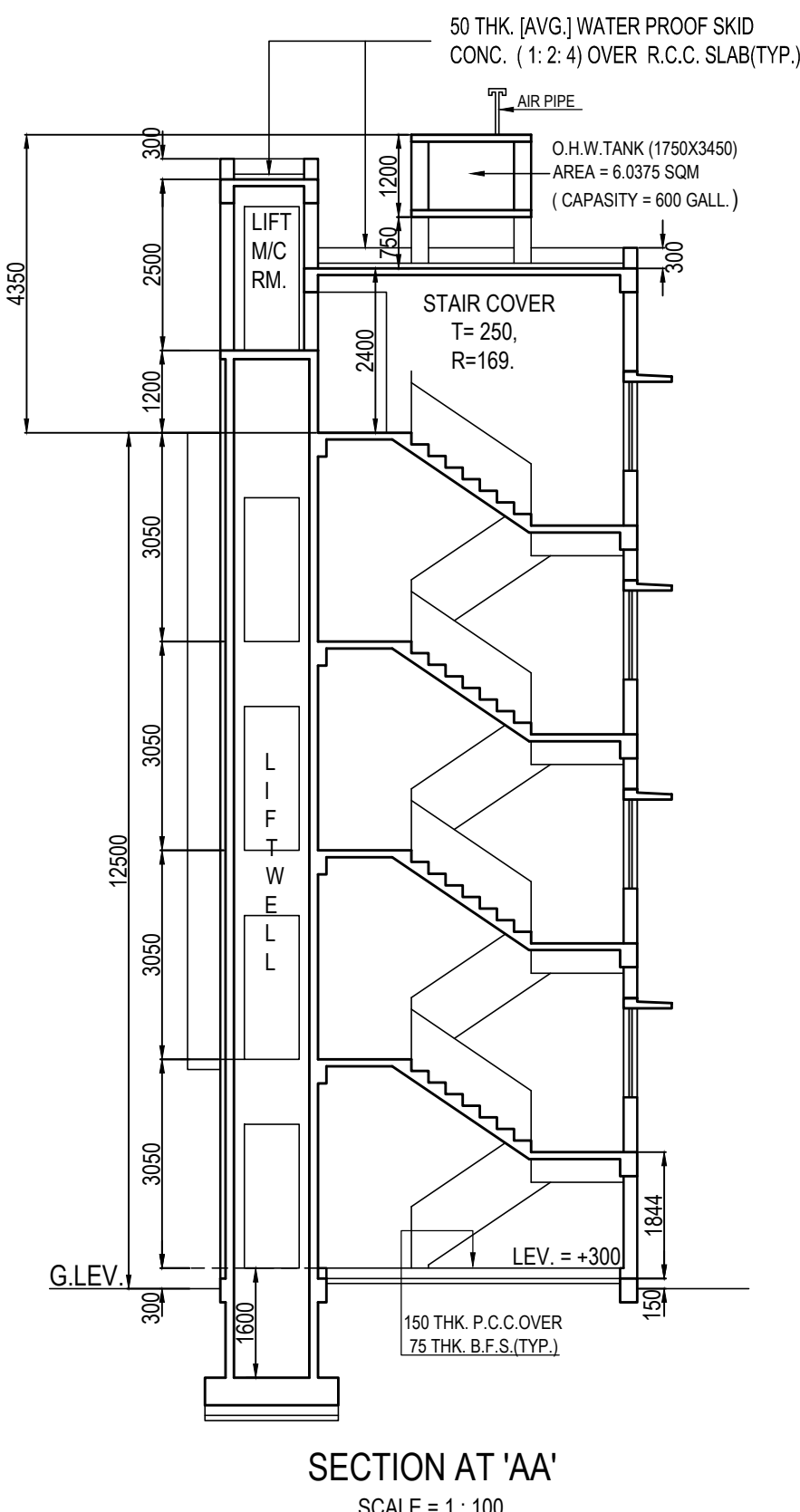
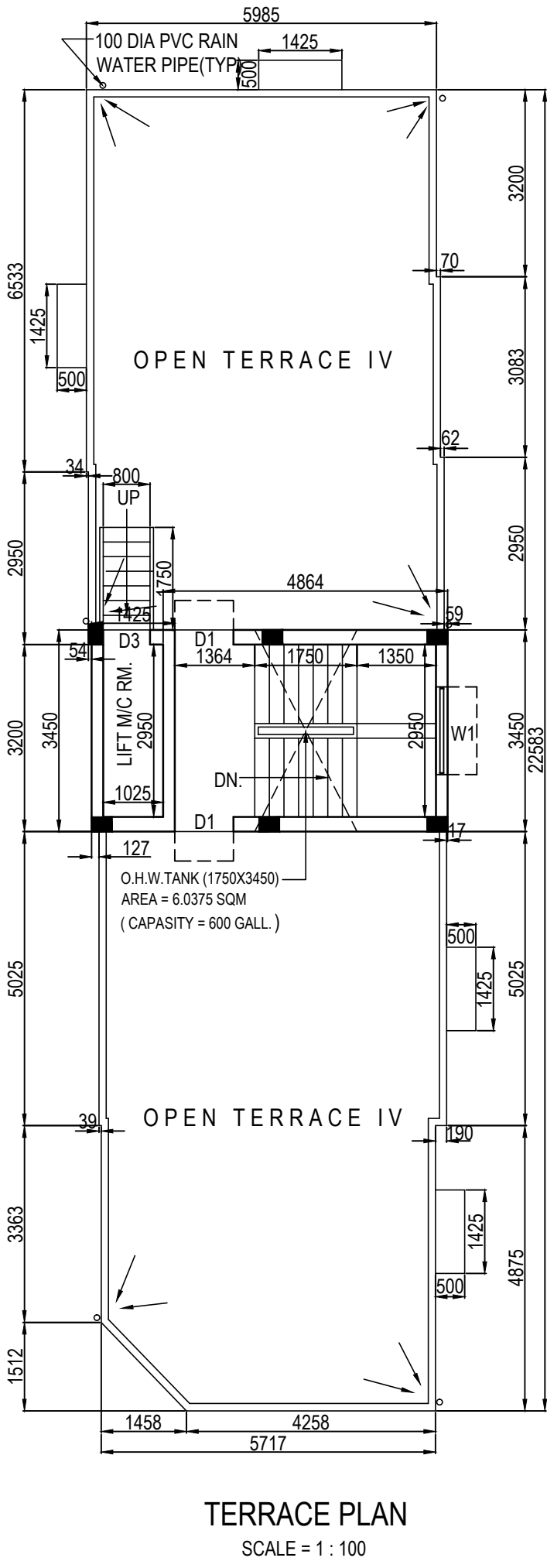
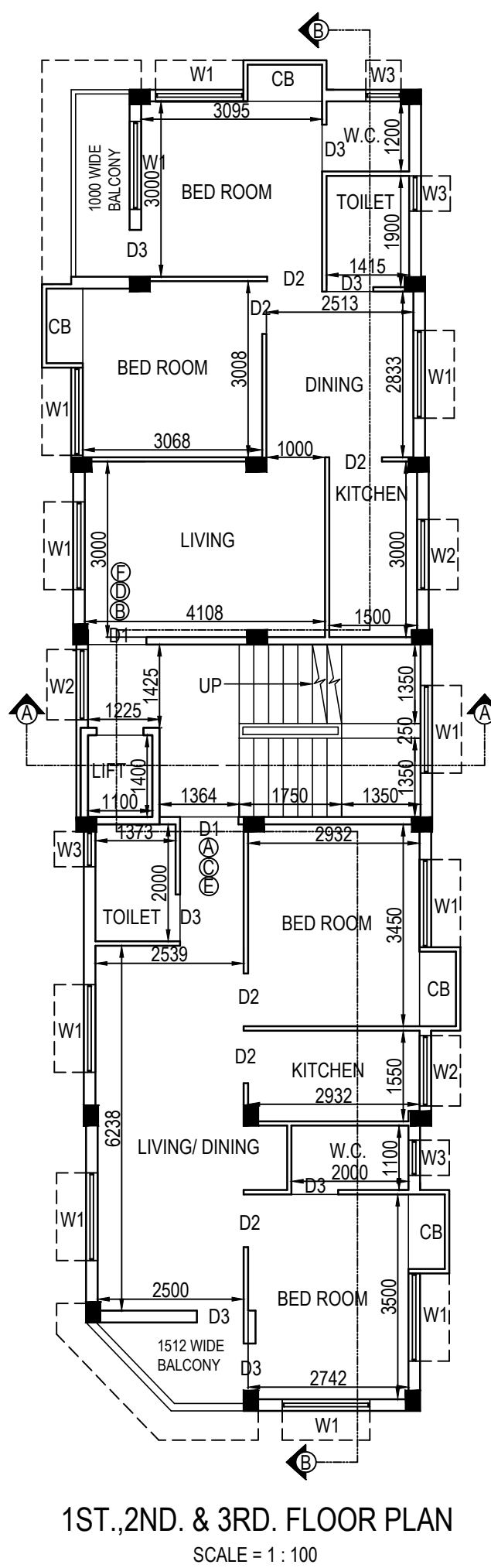
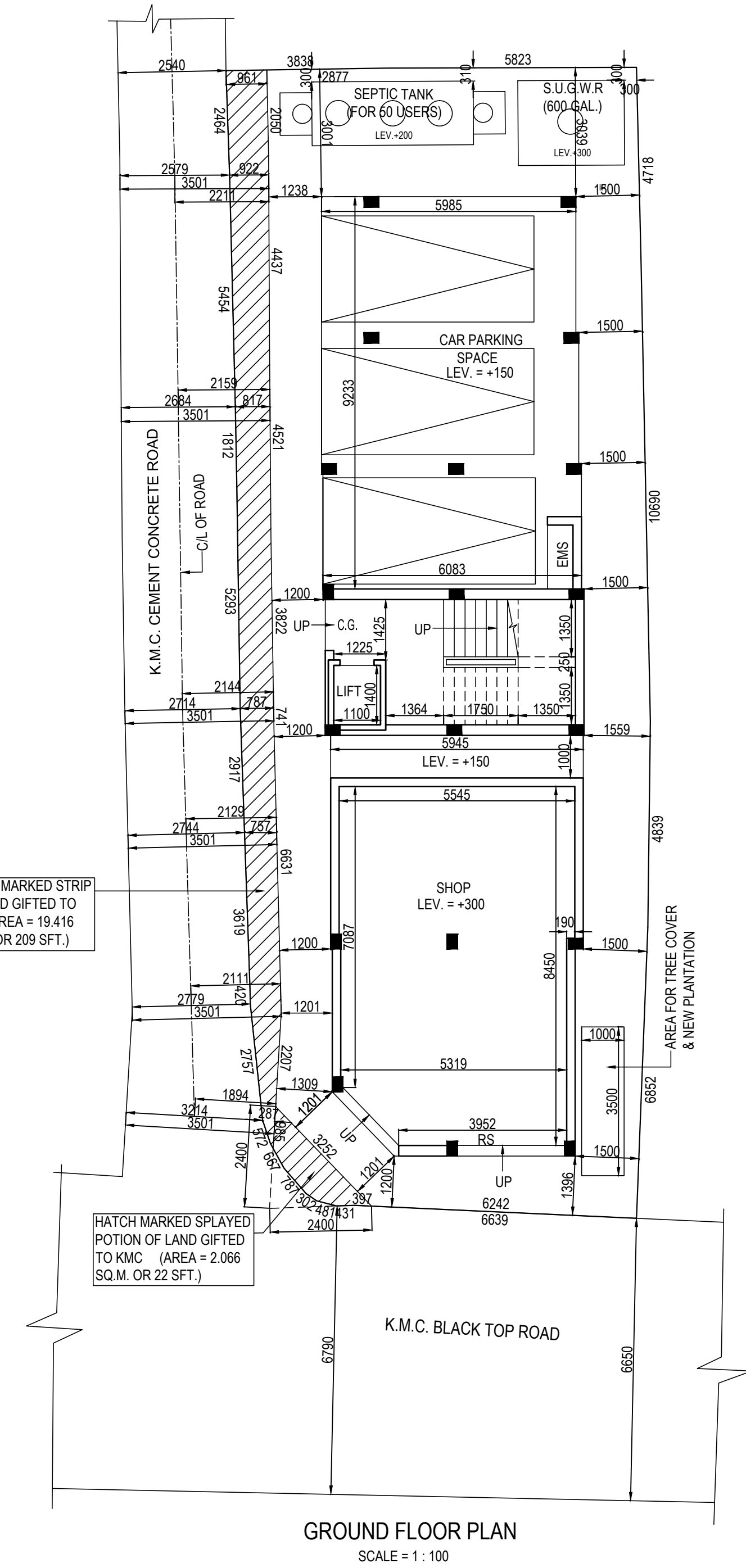
TENEMENTS AND CAR PARKING CALCULATION					
TENEMENT MKD.	TENEMENT SIZE (SQ.M.)	PROPORTIONATE COMMON AREA TO BE ADDED	ACTUAL TENEMENT AREA(SQ.M.)	NO. OF TENEMENT	NO. OF CAR PARKING REQUIRED
01	58.162	12.029	70.191	03	
02	57.309	11.853	69.162	03	01
TOTAL MERCANTILE RETAIL CARPET AREA = 44.772 SQ.M.					01
TOTAL :					02

CALCULATION OF F.A.R.		
LAND AREA IN SQ.M.		253.664
1. MERCANTILE RETAIL	COVERED AREA IN SQ.M.	50.653
	CARPET AREA IN SQ.M.	44.772
2. TOTAL REQUIRED CAR PARKING		02
3. TOTAL COVERED CAR PARKING PROVIDED		03
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN SQ.M.		50
5. ACTUAL CAR PARKING AREA PROVIDED IN SQ.M.		60.359
6. CAR PARKING AREA EXEMPTED IN SQ.M.		50
7. PERMISSIBLE F.A.R.		1.75
8. PROPOSED F.A.R.		1.654

CALCULATION FOR OTHER FEES	
9. STAIR HEAD ROOM AREA IN SQ.M.	16.781
10. LIFT MACHINE ROOM AREA IN SQ.M.	4.93
11. OVERHEAD RESERVOIR AREA IN SQ.M.	6.038
12. TOTAL AREA OF COPBOARD IN SQ.M.	8.556
13. TOAL AREA OF LOFT IN SQ.M.	00
14. AREA OF LIFT M/C ROOM STAIR IN SQ.M.	1.400
15. AREA OF TREE COVER IN SQ.M.	3.000
16. TOTAL GROSS FLOOR AREA IN SQ.M.	565.397

PLAN FOR PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC BUILDING ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 82,ADJ GANGA ROAD , KOLKATA - 700 070, WARD NO.-112, BOROUGH NO.- XI, P.S.- BANSDRONI, UNDER THE KOLKATA MUNICIPAL CORPORATION,

OTHER RELAXATION APPROVED BY D.G.(BLDG.) DATED 24 / 08 / 2023.



DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR-XI