

DOOR & WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	800	2100	W3	1000	1200
D3	750	2100	W4	600	700

01. DETAIL OF REGISTERED DEED: BOOK No. : I C. D. VOL. No. : 11 PAGE No. : 249 - 271 BEING No. : 05523 DATE : 26.07.2010 PLACE : D.S.R.-III, ALIPORE

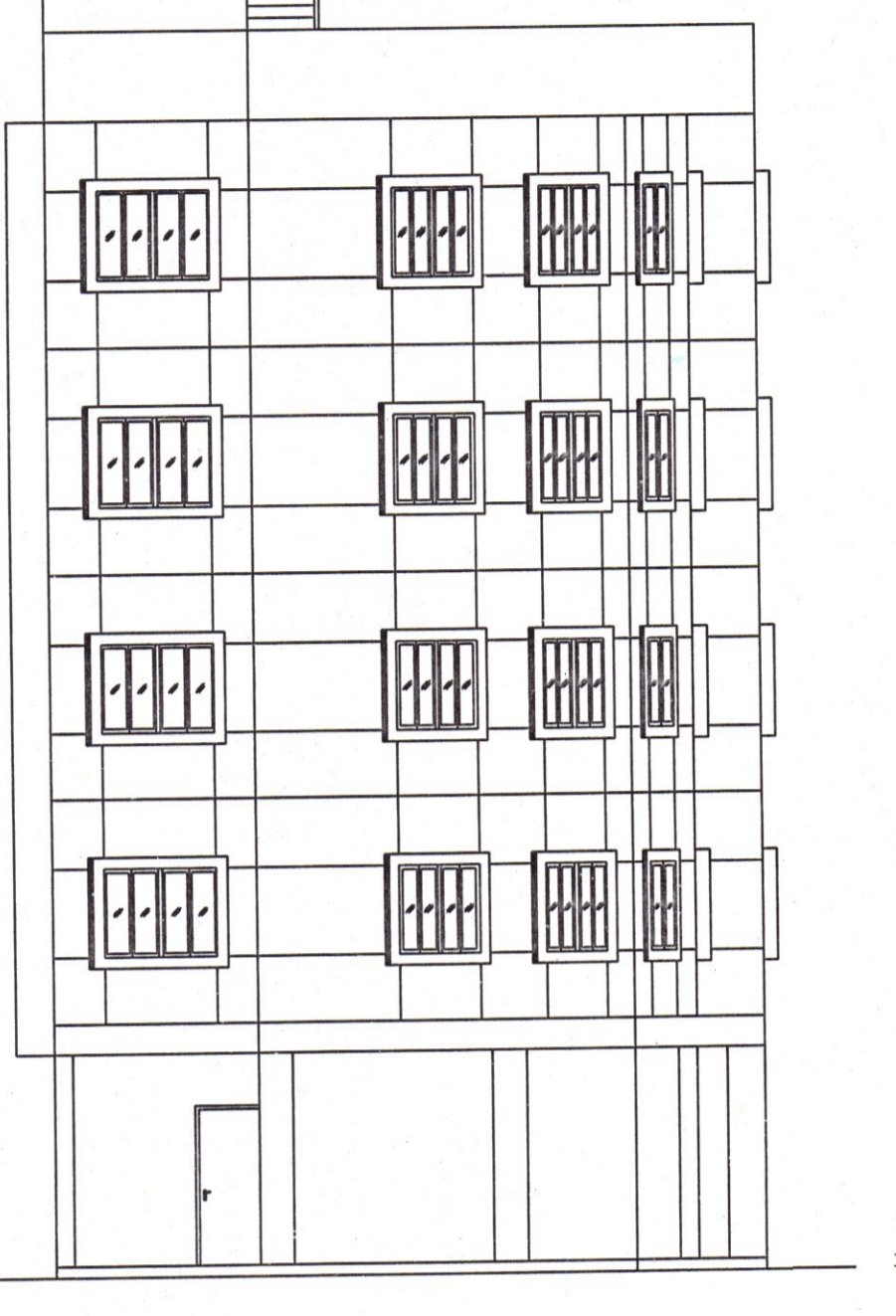
02. DETAIL OF REGISTERED DEED: BOOK No. : I C. D. VOL. No. : 165 PAGE No. : 358 - 375 BEING No. : 15000 DATE : 19.12.1984 PLACE : D.S.R.-III, ALIPORE

03. DETAIL OF REGISTERED DEED: BOOK No. : I C. D. VOL. No. : 5 PAGE No. : 5467 - 5487 BEING No. : 02389 DATE : 26.03.2010 PLACE : D.S.R.-III, ALIPORE

04. DETAIL OF REGISTERED DEED: BOOK No. : I C. D. VOL. No. : 9 PAGE No. : 9609 - 9630 BEING No. : 04312 DATE : 21.05.2012 PLACE : D.S.R.-III, ALIPORE

05. DETAIL OF REGISTERED DEED: BOOK No. : I C. D. VOL. No. : 111 PAGE No. : 988 - 1011 BEING No. : 01901 DATE : 07.03.2012 PLACE : D.S.R.-III, ALIPORE

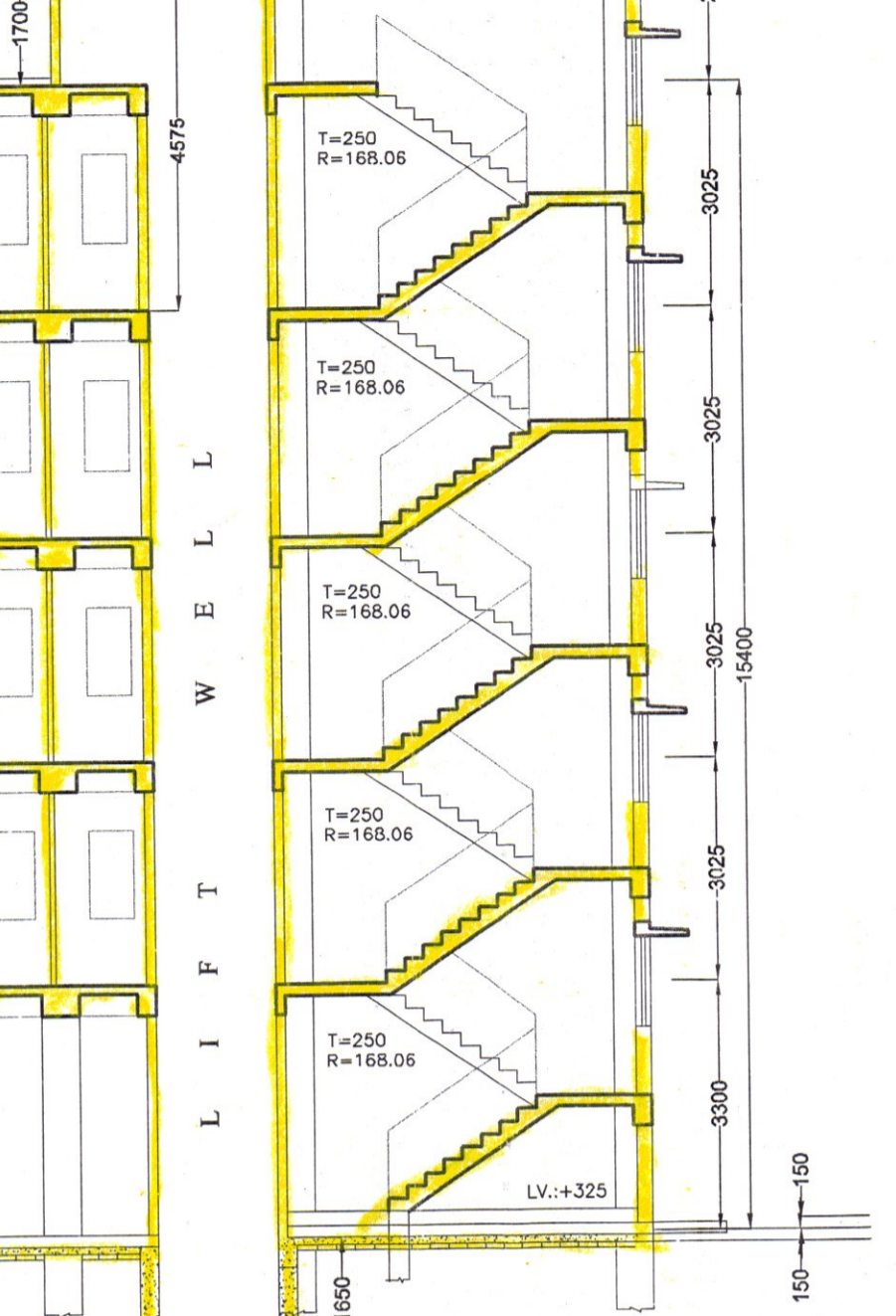
06. NAME OF THE OWNERS: BIBHUTI BHUSAN DAS, MOTILAL MONDAL, JAYANTI MONDAL, BIDHAN CHANDRA SARKAR, JANMEJAY PRAMANIK, DILIP PRAMANIK, DEBNATH PRAMANIK, ANATH PRAMANIK, SWAPAN PRAMANIK, BAPI PRAMANIK, TARAK PRAMANIK, SATIMA BARIK, PRATIMA CHATLI.



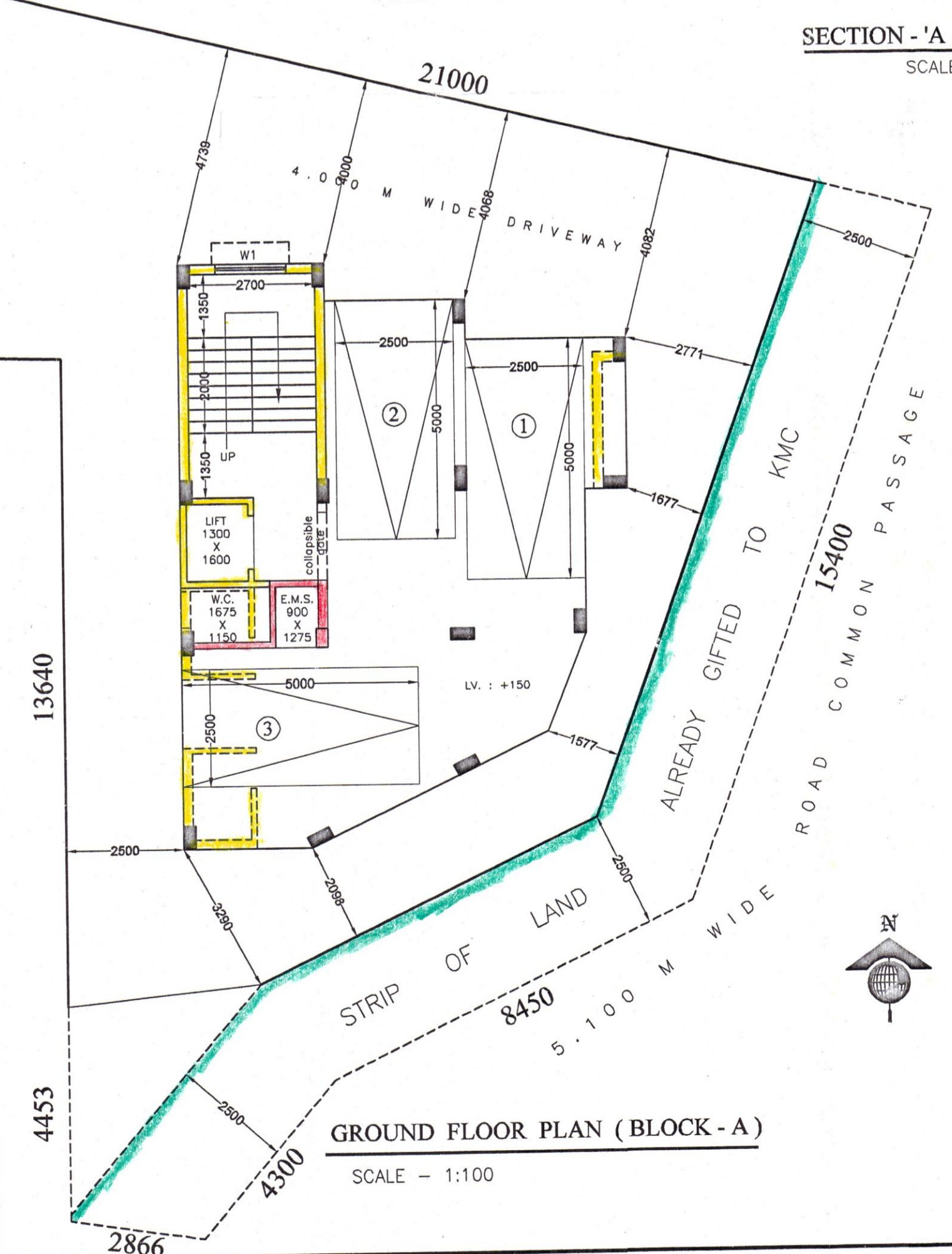
FRONT SIDE ELEVATION (BLOCK - A)
SCALE - 1:100



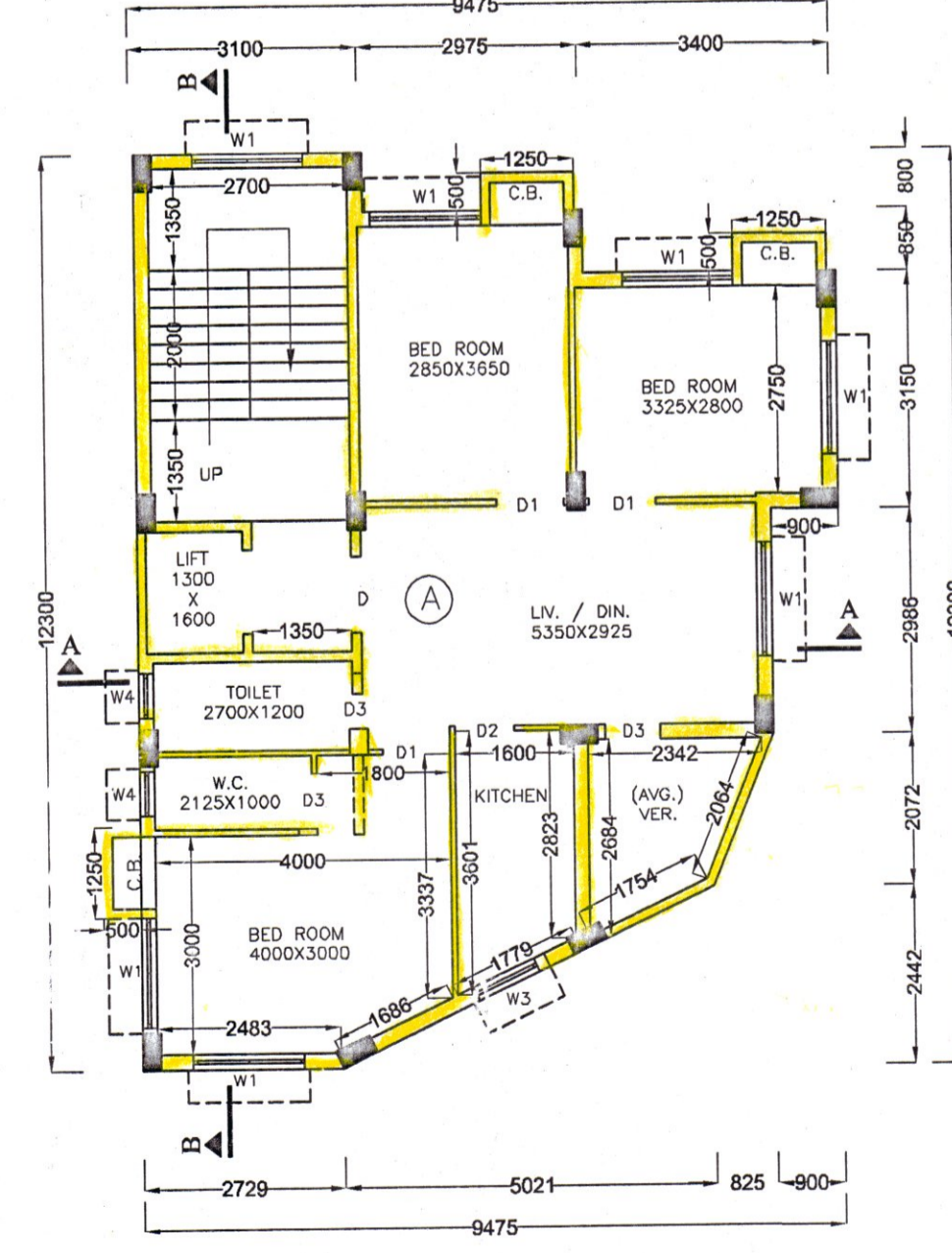
SECTION - 'A - A' (BLOCK - A)
SCALE - 1:100



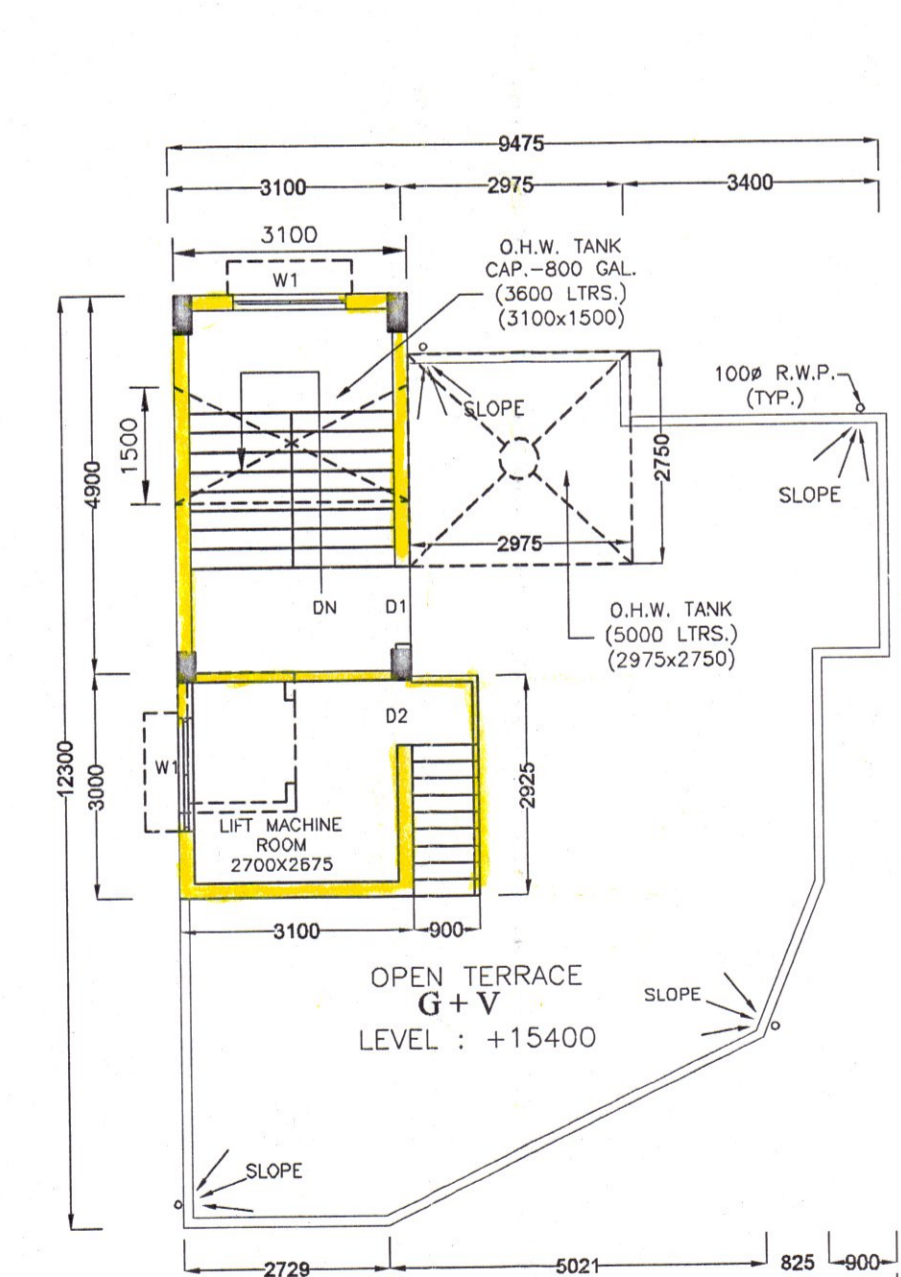
SECTION - 'B - B' (BLOCK - A)
SCALE - 1:100



GROUND FLOOR PLAN (BLOCK - A)
SCALE - 1:100



TYPICAL FLOOR PLAN (BLOCK - A)
(1ST, 2ND 3RD & 4TH FLOOR)
SCALE - 1:100



ROOF PLAN (BLOCK - A)
SCALE - 1:100

PART-B:

01. AREA OF LAND : AS PER TITLE DEED (21 K - 03 CH - 07 SFT) = 1417.874 SQM

02. AS PER BOUNDARY DECLARATION = (20 K - 14 CH - 10.71 SFT) = 1397.316 SQM

03. AREA OF STRIP = 70.782 SQM

04. NET LAND AREA (AFTER FREE GIFTING STRIP OF LAND) = 1326.534 SQM

05. (I) PERMISSIBLE GROUND COVERAGE (50.00%) = 663.267 SQM

(ii) EXECUTED GROUND COVERAGE (44.447%) = (92.806+528.257) = 621.063 SQM

(b) BLOCK - A: (i) BLOCK - A = 528.257 SQM

06. EXECUTED HEIGHT = 15.400 M (BLOCK-A) & 15.450 M (BLOCK-B)

07. DEPTH OF BUILDING = 12.300 M (BLOCK-A) & 27.750 M (BLOCK-B)

08. FRONTAGE OF PLOT = (4.300+8.450+15.400) = 28.150 M

09. SANCTIONED & EXECUTED AREA (BLOCK - A) :

FLOOR	TOTAL COVERED AREA	LIFT WELL	STAIRWAY AREA	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	92.806 SQM	0.000 SQM	12.690 SQM	2.329 SQM	77.787 SQM
1ST FLOOR	92.806 SQM	2.080 SQM	12.690 SQM	2.329 SQM	75.707 SQM
2ND FLOOR	92.806 SQM	2.080 SQM	12.690 SQM	2.329 SQM	75.707 SQM
3RD FLOOR	92.806 SQM	2.080 SQM	12.690 SQM	2.329 SQM	75.707 SQM
4TH FLOOR	92.806 SQM	2.080 SQM	12.690 SQM	2.329 SQM	75.707 SQM
TOTAL	464.030 SQM	8.320 SQM	63.450 SQM	11.645 SQM	380.615 SQM

10. EXECUTED TENEMENTS & CAR PARKING CALCULATION:

(A) RESIDENTIAL (BLOCK - A) :

MARKED TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	No. OF TENEMENT	REQUIRED CAR PARKING
A	73.593 SQM	23.353 SQM	96.946	4

11. TOTAL REQUIRED CAR PARKING = 2 Nos.

12. TOTAL PROVIDED CAR PARKING = 3 Nos.

13. PERMISSIBLE AREA FOR PARKING = 50.000 SQM

14. AREA OF PARKING SANCTIONED = 51.167 SQM

15. PROVIDED AREA OF PARKING EXECUTED = 67.928 SQM

16. OVER HEAD TANK AREA = 4.65 SQM

17. LIFT MACHINE ROOM AREA = 9.300 SQM

18. STAIR HEAD ROOM AREA = 15.578 SQM

19. LIFT MACHINE ROOM STAIR AREA = 2.633 SQM

20. TERRACE AREA = 92.806 SQM

21. AREA OF CUPBOARD = (0.625 SQM x 12 Nos.) = 7.500 SQM

22. OTHERS AREA FOR FEES = 85.228 SQM

22. SANCTIONED & EXECUTED AREA (BLOCK - B) :

FLOOR	TOTAL COVERED AREA	CUTOUT	STAIRWAY AREA	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	479.253 SQM	20.00 SQM	23.75 SQM	5.212 SQM	430.291 SQM
1ST FLOOR	483.739 SQM	24.42 SQM	23.75 SQM	5.212 SQM	430.357 SQM
2ND FLOOR	548.257 SQM	24.42 SQM	23.75 SQM	5.212 SQM	494.875 SQM
3RD FLOOR	548.257 SQM	24.42 SQM	23.75 SQM	5.212 SQM	494.875 SQM
4TH FLOOR	548.257 SQM	24.42 SQM	23.75 SQM	5.212 SQM	494.875 SQM
TOTAL	2607.763 SQM	117.68 SQM	118.75 SQM	26.060 SQM	2345.273 SQM

23. EXECUTED TENEMENTS & CAR PARKING CALCULATION:

(A) RESIDENTIAL (BLOCK - B) :

MKD TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	No. OF TENEMENT	TENEMENT SIZE IN BETWEEN
A	67.132 SQM	9.205 SQM	76.337	4
B	68.112 SQM	9.339 SQM	77.451	1
C	55.095 SQM	7.554 SQM	62.649	4
D	55.840 SQM	7.657 SQM	63.497	1
E	51.907 SQM	7.117 SQM	59.024	1
F	32.679 SQM	4.481 SQM	37.160	1
G	85.550 SQM	11.730 SQM	97.280	1
B1	82.430 SQM	11.303 SQM	93.733	3
D1	56.306 SQM	7.721 SQM	64.027	3
E1	66.347 SQM	9.097 SQM	75.444	3
F1	53.538 SQM	7.341 SQM	60.879	2
F2	37.726 SQM	5.173 SQM	42.899	1
G1	99.986 SQM	13.710 SQM	113.696	2
G2	115.797 SQM	15.878 SQM	131.675	1

25. TOTAL REQUIRED CAR PARKING = 11 Nos.

26. TOTAL PROVIDED CAR PARKING = [19 + 1(OPEN)] = 20 Nos.

27. PERMISSIBLE AREA FOR PARKING = 275.000 SQM

28. PROVIDED AREA OF PARKING = 376.393 SQM

29. OVER HEAD TANK AREA = 21.461 SQM

30. LIFT MACHINE ROOM AREA = 13.466 SQM

31. STAIR HEAD ROOM AREA = 31.104 SQM

32. LIFT MACHINE ROOM STAIR AREA = 4.961 SQM

33. OTHERS AREA FOR FEES = 165.396 SQM

34. TERRACE AREA = 548.257 SQM

35. AREA OF CUPBOARD = (0.625 SQM x 25 Nos.) = 15.625 SQM

36. PERMISSIBLE F.A.R = 1.75

37. EXECUTED F.A.R = $\frac{(380.615+2345.273) - (50,000+275,000)}{1397.316} = \frac{2725.888 - 325,000}{1397.316} = 1.718 < 1.75$

38. TOTAL AREA OF PARKING SANCTIONED = (61.167+376.393) = 437.560 SQM

39. TOTAL AREA OF PARKING EXECUTED = (67.928+376.393) = 444.321 SQM

40. TOTAL OTHERS AREA FOR FEES = (85.228+165.396) = 250.624 SQM

SPECIFICATIONS

- ALL GRADE OF CONCRETE - M20.
- ALL GRADE OF STEEL - Fe 415
- ALL OUTER WALL - 200mm THK. 1:6 MORTER.
- ALL INTERNAL WALL - 75mm THK WITH 1:4 MORTER EXCEPT OTHERWISE MENTIONED.
- ALL PLASTER - 12mm THK WITH 1:4 MORTER.
- BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
- ALL OTHER MATERIALS USED AS PER IS CODE :

a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY.

b) ALL DIMENSIONS ARE IN MM.

GROUND FLOOR PLAN, FIRST TO FORTH FLOOR PLAN, ROOF PLAN, SECTION-AA & BB, FRONT ELEVATION

PROJECT:

REGULARIZATION PLAN U/R 26(2a) OF B/R 2009 OF A G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO. 1991, MUKUNDAPUR, IN WARD NO. 109, BOROUGH NO. XII, MOUZA - CHAKGANIAGACHI, R.S. DAG NO - 32 & 35, R.S. KHATIAN NO - 19 & 11, J.L. NO - 24, KOLKATA - 700 099, P.S - PURBA JADAVPUR, DIST- 24 PGS. (S) SANCTIONED VIDE B.P. NO - 2018120027, DATED - 16.05.2018

SHEET NAME	DRG. SHEET No.	DATE	DEALT
BLOCK - 'A'	2/3	01.07.2022	BIBHUTI BHUSAN DAS

39, STADIUMNAGAR, MUKUNDAPUR, GROUND FLOOR, KOLKATA-700 099
MOBILE NO - +91 9831575731
E-Mail Id: livegagan214@gmail.com

PART-A:

1. ASSESSE No. : 31-109-07-8208-7

2. DETAIL OF REGISTERED DEED : BOOK No. : I C.D. VOL. No. : 7 PAGE No. : 1358 - 1393

3. DETAILS OF POWER OF ATTORNEY : BOOK No. : IV C.D. VOL. No. : 1 PAGE No. : 4511 - 4526

4. DETAILS OF BOUNDARY DECLARATION : BOOK No. : I C.D. VOL. No. : 1630-2017 PAGE No. : 25295 - 25306

5. DETAILS OF COMMON PASSAGE : BOOK No. : I C.D. VOL. No. : 1630-2016 PAGE No. : 13800 - 13819

6. DETAILS STRIP OF LAND : BOOK No. : I C.D. VOL. No. : 1630-2016 PAGE No. : 111728 - 111739

7. DETAILS OF BILLRO MUTATION CERTIFICATE :

- MEMO No. - 18/MUT/411/B.L.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
- MEMO No. - 18/MUT/399/B.L.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
- MEMO No. - 18/MUT/400/B.L.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
- MEMO No. - 18/MUT/406/B.L.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
- MEMO No. - 18/MUT/407/B.L.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
- MEMO No. - 18/MUT/408/B.L.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
- MEMO No. - 18/MUT/409/B.L.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
- MEMO No. - 18/MUT/393/B.L.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
- MEMO No. - 18/MUT/410/B.L.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
- MEMO No. - 18/MUT/5062/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5053/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5084/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5065/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5066/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5067/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5068/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5059/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5053/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5180/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5182/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5183/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5177/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5178/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5179/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5181/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/5060/B.L.L.R.O./A.T.M./KASBA - DATED 01.10.2010
- MEMO No. - 18/MUT/4357/B.L.L.R.O./A.T.M./KASBA - DATED 05.10.2012
- MEMO No. - 18/MUT/4358/B.L.L.R.O./A.T.M./KASBA - DATED 05.10.2012
- MEMO No. - 18/MUT/4359/B.L.L.R.O./A.T.M./KASBA - DATED 05.10.2012
- MEMO No. - 18/MUT/4360/B.L.L.R.O./A.T.M./KASBA - DATED 05.10.2012
- MEMO No. - 18/MUT/4001/B.L.L.R.O./A.T.M./KASBA - DATED 12.09.2012
- MEMO No. - 18/MUT/4002/B.L.L.R.O./A.T.M./KASBA - DATED 12.09.2012
- MEMO No. - 18/MUT/4003/B.L.L.R.O./A.T.M./KASBA - DATED 12.09.2012
- MEMO No. - 18/MUT/4004/B.L.L.R.O./A.T.M./KASBA - DATED 12.09.2012

B. ULC - N.O.C. : MEMO No. - 5106/ULC/ALIP/2015 - DATED 15.12.2015

9. FIRE SAFETY RECOMMENDATION : MEMO No. - WPFES/3209/17/Kol-RB/279/17 (279/17) DATED 12.05.2017

CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY CERTIFY THAT THE G+IV STORIED RESIDENTIAL BUILDING ON PREMISES NO-1991, MUKUNDAPUR, WARD NO-109, BOROUGH-XII, HAVE BEEN SUPERVISED BY ME AND HAS BEEN EXECUTED ACCORDINGLY TO THE B.P. NO.-2018120027, DATED-16.05.2018, THE WORK HAS BEEN COMPLETED TO BEST OF MY SATISFACTION, THE WORKMANSHIP AND ALL THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. ACT 1980 K.M.C. BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF WORK.

S. B. Bhattacharyya
S. B. Bhattacharyya
B.E. (Civil)
ESE-116/1
S.B. BHATTACHARYYA
B.E.-CLASS-I/116
SIG. OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS DEFECT ON THE PREMISES NO-1991, MUKUNDAPUR, WARD NO-109, BOROUGH-XII, IN COMPLIANCE WITH B.P. NO.-2018120027, DATED-16.05.2018, THE WORK HAS BEEN EXECUTED IN ACCORDANCE WITH THE SANCTIONED PLAN AND TO MY BEST SATISFACTION, THE WORKMANSHIP AND THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILS SPECIFICATION. NO PROVISION OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

Bibhuti Bhusan Das
Bibhuti Bhusan Das
L.B.S. (K.M.C.) CL-I
Lic No-1410
BIBHUTI BHUSAN DAS
L.B.S. - CLASS - I / 1410
SIGNATURE OF L.B.S.

I/WE DO HERBY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE HAVE ENGAGE L.B.S & E.S.E DURING CONSTRUCTION, I/WE HAVE FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. PLOT WAS IDENTIFIED BY ME/US DURING SANCTION. ALL FLOORS ARE MARBLE FINISHED.

Bibhuti Bhusan Das
Noti ae mondar
Bibhuti Bhusan Das
and Twelve others
BIBHUTI BHUSAN DAS & MOTILAL MONDAL
FOR SEIVES AND
AS CONSTITUTED ATTORNEY
OF
BIDHAN CHANDRA SARKAR & 10 OTHERS
SIGNATURE OF OWNERS

PARTY'S COPY

Approved by DG(Building) dated 16.12.2023

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26 (2a) & (2b) of
C.M.C. BUILDING RULES 1990 2009
B.P. No. 027 Br. No. XII Dt. 16.05.18
Assistant Engineer Ex. Engr. (Civil)
Br. No.: XII Br. No.: XII

SL- 152 / XII / 22-24

This Plan Is To Be Treated As Part
And Parcel And Continues To
B. S. Plan No. 201820027
Dated 16.05.2018
Ex. Engineer (C-B)
Br. No. 1 - XII



১৫০ নম্বর ডিভিশন
১৯৯০ সালের
১৯৯০-৯১