

Part- A

1.a) ASSESSEE NO. - 31-109-65-1178-0.

2. NAME OF THE OWNER - SRI ARJUN SHARMA
NAME OF APPLICANT - SRI SUDIP KUMAR MANDAL, PROPRIETOR OF BINAYAK GROUPS, C.A. OF SRI ARJUN SHARMA.

3.a) DETAILS OF REGISTERED DEED -
I) Book- 1, Vol.-15, Page-7366 to 7387, Being no- 05018, D.S.R.-III, SOUTH 24 PGS, DATE- 09/11/2011.

3.b) DETAILS OF REGISTERED P.O.A.-
I) Book- 1, Vol.-1604-2022, Page- 147186 to 147221, Being no- 160404132, in the year 2022, D.S.R.-IV, SOUTH 24 PARGANAS, DATE- 27/04/2022.

3.c) DETAILS OF BOUNDARY DECLARATION DEED :-
I) Book- 1, Vol.-1604-2022, Page-265831 to 265843, Being no- 160408765, in the year 2022, D.S.R.-IV, SOUTH 24 PARGANAS, DATE- 03/08/2022.

3.d) DETAILS OF K.M.C. Mutation Certificate-
CASE NO-P/109/14-AUG-19/2133, DATED- 26-05-2022.

3.e) DETAILS OF BL & LRO MUTATION- (BASTU)
Copy No- 5813 Dated 16/08/2021.
Dag No- 384, L.R. KHATIAN NO- 766, MOUZA- KALIKAPUR.

Part- B

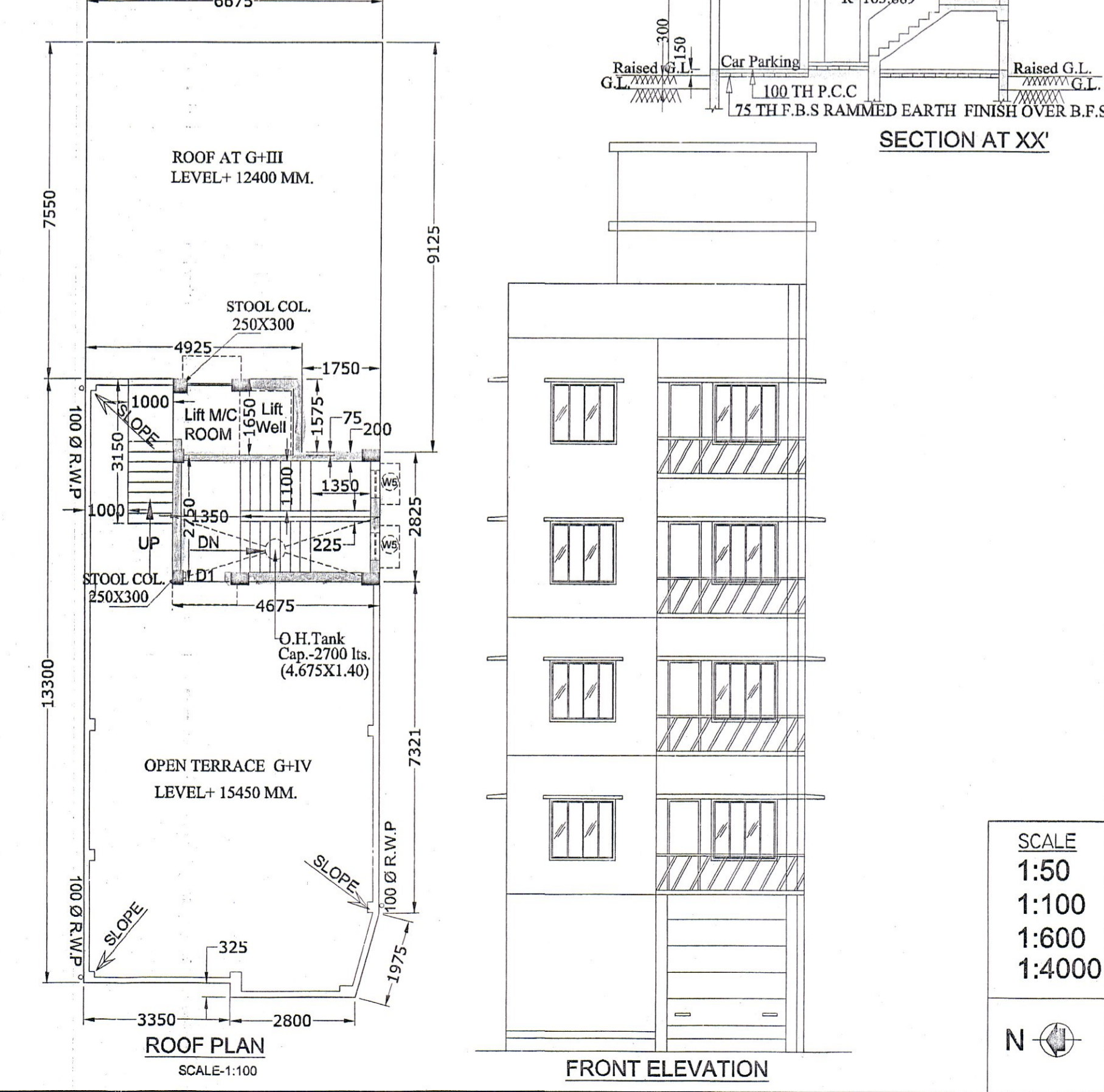
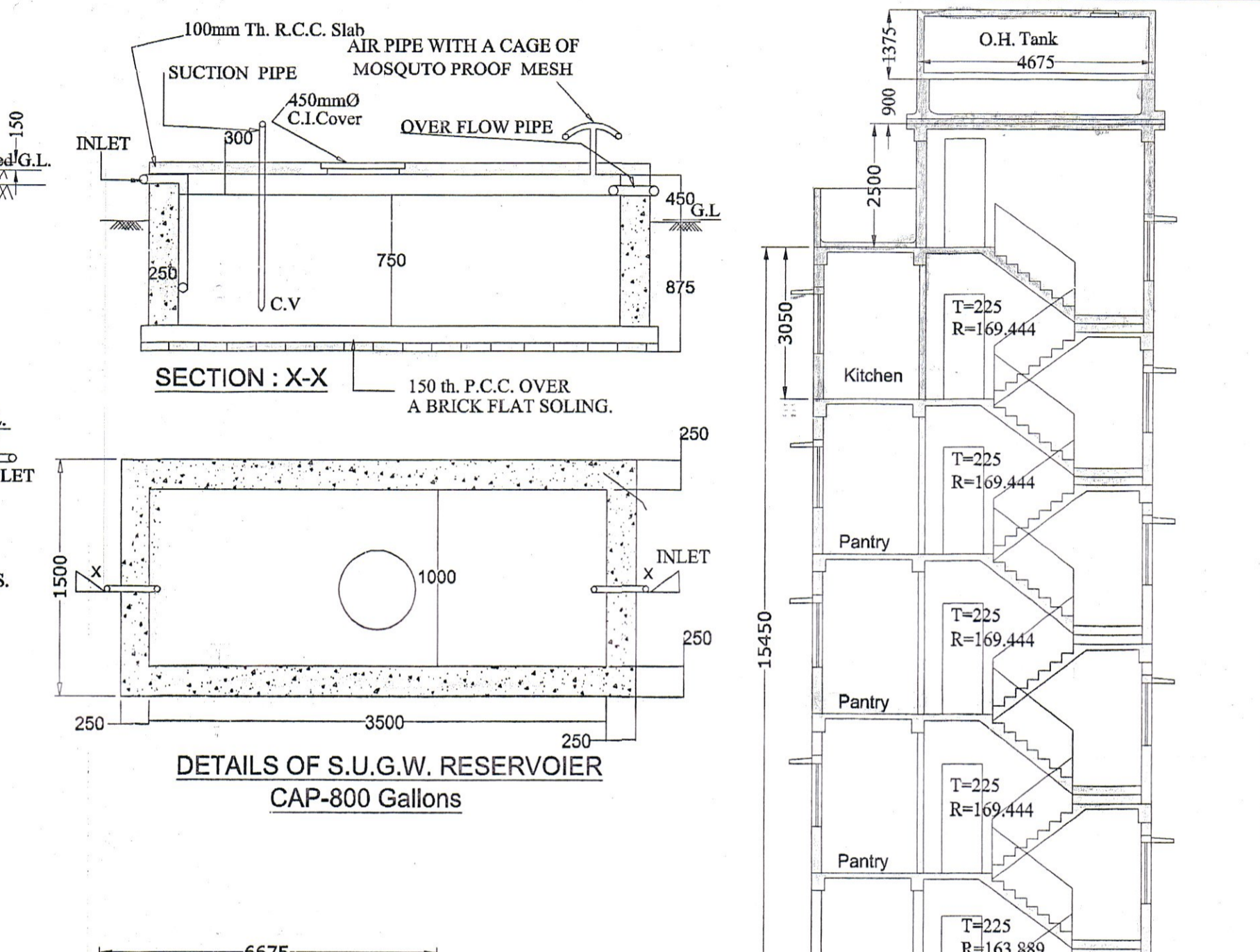
1. Area of Land-
As Per Title Deed = 267.558 Sqm. (4K-00Ch-00 Sf.)
& Physical Measurement = 238.428 Sqm. (3K-09Ch-1.439 Sf.)

2. Permissible Ground Coverage = 140.003 Sqm (58.719 %)

3. Proposed Ground Coverage = 139.755 Sqm (58.659 %)

4. Permissible F.A.R = 2.25

5. Proposed F.A.R = 580.401-50.00 / 238.428 = 2.225



6. Area :-

Existing	Proposed	Total(Gross)	Lift Well	Stair Well	Stair Area	Lift Lobby	Net Area
Gr. Floor 139.755		139.755			7.835	1.830	130.090
1st Floor 139.755		139.755	1.610	0.354	10.013	1.830	125.948
2nd Floor 139.755		139.755	1.610	0.354	10.013	1.830	125.948
3rd Floor 139.755		139.755	1.610	0.354	10.013	1.830	125.948
4th Floor	86.274	86.274	1.610	0.354	10.013	1.830	72.467
Total	559.020	645.294	6.440	1.416	47.887	9.150	580.401

7. Parking Calculation :-

Tenement Size	No. of Tenement	Req. no. of Car Parking
75.204	3	
68.395	3	2
80.979	1	

A) No of Parking Required = 2 No.
B) No of Parking Provided = 2 Nos.
C) Permissible Parking Area = 50 Sqm.
D) Actual Area of Parking Provided = 62.523 Sqm.
8. Stair Covered area = 12.988 Sqm.
9. Roof Tank Area = 6.545 Sqm.
10. Lift M/C Room Area = 4.826 Sqm.
11. Lift M/C Room Stair Area = 3.150 Sqm.
12. Depth of The Building = 21.175 m
13. Gross Shop Area = 30.838 Sqm.
14. Carpet Area of Shop = 25.805 Sqm.
15. Gross Office Area = 27.332 Sqm.
16. Carpet Area of Office = 23.576 Sqm.
17. Additional Area For Fees = 39.556 Sqm.
18. Tree Cover Area = 1.05 Sqm.
19. Lift and C.B. area:-

Floor	Lift	C.B.
Gr. floor	NIL	NIL
1st floor	2.539	2.875
2nd floor	2.539	2.875
3rd floor	2.539	2.875
4th floor	1.200	1.150
Total	8.817	9.775

SCHEDULE OF DOORS & WINDOWS

MKD.	HEIGHT	WIDTH
D	2100	1000
D1	2100	900
D2	2100	750
W1	1200	2000
W2	1200	1500
W3	1200	1050
W4	600	750
W5	1200	750

NOTES

- (a) ALL DIMENSIONS ARE IN MM.
- (b) ALL EXTERNAL WALLS ARE 200 TH. OTHERWISE SPECIFIED
- (c) ALL INTERNAL WALLS ARE 125 & 75 TH.
- (d) GRADE OF STEEL : Fe500
- (e) GRADE OF CONCRETE : M20
- (f) OTHER SPECIFICATIONS HAS BEEN FOLLOWED AS PER N.B.C.

L.B.S./L.B.A. DECLARATION :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ADJUTING 12.192 M WIDE BLACKTOP ROAD ON THE WESTERN SIDE AND 3.657 M WIDE COMMON PASSAGE ON THE EASTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS BEYOND 500 M FROM THE C.L. OF E.M. BY-PASS.

* THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK HAVE BEEN COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Barkar
BIJOY SARKAR
L.B.S. No.- 1515 (I)
K.M.C.
Name of LBS
SRI BIJOY SARKAR
L.B.S No.- I/ 1515

E.S.E. DECLARATION :

THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY "GLOBE TECH" OF KUSUMBA SAHA PARA, NARENDRAPUR, KOLKATA- 700 103.

K.K. Ghoshal
KALLO KUMAR GHOSHAL
BE (CIVIL) ME
Chartered Engineer
Membership No. 100622
Regd. No. 87783 FM
KMC Empalment No. ESE/11/261
Sri Kallol Kumar Ghoshal
E.S.E-1/261
Name of Structural Engineer

GEO-TECHNICAL ENGINEER'S DECLARATION:

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.E. (CIVIL) ME
G.T.E. NO. 11/13/3, N.I.I.E.
G.T.1/3 (K.M.C.), BM/GEO-TECH-1002
03/CL/GE/ER/MB/BD/19
03/CL/GE/ER/MB/BD/19
DNC/BPD/GE-1/36
Name of Geo-Technical Engineer
Sri Rupak Kumar Banerjee
GTE NO -G.T.1/3(K.M.C.)

OWNER'S DECLARATION :

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT

- 1) I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- 2) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.
- 3) K.M.C. AUTHORITY WILL NOT BE LIABLE FOR STABILITY OF THE BUILDING ADJOINING STRUCTURES.

*IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

*THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK HAVE BEEN UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

*THE PLOT OF LAND IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

BINAYAK GROUPS
Sudip Kumar Mandal
Proprietor
Being the Constituted
Attorney of
Arjun Sharma
(SUDIP KUMAR MANDAL)
PROPRIETOR OF M/S. BINAYAK GROUP
C.A. OF SRI ARJUN SHARMA
NAME OF APPLICANT

ALL DIMENSIONS ARE IN MILLIMETRE.

PROPOSED ADDITION & ALTERATION PLAN OF G+IV STORIED RESIDENTIAL BUILDING OF HEIGHT 15.450 M (PROPOSED 4TH FLOOR OVER SANCTIONED G+III STORIED RESIDENTIAL BUILDING) U/S 384 OF KMC ACT. 1980 & AS PER KMC B/R 2009 READ WITH CIRCULAR NO-04 OF 2019-20 DATED 05-06-2019 AT PREMISES NO-20/1, HEDER HAT, WARD NO- 109 BOROUGH - XII, KOLKATA - 700 099. AT R.S. DAG NO-384, R.S. KHATIAN NO-216, L.R. KHATIAN NO.-766, MOUZA- KALIKAPUR, J.L.NO-20, P.S.- PURBA JADAVPUR. VIDE B.P. NO- 2022129332, DATED 29.09.2022.

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

SARKAR & ASSOCIATES
CONSULTING CIVIL & STRUCTURAL ENGINEERS
OFFICE -1145, NAYABAD
Kolkata - 700 099. P.H.-9433098046, 7980919639

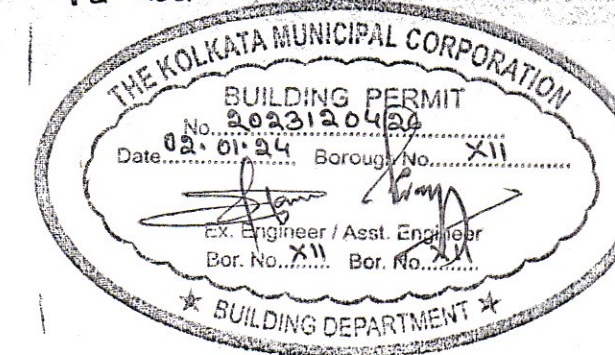
PARTY'S COPY

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.

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 - 2023120406



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 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 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.

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

THE SANCTION IS VALIED
UP TO 01.01.2023

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 UIC 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY IFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY WIDE A WEEK.

DEVIATION WOULD MEAN DEMOLITION

