



SPECIFICATION

- UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M.M.
- 75 TH. 1st CLASS B.F.S. IN FOUNDATION AND FLOOR.
- 200 TH. OUTER WALL WITH (1:6) SAND CEMENT MORTAR AND 75/25 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTAR.
- 75MM SCREENED CONCRETE WILL BE USING WATER PROOFING COMPOUND OVER 100 MM THK. R.C.C. ROOF.
- ALL CEILING AND R.C.C. PLASTER 12mm TH WITH (1:4) SAND CEMENT MORTAR AND ALL WALL PLASTER 12mm TH WITH (1:6) SAND CEMENT MORTAR.
- ALL STEEL GRADE IS Fe415.
- ALL CONCRETE GRADE IS M20.
- ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
- ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMMENDATION.
- ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

STRUCTURAL CERTIFICATE

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE G+III STORED BUILDING HAVE BEEN COMPLETED AND SUPERVISED BY ME ON THE PREMISES NO - 35A NAKTALA ROAD, INK.M.C. WARD NO -100, OF BOROUGH-X, KOLKATA -700047 AS VIDE B.P. NO. -2022100246 DATED- 27/02/2023. I ALSO CERTIFY THAT THE WORK EXECUTED WITH MAINTAINED THE WORKMANSHIP & ALL THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL & DETAILED SPECIFICATION, NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION ACT 1980 AND KOLKATA MUNICIPAL BUILDING RULES,2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS NOW STRUCTURALLY SAFE AND FIT FOR USE FOR WHICH IT HAS BEEN ERRECTED.

N. Anjana Mrdha
MILANJANA MRIDHA
 Architect No.: CA/2021/138758
 138, Saratpally
 Kolkata - 700 070
 Ph.: 9874802066
 NAME OF ARCHITECT: MILANJANA MRIDHA
 REG. NO. CA/2021/128758
 SIG. OF ARCHITECT.

E.S.E. DECLARATION

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE THREE STORED BUILDING HAVE BEEN COMPLETED AND SUPERVISED BY ME ON THE PREMISES NO - 35A NAKTALA ROAD, INK.M.C. WARD NO -100, OF BOROUGH-X, KOLKATA -700047 AS VIDE B.P. NO. -2022100246 DATED- 27/02/2023. I ALSO CERTIFY THAT THE WORK EXECUTED WITH MAINTAINED THE WORKMANSHIP & ALL THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL & DETAILED SPECIFICATION, NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION ACT 1980 AND KOLKATA MUNICIPAL BUILDING RULES,2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS FIT FOR HUMAN HABITATION USE FOR WHICH IT HAS BEEN ERRECTED.

S. B. Bhattacharyya
S. B. BHATTACHARYYA
 E.S.E. - 116 (I)
 SIG. OF E.S.E.

OWNER'S DECLARATION :-

- I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
- ENGAGED L.B.S. & E.S.E. DURING CONSTRUCTION.
 - FOLLOWED 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 CONSTRUCTED UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
 - THE SITE IS PHYSICALLY IDENTIFIED BY ME DURING THE SITE INSPECTION BY K.M.C. ENGINEER.

Manika Gupta
Sanjay Debnath
MANIKA GUPTA & SANJAY DEBNATH
 C/A #
 1. Chandana Gupta
 2. Kamalika Gupta
 3. Elna Gupta
 4. Chandrima Gupta
 5. Agniswar Gupta

- SMT MANIKA GUPTA
- SRI SANJAY DEBNATH
- CONSTITUTED ATTORNEY
- SMT ELINA GUPTA
- SMT CHANDANA GUPTA
- SMT KAMALIKA GUPTA
- SRI CHANDRIMA GUPTA
- SRI AGNISWAR GUPTA

BUILDING PERMIT NUMBER
DATE:- **VALID UPTO:-**

DIGITAL SIGNATURE OF A/E/ BR -XI

STATEMENT OF PLAN PROPOSAL

1. ASSESSEE NO.	21100601887
2. DETAILS OF REGISTERED DEED	I) BOOK = I, VOLUME = 1601-2021, BEING = 160102021, PAGE - 200407 TO 147797, YEAR - 2021, D.S.R.-I SOUTH 24 P.G.S, WEST BENGAL, DATE = 18/11/2021.
3. DETAILS OF REGISTERED BOUNDARY	BOOK = I, VOLUME = 1604-2022, BEING = 160406085, PAGE - 200407 TO 200420, YEAR - 2022, D.S.R.-IV, SOUTH 24 PGS, WEST BENGAL, DATE = 14/09/2022.
4. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOLUME = 1604-2021, 1604-2020, BEING = 160407881, 160407881 PAGE - 285427, 285399 TO 285427, YEAR - 2021, 2021 D.S.R.-IV, SOUTH 24 PGS, WEST BENGAL, DATE = 18/10/2021, 18/10/2021.
5. DETAILS NON EVICTION OF TENANT	BOOK = I, VOLUME = 1604-2022, BEING = 160407896, PAGE - 255283 TO 255275, YEAR - 2022, D.S.R.-IV SOUTH 24 PGS, WEST BENGAL, DATE = 27/07/2022.

- SAS PER TITLE DEED = 305.184 Sq.m. (04 Kh. 09 Ch. 00 Sq.R.)
- AS PER BOUNDARY DECLARATION = 305.177 Sq.m. (04 Kh. 08 Ch. 44.925 Sq.R.)

- PERMISSIBLE GROUND COVERAGE (66.49%) = 172.407 Sq.m.
- EXECUTED GROUND COVERAGE (55.567%) = 169.578 Sq.m.
- PERMISSIBLE F.A.R. = 1.75
- EXECUTED F.A.R. = 1.748
- TOTAL COVERED AREA = 710.221 SQM.

B

4. (A) AREA OF THE PLOT OF LAND	305.184 Sqm.
(B) NO OF STORED INCLUDING	G+THREE STORED
5. NO OF TENEMENTS	8 Nos. EXCUTED 10 Nos.
6. SIZE OF TENEMENTS	SANCTIONED 50-75 Sq.M = 04 NO 75-100 Sq.M = 04 NO
	EXCUTED 50- Sq.M = 02 NO 50-75 Sq.M = 04 NO 75-100 Sq.M = 02 NO ABOVE 100 Sq.M = 01 NO.

FLOOR	TOTAL COVERED AREA IN m ²	In Side Star & Area in m ²	EXEMPTED AREA		NET FLOOR AREA IN m ²
			In Side Star & Area in m ²	LIFT LOBBY	
GROUND	169.587	13.365	2.438		153.784
FIRST	169.587	2.465	13.365	2.438	151.319
SECOND	169.587	2.465	13.365	2.463	151.319
THIRD	169.587	2.465	13.365	2.438	151.319
TOTAL	678.348	7.395	53.460	9.752	607.741

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	No of Tenement	No of Car Required
G1	45.912	8.006	367.916	1 NO	
A1	48.861	8.520	416.301	1NO	
A2	54.219	9.435	511.657	1 NO	3 NOS
A3	47.875	8.313	400.000	1NO	
B1	64.600	11.265	727.856	1NO	
B2	66.156	15.024	997.180	1 NO	
C1	83.291	14.522	1209.633	1 NO	
C2	28.973	5.052	146.375	1 NO	
C3	38.569	6.726	259.395	1 NO	

9. CALCULATION OF F.A.R

A.NET LAND AREA IN SQ.M		305.177SQM.
TOTAL REQUIRED CAR PARKING		3 NO
TOTAL COVERED CAR PARKING PROVIDED		3 NO
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²		4 NO
ACTUAL CAR PARKING AREA IN m ²		85.173
PERMISSIBLE F.A.R		1.75
EXECUTED F.A.R		1.748

10. STATEMENT FOR EXECUTED OTHER AREA 11. CALCULATION OF OTHER FEES

FLOOR	LOFT m ²	CUPBOARD m ²	LEDGE m ²	EXECUTED STAIR HEAD ROOM AREA	16.985 m ²
GR.FL.	0.900	0.00	0.00	EXECUTED OVER HEAD RESERVOIR AREA	5.429 m ²
1ST FL.	3.910	2.900	0.00		
2ND FL.	2.055	2.900	0.00		
3RD F.L.	4.752	2.900	0.00		
TOTAL	10.777	8.700	0.00		

PERMISSIBLE LOFT & C.B. AREA = 35.20.129 SQM.
 PROPOSED LOFT & C.B. AREA = 2.303% = 19.477 SQM.

REGULARIZATION PLAN U/R 26 (2A & 2B) OF A G+III STORED RESIDENTIAL BUILDING UNDER BUILDING RULE 2009 AT K.M.C. PREMISES NO:-35A NAKTALA ROAD IN WARD -100, OF BOROUGH-X, KOLKATA -700047 AS VIDE B.P. NO. - 2022100246 DATED:- 27/02/2023

PARTY'S COPY

Approved by Dy. CE (Civil) Bldg. South
Date: 20/04/24

U/R 26 | Bt-2 | 20 | 24-25

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26 (2a) & (2b) of
K.M.C. BUILDING RULES 1959
B.P. No. 0004 | Br. No. 207 | 20/04/24
Assistant Engineer Ex. Engr. (Civil)
Br. No. 2 Br. No. 2

Office of the
Executive Engineer, Br.-X
The Kolkata Municipal Corpn.
Building Department, Br.-X
Date: 25/06/24