

**6. SANCTIONED AREA STATEMENT :-**

FLOOR	RESIDENTIAL (SQM.)	STAIR WAY (SQM.)	LIFT LOBBY (SQM.)	LIFT-WELL (SQM.)	STAIR-WELL (SQM.)	NET COVER AREA (SQM.)	CLIP BOARD (SQM.)
GR. FLOOR	107.541	9.880	---	---	---	97.861	---
1ST. FLOOR	107.541	9.880	---	---	---	97.861	2.4
2ND. FLOOR	80.725	9.880	---	---	---	71.045	1.2
TOTAL	295.807	29.04	---	---	---	268.767	3.6

**8. SANCTIONED TENEMENTS & CAR PARKING CALCULATION :-**

(A) RESIDENTIAL:

MKD. SIZE	SIZE OF TENEMENT (SQM.)	NO. OF TENEMENT	MKD. SIZE	SIZE OF TENEMENT (SQM.)	NO. OF TENEMENT	REQUIRED PARKING (TOTAL)	6.B) NOS. OF PARKING PROVIDED	COVERED NOS.
FLAT-A	54.29	01	FLAT-D	49.85	01	---	---	N/A
FLAT-B	54.27	01	FLAT-E	39.34	01	---	---	---
FLAT-C	58.72	01	FLAT-F	39.34	01	---	---	---

6.C) PERMISSIBLE AREA FOR PARKING: NIL  
6.D) ACTUAL AREA OF PARKING PROVIDED: NIL

**7. PERMISSIBLE F.A.R. = 1.75**

**8. PERMISSIBLE TOTAL FLOOR AREA = 268.767 SQM. + EXEMPTED AREA**

**9. SANCTIONED F.A.R. = 268.767 / 204.328 = 1.306**

**10. AREA OF STAIR HEAD ROOM = 12.48 SQM.**

**11. AREA OF O.H.W.R. = 5.20 SQM.**

**12. HEIGHT OF THE BUILDING = 9.90 M.**

**13. AREA OF LOFT = NIL**

**14. TOTAL AREA FOR FEES = 311.90 SQM.**

**15. TREE COVER AREA = REQUIRED - 1.511 SQM. PROVIDED - 1.680 SQM.**

**DECLARATION OF G.T.E & STRUCTURAL ENGINEER :-**

I HEREBY CERTIFY THAT THE ERECTION OF THREE STORED RESIDENTIAL BUILDING AT PREMISES NO - 7, TEMPLE LANE, KOLKATA - 700 031, P.O- DHAKURIA, P.S - KASBA UNDER K.M.C. WARD NO. - 091, BOROUGH - X, WILL SUPERVISE & CHECK BY ME AND WILL BE COMPLETED WHOLLY ACCORDING TO THE PLANS SANCTIONED VIDE B.S PLAN NO. - 2024100079, DATED: -19-07-2024 WITH SOME INTERNAL CHANGES, CERTIFY THAT THIS CHANGE WILL NOT EFFECT THE STRUCTURAL STABILITY OF THE BUILDING. THE WORK WILL BE COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN AND TO MY BEST SATISFACTION.

THE WORK WILL BE COMPLETED IN ACCORDANCE WITH THE SANCTIONED, REGULARIZED PLAN AND TO MY BEST SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING WILL BE STRUCTURALLY SAFE AND STABLE IN ALL RESPECT AND FIT FOR USE FOR WHICH IT WILL BE ERECTED.

S.B. Bhattacharyya  
B.E. (Civil)  
E-11611  
S.B. BHATTACHARJEE  
E.S.E. NO. -116 (I)  
SIGNATURE OF E.S.E.

**DECLARATION OF L.B.S. :-**

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS DEFACITO ON THE PREMISES NO - 7, TEMPLE LANE, KOLKATA - 700 031, P.O- DHAKURIA, P.S - KASBA UNDER K.M.C. WARD NO. - 091, BOROUGH - X, WILL SUPERVISE & CHECK BY ME AND WILL BE COMPLETED WHOLLY ACCORDING TO THE PLANS SANCTIONED VIDE B.S PLAN NO. - 2024100079, DATED: -19-07-2024 WITH SOME INTERNAL CHANGES, CERTIFY THAT THIS CHANGE WILL NOT EFFECT THE STRUCTURAL STABILITY OF THE BUILDING.

THE WORK WILL BE COMPLETE IN ACCORDANCE WITH THE SANCTIONED, REGULARIZED PLAN AND TO MY BEST SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (TYPE & GRADE) WILL HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 & THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 WILL HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING WILL BE STRUCTURALLY SAFE & STABLE IN ALL RESPECT AND FIT FOR USE FOR WHICH IT WILL BE ERECTED.

Sankar Deo  
L.B.S NO. - 10/1476 (K.M.C)  
SIGNATURE OF L.B.S

**DECLARATION OF APPLICANT:-**

i) I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I ENGAGED L.B.S & E.S.E DURING CONSTRUCTION .  
ii) I FOLLOWED THE INSTRUCTIONS OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN)  
iii) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.  
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.  
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK HAS BEEN COMPLETED UNDERTAKEN UNDER THE GUIDANCE OF L.B.S & E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK.  
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.

(Upasana Dutta)  
Constituted Attorney of  
(1) Smt. Sujaya Som and (2) Smt. Sutapa Banerjee Owners of 7, Temple Lane, P.O.-Dhakuria P.S.-Kasba, Kolkata-700031

UPASANA DUTTA  
CONSTITUTED ATTORNEY OF  
SMT. SUJAYA SOM (NEE BANERJEE) &  
SMT. SUTAPA BANERJEE  
SIGNATURE OF APPLICANT

**DECLARATION OF APPLICANT:-**

i) I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I ENGAGED L.B.S & E.S.E DURING CONSTRUCTION .  
ii) I FOLLOWED THE INSTRUCTIONS OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN)  
iii) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.  
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.  
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK HAS BEEN COMPLETED UNDERTAKEN UNDER THE GUIDANCE OF L.B.S & E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK.  
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.

(Upasana Dutta)  
Constituted Attorney of  
(1) Smt. Sujaya Som and (2) Smt. Sutapa Banerjee Owners of 7, Temple Lane, P.O.-Dhakuria P.S.-Kasba, Kolkata-700031

UPASANA DUTTA  
CONSTITUTED ATTORNEY OF  
SMT. SUJAYA SOM (NEE BANERJEE) &  
SMT. SUTAPA BANERJEE  
SIGNATURE OF APPLICANT

**PROPOSED REGULARIZATION PLAN U/R 26 (2A) & (2B) OF K.M.C BLDG. RULE 2009 OF A THREE STORED RESIDENTIAL BUILDING AT PREMISES NO. - 7, TEMPLE LANE, KOLKATA - 700 031, P.O- DHAKURIA, P.S - KASBA UNDER K.M.C. WARD NO. - 091, BOROUGH - X, PREVIOUSLY SANCTIONED U/S 393A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 VIDE B.P NO. - 2024100079, DATED: -19-07-2024.**

**NOTES :-**

- ALL DIMENSIONS ARE IN MILLIMETER.
- ALL EXTERNAL WALL ARE IN 200 THK.
- ALL INTERNAL WALL ARE IN 125 THK & 75 THK EXCEPT OTHER WISE MENTIONED.
- DEPTH OF FOUNDATION OF SEPTIC TANK & SEM UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE FOUNDATION. DEPTH OF BUILDING OF COLUMN BASE.

**:-DOORS & WINDOWS SCHEDULE:-**

:-DOORS SCHEDULE:-		:- WINDOWS SCHEDULE :-	
DOOR MKD.	FRAME SIZE IN MM.(WxH)	WIN. MKD.	FRAME SIZE IN MM.(WxH)
D1	1000X2100	W1	1500X1250
D2	900X2100	W2	1500X1250
D3	750X2100	W3	1200X1250
SD	2825X2100	W4	750X690
		W5	1600X2325

**NOTE :-**

# ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF BLDG. ALONG WITH CONSTRUCTION OF SEPTIC TANK AND S.U.G WATER RESERVOIR.

# DEPTH OF S.U.G. WATER RESERVOIR & SEPTIC TANK SHOULD NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.

**2. EXECUTED AREA STATEMENT :-**

FLOOR	RESIDENTIAL (SQM.)	STAIR WAY (SQM.)	LIFT LOBBY (SQM.)	LIFT-WELL (SQM.)	STAIR-WELL (SQM.)	NET COVER AREA (SQM.)	CLIP BOARD (SQM.)
GR. FLOOR	105.082	9.880	---	---	---	97.881	---
1ST. FLOOR	105.082	9.880	---	---	---	97.881	2.70
2ND. FLOOR	85.437	9.880	---	---	---	71.045	1.35
TOTAL	295.601	29.04	---	---	---	268.561	4.05

**2. EXECUTED TENEMENTS & CAR PARKING CALCULATION :-**

(A) RESIDENTIAL:

MKD. SIZE	SIZE OF TENEMENT (SQM.)	NO. OF TENEMENT	MKD. SIZE	SIZE OF TENEMENT (SQM.)	NO. OF TENEMENT	REQUIRED PARKING (TOTAL)	2.C) PERMISSIBLE AREA FOR PARKING	2.D) ACTUAL AREA OF PARKING PROVIDED	COVERED NOS.
FLAT-A	53.01	01	FLAT-D	49.75	01	---	---	---	N/A
FLAT-B	52.83	01	FLAT-E	40.96	01	---	---	---	---
FLAT-C	56.09	01	FLAT-F	42.95	01	---	---	---	---

**3. PERMISSIBLE F.A.R. = 1.75**

**4. PERMISSIBLE TOTAL FLOOR AREA = 268.561 SQM. + EXEMPTED AREA**

**5. EXECUTED F.A.R. = 268.561 / 208.893 = 1.276**

**6. AREA OF STAIR HEAD ROOM = 12.50 SQM.**

**7. AREA OF O.H.W.R. = 5.20 SQM**

**8. HEIGHT OF THE BUILDING = 9.90 M.**

**9. AREA OF LOFT = NIL**

**10. TOTAL AREA FOR FEES = 312.151 SQM.**

**11. TREE COVER AREA = REQUIRED - 1.511 SQM. PROVIDED - 1.680 SQM.**

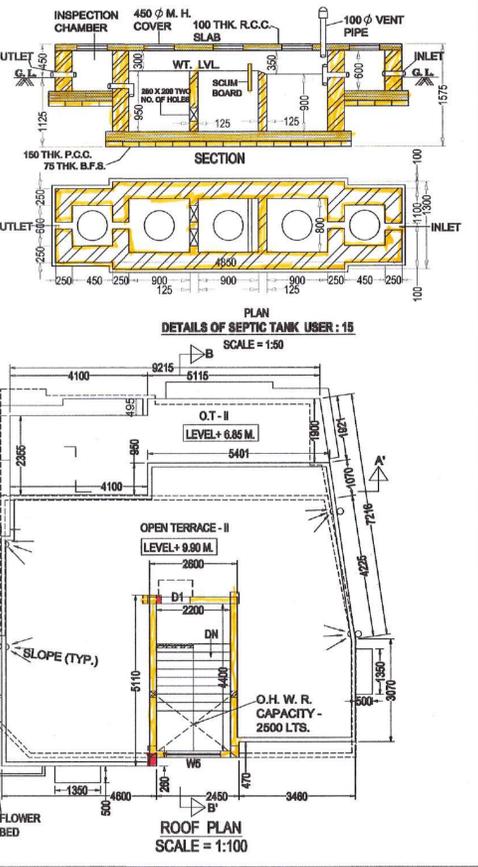
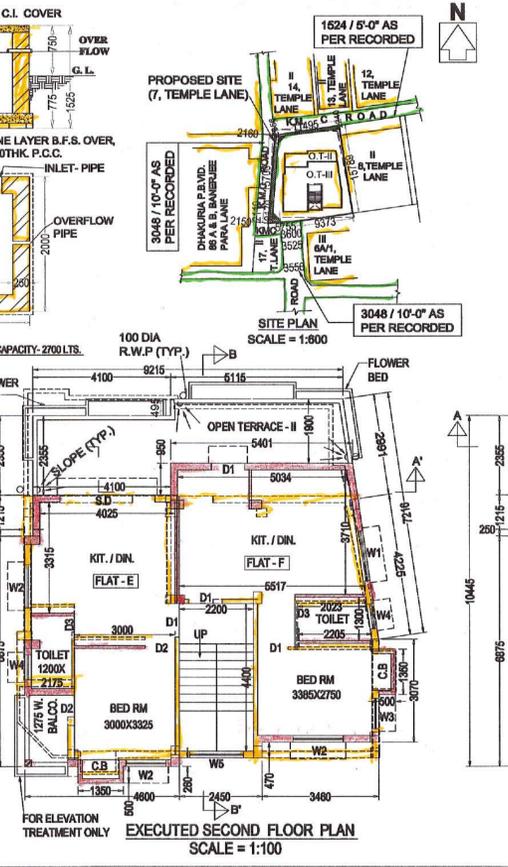
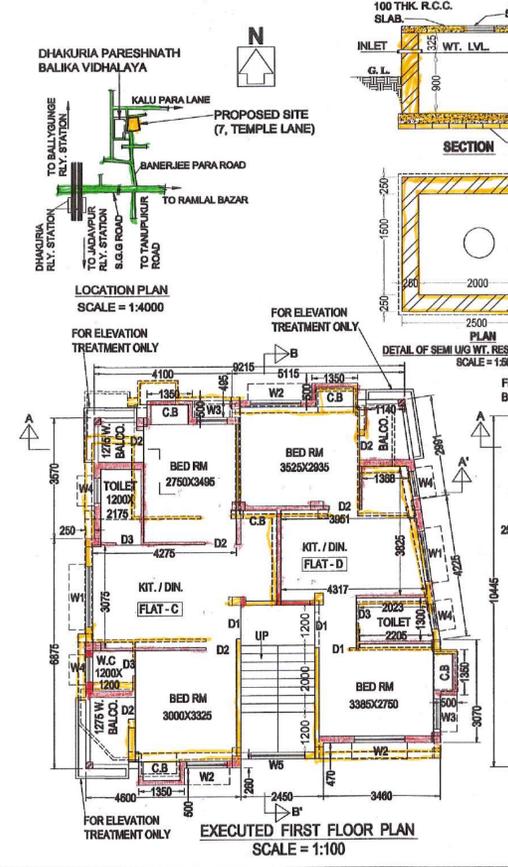
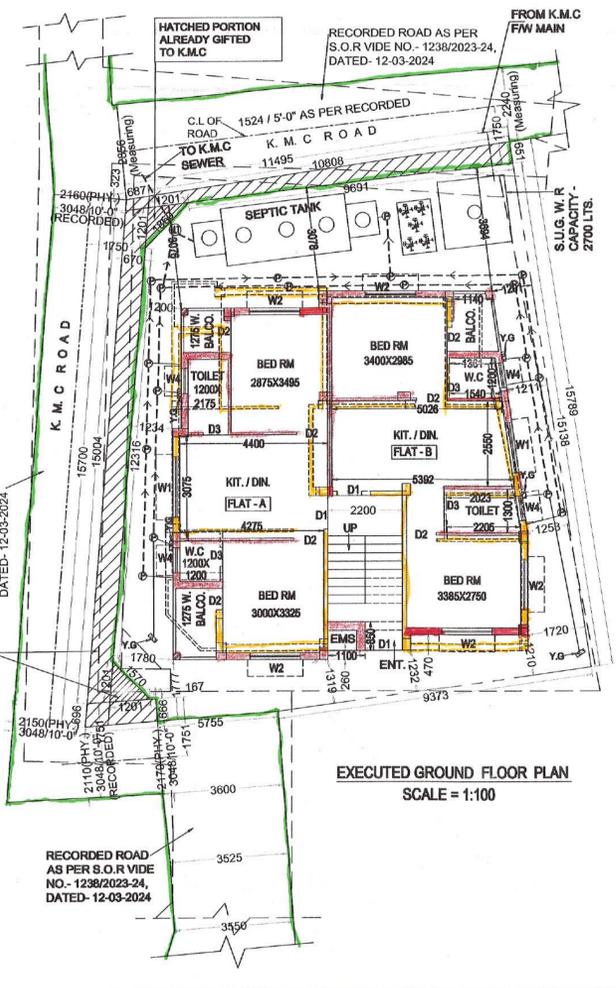
**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**

- ASSEESSEE NO. - 210911700130
- NAME OF THE RECORDED OWNERS : SMT. SUJAYA SOM (NEE BANERJEE) & SMT. SUTAPA BANERJEE
- DETAILS OF REGD. TITLE DEED - BOOK NO. - I VOLUME NO. - 315 BEING NO. - 9552 PAGE NO. - 93 TO 107 REGD. AT - D.R. ALIPORE DATE - 12-08-1981
- DETAILS OF REGD. BOUNDARY DECLARATION - BOOK NO. - I VOLUME NO. - 1803-2025 BEING NO. - 180320696 PAGE NO. - 562889 TO 562901 REGD. AT - D.S.R-III, SOUTH 24 PGS, W.B DATE - 14-11-2025
- DETAILS OF REGD. P.O.A - BOOK NO. - I VOLUME NO. - 1803-2024 BEING NO. - 180308901 PAGE NO. - 224831 TO 224846 REGD. AT - D.S.R-III, SOUTH 24 PGS DATE - 29-05-2024
- DETAILS OF REGD. DEED OF GIFT (IN FAVOUR OF K.M.C) STRIP OF LAND - BOOK NO. - I VOLUME NO. - 1803-2023 BEING NO. - 180319210 PAGE NO. - 528190 TO 528202 REGD. AT - D.S.R-III, SOUTH 24 PGS DATE - 13-12-2023

**PART - B**

- AREA OF LAND :- # AS PER TITLE DEED = 3 KH. - 6 CH. - 00 SQ.FT / 225.753 SQM. # AS PER BOUNDARY DECLARATION = 208.893 SQM. 2. STRIP OF LAND - 16.850 SQM / 181.373 SQ.FT. 3. SPPLAYED CORNER - (0.721+0.721) = 1.442 SQM / 15.622 SQ.FT. AS PER U. L. C. = N/A. 4. NET AREA OF LAND = 190.601 SQM.
- PERMISSIBLE GROUND COVERAGE :- 59.704 % = 124.717 SQM.
- PROPOSED GROUND COVERAGE :- 50.304 % OF L.A. = 105.082 SQM.
- DETAILS OF REGD. DEED OF GIFT (IN FAVOUR OF K.M.C) SPPLAYED CORNER - BOOK NO. - I VOLUME NO. - 1803-2023 BEING NO. - 180319211 PAGE NO. - 528248 TO 528280 REGD. AT - D.S.R-III, SOUTH 24 PGS DATE - 13-12-2023



**PARTY'S COPY**

Approved by E.E. (I) B.149/Br-X  
Date: 27-01-26

103/X/U.R.-26/25-26

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPTT.  
PLANS APPROVED U/R 25 (2a) & (2b) of  
M.C. BUILDING RULES 1998 2009  
B.P. No. 103/X Br. No. 19-07 2024  
Assistant Engineer Br. No. X Ex. Engr. (Civil) Br. No. X

Office of the  
Executive Engineer, Br.-X  
The Kolkata Municipal Corpn.  
Building Department, Br.-X  
103/X 11-2-26