



SPECIFICATIONS

- GRADE OF CONCRETE -- M20.
- GRADE OF STEEL -- Fe 415
- PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.
- PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4.
- PROPORTION OF LIME TERRACING - 2:2:7.
- ALL DIMENSIONS ARE IN MM.
- SCALE - 1:100, OTHER WISE MENTIONED.

SCHEDULE OF DOORS AND WINDOWS

MRD.	WIDTH	HEIGHT
D1	1000	2100
D2	900	2100
D3	750	2100
W1	1500	1350
W2	1200	1350
W3	900	1350
W4	600	600

AREA STATEMENT

As Per Deed - 1258.825 Sqm = 18 Kh 08 Ch 14 Sqft.
 As Per Boundary Declaration - 1096.181 Sqm.
 As Per U.L.C. and B.L.L.R.O - 1018.10 Sqm.
 Permissible F. A. R. - 1.75
 Permissible Ground Coverage - 509.05 Sqm. (50.0%)
 Proposed Ground Coverage - 448.666 Sqm. (44.069%)

Ground Floor Area	1st Floor Area	2nd Floor Area	3rd Floor Area	4th Floor Area	Total Floor Area	Exempted Area	Effective Floor Area
435.993 Sqm	448.666 Sqm	448.666 Sqm	448.666 Sqm	448.666 Sqm	2290.667 Sqm	29.336 Sqm	2261.331 Sqm

STATEMENT OF THE PLAN PROPOSAL

A. Assessee NO. - 31 - 114 - 25 - 0088 - 0

2.A. Details of Registered Deed - Book No. - I Volume No. - 35, Being No. - 1766, Page - 230 To 245, Date - 09 / 04 / 1948 At S. R. Alipore.

2.B. Details of Registered Deed - Book No. - I Volume No. - 93, Being No. - 52134, Page - 46 To 49, Date - 30 / 07 / 1954 At S. R. Alipore.

2.C. Details of Registered Deed of Gift - Book No. - I Volume No. - 1605-2022, Being No. - 16050471, Page - 2277 To 2302, Date - 06 / 01 / 2022 At A.D.S. R. Alipore.

2.C. Details of Registered Deed of Amalgamation - Book No. - I Volume No. - 1601-2022, Being No. - 16010086, Page - 45845 To 45933, Date - 16 / 03 / 2022 At D.S. R. Alipore.

3. Details of Power of Attorney - Book No. - I Volume No. - 1601 - 2022, Page No. - 85039 To 85079, Being No. - 16010176, Date - 19/07/2022 At D.S. R. - 1 24 PGS (S)

4. Details of Boundary Declaration - Book No. - I Volume No. - 1601 - 2022, Page No. - 85726 To 85744, Being No. - 16010181, Date - 22/07/2022, At D.S. R. - 1, 24 PGS (S)

5. Details of Front Strip Gift To K.M.C. - Book No. - I Volume No. - 1601 - 2022, Page No. - 85710 To 85727, Being No. - 16010181, Date - 22/07/2022, At D.S. R. - 1 24 PGS (S)

6. Details of Non-Eviction of Tenant - Book No. - IV Volume No. - 1601 - 2022, Page No. - 1426 To 1440, Being No. - 16010004, Date - 22/07/2022 At D.S. R. - 1 24 PGS (S)

7. a. Area Of Land - 1258.825 Sqm. = 18 Kh 08 Ch 14 Sqft (As Per Deed)
 b. Area Of Land - 1096.181 Sqm. (As Per Boundary Declaration)
 c. Area Of Land - 1018.10 Sqm. (As Per U.L.C.)
 d. No of storey - G + Four

B. 1. Ground Coverage
 a) Permissible - 509.05 Sqm. (50%)
 b) Proposed - 448.666 Sqm. (44.069%)

2. F.A.R. -
 a) Permissible - 1.75.
 b) Proposed - 1.749

3) Total covered area -
 i) 2208.149 Sqm. (including exempted area)
 ii) 2029.339 Sqm. (Excluding exempted area)
 iii) 178.79 Sqm. (Exempted area)

5. Total car parking area - 248.722 Sqm.
 6. No. of car parking space -
 a) Mandatory - 10 Nos. (b) Proposed - 11 Nos.

I do certify with full responsibility that the building plan has been drawn as per provision of K.M.C building rules 2009, as amended from time to time and the site condition including width of the abutting black top road [4572 MM.] conforming with the site and it is a buildable site not a tank or filled up tank. It is bounded by boundary wall. The existing structure should be demolished before construction which is occupied by the owner & tenant.

KUSH KUNDU
 L.B.S. NO. - 1 / 1412
 NAME OF L.B.S.

The structural design and drawing of the both foundation and super structure of the building have been made by considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect. Soil Testing Report Has Been Done By M/S, SOIL TECH OF 148/1/1A, Peary Mohan Roy Road, Kolkata - 700027, duly signed by BHASKAR JYOTI ROY, GEO-TECH ENGINEER (G.T.No - II/4) The Recommendations of Soil Report Has Been Considered During Structural Calculation.

SUBHRA DAS
 E. S. E. NO - II/658
 NAME OF E. S. E.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo - Technical point of view.

Bhaskar Jyoti Roy
 G.T.E. NO - I / 50
 NAME OF GEO-TECHNICAL ENGINEER

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 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 false, the K.M.C. authority will revoke the sanction plan.
 5) The construction of water reservoir and septic tank will be under the guidance of L. B. S / E. S. E.
 6) During site inspection I was physically present & identified the plot on which plan proposal submitted.

Prasenjit Saha Proprietor of M/S Ganapati Enterprise, Constituted Attorney of Laboni Roy, Rajat Neogi, Ranjan Neogi, Swagata Sengupta, Uday Kumar Neogi, Tripath Neogi, Subhasis Neogi, Santana Neogi, Dipika Gupta, Swastika Sen, Lipika Saha, Swastika Roy, Indrash Neogi, Moujumi Sengupta, Namita Neogi, Samir K Neogi, Partha Gupta, Joy Gupta Maik
 NAME OF APPLICANT / OWNER

PROPOSED PLAN OF A G + FOUR STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 88, THAKUR PARA ROAD, WARD NO - 114, BOROUGH NO - XI, P. S. - REGENT PARK, KOLKATA - 700093, U/S 393 A OF K. M. C. ACT 1980 UNDER BUILDING RULES 2009,

B.P. NO. - 2023110171
 VALID UPTO - 30.08.2028

SANCTION DATE - 31.08.2023

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.