



OWNER'S DECLARATION
I 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.

SHILA SAHA CONSTITUTED
POWER OF ATTORNEY OF
SABITA BOSE
NAME OF OWNER

CERTIFICATE FROM 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 LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF STRUCTURAL ENGINEER
AVIJIT GUPTA
L.B.S. - 1624 (II)

B. P. NO:- 2022110061 SANCTION DATE :-06/05/2022

VALID UPTO :- 05/05/2027

DIGITAL SIGNATURE OF THE A.E.

PART - A. STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.	31-113-17-0109-7.
2. DETAILS OF REGISTERED DEED	A) BOOK = I, VOL. = 5, BEING = 76, PAGE - 155 TO 162, YR = 1994, A.D.S.R. = ALIPORE, DT. = 10.01.1994. B) BOOK = I, VOL. = 146, BEING = 01922, PAGE - 36 TO 54, YR = 2007, A.D.S.R. = ALIPORE, DT. = 31.05.2007.
3. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOL. = 1603-2022, PAGE - 3890 TO 3922, BEING = 160312780, YEAR = 2021, D.S.R. = III SOUTH 24-PARGANAS, DT. = 06.01.2022.
4. DETAILS OF REGISTERED BOUNDARY	BOOK = I, VOL. = 1603-2022, PAGE - 85644 TO 85657, BEING = 160300682, YEAR = 2022, D.S.R. = III SOUTH 24-PARGANAS, DT. = 23.02.2022.
5. DETAILS OF REGISTERED DEED OF STRIP OF LAND(GIFTED PORTION)	BOOK = I, VOL. = 1603-2022, PAGE - 85630 TO 85643, BEING = 160300684, YEAR = 2022, D.S.R. = III SOUTH 24-PARGANAS, DT. = 23.02.2022.
6. DETAILS OF REGISTERED DEED OF CORNER SPLAY (GIFTED PORTION)	BOOK = I, VOL. = 1603-2022, PAGE - 85615 TO 85629, BEING = 160300683, YEAR = 2022, D.S.R. = III SOUTH 24-PARGANAS, DT. = 23.02.2022.

- PART - B.**
- AREA OF LAND:- AS PER TITLE DEED = 280.565 Sq.m. (4 Kh. - 03 Ch. - 05 Sq.ft.)
 - AS PER BOUNDARY DEC. = 271.452 Sq.m. (4 Kh. - 0 Ch. - 41.909 Sq.ft.)
 - a) STRIP OF LAND GIFTED TO K.M.C. = 20.565 Sq.m.
b) SPLAY CORNER AREA GIFTED TO K.M.C. = 2.897 Sq.m.
c) NET AREA = (271.452 - 20.565 - 2.897) Sq.m. = 247.99 Sq.m.
 - ROAD WIDTH = 3.564m.(Min.) & 1.541m.(Min.)
 - USE GROUP = RESIDENTIAL.
 - (i) PERMISSIBLE GROUND COVERAGE (57.618 %) = 156.405 Sq.m.
(ii) PROPOSED GROUND COVERAGE (57.587 %) = 156.321 Sq.m.
 - PERMISSIBLE HEIGHT = 10.00 m. PROPOSED HEIGHT = 9.90 m.
 - PERMISSIBLE F.A.R. = 1.750, PROPOSED F.A.R. = 1.521
 - TOTAL COVERED AREA
a) PERMISSIBLE = 475.041 Sq.m.+ EXEMPTED AREA.
b) PROPOSED
i) 466.444 Sq.m. (INCLUDING EXEMPTED AREA)
ii) 426.844 Sq.m. (EXCLUDING EXEMPTED AREA)
iii) 39.60 Sq.m. (EXEMPTED AREA)
 - TOTAL COVER CAR PARKING AREA PROVIDED = 13.855 Sq.m.
 - AREA OF TREE COVER = 3.22 Sq.m. (1.166 %)

- NOTES & SPECIFICATIONS :-**
- ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
 - ALL SCALES ARE 1:100 UNLESS OTHERWISE 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. PUNNING ON INTERNAL WALLS & CEILING.
 - ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

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 3.564 m. (MIN.) WIDE BLACK TOP ROAD ON THE SOUTH SIDE & 1.541 m. (MIN.) WIDE CEMENT CONCRETE ROAD ON THE WEST SIDE OF THE PREMISES 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 DEMARKED 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.

NAME OF L.B.S.
AVIJIT GUPTA
L.B.S. - 1624 (II)

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 UNDR BLDG. RULE-2009, AT PREMISES NO.-109, NIRANJAN PALLY, B-BLOCK, WARD No.-113, BOROUGH-XI, P.S.-BANSDRONI, PREVIOUS-REGENT PARK, KOLKATA-700070.