

THIS PLAN PROPOSAL HAS BEEN SANCTIONED AS PER RESOLUTION OF MBC ITEM NO. 307 OF 2022 TO 2023, VIDE MEETING NO. 609, DT. 17.01.2023.  
 B.P. NO. : 2022010184  
 DATED : 03/03/2023  
 VALID UP TO : 02/03/2028  
 DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-I.K.M.C.  
 DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-I.K.M.C.

STATEMENT OF PLAN CASE NO. :- 2022010130  
 "A"

DETAILS OF ALL DEED OF CONVEYANCE:- (TOTAL FOUR NOS.)					
BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
10013	I	38	418 TO 445	03.08.2011	A.R.A-II KOLKATA (WEST BENGAL)
19020795	I	1902-2018	27197 TO 27238	12.03.2018	A.R.A-II KOLKATA (WEST BENGAL)
19020794	I	1902-2018	26749 TO 26790	12.03.2018	A.R.A-II KOLKATA (WEST BENGAL)
190204254	I	1902-2018	150156 TO 150201	12.03.2018	A.R.A-II KOLKATA (WEST BENGAL)

DETAILS OF BOUNDARY DECLARATION:-					
BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
190204752	I	1902-2021	239264 TO 239282	07.12.2021	A.R.A-II KOLKATA (WEST BENGAL)

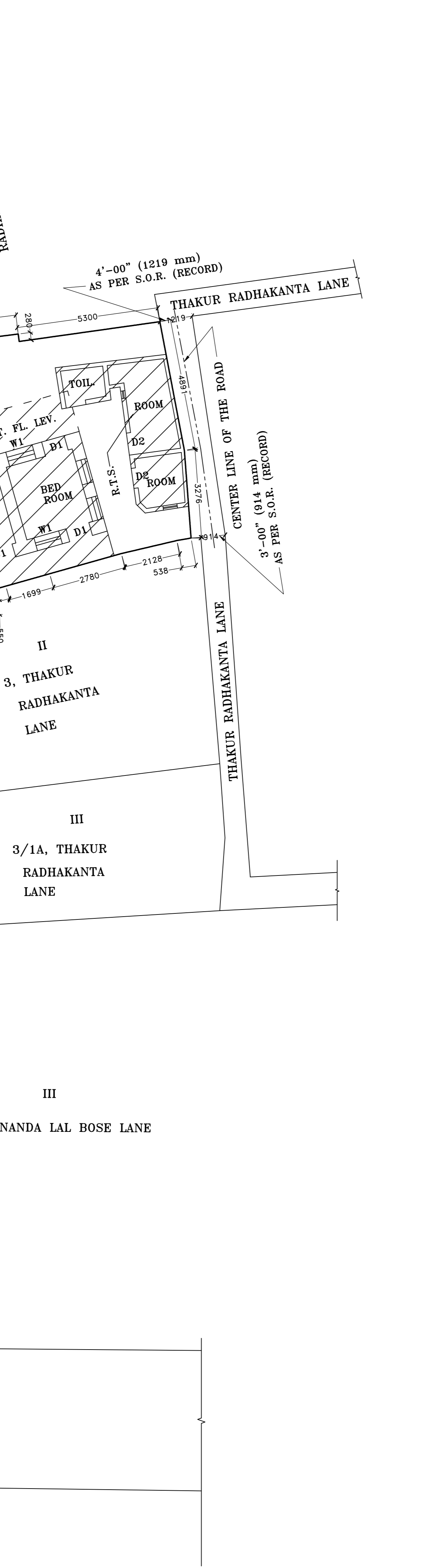
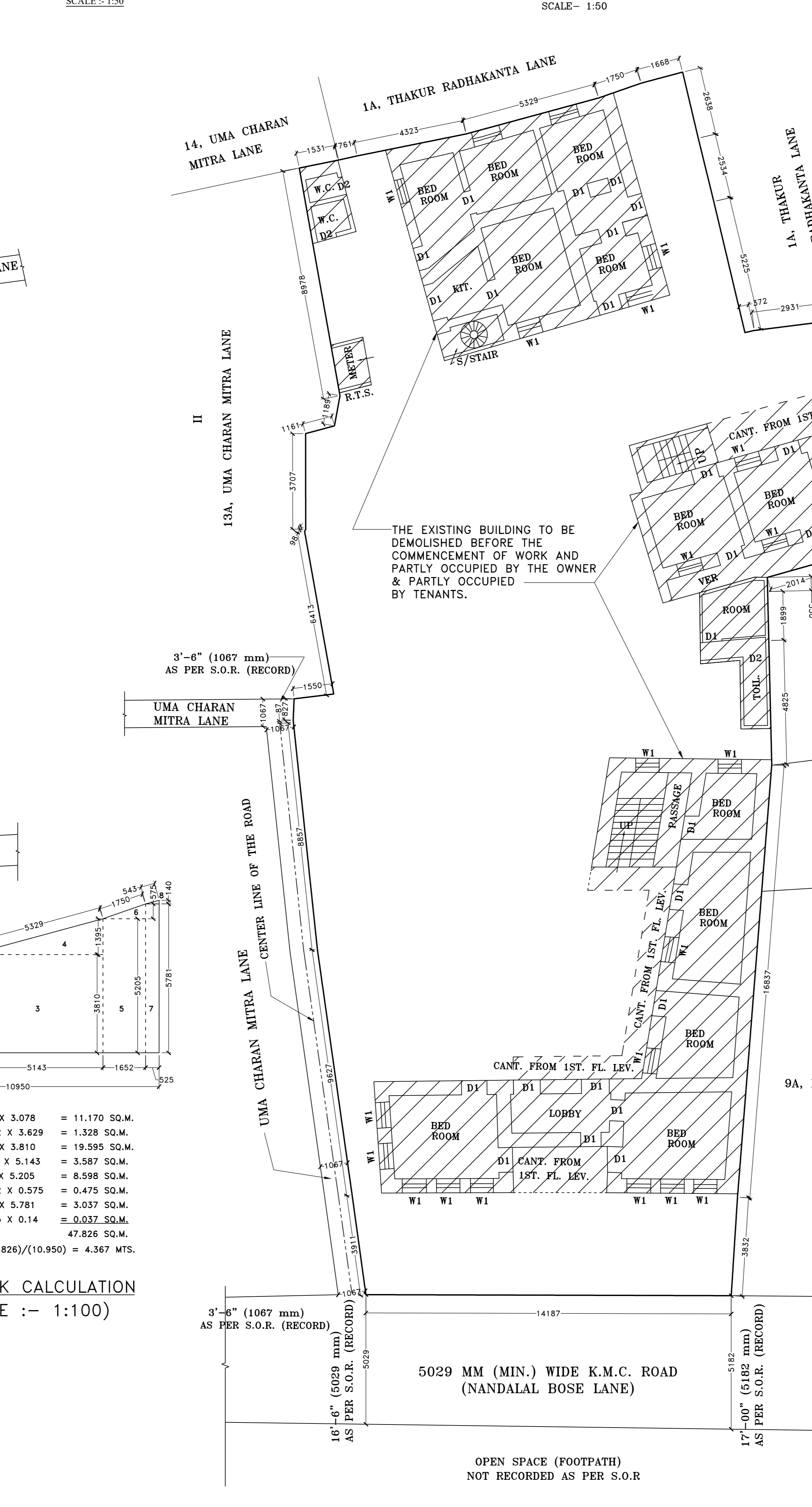
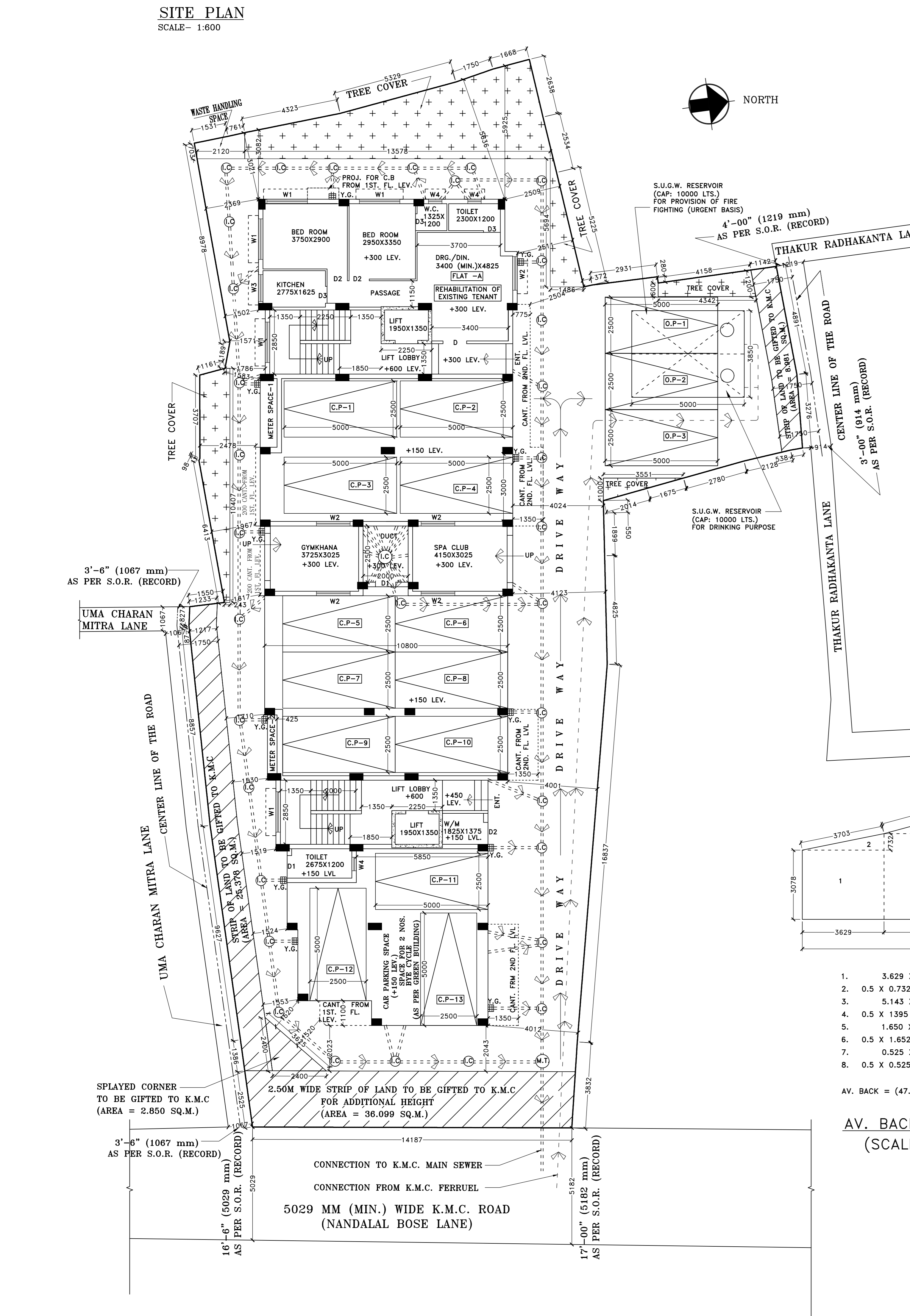
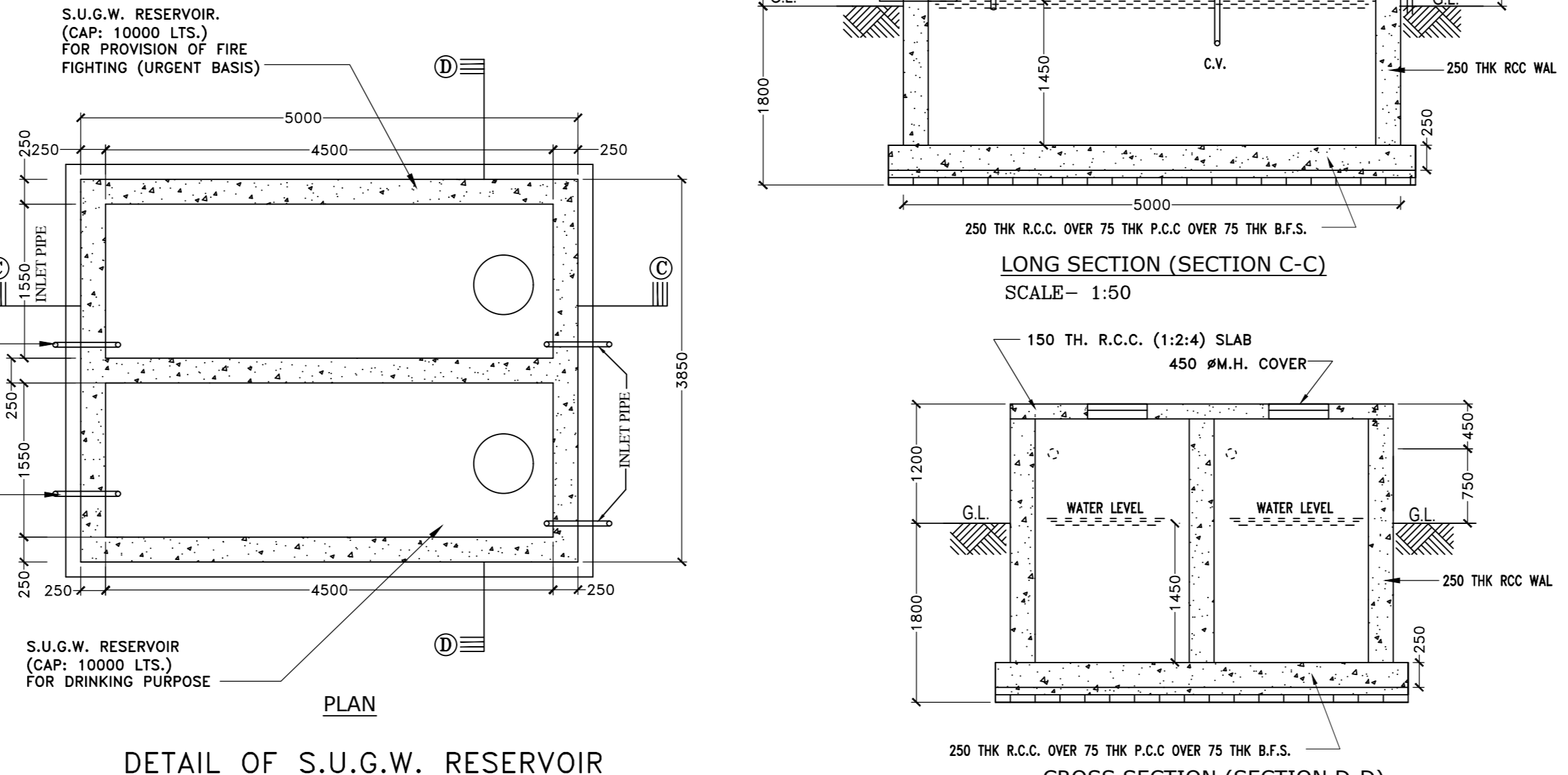
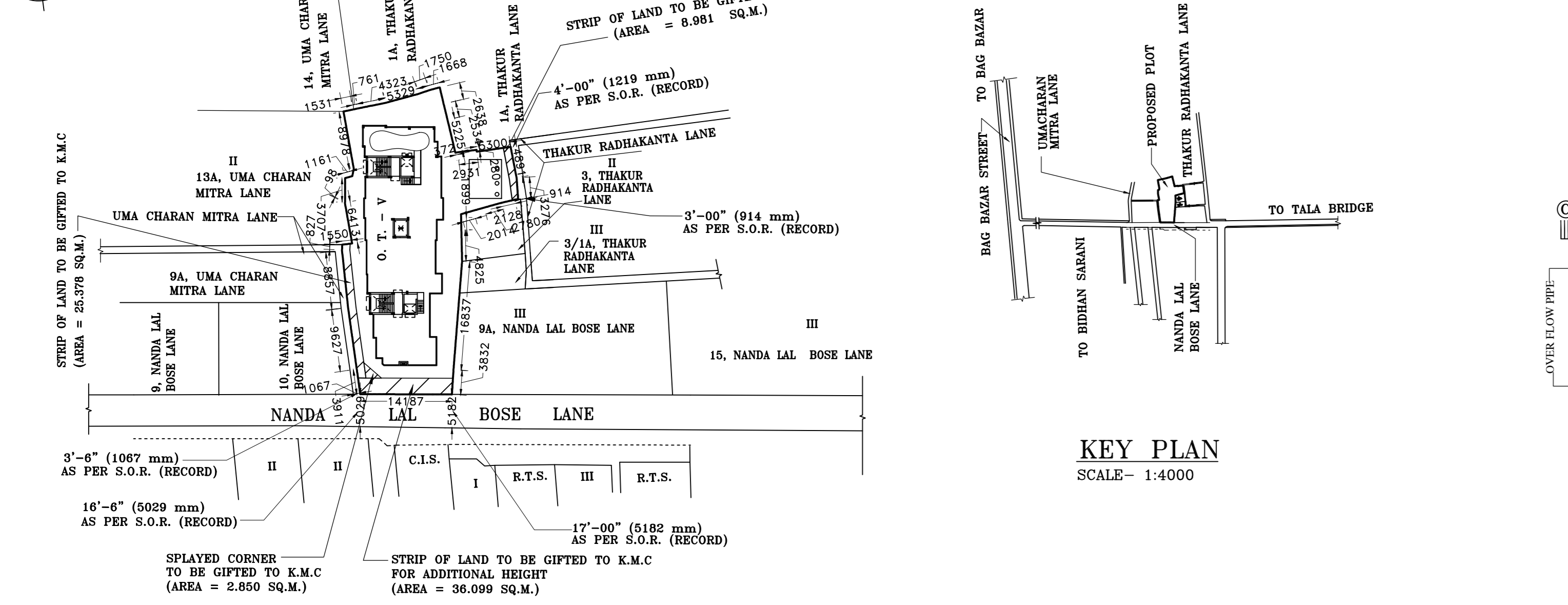
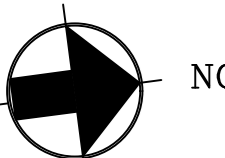
DETAILS OF ALL DEED OF GIFT TO K.M.C.:- (TOTAL THREE NOS.)					
BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
190107316	I	1901-2022	334872 TO 334887	19.08.2022	A.R.A-I KOLKATA (WEST BENGAL)
(NORTHERN & SOUTHERN SIDE GIFT FOR WIDENING OF ROAD)-AREA=9.981 SQ.M & 25.378 SQ.M					
190107314	I	1901-2022	334988 TO 334990	19.08.2022	A.R.A-I KOLKATA (WEST BENGAL)
(EASTERN SIDE GIFT FOR ADDITIONAL HEIGHT) - AREA = 36.099					
190107315	I	1901-2022	334901 TO 334913	19.08.2022	A.R.A-I KOLKATA (WEST BENGAL)
(SOUTH-EAST CORNER GIFT FOR SPAYED CORNER) - AREA = 2.850					

DETAILS OF NON-EVICTION OF TENANT:-					
BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
190204204	I	1902-2022	177335 TO 177348	07.05.2022	A.R.A-II KOLKATA (WEST BENGAL)

SCHEDULE OF DOORS & WINDOWS					
DOORS			WINDOWS		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1200	2100	W1	1800	1200
D1	1000	2100	W2	1500	1200
D2	900	2100	W3	1200	1200
D3	750	2100	W4	600	750

NOTES & SPECIFICATION  
 (a) ALL DIMENSIONS ARE IN MM.  
 (b) ALL EXTERNAL WALLS ARE 200 MM THK. WITH CEMENT SAND MORTAR (1:4)  
 (c) ALL INTERNAL WALLS ARE 125/75 MM THK. WITH CEMENT SAND MORTAR (1:4) WITH H.B. NETTING  
 (d) 10 MM THK CEILING PLASTER WITH CEMENT SAND MORTAR (1:4)  
 (e) 15 MM THK INTERIOR PLASTER WITH CEMENT SAND MORTAR (1:5)  
 (f) 19 MM THK EXTERIOR PLASTER WITH CEMENT SAND MORTAR (1:5)  
 (g) THE DEPTH OF S.U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.  
 (h) GRADE OF STEEL - Fe415  
 (i) GRADE OF CONCRETE - M20  
 (j) OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. OF INDIA (LATEST EDITION)  
 (k) ALL CLEAR COVER FOR FOUNDATION, COLUMN, BEAM & SLAB ETC. AND LAP LENGTH WILL BE FOLLOWED AS PER I.S. CODE (S.P.-34 & OTHER)



**DETAILS OF TENEMENT AREA:**

FLOOR MKD	TENEMENT MKD	TENEMENT AREA (ACTUAL SQ.M.)	TENEMENT AREA (RECORDED SQ.M.)	NOS.
1ST. FLOOR	FLAT-A	60.980	10.045	1
	FLAT-B	55.124	9.080	64.204
	FLAT-C	48.990	8.070	56.060
	FLAT-D	37.094	6.110	43.204
	FLAT-E	57.294	9.438	66.732
	FLAT-F	55.625	9.163	64.788
2ND. FLOOR	FLAT-A	75.016	12.357	87.373
	FLAT-B	55.124	9.080	64.204
	FLAT-C	58.586	9.650	68.236
	FLAT-D	37.094	6.110	43.204
	FLAT-E	59.877	9.863	69.740
	FLAT-F	57.294	9.438	66.732
3RD. FLOOR	FLAT-A	81.091	13.357	94.448
	FLAT-B	55.124	9.080	64.204
	FLAT-C	58.586	9.650	68.236
	FLAT-D	37.094	6.110	43.204
	FLAT-E	59.877	9.863	69.740
	FLAT-F	57.294	9.438	66.732
4TH. FLOOR	FLAT-A	81.091	13.357	94.448
	FLAT-B	55.124	9.080	64.204
	FLAT-C	58.586	9.650	68.236
	FLAT-D	37.094	6.110	43.204
	FLAT-E	59.877	9.863	69.740
	FLAT-F	57.294	9.438	66.732

(18) HEIGHT OF THE BUILDING = 15.450 M (G+IV)

**DETAILS OF COVERED AREA:**

FLOOR MKD.	EACH FLOOR AREA (SQ.M.)	DUCT	STAIR	STAIR	LIFT	LIFT	NET AREA EXCL. ALL VOIDS (SQ.M.)	STAIR WAY-1	STAIR WAY-2	LIFT LOBBY-1	LIFT LOBBY-2	GROSS FLOOR AREA EXCL. EXEM. AREA (SQ.M.)
GROUND FLOOR	378.100	5.00	—	—	—	—	373.100	(4.107-0.337) = 3.770	(4.107-0.337) = 3.770	3.000	3.000	338.560
FIRST FLOOR	381.904	5.00	0.337	2.633	2.633	370.964	(4.107-0.337) = 3.770	(4.107-0.337) = 3.770	2.869	2.869	337.686	
SECOND FLOOR	401.828	5.00	0.337	2.633	2.633	390.868	(4.107-0.337) = 3.770	(4.107-0.337) = 3.770	2.869	2.869	357.610	
THIRD FLOOR	401.828	5.00	0.337	2.633	2.633	390.868	(4.107-0.337) = 3.770	(4.107-0.337) = 3.770	2.869	2.869	357.610	
FOURTH FLOOR	401.828	5.00	0.337	2.633	2.633	390.868	(4.107-0.337) = 3.770	(4.107-0.337) = 3.770	2.869	2.869	357.610	
TOTAL	1965.488	25.00	1.348	10.532	10.532	1916.728	68.850	68.850	14.476	14.476	1750.076	

**DECLARATION OF I.B.S.:-**  
 I CERTIFY ON THE PLAN ITSELF 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 SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD IS CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.  
 SRI ASHIS KUNDU (L.B.S. NO.-679/I)  
 NAME OF I.B.S.

**DECLARATION OF GEO-TECHNICAL ENGINEER:-**  
 UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.  
 SRI KAILLOL KR. GHOSHAL (G.T./I/14)  
 SIGNATURE OF GEO-TECHNICAL ENGINEER

**DECLARATION OF E.S.E.:-**  
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC AND WIND LOAD AS PER N.B.C. OF INDIA (LATEST EDITION) & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
 SOIL TEST HAS BEEN DONE BY SRI KAILLOL KR. GHOSHAL OF "MAS", 4, GARFA MAIN ROAD, KOLKATA-075.  
 RECOMMENDATION OF SOIL INVESTIGATION REPORT IS CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.  
 SRI ASHIS KUNDU (E.S.E. NO.-327/I)  
 NAME OF STRUCTURAL ENGINEER

**OWNER'S DECLARATIONS:-**  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:-  
 I SHALL ENGAGE I.B.S. & E.S.E. DURING CONSTRUCTION.  
 I SHALL FOLLOW THE INSTRUCTIONS OF I.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 & 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 WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./I.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.  
 THE PLOT IS IDENTIFIED BY ME.  
 THERE IS NO LEGAL CASE PENDING AGAINST THIS PLOT.  
 (1) SRI PAWAN KUMAR AGARWAL & (2) SMT. SHIKHA AGARWAL  
 NAME OF OWNER(S)

**A.K.CONSTANT**  
 25B, MAHATMA GANDHI ROAD, KOLKATA-700 082.  
 98303 34675 / 82405 44997

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULES 2009 AT PREMISES NO.- 7, NANDA LAL BOSE LANE, IN WARD NO.-007, BOROUGH NO.-I UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA-700 003, P.S.-SHYAMPUR, P.O.-BAGBAZAR

**AV. BACK CALCULATION**  
 (SCALE :- 1:100)

1.	3.629 X 3.078	= 11.170 SQ.M.
2.	0.5 X 0.732 X 3.629	= 1.328 SQ.M.
3.	5.143 X 3.810	= 19.595 SQ.M.
4.	0.5 X 1.395 X 5.143	= 3.587 SQ.M.
5.	1.650 X 5.205	= 8.598 SQ.M.
6.	0.5 X 1.652 X 0.575	= 0.475 SQ.M.
7.	0.525 X 5.781	= 3.037 SQ.M.
8.	0.5 X 0.525 X 0.14	= 0.037 SQ.M.
		47.826 SQ.M.
	AV. BACK = (47.826)/(10.950)	= 4.367 MTS.