

**PROPOSED G+IV AND G+III STORIED RESIDENTIAL BUILDING  
COMPLEX AT PREMISES NO.-13, BHUPEN ROY ROAD, WARD NO.  
- 120, BOROUGH NO. - XIII, U/R- 393A OF K.M.C.**

NAME OF OWNERS - 1. SMT. PURNIMA BHATTACHARYA, 2. SRI PARIMAL KAYAL, 3. DR. DIPENDRANATH MUKHOPADHYAY, 4. DR. SABARNA MUKHOPADHYA, 5. SRI ARUP RATAN SAHA, 6. SRI GOUR CHANDRA ROY, 7. SRI NILMONI ROY, 8. MISS RINKU ROY.

**BHATTACHARYA & ASSOCIATES.**  
ARCHITECTS, ENGINEERS & INT. DESIGNERS  
SKYLARK APARTMENT, GROUND FLOOR  
105B, DIAMOND HARBOUR ROAD  
KOLKATA- 700008.  
tel + fax : + 91 33 2445-5621  
e-mail: archrarjitb@gmail.com



DEPTH OF SEPTIC TANK & SEMI UNDER  
GROUNDWATER RESERVOIR SHALL NOT EXCEED  
THE DEPTH OF FOUNDATION OF THE BUILDING.

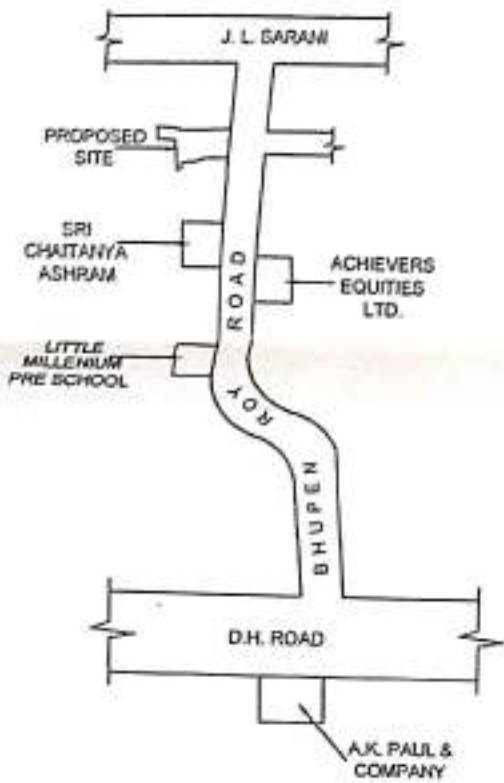
**AREA STATEMENT**

**PART - A ->**

1. ASSESSEE NO- 41-120-02-0013-9
2. DETAIL OF REGISTER DEED(GIFT DEED) :-
  - a. BOOK-I, VOLUME- 1607-2017, BEING NO.- 160700238, PAGE - 8446-8499, YEAR- 13.01.2017, PLACE - A.D.S.R. BEHALA.
  - b. BOOK-I, VOLUME- 1607-2017, BEING NO.- 160700239, PAGE - 8384-8445, YEAR- 13.01.2017, PLACE - A.D.S.R. BEHALA.
  - c. BOOK-I, VOLUME- 1607-2016, BEING NO.- 160708138, PAGE - 266578-266605, YEAR- 27.09.2016, PLACE - A.D.S.R. BEHALA.
  - d. BOOK-I, VOLUME- 1607-2016, BEING NO.- 160708139, PAGE - 260048-260073, YEAR- 21.09.2016, PLACE - A.D.S.R. BEHALA.
  - e. BOOK-I, VOLUME- 1607-2016, BEING NO.- 160700722, PAGE - 25685-25727, YEAR- 01.02.2016, PLACE - A.D.S.R. BEHALA.
  - f. BOOK-I, VOLUME- 1607-2016, BEING NO.- 160700723, PAGE - 26977-27018, YEAR- 02.02.2016, PLACE - A.D.S.R. BEHALA.
  - g. BOOK-I, VOLUME- 1607-2016, BEING NO.- 160700724, PAGE - 25728-25769, YEAR- 01.02.2016, PLACE - A.D.S.R. BEHALA.
3. DETAIL OF DEED OF CONVEYANCE :-
  - a. BOOK-I, VOLUME- 112, BEING NO.- 3471, PAGE - 205-226, YEAR- 11.03.1998, PLACE - D.S.R.-II, ALIPORE.
  - b. BOOK-I, VOLUME- 112, BEING NO.- 3472, PAGE - 227-246, YEAR- 11.03.1998, PLACE - D.S.R.-II, ALIPORE.
  - c. BOOK-I, VOLUME- 97, BEING NO.-4985, PAGE - 142-148, YEAR- 06.05.1988, PLACE - D.S.R.-II, ALIPORE.
  - d. BOOK-I, VOLUME- 14, BEING NO.-758, PAGE - 192, YEAR- 02.02.1983, PLACE - D.S.R.-II, ALIPORE.
  - e. BOOK-I, VOLUME-16, BEING NO.-891, PAGE - 281-288, YEAR- 22.05.1997, PLACE - D.S.R.-II, ALIPORE.
  - f. BOOK-I, VOLUME- 22, BEING NO.-07872, PAGE - 2100-2115, YEAR- 17.08.2011, PLACE - D.S.R.-II, ALIPORE.
4. DETAIL OF POWER OF ATTORNEY :-
  - a. BOOK-I, VOLUME- 1607-2016, BEING NO.- 160704585, PAGE - 152431-152468, YEAR- 13.06.2016, PLACE - A.D.S.R. BEHALA.
  - b. BOOK-I, VOLUME- 1607-2016, BEING NO.- 160704584, PAGE - 152026-152066, YEAR- 13.06.2016, PLACE - A.D.S.R. BEHALA.
  - c. BOOK-IV, VOLUME- 1607-2017, BEING NO.- 160700897, PAGE - 15113-15146, YEAR- 26.12.2017, PLACE - A.D.S.R. BEHALA.
  - d. BOOK-I, CD VOLUME- 4, BEING NO.- 02552, PAGE - 4278-4292, YEAR- 06.03.2014, PLACE - A.D.S.R. BEHALA.
  - e. BOOK-IV, VOLUME- 1607-2015, BEING NO.- 160700903, PAGE - 10084-10116, YEAR- 12.01.2015, PLACE - A.D.S.R. BEHALA.
  - f. IVSGlobal, UAED 02602118, Dated 10.05.2018, DUBAI.
  - g. BOOK-I, VOLUME- 23, BEING NO.- 13877, PAGE - 11482-11496, YEAR- 26.12.2013, PLACE - A.D.S.R. BEHALA.
  - h. IVS 423704, Dated 10.12.2015, DUBAI.
5. DETAIL OF BOUNDARY DECLARATION -> BOOK-I, VOLUME- 1602-2018, BEING NO.- 160206448, PAGE - 216112- 216139, YEAR- 13.06.2018, PLACE - D.S.R.-II, ALIPORE.
6. DETAIL OF GIFT (FRONT) - BOOK-I, VOLUME- 1602-2018, BEING NO.- 160206447, PAGE - 216083-216111, YEAR- 13.06.2018, PLACE - D.S.R.-II, ALIPORE.
7. DETAIL OF TENANT DECLARATION - BOOK-I, VOLUME- 1602-2018, BEING NO.- 160206449, PAGE - 216140-216166, YEAR- 13.06.2018, PLACE - D.S.R.-II, ALIPORE.
8. DETAIL OF GIFT (SIDE) - BOOK-I, VOLUME- 1607-2018, BEING NO.- 160711598, PAGE - 370959-370988, YEAR- 13.12.2018, PLACE - D.S.R.-II, ALIPORE.
9. A.A.I. NOC ID - BEHA/EAST/B/090618/332876, DATED - 11.09.2018

**PART-B:**

1. (i) AREA OF PLOT OF LAND (AS PER DEED) = 16 K-00 CH.-00SFT.  
= 1070.234 SQ.M.
- (ii) AREA OF PLOT OF LAND (AS PER B/D) = 1035.555 SQ.M.
2. (i) PERMISSIBLE GROUND COVERAGE (50%) = 517.777 SQ.M.
- (ii) PROPOSED GROUND COVERAGE  
BLOCK - I = 412.358 SQ.M.  
BLOCK - II = 60.250 SQ.M.  
= 472.608 SQ.M.
2. TOTAL FLOOR AREA  
BLOCK - I = 1856.567 SQ.M.  
BLOCK - II = 199.640 SQ.M.  
= 2056.207 SQ.M.
3. PROPOSED HEIGHT - BLOCK - I = 15.425 M.  
BLOCK - II = 12.250 M.
4. ROAD WIDTH - 5.170 M.
5. TOTAL REQUIRED CAR PARKING :-  
FOR FLAT = 8 NOS.  
FOR SHOP = 2 NOS.  
= 10 NOS.
6. TOTAL PROVIDED CAR PARKING  
BLOCK - I = 9 NOS.  
BLOCK - II = 2 NOS.  
= 11 NOS.
7. PERMISSIBLE AREA FOR PARKING = 250 SQ.M.
8. PROVIDED AREA FOR PARKING  
BLOCK - I = 203.185 SQ.M.  
BLOCK - II = 41.290 SQ.M.  
= 244.475 SQ.M.
9. PERMISSIBLE F.A.R = 1.75
10. PROPOSED F.A.R = (2056.207+244.475) / 1035.555 = 1.7496
11. STAIR HEAD ROOM AREA (BLOCK -I) = 32.076 SQ.M.
12. OVER HEAD TANK AREA (BLOCK -I) = 15.385 SQ.M.
13. AREA OF CUP-BOARD (BLOCK -I) = 30.664 SQ.M.
14. AREA OF LOFT (BLOCK -I) = 27.918 SQ.M.
15. LIFT MACHINE ROOM AREA (BLOCK -I) = 12.114 SQ.M.
16. COVER AREA OF SHOP (BLOCK -I) = 106.878 SQ.M.
17. CARPET AREA OF SHOP (BLOCK -I) = 95.039 SQ.M.
18. STAIR HEAD ROOM AREA (BLOCK -II) = 13.260 SQ.M.
19. OVER HEAD TANK AREA (BLOCK -II) = 5.980 SQ.M.
20. AREA OF CUP-BOARD (BLOCK -II) = 2.325 SQ.M.
21. AREA OF LOFT (BLOCK -II) = 5.064 SQ.M.
22. PROPOSED TREE COVER AREA = 68.352 SQ.M. ( 6.601% OF LAND AREA)
23. MINIMUM TREE COVER AREA REQUIRED 5.6% OF LAND AREA.



**KEY PLAN**  
SCALE - 1:4000

AREA RESERVED FOR TREE COVER 4.030 SQM.

AREA RESERVED FOR TREE COVER 19.004 SQM.



Approved by M.B.C.  
dt. 10/07/2019

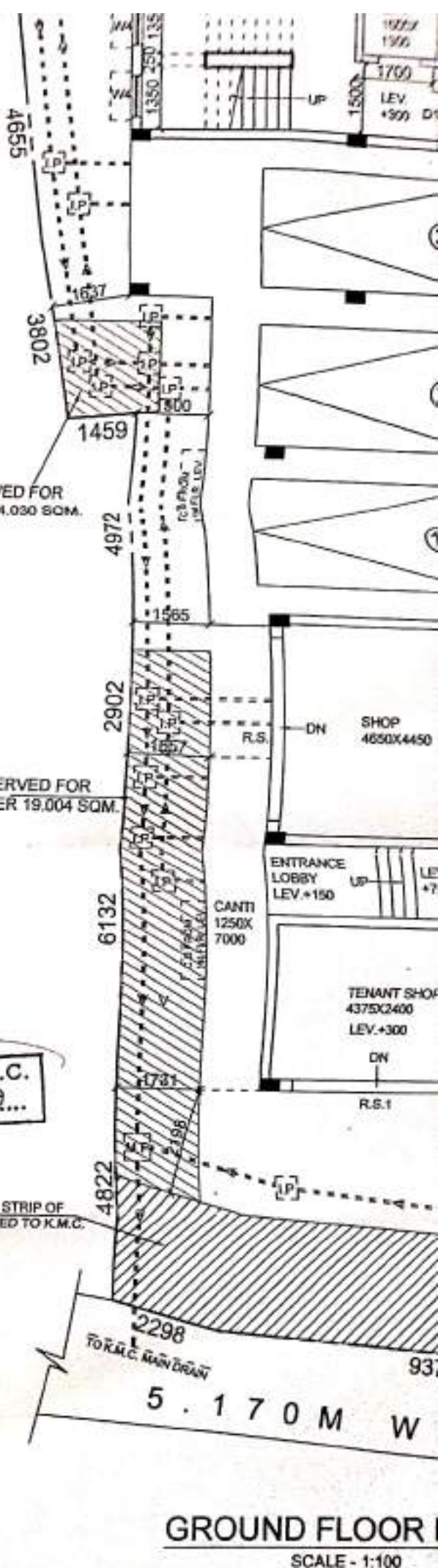
THE SANCTION IS VALID  
UP TO... 05/12/2024

**APPROVED**  
[Signature]  
ASSISTANT ENGINEER (C)  
BOROUGH No. - 211

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (C)  
BR. 211

Asst. Engineer (C)  
Br. PLAN 211



**GROUND FLOOR**  
SCALE - 1:100



**RESIDENTIAL BUILDING**

**DEVIATION WOULD MEAN DEMOLITION**

**\*CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496(1) & (2) OF CMC ACT 1960, IN SUCH MANNER SO THAT ALL WATER COLLECTIONS PARTICULARLY LITR WALLS, VATS, BASEMENT DURING STAYS OPEN RECEPTACLES ETO AS EMPITTED COMPLETELY TWICE & WEAR\***

1. The contractor shall be responsible for providing complete handling of the soil collection in the site, and the soil shall be kept in the form of a mound to prevent the breeding of mosquitoes in any form or shape and to keep the soil free of mosquito larvae.  
2. Every contractor shall, after every construction work, provide a weekly report.  
3. If the contractor is not providing the necessary services, the contractor shall be liable for the cost of the work.  
4. The contractor shall be liable for the cost of the work if the contractor is not providing the necessary services.  
5. The contractor shall be liable for the cost of the work if the contractor is not providing the necessary services.  
6. The contractor shall be liable for the cost of the work if the contractor is not providing the necessary services.  
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9. The contractor shall be liable for the cost of the work if the contractor is not providing the necessary services.  
10. The contractor shall be liable for the cost of the work if the contractor is not providing the necessary services.

**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**

**Before start of any Construction the site must be cleared with plans sanctioned and all the necessary works proposed in the plan should be finished. 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.**

**Plan for Water Supply arrangement including SEMI LI. 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 FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 30.01.2015 vide NO. 95/MA/HC-4/38-7/2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009**

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

**All Building Materials to necessary & construction should conform's to standarder specified in the National Building Code of India.**

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

*Push Pan*  
*29/12/2019*  
**BUILDING DEPARTMENT**  
**- 5 DEC 2019**

# CERTIFIED COPY

**KOLKATA MUNICIPAL CORPORATION**  
BUILDING DEPARTMENTS  
CERTIFIED COPY OF B.S./PLAN  
No. 2019130176 Dt. 06/12/19  
Borough No. XIII

*[Signature]*  
Assistant Engineer

*[Signature]*  
Executive Engineer

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Structural plan and design calculation as submitted by the structural engineer have been kept with B. P. No. 2019130176 Date 06/12/19 for record of the Kolkata Municipal Corporation without verification No. deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of human life during construction.

*[Signature]*  
Asst. Engineer/Technical Advisor / Executive Engineer  
BOROUGH NO.- XIII, 7.

GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.

### AREA STATEMENT

#### PART - A

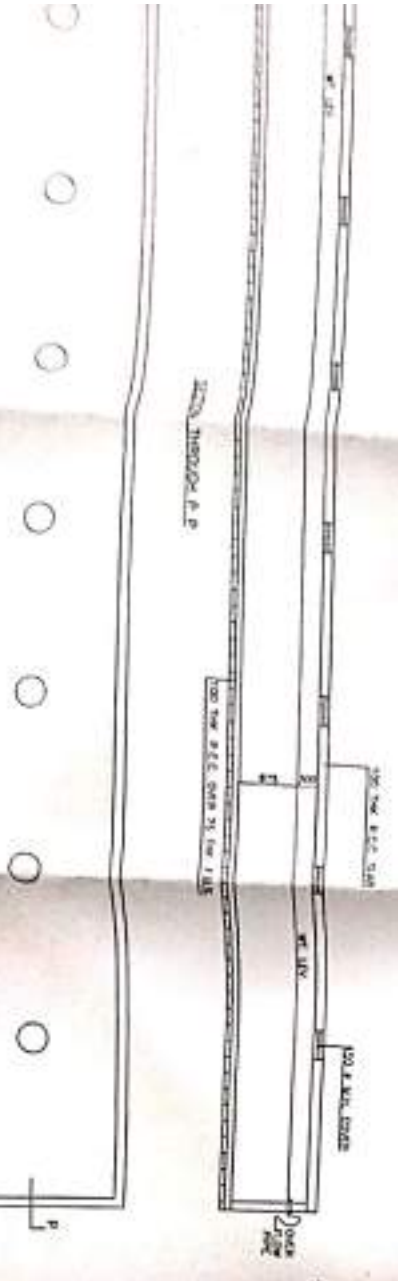
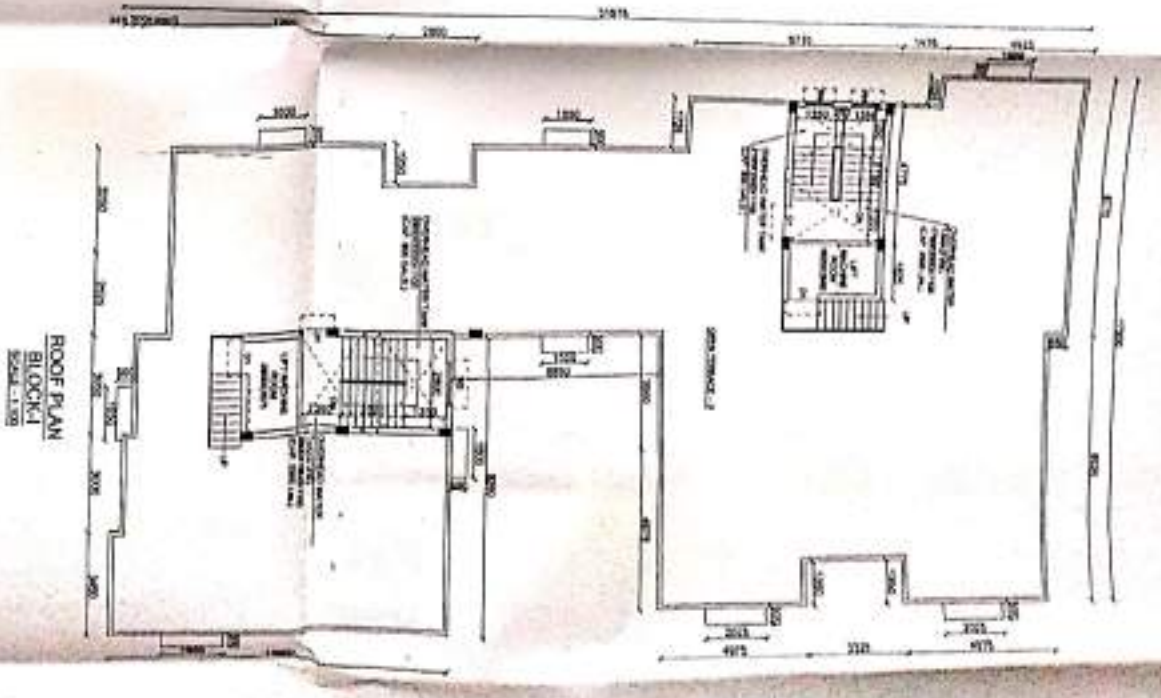
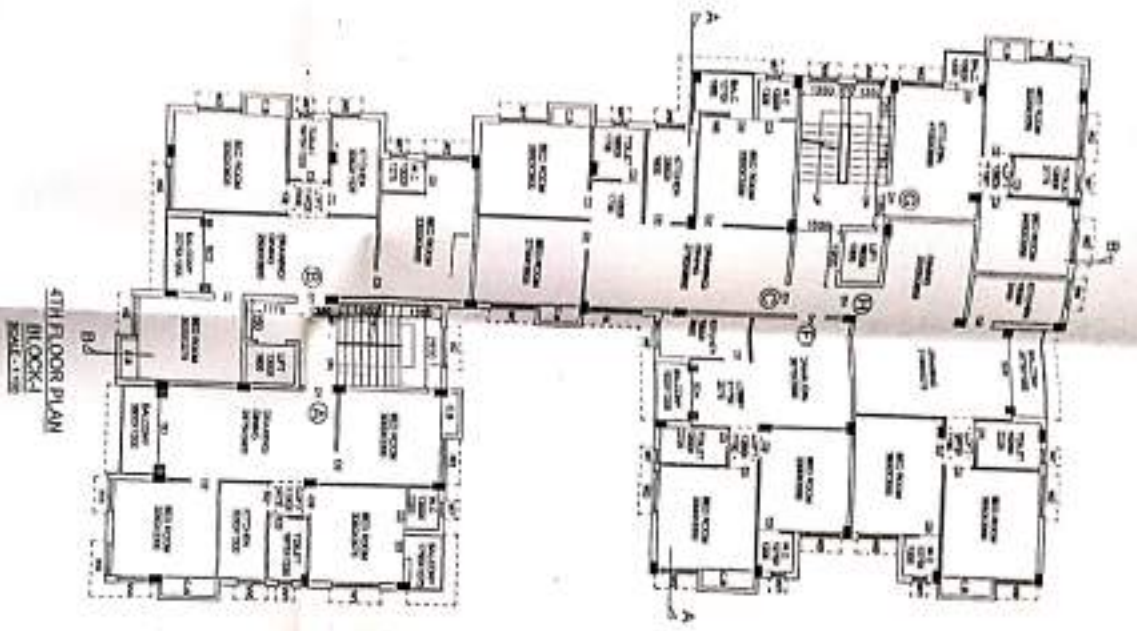
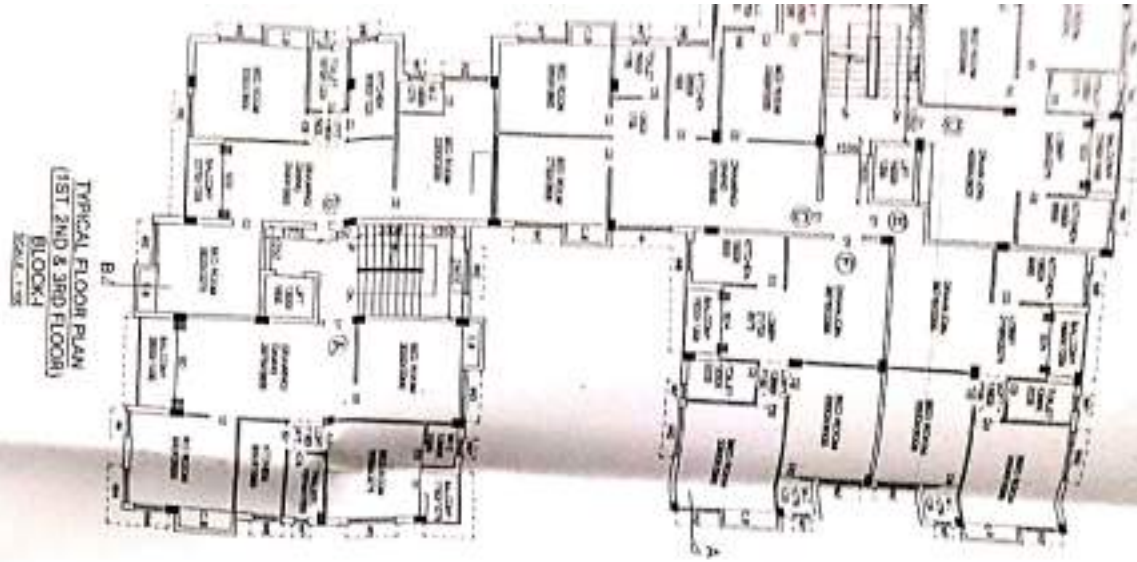
1. ASSESSEE NO-41-120-02-00136
2. DETAIL OF REGISTER DEED(GFT DEED) >
  - a. BOOK-4, VOLUME-167-2017, BEING NO.-16700238, PAGE - 8448-8489, YEAR-13.01.2017, PLACE - A.D.S.R. BEHALA
  - b. BOOK-4, VOLUME-167-2017, BEING NO.-16700238, PAGE - 8394-8445, YEAR-13.01.2017, PLACE - A.D.S.R. BEHALA
  - c. BOOK-4, VOLUME-167-2014, BEING NO.-16700158, PAGE - 266578-266625, YEAR-27.09.2016, PLACE - A.D.S.R. BEHALA
  - d. BOOK-4, VOLUME-167-2016, BEING NO.-16700139, PAGE - 260045-260073, YEAR-21.09.2016, PLACE - A.D.S.R. BEHALA
  - e. BOOK-4, VOLUME-167-2018, BEING NO.-16700722, PAGE - 25685-25727, YEAR-01.02.2016, PLACE - A.D.S.R. BEHALA
  - f. BOOK-4, VOLUME-167-2018, BEING NO.-16700723, PAGE - 26977-27016, YEAR-02.02.2016, PLACE - A.D.S.R. BEHALA
  - g. BOOK-4, VOLUME-167-2018, BEING NO.-16700724, PAGE - 25778-25789, YEAR-01.02.2016, PLACE - A.D.S.R. BEHALA
3. DETAIL OF DEED OF CONVEYANCE >
  - a. BOOK-4, VOLUME-112, BEING NO.-3471, PAGE - 206-226, YEAR-11.03.1998, PLACE - D.S.R.-II, ALIPORE.
  - b. BOOK-4, VOLUME-112, BEING NO.-3472, PAGE - 227-248, YEAR-11.03.1998, PLACE - D.S.R.-II, ALIPORE.
  - c. BOOK-4, VOLUME-97, BEING NO-4968, PAGE - 142-148, YEAR-06.05.1989, PLACE - D.S.R.-II, ALIPORE
  - d. BOOK-4, VOLUME-14, BEING NO.-736, PAGE -192, YEAR-02.02.1993, PLACE - D.S.R.-II, ALIPORE.
  - e. BOOK-4, VOLUME-16, BEING NO-891, PAGE - 281-289, YEAR-22.05.1997, PLACE - D.S.R.-II, ALIPORE
  - f. BOOK-4, VOLUME-22, BEING NO-07672, PAGE - 2100-2115, YEAR-17.08.2011, PLACE - D.S.R.-II, ALIPORE.
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  - b. BOOK-4, VOLUME-1607-2016, BEING NO.-160704564, PAGE - 152026-152066, YEAR-13.06.2016, PLACE - A.D.S.R. BEHALA
  - c. BOOK-4, VOLUME-1607-2017, BEING NO.-160700697, PAGE - 15113-15148, YEAR-26.12.2017, PLACE - A.D.S.R. BEHALA
  - d. BOOK-4, CD VOLUME-4, BEING NO.-02852, PAGE - 4276-4282, YEAR-06.03.2014, PLACE - A.D.S.R. BEHALA
  - e. BOOK-4, VOLUME-1607-2015, BEING NO.-160700903, PAGE - 10084-10116, YEAR-12.01.2015, PLACE - A.D.S.R. BEHALA
  - f. N/S Global UAE C263211-8, Dated 10.05.2016, DUBAI
  - g. BOOK-4, VOLUME-23, BEING NO.-13677, PAGE - 11462-11489, YEAR-26.12.2013, PLACE - A.D.S.R. BEHALA
  - h. NS 423704, Dated 10.12.2015, DUBAI
5. DETAIL OF BOUNDARY DECLARATION > BOOK-4, VOLUME-1602-2018, BEING NO.-160206448, PAGE - 216112 - 216139, YEAR-13.06.2018, PLACE - D.S.R.-II, ALIPORE.
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9. A.A.I. NOC ID - BEHA/EAST/8/090616032976, DATED - 11.06.2018

#### PART-B:

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 BLOCK - I = 1656.567 SQ.M.  
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 = 2056.207 SQ.M.
4. ROAD WIDTH - 5.170 M.
5. TOTAL REQUIRED CAR PARKING >  
 FOR FLAT = 8 NOS.  
 FOR SHOP = 2 NOS.  
 = 10 NOS.
6. TOTAL PROVIDED CAR PARKING  
 BLOCK - I = 9 NOS.  
 BLOCK - II = 2 NOS.  
 = 11 NOS.
7. PERMISSIBLE AREA FOR PARKING = 250 SQ.M.
8. PROVIDED AREA FOR PARKING  
 BLOCK - I = 26183 SQ.M.  
 BLOCK - II = 41200 SQ.M.  
 = 67383 SQ.M.
9. PERMISSIBLE FAR = 1.75
10. PROPOSED FAR = (2056.207-244.475) / 1035.555 = 1.7485
11. STAIR HEAD ROOM AREA (BLOCK -I) = 32.076 SQ.M.
12. OVER HEAD TANK AREA (BLOCK -I) = 15.385 SQ.M.
13. AREA OF CURBROAD (BLOCK -I) = 39.664 SQ.M.
14. AREA OF LOFT (BLOCK -I) = 27.918 SQ.M.
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23. MINIMUM TREE COVER AREA REQUIRED 5.6 % OF LAND AREA.







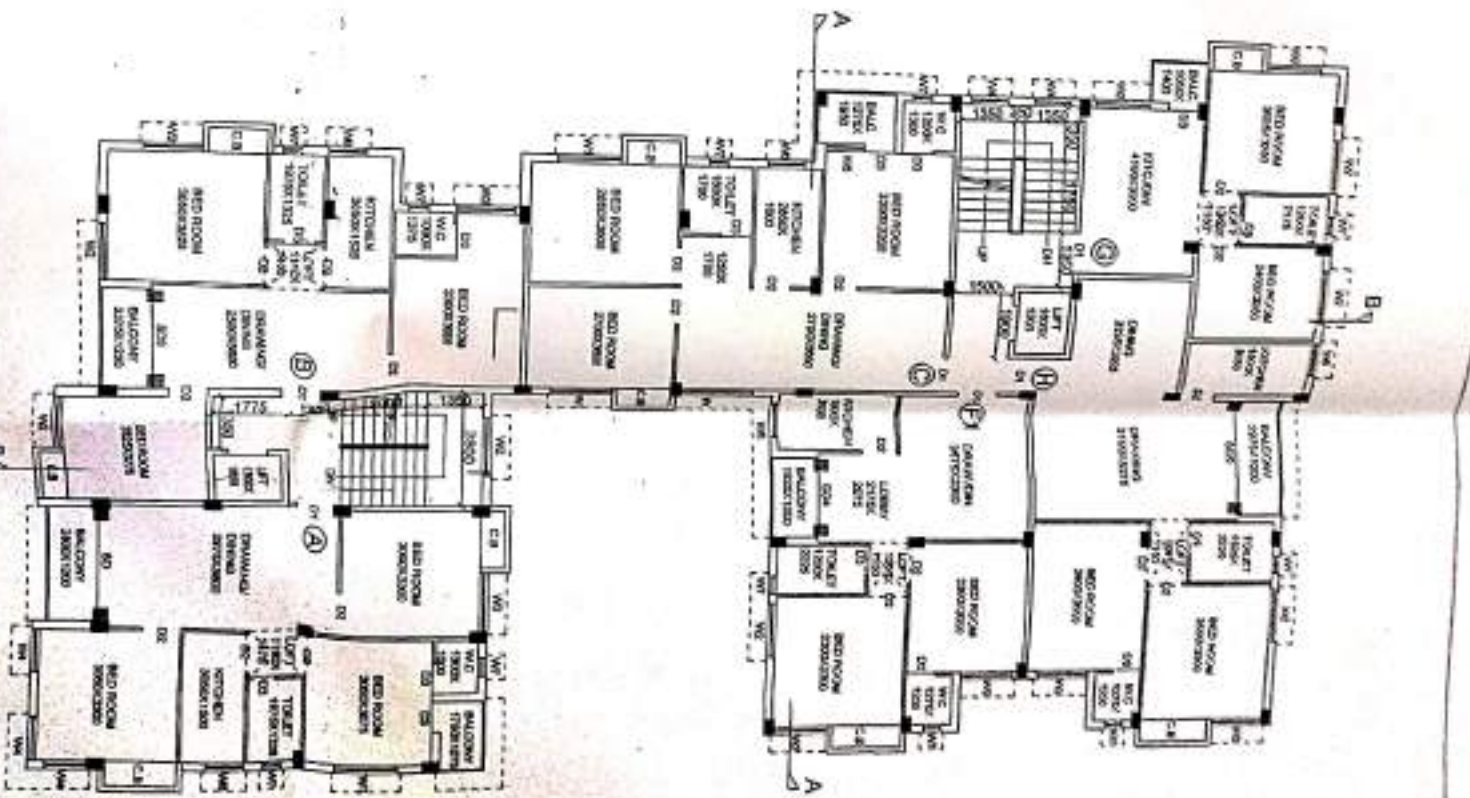
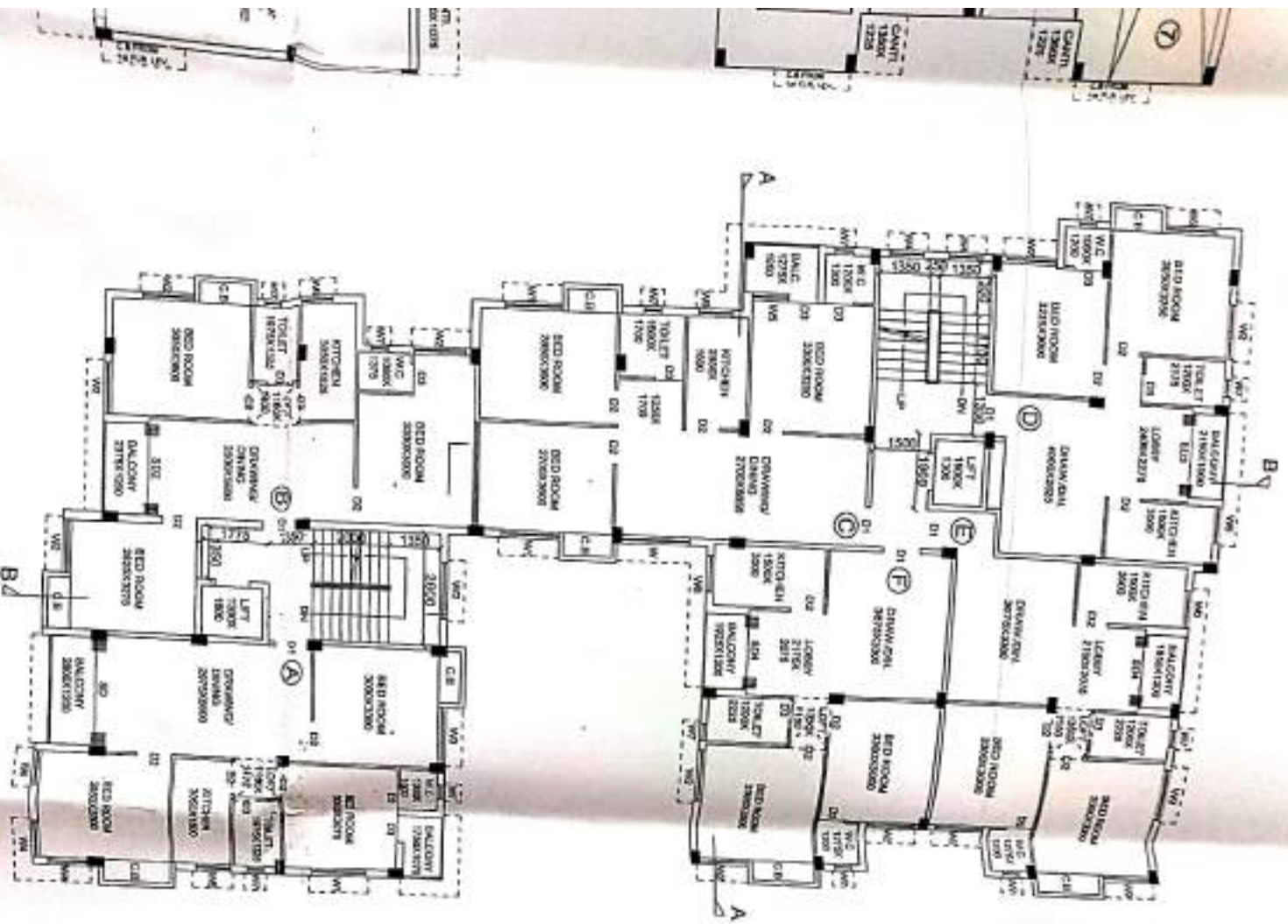
THE SANCTION IS VALID UP TO 05/31/2025  
 Approved by M.E.C. 4/15/07/AG/S

APPROVED  
 ASSISTANT ENGINEER IN CHARGE  
 EXHIBIT No. 278

Engineered subject to download  
 from the website to provide  
 information to the public  
 James Harris PE  
 No. 100000

GROUP OF PROFESSIONALS & FIRM NAMES  
 SHALL BE PRINTED IN THE UPPER LEFT CORNER  
 OF THE DRAWING IN INCHES OF THE DRAWING





21675

1474 8025

**RESIDENTIAL BUILDING**

**DEVIATION WOULD MEAN 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 COLLECTIONS PARTICULARLY LIFE WELLS, VATS, BASEMENT SURING SITES OPEN RECEPTACLES ETO AS EMPITED COMPLETELY TWICE & WEAR"**

This is to be read in conjunction with the rules of preventing mosquito breeding in the said construction and generally with the rules and bye-laws of the Municipality in connection with the following provisions:-

- Every such site shall be kept free from any accumulation of water.
- If any such site contains a water tank, the tank shall be covered with a suitable material and the water shall be changed at least once in every week.
- The water in the tank shall be changed at least once in every week.
- The water in the tank shall be changed at least once in every week.
- The water in the tank shall be changed at least once in every week.
- The water in the tank shall be changed at least once in every week.

These provisions shall apply to all buildings under the jurisdiction of the Municipality.

**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**

**Before starting any Construction the site must conform with plans sanctioned and all the conditions 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.**

**Plan for Water Supply arrangement including SEMI G. & C. 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 of water supply.**

**CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 /DE NO. 95/MA/O/C-4/ 3R-7/2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009**

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

**All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.**

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

*Prok Plan*  
*2018/30229*  
**BUILDING DEPARTMENT**  
**- 5 DEC 2019**  
**THE KOL. MUNICIPAL CORP.**

# CERTIFIED COPY

**KOLKATA MUNICIPAL CORPORATION**  
BUILDING DEPARTMENTS  
CERTIFIED COPY OF B.S. PLAN  
No. 2019/30176 DL 06/12/17  
Borough No. XIII  
*[Signature]* Assistant Engineer      *[Signature]* Executive Engineer

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Structural plan and design calculation as submitted by the structural engineer have been kept with B. P. No. 2019/30176 Date 06/12/17 for record of the Kolkata Municipal Corporation without verification No. deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and liability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining, adjoining public and private properties and safety of human life during construction.

*[Signature]*  
Asst. Engineer/Technical Advisor / Executive Engineer  
BOROUGH NO.- XIII, XIV