

**PART-A** 1. Assessee No.- 31-103-40-0294-4

2. Details of Regd. Title deed  
 Book No : I  
 Vol No : 142  
 Page No : 457 TO 464  
 Being No : 5956  
 Dated : 22-10-2001  
 Regd. At- Dist. Sub. Registrar III  
 Alipore, South 24 Parganas

3. Details of Regd. Power of attorney.  
 Book No : I  
 Vol No : 1603 - 2022  
 Page No : 238467-238494  
 Being No : 160306710  
 Dated : 06-05-2022  
 Regd. At- D.S.R.-III SOUTH  
 24 - PARGANAS

4. Details of Regd. Boundary decl.  
 Book No : I  
 Vol No : 1603-2022  
 Page No : 243028-243048  
 Being No : 160306905  
 Dated : 10-05-2022  
 Regd. At- D.S.R. - III  
 SOUTH 24 PARGANAS

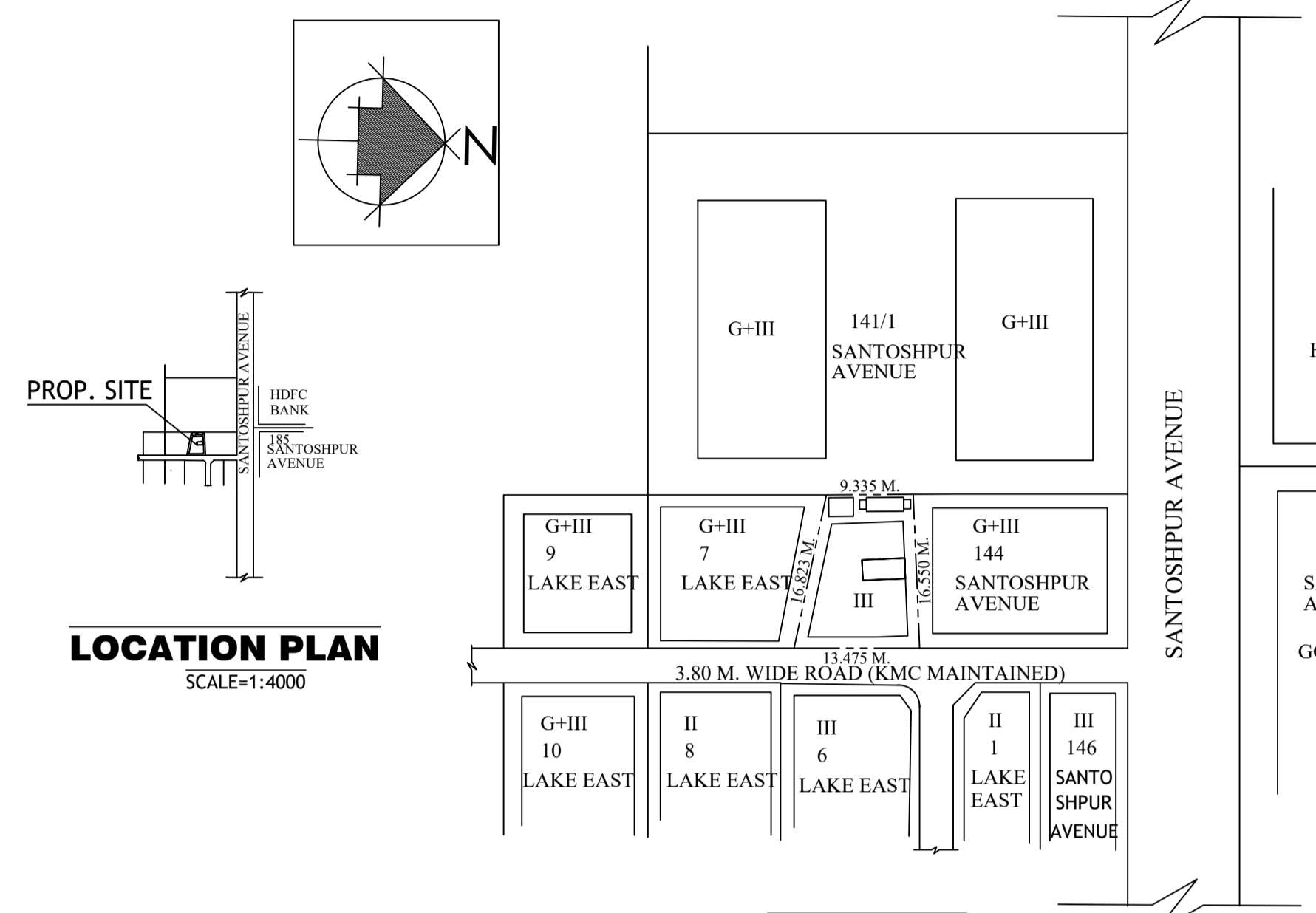
**PART-B**

5. Area of land  
 a) As per title deeds = 02 K-13 CH-00 SFT. = 188.127 SQM.  
 b) As per boundary declaration = 188.126 sqm.

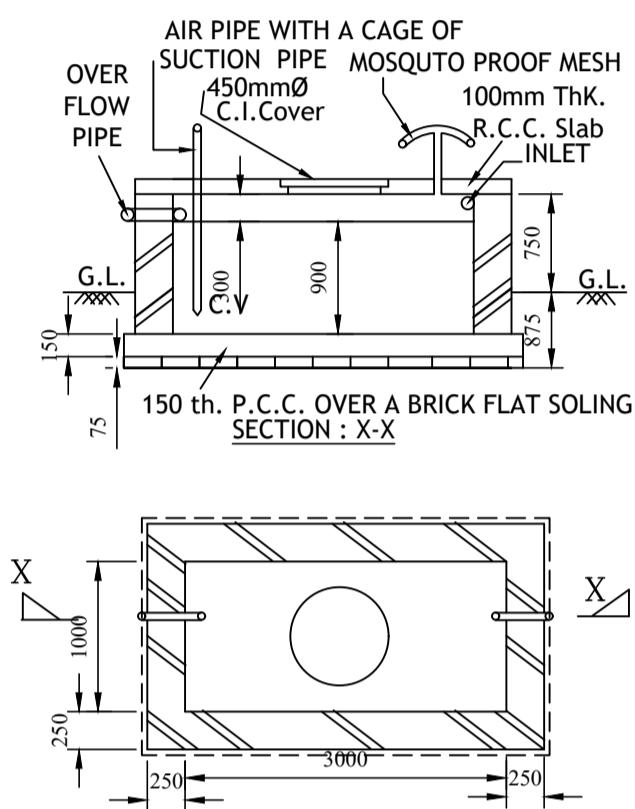
6. Permissible ground coverage = 112.876 SQM. = (60.00 %)  
 7. Proposed ground coverage = 112.855 SQM. = (59.989 %)

**DECLARATION OF E.S.E.**  
 The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per national building code of India and certified that it is a safe and stable in all respect.

PARTHA ACHARJEE "LBS/1/339" (K.M.C.)  
 NAME OF L.B.S.



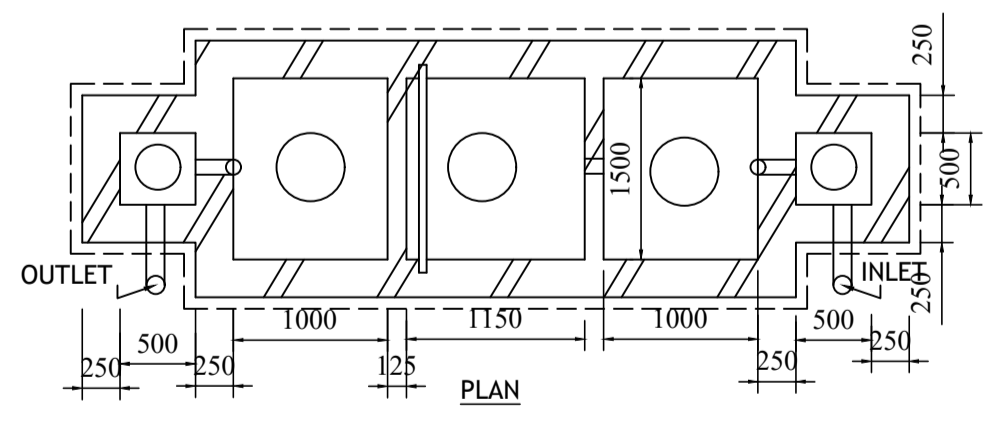
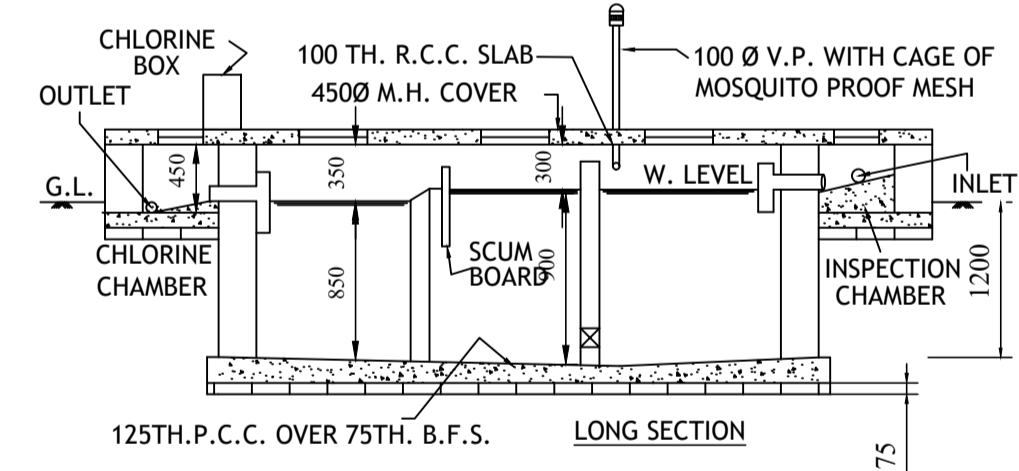
Average Back as per Notification no.480/MA/O/C-4/3R-13/2012  
 Dated - 21.10.2014. & With effect from 22.10.2014.  
 Area/Width = 23.113683 Sq.m. / 7.690 M. = 3.006 M.



**DETAILS OF S.U.G.W. RESERVOIR, CAP= 2700 LTR.**  
 SCALE=1:50

**NOTE :-**

- THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION.
- PRECAUTIONARY MEASUR WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE, CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.



**DETAILS OF SEPTIC TANK**  
 25 USERS, SCALE = 1:50

**8. Proposed Area**

	Total floor area	Total exempted area		Net floor area
		(CUT OUT)	Stair & stair lobby	
Ground floor	112.854 sqm.		9.68 sqm.	103.174 sqm.
First floor	112.855 sqm.		9.68 sqm.	103.175 sqm.
Second floor	112.855 sqm.		9.68 sqm.	103.175 sqm.
<b>Total</b>	<b>338.565 sqm.</b>		<b>29.04 sqm.</b>	<b>309.524 sqm.</b>

**9.) Parking Calculation:-**

A) Tenement Type	Proportionate Common Area	Actual tenement size	No. of Tenement	Required Parking
(A)	24.577 Sqm.	2.664	27.241 sqm.	1 No.
(B)	24.676 Sqm.	2.675	27.351 sqm.	1 No.
(C)	25.347 Sqm.	2.748	28.095 sqm.	1 No.
(D)	29.893 Sqm.	3.240	33.133 sqm.	2 No.
(E)	72.842 Sqm.	7.896	80.738 sqm.	2 No.
				<b>Total Required Parking = 1 Nos</b>

b) Nos. of Parking Provided = 1 Nos  
 c) Actual Area of Parking Provide = 14.545 Sq.m.

**10.) F.A.R**  
 a) Permissible F.A.R. = 1.75  
 b) Proposed F.A.R. = (309.524 \* 14.545) / 188.126 = 1.568 < 1.75

**11.) Others area**

- a) Stair Head room Area = 13.095 Sqm.
- b) Area of the C.B. = 5.0 Sqm.
- c) Covered Area of the Shop = 13.589 Sqm.
- d) Carpet Area of the Shop = 11.582 Sqm.
- e) Common area at ground floor = 10.12 Sqm.
- f) Area of Loft = 3.12 Sqm.
- g) Total Common area = 30.36 Sqm.
- h) Building height = 9.900 M.
- i) Overhead water reservoir area = 5.40 Sqm.
- j) Total area for fees = 359.78 Sq.m.

**DECLARATION OF L.B.S.**  
 Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting road at south & east side are confirms with the plan, which has been measured and verified by me.

It is a build able site and not a tank of filled up tank. The land with existing structure is demarcated by boundary wall. The construction of semi under ground water reservoir & septic tank will be completed before starting of building foundation work. The abutting road is 3.80 M. wide Black top road on the Western side.

PARTHA ACHARJEE "LBS/1/339" (K.M.C.)  
 NAME OF L.B.S.

**DECLARATION OF OWNER / APPLICANT**  
 I do hereby declare with full responsibility that I shall engage L.B.S. & E.S.E. during construction. I follow the instruction 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 and adjoining structures. If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan. The construction of semi underground water reservoir and septic tank will be undertaken under the guidance of E.S.E./L.B.S. before starting the building foundation work. The plot was identified by us during departmental inspection. Existing structure noted in assessment book already demolished and now the plot is vacant, there was no tenant it is fully occupied by the owners.

(1) Sri. Basudev Das, (2) Sri. Bandhan Kumar Naskar & (3) Sri. Debu Naskar partner of a Partnership Firm, "R. K. CONSTRUCTION" A/13 East Rajapur, Kolkata- 700 075, Constitute Attorney on behalf of Sri. Biswanath Royl,

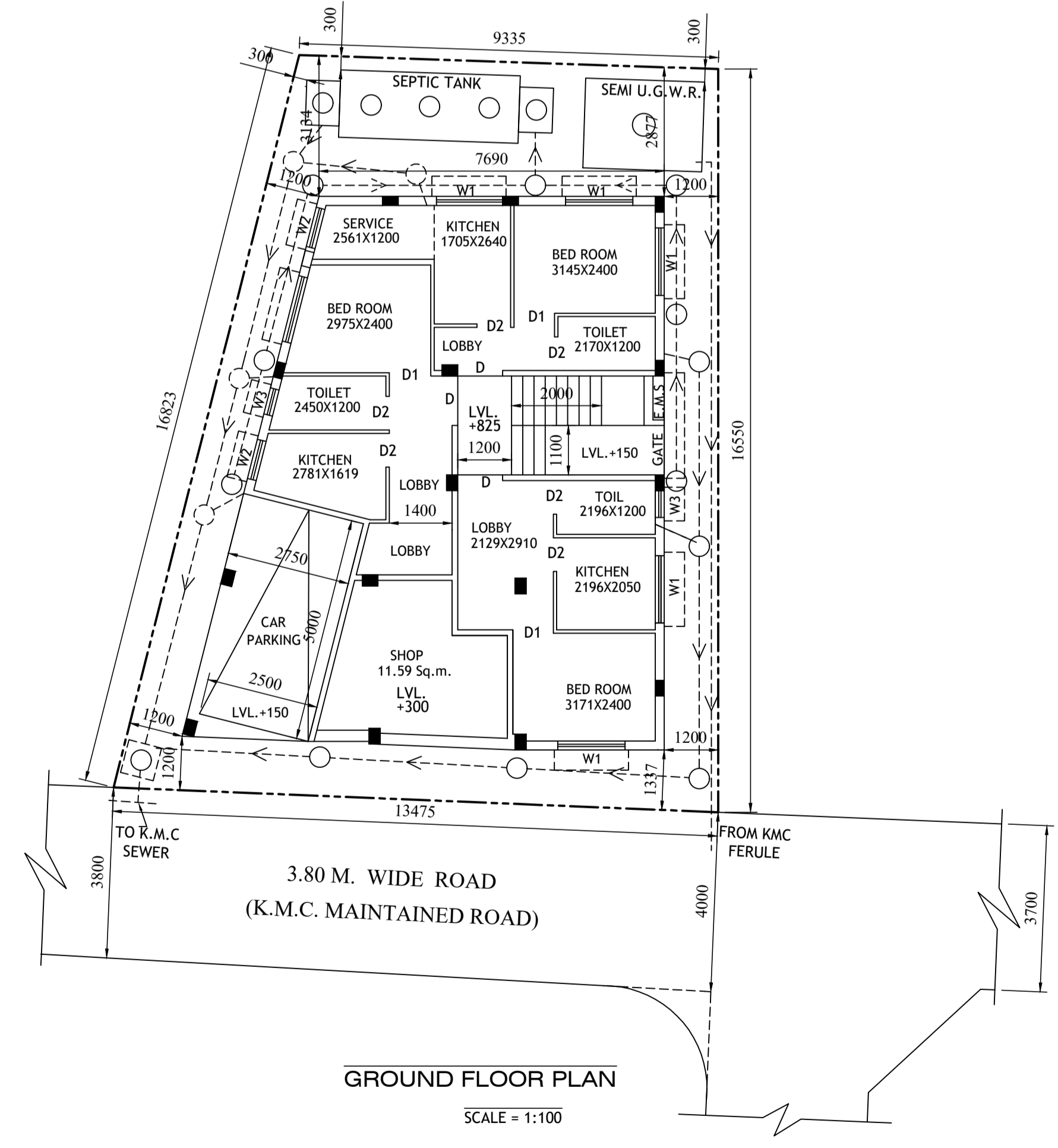
NAME OF APPLICANT (C/A)

B.P. NO. : 2022110176  
 SANCTION DATE: 13/07/2022  
 VALID UP TO: 12/07/2027

DIGITAL SIGNATURE OF A.E.

**PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULES 2009, AT THE PREMISES NO.- 294 SANTOSHPUR AVENUE, WARD NO.- 103, BOROUGH NO. -XI, DAG NO: 675, KHATIAN NO.-107, MOUZA: SANTOSHPUR, J.L. NO: 22, KOLKATA - 700 075, P.S.- SURVEY PARK.**

RESIDENTIAL USE.



**GROUND FLOOR PLAN**  
 SCALE = 1:100