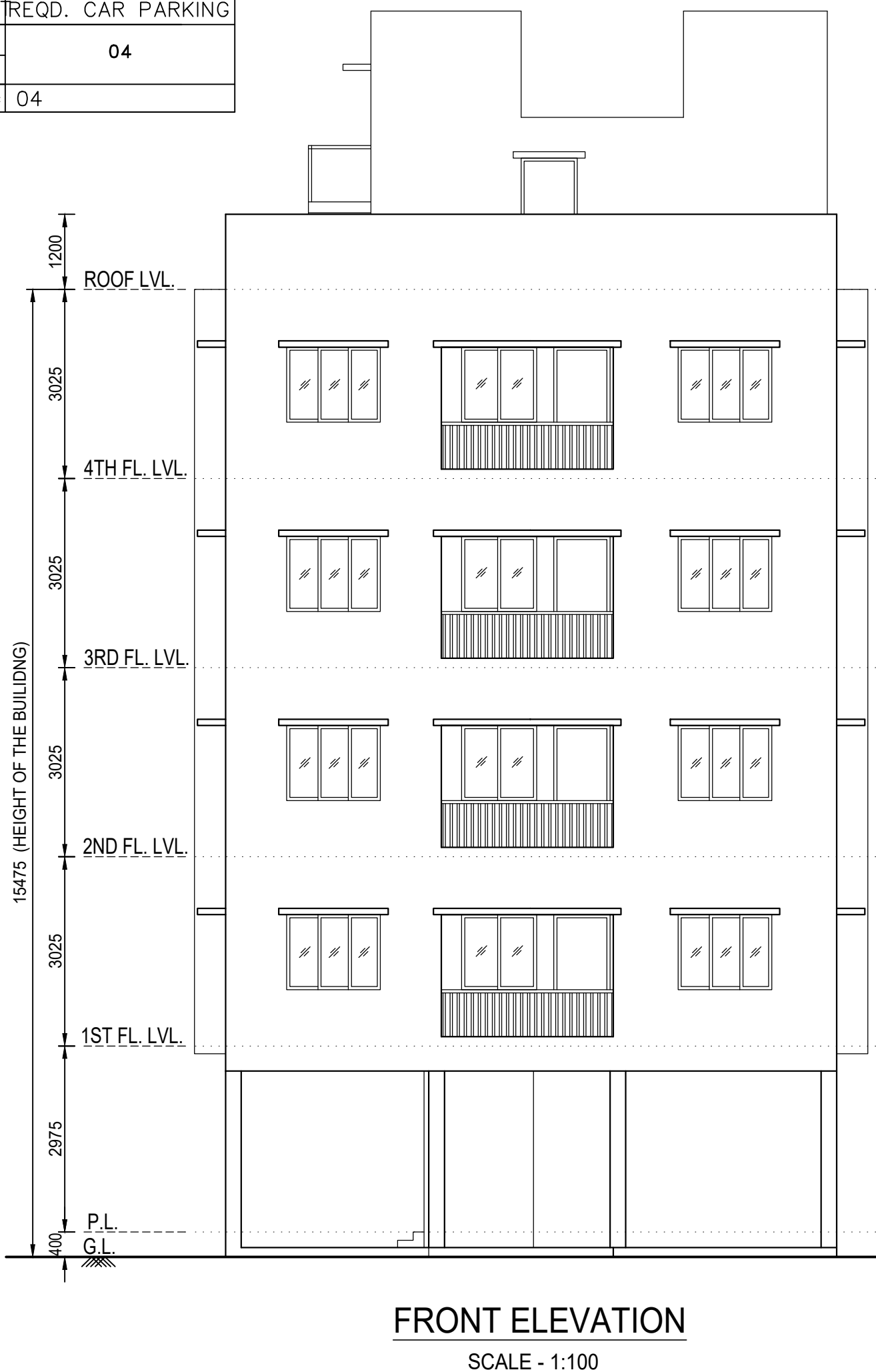
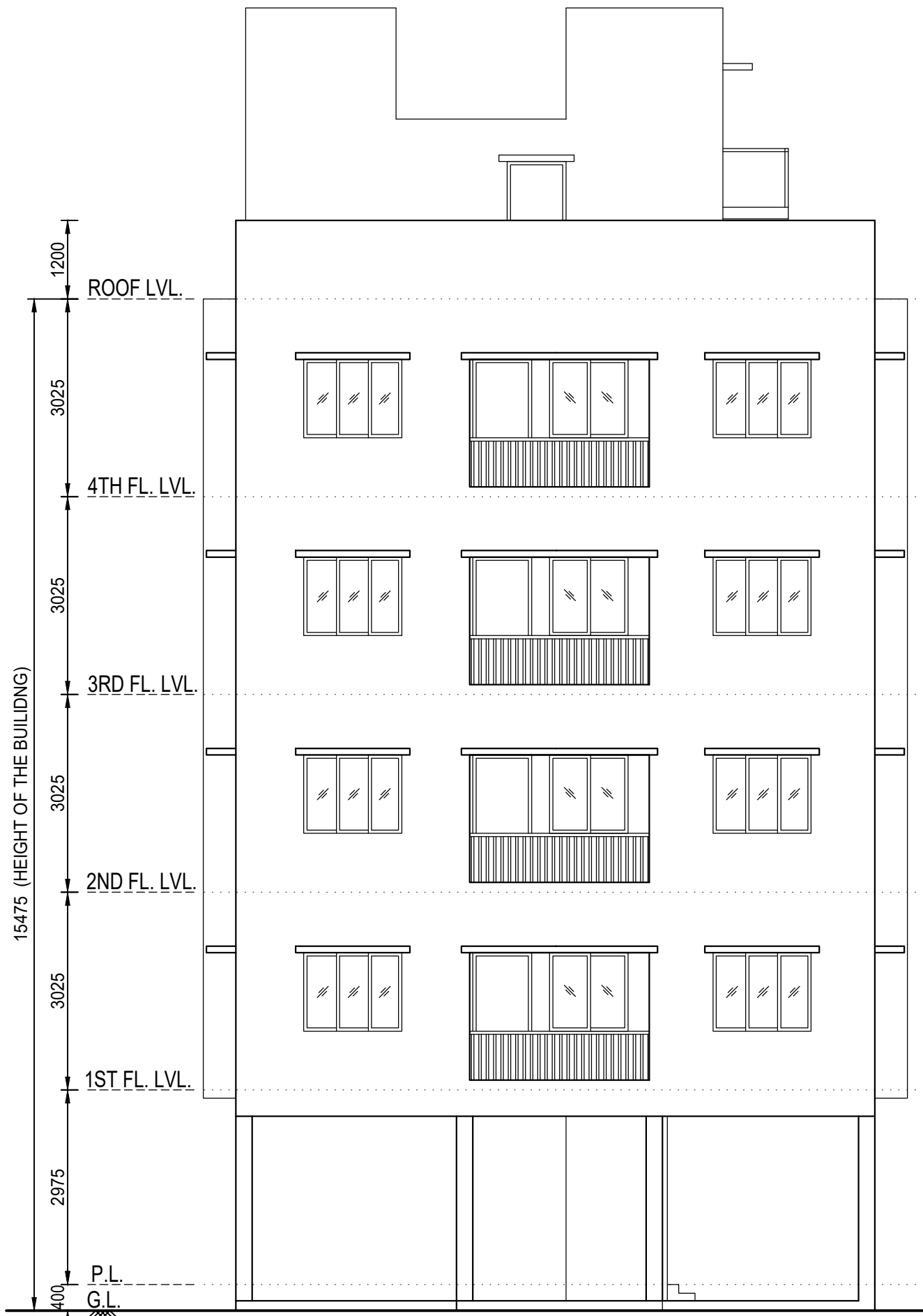


TENEMENTS & CAR PARKING CALCULATION :-

MARKED TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENTS	REQD. CAR PARKING
" A "	69.788 SQ.M.	10.744 SQ.M.	80.533 SQ.M.	4
" B "	69.837 SQ.M.	10.752 SQ.M.	80.589 SQ.M.	4
TOTAL TENEMENTS = 08				NOS. REQUIRED CAR PARKING = 04



PROPOSED G+IV STORIED (HT: 15.475 M) RESIDENTIAL BUILDING PLAN U/S. 393 (A) OF K.M.C. ACT.1980, AT PREMISES NO.- 446, DIAMOND HARBOUR ROAD UNDER K.M.C. WARD NO.- 124, BOROUGH- XVI, P.S.- THAKURPUKUR, KOLKATA- 700063.

NAME OF OWNER - SANTI RANJAN DAS.

SCALE = 1:100, 1:50, 1:600, 1:4000	SCHEDULE OF DOORS & WINDOWS :-		
SPECIFICATION :-	MKD.	WIDTH	HEIGHT
1. GRADE OF CONCRETE IS - M 25	D	1200	2100
2. GRADE OF STEEL FE - 500	D1	1000	2100
3. BEARING CAPACITY OF SOIL IS - 7T/M2 (ASSUM)	D2	900	2100
4. 200 & 250 THK. BRICK WORK WALL IN C.M. - 1:4.	D3	750	2100
5. 125 & 75 THK. BRICK WORK WALL IN C.M. - 1:4.	W	1500	1200
6. ALL OTHER SPECIFICATION AS PER I.S. CODE.	W1	1200	1200
	W2	900	1050
	W3	600	750
	W4	900	1200
			GLASSED

STATEMENT OF THE PLAN PROPOSAL :-

- ASSEESSEE NO. :- 41-124-05-0438-1
- (A) DETAILS OF REGISTERED DEED 1 :-
(a) DEED NO. - 4765 (b) BOOK NO. - I
(c) VOLUME NO. - 76 (d) YEAR - 1967
(e) PAGES - 248 TO 252 AT J.S.R., ALIPORE, AT BEHALA, 24 PGS. (S).
- (B) DETAILS OF REGISTERED DEED 2 :-
(a) DEED NO. - 1843 (b) BOOK NO. - I
(c) VOLUME NO. - 76 (d) YEAR - 1973
(e) PAGES - 349 TO 372.
- (C) DETAILS OF REGISTERED DEED 2 :-
(a) DEED NO. - 1844 (b) BOOK NO. - I
(c) VOLUME NO. - 76 (d) YEAR - 1973
(e) PAGES - 373 TO 382 AT D.S.R.-II, 24 PGS. (S).
- (D) DETAILS OF REGISTERED DEED 3 :-
(a) DEED NO. - 1369 (b) BOOK NO. - I
(c) VOLUME NO. - 27 (d) YEAR - 1997
(e) PAGES 341 TO 348 AT D.S.R.-II, ALIPORE-24 PGS. (S).
- DET. OF REGD. DEED OF AGREEMENT :-
(a) DEED NO. - 4768 (b) BOOK NO. - I
(c) VOLUME NO. - 19 (d) YEAR - 1997
(e) PAGES - 246 TO 250 AT JOINT SUB REG. ALIPORE 24 PGS. (S).
- DETAILS OF POWER OF ATTORNEY :-
(a) DEED NO. - 160408760 (b) BOOK NO. - I
(c) VOLUME NO. - 1604-2024 (d) DATE - 05.08.2024
(f) PAGES- 255993 TO 256012 AT D.S.R.-IV, 24 PGS. (S).
- DETAILS OF STRIP GIFT DECLARATION :-
(a) DEED NO. - 160322126 (b) BOOK NO. - I
(c) VOLUME NO. - 1603-2024 (d) DATE - 27/12/2024
(e) PAGES- 571699 TO 571709 AT D.S.R.-III, 24 PGS. (S).
- DETAILS OF DEVELOPMENT OF AGREEMENT :-
(a) DEED NO. - 160408748 (b) BOOK NO. - I
(c) VOLUME NO. - 1604-2024 (d) DATE - 05/08/2024
(e) PAGES- 255928 TO 255979 AT D.S.R.-IV, 24 PGS. (S).
- DECLARATION OF L.B.S. :-
(a) PERMISSIBLE - 183.280 SQ.M. (55.698 %)
(b) PROPOSED - 157.852 SQ.M. (47.971 %)
- F.A.R. CONSUMED
(a) PERMISSIBLE - 1.75
(b) PROPOSED - 1.748
- TOTAL COVERED AREA EXCLUDING THE PAGES EXEMPTED IN THIS RULE = 675.091 SQ.M.
- EXEMPTED AREA- 76.106 SQ.M. (12.960 X 5)+(2.531 X 5)
- GROSS TOTAL COVERED AREA- 751.197 SQ.M. (INCLUDING THE SPACES EXEMPTED IN THIS RULE)
- PROV. CAR PARKING AREA- 106.711 SQ.M.
- CAR PARKING SPACE - REQUIRED - 4 NOS. PROVIDED - 6 NOS.
- STAIR HEAD ROOM AREA- 15.680 SQ.M.
- LIFT M/R AREA- 8.640 SQ.M.
- LIFT M/R. STAIR AREA- 2.900 SQ.M.
- O.H.W. RESERVOIR AREA- 7.360 SQ.M.
- HEIGHT OF THE BUILDING = 15.475 M.
- DEPTH OF THE BUILDING = 16.190 M.
- C.B. AREA = 18.570 M.
- TREE COVERED AREA- PERMISSIBLE- 6.180 SQ.M. (1.878%) PERMISSIBLE- 6.270 SQ.M. (1.905%)
- NOS. OF STORIED = G+IV STORIED.
- AREA OF LAND (AS PER DOCUMENT) - = (04 K. - 14 CH. - 32 SQ. FT.) - 329.060 SQ.M.
- AREA OF LAND (AS PER BOUNDARY DECL.) - = (05 K. - 09 CH. - 03 SQ. FT.) - 372.340 SQ.M.
- NOS. OF TENEMENT = 08 NOS.
- SIZE OF TENEMENT :-
(a) 80.533 SQ.M. = 4 NOS.
(b) 80.589 SQ.M. = 4 NOS.

I, DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJUTING K.M.C. ROAD CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT AT TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS AN EX. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER.

GOPAL CHANDRA BAG (L.B.S.-1552 / I)
NAME OF L. B. S.

DECLARATION OF STRUCTURAL ENGINEER. :-

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN OF PRE. NO. - 446, DIAMOND HARBOUR ROAD, WARD NO.- 124, HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY "R.N. ENGINEERS" OF 428, FERN ROAD, KOLKATA-700 019.

GOPAL CHANDRA BAG (E.S.E.- 206 / I)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEOTECHNICAL ENGINEER :-

THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

GOPAL CHANDRA BAG
B.C.E., M.E., MIGS
G.T./I/42(K.M.C.)
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF POWER OF ATTORNEY :-

I, DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U/G WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE SANCTION PLAN. EX. STRUCTURE TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS FULLY OCCUPIED BY THE OWNER.

SANJOY MAJUMDAR PROPRIETOR
OF MIS MAJUMDAR CONSTRUCTION
AND C.A. OF SANTI RANJAN DAS
NAME OF POWER OF ATTORNEY

SPACE FOR K.M.C. USES

B.P. NO.-: 2024160425 DATE:- 20.03.2025 VALID UP TO:- 19.03.2030

SK KAMAL UDDIN Digitally signed by SK KAMAL UDDIN
Date: 2025.03.20 16:47:03 +05'30'

SHIBNATH DAS Digitally signed by SHIBNATH DAS
Date: 2025.03.20 17:03:53 +05'30'

DIGITAL SIGNATURE OF A.E

DIGITAL SIGNATURE OF E.E

