



**B.L.L.R.O. DETAILS**

1. B.L.L.R.O. CONVERSION =  
i) Memo no- 171/168/Con Certificate/BLLRO/ATM/ Kaaba/18, Date- 08/03/2018  
ii) Memo no- 171/168/Con Certificate/BLLRO/ATM/ Kaaba/18, Date- 08/03/2018

2. B.L.L.R.O. MUTATION =  
i) Memo no- 180765/BLLRO/ATM/ Kaaba/16, Date- 23/12/2016  
ii) Memo no- 180766/BLLRO/ATM/ Kaaba/16, Date- 23/12/2016  
iii) Memo no- 180767/BLLRO/ATM/ Kaaba/16, Date- 23/12/2016  
iv) Memo no- 180768/BLLRO/ATM/ Kaaba/16, Date- 23/12/2016  
v) Memo no- 180769/BLLRO/ATM/ Kaaba/16, Date- 23/12/2016  
vi) Memo no- 180770/BLLRO/ATM/ Kaaba/16, Date- 23/12/2016

**NOTES**

1. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M.M.

2. 75 TH. 1:4 CLASS B.F.S. IN FOUNDATION AND FLOOR.

3. 200 TH. OUTER WALL WITH (1:4) MORTAR AND 75/125 TH. PARTITION WALL WITH (1:4) MORTAR.

4. 75MM SCREED CONCRETE WILL BE PROPER WATER PROOFING COMPOUND OVER 100 MM THK. ROOF.

5. ALL CEILING AND R.C.C. PLASTER 12mm TH. WITH (1:4) MORTAR AND ALL WALL PLASTER 12mm TH. WITH (1:4) MORTAR.

6. ALL STEEL GRADE IS Fe 500.

7. ALL CONCRETE GRADE IS M20.

8. ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF BUILDING.

9. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.E.C. RECOMMENDATION.

10. MARBLE FLOORING WILL BE PROVIDED.

**STRUCTURAL CERTIFICATE**

Certifies with full responsibility that the structural design & drawings of both foundation and super structure of the above mentioned building has been prepared in accordance with the seismic load as per the National Building Code of India and certified that it is safe and stable in all respect. The structural design as per soil test done by M/S TECHNO SOIL of Cochin, Arunachal, Souapur, Kolkata, 700150, recommended & signed by Geo-Tech Engineer Rupak Kumar Banerjee.

Hirannoy Mukherjee  
The Kolkata Municipal Corporation  
Signature of STRUCTURAL ENGINEER  
(HIRANNYOY MUKHERJEE)  
E.S.E. NO. 528(I)

**L.B.S. DECLARATION**

Certified with full responsibility that the building plan has been drawn as per the provisions of the KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting 5.15 m wide common passage in the west confirms with that in the plan, and it is a buildable site and not a tank or filled up land.

Hirannoy Mukherjee  
The Kolkata Municipal Corporation  
Signature of L.B.S. ENGINEER  
(HIRANNYOY MUKHERJEE)  
E.S.E. NO. 528(I)

**OWNERS DECLARATION**

I do hereby undertake with full responsibility that

- I shall comply L.B.S. & E.S.E. during construction.
- I shall follow the instruction of L.B.S. & E.S.E. during construction of the buildings (per plan).
- K.M.C. authority will not be responsible for Structural Stability of the building & adjoining structure.
- If any submitted documents are found to be false, the K.M.C. authority will revoke the sanction plan.
- The construction of water reservoir & septic tank will be under the guidance of L.B.S. / E.S.E. before starting of building foundation work.
- The site has been identified by me at the time of inspection.

Hirannoy Mukherjee  
SRI PRAWEN MASKARA  
As Constituted Attorney of  
i) Sri Inu Maskara  
ii) Toddi Infrastructure Pvt. Ltd.  
Having its Director  
Smt. Mrudula Toddi  
Smt. Mrudula Toddi  
AS CONSTITUTED ATTORNEY OF  
i) SRI INU MASKARA  
ii) TODDI INFRASTRUCTURE PVT. LTD.  
HAVING ITS DIRECTOR  
SMT. MRUDULA TODDI  
L.B.S. NO. 1350(U)

**STATEMENT OF PLAN PROPOSAL**

1. ASSESSEE NO. - 31-109-08-8786-0

2a. DETAILS OF REGD. DEED -  
i) BOOK NO. - 1 ; CD. VOL. NO. - 21 ; PAGES: 209 TO 231 ; BEING NO. - 10450  
ii) YEAR - 2013 ; DATED - 08/12/2013 ; DSR-III SOUTH 24 PGS.

2b. DETAILS OF COMMON PASSAGE DECLARATION -  
BOOK NO. - 1 ; VOL. NO. - 1803/2015 ; PAGES: 41868 TO 41972 BEING NO. - 1803/05/22  
YEAR - 2015 ; DATED - 28/07/2015 ; DSR-III, SOUTH 24 PARGANAS.

2c. DETAILS OF POWER OF ATTORNEY -  
BOOK NO. - IV ; VOL. NO. - 1601/2015 ; PAGES: 2553 TO 2576 BEING NO. - 1601/00/987  
YEAR - 2015 ; DATED - 30/06/2015 ; DSR-III SOUTH PARGANAS.

2d. DETAILS OF BOUNDARY DECLARATION -  
BOOK NO. - V ; VOL. NO. - 6589 TO 6599 BEING NO. - 16300/054,  
YEAR - 2019 ; DATED - 21/01/2019 ; DSR-V, SOUTH 24 PARGANAS.

3. AREA OF LAND AS PER DEED - 07K-04CH-15 SFT. = 486.343 SQ.M.  
(Including Doba area of = 102.192 SQ.M.)

3a. NET AREA OF LAND AS PER BOUNDARY DECL. - 457.857 SQ.M. (including Doba)

3b. DOBA AREA - AS PER B.L.L.R.O. = 74.884 SQ.M.

4. NO. OF TENEMENTS - 9 AS PER B.L.L.R.O. = 101.246 SQ.M.

5. SIZE OF TENEMENT - 90 SQ.M TO 75 SQ.M. - 3 NOS.

6. SIZE OF TENEMENT - 75 SQ.M TO 100 SQ.M. - 6 NOS.

7. PERMISSIBLE GROUND COVERAGE (51.404%) = 236.36 SQ.M.

8. PROPOSED GROUND COVERAGE (47.72%) = 218.469 SQ.M.

9. PROPOSED F.A.R. = 1.259

**7. FLOOR AREA STATEMENT**

FLOOR	TOTAL COVERED AREA in m <sup>2</sup>	ACTUAL LIFT WELL in m <sup>2</sup>	ACTUAL AREA in m <sup>2</sup>	EXEMPTED AREA in m <sup>2</sup>	NET FLOOR AREA in m <sup>2</sup>
GROUND	218.469	0.00	218.469	2.059	203.075
FIRST	218.469	1.715	216.754	2.059	201.380
SECOND	218.469	1.715	216.754	2.059	201.380
THIRD	218.469	1.715	216.754	2.059	201.380
TOTAL	873.866	5.145	868.851	8.233	807.155

**8. TENEMENTS & CAR PARKING CALCULATION**

TENEMENT MARKED	Area in m <sup>2</sup>	Multiplication Factor	No of Car Tenement
A/1/2/3	68.940	1.144	3
B/1/2/3	73.958	1.144	3
C/1/2/3	57.578	1.144	3
TOTAL	199.476	1.144	9

**9. STATEMENT OF OTHER AREA**

Area	Area in m <sup>2</sup>
FLOOR LIFT EXPANDED LEIGE	15.963
STAIR HEAD ROOM AREA	15.963
LIFT MACHINE ROOM AREA	8.523
OTHER HEAD ROOM AREA	7.130
OTHER HEAD ROOM ONLY	71.952
STAIR AREA OF L.M.R.	4.000
SERVICE AREA	4.000
TOTAL	131.431

**10. CALCULATION OF OTHER FEES**

Area	Area in m <sup>2</sup>	Rate	Amount
STAIR HEAD ROOM AREA	15.963	15.00	239.445
LIFT MACHINE ROOM AREA	8.523	15.00	127.845
OTHER HEAD ROOM AREA	7.130	15.00	106.950
OTHER HEAD ROOM ONLY	71.952	15.00	1079.280
STAIR AREA OF L.M.R.	4.000	15.00	60.000
SERVICE AREA	4.000	15.00	60.000
TOTAL	131.431	15.00	1667.520

**11. CALCULATION OF F.A.R.**

Area	Area in m <sup>2</sup>	F.A.R.	Value
NET LAND AREA IN SQ.M	457.857	1.259	576.120
TOTAL REQUIRED CAR PARKING	457.857	3	1373.571
TOTAL CAR PARKING PROVIDED	9	3	27
TOTAL COVERED CAR PARKING PROVIDED	9	3	27
TOTAL CAR PARKING PROVIDED	9	3	27
TOTAL CAR PARKING PROVIDED	9	3	27
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m <sup>2</sup> FOR COVERED PARKING ONLY	180.577	3	541.731
ACTUAL CAR PARKING AREA EXEMPTED IN m <sup>2</sup>	75	3	225
PERMISSIBLE F.A.R.	75.00	1.75	131.250
PROPOSED F.A.R.	1.259	1.259	576.120

**GEO-TECHNICAL ENGINEER'S DECLARATION**

I understand that the site is not a tank or filled up land and it is a buildable site and not a tank or filled up land. I have inspected the site and I certify that the load coming from the proposed construction and foundation system proposed therein is safe and stable in all respect from Geo-technical point of view.

Hirannoy Mukherjee  
SRI PRAWEN MASKARA  
As Constituted Attorney of  
i) Sri Inu Maskara  
ii) Toddi Infrastructure Pvt. Ltd.  
Having its Director  
Smt. Mrudula Toddi  
Smt. Mrudula Toddi  
AS CONSTITUTED ATTORNEY OF  
i) SRI INU MASKARA  
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HAVING ITS DIRECTOR  
SMT. MRUDULA TODDI  
L.B.S. NO. 1350(U)

**PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.500 MT. U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009. AT PREMISES NO. 3208/1, NAYABAD, MOUZA- NAYABAD, TOUZI NO- 56, R.S. NO- 03, R.S. DAG NO- 179 & 180, R.S. KHATIAN NO- 82 & 83, J.L. NO- 25, WARD NO- 109, BOROUGH- XII, P.S.- PANCHASAYAR, KOLKATA -700099. UNDER THE KOLKATA MUNICIPAL CORPORATION.**

**HIRA CONSULTANCY**

ENGINEERING / BUILDING CONSULTANCY  
C-30/1 RABINDRAPALLY, BRAHMAPUR  
KOLKATA - 700096

**SIG. OF L.B.S. (RUPAK KUMAR BANERJEE)**  
LICENCE NO. 3(1)

**SIG. OF GEO-TECH. ENGG**  
LICENCE NO. 3(1)

**SIG. OF L.B.S. (RUPAK KUMAR BANERJEE)**  
LICENCE NO. 3(1)

**SIG. OF L.B.S. (RUPAK KUMAR BANERJEE)**  
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