

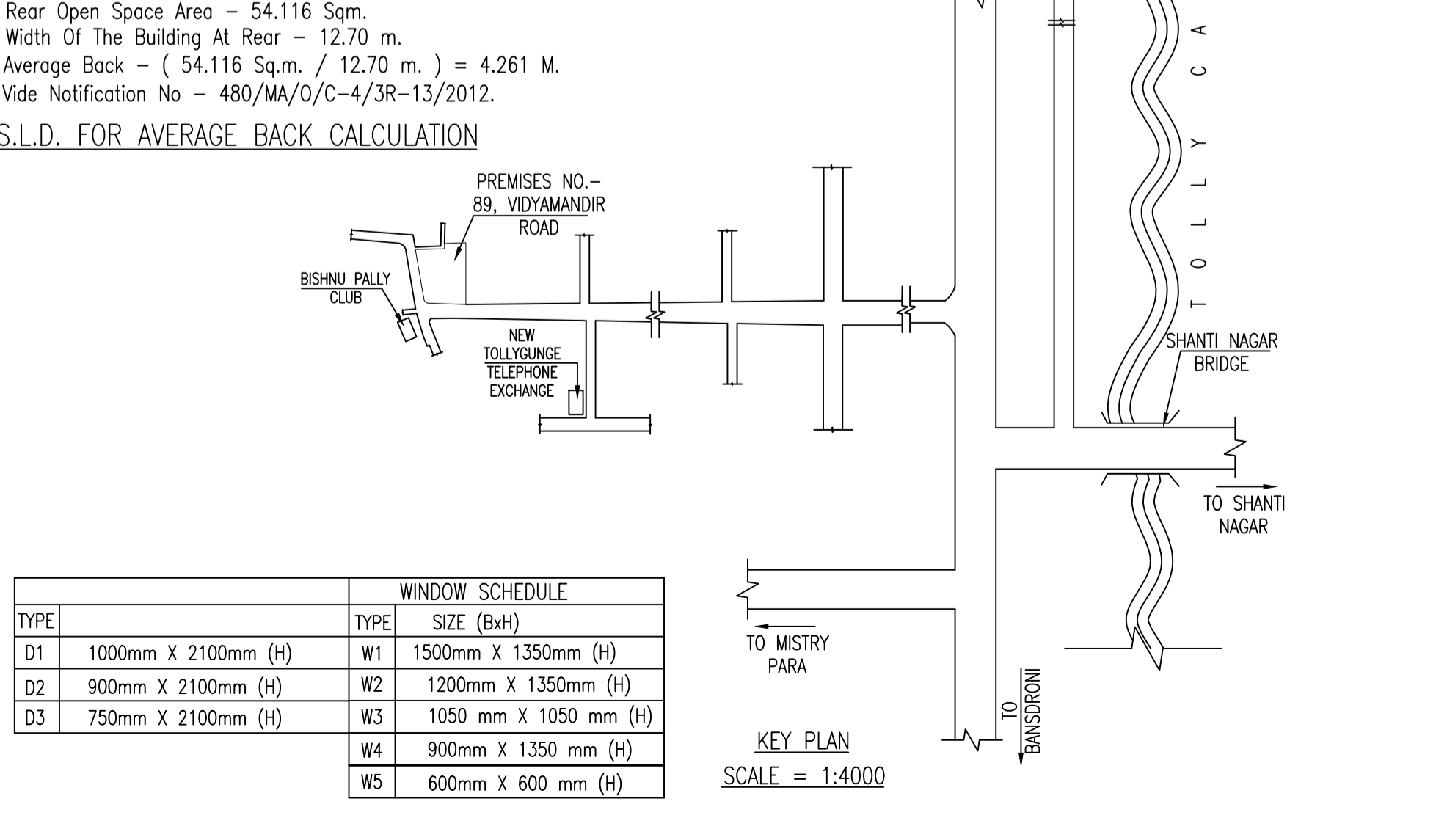
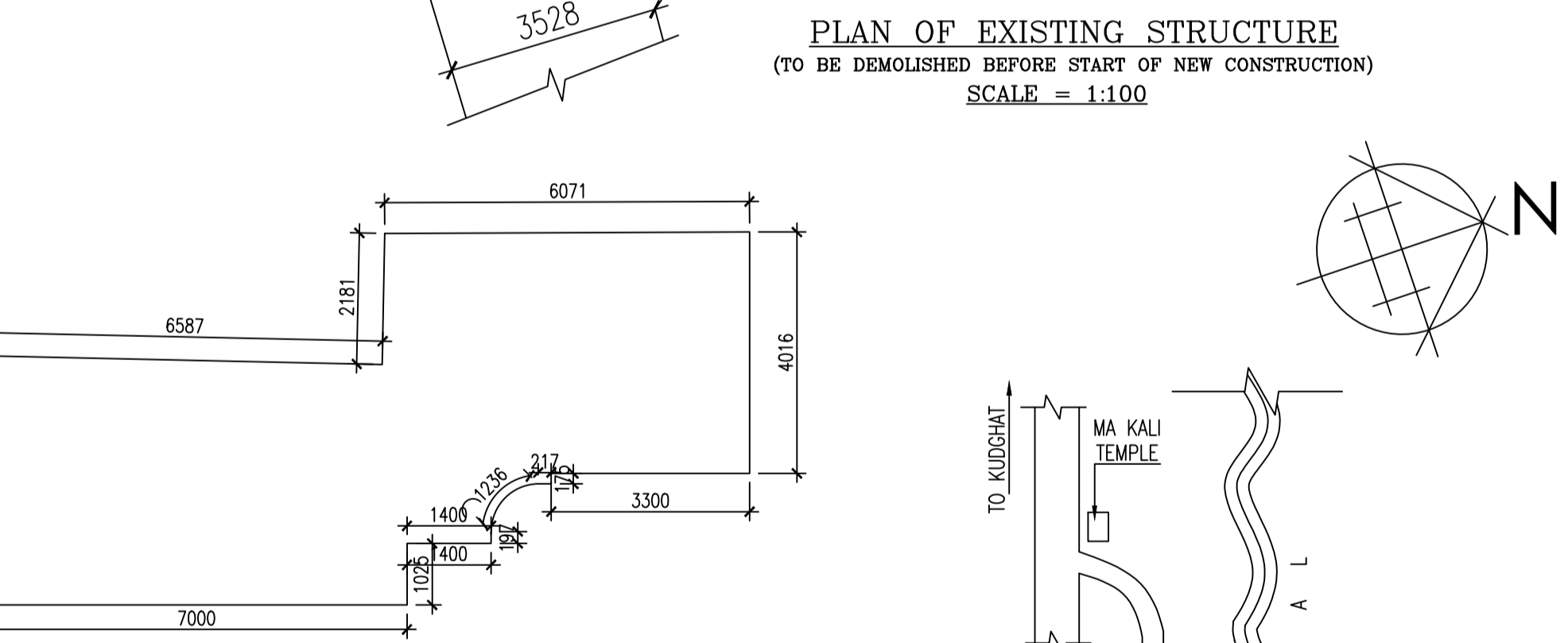
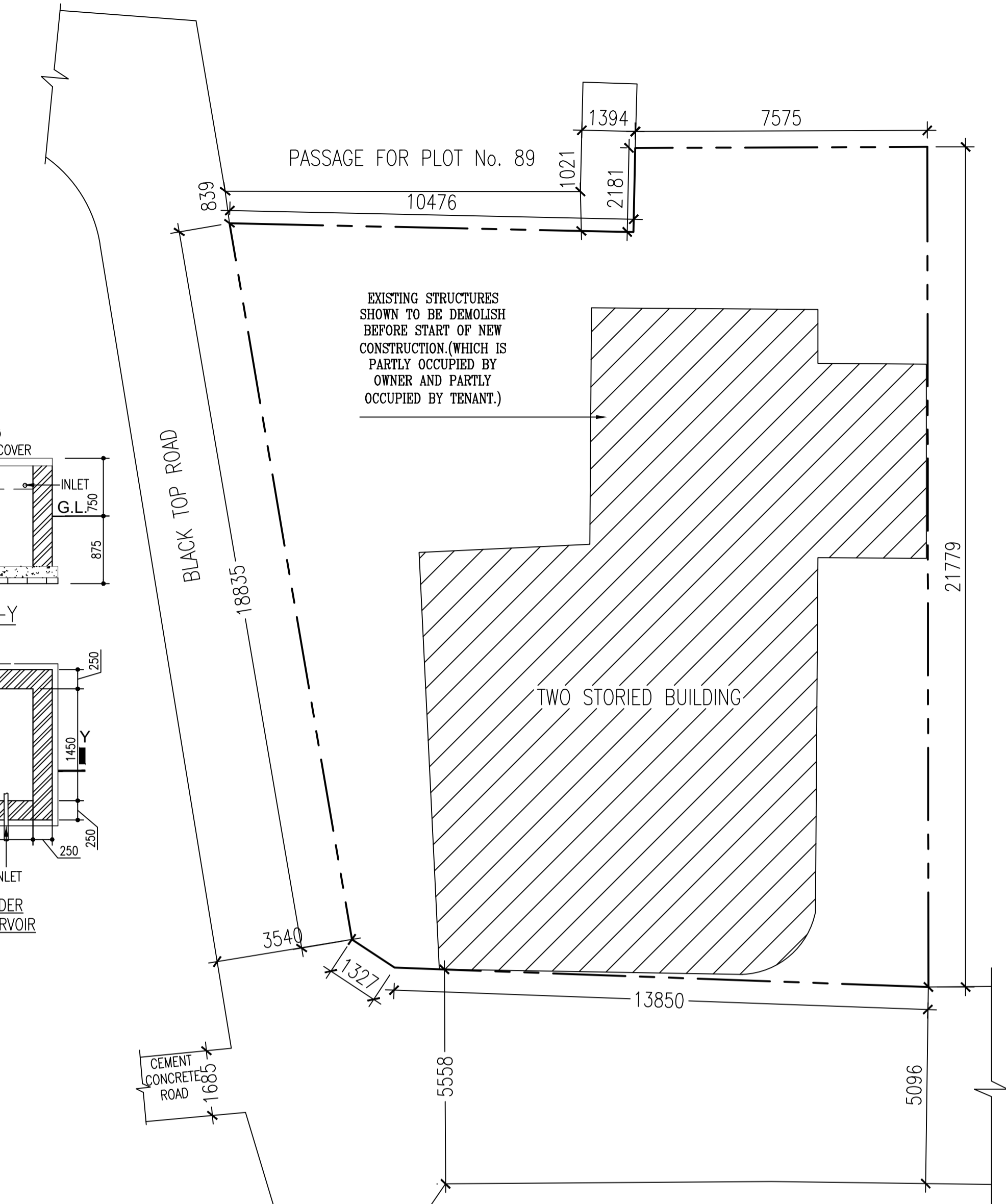
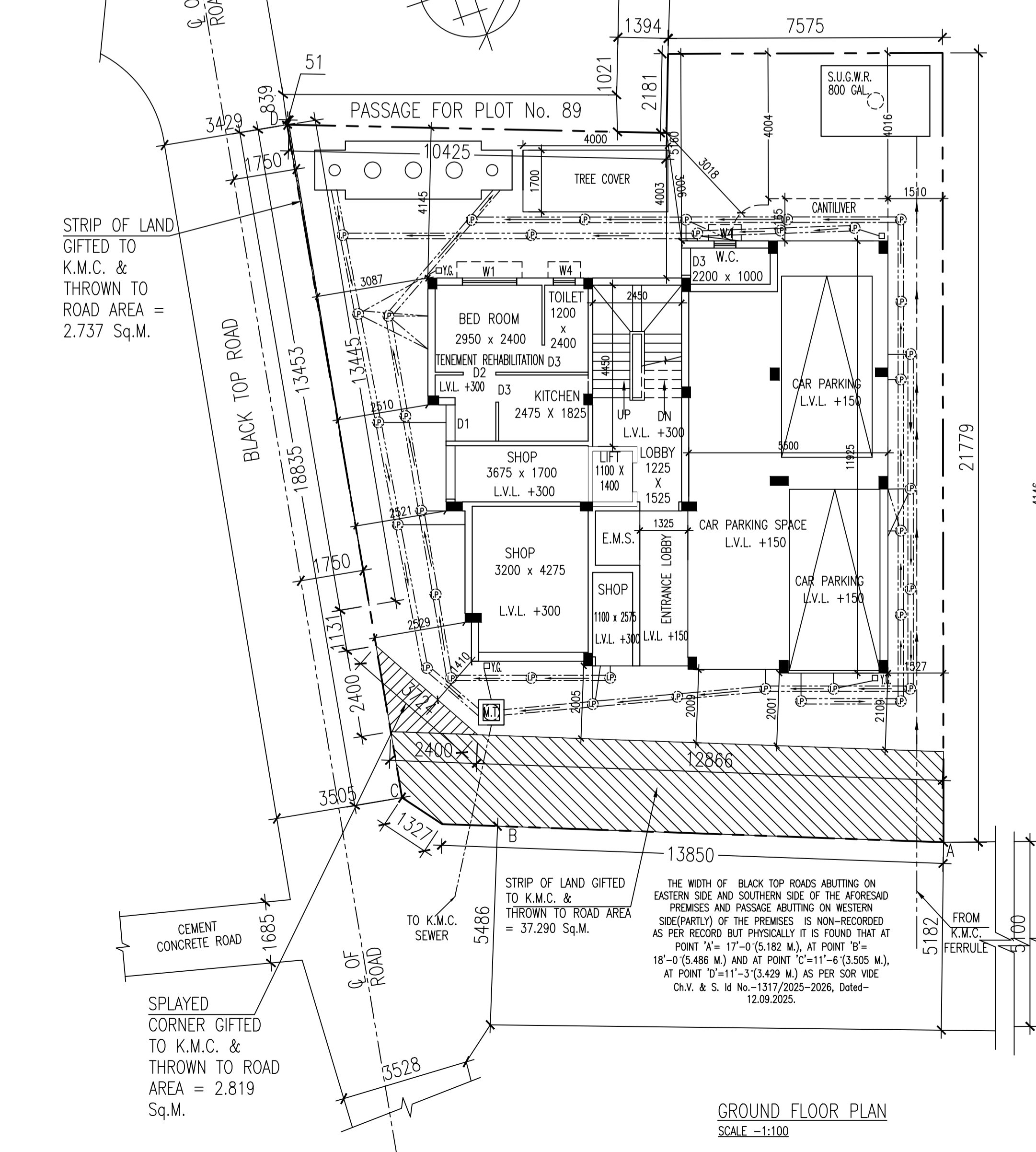
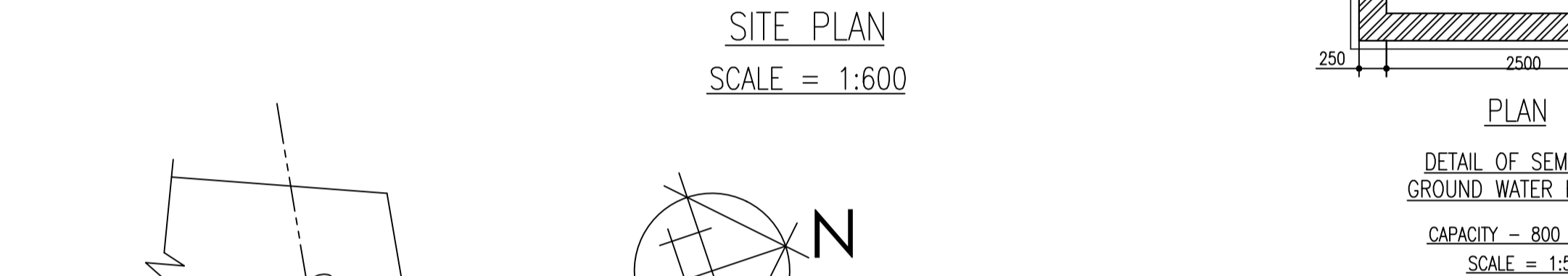
PERMISSIBLE HEIGHT AS PER AA1 = 33 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)	
	LATITUDE	LONGITUDE	
A	22° 28' 36.0968" N	88° 20' 56.9076" E	9 Meter
B	22° 28' 35.6777" N	88° 20' 56.4972" E	
C	22° 28' 35.6887" N	88° 20' 55.9752" E	
D	22° 28' 35.6777" N	88° 20' 56.0796" E	
E	22° 28' 35.7816" N	88° 20' 56.0296" E	
F	22° 28' 35.7347" N	88° 20' 56.1372" E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECTS AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

ANIRBAN SARKAR PROPRIETOR OF SUNSHINE CONSTRUCTION AND CONSTITUTED POWER OF ATTORNEY OF KABITA RAY, KAKULI GHOSH, JHUMUR PAL, NUPUR ROY CHAUDHURY, CHINMOY RAY, RUPA CHAKRABORTY.

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



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.-49/1
 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 (II)
 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 THE WIDTH OF BLACK TOP ROADS ABUTTING ON EASTERN SIDE AND SOUTHERN SIDE OF THE AFORESAID PREMISES AND PASSAGE ABUTTING ON WESTERN SIDE(PARTLY) OF THE PREMISES IS NON-RECORDED AS PER RECORD BUT PHYSICALLY IT IS FOUND THAT AT POINT 'A'= 17'-0"(5.182 M.), AT POINT 'B'= 18'-0"(5.486 M.) AND AT POINT 'C'=11'-6"(3.505 M.), AT POINT 'D'=11'-3"(3.429 M.) AS PER SOR VIDE Ch.V. & S. Id No.-1317/2025-2026, Dated- 12.09.2025. CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED 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-

- 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 DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
- DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

ANIRBAN SARKAR PROPRIETOR OF SUNSHINE CONSTRUCTION AND CONSTITUTED POWER OF ATTORNEY OF KABITA RAY, KAKULI GHOSH, JHUMUR PAL, NUPUR ROY CHAUDHURY, CHINMOY RAY, RUPA CHAKRABORTY.

NAME OF APPLICANT

NOTES & SPECIFICATIONS :-

- ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.
- ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.
- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
- CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
- 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
- GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
- 450 mm PROJECTED CHAJJAH.
- 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED. 15-20mm THICK MARBLE FLOORING.
- P.O.P. PLUNING ON INTERNAL WALLS & CEILING.
- ALUMINIUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

B. P. NO. :- 2025110311
 SANCTION DATE :- 31.01.2026
 VALID UPTO :- 30.01.2031

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

PART - A. STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.	31-114-26-0089-8.
2. DETAILS OF DEED OF AGREEMENT	BOOK = I, VOLUME = 110, BEING = 6854, PAGE - 266 TO 272, YR = 1955, S.R. = ALIPUR DT. 19.09.1955.
3. DETAILS OF REGISTERED DEED	BOOK = I, VOLUME = 1604-2024, BEING = 160409892, PAGE - 296067 TO 296091, YR = 2024, D.S.R. = IV SOUTH 24-PARGANAS, DT. 13.09.2024.
4. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOLUME = 1604-2024, BEING = 160409913, PAGE - 297208 TO 297224, YR = 2024, D.S.R. = IV SOUTH 24-PARGANAS, DT. 17.09.2024.
5. DETAILS OF REGISTERED BOUNDARY	BOOK = I, VOLUME = 1604-2025, BEING = 160406009, PAGE - 155294 TO 155308, YR = 2025, D.S.R. = IV SOUTH 24-PARGANAS, DT. 04.07.2025.
6. DETAILS OF STRIP OF LAND	BOOK = I, VOLUME = 1604-2025, BEING = 160406012, PAGE - 155263 TO 155277, YR = 2025, D.S.R. = IV SOUTH 24-PARGANAS, DT. 04.07.2025.
7. DETAILS OF SPLAYED CORNER	BOOK = I, VOLUME = 1604-2025, BEING = 160406011, PAGE - 155278 TO 155293, YR = 2025, D.S.R. = IV SOUTH 24-PARGANAS, DT. 04.07.2025.
8. DETAILS OF NON-EVICTION OF TENANT	BOOK = I, VOLUME = 1604-2025, BEING = 160406010, PAGE - 155309 TO 155321, YR = 2025, D.S.R. = IV SOUTH 24-PARGANAS, DT. 04.07.2025.

PART - B.

- AREA OF LAND:-
 AS PER TITLE DEED = 334.448 Sq.m. (5 Ka. - 0 Ch. - 0 Sq.ft.)
- AS PER BOUNDARY DEC. = 334.448 Sq.m. (5 Ka. - 0 Ch. - 0 Sq.ft.)
- AREA OF STRIP OF LAND = (0.316x37.290) = 37.626 Sq.m.
- AREA OF SPLAYED CORNER = 2.819 Sq.m.
- NET AREA = (334.448 - 37.626 - 2.819) = 294.003 Sq.m.
- USE GROUP = RESIDENTIAL.
- (i) PERMISSIBLE GROUND COVERAGE (55.518 %) = 185.678 Sq.m.
 (ii) PROPOSED GROUND COVERAGE (42.112 %) = 140.843 Sq.m.
- (i) SHOP AREA (COVERED) = 25.202 Sq.m.
 (ii) SHOP AREA (CARPET) = 20.946 Sq.m.
- i) PERMISSIBLE TREE COVER AREA = 6.090 Sq.m. (1.821 %).
 ii) TREE COVER AREA PROVIDED = 6.80 Sq.m. (2.033 %).

FLOOR	TOTAL COVERED AREA IN m ²	LESS STAIR WELL	LESS LIFT WELL	ACTUAL FLOOR AREA IN m ²	EXEMPTED STAIR AREA	EXEMPTED LIFT AREA	NET FLOOR AREA IN m ²
GROUND	136.143	-	-	136.143	10.464	1.868	123.811
FIRST	140.843	0.438	1.540	138.865	10.464	1.868	126.533
SECOND	140.843	0.438	1.540	138.865	10.464	1.868	126.533
THIRD	140.843	0.438	1.540	138.865	10.464	1.868	126.533
FOURTH	140.843	0.438	1.540	138.865	10.464	1.868	126.533
TOTAL	699.515	1.314	4.620	691.603	52.320	9.340	629.943

TENEMENT NT 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	19.658	1.157000	22.744	1	0
1	41.638	1.157000	48.175	2	
B	42.928	1.157000	49.668	2	
C	40.996	1.157000	47.432	2	
D	27.214	1.157000	31.487	1	
E	59.185	1.157000	68.477	1	2
F	39.315	1.157000	45.487	1	
G	27.214	1.157000	31.487	1	
H	27.774	1.157000	32.135	1	
I	40.898	1.157000	47.319	1	
J	29.828	1.157000	34.511	1	

CALCULATION OF F.A.R	
1. EFFECTIVE LAND AREA m ²	334.448
2. TOTAL REQUIRED CAR PARKING (COVERED)	2
3. TOTAL CAR PARKING PROVIDED (COVERED)	2
4. TOTAL COVERED CAR PARKING AREA PROVIDED m ²	62.016
5. PERMISSIBLE F.A.R	1.750
6. PROPOSED F.A.R	1.734

OTHER AREAS	
1. STAIR HEAD ROOM AREA IN m ²	13.90
2. OVER HEAD RESERVOIR AREA IN m ²	7.287
3. TOTAL C.B. AREA IN m ²	8.56
4. TOTAL AREA FOR FEES IN m ²	728.413
5. LIFT MACHINE ROOM AREA IN m ²	10.70
6. LIFT MACHINE ROOM STAIR AREA IN m ²	3.65

PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 UNDR BLDG. RULE-2009, AT PREMISES NO.-89, VIDYAMANDIR ROAD, WARD NO.-114, BOROUGH-XI, COMPRISED IN R.S. DAG NO.-38, OF MOUZA-BANSDRONI, J.L. NO.-45, P.S.-REGENT PARK, KOLKATA-700093, DISTRICT-24 PGS(S). ASSESSEE NO. 31-114-26-0089-8 UNDER K.M.C.