

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 incase unfiltered water from street main is not available.

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

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 VALIED UP TO 07/06/2009



RESIDENTIAL BUILDING

All Building Materials to necessary & construction should conform's to standered 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.

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 RECEP/TACLES ETC. MUST BE EMPTED COMPLETELY TWICE A WEEK.

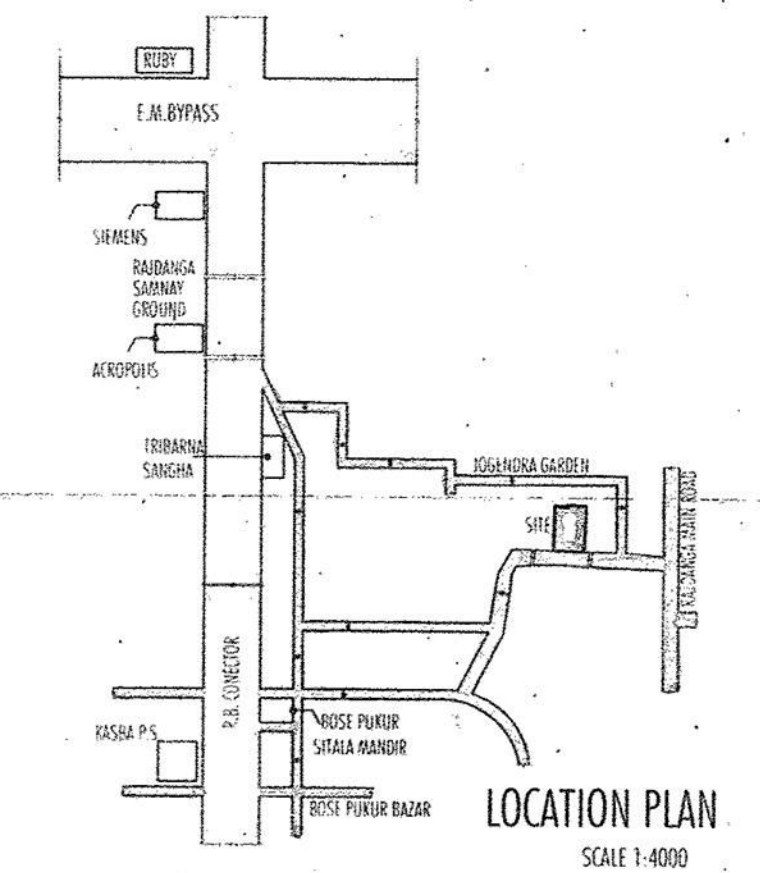
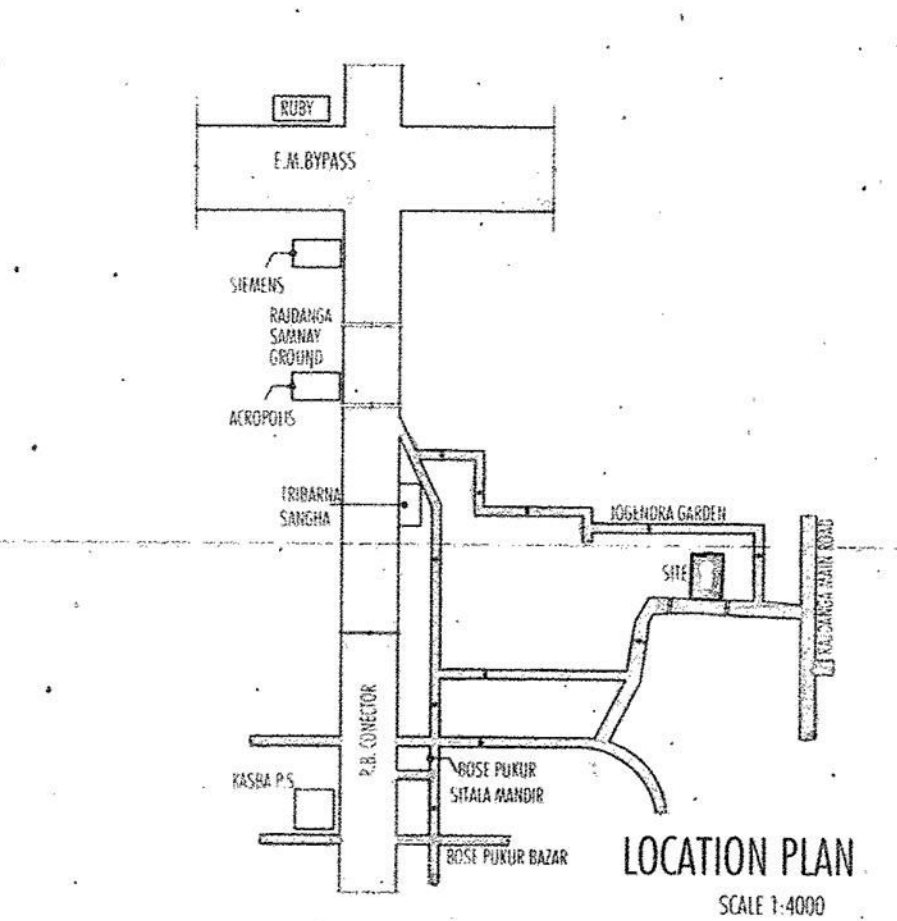
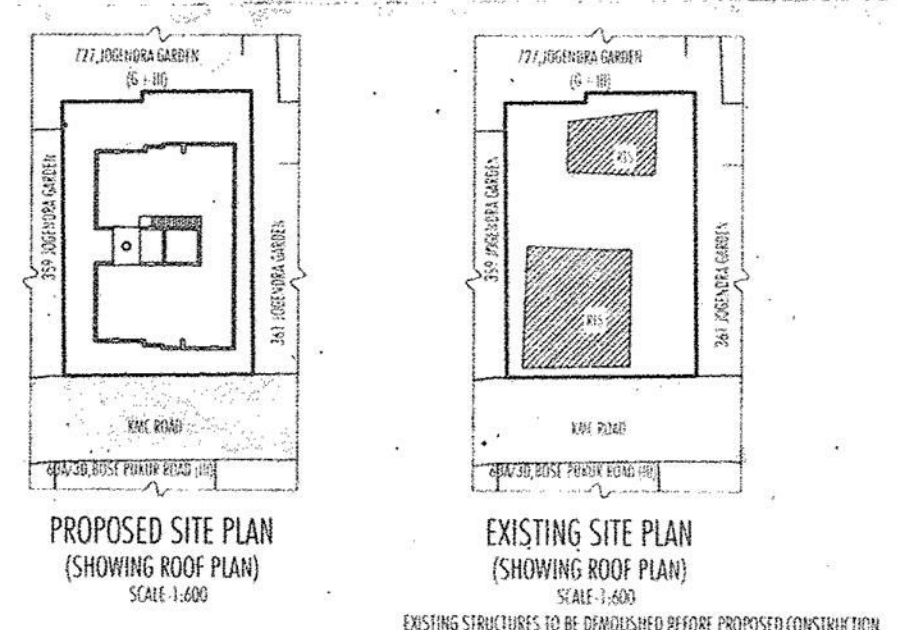
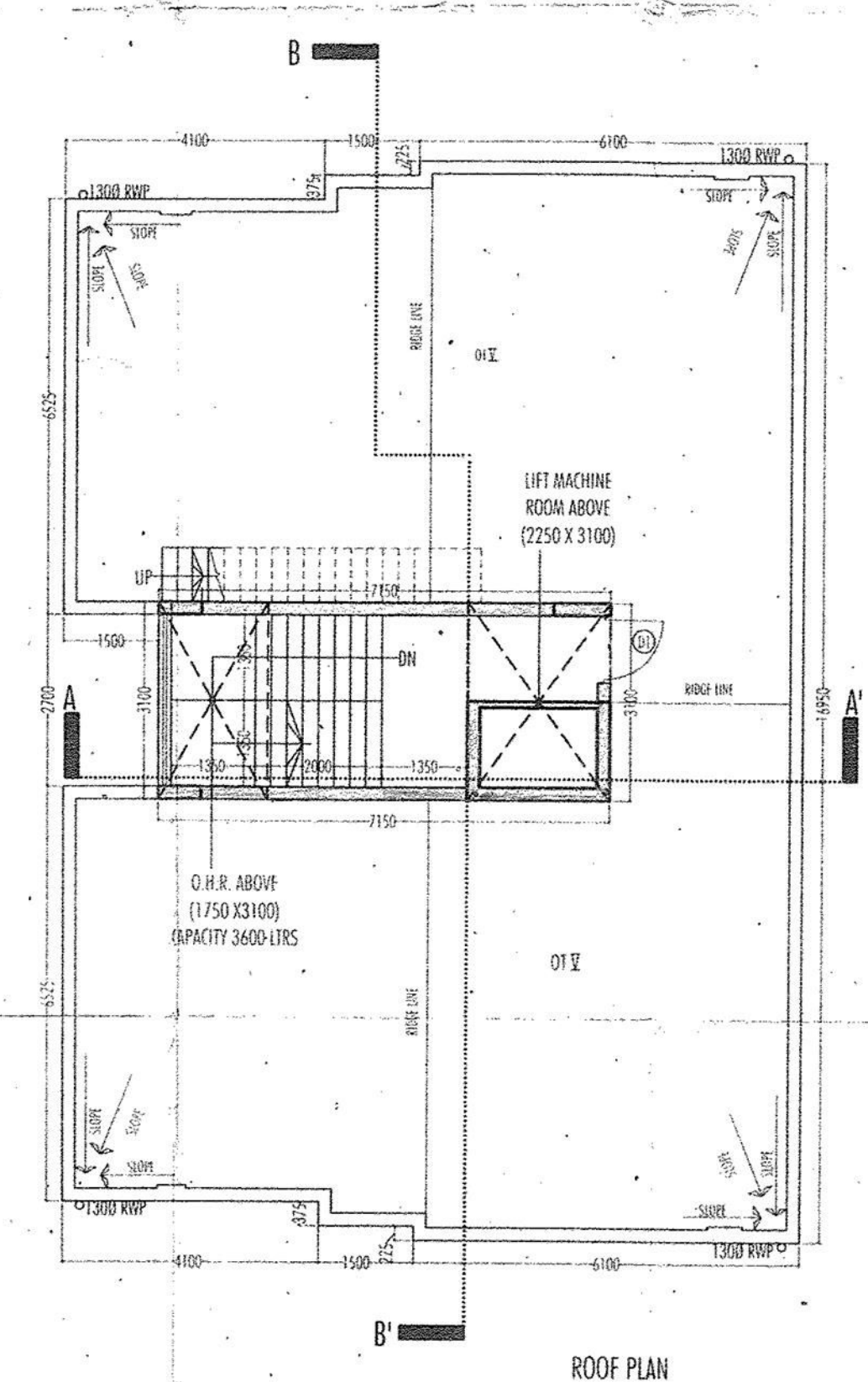
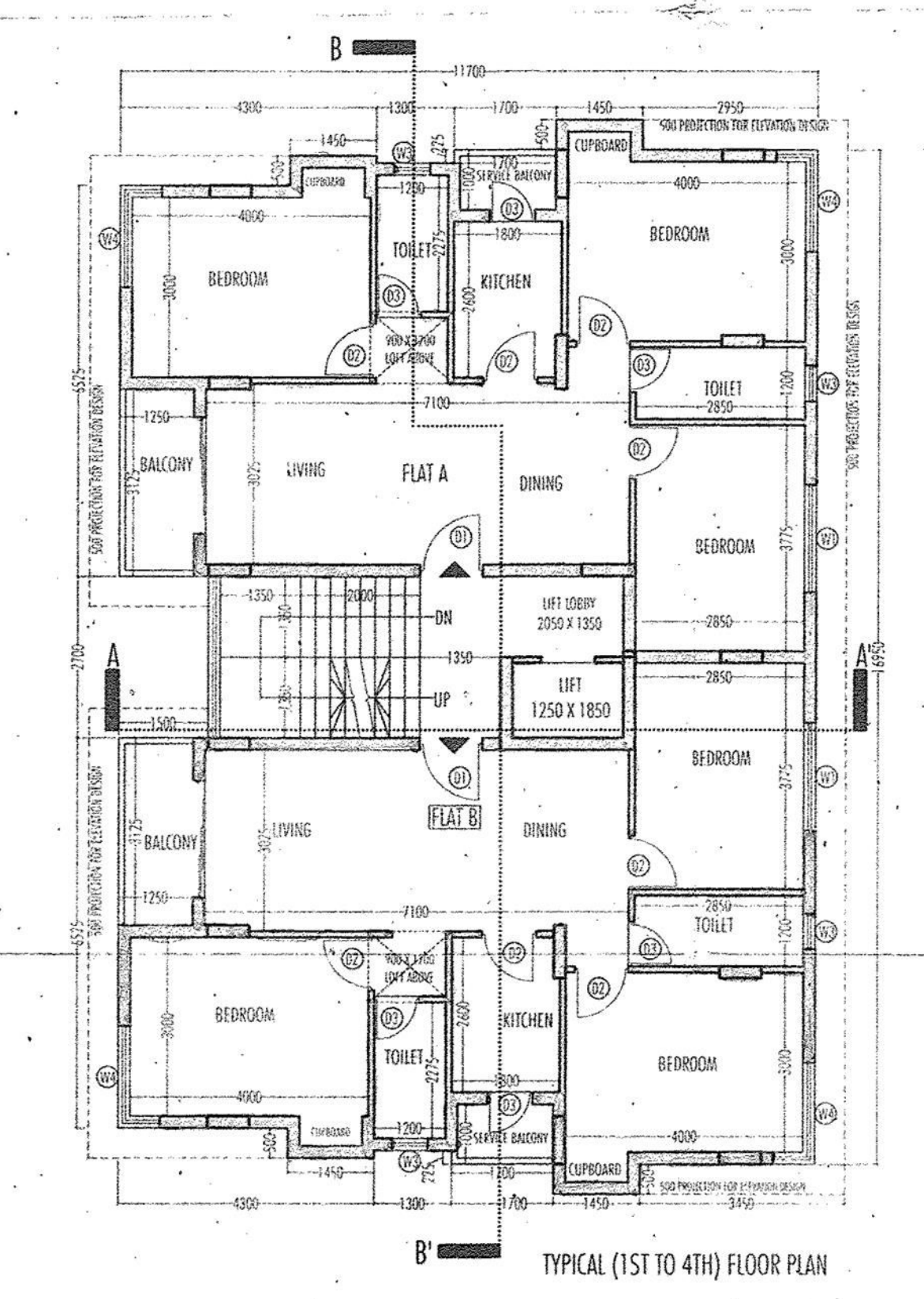
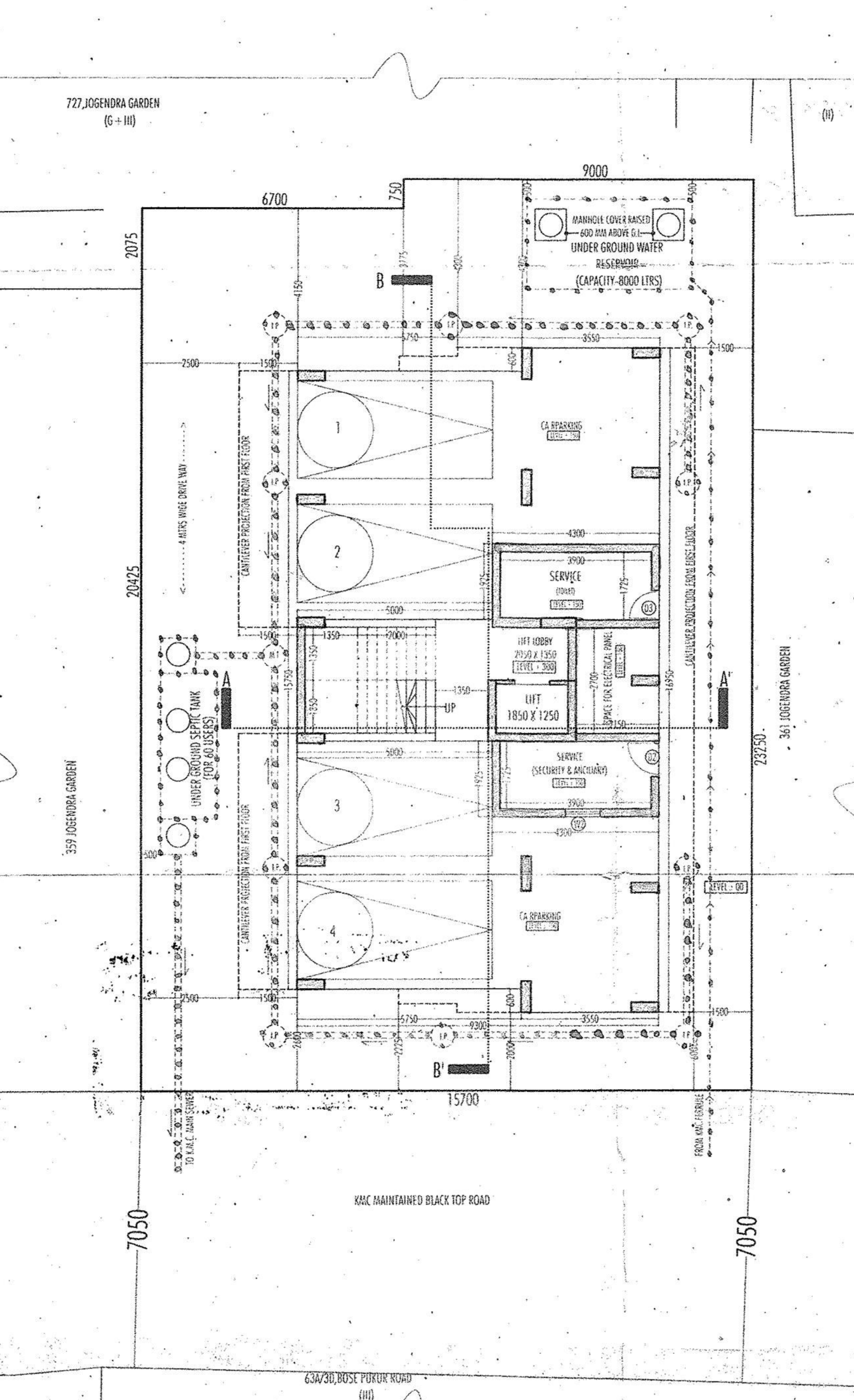
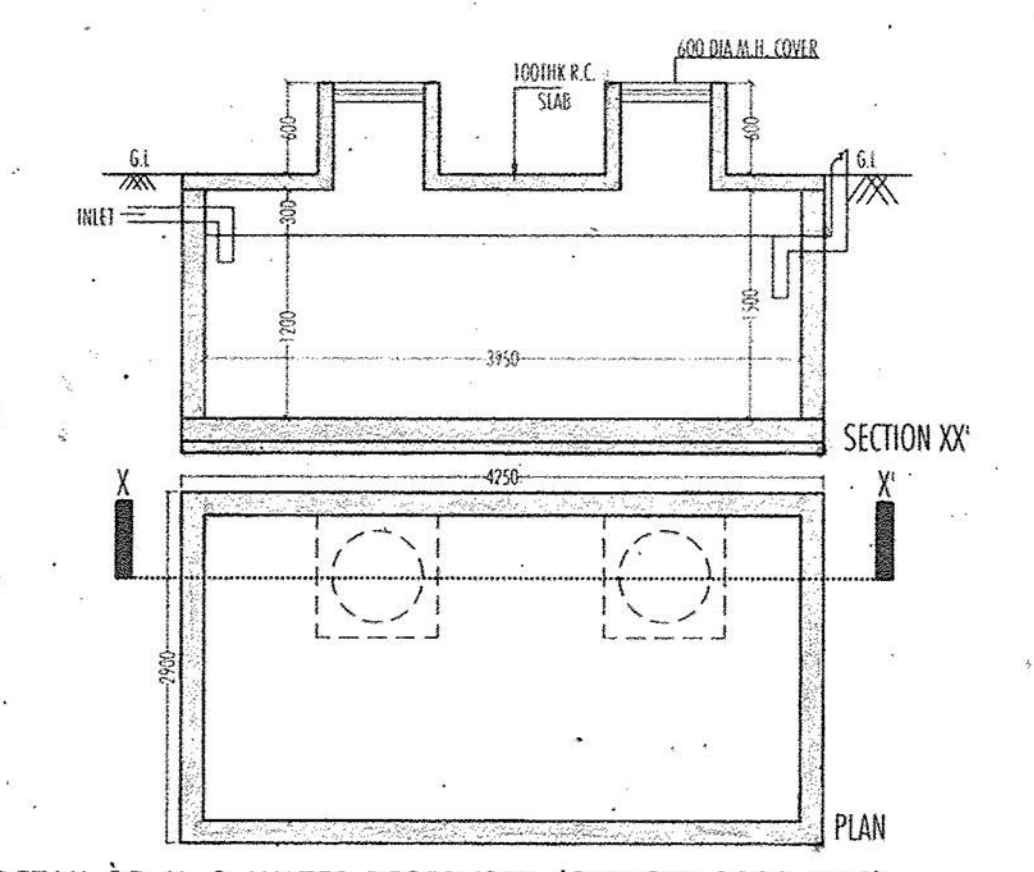
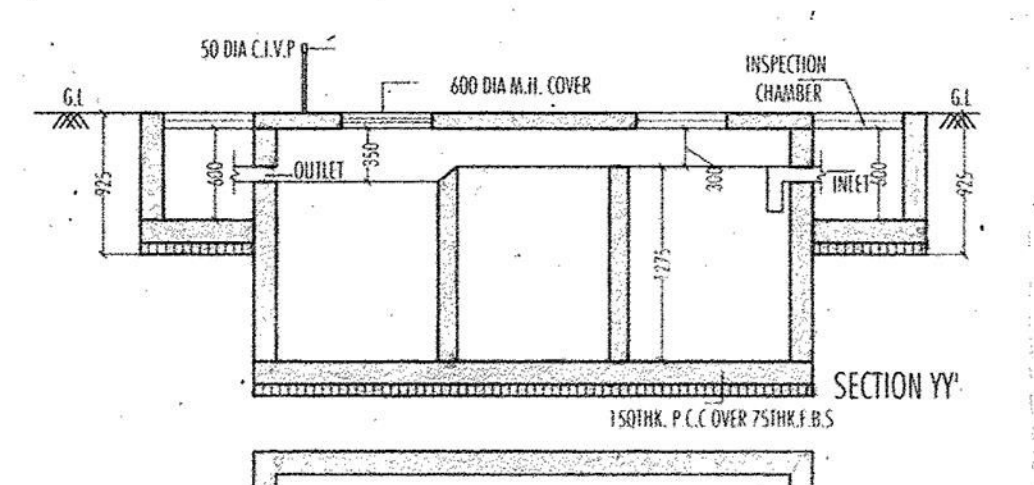
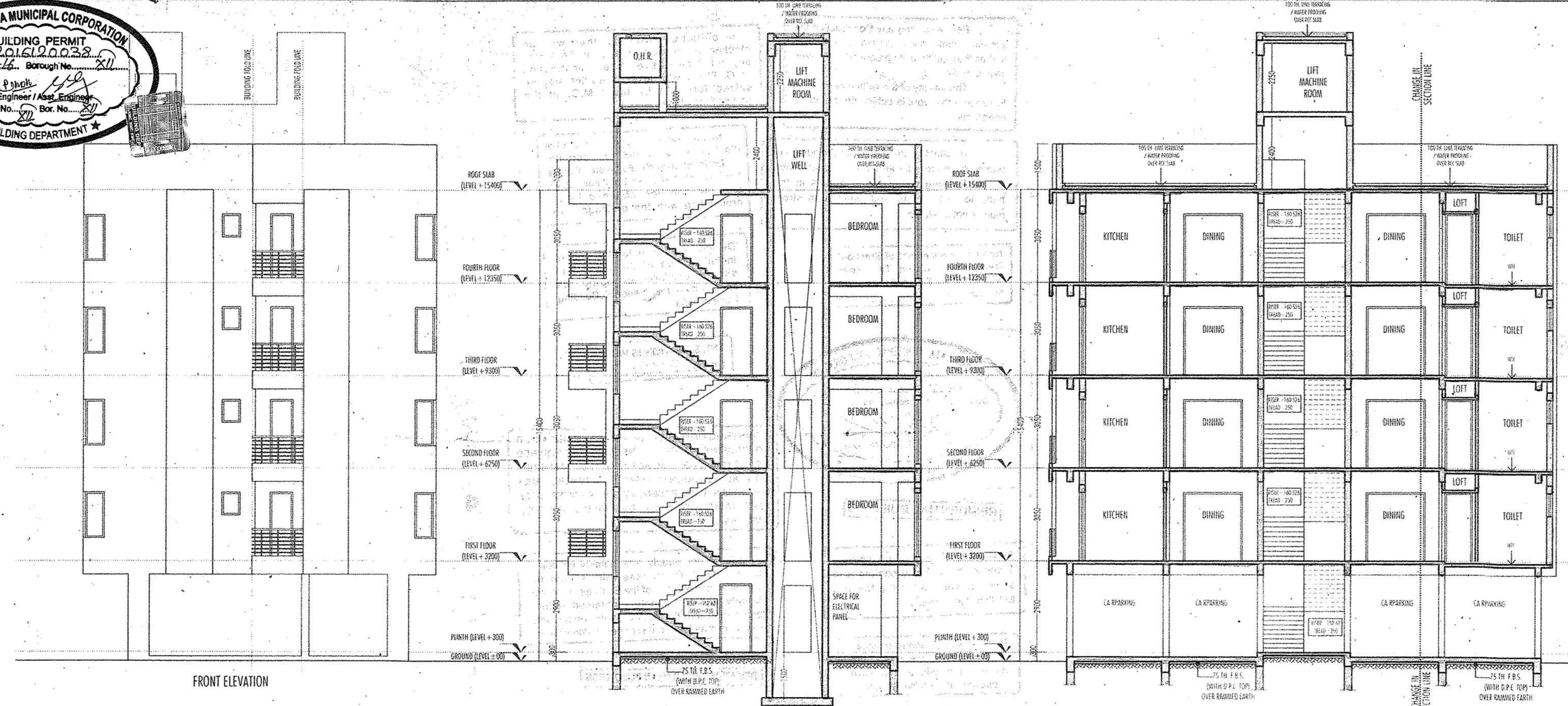
Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should b. submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

DEVIATION WOULD MEAN DEMOLITION

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

Executive Engineer (C) Br. PLAN
Asst. Engineer (C) Br. PLAN





PROJECT:
PROPOSED G+4 STORIED RESIDENTIAL BUILDING AT PREMISES NO. 360 JOGENDRA GARDEN, BOROUGH XII, WARD NO. 107, P.S. KASBA, KOLKATA-700078

SPECIFICATIONS:-
 GRADE OF CONCRETE IS 25 & STEEL IS 415
 PROPORTION OF MORTAR FOR 200 OR 250 TH. B/W = 1:6
 PROPORTION OF MORTAR FOR 125 & 100 TH. B/W = 1:4
 MIX. PROPORTION OF MORTAR FOR D.P.C. = 1:2:4
 MIX. PROPORTION OF MORTAR FOR L1 = 2:2:7
 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 SCHEDULE

DOOR MARKED	HEIGHT	WIDTH	WINDOW MARKED	HEIGHT	WIDTH	SILL HT.
D1	2250	1050	W1	1500	1800	150
D2	2250	900	W2	1500	900	750
D3	2250	750	W3	750	600	1500
D4	2250	1950	W4	2100	1500 + 500	150

STATEMENT OF PLAN PROPOSAL PART A
 > ASSESSEE NO. : 31-107-05-0360-1
 > NAME OF OWNER : M/S VINHYA PROJECTS PVT. LTD. ; M/S VINHYA PROPERTIES & MANAGEMENT PVT. LTD. ; M/S ABHISHEK VIAPAR PVT. LTD.

> DETAILS OF DEED OF CONVEYANCE
 > DETAILS OF DEED OF EXCHANGE
 > DETAILS OF BOUNDARY DECLARATION : BOOK NO. 1, VOL. NO. 1603-2015, PAGES 409-48-409-61, BEING NO. 140305678, DATE: 19.08.2015, D.S.R. III SOUTH 24 PARGANAS
 > LAND AREA (AS PER DEED) : 5K. 5CM. 44SFT. (359.439 SQM)
 > LAND AREA (AS PER BOUNDARY DECLARATION) : 359.439 SQM
 > NO OF STOREYS (PROPOSED) : G+4
 > WIDTH OF MEANS OF ACCESS : 7.05 METRS.

PART B

1-> GROUND COVERAGE :	A-> PERMISSIBLE		NET FLOOR AREA
	COVERED AREA	EXEMPTED AREA	
GROUND FLOOR	150.735 SQM	12.69 SQM	135.265 SQM
FIRST FLOOR	186.375 SQM	2.78 SQM	170.887 SQM
SECOND FLOOR	186.375 SQM	2.78 SQM	170.887 SQM
THIRD FLOOR	186.375 SQM	2.78 SQM	170.887 SQM
FOURTH FLOOR	186.375 SQM	2.78 SQM	170.887 SQM
TOTAL	896.163 SQM	63.45 SQM	818.813 SQM

2-> COMMON AREA :
 A) SERVICE AREA AT GROUND FLOOR : 23.22 SQM
 B) COMMON AREA AT GROUND FLOOR : 45.385 SQM
 C) COMMON AREA AT EACH TYPICAL FLOOR [1ST TO 4TH] : 17.108 SQM
 TOTAL COMMON AREA : 113.817 SQM

3-> F.A.R. :
 A) PERMISSIBLE : 2.000
 B) PROPOSED : 1.999
 4-> CAR PARKING :
 A) REQUIRED : 4 NOS.
 B) PROVIDED : 4 NOS. (COVERED)
 6-> COVERED CAR PARKING AREA : 105.350 SQM
 7-> MISCELLANEOUS AREAS :
 a) STAIR COVER AREA : 13.260 SQM
 b) O.H.R. : 4.55 SQM
 c) CLIPBOARD AREA : 11.6 SQM

TENEMENT AREA DETAILS
 TENEMENT AND BUILTUP AREA TENEMENT AREA (INCLUDING PROPORTIONATE COMMON AREA) NO. OF TENEMENTS
 A : 84.750 SQM 99.977 SQM 4
 B : 84.750 SQM 99.977 SQM 4

I/WE HEREBY DECLARE THAT I/WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING & SHALL FOLLOW THEIR INSTRUCTIONS. K.A.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. K.A.C. MAY REVOKE THE SANCTION PLAN IF ANY OF THE SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE SITE/PILOT WAS IDENTIFIED BY ME/US.

SIGNATURE OF OWNER
 I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY TO CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.A.C. (BUILDING) RULES, 2009, UNDER THE K.A.C. ACT, 1980, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION CONFORMS WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. IT IS BOUNDED & ABSOLUTELY SOLID LAND. THE PLOT IS NOT WITHIN 500 M FROM C/L OF E.M.BYPASS.

SIGNATURE OF ARCHITECT
 SHAYAN DE. (CA/2006/37781)
SIGNATURE OF STRUCTURAL ENGINEER
 SNEHASHIS SINHA
 B.E. (CIVIL), M.E. (STR), F.I.E., M.I.C.E.
 Chartered Engineer (I)
 ESE (K.M.C.)
 Empatment No. 1177

SIGNATURE OF SANCTIONING AUTHORITY

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

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING

RESIDENTIAL BUILDING



पश्चिम बंगाल WEST BENGAL 90AA 784837

8/258/15

Certified that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

Assistant District Sub Registrar, District

DECLARATION TO K.M.C.

DECLARATION TO K.M.C. Declaration Regarding Premises No 260 Jyendia Garden Ward-107 Borough-XII Kolkata-700078. Declaration signed by Mr. Raju Shankar Agarwal 5/0 Late Rajendra Kumar Agarwal by father Hindu by occupation Business, residing in plot at 128 Raja Dattam Roy Road Kolkata-700026 Post office 13/Plot-2/Shop Director of J Vindhya Projects Private Limited, J Vindhya Properties & Management Private Limited, J Akhilesh Vyapar Private Limited, all having his head office at 40/5 Strand office Kolkata-700021 P. S. Bowbazar Post office, Burrabazar & Regd. office 128 Raja Dattam Roy Road Kolkata-700026 P. S. 1 cell, page.

- 1. That the statement /Character /Properties/Measurements etc. pertaining to aforesaid/plot/land submitted by myself is true to my knowledge and belief. No fake/false documents & statements are submitted by me.
2. That aforesaid premises is free from any legal implication/acquisition from any Govt./Legal authority & subsequently does not hamper any Govt./Public Interest.
3. If any such proceeding /Litigation is found against aforesaid premises plot/land I will be held responsible regarding that and in no case /circumstances The Kolkata Municipal Corporation will be held responsible /liable in such matter.
4. If my plot is enlisted in the requisition list of Fisheries Department and Kolkata Municipal Corporation accords sanction, I undertake that I shall neither claim any compensation in said future for said requisition of my plot of land from the Fisheries Department nor there is any such claim pending at Fisheries Department Govt. of W.B.
5. If any of the above statement is found false. The Kolkata Municipal Corporation may take their official course of action against me and or said premises as per their prevailing Law including the Revocation of Sanction Plan and /or Demolition of alleged Building at owners cost.
That the above statements are true to my knowledge and belief.

Signed this 26th day of May 2015

RESIDENTIAL BUILDING

WITNESSES 1. Mr. Raju Shankar Agarwal, Director of J Vindhya Projects Private Limited, 182/4 Raja Dattam Roy Road, Cal-94. As per K.M.C Performa prepared by Kamalendu Chakraborty Advocate ALIPORJA POLICE COURT.

Signature of Director

Signature of Advocate

Signature of Advocate

RESIDENTIAL BUILDING

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