# CERTIFIED COPY

Before starting any Construction the site must conform with the plans sanctioned and all theconditions as proposed in the plan should be fulfilled.

The validity of the written permission to execute the work is subject to the above conditions.

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.

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

PC - 20231203 15

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 20231203 00
Date 06-10-23 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. XII Bor. No. XII
BUILDING DEPARTMENT

**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's to standered 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 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.

THE SANCTION IS VALIED UP TO 05-10-2028

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

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.

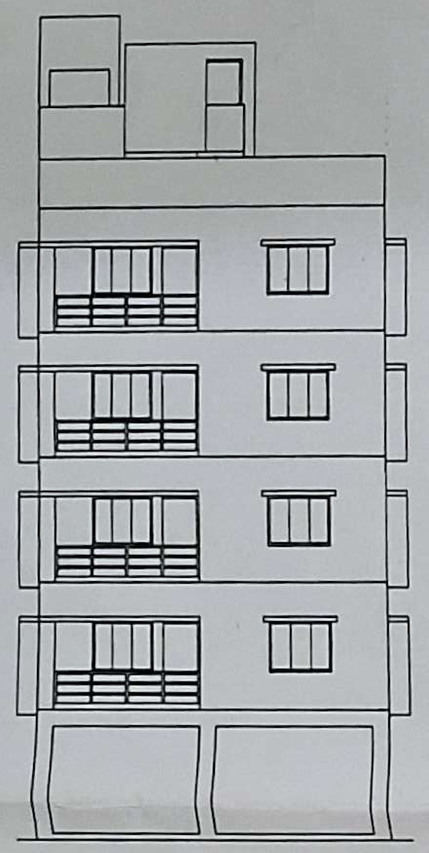
CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

DEVIATION WOULD MEAN DEMOLITION

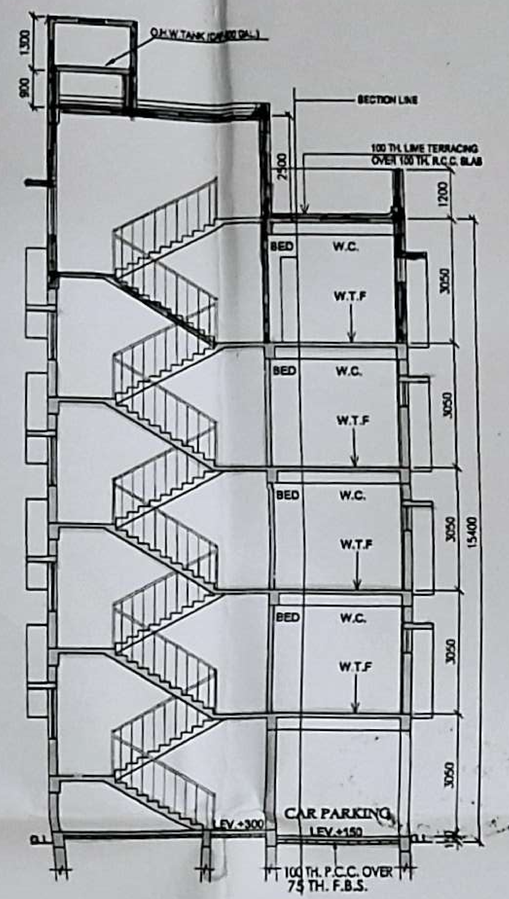
Contents Not Verified
RECEIVED
Date 06/10/23
Building Department / Borough-XII / K.M.C.

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENTS
CERTIFIED COPY OF B.S. PLAN
No. 20231203 00 Dt. 06-10-2023
Borough No. XII
Assistant Engineer Executive Engineer

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2023160300
Date 06-10-23 Borough No. XII
Ex. Engineer / Asst. Engineer
Bor. No. XII Bor. No. XII
BUILDING DEPARTMENT



FRONT ELEVATION
SCALE : 1 : 100

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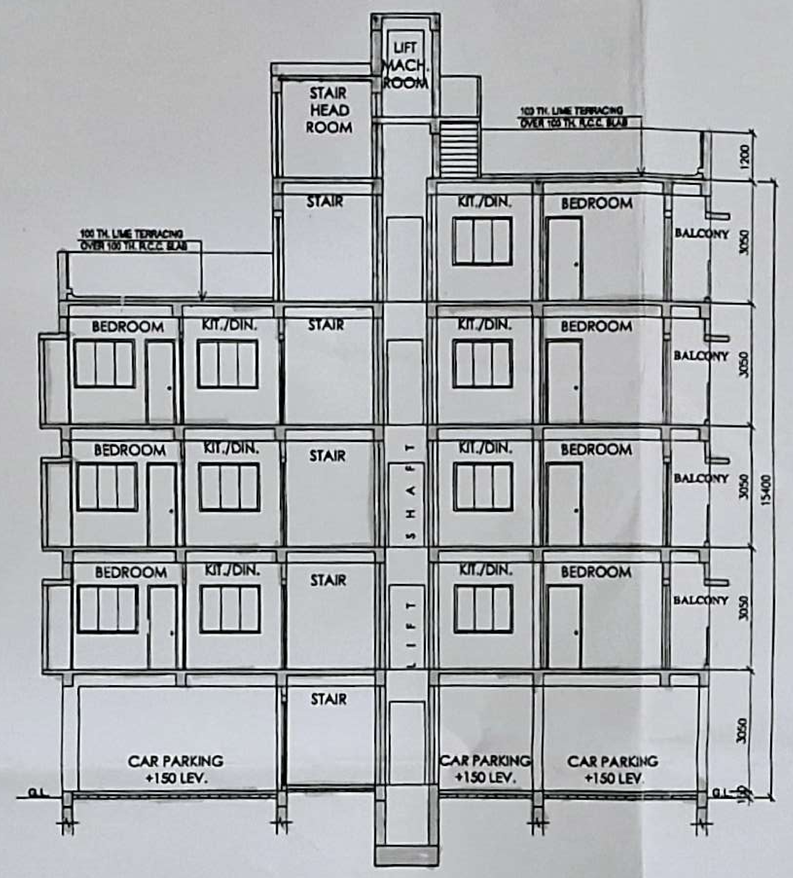


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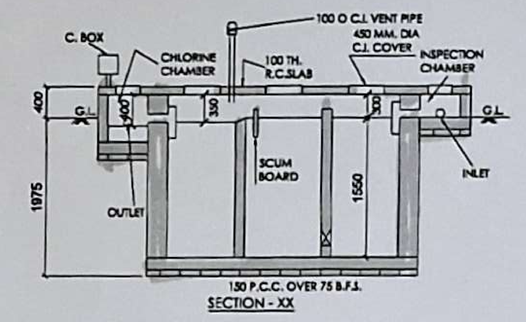
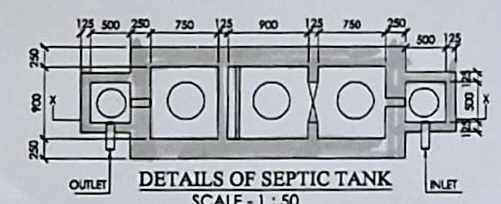
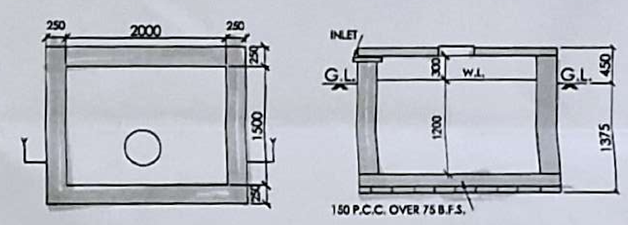


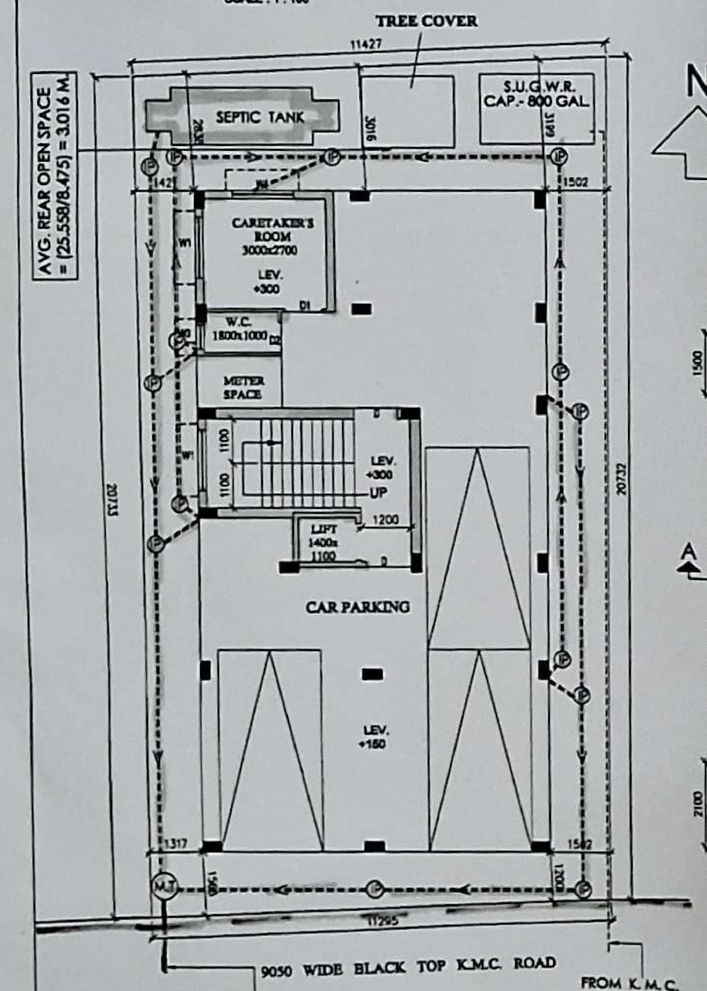

SECTION - XX



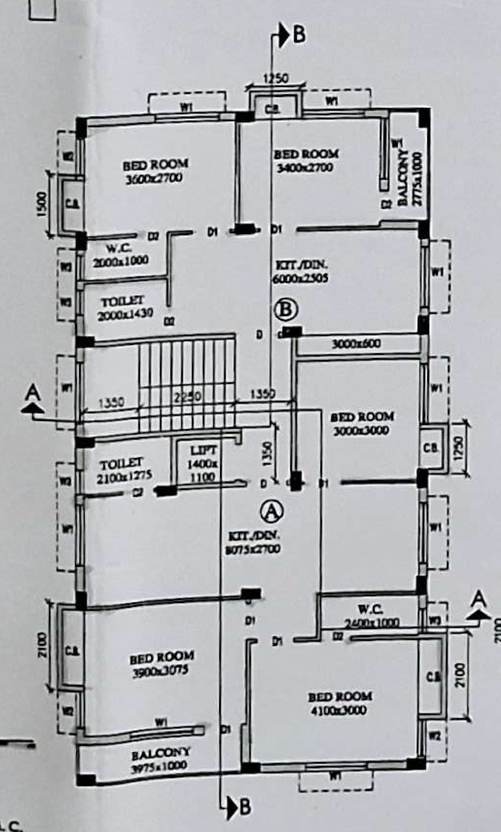

DETAILS OF SEPTIC TANK
SCALE - 1 : 50



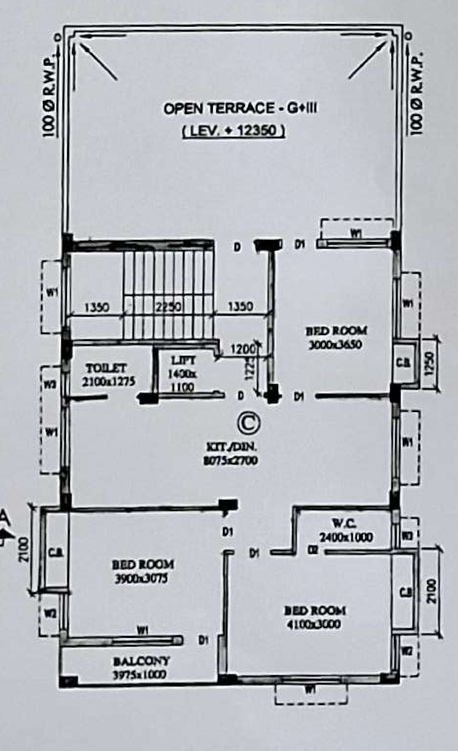

DET. OF S.U.G.W.RESV.
CAP. - 800 GAL. SCALE - 1 : 50




GROUND FLOOR PLAN
SCALE : 1 : 100




TYPICAL(1ST TO 3RD) FLOOR PLAN
SCALE : 1 : 100




4TH FLOOR PLAN
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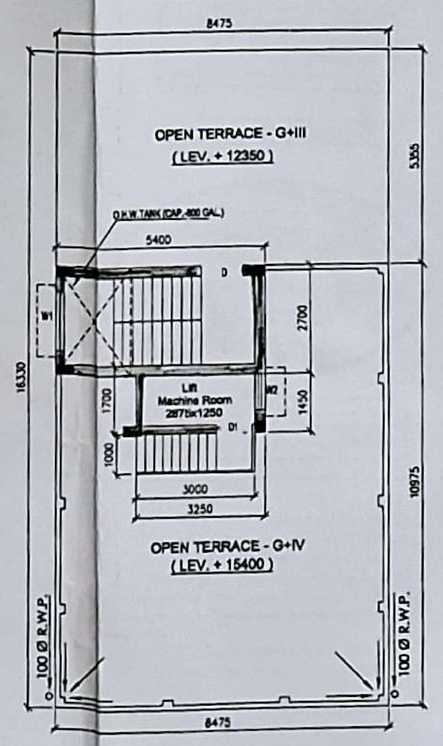


ROOF PLAN
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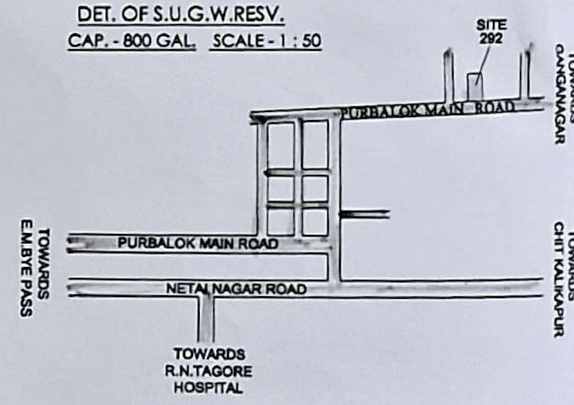
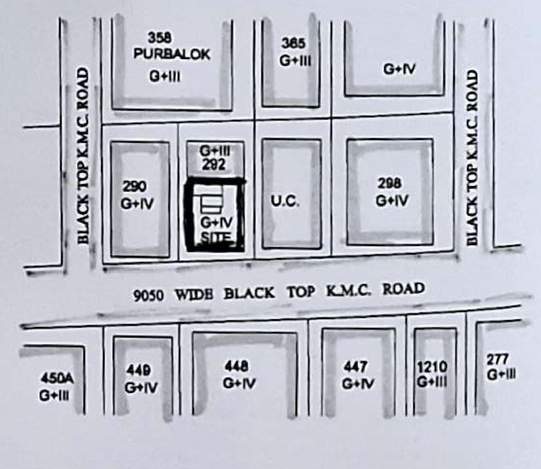



LOCATION PLAN
SCALE - 1:4000




SITE PLAN
SCALE - 1:600

## MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO. 311090602929
2. NAME OF THE OWNERS: ASQUARE PROPERTIES REPRESENTED BY ITS PARTNERS SRI ASHOKE KUMAR PAN, MR. ARANI PAN & SMT. MAHUA PAN
3. NAME OF THE APPLICANT: SRI ASHOKE KUMAR PAN SELF & CONSTITUTED ATTORNEY OF MR. ARANI PAN & SMT. MAHUA PAN PARTNERS OF ASQUARE PROPERTIES
4. DETAILS OF REGD. DEED: BOOK - I, VOLUME - 1604-2021, PAGES - 563 to 617, BEING NO. - 160400008, DATED - 18/01/2021, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.
5. DETAILS OF REGD. POWER OF ATTORNEY: BOOK-IV, VOLUME - 1604-2021, PAGES - 224 to 245 BEING NO. - 160400244, DATED - 03/02/2021, REGD. AT - D.S.R. - IV, SOUTH 24 PARGANAS.
6. DETAILS OF REGD. BOUNDARY DECLARATION: Book - I, Volume - 1630-2022, Pages - 152631 to 152641, Being no. - 163004039, Dated - 12/08/2022, REGD. AT -D.S.R.-V, South 24 Parganas

**KMC MUTATION : - 0/109/21-JUN-22/43811 DATED - 21/06/2022.**
**DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE REGARDING R.S. & L.R. DAG NO. AND R.S. & L.R. KHATIAN NO. VIDE NO. 10746 DATED 11TH DAY OF NOV 2022.**

PART B

1. AREA OF LAND AS PER DEED -235.693 SQM. AS PER BOUNDARY DECLARATION - 235.356 SQM.
2. **PERMISSIBLE GROUND COVERAGE - 58.821 % = 138.438 SQ.M.**
3. **PROPOSED GROUND COVERAGE - 138.397 SQ.M. (58.804 %)**
4. **PROPOSED AREA**

| | TOTAL COV. AREA(EXTG) (SQ.M.) | TOTAL COV. AREA(PROP) (SQ.M.) | LIFT WELL (SQ.M.) | NET COV. AREA (SQ.M.) | EXEMPTED AREAS STAIRWAY (SQ.M.) | LIFT LOBBY (SQ.M.) | NET FLOOR AREA (SQ.M.) |
|---|---|---|---|---|---|---|---|
| GR. FL. | **138.397** | | — | **138.397** | 10.890 | 1.470 | 126.037 |
| 1ST.FL. | **138.397** | | 1.540 | **136.857** | 10.890 | 1.470 | 124.497 |
| 2ND.FL. | **138.397** | | 1.540 | **136.857** | 10.890 | 1.470 | 124.497 |
| 3RD.FL. | **138.397** | | 1.540 | **136.857** | 10.890 | 1.470 | 124.497 |
| 3RD.FL. | | **93.013** | 1.540 | **91.473** | 10.890 | 1.470 | 79.113 |
| TOTAL | 553.588 | **93.013** | 6.160 | 640.441 | 54.450 | 7.350 | 578.641 |

**5. TENEMENTS & CAR PARKING CALCULATION** (RESIDENTIAL):

| TENEMENT MARK | TENEMENT SIZE | PROPORTIONATE AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|---|---|---|---|---|---|
| A | 74.098 SQM. | 14.862 SQ.M. | 88.760 SQ.M. | 3 NOS. | 2 NOS. |
| B | 49.290 SQM. | 9.753 SQ.M. | 59.043 SQ.M. | 3 NOS. | |
| C | 76.716 SQM. | 15.180 SQ.M. | 91.896 SQ.M. | 1 NO. | |

6. PERMISSIBLE AREA FOR PARKING = 50.0 SQ.M.
7. PROPOSED AREA OF PARKING = 104.978 SQ.M.
8. PERMISSIBLE F.A.R. = 2.25 9. PROPOSED F.A.R. - 2.246
10. STAIR HEAD ROOM AREA = 14.580 SQ.M.
11. LIFT MACHINE ROOM AREA = 5.525 SQ.M. 12. L.M.R. STAIR AREA = 3.0 SQ.M.
13. OVER HEAD TANK AREA = 5.40 SQ.M. 14. ROOF AREA = 138.397 SQM.
15. CUP-BOARD AREA = 15.025 SQ.M. 16. OTHER AREA FOR FEES = 79.825 SQM.
17. TREE COVER AREA = 3.795 SQ.M.

## DETAILS OF B.L. & L.R.O. MUTATION & CONVERSION CERTIFICATE

**B.L.& L.R.O. MUTATION - AS PER KHATIAN & PLOT INFORMATION LIVE DATA AS ON 04/08/2022**
**CLASSIFICATION OF LAND IS SHALI.**
**CONVERSION CERTIFICATE - MEMO NO. 17/2465/BL&LRO/KOL/DATED 18/07/2022 (SHALI TO BASTU).**

SCHEDULE OF DOOR & WINDOW

| NO | LINTEL | SIZE | NO | LINTEL | SIZE |
|---|---|---|---|---|---|
| W1 | 2100 | 1500X1350 | D | 2100 | 1000X2100 |
| W2 | 2100 | 900X1050 | D1 | 2100 | 900X2100 |
| W3 | 2100 | 600X600 | D2 | 2100 | 750X2100 |

NOTES:- ALL DIMENSIONS ARE IN MM. ALL EXTERNAL WALLS 200 TH. & INTERNAL WALLS 75 & 125 TH. GRADE OF STEEL : Fe415. CONCRETE : M20. OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. SCALE - 1:100 UNLESS OTHERWISE MENTIONED.

## OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE HAVE ENGAGED L.B.S. & E.S.E. DURING CONSTRUCTION. WE HAVE FOLLOWED THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION. IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. 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 SANCTIONED PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

ASQUARE PROPERTIES
Partner

ASQUARE PROPERTIES REPRESENTED BY ITS PARTNERS
SRI ASHOKE KUMAR PAN, MR. ARANI PAN & SMT. MAHUA PAN — SIGNATURE OF OWNERS

## CERTIFICATE OF L.B.S.

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME THAT THE NATURE & WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. PLOT IS BEYOND 500 M. FROM C.L. OF E.M. BYE PASS. SIGNATURE OF OWNER IS IDENTIFIED BY ME.

SANJIB SENGUPTA
L.B.S. NO. 1047(I) - K.M.C.
E-156, B. P. TOWNSHIP
KOLKATA - 700 094

SANJIB SENGUPTA L.B.S. NO. 1047(I) — SIGNATURE OF L.B.S.

## CERTIFICATE OF STRUCTURAL ENGINEER.

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 SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING HAS BEEN DONE BY MR. KALLOL KUMAR GHOSHAL OF M/S. MAS OF 4, GARFA MAIN ROAD, KOLKATA - 700075. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

DEBJANI SENGUPTA E.S.E. NO. 508(II) — SIGNATURE OF STRUCTURAL ENGINEER

PTOPOSED PLAN OF 4TH FLOOR OVER SANCTIONED G+III STORIED RESIDENTIAL BUILDING OF TOTAL PROPOSED HEIGHT 15.400 M. U/S 394 OF KMC ACT 1980 AND AS PER BUILDING RULE 2009 READ WITH CIRCULAR 4 OF 2019-20 DATED 05/08/2019 OF A AT PREMISES NO. - 292, KALIKAPUR, WARD NO. - 109, BOROUGH - XII, P.S. - PURBA JADAVPUR, UNDER MOUZA - KALIKAPUR, J.L. NO.- 20, R.S. & L.R. DAG NO. - 365, R.S. KHATIAN NO. - 169, L.R. KHATIAN NO. - 810, DIST. SOUTH 24 PARGANAS, KOLKATA - 700 099. SANCTIONED VIDE B.P. NO. 2022120413 DATED 09/12/2022.