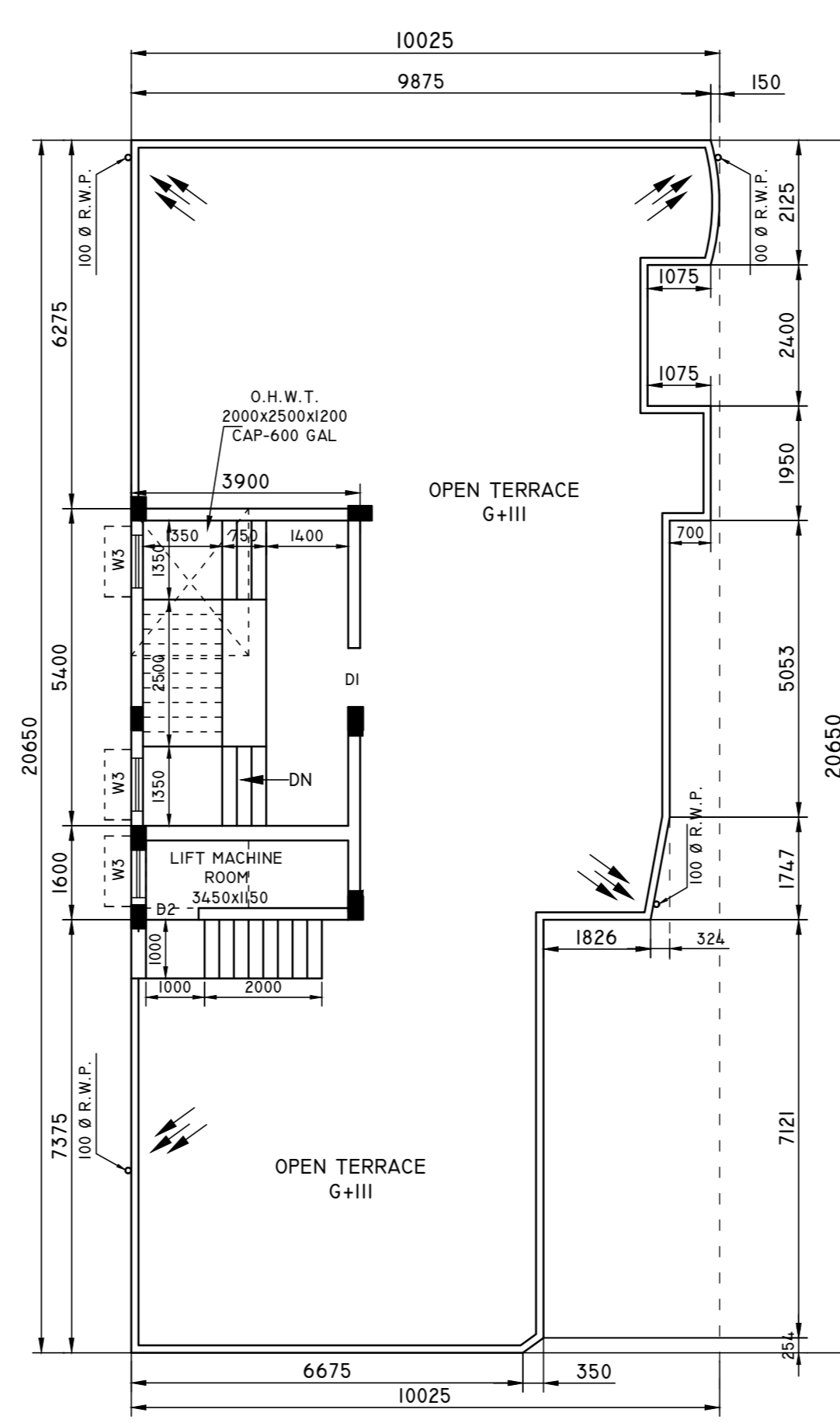
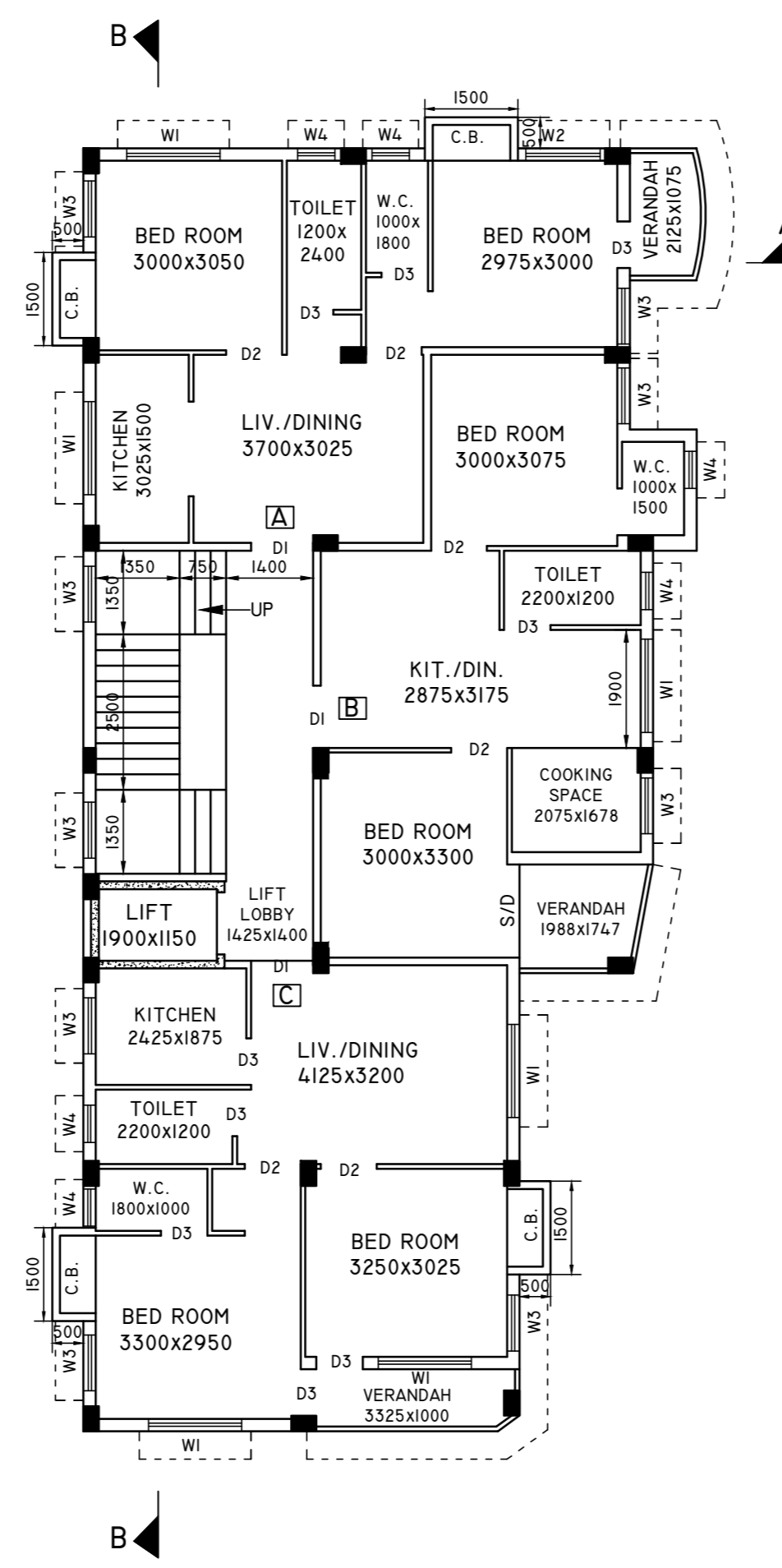
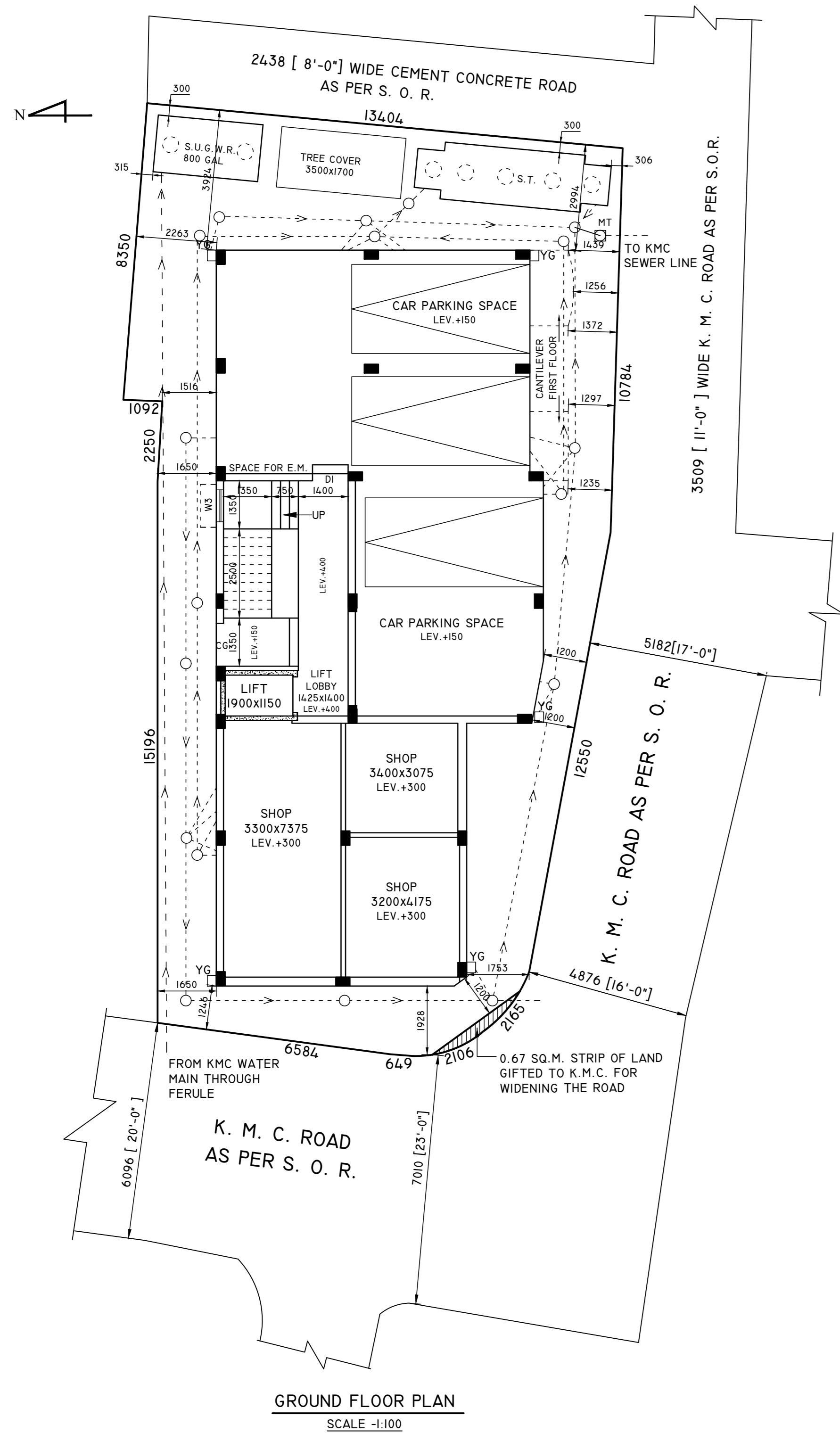
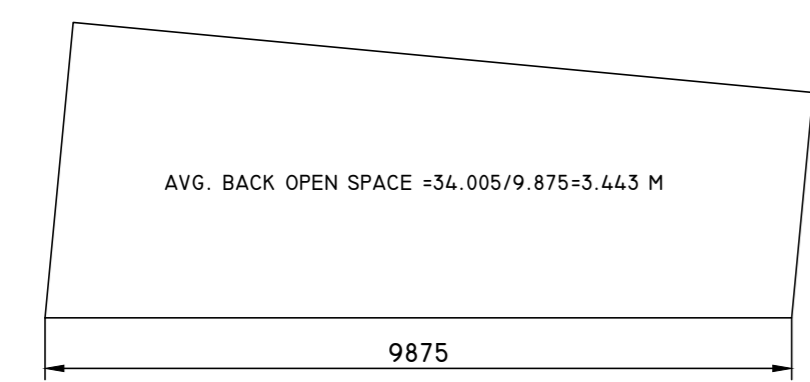
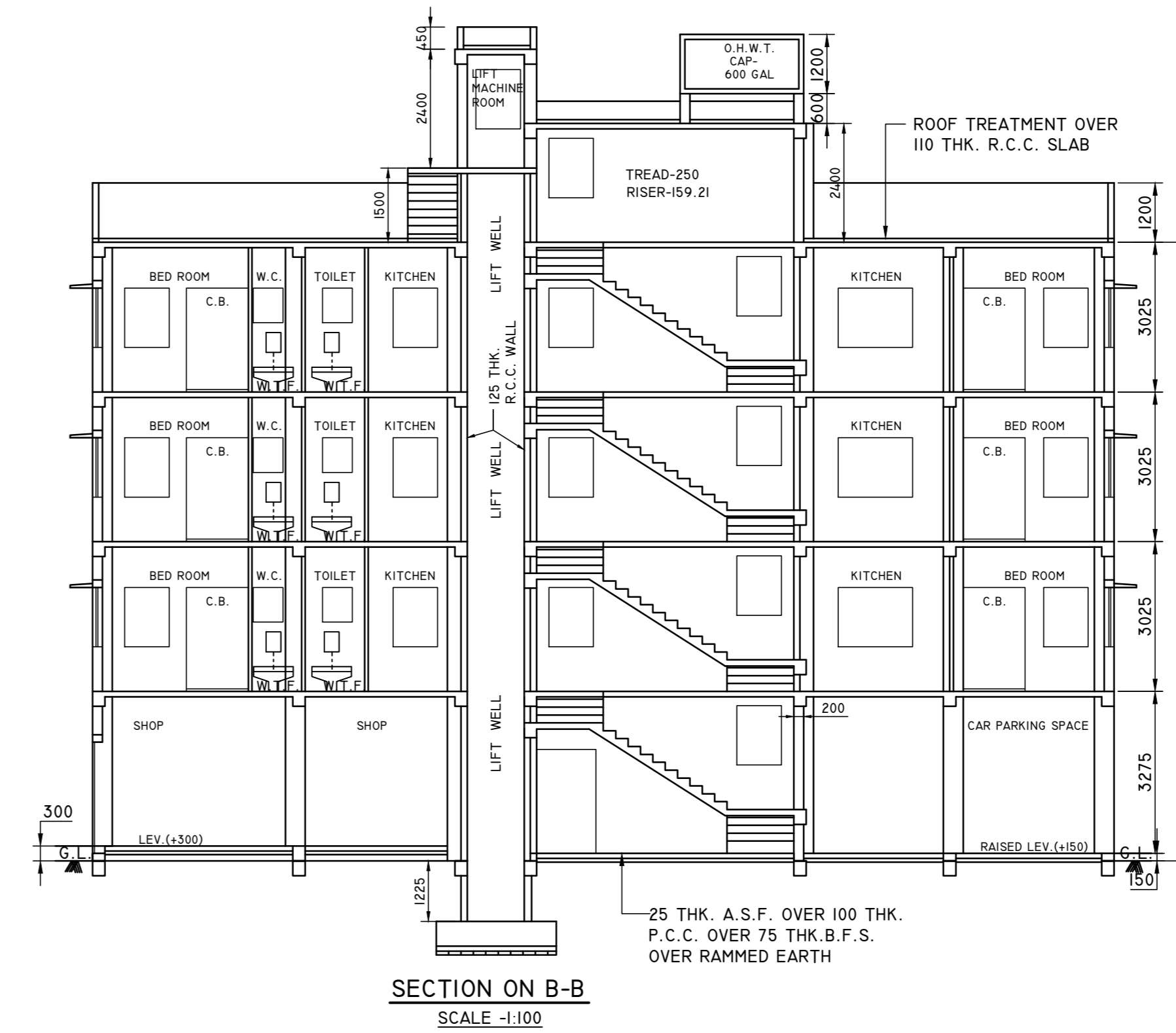
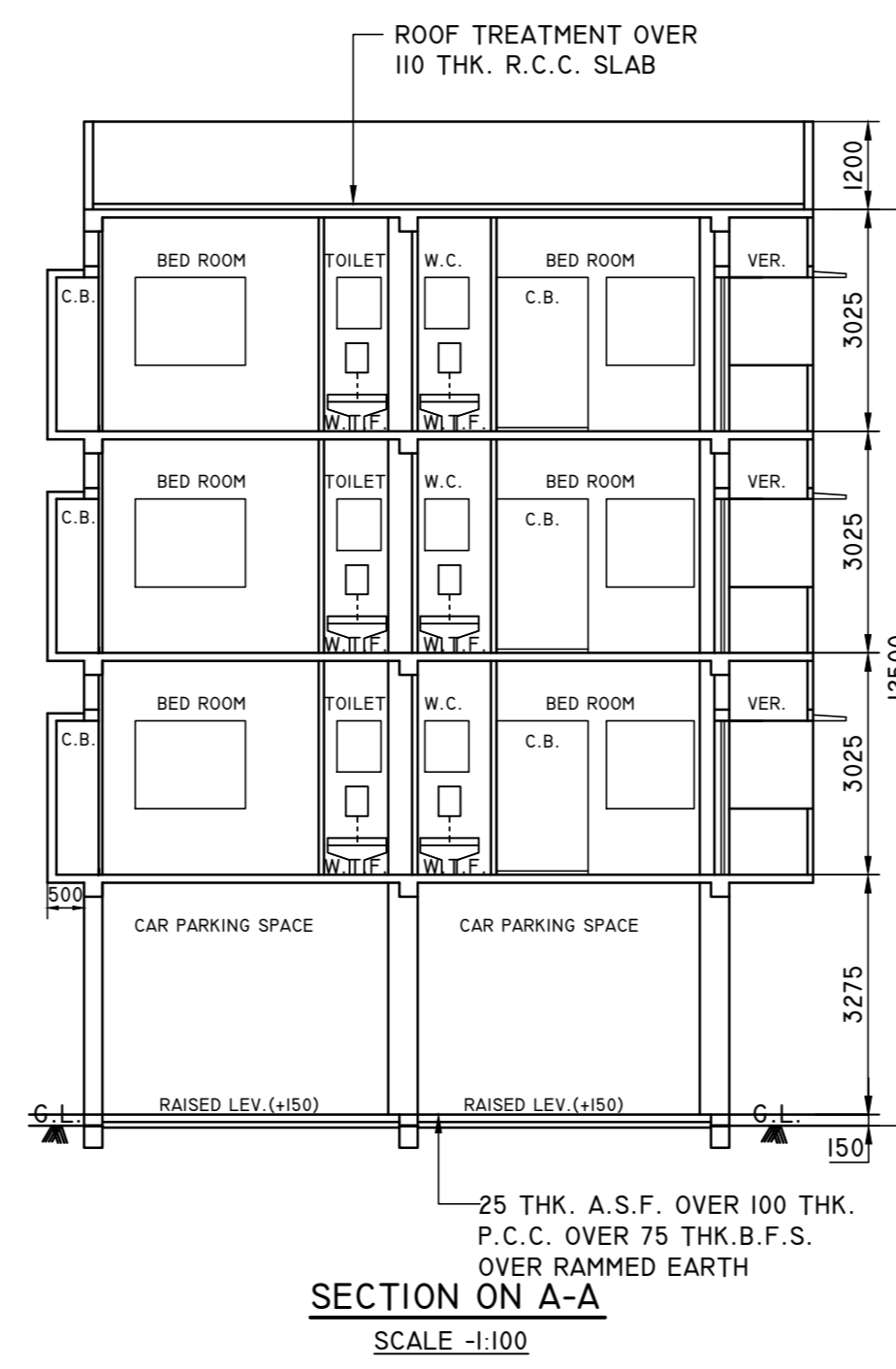


PLAN OF A PROPOSED G+THREE STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009. AT PREMISES NO - 623, NEW SHIBTALA ROAD, WARD NO - 113, BOROUGH NO - XI, P. S. - BANSDRONI.

NAME OF APPLICANT : SANJIB THAKUR SELE AND CONSTITUENT ATTORNEY OF SABITA SHAW.



SPECIFICATIONS		SCHEDULE OF DOORS AND WINDOWS		
1. GRADE OF CONCRETE -- M20.		MKD.	WIDTH	HEIGHT
2. GRADE OF STEEL -- Fe 415.		CG	1200	2100
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.		DI	1600	2100
4. PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4.		D2	900	2100
5. PROPORTION OF LIME TERRACING - 2:2:7.		D3	750	2100
6. ALL DIMENSIONS ARE IN MM.		WI	1500	1200
7. SCALE - 1:100, OTHER WISE MENTIONED.		W2	1200	1200
		W3	900	1200
		W4	600	700

**STATEMENT OF THE PLAN PROPOSAL**

**A)** 1. ASSESSEE NO - 3113-15-0964-2  
 2. A) DETAILS OF REGISTERED DEED :  
 BOOK NO - I, VOL. NO - 122, PAGE- 379 TO 386, BEING NO - 3273, (A.D.S.R. - ALPPORE)  
 DATE OF REGISTRATION - 15.10.2001  
 2. B) DETAILS OF REGISTERED DEED FOR AMALGAMATION :  
 BOOK NO - I, VOL. NO - 1603-2025, PAGE- 64579 TO 64595, BEING NO - 160300914, (D.S.R. - III, SOUTH 24 PARGANAS)  
 DATE OF REGISTRATION - 10.02.2025  
 2. D) DETAILS OF REGISTERED DEED OF GIFT FOR AMALGAMATION :  
 BOOK NO - I, VOL. NO - 1603-2025, PAGE- 64596 TO 64611, BEING NO - 160300912, (D.S.R. - III, SOUTH 24 PARGANAS)  
 DATE OF REGISTRATION - 10.02.2025  
 E) DETLS. OF REG. DEED OF BOUNDARY DECL. :  
 BOOK NO - I, VOL. NO - 1603 - 2025, PAGE - 47789 TO 47794, BEING NO - 160317761, (DSR-III, SOUTH 24 PARGANAS)  
 DATE OF REGISTRATION - 19 / 09 / 2025.  
 F) DETLS. OF REG. DEED OF GIFT CORNER SPLAY :  
 BOOK NO - I, VOL. NO - 1603 - 2025, PAGE - 33249 TO 33252, BEING NO - 160317762, (DSR-III, SOUTH 24 PARGANAS)  
 DATE OF REGISTRATION - 18 / 09 / 2025.  
 G) DETAILS OF POWER OF ATTORNEY :  
 BOOK NO - I, VOL. NO - 1603-2024, PAGE- 33249 TO 33252, BEING NO - 16031814, (D.S.R. - III, SOUTH 24 PARGANAS)  
 DATE OF REGISTRATION - 31.07.2024

**B)** 1. GROUND COVERAGE PERMISSIBLE = 188.412 SQ.M (60.0 %) PROPOSED = 175.446 SQ.M (55.87%)  
 2. F.A.R. PERMISSIBLE = 1.75 PROPOSED = 1.734  
 3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 619.624 SQ.M.  
 4. TOTAL AREA EXEMPTED IN THIS RULE = 65.48 SQ.M.  
 5. GROSS TOTAL COVERED AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE = 685.104 SQ.M.  
 6. TOTAL COMMON AREA = 87.85 SQ.M.  
 7. AREA OF STAIR HEAD ROOM = 21.06 SQ.M.  
 8. AREA OF G.H. RESERVOIR = 5.0 SQ.M.  
 9. AREA OF LIFT MACHINE ROOM + 6.24 SQ.M. LIFT MACHINE ROOM STAIR = 3.25 SQ.M.  
 10. A. TOTAL CAR PARKING (REQUIRED) - 3 NOS  
 B. CAR PARKING PROVIDED - 3 NOS  
 C. CAR PARKING AREA = 90.637 SQ.M.  
 11. AREA OF TERRACE = 175.446 SQ.M.  
 12. A. TOTAL AREA OF C.B. = 9.0 SQ.M  
 B. AREA OF TREE COVER (REQUIRED) = 1.714% = 5.343 SQ.M.  
 C. AREA OF TREE COVER (PROVIDED) = 5.95 SQ.M. (1.895%)  
 13. A) COVERED AREA OF SHOP = 53.17 SQ.M.  
 B) CARPET AREA OF OFFICE = 45.903 SQ.M.

**4. A) AREA OF LAND (AS PER DEED)**  
 = 05 K-00 CH-00 SQ.F. = 334.448 SQ.M.  
**B) AREA OF LAND (AS PER B.L. & L.R.O.)**  
 = 0.0825 ACRES = 335.865 SQ.M.  
**C) AREA OF LAND (AS PER B/D)**  
 = 04 K-II CH-5.12 SQ.F. = 314.021 SQ.M.  
**D) AREA OF STRIP OF LAND = 0.67 SQ.M.**

**DETAILS B. L. & L. R. O. CONVERSION CERTIFICATE**  
 MEMO - 17/4432 & 4433 / BLBLO/KOL.  
 DATE - 19/12/2024.

**CALCULATION FOR FLOOR AREA STATEMENT -**

FLOORS	RESIDENTIAL (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	170.947	—	—	170.946	16.375	1.995	154.576
FIRST	175.446	1.875	2.185	177.366	16.375	1.995	155.016
SECOND	175.446	1.875	2.185	177.366	16.375	1.995	155.016
THIRD	175.446	1.875	2.185	177.366	16.375	1.995	155.016
TOTAL	697.285	5.625	6.555	685.104	57.5	7.98	619.624

**TENEMENT CALCULATION**

TENEMENT NO.	IND. TENEMENT AREA (SQ.M.)	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	48.882	9.535	58.417	3
B	49.015	9.561	58.576	3
C	53.105	10.559	63.664	3

**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 EXISTING STRUCTURE WHICH IS FULLY OCCUPIED BY THE OWNER WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.  
 KUSH KUNDU  
 (LS/11/112)  
 NAME OF L.B.S.

**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 RESPECTS. SOIL TESTING HAS BEEN DONE BY M/S TECHN SOIL OF GORAKHARA, ARUNACHAL, SONAPUR, KOLTA-700018. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.  
 SUBHRA DAS  
 ESE/11/1658  
 NAME OF STRUCTURAL ENGINEER

**DECLARATION OF GEO-TECHNICAL 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 ALL RESPECTS FROM THE GEOTECHNICAL POINT OF VIEW.  
 KALLOL KUMAR GHOSHAL  
 G.T. 71/49  
 NAME OF GEO-TECHNICAL ENGINEER.

**DECLARATION OF OWNER**  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT  
 I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.  
 I 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 ME AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.  
 SANJIB THAKUR, SELE & CONSTITUENT ATTORNEY OF SABITA SHAW  
 NAME OF APPLICANT/S

B.P. NO. - 202510300  
 SANCTION DATE : 21.01.2026  
 VALID UPTO : 20.01.2031

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