



	Total floor Area	Total exempted area				Net floor area
		(CUT OUT (For Stair))	(CUT OUT) (For Lift)	Stair & stair lobby	Lift lobby	
Ground floor	212.560 Sqm.			13.489 Sqm.	2.633 Sq.m.	196.438 sqm.
First floor	212.560 Sqm.	-----	2.47 Sq.m.	13.489 Sqm.	2.633 Sq.m.	193.968 sqm.
Second floor	212.560 Sqm.	-----	2.47 Sq.m.	13.489 Sqm.	2.633 Sq.m.	193.968 sqm.
Third floor	212.560 Sqm.	-----	2.47 Sq.m.	13.489 Sqm.	2.633 Sq.m.	193.968 sqm.
Fourth floor	212.560 Sqm.	-----	2.47 Sq.m.	13.489 Sqm.	2.633 Sq.m.	193.968 sqm.
Total	1062.80 Sqm.		9.88 Sq.m.	67.445 Sqm.	13.165 Sq.m.	972.310 Sqm.

Parking Calculation:-

A)	Tenement Type	Proportionate Common Area	Actual tenement size	No. of Tenement	Required Parking	
	Type - A	52.826 Sqm.	6.867	59.693 Sqm.	4 No.	1
	Type - B	67.971 Sqm.	8.836	76.807 Sqm.	4 No.	4
	Type - C	72.227 Sqm.	9.390	81.617 Sqm.	4 No.	
	SHOP	35.314 Sqm. (CARPET AREA)				1
				Total Required Parking = 6		

b) Nos. of Parking Provided = 6 Nos

c) Actual Area of Parking Provide = 136.997 Sq.m.

F.A.R.

b) Proposed F.A.R. = $(972.310 - 136.997) / 418.04 = 1.998 < 2.0$

Others area

a) Stair Head room Area = 17.012 Sq.m.	b) Area of the C.B. = 19.872 Sq.m.
c) Lift Machine Room Area = 10.481 Sq.m.	d) Area of Stair L.M.R. = 2.975 Sq.m.
e) Common area at ground floor = 31.963 Sq.m.	f) Area of Loft = 10.596 Sq.m.
g) Total Common Area = 100.231 Sq.m.	h) Building Height = 12.470 m.
i) Overhead water reservoir area = 7.256 Sq.m.	j) Area of The Roof W.C. = 2.999 Sq.m.
k) Area of the Shops = 43.60 Sq.m.	i) Carpet Area of the Shops = 35.314 Sq.m.
m) Additional Area for fees = (17.012 + 10.481 + 2.975 + 19.872 + 10.596 + 2.999) = 63.935 Sq.m.	
n) Total Area for fees = (972.31 + 67.445 + 13.165 + 63.935) = 1,116.855 Sq.m.	

B.P. NO. - 2025110017

SANCTION DATE -21.04.2025

VALID UPTO - 20.04.2030

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR-XI

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR-XI

<p>2. Details of Regd. Title deed -2</p> <p>Book No. : _____</p> <p>Vol. No. : 33</p> <p>Page No. : 270 TO 275</p> <p>Being No. : 1219, For The YEAR 1999</p> <p>Dated : 23-07-1999</p> <p>Regd. At- District Sub Registrar III Alipur 24 PARGANAS (South)</p>	<p>3. Details of Regd. Deed of Partition</p> <p>Book No. : I</p> <p>Vol No. : _____</p> <p>Page No. : _____ TO _____</p> <p>Being No. : 1218 For The YEAR 1999</p> <p>Dated : 21-04-1999</p> <p>Regd. At-District Sub Registrar III Alipura 24 Parganas (South)</p>
<p>5. Details of Regd. Deed of Gift</p> <p>Book No. : I</p> <p>Vol. No. : 1603-2023</p> <p>Page No. : 357091 TO 357114</p> <p>Being No. : 160313295, For The YEAR 2023</p> <p>Dated : 25-08-2023</p> <p>Regd. AT-OFFICE OF THE D.S.R.- III SOUTH 24 PARGANAS</p>	<p>5 (6). Details of Regd. Declaration</p> <p>Book No. : I</p> <p>Vol No. : 1603-2023</p> <p>Page No. : 366367 TO 366395</p> <p>Being No. : 160313556 For The YEAR 2023</p> <p>Dated : 04-09-2023</p> <p>Regd. AT- DISTRICT SUB-REGISTRAR</p>
<p>6 (i). Details of Regd. Deed of Gift</p> <p>Book No. : I</p> <p>Vol. No. : 1603-2023</p> <p>Page No. : 399262 TO 399295</p> <p>Being No. : 160315052, For The YEAR 2023</p> <p>Dated : 27-09-2023</p> <p>Regd. AT-OFFICE OF THE D.S.R.- III SOUTH 24 PARGANAS</p>	<p>6 (ii). Details of Regd. Deed of Gift</p> <p>Book No. : I</p> <p>Vol. No. : 1603-2023</p> <p>Page No. : 399221 TO 399249</p> <p>Being No. : 160315049, For The YEAR 2023</p> <p>Dated : 27-09-2023</p> <p>Regd. AT-OFFICE OF THE D.S.R.- III SOUTH 24 PARGANAS</p>
<p>9. Details of Regd. Deed of Power of Attorney</p> <p>Book No. : I</p> <p>Vol No. : 1603-2024</p> <p>Page No. : 420214 TO 420236</p> <p>Being No. : 160316187</p> <p>Dated : 20-09-2024</p> <p>Regd. AT-OFFICE OF THE D.S.R.- III SOUTH 24 PARGANAS</p>	<p>10. Details of Regd. Deed of Boundary Declaration.</p> <p>Book No. : I</p> <p>Vol No. : 1630-2024</p> <p>Page No. : 122822 TO 122832</p> <p>Being No. : 163004729</p> <p>Dated : 23/10/2024</p> <p>Regd. AT-OFFICE OF THE D.S.R.- V SOUTH 24 PARGANAS</p>
<p>11. Details of Regd. Deed of Strip of Land.</p> <p>Book No. : I</p> <p>Vol No. : 1630-2024</p> <p>Page No. : 123615 TO 123625</p> <p>Being No. : 163004728</p> <p>Dated : 23/10/2024</p> <p>Regd. AT-OFFICE OF THE D.S.R.- V SOUTH 24 PARGANAS</p>	<p>12. Details of Regd. Deed of Splay Corner.</p> <p>Book No. : I</p> <p>Vol No. : 1630-2024</p> <p>Page No. : 123626 TO 123637</p> <p>Being No. : 163004727</p> <p>Dated : 23/10/2024</p> <p>Regd. AT-OFFICE OF THE D.S.R.- V SOUTH 24 PARGANAS</p>

CERTIFICATE OF GEO-TECH. ENGINEER

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.

Kallol Kumar Ghoshal, (GT /1/49)
For "TECHNO SOIL" of F-25, C.I.T. Market, Jadavpur, KolKATA - 700 032
NAME OF GEO-TECH. ENGINEER

DECLARATION OF E.S.E.

The structural design and drawing of both foundation and super structure of the building will be made by me considering all possible loads including seismic load as per national building code of India and certified that it is a safe and stable in all respect..

RAMPRASAD MUKHERJEE "LBS/II/471" (K.M.C.)
NAME OF OF E.S.E.

DECLARATION OF L.B.S.

Certified with full responsibility that the building plan has been drawn up as per the provision of K.M.C. Building Rules 2009, as amended from time to time, that the site conditions, including the abutting road at western side & eastern side are conforms with the plan, which has been measured and verified by me. It is a build able site and not a tank of filled up tank. The land with existing structure is demarcated by boundary wall. The construction of semi under ground water reservoir & septic tank will be completed before starting of building foundation work.

AS PER S.O.R

1. Road abutting on the side of the premises is not recorded. Passage abutting on the Eastern, Western & Southern side of the premises is not recorded.
2. width of the road abutting on the northern side of the premises are 28'-06" at 'A' & 24'-06" at 'B' as per physical. Width of the passage abutting on the western of the premises can not be certificated by Ch.V & S. department.
3. (i) Report has been prepared as per departmental record found and provide till date and the site plan submitted by LBS which is marked and signed. (ii) Physically width of the road has been recorded as approved by Ch. V. & S. dated 27/01/2025 as per MC's circular no. 52 dated 14.11.2024. Applicant has deposited Development Fees Rs. 90,280/- vide receipt no. 009325 dated 29/01/2025.

PARTHA ACHARJEE "LBS/I/339" (K.M.C.)
NAME OF OF L.B.S.

DECLARATION OF OWNER / APPLICANT

We do hereby declare with full responsibility that We shall engage L.B.S. & E.S.E. during construction. We follow the instruction of L.B.S. & E.S.E. during construction of the building. (as per B.S. plan), K.M.C. authority will not be responsible for structural stability of the building and adjoining structures. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan, The construction of semi underground water reservoir and septic tank will be undertaken under the guidance of E.S.E./L.B.S. before starting the building foundation work, The plot was identified by us during departmental inspection. The plot is vacant, there was no tenant, it is fully occupied by Owners. There is no Court case pending against this premises.

(1) Sri. Basudev Das, & (2) Sri. Bandhan Kumar Naskar,
Partner of a Partnership Firm. "B. B. CONSTRUCTION",
2227 Sammilani Park, Kolkata- 700 075. and as Constituted Attorney of
(1) Smt. Anjana Mondal & (2) Smt. Latika Mondal.

NAME OF APPLICANT

PROPOSED (G+IV) STORIED RESIDENTIAL
BUILDING PLAN U/S 393A OF K.M.C. ACT 1980
COMPLYING WITH K.M.C. BUILDING RULES 2009,
WITH CIRCULAR NO 2 OF 2020-2021, DATED-
13.06.2020, AT THE PREMISES NO.- 591/1
RAJAPUR EAST, WARD NO.- 103, BOROUGH NO.
-XI, L.R. DAG NO: 804 & 828, L.R. KHATIAN
NO.-1081 & 2163 MOUZA: RAJAPUR, J.L. NO:
23, KOLKATA - 700 075, P.S.- SURVEY PARK.

RESIDENTIAL USE.