



PROJECT: PROPOSED G+4 STORED RESIDENTIAL BUILDING, U/S 393A OF THE KOLKATA MUNICIPAL CORPORATION ACT 1980, AND COMPLYING THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009, AT PREMISES NO. 358 JOGENDRA GARDEN, BOROUGH XII, WARD NO. 107, P.S. KASBA, KOLKATA-700078, J.L. NO.-13, R.S. KHATIAN NO.-819, R.S. PLOT NO.-2687

SPECIFICATIONS: GRADE OF CONCRETE M 25 & STEEL Fe 415  
 PROPORTION OF MORTAR FOR 200 OR 250 TH. B/W=16  
 PROPORTION OF MORTAR FOR 125 & 100 TH. B/W=14  
 M/C. PROPORTION OF MORTAR FOR D.P.C.=2:24  
 M/C. PROPORTION OF MORTAR FOR L.T.=2:27  
 ALL DIMENSIONS ARE IN MM.  
 ALL EXTERNAL WALLS ARE 200 MM THICK & ALL INTERNAL WALLS ARE 100 MM THICK UNLESS MENTIONED OTHERWISE. SCALE-1:100, UNLESS OTHERWISE MENTIONED

DOOR MARKED	HEIGHT	WIDTH	WINDOW SCHEDULE	HEIGHT	WIDTH	SILL HT.
D1	2250	1050	W1	1500	1550-600	750
D2	2250	900	W2	1500	1550	750
D3	2250	800	W3	1500	900	900
D4	2250	750	W4	750	600	1500

STATEMENT OF PLAN PROPOSAL

PART A

ASSESSOR NO : 31070503983  
 NAME OF OWNER : VINHYA PROJECTS PVT. LTD.  
 DETAILS OF DEED OF CONVEYANCE : BOOK NO. I, VOL. NO. 17, PAGES 7159-7166, BEING NO. 08502 DATE 04.11.2011, D.S.R. III SOUTH 24 PARGANAS  
 DETAILS OF DEED OF PARTITION : BOOK NO. I, VOL. NO. 14, PAGES 2672-2694, BEING NO. 05790 DATE 28.7.2014, D.S.R. III SOUTH 24 PARGANAS  
 DETAILS OF BOUNDARY DECLARATION : BOOK NO. I, VOL. NO. 14, PAGES 2672-2694, BEING NO. 05790 DATE 28.7.2014, D.S.R. III SOUTH 24 PARGANAS  
 DETAILS OF B.L.R.O MUTATION CONVERSION : MEMO NO - 18/MUT/4295/BLRO/ATM/KASBA/16 DT-31.08.16  
 MEMO NO - 17/2961/CON CERTIFICATE/BLRO/ATM/KASBA/17 DT-23.05.17  
 LAND AREA (AS PER DEED) : 334.44 SQM  
 LAND AREA (AS PER BOUNDARY DECLARATION) : 334.44 SQM  
 NO OF STOREYS (PROPOSED) : G+4  
 WIDTH OF MEANS OF ACCESS : 7.5 METRS.

PART B

1-GROUND COVERAGE :	A-PERMISSIBLE	55.519% (185.679 SQM)
	B-PROPOSED	52.296% (174.900 SQM)

	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
2-						
GROUND FLOOR	188.900 SQM					
FIRST FLOOR		174.900 SQM				
SECOND FLOOR			174.900 SQM			
THIRD FLOOR				174.900 SQM		
FOURTH FLOOR					174.900 SQM	
TOTAL	188.900 SQM	174.900 SQM	174.900 SQM	174.900 SQM	174.900 SQM	718.500 SQM

3-COMMON AREA :	A) COMMON AREA AT GROUND FLOOR	19.600 SQM
	B) COMMON AREA AT EACH TYPICAL FLOOR (1ST TO 4TH)	15.565 SQM
	TOTAL COMMON AREA	81.865 SQM
4-FAR :	A) PERMISSIBLE	2.000
	B) PROPOSED	1.99%
5-CAR PARKING :	A) PROVIDED	4 NOS.
	B) PROVIDED	4 NOS. (COVERED)
6-COVERED CAR PARKING AREA :	A) STAR COVER AREA	19.300 SQM
	B) O.H.R.	6.750 SQM
	C) CLIPBOARD AREA	13.200 SQM

TENEMENT AREA DETAILS

TENEMENT NO.	ACTUAL TENEMENT AREA	PROPORTIONATE AREA	TOTAL TENEMENT SIZE	NO. OF TENEMENTS
A	78.657 SQM	9.116 SQM	87.773 SQM	4
B	80.677 SQM	9.350 SQM	90.027 SQM	4

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.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 AND ADDITIONAL STRUCTURAL IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE AUTHORITY WILL REVOKE THE SANCTION PLAN.  
 THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY ME DURING INSPECTION.  
 VINHYA PROJECTS PVT. LTD.

SIGNATURE OF OWNER  
 SHAYAN DE, (CA/2006/37781)  
 SIGNATURE OF ARCHITECT

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC AND WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE REPORT OF SOIL TEST DONE BY "SANKAR CHAKRABARTY" OF "M/1 NEW SANTOSH PUR MAIN ROAD, KOLKATA", HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

SNEHASHIS SINHA (ESE 1/77)  
 SIGNATURE OF STRUCTURAL ENGINEER

S. Chakrabarti  
 B.C.E. M. Tech. (IT) MIB (INDIA)  
 Geo-tech No. : 18/1,  
 Kolkata Municipal Corporation  
 1/1, New Santoshpur Main Road  
 Kolkata - 700078

SIGNATURE OF GEOTECHNICAL ENGINEER

LOCATION PLAN, SITE PLAN, GROUND FLOOR PLAN, TYPICAL FLOOR PLANS, ELEVATION, SECTIONS, MISC. DETAILS

SHAYAN DE  
 ARCHITECT  
 ARCHITECTURE & URBAN DESIGN  
 101, MAHARAJA NANDEY KUMAR ROAD, 2ND FLOOR, KOLKATA 700029, INDIA  
 shayan@sdarchitects.com | 91 9826299186

# 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 in case unfiltered water from street main is not available.

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

Plan case no. 2017100096



## RESIDENTIAL BUILDING

All Building Materials to necessary & construction should conform to the standards specified in the National Building Code of India.

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

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 VALID UP TO 14-06-2023

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 COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPICLES ETC. MUST BE EMPTED COMPLETELY TWICE A WEEK.

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

## DEVIATION WOULD MEAN DEMOLITION

Memo No-181/mut/4296/RLR/ATM/Kasba/16dt/31.08.16

**Form A**  
A Certificate of Mutation  
(See Rule 63)

To: M/s. Vindhya Projects Pvt. Ltd., 12 B, Raja Basanta Roy Rd, South 24 Parganas, West Bengal  
(Name and address of the applicant) Vol-26

Reference: M/CNO - 819/14  
His/She is informed that his/her name has been mutated in respect of the land described in the Schedule below:

**The Schedule**

- District: South 24 Parganas
- Police Station: Kasba
- Mouza: Kasba
- J.L. No: 13
- Khasan No: RS-819
- Plot No: RS-2887
- Area: 05 aintah
- Other Particulars: Bagan



SER. KASBA-70016

Prescribed Authority vis 50 of the West Bengal Land Reforms Act, 1955

C. Das

**RESIDENTIAL BUILDING**

**RESIDENTIAL BUILDING**

Government of West Bengal  
Office of the Block Land & Land Reforms Officer  
Additional Thakurpukur, Metiabura at Kasba  
South End Conchey, 1862, Rajdanga South Road,  
Kolkata - 700107, Phone No. - 033-2441-1128.

Memo No. 17/2551/Con Certificate/BLLRO/ATM/Kasba/17 Dated: 23/08/17

To: Vindhya Projects Pvt. Ltd., Dir. Reel Sankar Agrawal,  
12 B, Raja Basanta Roy Rd. Kolkata- 700 026.

Sub: Conversion Certificate

Ref: Your application praying for change of classification of land in terms of provisions laid down in sec-4C of the WBLR Act 1955 read with provisions of Rule 5A of WBLR Rules permission is hereby accorded for conversion of land a noted in the schedule I below with effect from 15/08/2017 subject to the terms and conditions as noted in schedule - II.

House with J.L. No. & P.S.	R.S. Khasan No.	R.S. Plot No.	Area	Present classification As per R.O.R.	Conversion allowed for Classification
Kasba J.L.No 13 P.S. Kasba	819	2687	05 Cattleh OR 8.25 Decimal	BAGAN	BASTU (For Commercial use)

**Schedule - I**

Schedule of land specially demarcated in the site plan for which conversion is allowed vide case No. -459/2016

- Schedule - II**  
**Terms and Conditions for conversion:**
- That the order directing change, conversion or alteration is without prejudice to any of the provisions of Chapter II B of WBLR Act 1955.
  - That the order directing change, conversion or alteration is without prejudice to the provisions of sub-section (3) of section 4C of the WBLR Act 1955.
  - That where the land is situated within any urban agglomeration within the meaning of the Urban Land Ceiling & Regulation Act 1976, the order directing change, conversion or alteration is without prejudice to the provision of the said Act.
  - That where the land is situated within the jurisdiction of the Development Authority constituted under the West Bengal Town and Country Planning & Development Act 1977 (West Bengal Act 20 of 1977), the order directing change, conversion or alteration is without prejudice to the provision of the said Act.
  - That where the land is situated within the jurisdiction of the Urban Land Ceiling & Regulation Act 1976, the order directing change, conversion or alteration is without prejudice to the said Act.
  - That where the object to change or conversion is to use the land for a purpose for which approval or permission is required from the appropriate authority, the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
  - That where the object to change or conversion is to use the land for a purpose for which approval or permission is required from the appropriate authority, the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
  - That where the object to change or conversion is to use the land for a purpose for which approval or permission is required from the appropriate authority, the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
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**RESIDENTIAL BUILDING**

C. Das

Prescribed Authority vis 50 of the West Bengal Land Reforms Act, 1955

Office of the Block Land & Land Reforms Officer, Kasba, South 24 Parganas