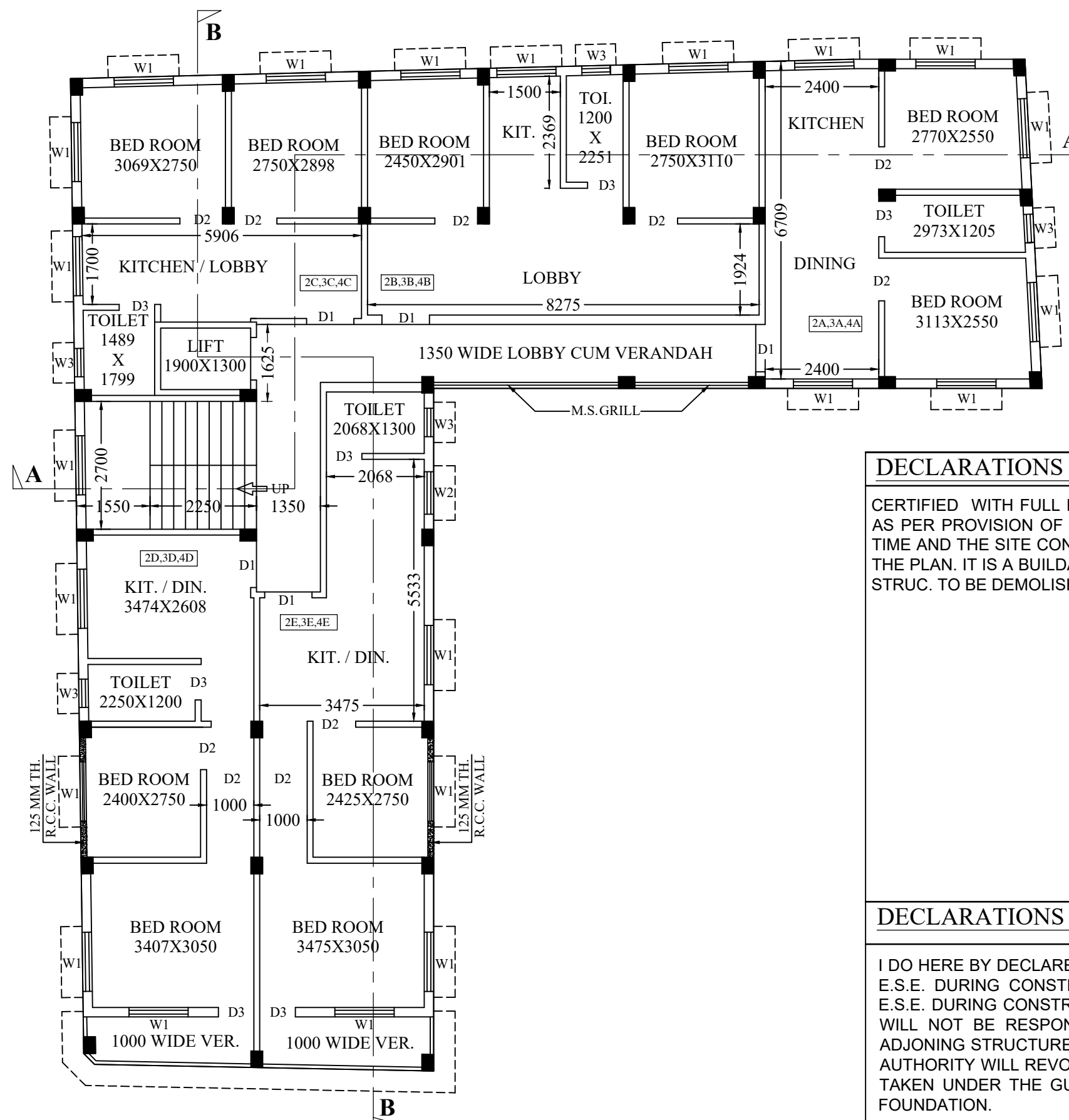
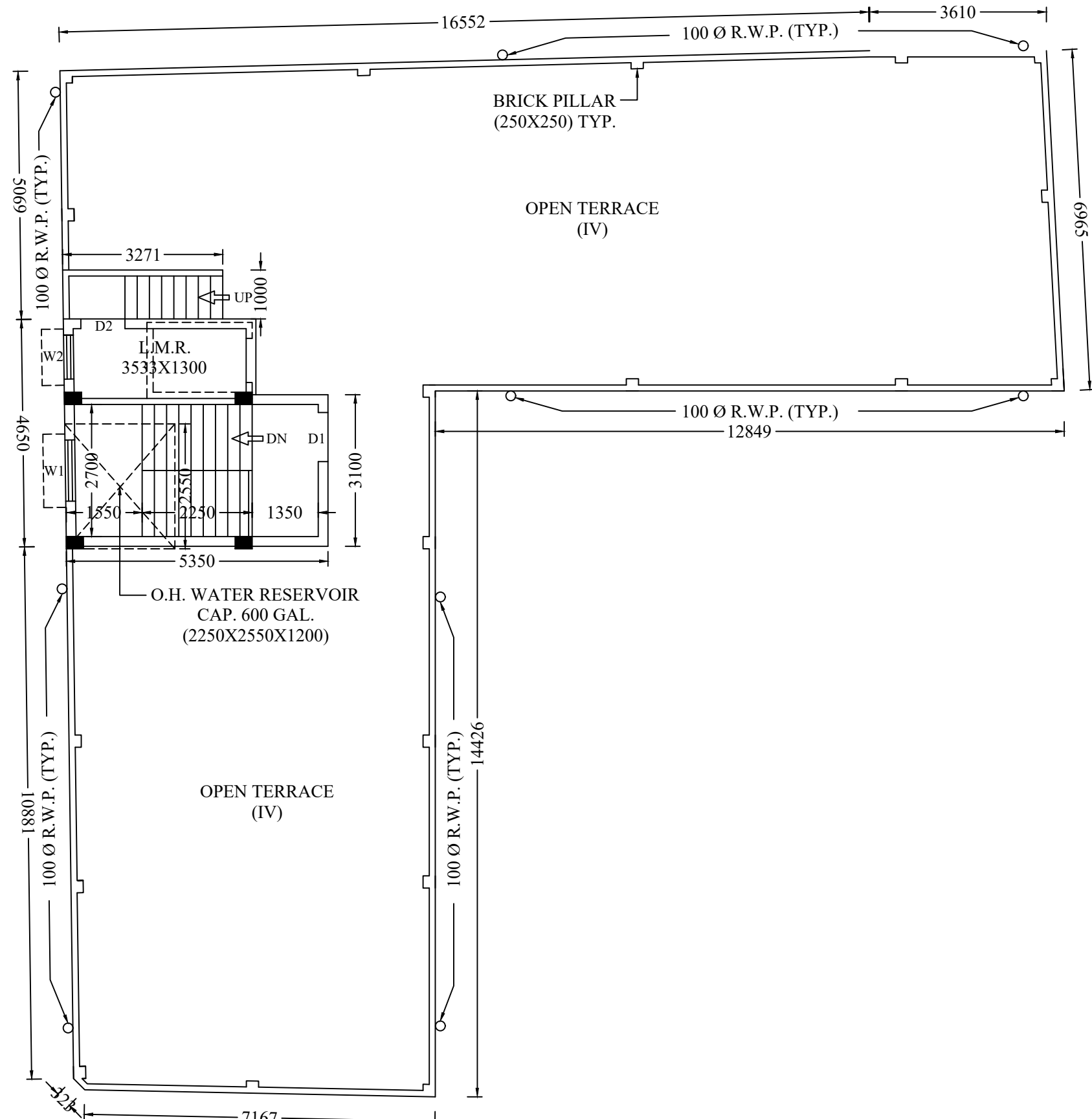
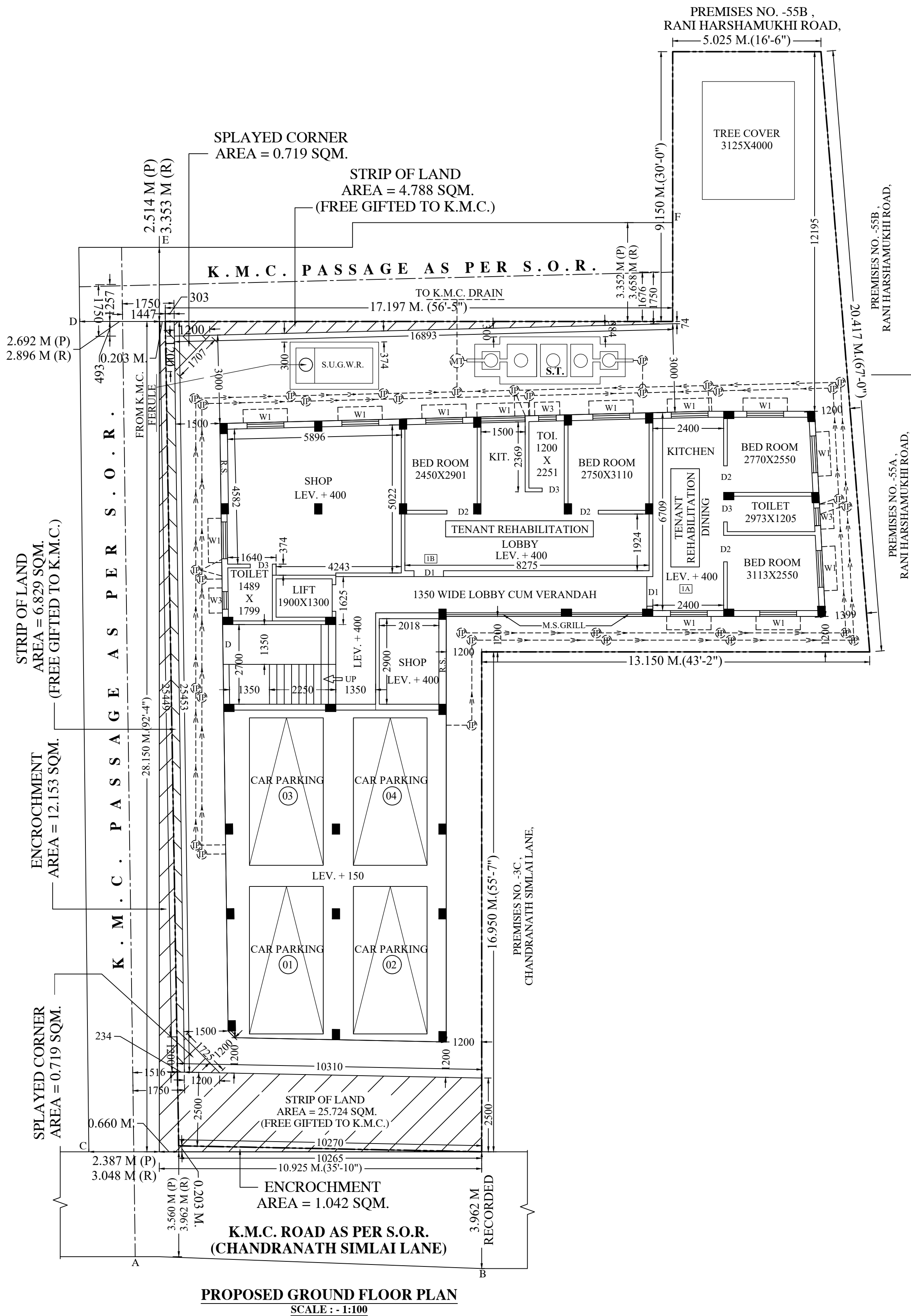
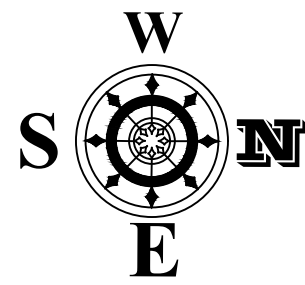




DECLARATIONS OF ARCH. / L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFORM WITH THE PLAN, IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX. STRUCT. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

JOYDIP BILAS THAKUR (L.B.S. - 1136 / I)
SIGNATURE OF THE L.B.S.

DECLARATIONS OF OWNER(S)/APPLICANTS

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF 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 FOUND FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

DEBANGAN ESTATE PRIVATE LIMITED, DIRECTOR OF SRI DEBARATA CHAKRABORTY AS CONSTITUTED ATTORNEY OF 01. ASHOK KUMAR BHATTACHARYYA, 02. PRATIMA CHAKRABORTY, 03. JHARNA BANERJEE, 04. MINA BANERJEE, 05. DEBU BANERJEE, 06. PAPIYA BHATTACHARYYA, 07. KAKALI BHATTACHARYYA, 08. SUBRATA CHATTERJEE, 09. SANKAR CHATTERJEE, 10 KRISHNA MALAKAR.

SIGNATURE OF THE OWNER(S)/APPLICANTS

STATEMENT OF THE PLAN CASE NO. 2024010113

- PART-A:
- ASSESSMENT NO. - 110040300053
 - a) DETAIL OF REGISTERED DEED:-
BOOK NO. : I, VOL. NO. : 46, YEAR. 1944, PAGE NO. : 247 TO 260.
BEING NO. : 1939, YEAR. 1944, PLACE : S.R. SEALDAH.
BOOK NO. : I, VOL. NO. : 31, YEAR. 1945, PAGE NO. : 267 TO 272.
BEING NO. : 1523, YEAR. 1945, PLACE : S.R. SEALDAH.
BOOK NO. : I, VOL. NO. : 32, YEAR. 1957, PAGE NO. : 108 TO 112.
BEING NO. : 1437, YEAR. 1957, PLACE : S.R. SEALDAH.
BOOK NO. : I, VOL. NO. : 34, YEAR. 1967, PAGE NO. : 158 TO 164.
BEING NO. : 1526, YEAR. 1967, PLACE : S.R. SEALDAH.
 - b) DETAIL OF BOUNDARY DECLARATION:-
BOOK NO. : I, VOL. NO. : 1606-2024, PAGE NO. : 129407 TO 129417,
BEING NO. : 160604227 YEAR : 2024, PLACE : A.D.S.R. SEALDAH
 - c) DETAIL OF POWER OF ATTORNEY:-
BOOK NO. : I, VOL. NO. : 1606-2023, PAGE NO. : 139724 TO 139766,
BEING NO. : 160604976 YEAR : 2023, PLACE : A.D.S.R. SEALDAH
 - d) DETAIL NON EVICTION OF TENANT:-
BOOK NO. : I, VOL. NO. : 1606-2024, PAGE NO. : 129397 TO 129406,
BEING NO. : 160604226 YEAR : 2024, PLACE : A.D.S.R. SEALDAH
 - e) DETAIL STRIP OF LAND:-
BOOK NO. : I, VOL. NO. : 1606-2024, PAGE NO. : 129418 TO 129429,
BEING NO. : 160604228 YEAR : 2024, PLACE : A.D.S.R. SEALDAH
 - f) DETAIL PLAYED CORNER:-
BOOK NO. : I, VOL. NO. : 1606-2024, PAGE NO. : 129430 TO 129441,
BEING NO. : 160604229 YEAR : 2024, PLACE : A.D.S.R. SEALDAH
 - g) AREA OF LAND : 07 KOH, 04 CH. 10.35 SQ.FT. OR 485.910 SQM.
 - h) NO OF STOREY : IV (FOUR).
 - i) NO OF TENANTS : 17 NOS.
 - j) SIZE OF TENANTS : BELOW 50 SQM. - 10 NOS.
50 TO 75 SQM. - 07 NOS.

- PART-B:
- AREA OF LAND:-
AS PER TITLE DEED=07 KOH. 05 CH. 08 SQ.FT. OR 489.873 SQM.
AS PER BOUNDARY=07 KOH. 04 CH. 10.35 SQ.FT. OR 485.910 SQM.
 - NET LAND AREA = 485.910 SQM.
 - PERMISSIBLE GROUND COVERAGE = 245.239 SQM. (50.470 %)
 - PROPOSED GROUND COVERAGE = 245.196 SQM. (50.461 %)
 - 5A. PERMISSIBLE HEIGHT OF BUILDING = 12.500 M. [U/R 74, TABLE 5, SL. NO. (ii)]
 - 5B. PROPOSED HEIGHT OF BUILDING = 12.500 M.

6A. PROPOSED AREA (AREA STATEMENT):-					
	TOTAL COVERED AREA	CUTOUT SHAFT/LIFT WELL/ STAIR DUCT	NET COVERED AREA	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	201.794+43.902 =245.196 SQM.	NIL	245.196 SQM.	13.365 SQM.	229.637 SQM.
1ST FLOOR	245.196 SQM.	2.470 SQM.	242.726 SQM.	13.365 SQM.	227.167 SQM.
2ND FLOOR	245.196 SQM.	2.470 SQM.	242.726 SQM.	13.365 SQM.	227.167 SQM.
3RD FLOOR	245.196 SQM.	2.470 SQM.	242.726 SQM.	13.365 SQM.	227.167 SQM.
TOTAL	980.784 SQM.	7.410 SQM.	973.374 SQM.	53.460 SQM.	911.138 SQM.

- 6B. TENEMENTS & CAR PARKING CALCULATION :-
- (A) RESIDENTIAL:
- | MARKED | TENEMENT AREA | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|-------------|---------------|-------------------------------|----------------------|-----------------|----------------------|
| 1A.2A.3A.4A | 39.988 SQM. | 6.902 SQM. | 46.890 SQM. | 4 NOS. | 02 NOS. |
| 1B.2B.3B.4B | 45.803 SQM. | 7.905 SQM. | 53.708 SQM. | 4 NOS. | |
| 2C.3C.4C | 35.664 SQM. | 6.335 SQM. | 41.999 SQM. | 3 NOS. | |
| 2D.3D.4D | 42.259 SQM. | 7.294 SQM. | 49.553 SQM. | 3 NOS. | |
| 2E.3E.4E | 48.294 SQM. | 8.335 SQM. | 56.629 SQM. | 3 NOS. | |
7. MERCANTILE RETAIL CARPET AREA = 5.852+31.476=37.328 SQM. (REQ. CAR PARKING=1NO.)
8. MERCANTILE RETAIL COVERED AREA = 7.897+35.664=43.561 SQM.
9. TOTAL REQUIRED CAR PARKING :- 03 NOS.
10. TOTAL PROPOSED CAR PARKING :- 04 NOS.
11. PERMISSIBLE AREA OF PARKING :- 75.000 SQ.M.
12. PROPOSED AREA OF PARKING :- 83.415 SQ.M.
13. PERMISSIBLE F.A.R = 1.75.
14. PROPOSED F.A.R = (911.138-75) / 485.910 SQM. = 1.721
15. STAIR HEAD ROOM AREA :- 18.355 SQ.M.
16. LIFT MACHINE ROOM AREA :- 6.372 SQ.M.
17. TERRACE AREA :- 245.196 SQ.M.
18. RELAXATION OF AUTHORITY :- NIL.
19. OVER HEAD TANK AREA :- 5.694 SQ.M.
20. LIFT MACHINE ROOM STAIR AREA :- 3.265 SQ.M.
21. OTHERS AREA ONLY FOR FEES :- 61.424 (Exemption)+ 3.265 (L.M.R. STAIR) = 64.689 SQ.M.
- 22A. REQUIRED TREE COVER AREA = 11.824 SQM. (2.433% OF LAND AREA)
- 22A. PROPOSED TREE COVER AREA = 12.50 SQM. (2.572% OF LAND AREA)

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
STEEL Z-SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

DECLARATIONS OF G.T.E.

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

BABLU BISWAS(G.T.E.-38/I)

SIGNATURE OF THE GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA. I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

KALYAN BRATA ROY (E.S.E.-99 / II)
SIGNATURE OF THE E.S.E.

GROUND FLOOR PLAN, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR & ROOF PLAN, LOCATION PLAN, SITE PLAN, SECTION-AA & BB, FRONT ELEVATION

PROPOSED G-III STORIED RESIDENTIAL BUILDING PLAN OF THE PREMISES NO.- 3B, CHANDRANATH SIMLAI LANE, KOLKATA - 700002, WARD NO.- 004, BOROUGH NO.- 1, P.S.- CHITPORE, COMPLYING KMC BUILDING RULE 2009 AND U/S 393A OF KMC BUILDING ACT 1980. UNDER THE KOLKATA MUNICIPAL CORPORATION.

BUILDING PERMIT NO. :- 2024010102

SANCTION DATE :- 21/02/2025

VALID UP TO :- 20/02/2030

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-I/K.M.C.

DIGITAL SIGNATURE OF E.E.(C)/Bldg./Br.-I/K.M.C.