

01. DETAIL OF REGISTERED DEED: BOOK No. : I 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. : 108 PAGE No. : 388 - 375 BEING No. : 15000 DATE : 19.12.1984 PLACE : D.S.R., ALIPORE
03. DETAIL OF REGISTERED DEED: BOOK No. : I C.D. VOL. No. : 5 PAGE No. : 5467 - 5487 BEING No. : 02369 DATE : 29.03.2010 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. : 5 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, JYANTI MONDAL, BIDHAN CHANDRA SARKAR, JANMENJOY PRAMANIK, DILIP PRAMANIK, DEBNATH PRAMANIK, ANATH PRAMANIK, SWAPAN PRAMANIK, BAPU PRAMANIK, TARAK PRAMANIK, SATIMA BARIK, PRATIMA CHATUI.

**DECLARATION OF L.B.S.**  
 I CERTIFY 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 Bhushan Das*  
**Bibhuti Bhushan Das**  
 L.B.S. (K.M.C.) CL-1  
 Lic No-1410  
 SIGNATURE OF L.B.S.

- STATEMENT OF THE PLAN PROPOSAL**
- PART-A:**
- ASSESSMENT No. : 31-109-07-8208-7
  - DETAIL OF REGISTERED DEED: BOOK No. : I C.D. VOL. No. : 7 PAGE No. : 1358 - 1393 BEING No. : 02726 DATE : 03/04/2014 PLACE : D.S.R.-III, ALIPORE
  - DETAILS OF POWER OF ATTORNEY: BOOK No. : IV C.D. VOL. No. : 1 PAGE No. : 4511 - 4526 BEING No. : 00241 DATE : 24/06/2014 PLACE : D.S.R.-III, ALIPORE
  - DETAILS OF BOUNDARY DECLARATION: BOOK No. : I C.D. VOL. No. : 1630-2017 PAGE No. : 25295 - 25306 BEING No. : 163000844 DATE : 16/03/2017 PLACE : D.S.R.-V, ALIPORE
  - DETAILS OF COMMON PASSAGE: BOOK No. : I C.D. VOL. No. : 1630-2016 PAGE No. : 13800 - 13819 BEING No. : 163000463 DATE : 11/02/2016 PLACE : D.S.R.-V, ALIPORE
  - DETAILS STRIP OF LAND: BOOK No. : I C.D. VOL. No. : 1630-2016 PAGE No. : 111728 - 111739 BEING No. : 163003889 DATE : 23/12/2016 PLACE : D.S.R.-V, ALIPORE

I/WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE HAVE ENGAGE L.B.S. & 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 REMOVE THE SANCTION PLAN. PLOT WAS IDENTIFIED BY ME/US DURING SANCTION. ALL FLOORS ARE MARBLE FINISHED.

*Bibhuti Bhushan Das*  
*Moti ul Mondal*  
**Bibhuti Bhushan Das**  
 and **Thelue Das**  
 Constituted Attorney of  
**BIBHUTI BHUSAN DAS & MOTILAL MONDAL**  
 FOR SEIVES AND  
 AS CONSTITUTED ATTORNEY  
 OF  
**BIDHAN CHANDRA SARKAR & 10 OTHERS**  
 SIGNATURE OF OWNERS

**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
MASTER SHEET	1/3	01.07.2022	BIBHUTI BHUSAN DAS

39, STADIUM NAGAR, MUKUNDAPUR, GROUND FLOOR, KOLKATA-700 099  
 MOBILE NO. +91 9831575731  
 E-Mail Id: livegagan2148@gmail.com

SCALE - 1:100

- 7. DETAILS OF B/LRO MUTATION CERTIFICATE**
- MEMO No. - 18/MUT/411/B.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
  - MEMO No. - 18/MUT/399/B.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
  - MEMO No. - 18/MUT/400/B.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
  - MEMO No. - 18/MUT/406/B.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
  - MEMO No. - 18/MUT/407/B.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
  - MEMO No. - 18/MUT/408/B.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
  - MEMO No. - 18/MUT/409/B.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
  - MEMO No. - 18/MUT/393/B.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
  - MEMO No. - 18/MUT/410/B.L.R.O./A.T.M./KASBA/16 - DATED 03.02.2016
  - MEMO No. - 18/MUT/5062/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5063/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5064/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5065/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5066/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5067/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5068/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5059/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5055/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5180/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5182/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5183/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5177/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5178/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5179/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5181/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/5060/B.L.R.O./A.T.M./KASBA - DATED 01.10.2010
  - MEMO No. - 18/MUT/4358/B.L.R.O./A.T.M./KASBA - DATED 05.10.2012
  - MEMO No. - 18/MUT/4357/B.L.R.O./A.T.M./KASBA - DATED 05.10.2012
  - MEMO No. - 18/MUT/4359/B.L.R.O./A.T.M./KASBA - DATED 05.10.2012
  - MEMO No. - 18/MUT/4360/B.L.R.O./A.T.M./KASBA - DATED 05.10.2012
  - MEMO No. - 18/MUT/4001/B.L.R.O./A.T.M./KASBA - DATED 12.09.2012
  - MEMO No. - 18/MUT/4002/B.L.R.O./A.T.M./KASBA - DATED 12.09.2012
  - MEMO No. - 18/MUT/4003/B.L.R.O./A.T.M./KASBA - DATED 12.09.2012
  - MEMO No. - 18/MUT/4004/B.L.R.O./A.T.M./KASBA - DATED 12.09.2012
8. U/LC - N.O.C. : MEMO No. - 5106/U/LC/ALP/2015 - DATED 15.12.2015  
 9. FIRE SAFETY RECOMMENDATION : MEMO No. - WFEFS/3209/17/Kc+RB/279/17 (279/17) DATED 12.05.2017

- PART-B:**
- AREA OF LAND : AS PER TITLE DEED (21 K - 03 CH - 07 SFT) = 1417.874 SQM
  - AS PER BOUNDARY DECLARATION = (20 K - 14 CH - 10.71 SFT) = 1397.316 SQM
  - AREA OF STRIP = 70.782 SQM
  - NET LAND AREA (AFTER FREE GIFTING STRIP OF LAND) = 1326.534 SQM
  - (i) POSSIBLE GROUND COVERAGE (50.00%) = 668.558 SQM  
 (ii) EXECUTED GROUND COVERAGE (44.44%) = (92.806+528.257) = 621.063 SQM  
 (a) BLOCK-A = 92.806 SQM & (b) BLOCK-B = 528.257 SQM
  - EXECUTED HEIGHT = 15.400 M (BLOCK-A) & 15.450 M (BLOCK-B)
  - DEPTH OF BUILDING (BLOCK-A) & 27.750 M (BLOCK-B)
  - FRONTAGE OF PLOT = (4.300+8.450+15.400) = 28.150 M

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

	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	98.946 SQM	4

- TOTAL REQUIRED CAR PARKING = 2 Nos.
- TOTAL PROVIDED CAR PARKING = 3 Nos.
- PERMISSIBLE AREA FOR PARKING = 50,000 SQM
- AREA OF PARKING SANCTIONED = 61.167 SQM
- PROVIDED AREA OF PARKING EXECUTED = 67.928 SQM
- OVER HEAD TANK AREA = 4.63 SQM
- LIFT MACHINE ROOM AREA = 9.300 SQM
- STAIR HEAD ROOM AREA = 15.578 SQM
- LIFT MACHINE ROOM STAIR AREA = 2.633 SQM
- TERRACE AREA = 92.806 SQM
- AREA OF CUPBOARD = (0.625 SQM x 12 Nos.) = 7.500 SQM
- OTHERS AREA FOR FEES = 85.228 SQM

**23. SANCTIONED & EXECUTED AREA (BLOCK - B) :**

	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

**24. EXECUTED TENEMENTS & CAR PARKING CALCULATION :**

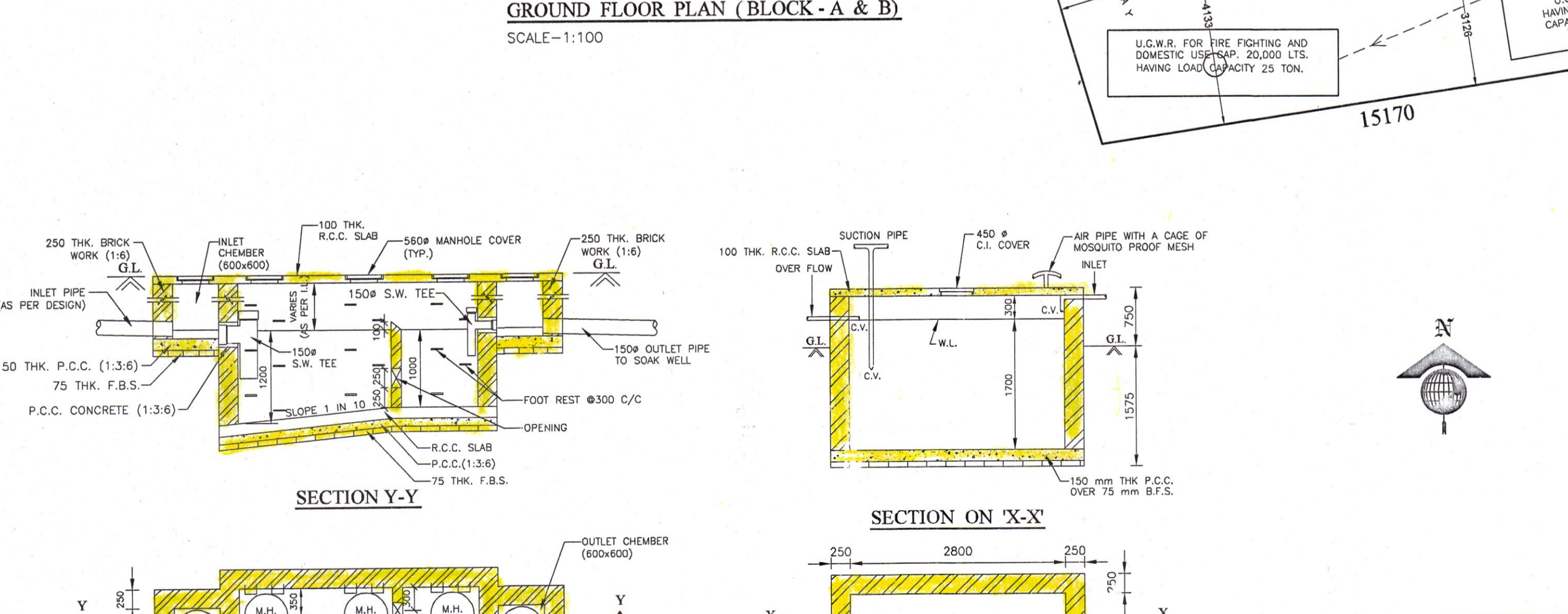
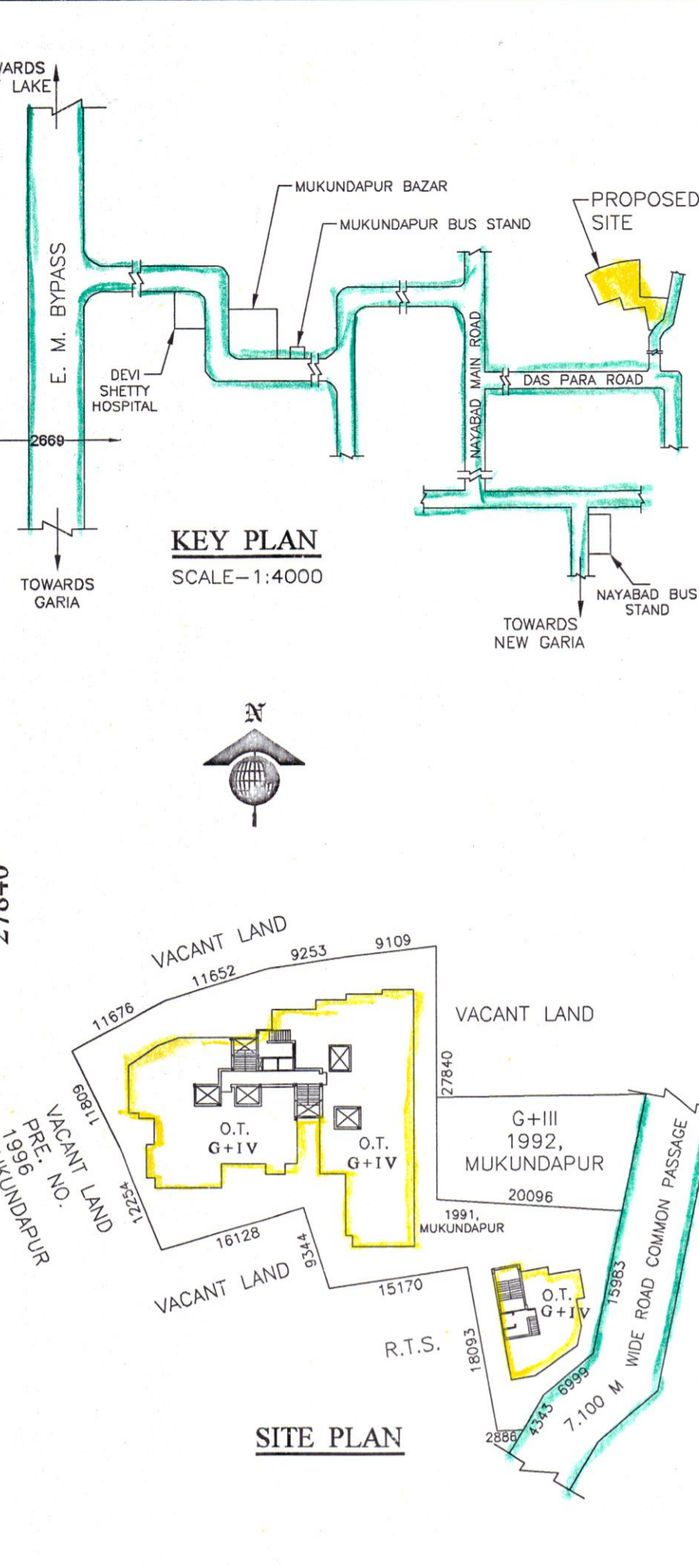
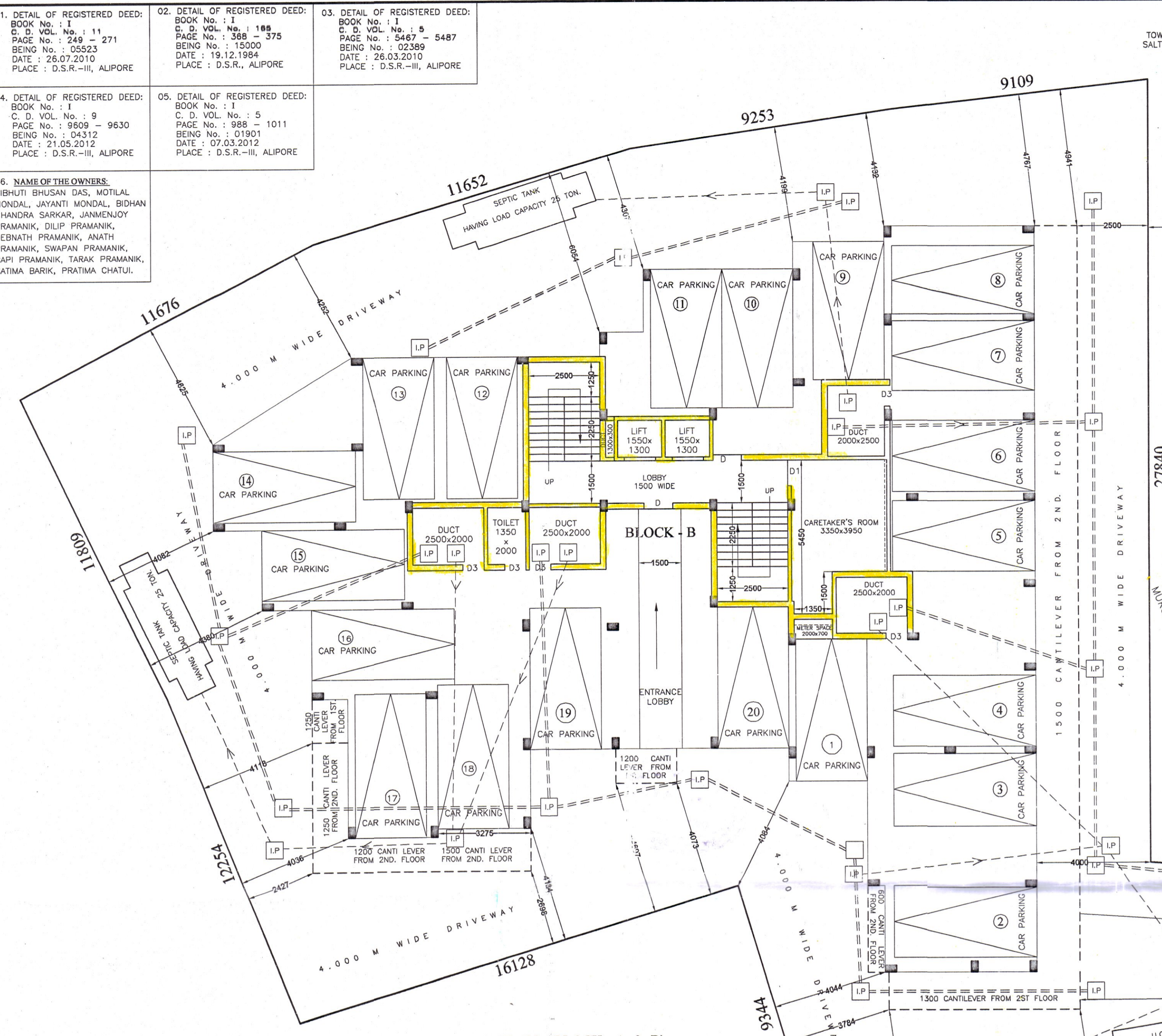
(A) RESIDENTIAL (BLOCK - B) :

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 SQM	4
B	67.132 SQM	9.339 SQM	77.451 SQM	1
C	55.095 SQM	7.554 SQM	62.649 SQM	4
D	55.840 SQM	7.657 SQM	63.497 SQM	1
E	51.907 SQM	7.117 SQM	59.024 SQM	1
F	32.679 SQM	4.481 SQM	37.160 SQM	1
G	85.550 SQM	11.730 SQM	97.280 SQM	1
B1	82.430 SQM	11.303 SQM	93.733 SQM	3
D1	56.306 SQM	7.721 SQM	64.027 SQM	3
E1	66.347 SQM	9.097 SQM	75.444 SQM	3
F1	53.538 SQM	7.341 SQM	60.879 SQM	2
F2	37.726 SQM	5.173 SQM	42.899 SQM	1
G1	99.986 SQM	13.710 SQM	113.696 SQM	2
G2	115.797 SQM	15.878 SQM	131.675 SQM	1

- TOTAL REQUIRED CAR PARKING = 11 Nos.
- TOTAL PROVIDED CAR PARKING = (19 + 1 (OPEN)) = 20 Nos.
- PERMISSIBLE AREA FOR PARKING = 275.000 SQM
- PROVIDED AREA OF PARKING = 376.393 SQM
- OVER HEAD TANK AREA = 21.461 SQM
- LIFT MACHINE ROOM AREA = 13.468 SQM
- STAIR HEAD ROOM AREA = 31.104 SQM
- LIFT MACHINE ROOM STAIR AREA = 4.961 SQM
- OTHERS AREA FOR FEES = 165.396 SQM
- TERRACE AREA = 548.257 SQM
- AREA OF CUPBOARD = (0.625 SQM x 25 Nos.) = 15.625 SQM
- PERMISSIBLE F.A.R. = 1.75
- EXECUTED F.A.R. = [(380.615+2345.273) - (50,000+275,000)] / 1397.316 = 1.718 < 1.75
- TOTAL AREA OF PARKING SANCTIONED = (61.167+376.393) = 437.560 SQM
- TOTAL AREA OF PARKING EXECUTED = (67.928+376.393) = 444.321 SQM
- OTHERS AREA FOR FEES = (85.228+165.396) = 250.624 SQM

**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



**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY GEOTECH ENGINEERS PVT. LTD. (MR. ALOK ROY) SA, MILANI PARK, KOLKATA-700094, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

*S. B. Bhattacharyya*  
**S. B. Bhattacharyya**  
 B.E. (Civil)  
 ESE-116/11  
 S.B. BHATTACHARYYA  
 E.S.E. - CLASS - I/116  
 SIG. OF STRUCTURAL ENGINEER

**PARTY'S COPY**

Approved by DG (Building) dated 16.12.2023

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPTT.  
PLANS APPROVED U/R 2F (2a) & (2b) of  
C.M.C. BUILDING RULES 1999/2001  
B.P. No. 027 Br. No. X11 Dtd. 16.05.18  
Assistant Engineer Ex. Engr. (Civil)  
Br. No.: X4 Br. No.: X11

SL- 152 / X11 / 22-24

This Plan Is To Be Treated As Part  
And Parcel And Contiguities To  
B. S. Plan No. 2019120027  
Dated. 16.05.2018  
Ex. Engineer (C-B)  
Br. No. :- X11

