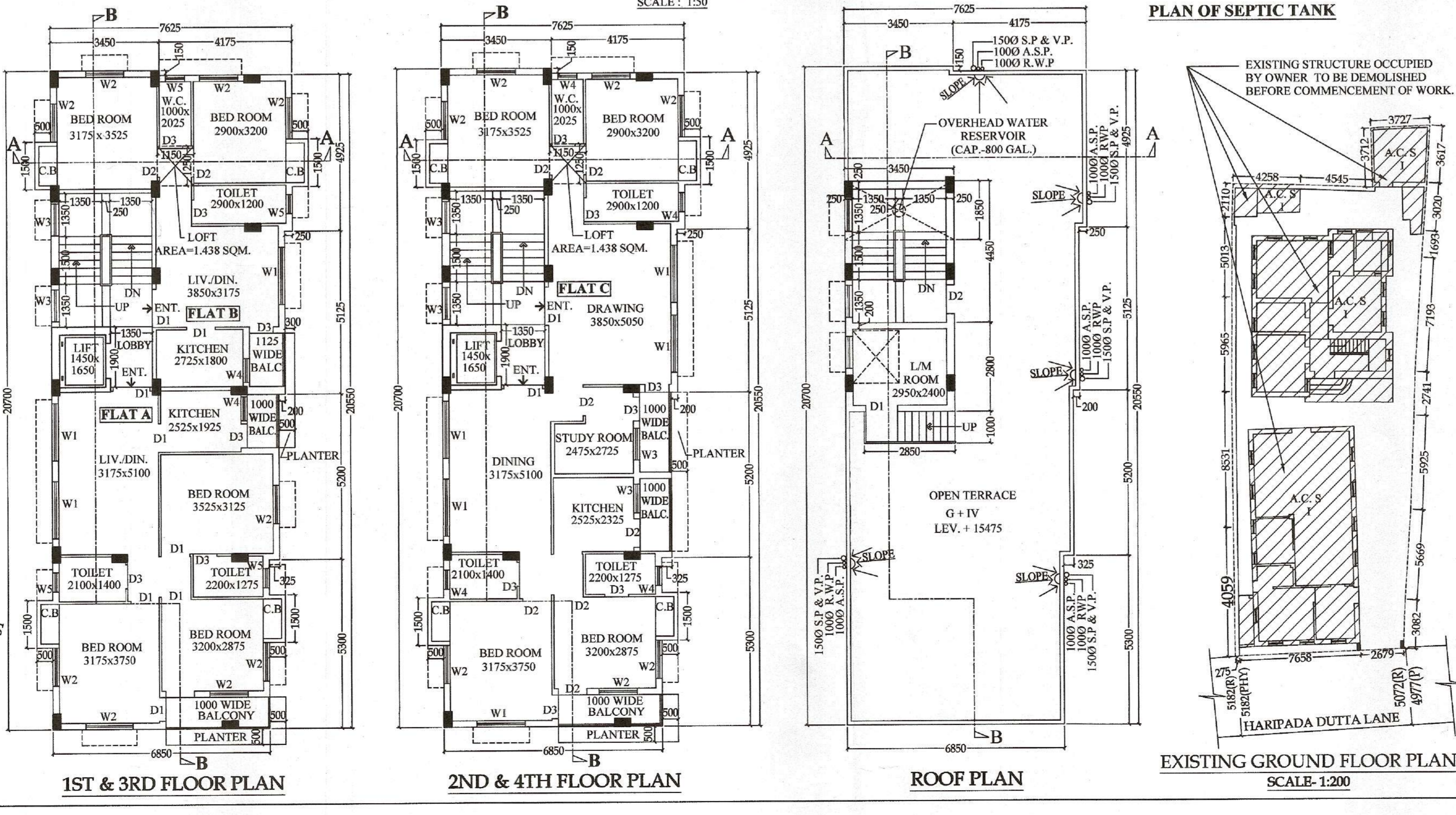
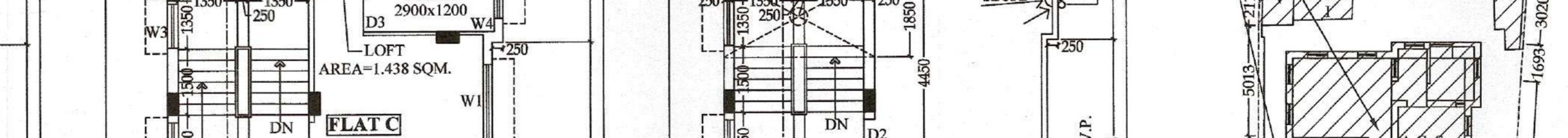
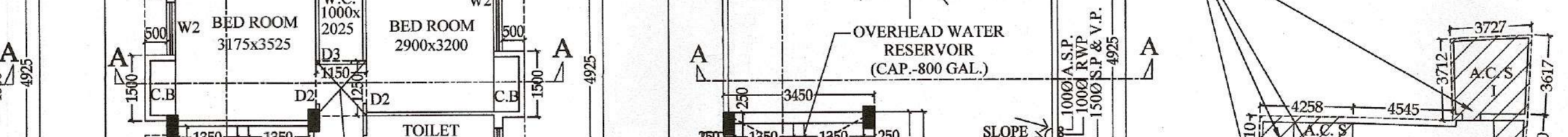
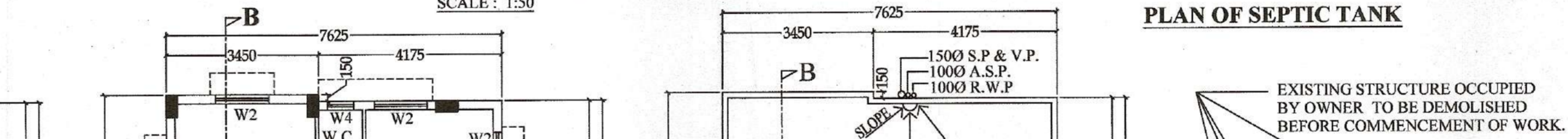
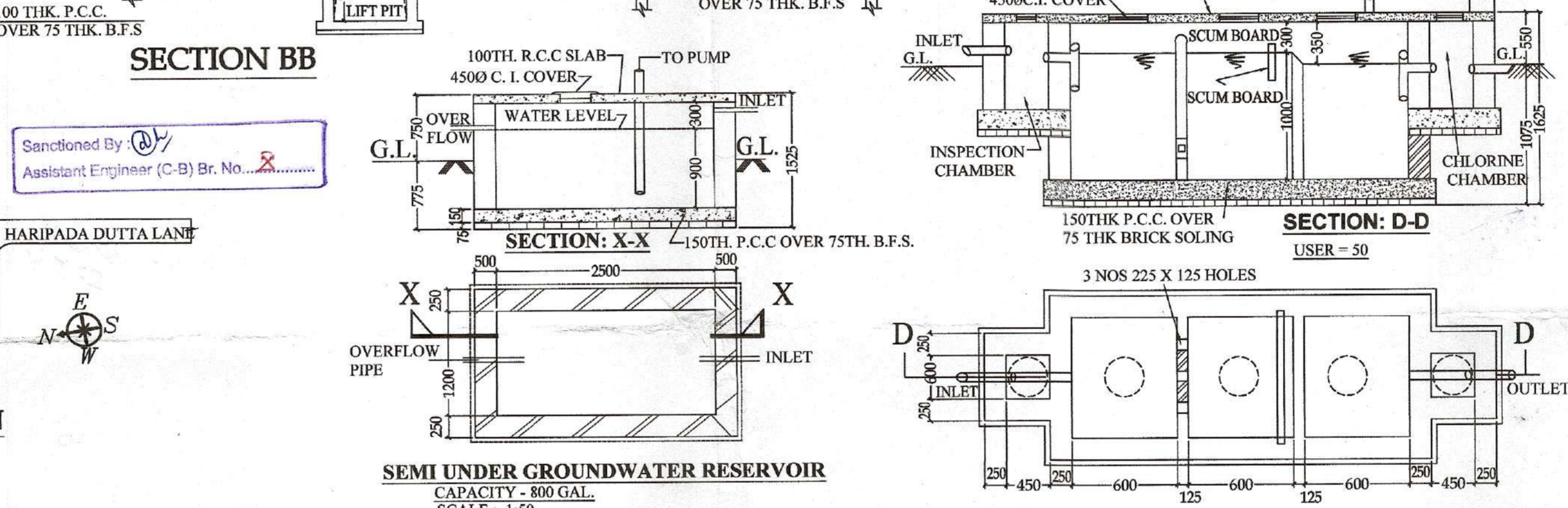
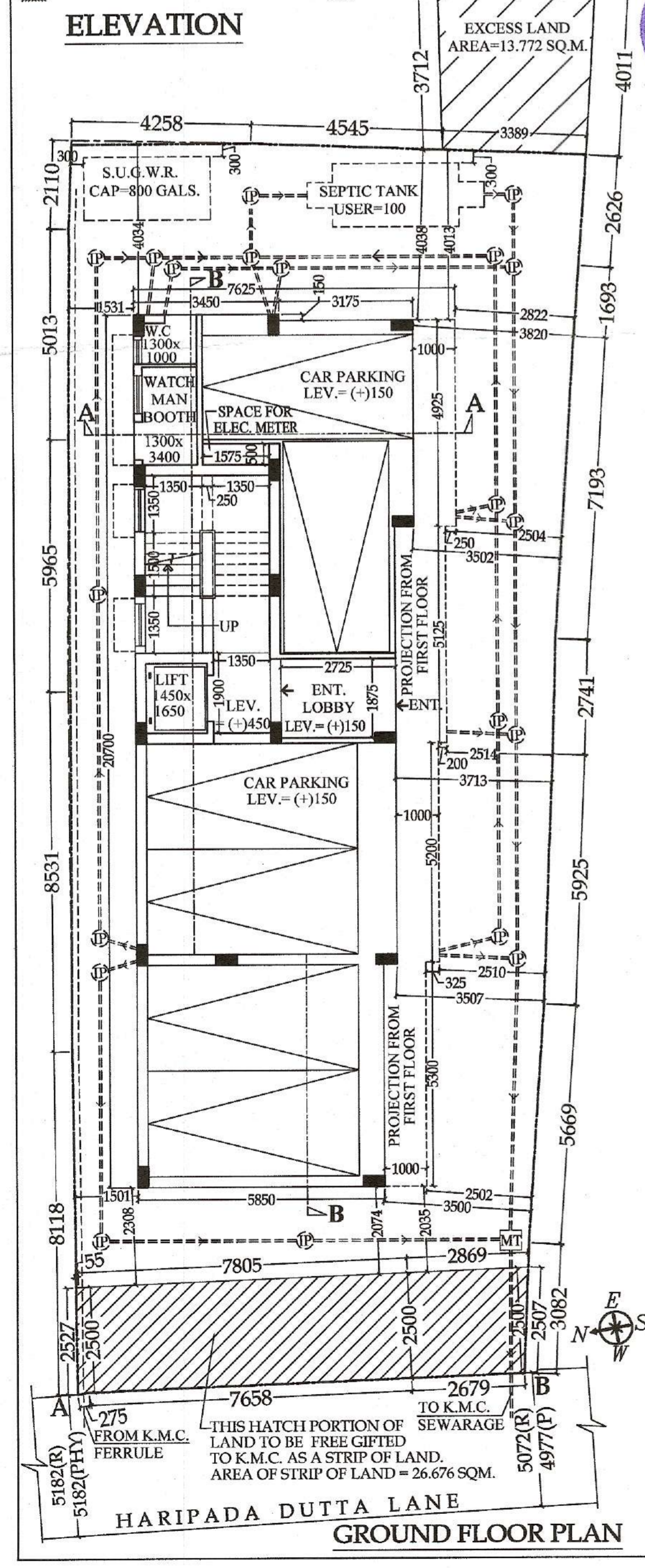


**STATEMENT OF THE PLAN PROPOSAL :-**

**PART-A:**

- ASSESS NO: 21-094-05-0037-0
- DETAIL OF REGISTERED DEED: BOOK NO: 1 VOL. NO: 79 BEING NO: 4503 PAGE NO: 173 TO 178 DATED: 25.05.1957.
- DETAIL OF POWER OF ATTORNEY: BOOK NO: 1 VOL. NO: 1605-2019 BEING NO: 160506841 PAGE NO: 233274 TO 233294 DATED: 09.12.2019.
- DETAIL OF BOUNDARY DECLARATION: BOOK NO: 1 VOL. NO: 1630-2021 BEING NO: 163001899 PAGE NO: 71601 TO 71617 DATED: 28.04.2021.
- DETAIL OF STRIP OF LAND: BOOK NO: 1 VOL. NO: 1630-2021 BEING NO: 163001898 PAGE NO: 71584 TO 71600 DATED: 28.04.2021.
- AREA OF LAND: 334.384 SQM. (AS PER BOUNDARY DECLARATION)
  - NO. OF STOREY: G+IV
  - NO. OF TENEMENTS: 6 NOS.
  - SIZE OF TENEMENTS: 50 SQ.M. TO 75 SQ.M. .... 2 NOS. 75 SQ.M. TO 100 SQ.M. .... 2 NOS. 100 SQ.M. TO 200 SQ.M. .... 2 NOS.



**PART-B:**

**1. AREA OF LAND:**

- AS PER SITE = 348.719 SQM.
- AS PER ASSESSMENT BOOK = 5 K. - 0 CH. - 00 SFT = 334.448 SQM.
- AS PER BOUNDARY DECLARATION = 334.384 SQM.

**2. AREA OF STRIP OF LAND = 26.676 SQM.**

**3. NET AREA OF LAND (334.384 - 26.676) = 307.708 SQM.**

**4. (i) PERMISSIBLE GROUND COVERAGE (55.521%) = 185.653 SQM.**  
**(ii) PROPOSED GROUND COVERAGE (44.704%) = 149.483 SQM.**  
**(iii) PERMISSIBLE F.A.R. = 1.75**  
**(iv) PERMISSIBLE FLOOR AREA = 585.172 SQM.**  
**(v) PERMISSIBLE TOTAL FLOOR AREA = (585.172 + 75.000) = 660.172 SQM.**

**5. PROPOSED HEIGHT = 15.475 M. 6. ROAD WIDTH = 4.977 M.**

**PROPOSED AREA-**

	TOTAL FLOOR AREA	DEDUCTION FOR LIFT WELL	DEDUCTION FOR STAIR WELL	GROSS FLOOR AREA	STAIR WAY	LIFT LOBBY	TOTAL EXEMPTED AREA	EFFECTIVE FLOOR AREA
GR. FL.	127.924 SQM.			127.924 SQM.	(12.390 - 0.375) = 12.015 SQM.	2.565 SQM.	14.880 SQM.	113.344 SQM.
1ST FL.	149.483 SQM.	2.393 SQM.	0.375 SQM.	146.715 SQM.	12.015 SQM.	2.565 SQM.	14.880 SQM.	132.135 SQM.
2ND FL.	149.483 SQM.	2.393 SQM.	0.375 SQM.	146.715 SQM.	12.015 SQM.	2.565 SQM.	14.880 SQM.	132.135 SQM.
3RD FL.	149.483 SQM.	2.393 SQM.	0.375 SQM.	146.715 SQM.	12.015 SQM.	2.565 SQM.	14.880 SQM.	132.135 SQM.
4TH FL.	149.483 SQM.	2.393 SQM.	0.375 SQM.	146.715 SQM.	12.015 SQM.	2.565 SQM.	14.880 SQM.	132.135 SQM.
TOTAL	725.856 SQM.	9.572 SQM.	1.500 SQM.	714.784 SQM.	60.075 SQM.	12.825 SQM.	72.900 SQM.	641.884 SQM.

**OTHER AREA ONLY FOR FEES CALCULATION:**

FLOOR	CUPBOARD	LOFT
1ST FLOOR	(1.500 x 0.500) x 4 = 3.00 SQM.	1.438 SQM.
2ND FLOOR	(1.500 x 0.500) x 4 = 3.00 SQM.	1.438 SQM.
3RD FLOOR	(1.500 x 0.500) x 4 = 3.00 SQM.	1.438 SQM.
4TH FLOOR	(1.500 x 0.500) x 4 = 3.00 SQM.	1.438 SQM.
TOTAL	(3.000 x 4) = 12.000 SQM. (1.438 x 4) = 5.752 SQM.	

**TENEMENTS & PARKING CALCULATION-**

**RESIDENTIAL:**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	TENEMENT NO.	REQUIRED PARKING	PROVIDED PARKING
A	75.123 SQM.	14.784 SQM.	89.907 SQM.	2 NOS.	1 NO.	
B	54.840 SQM.	10.793 SQM.	65.633 SQM.	2 NOS.	NO PARKING	5 NO.
C	129.963 SQM.	25.577 SQM.	155.540 SQM.	2 NOS.	2 NO.	

- REQUIRED NOS OF PARKING = 3
- PERMISSIBLE AREA FOR PARKING = 75.00 SQM.
- PROPOSED NOS OF PARKING PROVIDED = 6
- PROPOSED AREA OF PARKING PROVIDED = (63.131 + 29.469) = 92.600 SQM.
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = (641.884 - 75.000)/334.384 = 1.695
- PROPOSED STAIR COVER AREA - (3.450x4.450) = 15.353 SQM.
- PROPOSED OVER HEAD TANK AREA - (3.450x1.850) = 6.383 SQM.
- PROPOSED TOTAL ROOF AREA - 149.483 SQM.
- PROPOSED L.M. ROOM AREA WITH STAIR = 12.510 SQM. (3.450x2.800) + (2.850x1.00) = (9.660 + 2.850) SQM.
- TOTAL EXEMPTED AREA = 72.900 SQM.
- PROPOSED CUP BOARD AREA - (3.000 x 4) = 12.000 SQM.
- PROPOSED LOFT AREA - (1.438 x 4) = 5.752 SQM.
- OTHER AREA ONLY FOR FEES - (72.900+2.850+12.000) = 87.750 SQM.

**CERTIFICATE OF L.B.S.**

I SRI BABUL CHAUDHURY, LBS NO.74(I), CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF BUTTING ROAD CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REG. BOUNDARY DECLARATION.

**CERTIFICATE OF OWNER**

I DO HEREBY DECLARE 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 DOCUMENT ARE FAKE.

THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION THE PLOT WAS IDENTIFIED BY ME DURING INSPECTION.

THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

Smt. Aruna Bose & Smt. Kalpana Majumder  
 Smt. Aruna Bose & Smt. Kalpana Majumder  
 Constitute Attorney  
 Director, Ajay Sen  
 Represented by  
 Ajay Sen as (CA) OF

**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC & WIND LOAD AS PER THE N.B.C. OF INDIA & RELEVANT IS CODE & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. ON THE BASIS OF ASSUMED SOIL CONDITION OF THE LOCALITY WHICH MAY LIKELY TO BE CHANGED AS PER ACTUAL SOIL INVESTIGATION REPORT TO BE DONE BY BENTON & BENTON INC. FOR M/S. EARTH FILE, 148/1/A, PEARY MOHON ROY ROAD, KOLKATA-700 027.

B.E. (CIVIL), M.I.E., M.A.S.C.E. (INDIA), STRUCT. E.  
 (INDIA) VALUE, M.I.E., E. Chiefed Engineer,  
 L.B.S. Class I & Empanelled Structural Engineer,  
 Kolkata Municipal Corporation  
 LBS-74(I) & ESE-4103  
 132B, Meghad Saha Sarani  
 Kolkata-700 029

Rupak Kumar Banerjee  
 RUPAK KUMAR BANERJEE  
 B.E. (CIVIL), M.I.E., M.A.S.C.E. (INDIA), STRUCT. E.  
 (INDIA) VALUE, M.I.E., E. Chiefed Engineer,  
 L.B.S. Class I & Empanelled Structural Engineer,  
 Kolkata Municipal Corporation  
 LBS-74(I) & ESE-4103  
 132B, Meghad Saha Sarani  
 Kolkata-700 029

**SIGNATURE OF STRUCT. ENGINEER**  
 BABUL CHAUDHURY, ESE 1/103

**SIGNATURE OF GEO. TECHNICAL ENGINEER**  
 RUPAK KR. BANERJEE, G.T. 1/3 (K.M.C.)

**PROPOSED G-IV STORIED RESIDENTIAL BUILDING U/S-393A OF K.M.C. ACT 1980 OF BUILDING RULE 2009 AT PREMISES NO. 31, HARIPADA DUTTA LANE, WARD NO. -94, BOROUGH-X, P.S. - GOLFGREEN, KOLKATA - 700 033.**

Planning by	Drawn by	Checked by	Approved by - date	Filename	Date	Scale
Rafique	Pampa Sinha	B. Chaudhury	B. Chaudhury-04/03/21	31-H-D-LN-A1	04/03/21	1:100, 50,600,4000

**HE Creant Consulting Engineers**  
 132B, Meghad Saha Sarani  
 Kolkata 700 029.

31- HARIPADA DUTTA LANE  
 Revision 0  
 Sheet 1

**PARTY'S COPY**

Supervisor  
Bldg. Dept. / Br.-X  
K.M.C.

Plan for Water Supply arrangement including SEMILI 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 disconnection/demolition.

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

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED US 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, WATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTED COMPLETELY TWICE A WEEK.

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.

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



Sanctioned By: *[Signature]*  
Assistant Engineer (C-B) Br. No. 3

THE SANCTION IS VALIED UP TO 16/8/2024

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started  
*[Signature]*  
Executive Engineer (C) Br. X  
Asst. Engineer (C) Br. PLAN

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

No rain water pipe 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.

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

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

APPROVED ON 22/7/21

Any unauthorised construction done in deviation from the Sanction Building permit and the Completion Plans after issuance of this Completion Plans may cause revocation of the Occupancy Certificate.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction



DEVIATION WOULD MEAN DEMOLITION  
RESIDENTIAL BUILDING

Provision measures need to be taken for pollution free environment:

- When construction area/building with permeable fabric installing dust barriers, or other actions, as appropriate for the location.
- Apply water or other methods to a vehicle daily or created condition for temporary stabilization.
- Apply water or other methods to any other earth moving activity to keep the soil moist throughout the process.
- Limit vehicle speeds to 15 mph on the work site.
- Apply and maintain dust suppressant on hard roads.
- Apply and maintain dust suppressant at completion of activity by water and materials that maintain in all outer surfaces of the stockpiles.
- Stabilize surface soils in a stabilized condition where loaders, support equipment and vehicles will operate.
- Stabilize adjacent disturbed soils following power activities with immediate landscaping activity or installation of vegetative or soil cover.
- Minimize dust control during working hours and clean track out from paved surfaces at the end of work shift. Track out must occur every 50 feet or more and must be checked every 100 feet.
- Stabilize sloping surfaces using soil blankets until vegetation or ground cover can effectively stabilize the slope.
- Disposal of debris in consultation with the local authorities following proper environmental management practice.
- During construction work, including cutting of material, ambient noise level should not exceed noise levels set.

D. Traffic to be dispersed for pollution free environment:

- Don't bypass of lanes indiscriminately.
- Don't allow the vehicle to run at high speed within the work site.
- Don't use materials without proper dust control facility.
- Don't use materials without effective cover.
- Don't allow access to the work area except workers to limit soil disturbance and prevent access by fencing, ditches, vegetation barrier or other suitable barrier.
- Don't leave the soil, sand and cement stacks uncovered.
- Don't leave materials or debris on the roads or pavements.
- Handling of the waste in the work site at a fixed place construction and rest of the roads for melting could be avoided by the road.

