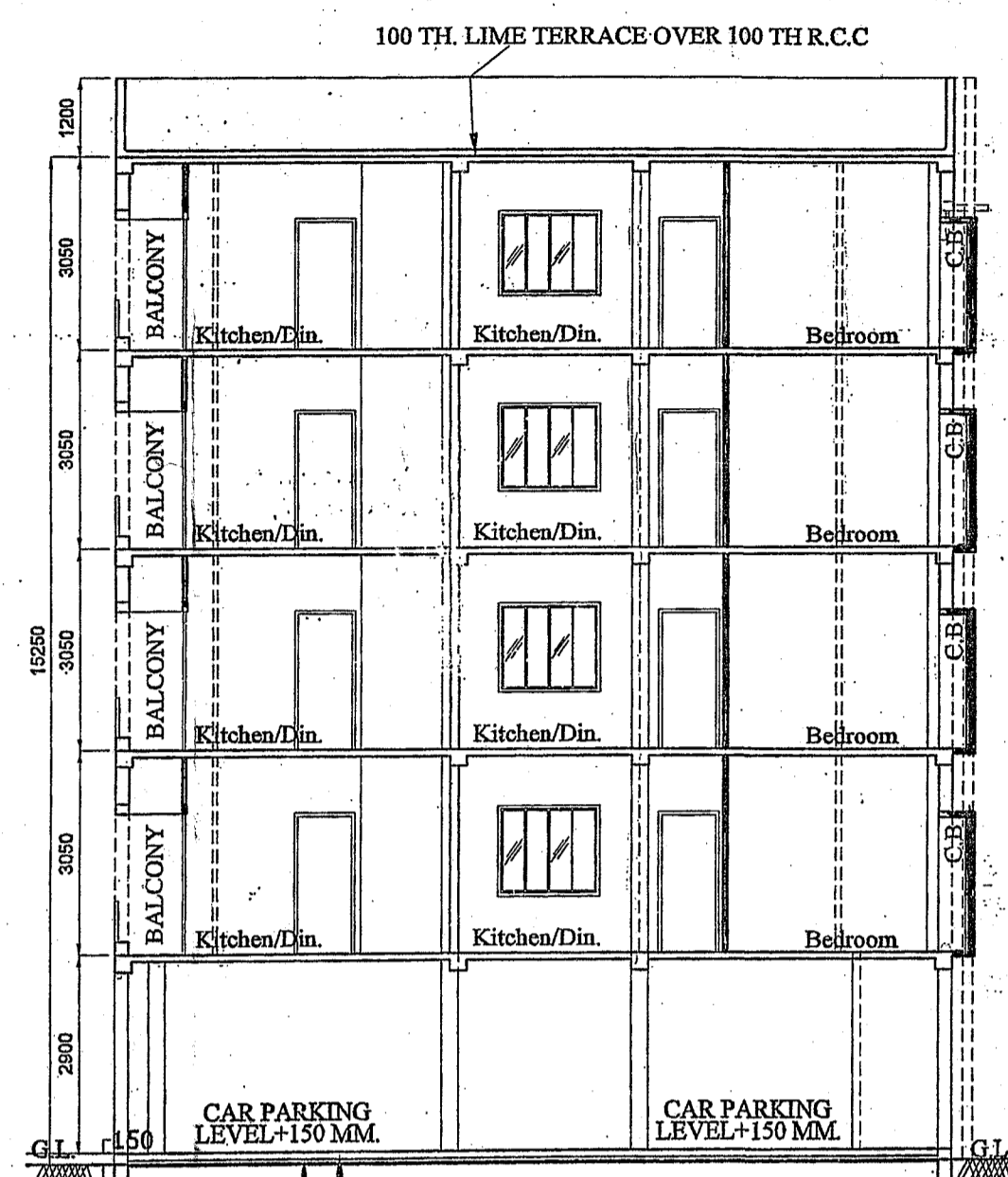
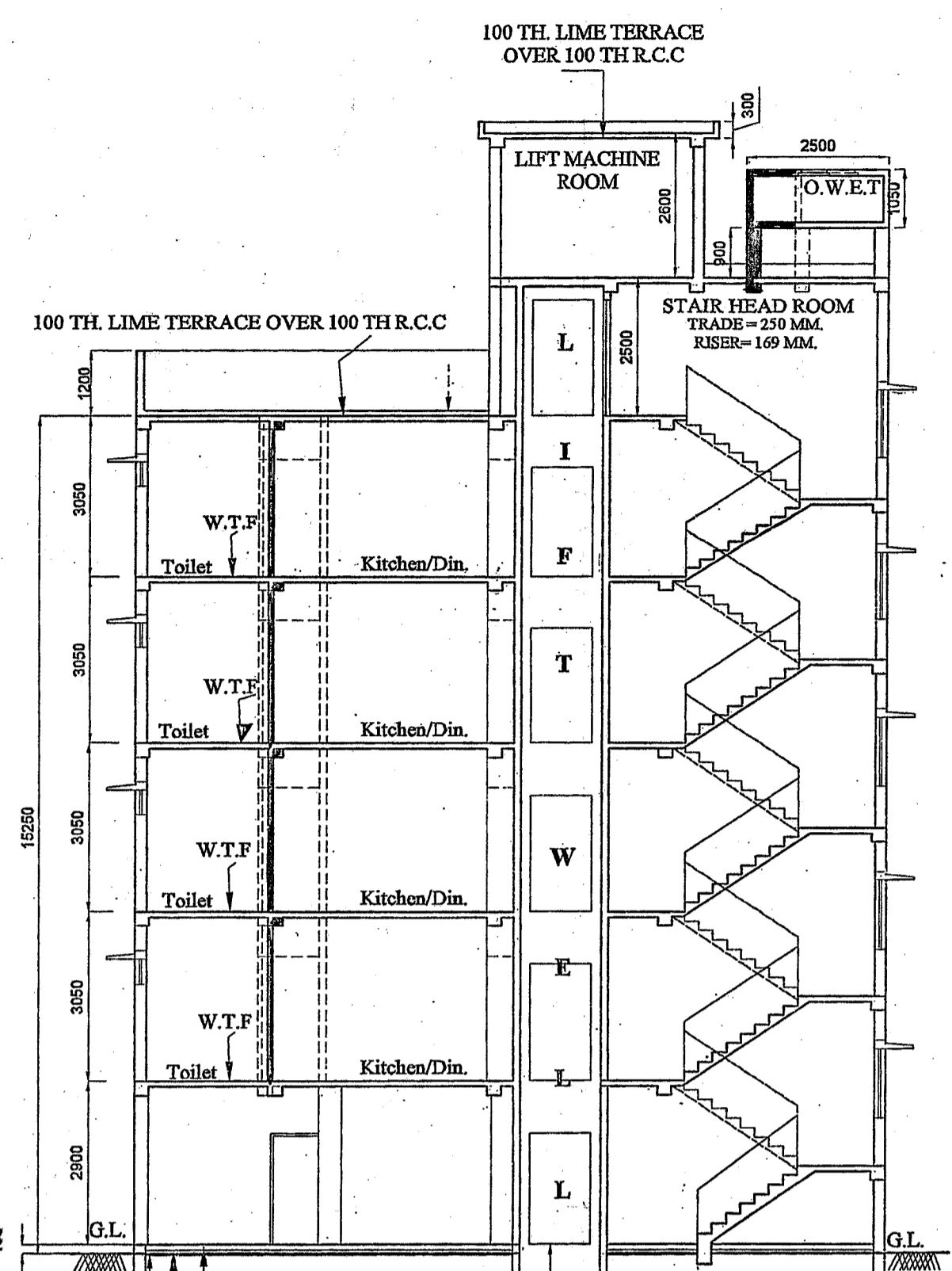


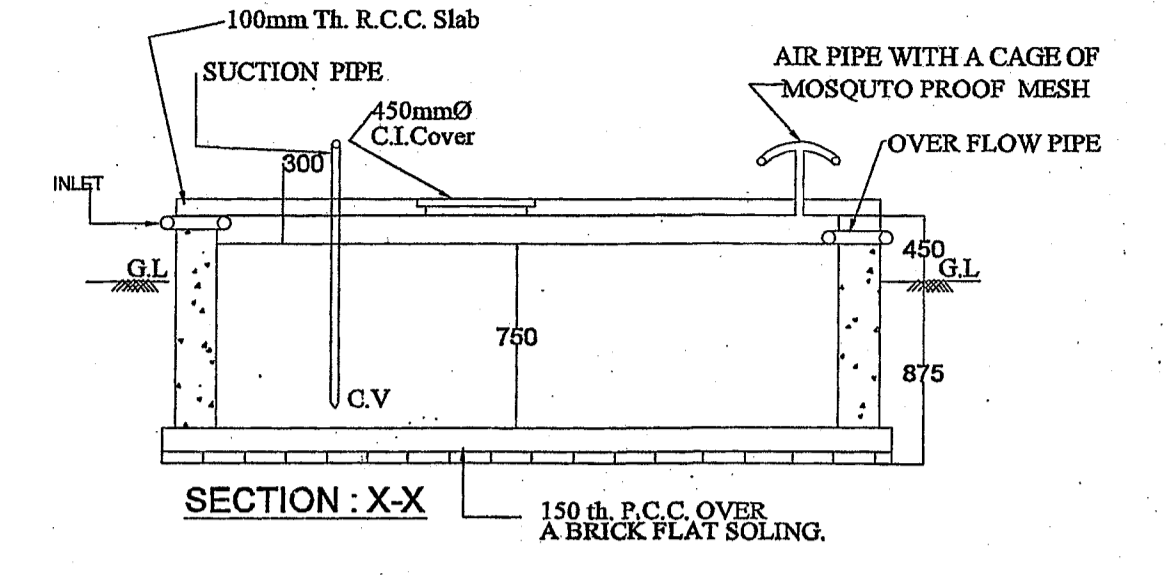
**FRONT SIDE ELEVATION**  
SCALE - 1:100



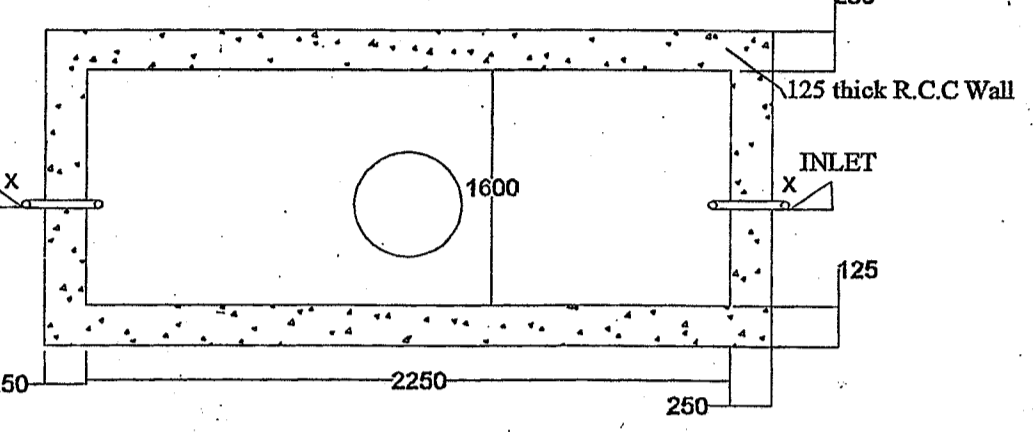
**SECTION AT XX'**  
SCALE - 1:100



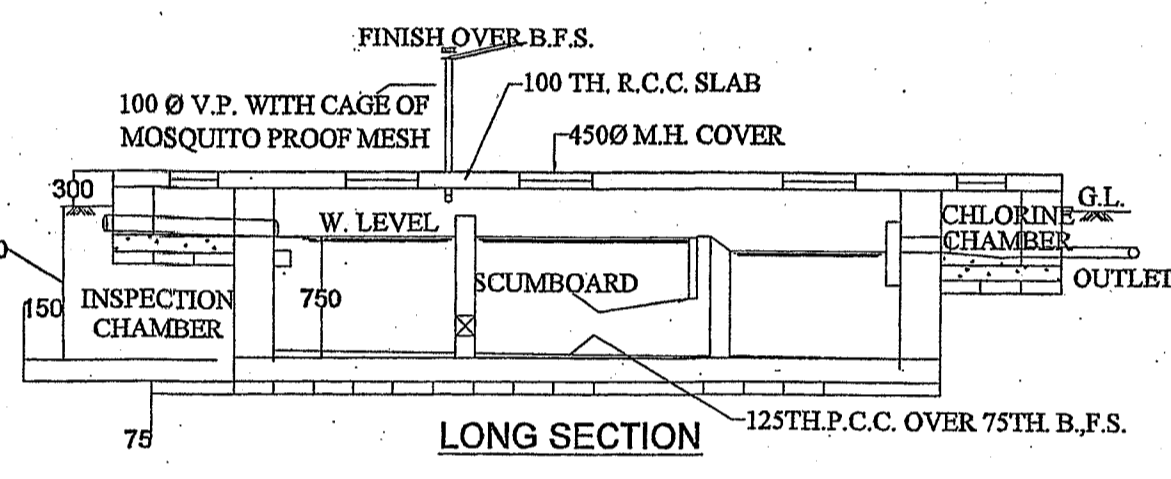
**SECTION AT YY'**  
SCALE - 1:100



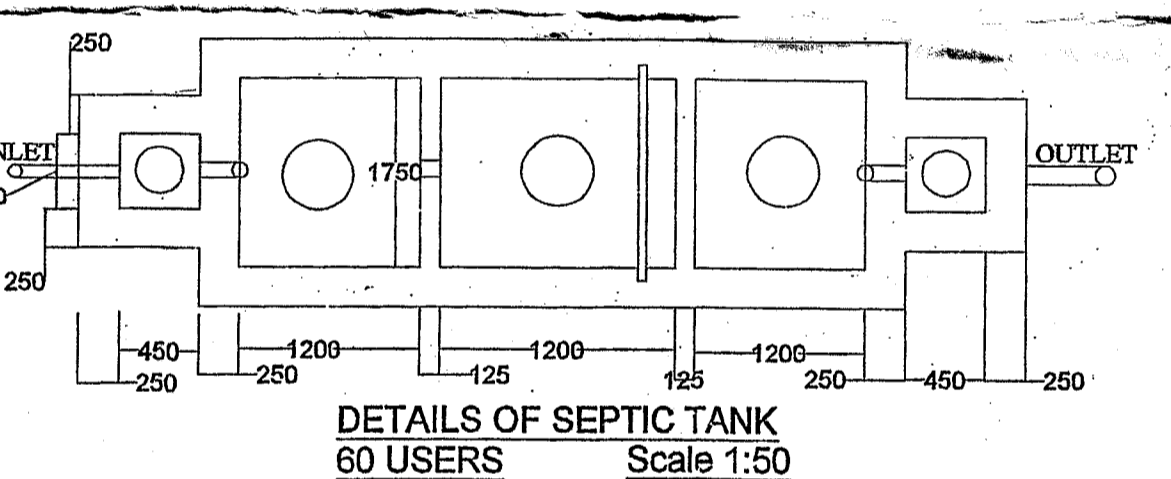
**SECTION : X-X**  
150 TH P.C.C. OVER A BRICK FLAT SOLING.



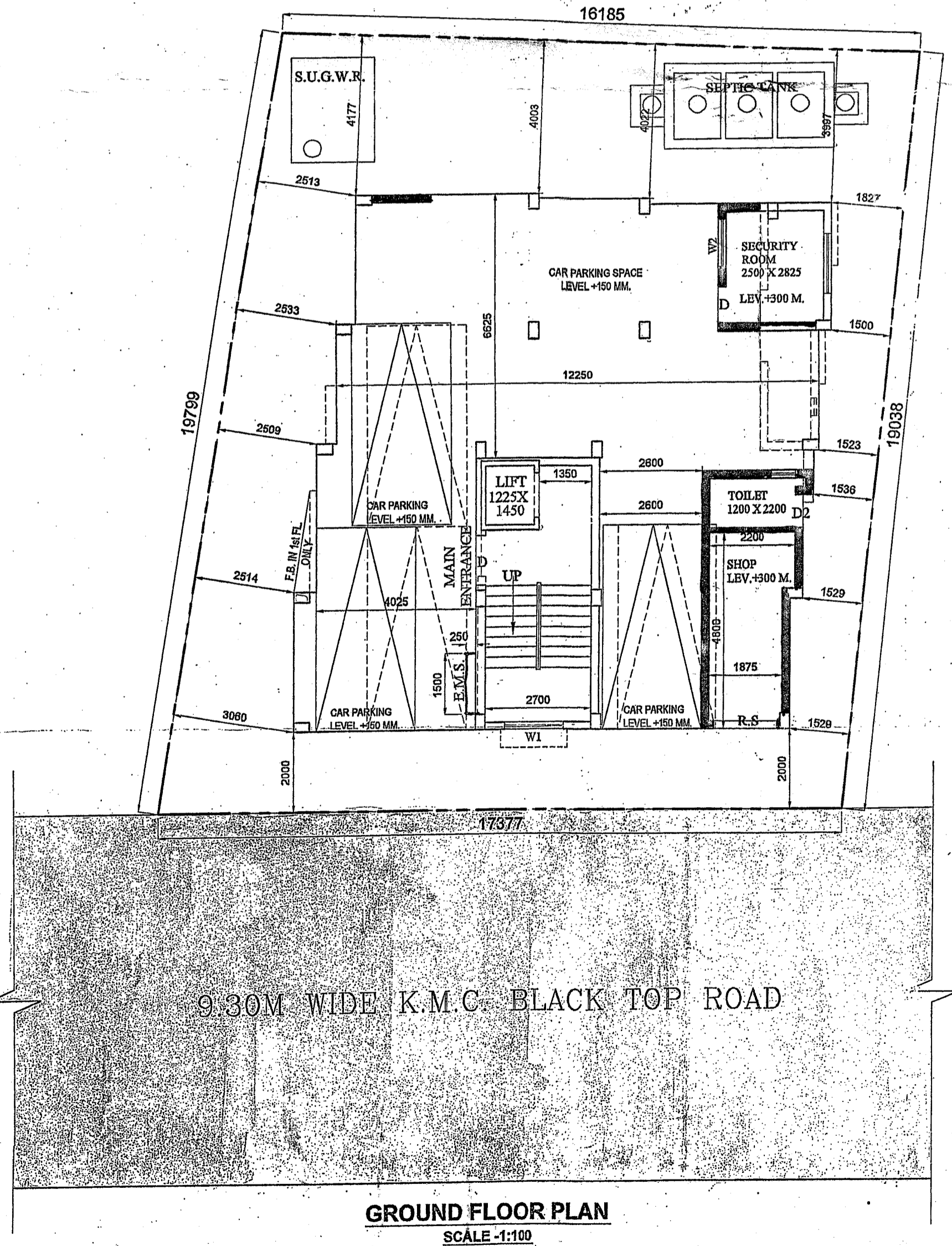
**DETAILS OF S.U.G.W. RESERVOIR**  
CAP-3000 Ltrs. Scale 1:50



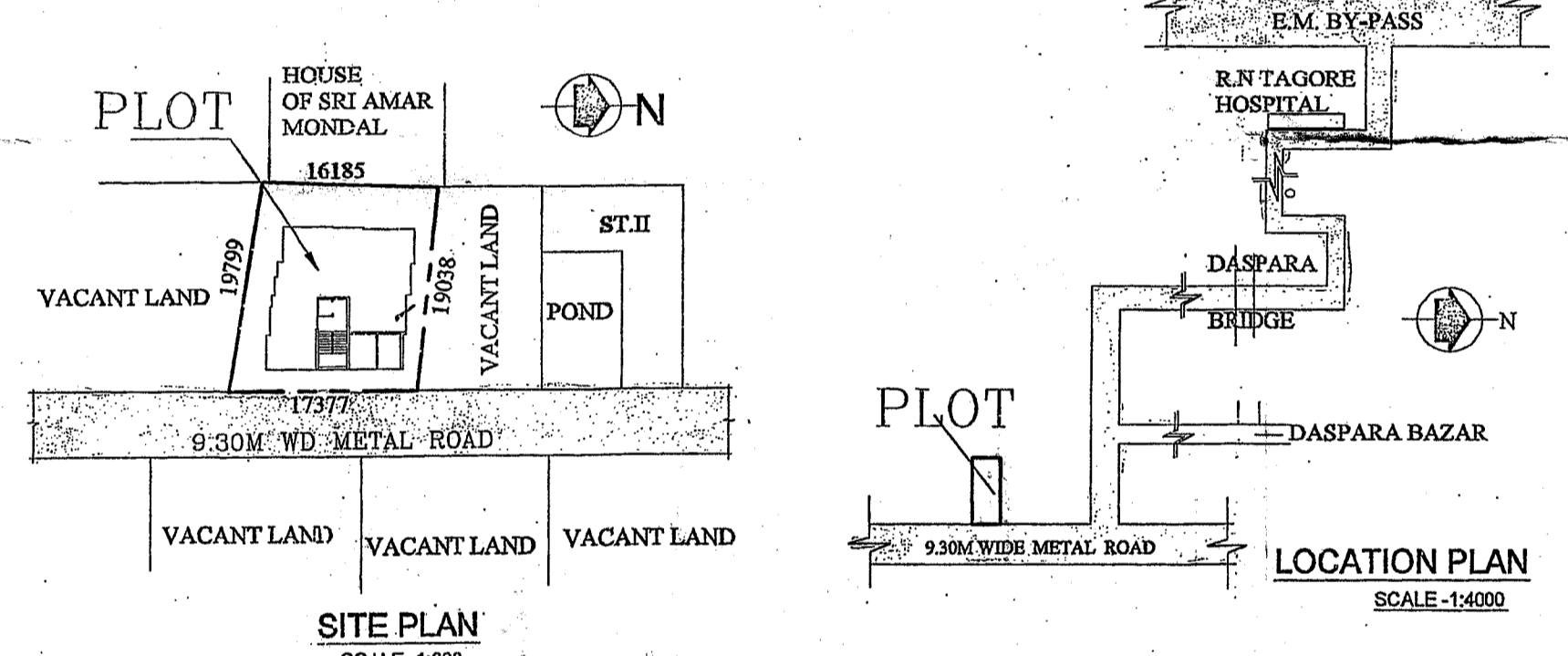
**LONG SECTION**  
125 TH P.C.C. OVER 75 TH B.F.S.



**DETAILS OF SEPTIC TANK**  
60 USERS Scale 1:50

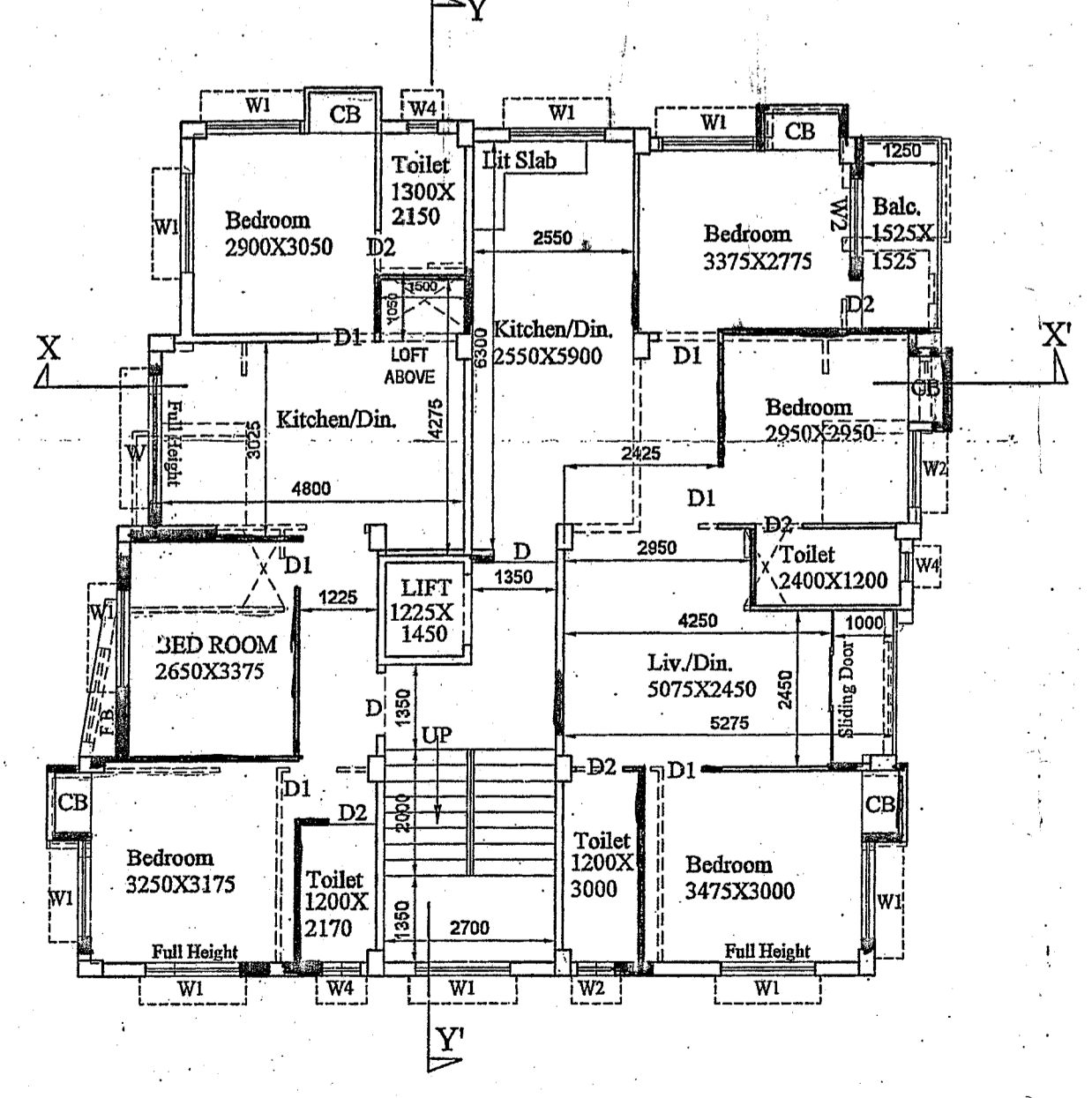


**GROUND FLOOR PLAN**  
SCALE - 1:100

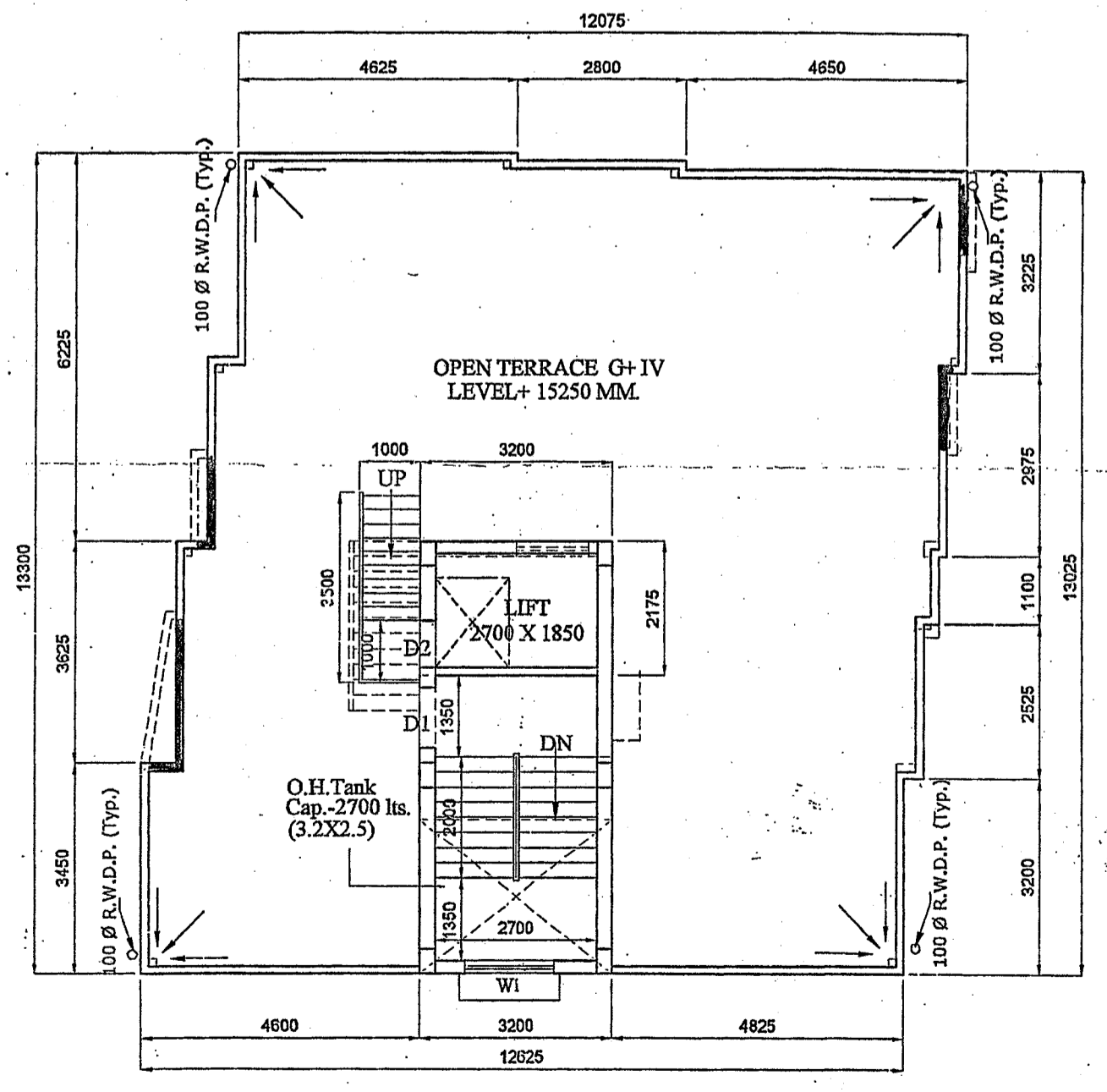


**SITE PLAN**  
SCALE - 1:500

**LOCATION PLAN**  
SCALE - 1:4000



**TYPICAL FLOOR PLAN**  
(1st TO 4th)  
SCALE - 1:100



**ROOF PLAN**  
SCALE - 1:100

**PART - A STATEMENT OF PLAN PROPOSAL**

- ASSEESSE NO. - 31 - 109 - 08 - 6147 - 9
- NAME OF OWNER - AMAR MONDAL & 5 OTHERS
- NAME OF APPLICANT - RANJIT BARUI C.A. OF AMAR MONDAL & 5 OTHERS
- DETAILS OF REGD. DEED :-  
BEING NO. - 160304746 ; BOOK NO. - I ; VOL. NO. - 1603-2015; PGS : 32201 TO 32249.  
YEAR - 2015; DATED :- 15/07/2015, REGISTER D.S.R - III ALIPORE
- DETAILS OF REGD. BOUNDARY DEC. :-  
BEING NO. - 100307663 ; BOOK NO. - I ; VOL. NO. - 1603 - 2015; PGS : 121224 TO 121239.  
YEAR - 2015 ; DATED :- 17/11/2015 ; REGISTER D.S.R- III 24 PGS (SOUTH)
- DETAILS OF REGD. POWER OF ATTORNEY :-  
BEING NO. - 01017 ; BOOK NO. - IV ; VOL. NO. - 3; PGS : 1574 TO 1592.  
YEAR - 2014 ; DATED :- 30/06/2014 ; REGISTER A.D.S.R - ALIPORE
- DETAILS OF K.M.C. REGD. DECLARATION :-  
BEING NO. - 160307664 ; BOOK NO. - I ; VOL. NO. - 1603 - 2015; PGS : 121182 TO 21196.  
YEAR - 2015 ; DATED :- 17/11/2015 ; REGISTER D.S.R- III ALIPORE
- AREA OF LAND  
AS PER DEED & ASSESSMENT RECORD = 328.316 Sqm (04K - 14ch - 24SR)  
AS PER BOUNDARY DECLARATION = 323.616 Sqm (04K - 13 Ch - 18 SR)

**PART - B**

- PERMISSIBLE GROUND COVERAGE (55.879%) = 180.833 SQM.
- PROPOSED GROUND COVERAGE (50.932%) = 164.825 SQM.
- PERMISSIBLE F. A. R. = 2.25
- PROPOSED F. A. R. = 1.55

**AREA STATEMENT**

FLOOR	TOTAL COVERED AREA IN m <sup>2</sup>	LIFT WELL	EFFECTIVE PL. AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA IN m <sup>2</sup>	COMMON AREA IN m <sup>2</sup>
GROUND	191.241+ 11.785= 183.008	—	163.006	12.600	2.126	148.190	25.191
FIRST	163.006	1.776	161.230	12.600	2.126	146.414	15.707
SECOND	163.006	1.776	161.230	12.600	2.126	146.414	15.707
THIRD	163.006	1.776	161.230	12.600	2.126	146.414	15.707
FOURTH	163.006	1.776	161.230	12.600	2.126	146.414	15.707
TOTAL	815.030	7.104	807.926	63.45	10.63	733.846	88.019

**7. TENAMENT AREA**

TENEMENT MARKED	TENEMENT SIZE IN m <sup>2</sup>	PROPORTION OF COMMON TO BE ADDED	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m <sup>2</sup>	No of Tenement	No of Car Required
F1, S1 & T1, FR1	62.891	9.509	72.400	4	1
F2, S2 & T2, FR2	82.632	12.494	95.126	4	2
TOTAL CAR PARKING REQUIRED					3

**8. CALCULATION OF F.A.R**

A. NET LAND AREA IN SQ.M		323.616
TOTAL REQUIRED CAR PARKING		3
TOTAL COVERED CAR PARKING PROVIDED		3
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m <sup>2</sup>		75
ACTUAL CAR PARKING AREA PROVIDED IN m <sup>2</sup>		126.049
PERMISSIBLE F.A.R		1.75
PROPOSED F.A.R	733.846 - 75 = 658.846 / 323.616 = 2.036 < 2.25	

**9. CALCULATION OF OTHER FEES**

STAIR HEAD ROOM AREA	15.50 m <sup>2</sup>
P.V.C. OVER HEAD WATER RESERVOIR CAPACITY.	8.00 m <sup>2</sup>
LIFT MACHINE ROOM AREA	6.96 m <sup>2</sup>
LIFT MACHINE ROOM STAIR AREA	3.50 m <sup>2</sup>
AREA OF C.B & LOFT	LOFT(1.575X4)+C.B.(3.147 x 4) = 18.888 m <sup>2</sup>
ADDITIONAL AREA FOR FEES	45.028 m <sup>2</sup>
TOTAL COMMON AREA	88.019 m <sup>2</sup>
SHOP AT GROUND FLOOR (COVERED)	11.765 m <sup>2</sup>
SHOP AT GROUND FLOOR (CARPET)	9.064 m <sup>2</sup>

**DECLARATION OF OWNER / APPLICANT**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT,  
 1. I ENGAGED L.B.S & E.S.E DURING CONSTRUCTION.  
 2. I FOLLOWED THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN)  
 3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.  
 4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.

**B. B. ASSOCIATES**  
 Partners  
 As constituted Attorney  
 of Bibha Naskar, Mina  
 Mondal, Monika Mondal  
**SIGNATURE OF OWNER / APPLICANT**

**CERTIFICATE OF ARCHITECT :**

I DO HEREBY CERTIFIED THAT THE ERECTION OF G + IV STORIED RESIDENTIAL BUILDING AT PREMISES NO- 3089, NAYABAD, UNDER WARD NO. - 109, BOROUGH - XII, KOLKATA - 700 099, P.S - PURBA JADAVPUR, HAVE BEEN SUPERVISED BY ME & HAS BEEN COMPLETED VIDE B. P. NO- 2017120132, DATED - 26.12.2017. WITH SOME CHANGES, THE WORK HAS BEEN COMPLETED TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIAL (QUALITY & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL & DETAILED SPECIFICATION. NO PROVISION OF K.M.C. ACT 1980 AND K.M.C. BLDG. RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

**Partha Pratim Guha**  
 L. B. S. OF K.M.C.  
 CLASS II, 1034  
**SIGNATURE OF L.B.S.**

**CERTIFICATE OF STRUCTURAL ENGINEER :**

I DO HEREBY CERTIFIED THAT THE ERECTION OF G + IV STORIED RESIDENTIAL BUILDING AT PREMISES NO- 3089, NAYABAD, UNDER WARD NO. - 109, BOROUGH - XII, KOLKATA - 700 099, P.S - PURBA JADAVPUR, HAVE BEEN SUPERVISED BY ME & HAS BEEN COMPLETED VIDE B. P. NO- 2017120132, DATED - 26.12.2017. WITH SOME CHANGES, THE WORK HAS BEEN COMPLETED TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIAL (QUALITY & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL & DETAILED SPECIFICATION. NO PROVISION OF K.M.C. ACT 1980 AND K.M.C. BLDG. RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE STRUCTURE IS SAFE AND STABLE IN ALL RESPECT.

**A. K. MUKHERJEE**  
 (REGD. STRUCTURAL ENGINEER)  
 E.S.E NO. - 1126, UNDER K.M.C.  
**SIGNATURE OF STRUCTURAL ENGINEER**

**TITLE**  
 PLANS, ELEVATION SECTIONS, SITE PLAN & LOCATION PLAN

**ALL DIMENSIONS ARE IN M.M. ( UNLESS OTHERWISE MENTIONED )**

**PROJECT :-**  
**REGULARIZATION PLAN UNDER RULE 26 (2A & 2B) OF K.M.C B/R 2009 & K.M.C ACT 1980, OF A G + IV STORIED RESIDENTIAL BUILDING AT PREMISES NO. 3089, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099. AT R.S. DAG NO-183, R.S. KHATIAN NO- 88, MOUZA- NAYABAD, J.L. NO-25, P.S.-PURBA JADAVPUR, VIDE SANCTIONED B.P. NO. 2017120132, DATED- 26/12/2017.**

P

**PARTY'S COPY**

Approved by By: CE(C) Bldg/SouR Dated 30-01-2024

KOLKATA MUNICIPAL CORPORATION  
 BUILDING DEPTT.  
 PLANS APPROVED U/R 26 (2a) & (2b) of  
 C.M.C. BUILDING RULES 40092009  
 B.P.No. 128 Br. No. XII Dt. 26-12-17  
 Assistant Engineer Ex. Engr. (Civil)  
 Br. No. : XII Br. No. : XII

SL- 145/XII/23-24

This Plan Is To Be Treated As Part  
 And Parcel And Contiguous To  
 B. S. Plan No. 2011/2012  
 Dated 26-12-2017  
 Ex. Engineer (C-B)  
 Br. No. :- XII

RECEIVED  
 Date: 01/02/24  
 6/130