

PLAN OF A PROPOSED G+THREE STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009, FOLLOWED BY NOTIFICATION NO. - 655/UDMA-15011(24)/12/2023-LS-MA SEC. DATED - 04.09.2025, AT PREMISES NO. - 360, PUTIARY BANERJEE PARA ROAD, WARD NO. - 115, BOROUGH NO. - XIII, UNDER THE KOLKATA MUNICIPAL CORPORATION (S.S. UNIT).

NAME OF APPLICANT : SRI RAJAT SEKHAR HAOLADAR, SELF & CONSTITUENT ATTORNEY OF SMT. NILIMA NASKAR, SMT. BASANTI MONDAL, SRI SHAMBHU NATH SAPUI, SRI SUNDAR SANPUI, SRI SUSHIL SAPUI, SRI SUNIL SANPUI, SRI SUBHASH SAPUI, SMT. REBA DAS, SMT. SUTAPA ROY, SMT. SABITA ROY, SRI DEBAJYOTI ROY, SRI DHRUBAJYOTI ROY.

SPECIFICATIONS	SCHEDULE OF DOORS AND WINDOWS		
	MKD	WIDTH	HEIGHT
1. GRADE OF CONCRETE -- M20.	C 01	1200	2100
2. GRADE OF STEEL -- FE 415.	C 02	1000	2100
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:4.	D1	1000	2100
4. PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4.	D2	900	2100
5. PROPORTION OF LIME TERRACING - 2:2:7.	W1	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) ASSESSEE NO - 41-115-10-0358-1
- 2A) DETAILS OF REGISTERED DEED : BOOK NO - 1, VOL. NO. - 57, PAGE- 248 TO 252, BEING NO - 3114, (S.R. - ALIPORE) DATE OF REGISTRATION - 27.04.1966
- B) DETAILS OF REGISTERED DEED : BOOK NO - 1, VOL. NO. - 1602-2025, PAGE- 163951 TO 163964, BEING NO - 16020444, (D.S.R. - II, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 13.04.2023
- C) DETAILS OF REGISTERED DEED OF AMALGAMATION : BOOK NO - 1, VOL. NO. - 1602-2026, PAGE- 17078 TO 17104, BEING NO - 160200270, (D.S.R. - II, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 09.01.2025
- D) DETAILS OF REG. DEED OF BOUNDARY DECL. : BOOK NO - 1, VOL. NO. - 1602-2025, PAGE- 74041 TO 74056, BEING NO - 160201644, (D.S.R. - II, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 12.02.2025
- E) DETAILS OF REG. DEED OF STRIP OF LAND : BOOK NO - 1, VOL. NO. - 1602-2026, PAGE- 11990 TO 12008, BEING NO - 160200088, (D.S.R. - II, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 06.01.2026
- F) DETAILS OF REG. DEED OF SPLAYED CORNER : BOOK NO - 1, VOL. NO. - 1602-2026, PAGE- 11923 TO 11941, BEING NO - 160200087, (D.S.R. - II, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 06.01.2026
- G) DETAILS OF REG. DEED OF NON EVICTION OF TENANT : BOOK NO - 1, VOL. NO. - 1602-2025, PAGE- 76010 TO 76024, BEING NO - 160201643, (D.S.R. - II, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 12.02.2025
- H) DETAILS OF POWER OF ATTORNEY : BOOK NO - 1, VOL. NO. - 1602-2023, PAGE- 483354 TO 483395, BEING NO - 160215558, (D.S.R. - II, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 06.10.2023
- I) DETAILS OF POWER OF ATTORNEY : BOOK NO - 1, VOL. NO. - 1602-2024, PAGE- 21273 TO 21283, BEING NO - 160200359, (D.S.R. - II, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 10.01.2024
- 4.A) AREA OF LAND (AS PER DEED) = 06 K-00 CH-06 SQ.F. = 401.895 SQ.M.
B) AREA OF LAND (AS PER B/D) = 05 K-15 CH-42.9 SQ.F. = 401.143 SQ.M.
C) AREA OF STRIP OF LAND = 3.704 SQ.M.
D) AREA OF SPLAYED CORNER = 2.817 SQ.M.
E) NET AREA OF LAND = 394.622 SQ.M.
5. NO. OF TENEMENTS - 13 NOS
6. SIZE OF TENEMENTS - <50 SQ.M. - 3 NOS
50-75 SQ.M. - 10 NOS
7. A. AREA OF GROUND FLOOR = 213.216 SQ.M.
B. AREA OF FIRST FLOOR = 206.499 SQ.M.
C. AREA OF SECOND FLOOR = 206.499 SQ.M.
D. AREA OF THIRD FLOOR = 206.499 SQ.M.
E. TOTAL COVERED AREA = 832.713 SQ.M.
1. GROUND COVERAGE PERMISSIBLE = 240.686 SQ.M. (60%)
PROPOSED = 213.216 SQ.M. (53.152%)
2. F.A.R. PERMISSIBLE = 1.175
PROPOSED = 1.656
3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 724.291 SQ.M.
4. TOTAL AREA EXEMPTED IN THIS RULE = 108.422 SQ.M.
5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 832.713 SQ.M.
6. TOTAL COMMON AREA = 153.23 SQ.M.
7. AREA OF STAIR HEAD ROOM = (8.769+15.115) SQ.M. = 23.884 SQ.M.
8. AREA OF O.H. RESERVOIR = (5.005+5.425) SQ.M. = 10.430 SQ.M.
9. AREA OF LIFT MACHINE ROOM = (16.449+6.453) SQ.M. = 22.902 SQ.M.
10. A. TOTAL CAR PARKING (REQUIRED) - 2 NOS
B. CAR PARKING PROVIDED - 3 NOS
C. CAR PARKING AREA = 59.996 SQ.M.
11. AREA OF TERRACE = 213.216 SQ.M.
12. A. TOTAL AREA OF C.B. = 12.175 SQ.M.
B. AREA OF TREE COVER (REQUIRED) = 2.082% = 8.351 SQ.M.
C. AREA OF TREE COVER (PROVIDED) = 9.539 SQ.M. (2.378%)
13. A) COVERED AREA OF SHOP = 38.268 SQ.M.
B) CARPET AREA OF OFFICE = 30.777 SQ.M.
C) COVERED AREA OF STORE = 25.735 SQ.M.
D) CARPET AREA OF STORE = 20.89 SQ.M.

CERTIFICATE
PREMISES NO. - 360, PUTIARY BANERJEE PARA ROAD
ASSESSEE NO. - 41-115-10-0358-1
NAME OF OWNER(S)/APPLICANT(S) : SRI RAJAT SEKHAR HAOLADAR, SELF & CONSTITUENT ATTORNEY OF SMT. NILIMA NASKAR, SMT. BASANTI MONDAL, SRI SHAMBHU NATH SAPUI, SRI SUNDAR SANPUI, SRI SUSHIL SAPUI, SRI SUNIL SANPUI, SRI SUBHASH SAPUI, SMT. REBA DAS, SMT. SUTAPA ROY, SMT. SABITA ROY, SRI DEBAJYOTI ROY, SRI DHRUBAJYOTI ROY
AREA OF LAND - 401.143
NAME OF LBS / ARCHITECT : KUSH KUNDU
NO. - LBS/II/142
PERMISSIBLE HEIGHT IN REFERENCE TO C.C.M. ISSUED BY AAJ 33 M
CO-ORDINATE IN WGS 84 & SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)	
LATITUDE	LONGITUDE	(AMSL)	
A	22°-28'-50.157" N	88°-20'-54.381" E	8.0 M.

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

SRI RAJAT SEKHAR HAOLADAR, SELF & CONSTITUENT ATTORNEY OF
SMT. NILIMA NASKAR, SMT. BASANTI MONDAL,
SRI SHAMBHU NATH SAPUI, SRI SUNDAR SANPUI,
SRI SUSHIL SAPUI, SRI SUNIL SANPUI,
SRI SUBHASH SAPUI, SMT. REBA DAS,
SMT. SUTAPA ROY, SMT. SABITA ROY,
SRI DEBAJYOTI ROY, SRI DHRUBAJYOTI ROY.
NAME OF APPLICANT/S

KUSH KUNDU
(LBS/II/142)
NAME OF L.B.S.

CALCULATION FOR FLOOR AREA STATEMENT :-

FLOORS	RESIDENTIAL (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	STAIR (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	213.216	—	—	213.216	24.888	1.997	186.331
FIRST	213.216	2.30	4.417	206.499	24.888	2.291	179.32
SECOND	213.216	2.30	4.417	206.499	24.888	2.291	179.32
THIRD	213.216	2.30	4.417	206.499	24.888	2.291	179.32
TOTAL	852.864	6.90	13.251	832.713	99.552	8.87	724.291

TENEMENT CALCULATION:

TENEMENT NO.	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	48.494	11.228	59.722
B	46.341	10.750	57.071
C	38.742	8.970	47.712
D	42.888	9.930	52.818
E	46.014	10.654	56.668

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. 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 STRUCTURES WHICH IS PARTLY OCCUPIED BY THE OWNER & PARTLY BY THE TENANT WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.

KUSH KUNDU
(LBS/II/142)
NAME OF 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 RESPECT SOIL TESTING HAS BEEN DONE BY M/S GEO STAR OF SO. CHIT KALKAPUR, MUKUNDOPUR, KOLKATA-700099. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUBHRA DAS
(ESE/II/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 RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

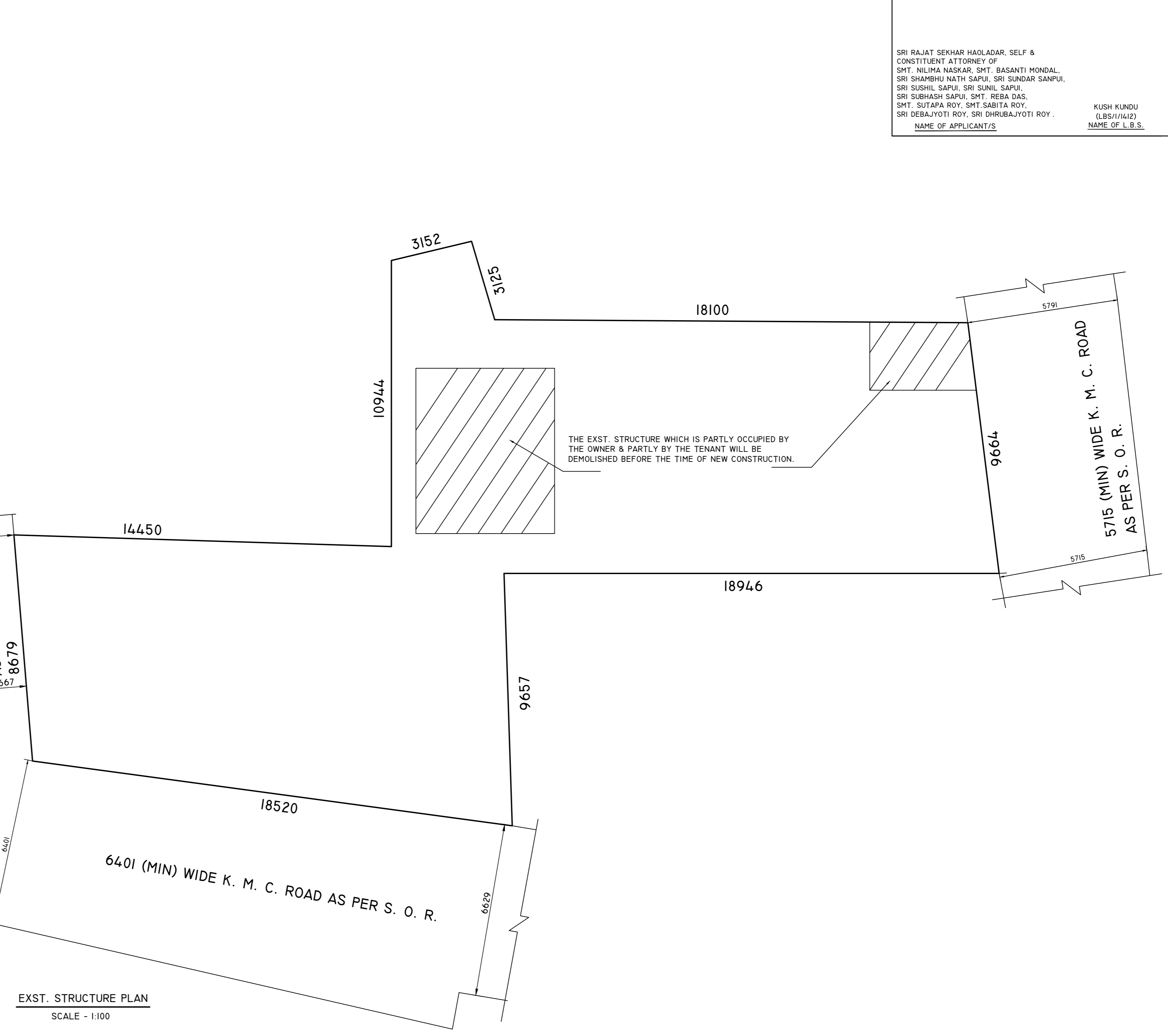
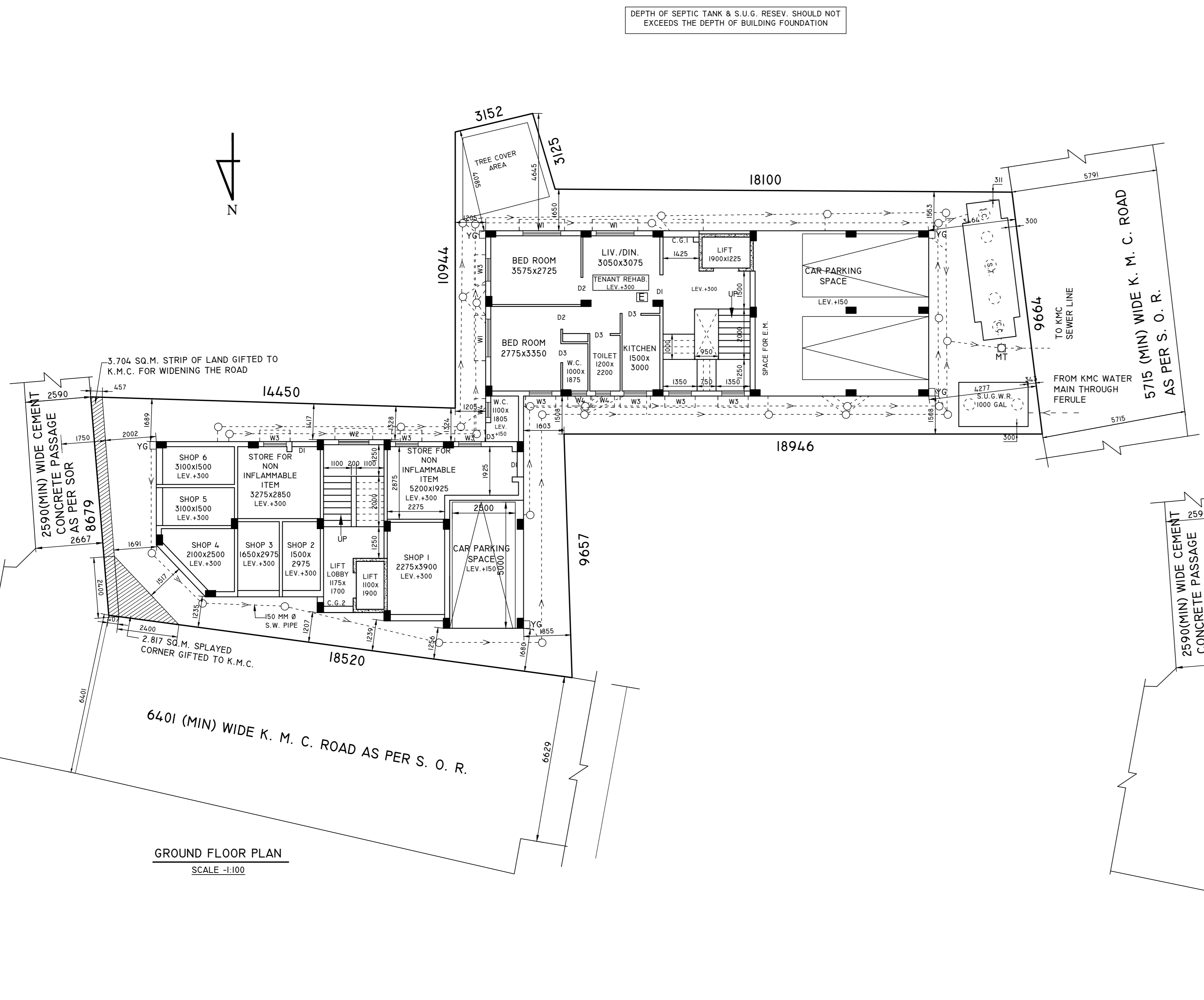
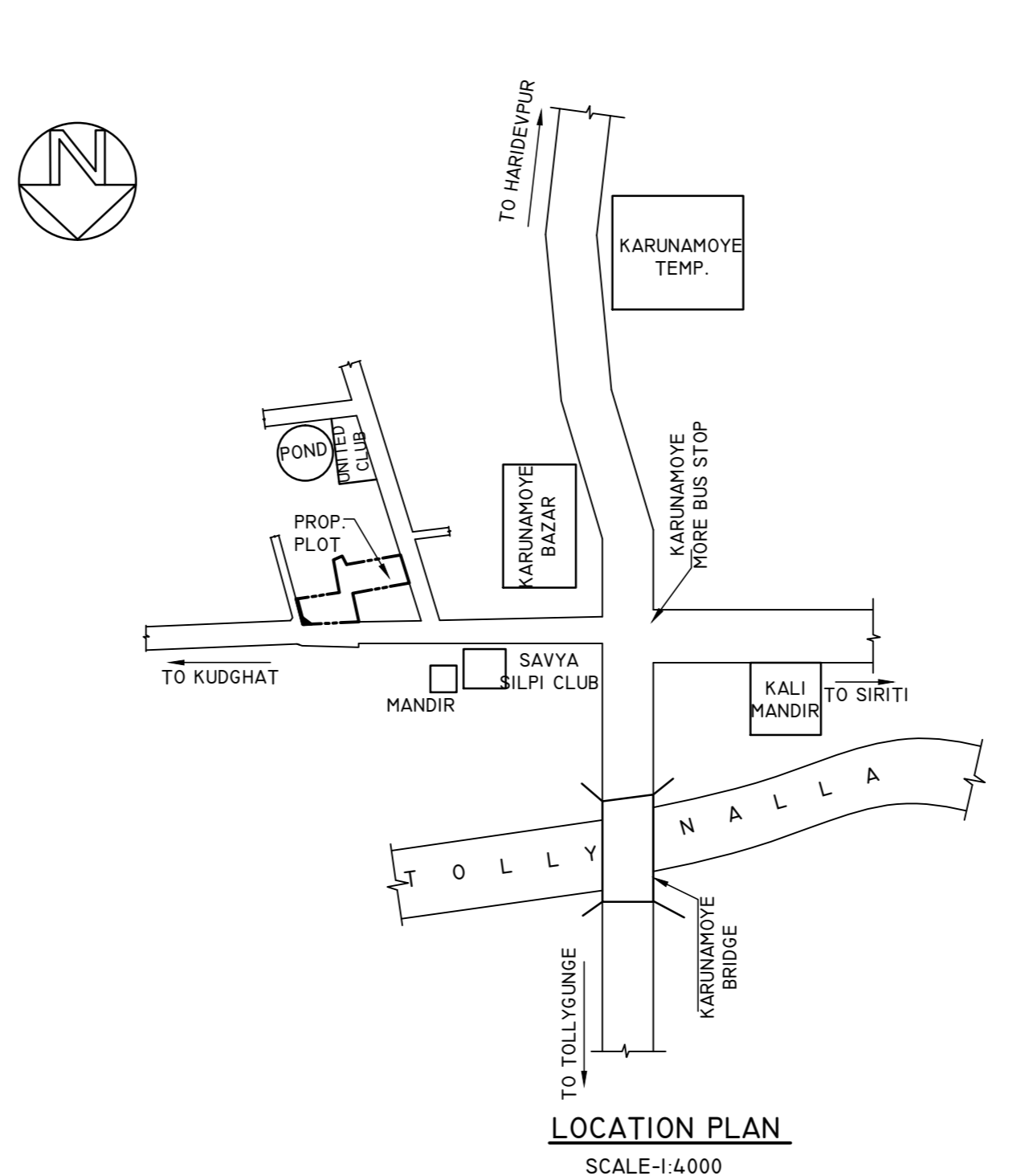
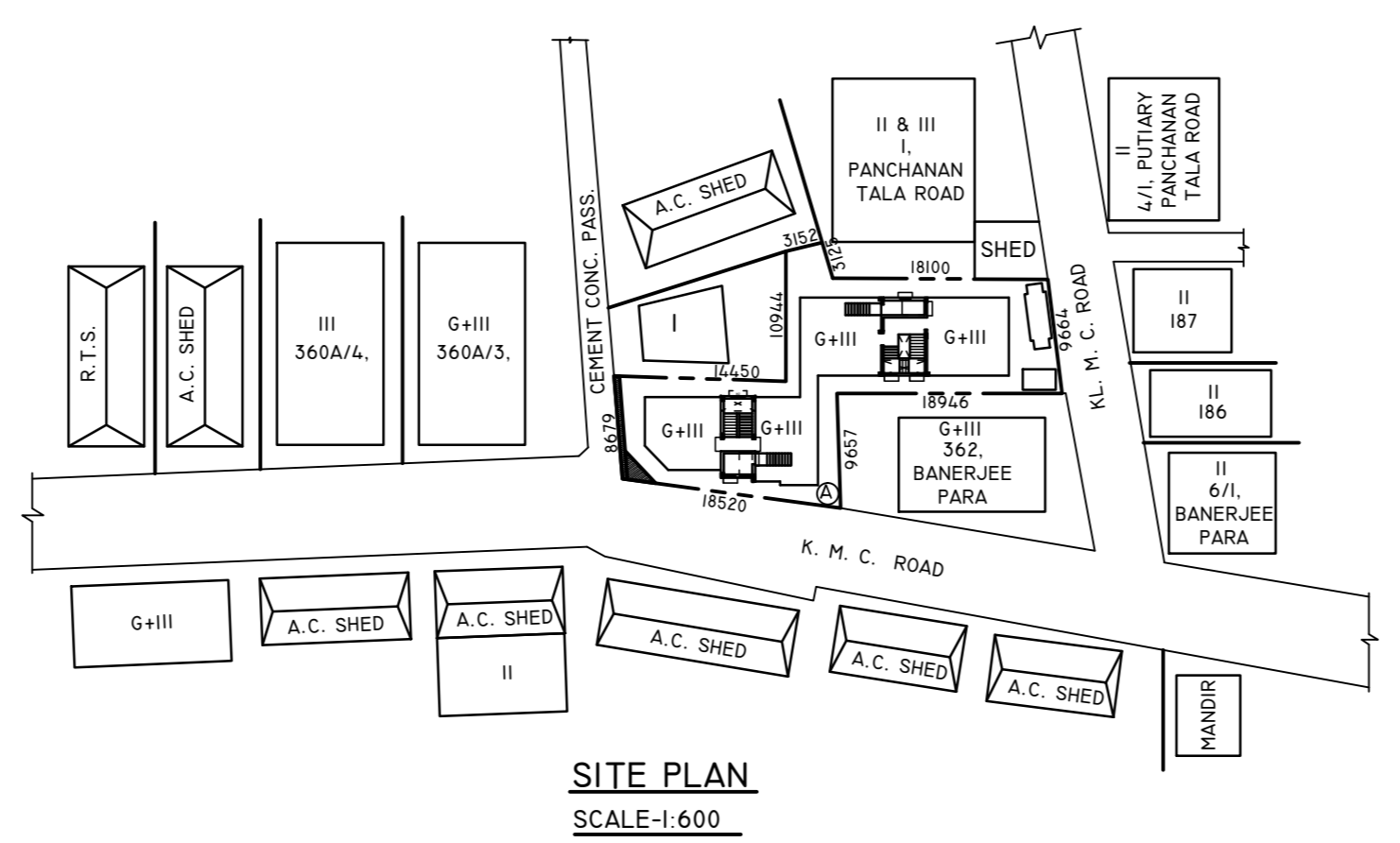
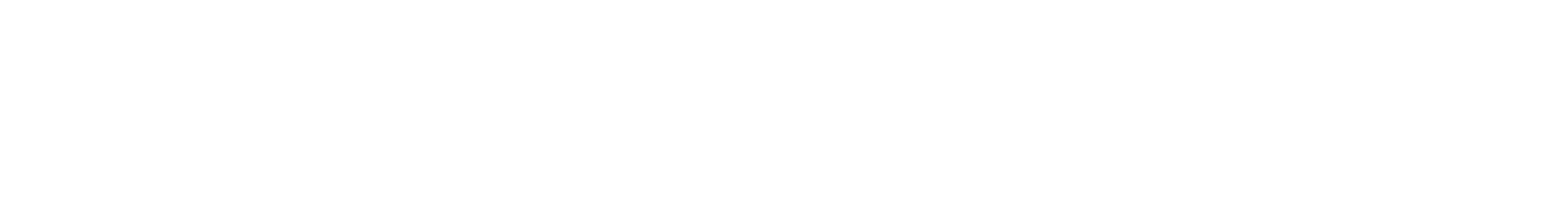
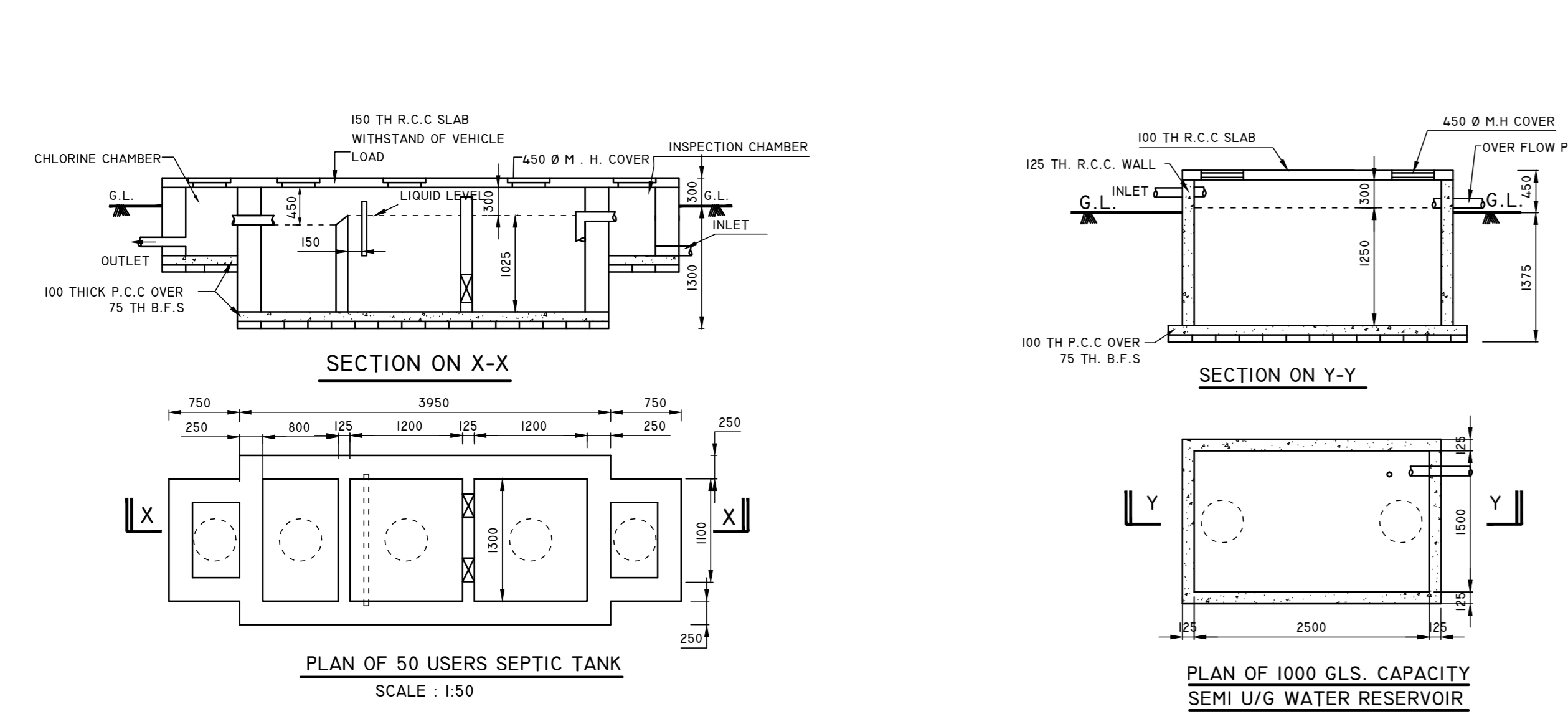
BHASKARJYOTI ROY
G.T.II/50
NAME OF GEO-TECHNICAL ENGINEER

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 S.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.

SRI RAJAT SEKHAR HAOLADAR, SELF & CONSTITUENT ATTORNEY OF
SMT. NILIMA NASKAR, SMT. BASANTI MONDAL,
SRI SHAMBHU NATH SAPUI, SRI SUNDAR SANPUI,
SRI SUSHIL SAPUI, SRI SUNIL SANPUI,
SRI SUBHASH SAPUI, SMT. REBA DAS,
SMT. SUTAPA ROY, SMT. SABITA ROY,
SRI DEBAJYOTI ROY, SRI DHRUBAJYOTI ROY.
NAME OF APPLICANT/S

B.P. NO. :- 2025130167 DATE :- 09.02.2026
VALID UPTO :- 08.02.2031

DIGITAL SIGNATURE OF A.E. _____ DIGITAL SIGNATURE OF E.E. _____



DIGITAL SIGNATURE OF A.E. _____ DIGITAL SIGNATURE OF E.E. _____