

CERTIFICATE

PREMISES NO. : 9 BANSDRONI GOVT. COLONY

ASSEESSEE NO. : 31-113-05-0009-6

NAME OF APPLICANT -M/S BINAYAK CONSTRUCTION

represented by its Partners Sri Sandip Bhattacharjee & Others CA of Sri Rama Prasad Chakraborty & others.

Name of LBS : Kush Kundu No: LBS/1/1412.

Land Area : 265.761 Sqm.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL

A

22° 28'39.59" N
88° 21' 23.22"E

8 Mtr.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

M/S BINAYAK CONSTRUCTION

Represented By Its Partners

Sanjoy Patowari

Sandip Bhattacharjee

Dulal Shil

Constituted Attorney Of

Rama Prasad Chakraborty

Santanu Chakraborty

Nandan Biswas.

Deepanjan Bisawas.

Gouri Chakraborty

Phulrani Chakraborty .

Subhasish Chakraborty .

NAME OF APPLICANT/S

KUSH KUNDU

LBS :- 1 / 1412

NAME OF L.B.S.

SECTION ON C-C

SECTION AT D-D

PLAN

DETAIL OF SEMI UNDER GROUND WATER RESERVOIR

CAPACITY - 800 GALLONS

SCALE - 1:50

DETAIL OF SEPTIC TANK FOR 30 USERS

SCALE - 1:50

SCHEDULE FOR DOOR AND WINDOW			
MKD.	SIZE	MKD.	SIZE
D	1000 X 2100	W1	1500 X 1350
D1	900 X 2100	W2	1200 X 1350
D2	750 X 2100	W3	600 X 1350
		W4	1200 X 1050
		W5	900 X 1050
		W6	600 X 600

SITE PLAN

SCALE = 1:600

LOCATION PLAN

SCALE = 1:4000

GROUND FLOOR PLAN

SCALE - 1: 100

EXISTING STRUCTURE PLAN

SCALE - 1: 100

FOR OFFICE USE

B. P. NO :- 2024110215

SANCTION DATE :- 14.11.2024

VALID UPTO :- 13.11.2029

DIGITAL SIGNATURE OF A. E. [C]/BLDG./BR.- XI.

STATEMENT OF THE PLAN PROPOSAL.

A.

1. ASSESSEE NO - 31 - 113 - 05 - 0009 - 6

2. DETAILS OF DEED -

BOOK -I, VOLUME NO -2, PAGES -117 TO 120,

BENG NO - 155 AT A.D.R. 24, PARGANAS

DATE OF REGISTRATION - 22.02.1990.

3. DETAILS OF DEED -

BOOK -I, VOLUME NO -1605-2023,

PAGES -29417 TO 29449,

BENG NO - 160500850 AT A.D.S.R. ALIPORE

DATE OF REGISTRATION - 09.06.2023.

4. DETAILS OF DEED -

BOOK -I, VOLUME NO -1605-2023,

PAGES -34686 TO 34717,

BENG NO - 160500996 AT A.D.S.R. ALIPORE

DATE OF REGISTRATION - 06.07.2023.

5.DETAILS OF BOUNDARY DECLARATION -

BOOK -I, VOLUME NO -1602-2024,

PAGES -168411 TO 168525,

BENG NO - 160204838 AT D.S.R II SOUTH 24PGs

DATE OF REGISTRATION - 09.04.2024.

6. DETAILS OF NON EVICTION OF TENANT -

BOOK -I, VOLUME NO -1602-2024,

PAGES -168341 TO 168354,

BENG NO - 160204839 AT D.S.R II SOUTH 24PGs

DATE OF REGISTRATION - 09.04.2024.

7. DETAILS OF POWER OF ATTORNEY -

BOOK -I, VOLUME NO -1603-2024,

PAGES -93010 TO 930033,

BENG NO - 160303939 AT D.S.R III SOUTH 24PGs

DATE OF REGISTRATION - 07.03.2024 .

8. A) LAND AS PER AJDEED - 246.655 SQM.

B) BOUNDARY DECLARATION -265.761 SQM.

B.

1.Ground Coverage

a) Permissible:- 144.145 Sqm. [58.44 %]

b) Proposed :- 143.99 Sqm. [58.377 %]

2. F. A. R. :-

a) Permissible :- 2.0 (b) Proposed :- 1.964

3. Total covered area :-

a) Permissible :- 493.31 Sqm + Exempted Area + Car Parking Area

b) Proposed :-

i) 575.96 Sqm. (Including exempted area)

ii) 509.637 Sqm. (Excluding exempted area)

iii) 66.323 Sqm. (Exempted area)

4. No. of total covered car parking :- 1 no

5. No. of total open car parking :- 1 no

AREA STATMENT

Area Of The Land :- 03 K. 011 CH. = 246.655 SQM. [As Per Deed]

Area Of The Land :- 265.761 SQM. [As Per Boundary Declaration]

Strip Area Of The Land :- N.A

Corner Splayed Area Of The Land :- N.A

Permissible Ground Coverage :- 144.145 Sqm. [58.44 %]

Proposed Ground Coverage :- 143.99 Sqm. [58.377 %]

	Total Floor Area [Sqm.]	Lift Well Area	Stair Well Area	Net Floor Area	Stairways	Lift Lobby	Effective Floor Area
Ground Floor :-	143.993	—	—	143.993	11.14	2.156	130.697
First Floor :-	143.993	2.054	0.875	141.064	11.14	2.156	127.768
Second Floor :-	143.993	2.054	0.875	141.064	11.14	2.156	127.768
Third Floor :-	143.993	2.054	0.875	141.064	11.14	2.156	127.768
Total Floor :-	575.972	6.162	2.625	567.185	44.56	8.624	514.001

Proposed F. A. R. :- $\frac{514.001 - 25.0}{246.655} = 1.983$

No. Of Tenament :- 7 Nos.

Size Of Tenament :-

Tenament Marked	Tenament Area In Sqm.	Proportional Common Area to be Added	Actual Tenament Area In Sqm.	Tenament Number
A-2.B-2.C-2.D-2	63.12	9.256	72.376	04
B-1.C-1.D-1	62.754	9.203	71.957	03

AREA OF CAR PARKING :- 45.51 Sqm.

AREA OF SHOP :- A) COVERED - 16.29 Sqm B) CARPET : 13.74 Sqm

AREA OF C.B :- 8.7 Sqm

AREA OF STAIR HEAD ROOM : 14.41 Sqm.

AREA OF LIFT MACHINE ROOM : 5.968 Sqm.

AREA OF LIFT MACHINE ROOM STAIR : 1.85 Sqm.

AREA OF O.H.W.R : 4.8 Sqm

TREE COVER AREA: [A] PERMISSIBLE :1.417 % = 3.765 Sqm.[B] PROVIDED:- 11.559 SqM.

NOTES AND SPECIFICATION

1. Thk. of all outer walls are 200 mm with 1:6 cement sand mortar.

2. Thk. of all inner walls are 125 mm with 1:4 cement and sand mortar.

3. Width of the chajja 450 mm.

4. 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm Thk. to ceiling.

4. 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm Thk. to ceiling.

6. Grade of concrete M-20,Grade of steel Fe-500.

7. All dimension are in mm.

I do certify with full responsibility that the building plan has been drawn as per provision of K.M.C building rules 2009. as amended from time to time and the site condition including width of the abutting black top road 7050 mm conforming with the site and it is a buildable area and is filled up tank . It is bounded

KUSH KUNDU

L.B.S.NO -1/ 1412

NAME OF THE L. B. S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect.

SUBHRA DAS

E.S.E.NO - 1/ 658

NAME OF THE E. S. E.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo - Technical point of view.

BHASKAR JYOTI ROY

G.T.E.NO -1/ 50

NAME OF THE G. T. E.

We do hereby undertake with full responsibility that-

1) We will engage L.B.S & E.S.E during Construction.

2) We will follow the instruction of L.B.S & E.S.E during Construction of the building (As per B.S.plan)

3) K. M. C. authority will not be responsible for Structural Stability of the building & adjoining structure.

4) If any submitted documents are found to be fake, the K. M. C. authority will revoke the sanction plan.

5) The construction of water reservoir and septic tank will be under the guidance of L. B. S./ E. S. E.

6) During site inspection I was physically present and identified the plot on which plan proposal submitted.

M/S BINAYAK CONSTRUCTION

Represented By Its Partners

Sanjoy Patowari

Sandip Bhattacharjee

Dulal Shil

Constituted Attorney Of

Rama Prasad Chakraborty

Santanu Chakraborty

Nandan Biswas.

Deepanjan Bisawas.

Gouri Chakraborty

Phulrani Chakraborty .

Subhasish Chakraborty .

NAME OF THE OWNER

PLAN PROPOSAL OF G + THREE STORIED RESIDENTIAL BUILDING

AT PREMISES NO - 9, BANSDRONI GOVT. COLONY , WARD NO - 113,

BOROUGH - XI. P. S.- BANSDRONI, U/S 393 A OF K. M. C. ACT 1980

COMPLYING WITH K. M. C. BUILDING RULES 2009,