



**WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :**  
 WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.  
 WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 & 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 WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.  
 DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME.  
 THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY ME/US.

DOLAN DAS, PRADIP SEN & SAMIR MAJUMDER PARTNERS OF S M D ASSOCIATES & C.A OF SRI BIPLAB GANGULY, SMT REKHA MOITRA, SMT MINATI CHAKRABORTY, SMT PAPIYA CHAKRABORTY

**NAME OF OWNERS**

CERTIFIED 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 & THAT THE SITE CONDITION HAS BEEN MEASURED AND BLACK TOP ROAD WIDTH 4.380 M. (SOUTHERN SIDE) VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. FROM CL OF E.M.BYPASS.

**SAKTIBRATA BHATTACHARYYA**  
 L.B.S. NO. - 1/781  
**NAME OF L.B.S.**

**MAIN CHARACTERISTICS OF PLAN PROPOSAL**

1. ASSESSEE NO - 31-101-22-0034-5	4. DETAILS OF BOUNDARY DECLARATION TO K.M.C. - BOOK NO - 1, VOL. NO - 1603-2022, BEING NO - 16030316, YEAR-2022 PAGES NO- 180252 TO 180274, DATED - 07/04/2022 REGD. AT - D.S.R.-III SOUTH 24 PARGANAS W.B.
2. NAME OF THE OWNER - SRI BIPLAB GANGULY, SMT REKHA MOITRA, SMT MINATI CHAKRABORTY, SMT PAPIYA CHAKRABORTY	5. DETAILS OF POWER OF ATTORNEY - BOOK NO - 1, CD VOL. NO - 1603-2022, BEING NO - 16030502, YEAR- 2022 PAGES NO- 219734 TO 219756, DATED - 27/04/2022 REGD. AT - D.S.R.-III SOUTH 24 PARGANAS, W.B.
3. DETAILS OF COLONY DEED - BOOK NO - 1, VOL. NO - 5, BEING NO - 541, YEAR- 1989 PAGES NO- 461 TO 464, DATED - 18/07/1989 REGD. AT - A.D.R. ALIPORE, SOUTH 24 PGS.	6. MUTATION CASE NO. 01101/01-FEB-22/31219, DT. 01.02.2022

**PART-B**

1. A) AREA OF LAND - 267.558 sqm. (04KH. - 00CH. - 00SFT.)	3. i) PERMISSIBLE GROUND COVERAGE - 154.519 SQ.M. ( 57.748%)
B) AS PER TITLE DEED - 267.518 sqm. (04KH. - 00CH. - 00SFT.)	ii) PROPOSED GROUND COVERAGE - 148.907 SQ.M. ( 55.654%)
C) LAND AREA AS PER BOUNDARY DECLARATION - 267.558 sqm.	4. i) PERMISSIBLE HEIGHT - 12.5 M.
	ii) PROPOSED HEIGHT - 12.250 M.

**5. PROPOSED AREA -**

	COVERED AREA (SQ.M.)	TOTAL EXEMPTED AREA (SQ.M.)	LIFT LOBBY (SQ.M.)	STAIR WELL (SQ.M.)	NET FLOOR AREA (SQ.M.)	GROSS AREA (SQ.M.)
GROUND FLOOR	148.907	10.340	1.898	---	136.669	148.907
1ST. FLOOR	148.907	10.340	1.898	1.790	134.909	147.147
2ND. FLOOR	148.907	10.340	1.898	1.790	134.909	147.147
3RD. FLOOR	148.907	10.340	1.898	1.790	134.909	147.147
TOTAL	596.628	41.360	7.592	5.280	541.396	590.348

**6A) TENEMENTS & CAR PARKING CALCULATION**

MARRGD	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REGD. CAR PARKING
"A"	87.296 SQ.M.	11.834 SQ.M.	75.130 SQ.M.	3	03
"B"	66.401 SQ.M.	11.677 SQ.M.	78.078 SQ.M.	3	03
TOTAL TENEMENT = 06 NO.			TOTAL REQUIRED CAR PARKING = 03		

7A) NOS. OF CAR PARKING REGD. - 03  
 B) NOS. OF CAR PARKING PROVIDED = 05  
 8. CAR PARKING AREA AT GROUND FLOOR (COVERED) = 118.726 SQ.M.  
 9. PERMISSIBLE F.A.R. = 1.75  
 10. PROPOSED F.A.R. = 541.396 / 75.267.558 = 1.743 < 1.75  
 11. STATEMENT OF OTHER AREAS FOR FEES:-

FLOOR	LOFT (SQ.M.)	CUPBOARD(SQ.M.)	LEDGETEND(SQ.M.)
TOTAL	NIL	8.100 SQ.M.	NIL

12. STAIR HEAD ROOM AREA - 13.265 SQ.M.  
 13. LIFT MACHINE ROOM AREA - 4.770 SQ.M.  
 14. LIFT MACHINE STAIR AREA - 2.835 SQ.M.  
 15. ROOF AREA - 148.907 SQ.M.  
 16. RELAXATION OF AUTHORITY IF ANY -  
 17. ROOF TANK AREA - 5.980 SQ.M.  
 18. TOTAL COMMON AREA - 70.531 SQ.M.  
 19. TOTAL ADDITIONAL AREA FOR FEES = 28.770 SQ.M.  
 20. TOTAL TREE COVERED AREA PROVIDED = 1.000 SQ.M.

**GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION AT A-A, SECTION AT B-B**

**PROJECT:**  
 PROPOSED PLAN OF A G+III ( THREE ) STORIED RESIDENTIAL BUILDING (HT. 12.25 M. ) AT K.M.C. PREMISES NO. - 34, ROYPUR, MOUZA - RAIPUR, J.L. NO. - 33, L.O.P. NO. - 50, C.S.PLOT NO. - 1265(P), WARD NO. - 101, BR. NO. - XII, P.O. - GARIA, P.S. - PATULLI, KOLKATA - 700 084.  
 UNDER SECTION 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 WITH OFFICE CIRCULAR No.-05 OF 2019-20, Dt. 06/08/2019.

**BUILDING PERMIT. NO. : 2022120189**  
**DATE : 07-JUL-22 VALID UP TO : 06-JUL-27**

**DIGITAL SIGNATURE OF SANCTIONING AUTHORITY**

**KALLOL KR. GHOSHAL**  
 E.S.E. NO. - II/60  
**NAME OF STRUCTURAL ENGINEER**

**SIGNATURE OF ASSISTANT ENGINEER (C)**

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**  
 G.T. NO. - II/14  
**NAME OF GEO - TECH. ENGINEER**

THE STRUCTURAL DESIGN & CALCULATION DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.