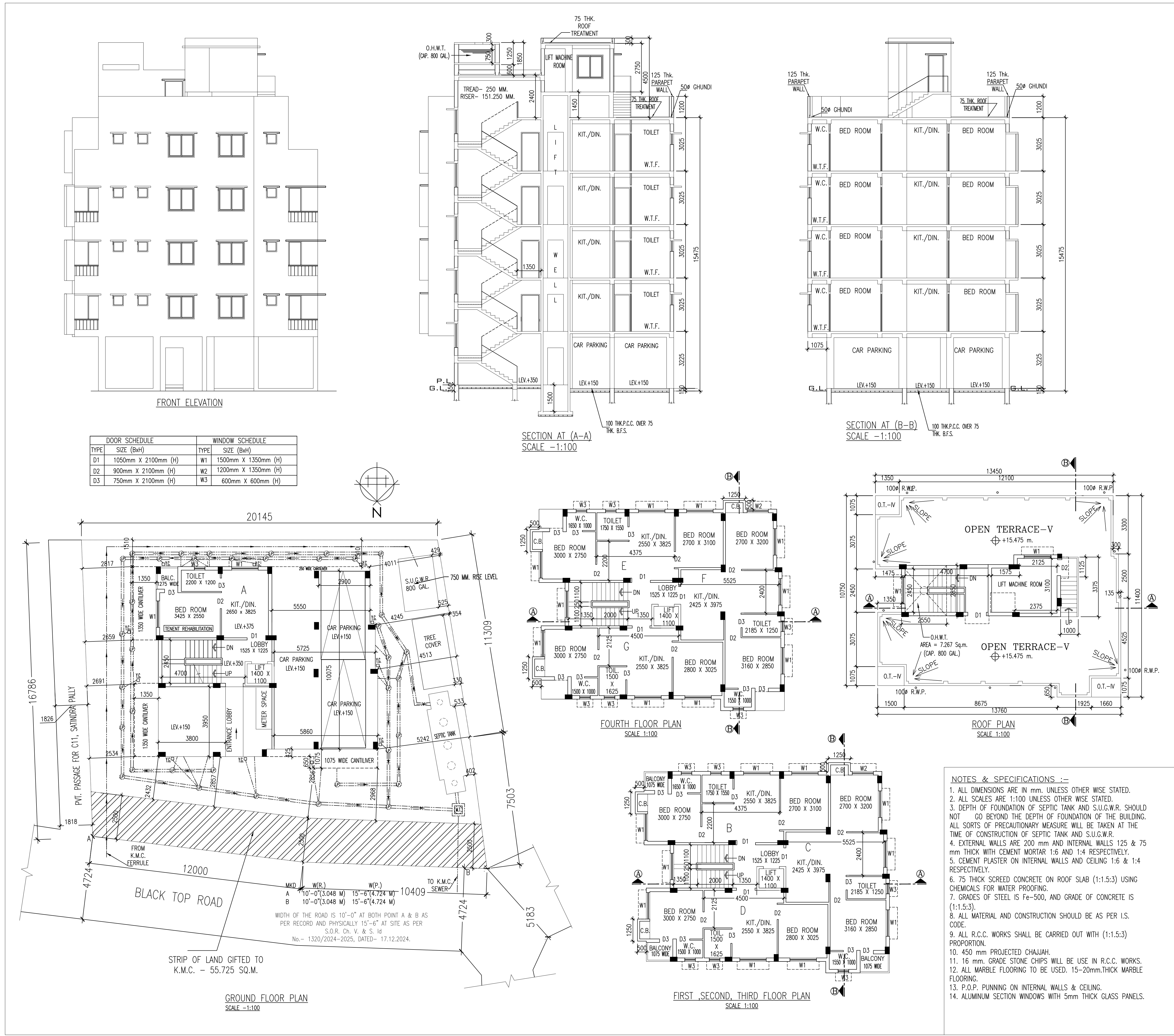




CERTIFICATE FROM GEO-TECH ENGINEER:-

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KR. GHOSHAL
LICENSE NO.-49/I

NAME OF GEO-TECHNICAL ENGINEER

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.

THE STRUCTURAL DESIGN HAVE BEEN DONE DUE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY TECHNO SOIL, GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150 AND SIGNED BY Mr. KALLOL KR. GHOSHAL, GEO-TECH ENGINEER.

MANI BHUSAN CHAKRAVARTI
E.S.E. - 97 (I)

NAME OF E.S.E.

CERTIFICATE FROM L.B.S.:-

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING WIDTH OF THE BLACK TOP ROAD IS 10'-0"(3.048 M) AT BOTH POINT 'A' & 'B' AS PER RECORD AND PHYSICALLY 15'-6"(4.724 M) AT SITE AS PER S.O.R. Ch. V. & S. Id No.- 1320/2024-2025, DATED- 17.12.2024.

CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E. THE LAND IS WITH AN EXISTING STRUCTURE WHICH WILL FULLY DEMOLISHED BEFORE START OF NEW CONSTRUCTION IS PARTLY OCCUPIED BY OWNER AND PARTLY OCCUPIED BY TENANT.

MANI BHUSAN CHAKRAVARTI
L.B.S. - 538 (I)

NAME OF L.B.S.

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 STRUCTURE.
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 & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

SANDIP KUNDU, TUHIN PAUL, SANJAY SARKAR, AYAN PODDAR PARTNERS OF
NIRMAN CONSTRUCTION AND
CONSTITUTED POWER OF ATTORNEY
OF 1. BHASKAR BISWAS, 2. BHANU BISWAS, 3. CHAMPA SARKAR,
4. SHAMPA ADHIKARI.

NAME OF APPLICANTS

BUILDING PERMIT NO : 2025110217
SANCTION DATE :- 07.11.2025
VALID UPTO :- 06.11.2030

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

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

PART - A. STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.	31-111-22-0134-1.
2. DETAILS OF REGISTERED DEED	BOOK = I, VOLUME = 130, BEING = 7943, PAGE = 200 TO 203, YR = 1956, S.R. = ALIPUR SADAR, DT. 13.11.1956.
3. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOLUME = 1603-2023, BEING = 160310632, PAGE = 298393 TO 298410, YR = 2023, D.S.R. = III SOUTH 24-PARGANAS, DT. 24.07.2023.
4. DETAILS OF REGISTERED BOUNDARY	BOOK = I, VOLUME = 1603-2024, BEING = 160308189, PAGE = 223012 TO 223026, YR = 2024, D.S.R. = III SOUTH 24-PARGANAS, DT. 28.05.2024.
5. DETAILS OF STRIP OF LAND	BOOK = I, VOLUME = 1603-2024, BEING = 160308188, PAGE = 223043 TO 223057, YR = 2024, D.S.R. = III SOUTH 24-PARGANAS, DT. 28.05.2024.
6. DETAILS OF NON-EVICTION OF TENANT	BOOK = IV, VOLUME = 1605-2024, BEING = 160500176, PAGE = 3077 TO 3090, YR = 2024, A.D.S.R. = ALIPORE, DT. 24.09.2024.
7. BL & LRO CONVERSION	MEMO NO.- 17/2332/BL & LRO/KOL, Dated- 04.07.2022. MEMO NO.- 17/2632/BL & LRO/KOL/2022, Dated- 08.08.2022. MEMO NO.- 17/2634/BL & LRO/KOL/2022, Dated- 08.08.2022. MEMO NO.- 17/2635/BL & LRO/KOL/2022, Dated- 08.08.2022.

PART - B.

- AREA OF LAND:-
 - AS PER TITLE DEED = 334.448 Sq.m. (5 Ka. - 0 Ch. - 00 Sq.ft.)
 - AS PER BOUNDARY DEC. = 380.524 Sq.m. (5 Ka. - 11 Ch. - 0.960 Sq.ft.)
 - AS PER BLD&RO = 333.458 (4 Ka. - 15 Ch. - 34.344 Sq.ft.)
- ROAD WIDTH = 4.724 m.(Min.).
- AREA OF STRIP OF LAND - 55.725 Sq.m.
- NET AREA OF LAND - 380.523 - 55.725 = 324.798 Sq.m.
- USE GROUP = RESIDENTIAL.
- (i) PERMISSIBLE GROUND COVERAGE (55.551 %) = 185.239 Sq.m.
(ii) PROPOSED GROUND COVERAGE (43.695 %) = 145.704 Sq.m.
- PERMISSIBLE HEIGHT = 15.50 m., PROPOSED HEIGHT = 15.475 m.
- PERMISSIBLE F.A.R. = 1.75, PROPOSED F.A.R. = 1.75
- i) REQUIRED TREE COVER AREA = 6.14 Sq.m. (1.846 %).
- ii) TREE COVER AREA PROVIDED = 7.200 Sq.m. (2.159 %).

FLOOR	TOTAL COVERED AREA IN m ²	LESS STAIR WELL	LESS LIFT WELL	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA STAIR	EXEMPTED AREA LIFT	NET FLOOR AREA IN
GROUND	128.095			128.095	11.015	1.868	115.212
FIRST	145.704	0.500	1.540	143.664	11.015	1.868	130.781
SECOND	145.704	0.500	1.540	143.664	11.015	1.868	130.781
THIRD	145.704	0.500	1.540	143.664	11.015	1.868	130.781
FOURTH	140.856	0.500	1.540	138.816	11.015	1.868	125.933
TOTAL	706.063	2.000	6.160	697.903	55.075	9.340	633.488

TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCL. PROP. AREA IN m ²	No of Tenement	No of Car Required
A	27.182	1.153000	31.341	1	2
B	41.535	1.153000	47.890	3	
C	47.721	1.153000	55.022	3	
D	40.708	1.153000	46.936	3	
E	40.083	1.153000	46.216	1	
F	45.921	1.153000	52.947	1	
G	39.111	1.153000	45.095	1	
CALCULATION OF F.A.R.					
1. EFFECTIVE LAND AREA m ²					333.458
2. TOTAL REQUIRED CAR PARKING (COVERED)					2
3. TOTAL PROVIDED CAR PARKING (COVERED)					2
4. TOTAL COVERED CAR PARKING AREA PROVIDED m ²					72.87
5. REQUIRED CAR PARKING AREA (COVERED)					50.00
6. PERMISSIBLE F.A.R.					1.75
7. PROPOSED F.A.R.					1.750

OTHER AREAS	
1. STAIR HEAD ROOM AREA IN m ²	14.75
2. OVER HEAD RESERVOIR AREA IN m ²	7.267
3. TOTAL C.B. AREA IN m ²	7.50
4. TOTAL AREA FOR FEES IN m ²	737.128
5. LIFT MACHINE ROOM AREA IN m ²	13.60
6. LIFT MACHINE ROOM STAIR AREA IN m ²	3.375

PROPOSED G+FOUR STORIED
RESIDENTIAL BUILDING PLAN U/S
393A OF K.M.C. ACT, 1980 UNDR
BLDG. RULE-2009, AT PREMISES
NO.-134, SATINDRA PALLY, WARD
NO.-111, BOROUGH-XI,
P.S.-BANSDRONI, KOLKATA-700084,
UNDER K.M.C.