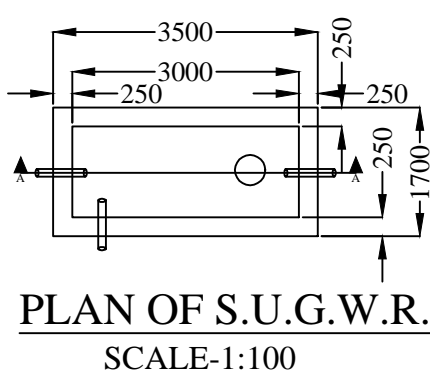
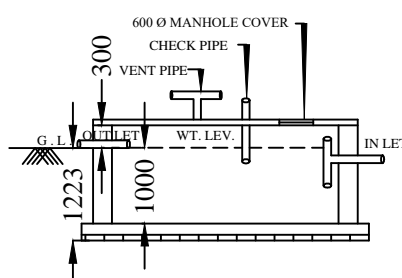
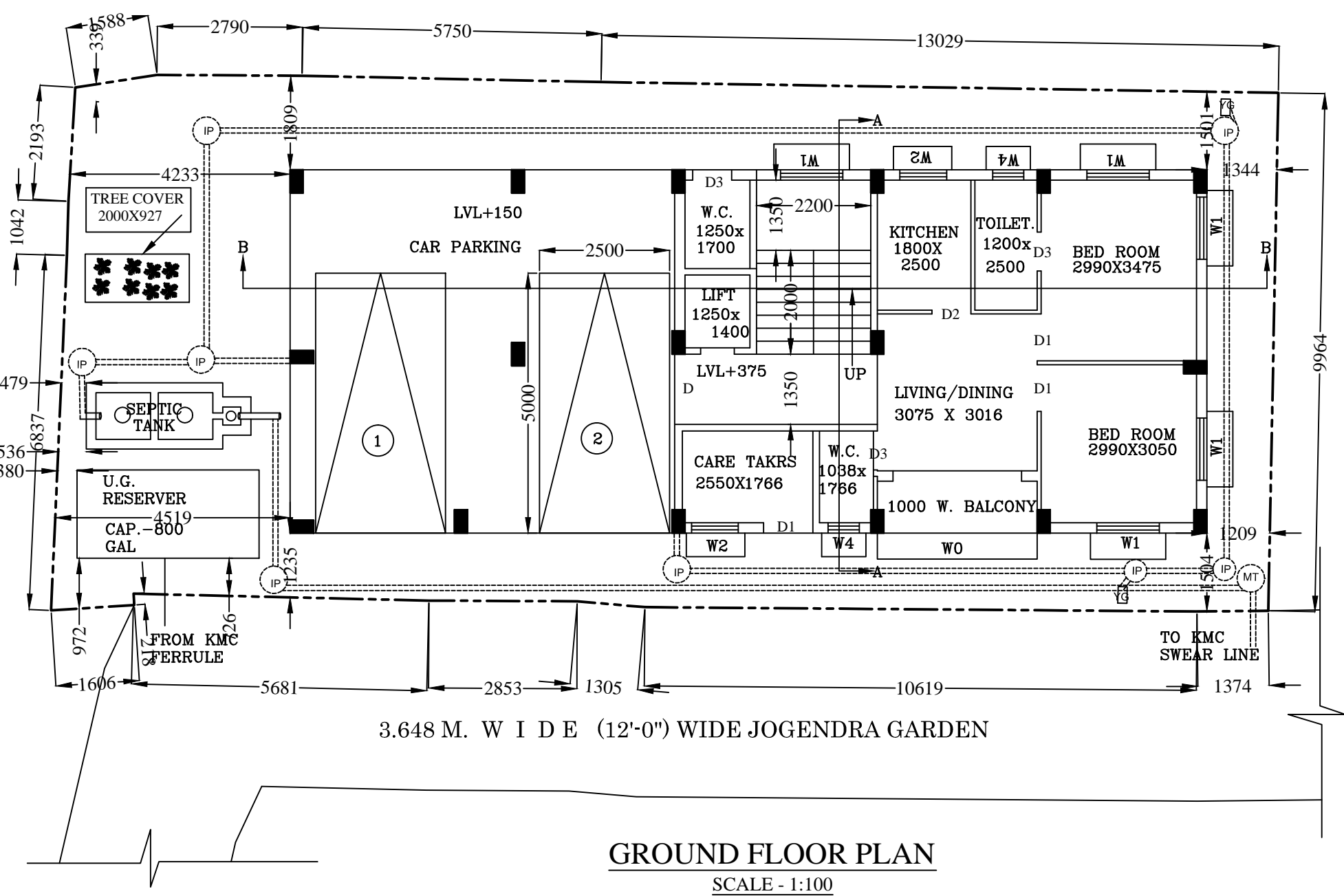
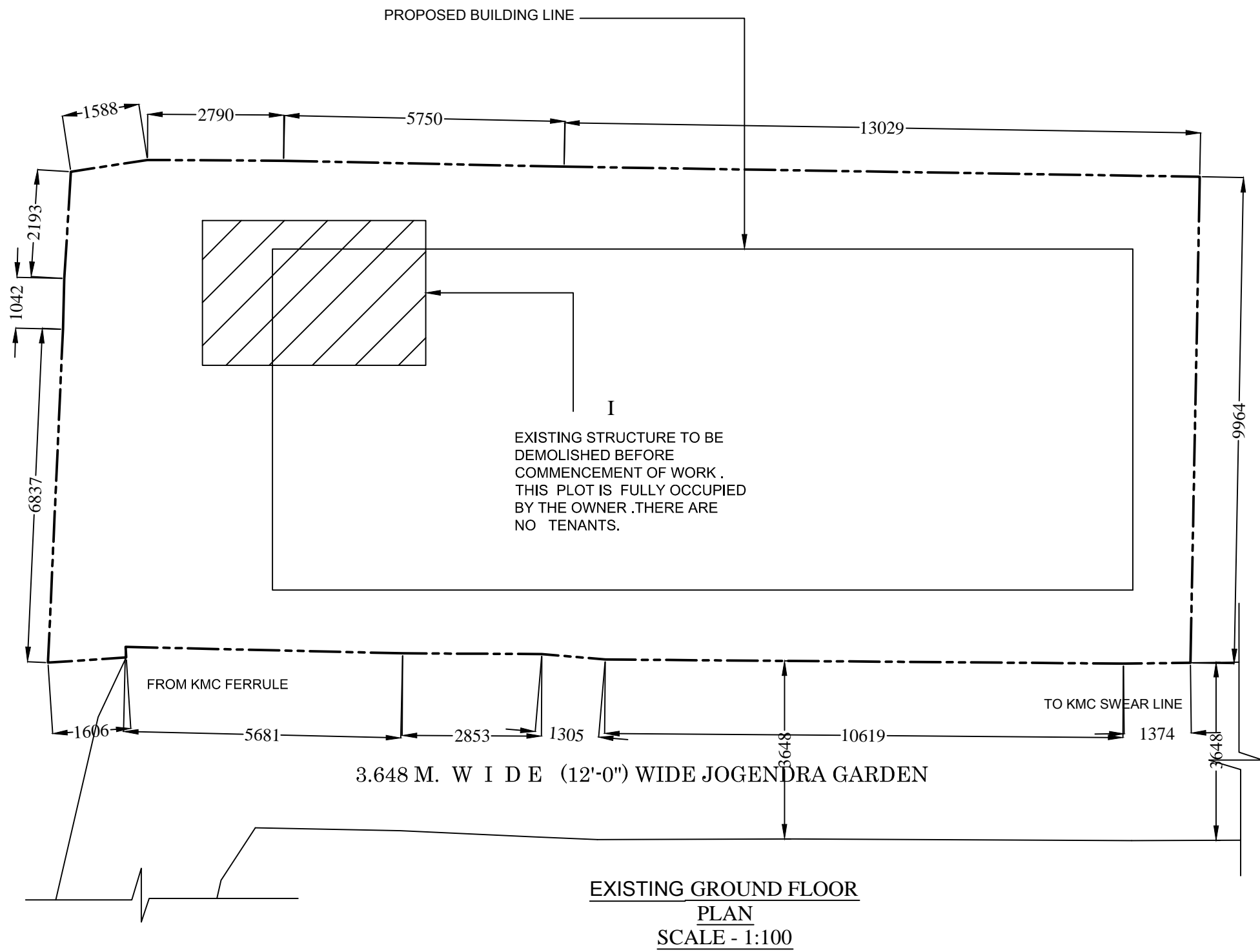
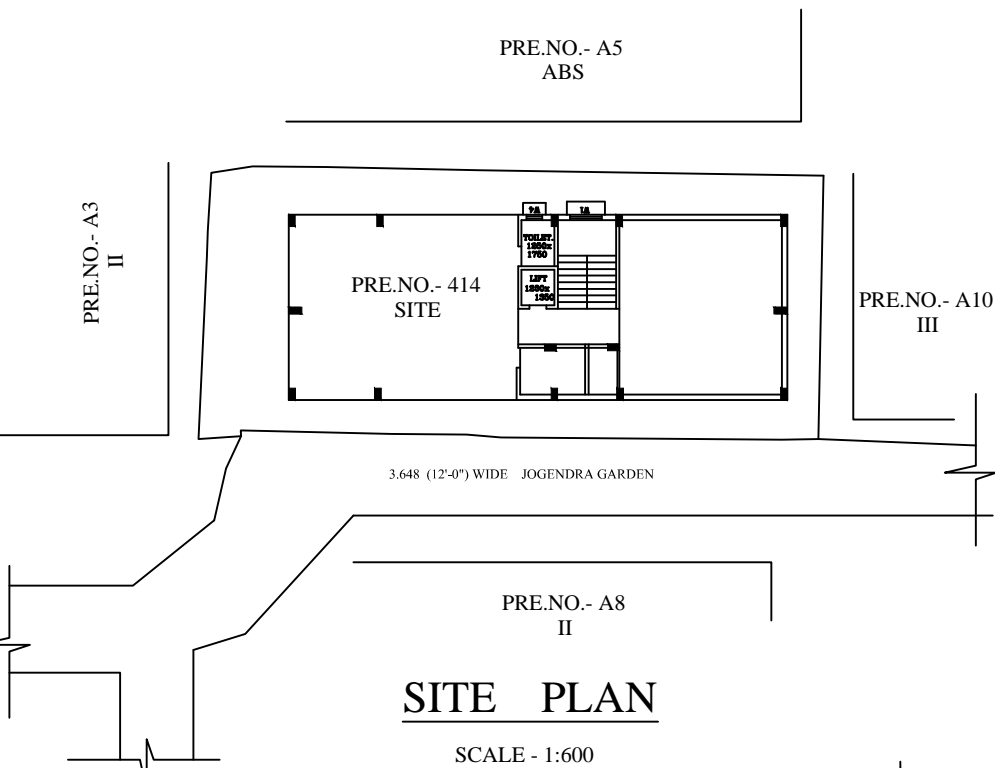
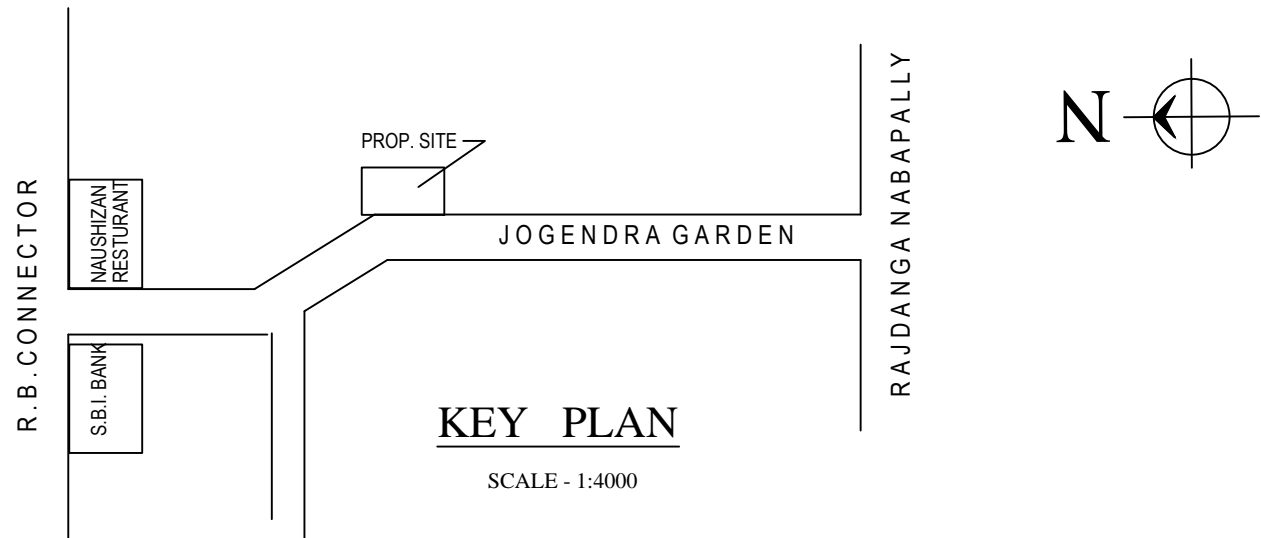
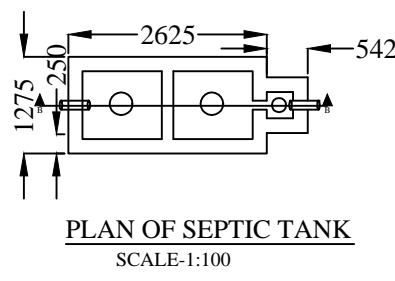
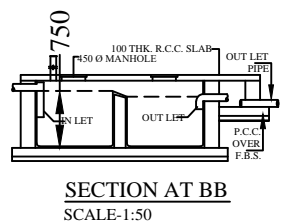


**SPECIFICATIONS:**

- 150 TH. 1:3:6 (CEMENT,SAND & KHOA) CEMENT CONCRETE IN FOUNDATION & GR. FLOOR
- 125 TH. & 75 TH. PARTITION BRICK WORK IN 1:5 CEMENT MORTAR
- 200TH. EXTERNAL WALLS. IN 1:6 CEMENT MORTAR
- 25 TH. D.P.C. IN 1:2:4 WITH PROPER WATER PROOFING COMPOUND
- R.C.C. CONC. IN 1: 1.5 :3 CEMENT SAND & STONE CHIPS
- ROOF AND LIME TERRACING IS 100TH. WITH THEIR PROPER MATERIALS AND MIXING
- CEILING AND ALL R.C. PLASTER IS 12mm. TH. 1:4 CEMENT MORTAR
- 25 MM. TH. I.P.S. FLOORING
- GRADE OF CONCRETE M - 20.
- ALL BUILDING MATERIALS ARE AS PER I.S. CODE & C.B.C. 1984

**NOTES:**

1. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
2. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING ALONG WITH CONSTRUCTION OF BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.



## STATEMENT OF PLAN PROPOSAL:

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (BxH)	REMARKS
D1	1200mm X 2100mm (H)	FLUSH	W	1500mm X 1200mm (H)	ALUMINIUM FULLY GLAZED
D2	1000mm X 2100mm (H)	FLUSH	W1	1000mm X 900mm (H)	-DO-
D3	900mm X 2100mm (H)	FLUSH	W2	600mm X 750mm (H)	-DO-
D4	750mm X 2100mm (H)	FLUSH			

**OWNER'S DECLARATION. :-**

- WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
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 WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. THE SITE IS VACANT LAND DEMARCATED BY BOUNDARY WALL
7. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

NIKHIL GOENKA C.A OF NITYA BRATA MAZUMDER PADMA MAJUMDER BANIBRATA MAZUMDER ALIAS PULAK MAZUMDER SUBHA MAZUMDER SMT. SUTAPA MONDAL & PRADIP GOENKA  
NAME OF OWNER (S)/ APPLICANT

**CERTIFICATE FROM E.S.E. :-**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BIBEK BIKASH MULLICK  
E.S.E. NO. U/75  
NAME OF E.S.E.

**DECLARATION OF L.B.S.**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING 3.648M. ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. FROM M.L. OF E.M. BYPASS

MANAS KUMAR MONDAL  
L.B.S. NO. U/1137  
NAME OF L.B.S.

**SPECIFICATIONS :-**

- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
- CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
- GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
- 450 mm PROJECTED CHAJJAH.
- 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
- (ii) PROPOSED GROUND COVERAGE (52.766 %) = 123.280 Sq.m.

REFERENCE POINT OF MARKET IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84	SITE ELEVATION (AMSL)	
	Latitude	Longitude	
A	225157	883898	13.07M
B	225157	883898	13.07M

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

MANAS KUMAR MONDAL  
L.B.S. NO. U/1137  
NAME OF L.B.S.

NIKHIL GOENKA C.A OF NITYA BRATA MAZUMDER PADMA MAJUMDER BANIBRATA MAZUMDER ALIAS PULAK MAZUMDER SUBHA MAZUMDER SMT. SUTAPA MONDAL & PRADIP GOENKA  
NAME OF OWNER (S)/ APPLICANT

**NOTES :-**

- ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
- ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
- DEPTH OF FOUNDATION OF S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF S.U.G.W.R.

BUILDING PERMIT NO :- 2023120449

SANCTION DATE:- 11.01.2024

VALID UPTO:- 10.01.2029

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(K.M.C.)

**PART - A STATEMENT OF PLAN PROPOSAL.**

1. ASSESSEE NO:- 311070504149						
2.NAME OF THE RECORDED OWNER:- NITYA BRATA MAZUMDER PADMA MAZUMDER BANIBRATA MAZUMDER ALIAS PULAK MAZUMDER SMT. SUTAPA MONDAL & PRADIP GOENKA POWER OF ATTORNEY NIKHIL GOENKA						
SL.	DETAILS	DEED	BK NO.	VOL. NO.	PAGES	BEING NO. 2872 FOR 6231
3.	REGD. DEED	I	96	243 TO 248	04096	REGD. AT ALIPUR SUB.REGISTRY. 1962
4.	REGD. DEED	I	9	2732 TO 2747	04096	A.R.A-I KOLKATA 2009
5.	BOUNDARY DECLARATION	I	1604-2022	151392TO 151402	160404393	D.S.R.-IV 24 PGS(s) 29.04.2022
6.	POWER OF ATTORNEY	IV	1603-2019	4519-4543	160300232	D.S.R.-III 24 PGS(s) 13.06.2019

**PART - B**

7.(A).AREA OF THE PLOT OF LAND:	= 233.631 Sq.m.
(B). NO OF STORIED INCLUDING BASEMENT IF ANY:	= III STORIED
8.NO OF TENAMENTS	SIX (05) Nos.
DETAILS BLRO	
MEMO NO -17 / 2470 / BL & LRQ / KOL / DATE -18.09.23	SMT. SUTAPA MONDAL
L.R Dag no -2527 L.R Khatian no -3492	
MEMO NO -17 / 2471 / BL & LRQ / KOL / DATE -18.09.23	PADMA MAZUMDER
L.R Dag no -2527 L.R Khatian no -3497	
MEMO NO -17 / 2472 / BL & LRQ / KOL / DATE -18.09.23	PRADIP GOENKA
L.R Dag no -2527 L.R Khatian no -3496	
MEMO NO -17 / 2473 / BL & LRQ / KOL / DATE -18.09.23	NITYA BRATA MAZUMDER
L.R Dag no -2527 L.R Khatian no -3495	
MEMO NO -17 / 2469 / BL & LRQ / KOL / DATE -18.09.23	BANIBRATA MAZUMDER
L.R Dag no -2527 L.R Khatian no -3494	ALIAS PULAK MAZUMDER
MEMO NO -17 / 2512 / BL & LRQ / KOL / DATE -20.09.23	SUBHRA MAZUMDER
L.R Dag no -2527 L.R Khatian no -3493	

**PART - B.**

1. AREA OF LAND:- AS PER TITLE DEED = 233.649 Sq.m. ( 3K - 7CH.- 40 SQFT ) AS PER BOUNDARY DECLARATION = 233.631 Sq.m. ( 3K - 7CH.- 39.80 SQFT )
2. EFFECTIVE LAND AREA = 233.631 Sq.m.
3. ABUTTING ROAD WIDTH = 3.648 m.
4. USER GROUP = RESIDENTIAL(100%).
5. (i) PERMISSIBLE GROUND COVERAGE ( 58.890 %) = 137.585 Sq.m.
- (ii) PROPOSED GROUND COVERAGE (52.766 %) = 123.280 Sq.m.
7. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL IN m²	STAIR WELL IN m²	EFFECTIVE FLOOR AREA in m²	EXEMPTED AREA STAIRCASE AREA in m²	LIFT LOBBY AREA in m²	NET FLOOR AREA IN m²
GROUND	123.280	-	-	123.280	10.34	2.025	110.915
1ST	123.280	1.75	-	121.53	10.34	2.025	109.165
2ND	123.280	1.75	-	121.53	10.34	2.025	109.165
TOTAL	369.84	3.5	-	366.340	31.02	6.075	329.245

**TENEMENT & CAR PARKING CALCULATION**

	TENEMENT SIZE in m²	ADDITIONAL COMMON AREA	ACTUAL TENEMENT AREA INCLUDING COMMON AREA in m²	No. of Tenement	No. of Car Parkings Required
GROUND FLOOR.	46.636	9.691	56.327	SINGLE	1 Nos
1ST FLOOR.	46.636	9.691	56.327	SINGLE	
	60.036	12.475	72.511	SINGLE	
2ND FLOOR.	46.636	9.691	56.327	SINGLE	
	60.036	12.475	72.511	SINGLE	

**CALCULATION OF F.A.R**

1. EFFECTIVE LAND AREA IN m²	233.631 SQM
2. TOTAL REQUIRED CAR PARKING	1 NOS
3. TOTAL COVERED CAR PARKING PROVIDED	2 NOS
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	25.000 SQM
5. ACTUAL CAR PARKING AREA PROVIDED IN m²	52.212
6. CAR PARKING AREA EXEMPTED IN m²	25.00
7. PERMISSIBLE F.A.R	1.75
8. PROPOSED F.A.R (329.245 /25 / 233.631 )	1.302
9. STAIR HEAD ROOM AREA IN m²	12.878 SQM
10. OVER HEAD RESERVOIR AREA IN m²	4.4 SQM
11. LIFT MACHINE ROOM AREA IN m²	4.881 SQM
12. L.M.R. STAIR	2.876 SQM
14. TOTAL AREA OF LOFT IN m²	-
15. TOTAL CUPBOARD AREA IN m²	6.862 SQM
16. TERRACE AREA IN m²	123.280 SQM
17. GREEN SPACE IN m²	1.853 SQM
18. FLOOR AREA FOR FEES IN m²	46.833 SQM

**CONTENT :-**

PROPOSED III STORIED RESIDENTIAL BUILDING PLAN 9.450 M. U/S 393A OF K.M.C. ACT 1980 COMPLYING BUILDING RULE 2009, AT PREMISES NO.- 414 JOGENDRA GARDEN ROAD WARDNO.-107, BR.-XII , P.O. - E.K.T.P P.S - KASBA KOLKATA- 7000107UNDER THE KOLKATA MUNICIPAL CORPORATION. Mouza- Kasba .

L.R Dag no -2527 L.R Khatian no -3492 3497 3496 3495 3494 3493

SHEET 2 OF 1