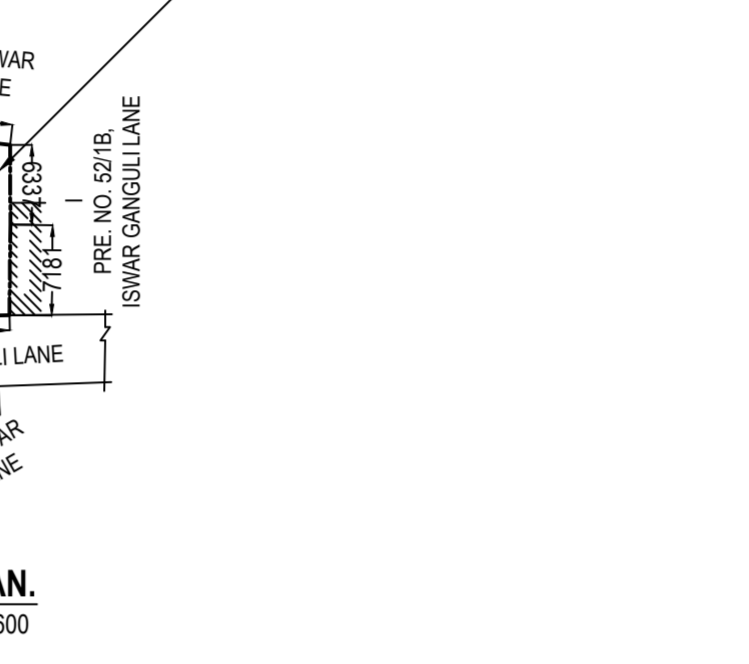
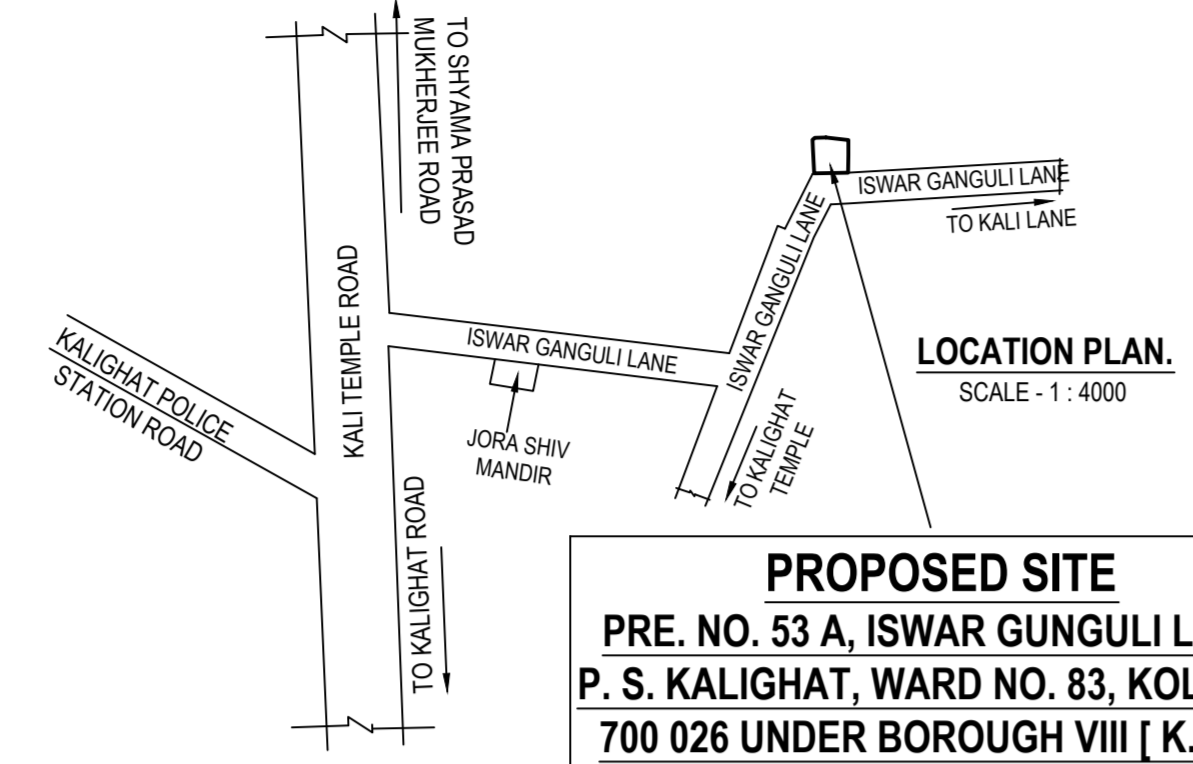


APPROVED BY MEMBER OF MIC & HON'BLE MAYOR, ITEM NO. M - 68.87

SL. NO.	RULE	ITEM	PERMISSIBLE	PROVIDED	REMARKS
1.	62	FRONT OPEN SPACE	1.2 M.	0.6 M.	APPROVED
2.	62	REAR OPEN SPACE	3.0 M.	2.169 M.	APPROVED
3.	74	BUILDING HEIGHT		12.4 M.	APPROVED
4. APPLICANT HAS GIFT 8.776 SQ.M. STRIP OF LAND					



PROPOSED GROUND + THREE STORIED [12.400 METER HEIGHT] RESIDENTIAL BUILDING UNDER SANCTION 393A OF K.M.C. ACT, 1980 [AMENDED] AND AS PER K.M.C. BLDG. RULES 2009 AT PREMISES NO. 53A, ISHWAR GANGULI LANE, WARD NO. 83.P. S. KALIGHAT, KOLKATA 700 026 UNDER BOROUGH VIII [K.M.C.]

CERTIFICATE

PREMISES NO. : 53A, ISHWAR GANGULI LANE
ASSEESSEE NO. : 11 - 083 - 13 - 0122 - 3.

AME OF THE OWNER / C.A. : SHREE LAXMI DEVELOPERS proprietor of Mr. RAVI KHATIK AS CONSTITUTE ATTORNEY MR. SAMIR BANERJEE & others

AREA OF THE LAND : 03 K. - 05Ch. - 00 SQ.FT. i.e. 2385 SQ.FT. [AS PER DEED]
AREA OF THE LAND : 03 K. - 00 Ch. - 20 SQ.FT. i.e. 2180 SQ.FT. [AS PER SITE]

PROPOSED HEIGHT OF BUILDING (AMSL + HT. OF BLDG. + HT. TOP ROOF STRUCTURE) : (3.0 + 12.400 + 4.800) = 20.200 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :-

Co-ordinate in WGS84	Latitude	Longitude	SITE ELEVATION (AMSL)
22° 51' 91" N	88° 34' 56" E		SITE ELEVATION FROM AMSL - 3.0 MT.

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.

SHREE LAXMI DEVELOPERS proprietor of Mr. RAVI KHATIK AS CONSTITUTE ATTORNEY
(I) MR. SAMIR BANERJEE, (II) MR. SUSANTA BANERJEE, (III) MR. SWARUP BANERJEE, (IV) MRS. NIRMALA HALDER, (V) MR. KAMAL KUMAR MUKHERJEE, (VI) MRS. SASWATI DEVA RAYA, (VII) MRS. ANINDITA MUKHERJEE & (VIII) MR. ANINDYA MUKHERJEE

MOHAMMED ZAKI HAIDER [L.B.S / 11/1677]
Signature of L.B.S.

EXISTING STRUCTURES TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE NEW CONSTRUCTION WORK. THIS STRUCTURE IS FULLY OCCUPIED BY THE LAND OWNER AND TENANT. DURING DEMOLITION OF EXISTING STRUCTURE WE HAVE TAKE PRECAUTIONARY MEASURES AS THERE WHERE ATTACHED EXISTING STRUCTURE. THE SAID DEMOLITION WORKS WILL BE DONE IN PRESENCE OF E.S.E.

PROPOSED GROUND + THREE STORIED [12.400 METER HEIGHT] RESIDENTIAL BUILDING UNDER SANCTION 393A OF K.M.C. ACT, 1980 [AMENDED] AND AS PER K.M.C. BLDG. RULES 2009 AT PREMISES NO. 53A, ISHWAR GANGULI LANE, WARD NO. 83, P. S. KALIGHAT, KOLKATA 700 026 UNDER BOROUGH VIII [K.M.C.]

APPROVED BY MEMBER OF MIC & HON'BLE MAYOR, ITEM NO. M - 68.87 DT. 21-01-2026

STATEMENT OF THE PLAN PROPOSAL

PART - A : ASSESSEE NO : 11 - 083 - 13 - 0122 - 3 PLAN CASE NO. - 2025080095

1.A.) DETAIL OF REG. DEED :-
BOOK NO : I VOL. NO : 183 PAGE NO : 292 - 312
BEING NO : 02686 DATE : 29. 08. 2005 PLACE : D.S.R., 24 PGS. (S)

B) DETAIL OF REG. PROBATE :-
BOOK NO : III VOL. NO : 3 PAGE NO : 36 - 32
BEING NO : 40 DATE : 07.04.1949 PLACE : J.S.R., ALIPORE

2. DETAIL OF REG. AMALGAMATION DEED :-
BOOK NO : I VOL. NO : 1602 - 2025 PAGE NO : 171665 - 171702
BEING NO : 160204776 DATE : 04 / 04 / 2025 PLACE : D.S.R. - II 24 PGS. (S)

3. DETAIL OF DEVELOPMENT POWER OF ATTORNEY (53 A) :-
BOOK NO : I VOL. NO : 1603 - 2025 PAGE NO : 87899 TO 87926
BEING NO : 160303502 DATE : 27 / 02 / 2025 PLACE : D.S.R. III, 24 PGS. (S)

4. DETAIL OF DEVELOPMENT POWER OF ATTORNEY (53 B) :-
BOOK NO : I VOL. NO : 1602 - 2024 PAGE NO : 270617 TO 270636
BEING NO : 160208026 DATE : 07 / 06 / 2024 PLACE : D.S.R. II, 24 PGS. (S)

5. DETAIL OF REG. BOUNDARY DECLARATION :-
BOOK NO : I VOL. NO : 1604 - 2025 PAGE NO : 197375 TO 197386
BEING NO : 160407282 DATE : 09 / 09 / 2025 PLACE : D.S.R. IV, 24 PGS. (S)

6. DETAIL OF REG. STRIP OF LAND :-
BOOK NO : I VOL. NO : 1604 - 2026 PAGE NO : 51189 TO 51201
BEING NO : 160401332 DATE : 18/02/2026 PLACE : D.S.R. IV, 24 PGS. (S)

7. DETAIL OF REG. TENANT DECLARATION :-
BOOK NO : I VOL. NO : 1604 - 2025 PAGE NO : 197313 TO 197322
BEING NO : 160407284 DATE : 09 / 09 / 2025 PLACE : D.S.R. IV, 24 PGS. (S)

8. DETAIL OF ATTACHMENT OF KMC :-
BOOK NO : I VOL. NO : 1604 - 2025 PAGE NO : 197437 TO 197446
BEING NO : 160407283 DATE : 09 / 09 / 2025 PLACE : D.S.R. IV, 24 PGS. (S)

6. a) AREA OF LAND : 202.490 SQ.M.
b) NO OF STOREY : G + III [12.400 METER.]

9. a) NO. OF TENAMENTS : 05 NOS.
b) SIZE OF TENAMENTS : a) 50 SQ.M. TO 75 Sqm. 04 NOS. b) Above 100 Sqm. 01 NO.

10. ROAD WIDTH : 5.486 METER

11. FRONTAGE OF PLOT : 14.099 METER

1. (i) AREA OF THE LAND : 03 K. - 05Ch. - 00 SQ.FT. i.e. 2385 SQ.FT. [AS PER DEED]
(ii) AREA OF THE LAND : 03 K. - 00 Ch. - 20 SQ.FT. i.e. 2180 SQ.FT. [AS PER SITE]
(iii) STRIP OF LAND, FREE GIFTED TO K.M.C. FOR WIDENING OF THE PASSAGE : 8.776 SQ.M. i.e. 94 SQ.FT.

2. (i) PERMISSIBLE GROUND COVERAGE : 60 % i.e. 121.494 SQ.M.
(ii) PROPOSED GROUND COVERAGE : 55.271 % i.e. 111.919 SQ.M.

3. PROPOSED HEIGHT = 12.400 METER [GROUND + THREE STORIED]

4. PROPOSED AREA :-

GROUND FLOOR	TOTAL COVERED AREA		GROSS AREA OF LAND	EXEMPTED AREA		NET FLOOR AREA
	COVERED AREA	CUT OUT (LIFT WELL)		STAIR	LIFT LOBBY	
GROUND FLOOR	111.919 SQ.M	-----	111.919 SQ.M	9.900 SQ.M.	2.228 SQ.M.	99.791 SQ.M.
1ST FLOOR	111.919 SQ.M	-----	1.680 SQ.M.	9.900 SQ.M.	2.228 SQ.M.	98.111 SQ.M.
2ND FLOOR	111.919 SQ.M	-----	1.680 SQ.M.	9.900 SQ.M.	2.228 SQ.M.	98.111 SQ.M.
3RD FLOOR	111.919 SQ.M	-----	1.680 SQ.M.	9.900 SQ.M.	2.228 SQ.M.	98.111 SQ.M.
TOTAL	447.676 SQ.M	-----	5.040 SQ.M.	39.600 SQ.M.	8.912 SQ.M.	394.124 SQ.M.

TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:-

TENEMENT NAME	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
FLAT NO - 1A,2A	51.614 SQ.M	13.539 SQ.M	65.153 SQ.M	02	01
FLAT NO - 1B,2B	45.552 SQ.M	11.949 SQ.M	57.501 SQ.M	02	01
FLAT NO - 3C	97.166 SQ.M	25.488 SQ.M	122.654 SQ.M	01	01

5.(A) MERCANTILE RETAIL:
(i) SHOP BUILT-UP AREA = 15.223 SQ.M.
(ii) SHOP CARPET AREA = 11.909 SQ.M.

6. TOTAL REQUIRED CAR PARKING :- 2 NOS. (TWO)
7. TOTAL PROVIDED CAR PARKING :- 2 NOS. (TWO)
8. ACTUAL AREA FOR PARKING :- 59.451 SQ.M.
9. PERMISSIBLE AREA FOR PARKING :- 50.00 SQ.M.
10. CONSIDERED AREA OF PARKING :- 50.00 SQ.M.
11. PERMISSIBLE F.A.R = 1.75
12. PROPOSED F.A.R = (394.124 - 50) / 202.490 = 1.699 < 1.75
13. STAIR HEAD ROOM AREA :- 13.230 SQ.M.
14. LIFT MACHINE ROOM AREA = 4.95 SQ.M.
15. TERRACE AREA :- 111.919 SQ.M.
16. OVER HEAD TANK AREA :- 5.688 SQ.M.
17. AREA OF CUP-BOARD = (0.700 X 3) = 2.100 SQ.M.
18. TOTAL EXEMPTED AREA = 48.512 SQ.M
19. ABOVE ROOF TOILET AREA = 2.76 SQ.M
20. REQUIRED TREE COVER AREA = 2.241 SQ.M. = 1.107 %
21. PROVIDED TREE COVER AREA = 2.300 SQ.M. = 1.136 %

DECLARATION OF OWNER :-
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 FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R TAKEN UNDER THE GUIDANCE OF L.B.S / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

SHREE LAXMI DEVELOPERS
proprietor of
Mr. RAVI KHATIK
AS CONSTITUTE ATTORNEY
(I) MR. SAMIR BANERJEE, (II) MR. SUSANTA BANERJEE, (III) MR. SWARUP BANERJEE, (IV) MRS. NIRMALA HALDER, (V) MR. KAMAL KUMAR MUKHERJEE, (VI) MRS. SASWATI DEVA RAYA, (VII) MRS. ANINDITA MUKHERJEE & (VIII) MR. ANINDYA MUKHERJEE.

NAME OF APPLICANT

DECLARATION OF L.B.S. :-
THE BUILDING PLAN HAS BEEN 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 EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE OWNER AND TENANT. THE CONSTRUCTION & DEMOLISHING WORK WILL BE SUPERVISED BY ME.

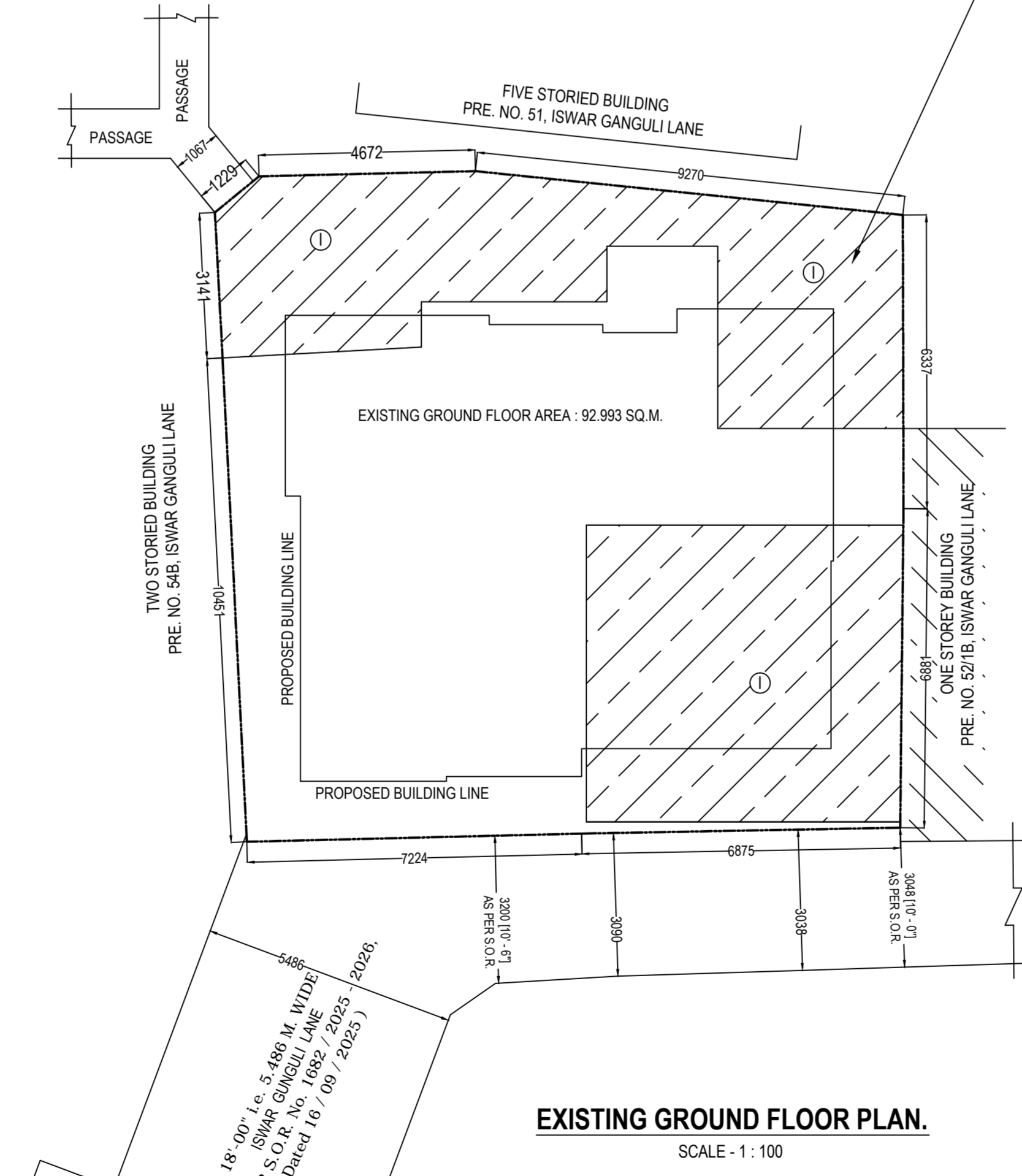
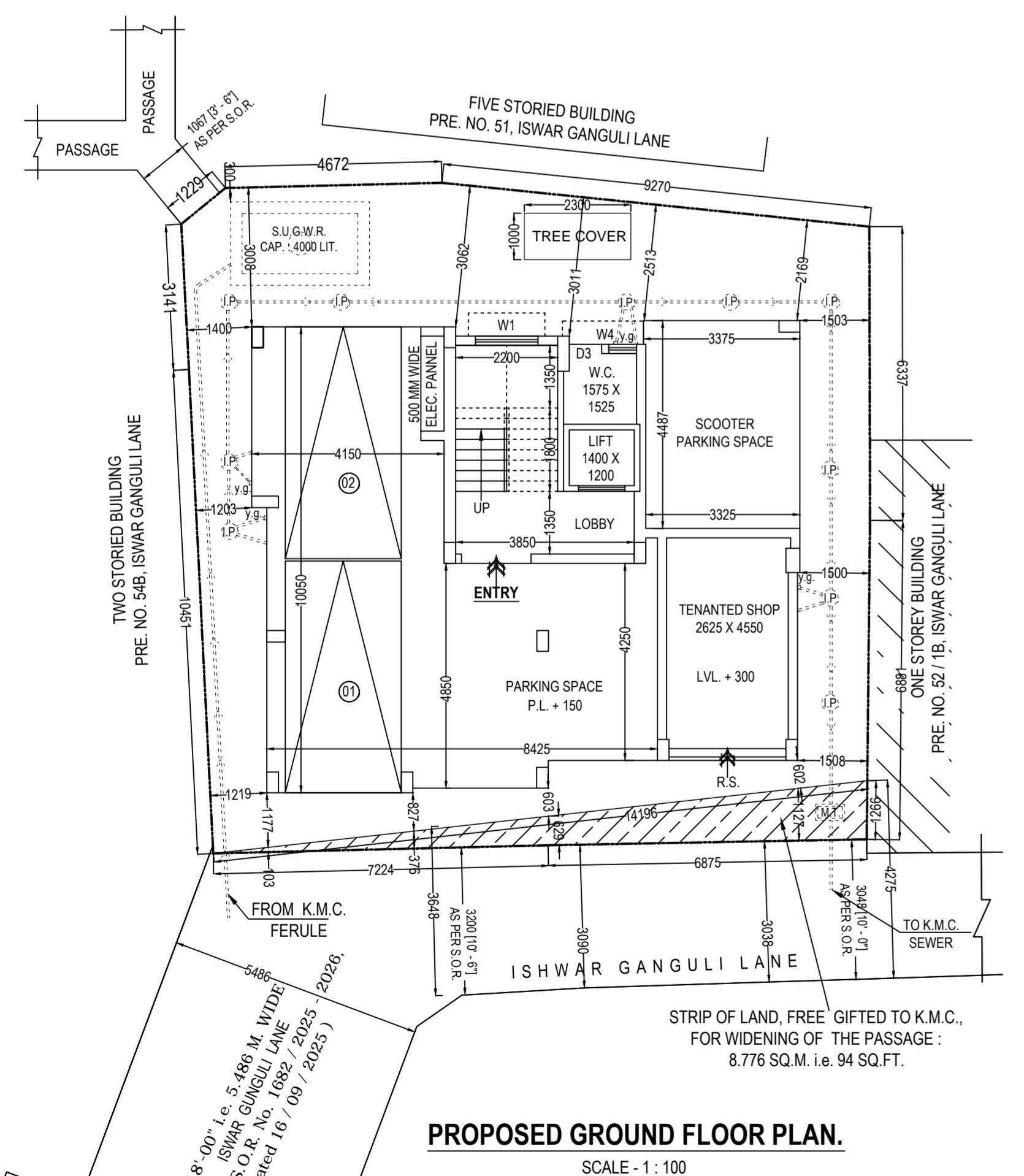
MOHAMMED ZAKI HAIDER [L.B.S / 11/1677]
NAME OF LICENSED BUILDING SURVEYOR

DECLARATION OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY GEO-TECH ENGINEER. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

MOHAMMED ZAKI HAIDER ESE / 1 / 303
NAME OF STRUCTURAL ENGINEER

DR. S. K. Chakraborty G.T / 11 / 16
NAME OF GEO-TECH

B.P. NO. - 2025080134 DATED :- 20-02-2026
VALID UP TO :- 19-02-2031



DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1050	2100	W1	1350	1350
D2	900	2100	W2	1350	1000
D3	750	2100	W3	1000	900
			W4	750	750

SPECIFICATION OF CONSTRUCTION :-

- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
- 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
- LEAN CONCRETE, 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15)
- R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
- CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4.
- D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
- 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
- 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- + 150 LVL. TO THE FINISHED GROUND FLOOR LVL.
- TREAD WIDTH 225 EACH & RISER HEIGHT IS 159.211 EACH
- FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE - M 20 (C : S : ST : : 1 : 1.5 : 3) & GRADE OF STEEL - Fe415
CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
STONE CHIPS - 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

designed by : **design consultancy**

21, MAHIM HALDER STREET, BEHIND KALIGHAT FIRE STATION, GROUND FL. KOLKATA - 26
e - mail : designkus15@gmail.com / e - mail : design_kus15@yahoo.co.in

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