



DECLARATION
CERTIFIED THAT
THE DESIGN, DRAWINGS
& SPECIFICATIONS
HAS BEEN PREPARED BY
THIS REPORT HAS BEEN

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STATEMENT OF THE PLAN PROPOSAL

PART-A

1. ASSESSEE NO : 31-106-16-0868-4

2. NAME OF THE OWNER:- BSA INFOTECH PRIVATE LIMITED
DIRECTOR: KRITI SAFUI
REETI SAFUI

3. DETAILS OF REGISTER DEED

BOOK NO.- 1	VOL. NO.- 1603-2018,
BEING NO.- 160302223	PAGES - 69520 TO 69542
YEAR:- 2018	DATE:- 30 - 05 - 2018
REGD AT:- D.S.R.- III SOUTH 24-PARGANAS.	

4. DETAILS OF REGISTER OF BOUNDARY DECLARATION

BOOK NO.- 1	VOL. NO.- 1603-2021
BEING NO.- 160303703	PAGES - 96706 TO 96719
YEAR:- 2021	DATE:- 28 - 04 - 2021
REGD AT:- D.S.R.- III SOUTH 24-PARGANAS.	

5. DETAILS REGISTER OF CORNER SPLAY

BOOK NO.- 1	VOL. NO.- 1603-2021
BEING NO.- 160303704	PAGES - 96671 TO 96685
YEAR:- 2020	DATE:- 28 - 04 - 2021
REGD AT:- D.S.R.- III SOUTH 24-PARGANAS.	

PART-B

1. AREA OF LAND:-

AS PER TITLE DEED= 291.342 SQM.
AS PER BOUNDARY DECLARATION= 291.324 SQM.
SPLAY CORNER AREA = 2.287 SQM.

2. NET AREA OF LAND:- 289.037 SQM.

3. PERMISSIBLE GROUND COVERAGE:- 56.95% = 165.909 SQM.

4. PROPOSED GROUND COVERAGE:- 47.28% = 137.737 SQM.

5. PROPOSED AREA:-

	GROSS COVERED AREA	CUTOUT		NET COVERED AREA	TOTAL EXEMPTED AREA		NET FLOOR AREA
		STAIR DUCT	LIFT DUCT		STAIR+ STAIR LOBBY	LIFT LOBBY	
GROUND FLOOR	(103.728+10.58 0.78+20.621) =135.709 SQM.			135.709 SQM.	12.758+16.500 =29.258 SQM.	2.248 SQM.	104.203 SQM.
1ST FLOOR	(113.562+20.313) =133.875 SQM.	1.563 SQM.	1.810 SQM.	130.502 SQM.	12.758+16.500 =29.258 SQM.	2.248 SQM.	98.996 SQM.
2ND FLOOR	(113.260+20.313) =133.573 SQM.	1.563 SQM.	1.810 SQM.	130.502 SQM.	12.758+16.500 =29.258 SQM.	2.248 SQM.	98.996 SQM.
3RD FLOOR	=136.957 SQM.		1.810 SQM.	135.147 SQM.	12.758 SQM.	2.248 SQM.	120.141 SQM.
4TH FLOOR	=136.957 SQM.		1.810 SQM.	135.147 SQM.	12.758 SQM.	2.248 SQM.	120.141 SQM.
TOTAL	=677.373 SQM.	3.126 SQM.	7.240 SQM.	667.007 SQM.	113.290 SQM.	11.240 SQM.	542.477 SQM.

6. PARKING CALCULATION:-

A)	TENEMENT SIZE IN SQM.			TENEMENT NO.	REQUIRED PARKING
	NET	SHARE OF SERVICE	GROSS		
A	57.804 SQM.	23.565 SQM.	81.369 SQM.	2 NOS.	1 NO.
B	58.841 SQM.	23.988 SQM.	82.829 SQM.	2 NOS.	1 NO.
BUSINESS AREA (COVERED)			244.620 SQM.		
BUSINESS AREA (CARPET)			173.470 SQM.		3 NOS.
SHOP AREA (COVERED)			10.580 SQM.		
SHOP AREA (CARPET)			8.159 SQM.		
TOTAL REQD. PARKING					5 NOS.

B) NOS. OF PARKING PROVIDED COVERED = 5 NOS.

C) PERMISSIBLE AREA FOR PARKING (a) GROUND FLOOR = 4X25 = 100 SQM.

D) ACTUAL AREA OF PARKING PROVIDED = 83.414 SQM. (a) GROUND FLOOR= 83.414 SQM.

7. PERMISSIBLE F.A.R.= 3.0

8. PROPOSED F.A.R.= (542.477-83.414)/291.324 = 1.576

9. STATEMENT OF OTHER AREAS

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
3RD FLOOR	3.712 SQM.	1.249 SQM.	
4TH FLOOR	3.712 SQM.	1.249 SQM.	
TOTAL	7.424 SQM.	2.498 SQM.	

10. STAIR CASE AREA = 15.267 SQM.

11. LIFT MECHINE ROOM AREA = 9.419 SQM.

12. LIFT MECHINE ROOM STAIR = 2.565 SQM.

13. O.H.W.R = 6.457 SQM.

14. CURRENT DECLARATIONS OF OWNER, ESE, LBE.

15. TERRACE AREA = 136.654 SQM.

16. DEPTH OF BUILDING = 14.080 MT.

17. OTHER AREA FOR FEES = 113.290+11.240+2.498+2.565 = 129.593 SQM.

BLLRO MUTATION:- 18/Mut/3034/BLLRO/Atm/Kasba/19, DATED - 14-06-2019

CONVERSION CERTIFICATE:- 17/678/Con Certificate/BLLRO/S24-Pgs./2020, DATED - 14-02-2020

DECLARATION OF L. B. S.

CERTIFIED WITH ALL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARKED BY BOUNDARY WALL. THE SITE PLAN AND KEY PLAN IS CONFORM WITH THE SITE. THE ABUTTING ROAD IS 30.0 MT. WIDE K.M.C. ROAD ON NORTHERN SIDE & 3.657 MT. WIDE K.M.C. ROAD ON WESTERN SIDE OF THE PREMISES.

Biswa Ranjan Bhattacharya
Biswa Ranjan Bhattacharya
L.B.S., Class -I, No. - 1007
BISWA RANJAN BHATTACHARYA
L.B.S.- I / 1007

SIGNATURE OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE 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. SOIL TEST REPORT HAS BEEN DONE BY MR. KALLOL GHOSHAL OF MAS OF 4, GARFA MAIN ROAD, KOLKATA - 75. THE RECOMMENDATION OF REPORT HAS BEEN CONSIDERED STRUCTURAL CALCULATION.



300 FT. ROAD IN 300 MT. WIDE K.M.C. ROAD ON NORTH EAST SIDE & 365 FT. WIDE K.M.C. ROAD ON WESTERS SIDE OF THE PREMISES.

Biswa Ranjan Bhattacharya
Biswa Ranjan Bhattacharya
L.B.S., Class -I, No. - 1007
BISWA RANJAN BHATTACHARYA
L.B.S.- 1/1007
SIGNATURE OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE 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. SOIL TEST REPORT HAS BEEN DONE BY MR. KALLOL GHOSHAL OF MAS OF 4, GARFA MAIN ROAD, KOLKATA - 75. THE RECOMMENDATION OF REPORT HAS BEEN CONSIDERED STRUCTURAL CALCULATION.

S. B. Bhattacharya
S. B. Bhattacharya
B.E. (Civil)
ESE- 116 /1
SAKTI BRATA BHATTACHARYYA
E.S.E.- 1/116
SIGNATURE OF STRUCTURAL ENG.

DECLARATION OF GEOTECHNICAL 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
Kallol Kr. Ghoshal, B.E. (Civil), MIE
Geo Technical Engineer
KMC Empanelment No. G.T./11/14
KALLOL GHOSHAL
G.T.E.- 14/11
SIGNATURE OF GEO-TECHNICAL

DECLARATION OF OWNER

- I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
- 1. I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
- 2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION.
- 3. KMC AUTHORITY IS NOT LIABLE FOR STABILITY OF THE STRUCTURE.
- 4. KMC AUTHORITY WILL REVOKE SANCTION, IF ANY DOCUMENT IS FOUND AS FAKE.
- 5. THE PLOT IS IDENTIFIED BY ME DURING INSPECTION.

BSA INFOTECH PVT. LTD.
Kriti Safui Reeti Safui
Director
BSA INFOTECH PRIVATE LIMITED
DIRECTOR - KRITI SAFUI & REETI SAFUI
SIGNATURE OF OWNER

PROPOSED G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 868, PURBACHAL MAIN ROAD, WARD NO.- 106, BOROUGH - XII, P.S.- GARFA, KOLKATA - 78, 393A OF KMC ACT 1980 OF BUILDING U/S RULE 2009, R.S. DAG NO.- 1871, R.S.KHATIAN NO.- 1748, MOUZA - GARFA, J.L NO.- 19, PLAN CASE NO.- 2020120415

BSA INFOTECH PVT. LTD.
Kriti Safui Reeti Safui
Director
BSA INFOTECH PRIVATE LIMITED
DIRECTOR - KRITI SAFUI & REETI SAFUI
SIGNATURE OF OWNER

SCALE = 1:50
SCALE = 1:100
SCALE = 1:600
SCALE = 1:4000

Biswa Ranjan Bhattacharya
Biswa Ranjan Bhattacharya
L.B.S., Class -I, No. - 1007
BISWA RANJAN BHATTACHARYA
L.B.S.- 1/1007
SIGNATURE OF L.B.S.



SHEET NO.- K.M.C./16/20-21, DATED - 20-01-2021
DRAWN BY - RUMA CHAKRABORTY
CHACKED BY - BISWA RANJAN BHATTACHARYA

CERTIFIED COPY

Before starting any Construction the Site must conform with the plans sanctioned and all specifications as proposed in the plan should be followed.
The validity of the written permission to execute the work is subject to the above conditions.

A suitable pump has to be provided for pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building. In case unfiltered water from street main is not available.

Non Commencement of Erection/ Re-Erection within Five year will require fresh Application for sanction
- PC - 2020120415



RESIDENTIAL BUILDING

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

All Building Materials to necessary & construction should conform to standard specified in the National Building Code of India.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

No rain water pipes should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Design of all Structural Members in the foundation and foundations specified in the National Building Code of India.

THE SANCTION IS VALUED UP TO... 05.07.2021

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UNDER 496 (1) & (2) OF CMC ACT 1930. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, WATS, BASEMENT CURPING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTED COMPLETELY TWICE A WEEK.

Plan for Water Supply arrangement including SEMI-D G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to suspension of the work.

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING

Director of Public Health, Kolkata
Kolkata Municipal Corporation
17, Lake Road, Kolkata-700016
DIRECTOR FOR SANITATION & HEALTH
107A, Canteen Road, T. B. Boring, Park, Kolkata-700015

Sanction Certificate

1. Name of the applicant: ...

2. Address: ...

3. Date of sanction: ...

4. Validity: ...

Sl. No.	Particulars	Area (sq. ft.)	Value
01	GROUND FLOOR	1748	1871
02	1ST FLOOR	08	08
Total		1756	1879

07.18 Dec.

- The applicant should comply with the provisions of the National Building Code of India.
- The applicant should comply with the provisions of the Kolkata Municipal Corporation Act, 1930.
- The applicant should comply with the provisions of the Kolkata Municipal Corporation (Amendment) Act, 1956.
- The applicant should comply with the provisions of the Kolkata Municipal Corporation (Amendment) Act, 1971.
- The applicant should comply with the provisions of the Kolkata Municipal Corporation (Amendment) Act, 1986.
- The applicant should comply with the provisions of the Kolkata Municipal Corporation (Amendment) Act, 1991.
- The applicant should comply with the provisions of the Kolkata Municipal Corporation (Amendment) Act, 1996.
- The applicant should comply with the provisions of the Kolkata Municipal Corporation (Amendment) Act, 2001.
- The applicant should comply with the provisions of the Kolkata Municipal Corporation (Amendment) Act, 2006.
- The applicant should comply with the provisions of the Kolkata Municipal Corporation (Amendment) Act, 2011.

Signature of the Ex-Engineer
Kolkata Municipal Corporation

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 2020120186
Borough No. XI
Assistent Engineer
Executive Engineer

RESIDENTIAL BUILD.