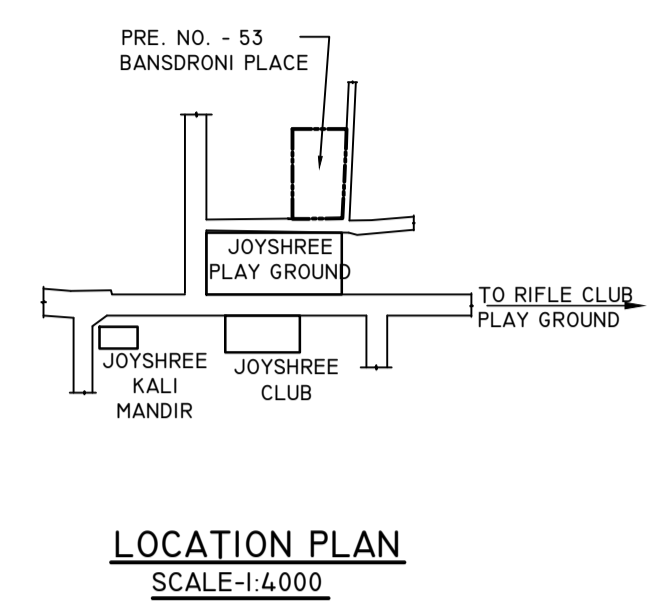
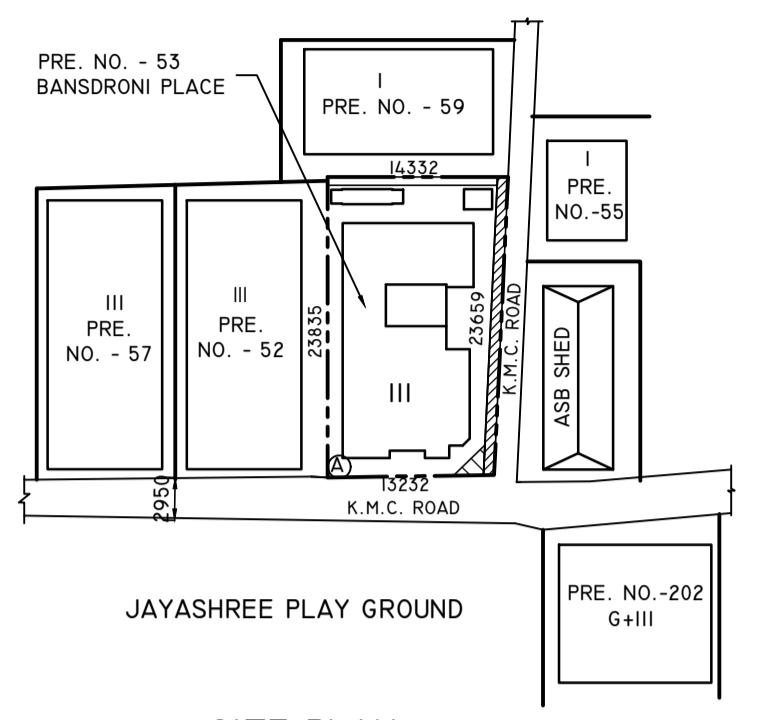
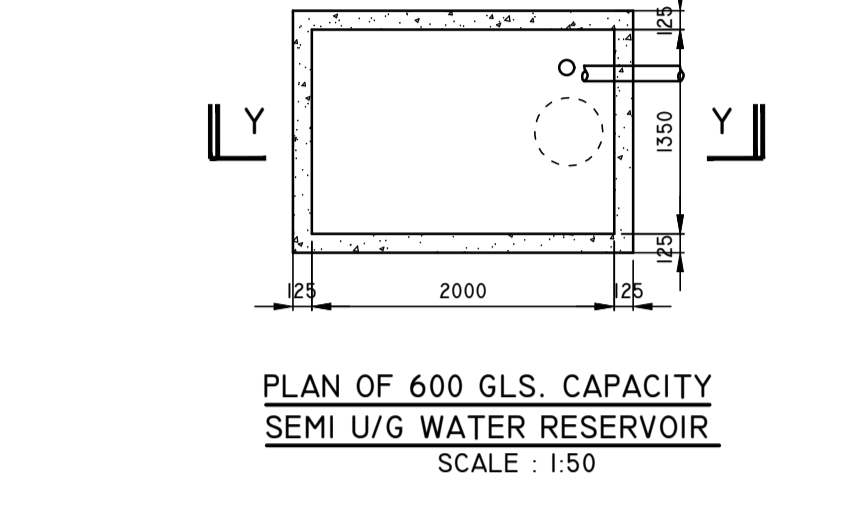
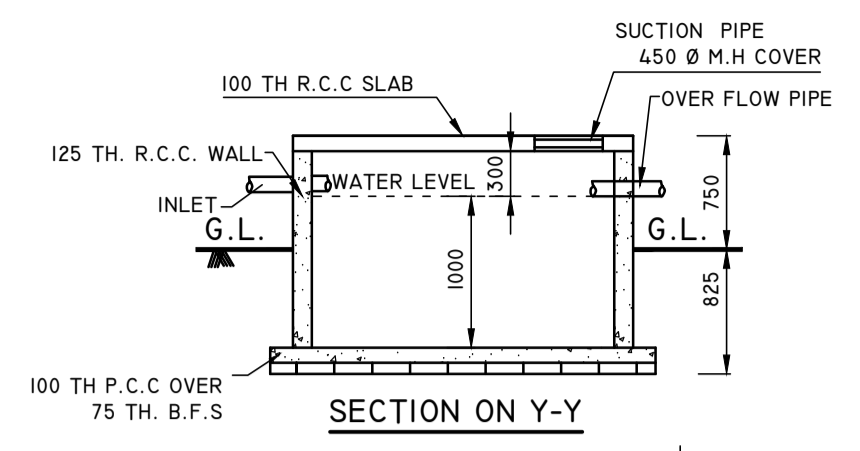
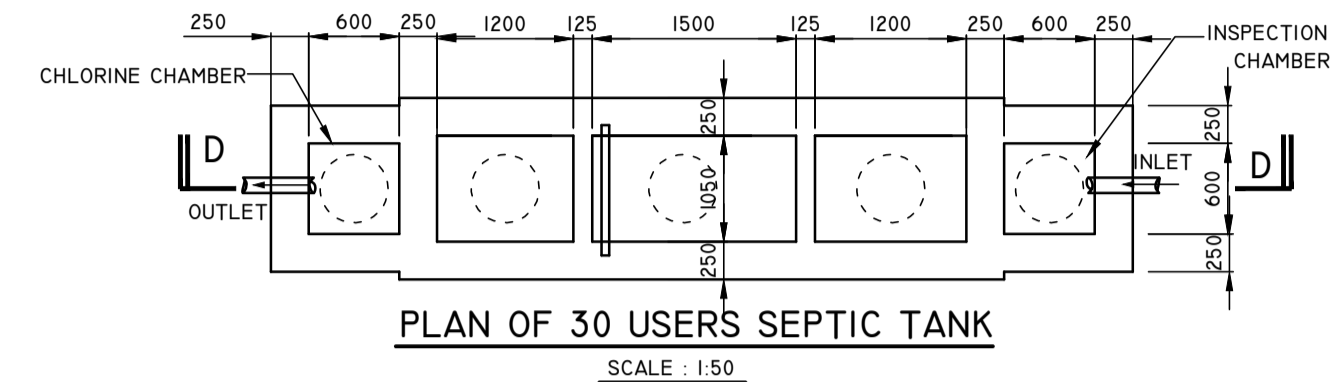
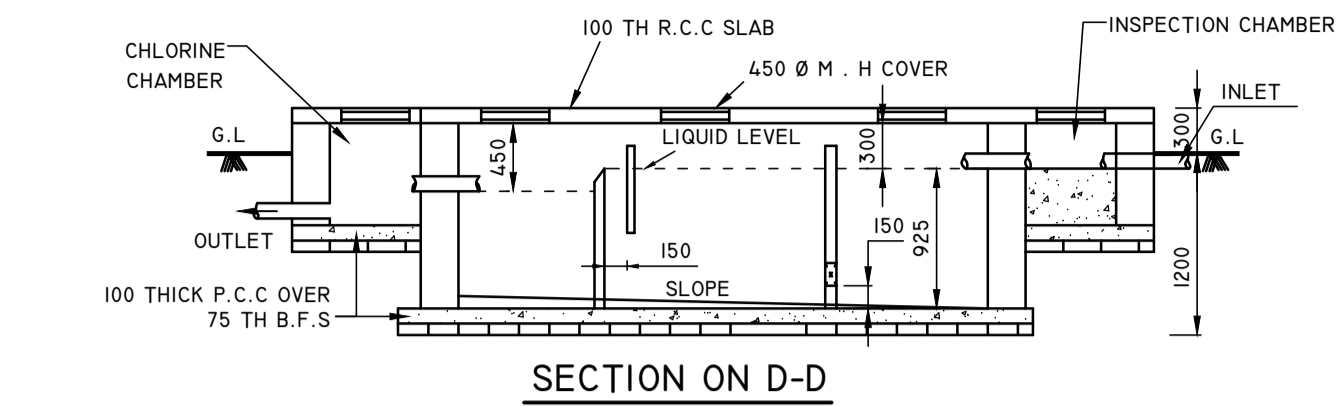


PLAN OF A PROPOSED THREE STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009, AT PREMISES NO.- 53, BANSDRONI PLACE, WARD NO.-113, BOROUGH NO.-XI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF APPLICANT/S : ORCHID ENTERPRISE,
PARTNERS : SRI KHOKAN MONDAL, SRI BISWAJIT KAR, SRI SUJIT BANIK,
CONSTITUENT ATTORNEY OF SMT. SRITI REKHA CHAKRABORTY,
SRI MONTI CHAKRABORTY, SRI KISHORE CHAKRABORTY.



SPECIFICATIONS	SCHEDULE OF DOORS AND WINDOWS		
	MKD.	WIDTH	HEIGHT
1. GRADE OF CONCRETE -- M20.	CG	1200	2100
2. GRADE OF STEEL -- Fe 415.	DI	1000	2100
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.	D2	900	2100
4. PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4.	D3	750	2100
5. PROPORTION OF LIME TERRACING - 2:2:7.	WI	1500	1200
6. ALL DIMENSIONS ARE IN MM.	W2	1200	1200
7. SCALE - 1:100, OTHER WISE MENTIONED.	W3	900	1200
	W4	600	700

STATEMENT OF THE PLAN PROPOSAL

A) 1. ASSESSEE NO - 31-113-07-0053-0

2.A) DETAILS OF REG. DEED :
BOOK NO - I, VOL. NO. - 131,
PAGE- 77 TO 81, BEING NO - 7280,
(A.D.S.R.- SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 03.12.1956

B) DETAILS OF REG. DEED :
BOOK NO - I, VOL. NO. - 48,
PAGE- 165 TO 170, BEING NO - 2024,
(A.D.S.R.- ALIPORE)
DATE OF REGISTRATION - 21.11.1987

C) DETAILS OF REG. DEED OF GIFT:
BOOK NO - I, VOL. NO. - 1604-2025,
PAGE- 85465 TO 85489, BEING NO - 160403188,
(D.S.R.-IV, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 08.04.2025

D) DETLS. OF REG. DEED OF BOUNDARY DECL :
BOOK NO - I, VOL. NO. - 1630-2025,
PAGE - 205105 TO 205118, BEING NO - 163008465,
(D.S.R.- V, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 16 /10 /2025

E) DETLS. OF REGD. DEED OF STRIP OF LAND :
BOOK NO - I, VOL. NO. - 1630-2025,
PAGE - 203288 TO 203301, BEING NO - 163008211,
(D.S.R.- V, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 15 /10 /2025.

F) DETLS. OF REGD. DEED OF SPLAYED CORNER:
BOOK NO - I, VOL. NO. - 1630-2025,
PAGE- 203302 TO 203314, BEING NO - 163008210,
(D.S.R.- V, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 15 /10 /2025.

G) DETAILS OF POWER OF ATTORNEY:
BOOK NO - I, VOL. NO. - 1630-2025,
PAGE- 83242 TO 83256, BEING NO - 163003362,
(D.S.R.- V, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 13.05.2025

3. A) AREA OF LAND (AS PER DEED) = 04 K- 12 CH-00 SQ.F. = 317.725 SQ.M.

B) AREA OF LAND (AS PER B/D) = 04 K- 14 CH-10.07 SQ.F. = 327.023 SQ.M.

C) AREA OF STRIP OF LAND = 19,784 SQ.M.

D) AREA OF SPLAYED CORNER = 2,874 SQ.M.

E) NET AREA OF LAND = 295.067 SQ.M.

4. NO OF TENEMENTS - 10 NOS

5. SIZE OF TENEMENTS - <50 SQ.M. - 2 NOS
50-75 SQ.M. - 8 NOS

6. A. AREA OF GROUND FLOOR = 177.129 SQ.M.

B. AREA OF FIRST FLOOR = 176.129 SQ.M.

C. AREA OF SECOND FLOOR = 176.129 SQ.M.

D. TOTAL COVERED AREA = 529.387 SQ.M.

I. GROUND COVERAGE PERMISSIBLE = 190.655 SQ.M.(60%)
PROPOSED = 177.129 SQ.M.(55.749%)

2. F.A.R. PERMISSIBLE = 1.75
PROPOSED = 1.572

3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 494.107 SQ.M.

4. TOTAL AREA EXEMPTED IN THIS RULE = 35.28 SQ.M.

5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 529.387 SQ.M.

6. TOTAL COMMON AREA = 4.32 SQ.M.

7. AREA OF STAIR HEAD ROOM = 15.84 SQ.M.

8. AREA OF O.H. RESERVOIR = 4.95 SQ.M.

9. A. TOTAL CAR PARKING (REQUIRED) -NIL[u/r 77(5)]
B. CAR PARKING PROVIDED - N.A.
(APPROACH ROAD IS LESS THAN 3.50 M.)

10. AREA OF TERRACE = 177.129 SQ.M.

II. A. TOTAL AREA OF C.B. = 6.25 SQ.M.

B. AREA OF TREE COVER (REQUIRED) = 1.323%
= 4.205 SQ.M.

C. AREA OF TREE COVER (PROVIDED) = 6.0 SQ.M.
= 1.888%

BL & LRO DETAILS :
MEMO NO. 17/3770/BLLRO/KOL DATED 14/08/2025
MEMO NO. 17/3771/BLLRO/KOL DATED 14/08/2025
MEMO NO. 17/3772/BLLRO/KOL DATED 14/08/2025

CERTIFICATE

PREMISES NO. : 53, BANSDRONI PLACE
ASSESSEE NO - 31-113-07-0053-0

NAME OF OWNER(S)/APPLICANT(S) : ORCHID ENTERPRISE,
PARTNERS : SRI KHOKAN MONDAL, SRI BISWAJIT KAR, SRI SUJIT BANIK,
CONSTITUENT ATTORNEY OF SMT. SRITI REKHA CHAKRABORTY,
SRI MONTI CHAKRABORTY,
SRI KISHORE CHAKRABORTY.

AREA OF LAND : 317.725 SQ.M.

NAME OF LBS / ARCHITECT : KUSH KUNDU
NO. : LBS/11/1412.

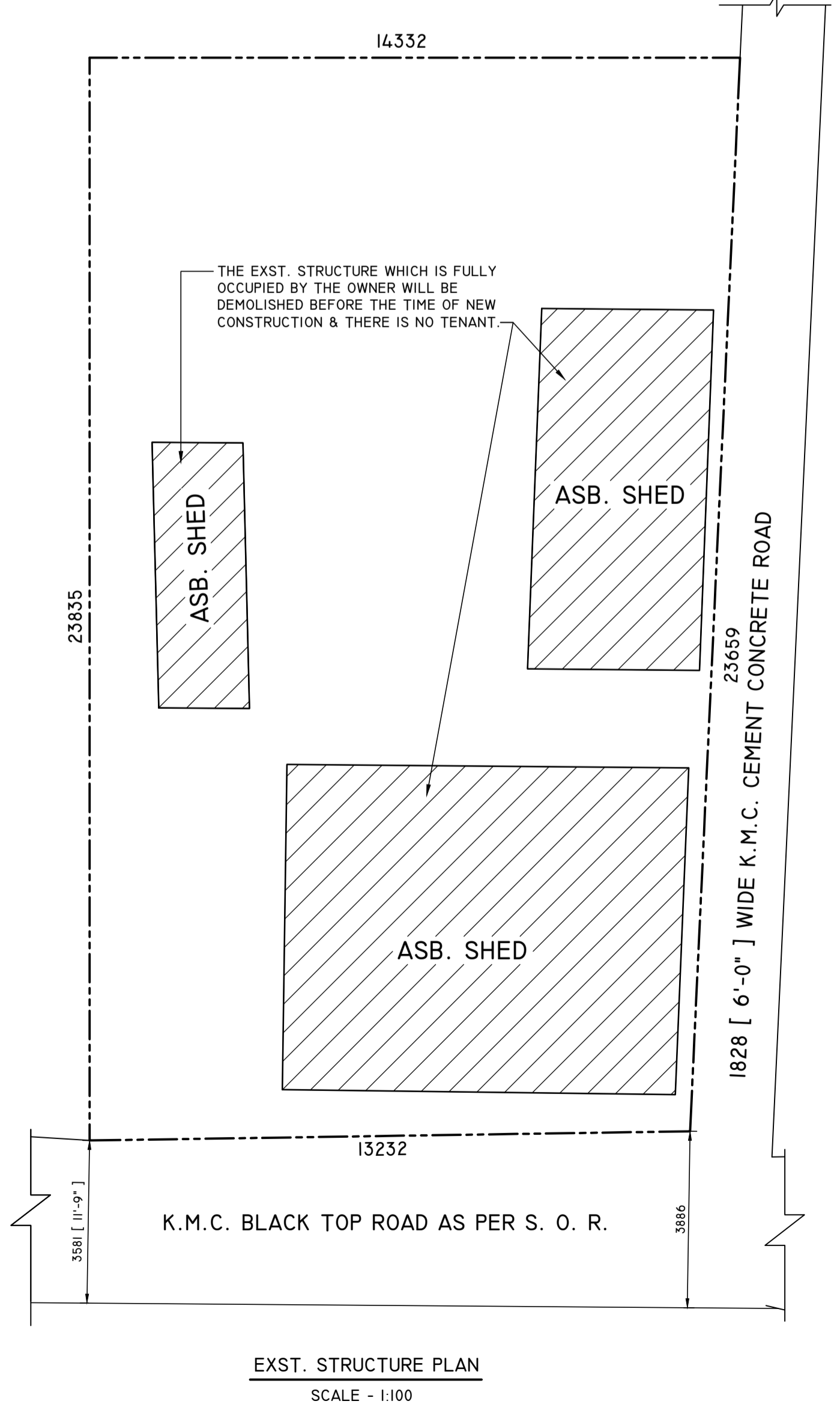
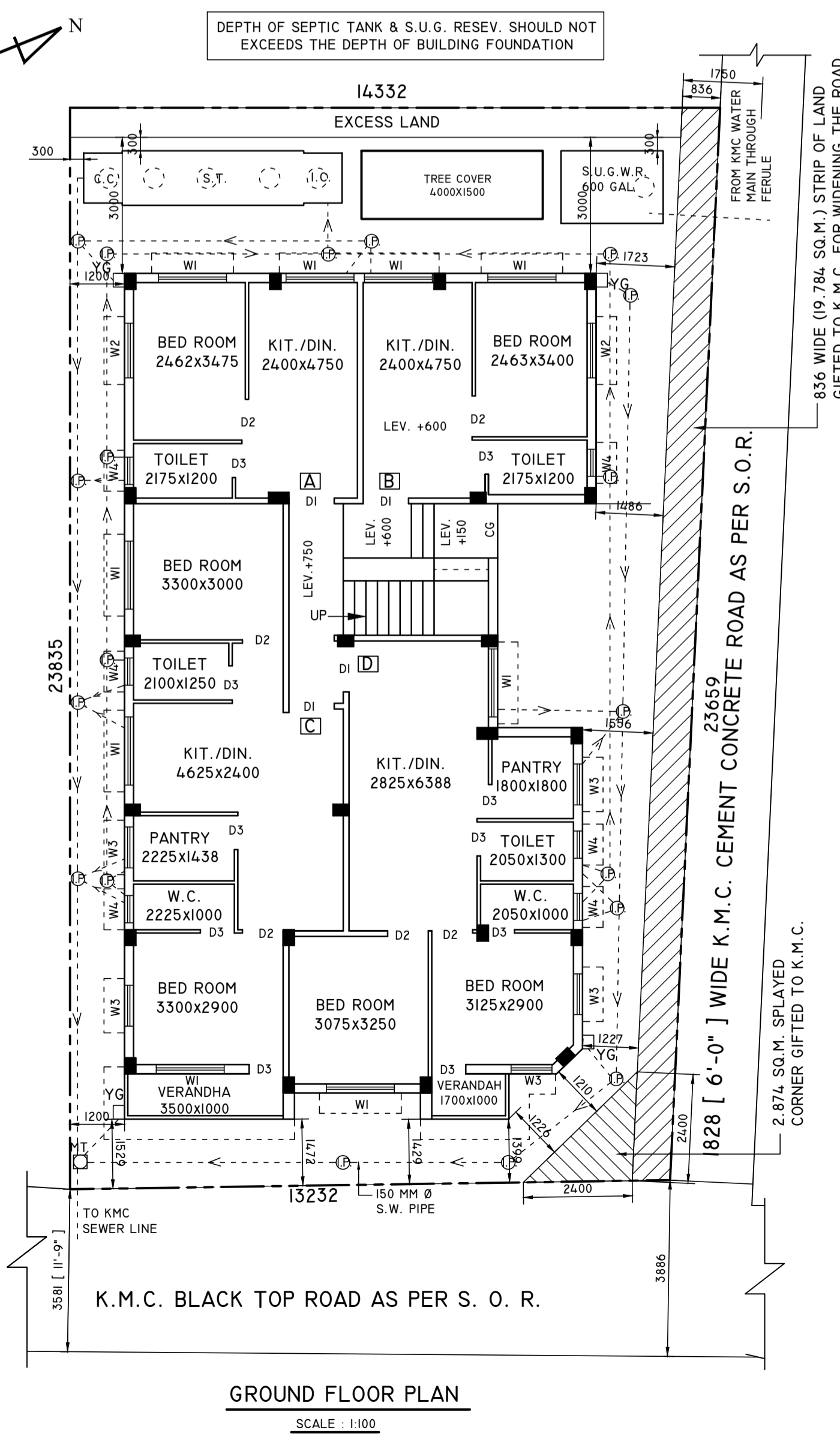
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAJ.33 M
CO-ORDINATE IN WGS 84 & SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°28'-10.62"	88°21'-22.31" E	8.0 M.

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 US AS PER LAW.

ORCHID ENTERPRISE,
PARTNERS : SRI KHOKAN MONDAL,
SRI BISWAJIT KAR, SRI SUJIT BANIK,
CONSTITUENT ATTORNEY OF
SMT. SRITI REKHA CHAKRABORTY,
SRI MONTI CHAKRABORTY,
SRI KISHORE CHAKRABORTY.
NAME OF APPLICANT/S

KUSH KUNDU
(LBS/11/1412)
NAME OF L.B.S.



DECLARATION OF OWNER

- WE, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
- WE, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
- WE, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND 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 WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING INSPECTION PLOT WAS IDENTIFIED BY US AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.

ORCHID ENTERPRISE,
PARTNERS : SRI KHOKAN MONDAL,
SRI BISWAJIT KAR, SRI SUJIT BANIK,
CONSTITUENT ATTORNEY OF
SMT. SRITI REKHA CHAKRABORTY,
SRI MONTI CHAKRABORTY,
SRI KISHORE CHAKRABORTY.
NAME OF APPLICANT/S

B.P. NO. : 2025110271
VALID UPTO : 18.12.2030

SANCTION DATE : 19.12.2025

DECLARATION OF STRUCTURAL ENGINEER

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 LOADS AS PER NATIONAL BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

KUSH KUNDU
(LBS/11/1412)
NAME OF L.B.S.

CALCULATION FOR FLOOR AREA STATEMENT:-

FLOORS	RESIDENTIAL (SQ.M.)	STAIR WELL	GROSS FLOOR AREA(SQ.M.)	STAIR (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	177.129	—	177.129	10	167.129
FIRST	177.129	1.0	176.129	10	166.129
SECOND	177.129	1.0	176.129	10	166.129
TOTAL	531.387	2.0	529.387	30	499.387

TENEMENT CALCULATION:

TENEMENT NO.	TENEMENT AREA (SQ.M.)	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	26.163	2.338	28.501	1
B	26.39	2.358	28.748	1
C	55.653	4.972	60.625	1
D	53.783	4.805	58.588	1
E	52.553	4.696	57.249	2
F	55.653	4.972	60.625	2
G	53.783	4.805	58.588	2

DECLARATION OF L.B.S.

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 AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP A 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 EXST. STRUCTURE, WHICH IS FULLY OCCUPIED BY THE OWNER WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION & THERE IS NO TENANT.

KUSH KUNDU
(LBS/11/1412)
NAME OF L.B.S.

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

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