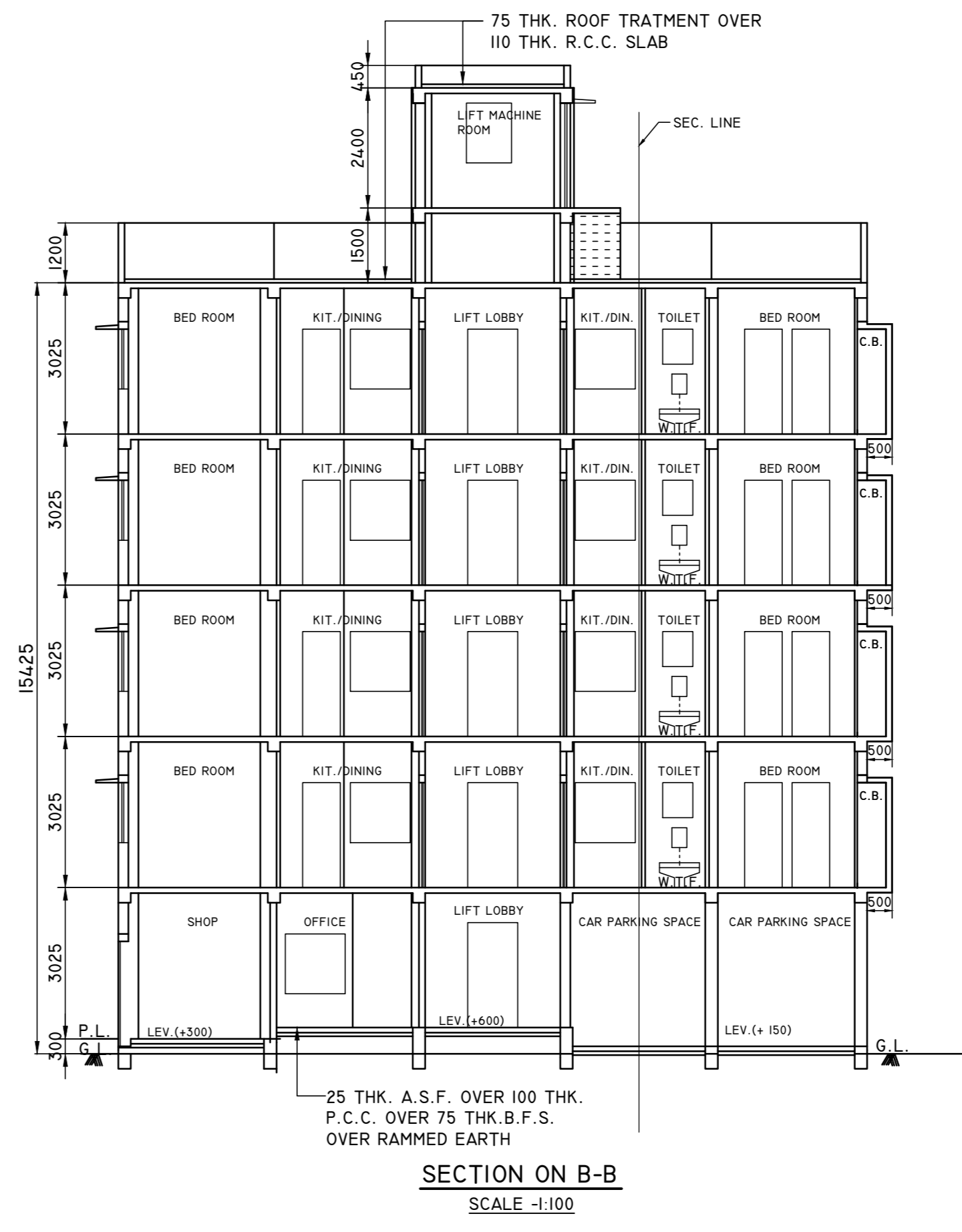
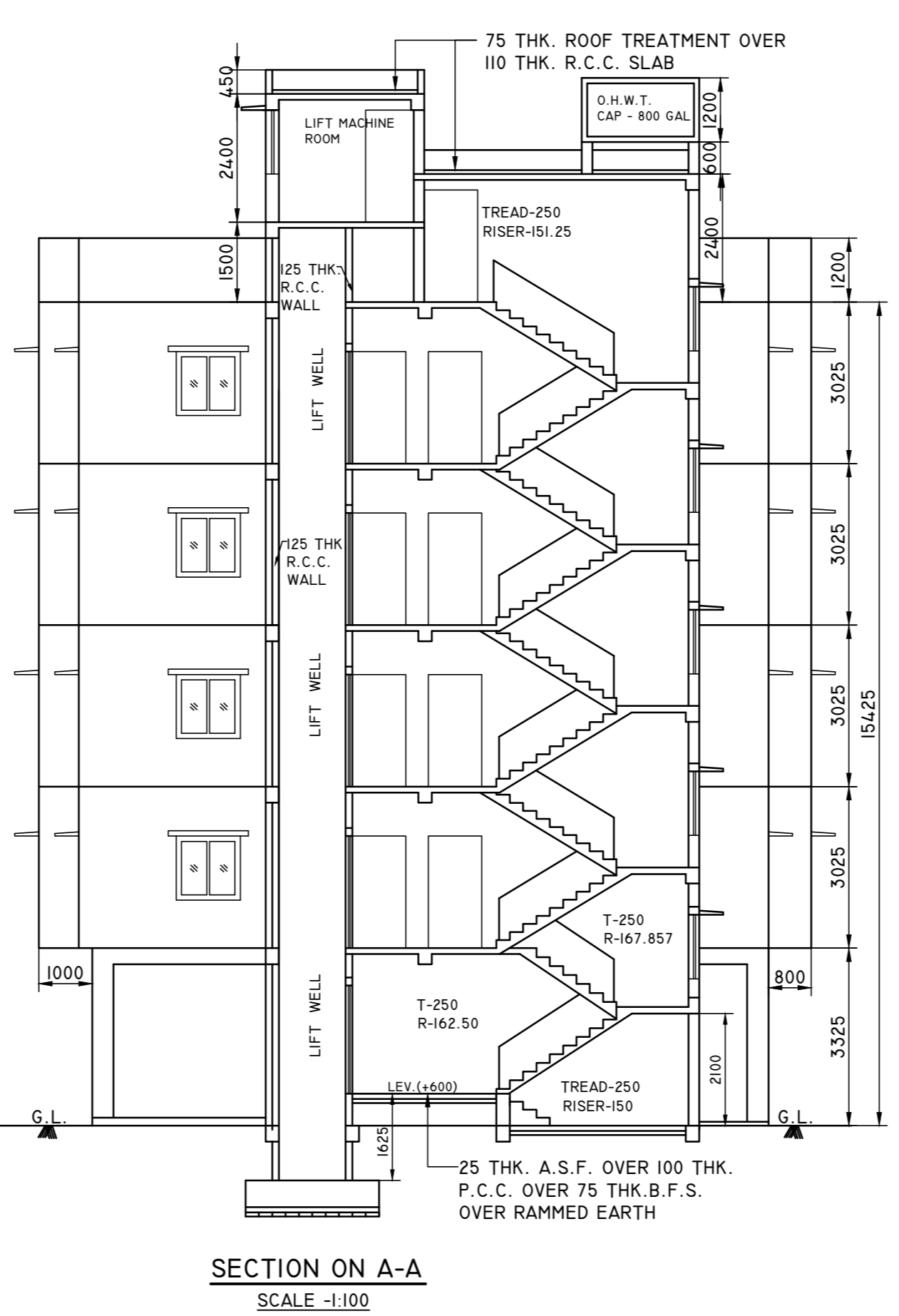
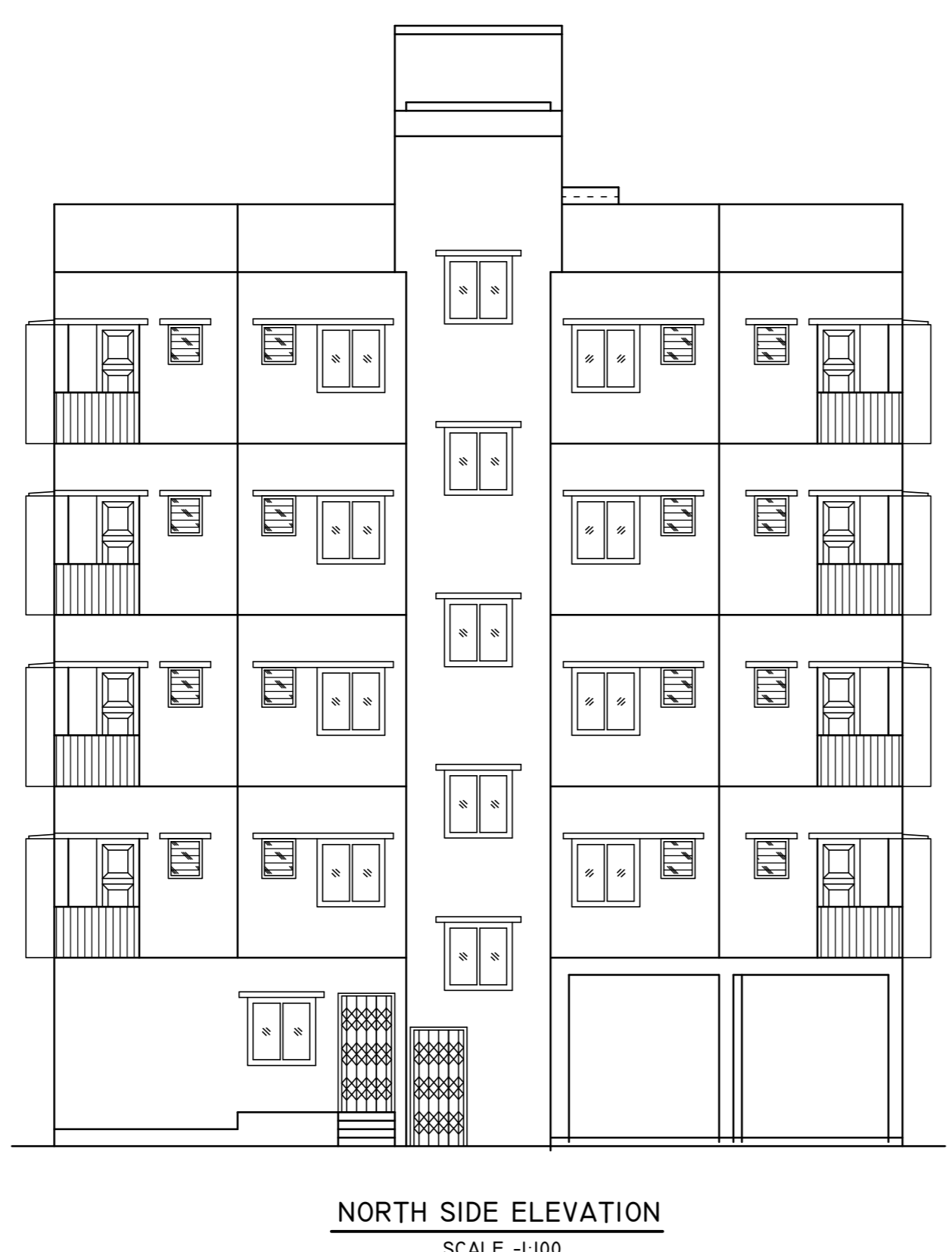
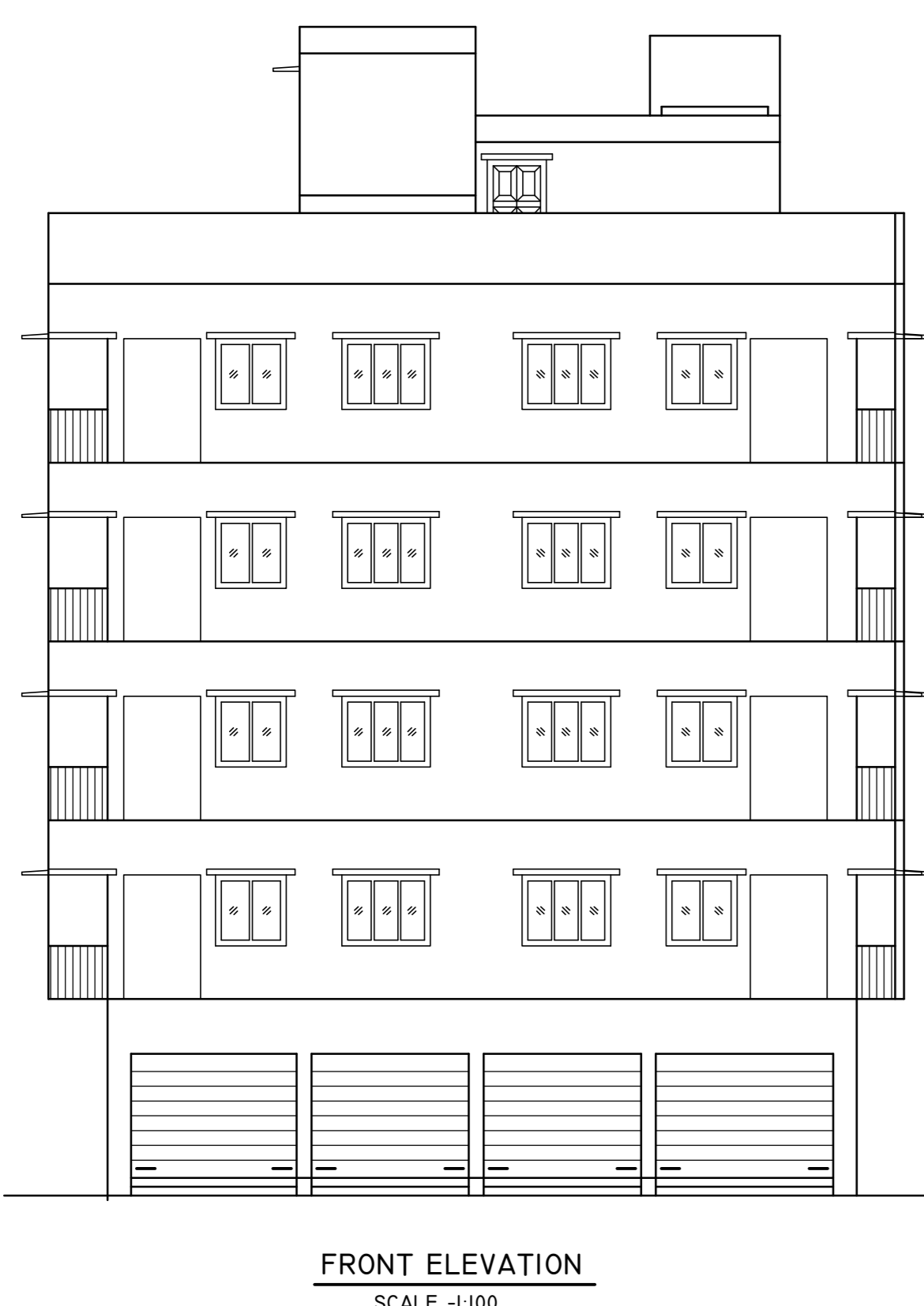


PLAN OF A PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING WITH K.M.C. BUILDING RULE 2009 AT PREMISES NO.-186, NIRANJAN PALLY B BLOCK, WARD NO.-113, BOROUGH-XI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF APPLICANT/S - SANJIB THAKUR, CONSTITUENT ATTORNEY OF SUKHARANJAN CHANDA, SUBRATA CHANDA, GITA RANI DEB, MANJU MALLICK & ANJU MAJUMDAR.



SPECIFICATIONS		SCHEDULE OF DOORS AND WINDOWS		
		MRD	WIDTH	HEIGHT
1.	GRADE OF CONCRETE -- M20	D1	1000	2100
2.	GRADE OF STEEL -- FE 415	D2	900	2100
3.	PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:4	D3	750	2100
4.	PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4	W1	1500	1200
5.	PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4	W2	1200	1200
6.	ALL DIMENSIONS ARE IN MM	W3	900	1200
7.	SCALE - 1:100, OTHER WISE MENTIONED.	W4	600	700

STATEMENT OF THE PLAN PROPOSAL

- A) ASSESSEE NO - 31-113-17-2129-1**
- 2.A) DETAILS OF REGISTERED DEED:**
BOOK NO - 1, VOL. NO - 104, PAGE- 292 TO 295, BEING NO - 7705. (S.R. - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 08.09.1962
- B) DETLS. OF REG. DEED OF BOUNDARY DECL:**
BOOK NO - 1, VOL. NO - 1603-2025, PAGE- 15514 TO 15515, BEING NO - 160306155. (D.S.R. - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 03.04.2025.
- C) DETLS. OF REG. DEED OF STRIP OF LAND (FRONT):**
BOOK NO - 1, VOL. NO - 1603-2025, PAGE- 15514 TO 15517, BEING NO - 160306156. (D.S.R. - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 03.04.2025.
- D) DETLS. OF REG. DEED OF STRIP OF LAND (SIDE):**
BOOK NO - 1, VOL. NO - 1603-2025, PAGE- 15518 TO 15520, BEING NO - 160306157. (D.S.R. - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 03.04.2025.
- E) DETLS. OF REG. DEED OF STRIP OF PLAYED CORNER:**
BOOK NO - 1, VOL. NO - 1603-2025, PAGE- 15504 TO 15507, BEING NO - 160306158. (D.S.R. - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 03.04.2025.
- F) DETAILS OF POWER OF ATTORNEY:**
BOOK NO - 1, VOL. NO - 1603-2024, PAGE- 45574 TO 45574, BEING NO - 160357489. (D.S.R. III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 05.11.2024.
- 4.A) AREA OF LAND (AS PER DEED) = 06 K-10 CH-36 SQ.F. = 446.488 SQ.M.**
- B) AREA OF LAND (AS PER B/D) = 06 K-10 CH-34.08 SQ.F. = 446.31 SQ.M.**
- C) AREA OF STRIP OF LAND (FRONT) = 46.191 SQ.M.**
- D) AREA OF STRIP OF LAND (SIDE) = (2.122+0.293) SQ.M. = 2.415**
- E) AREA OF STRIP OF LAND (FRONT) = 2.879 SQ.M.**
- G) NET AREA OF LAND = 394.825 SQ.M.**
- 5. NO OF TENEMENTS - 16 NOS**
- 6. SIZE OF TENEMENTS - <50 SQ.M.-16 NOS**
- 7. A. AREA OF GROUND FLOOR = 178.531 SQ.M.**
- B. AREA OF FIRST FLOOR = 189.025 SQ.M.**
- C. AREA OF SECOND FLOOR = 189.025 SQ.M.**
- D. AREA OF THIRD FLOOR = 189.025 SQ.M.**
- E. AREA OF FOURTH FLOOR = 189.025 SQ.M.**
- F. TOTAL COVERED AREA = 934.631 SQ.M.**
- B) GROUND COVERAGE PERMISSIBLE = 231.144 SQ.M. (51.79%) PROPOSED = 191.212 SQ.M. (42.843%)**
- 2. F.A.R. PERMISSIBLE = 1.75 PROPOSED = 1.743**
- 3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 852.802 SQ.M.**
- 4. TOTAL AREA EXEMPTED IN THIS RULE = 81.825 SQ.M. = 10.428 SQ.M.**
- 5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 934.627 SQ.M.**
- 6. TOTAL COMMON AREA = 94.832 SQ.M.**
- 7. AREA OF STAIR HEAD ROOM = 15.965 SQ.M.**
- 8. AREA OF O.H. RESERVOIR = 6.82 SQ.M.**
- 9. AREA OF LIFT MACHINE ROOM = 9.223 SQ.M. LIFT MACHINE ROOM STAIR AREA = 3.2**
- 10. A. TOTAL CAR PARKING (REQUIRED) - 3 NOS**
- B. CAR PARKING PROVIDED - 4 NOS**
- C. CAR PARKING AREA = 77.455 SQ.M.**
- 11. AREA OF TERRACE = 191.213 SQ.M.**
- 12. A. TOTAL AREA OF C.B. = 10.40 SQ.M.**
- B. AREA OF TREE COVER (REQUIRED) = 2.336 SQ.M. (2.393%)**
- C. AREA OF TREE COVER (PROVIDED) = 12.466 SQ.M. (2.793%)**
- 13. A) COVERED AREA OF SHOP = 39.293 SQ.M.**
- B) CARPET AREA OF SHOP = 36.146 SQ.M.**
- C) COVERED AREA OF OFFICE = 39.776 SQ.M.**
- D) CARPET AREA OF OFFICE = 35.357 SQ.M.**

BLR-419 CONVERSION MEMO NOS - 17/2289 TO 2290 / Con Certificate (BLR) (ATM) (Kaha) 19, DATED - 02/05/2016.

CALCULATION FOR FLOOR AREA STATEMENT -

FLOORS	RESIDENTIAL (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	STAIR (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	178.531	---	---	178.531	13.365	3.0	162.166
FIRST	191.212	---	2.188	189.024	13.365	3.0	172.659
SECOND	191.212	---	2.188	189.024	13.365	3.0	172.659
THIRD	191.212	---	2.188	189.024	13.365	3.0	172.659
FOURTH	191.212	---	2.188	189.024	13.365	3.0	172.659
TOTAL	943.379	---	8.752	934.627	66.825	15.0	852.802

TENEMENT CALCULATION:

TENEMENT MRD	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	43.455	6.040	4
B	42.198	5.865	4
C	41.712	5.798	4
D	43.455	6.040	4

DECLARATION OF L.B.S
CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY K.M.C. IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

KUSH KUNDU
(LBS/114/12)
NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY M/S TECHNO SOIL OF GORAKHARA, ARUNACHAL SONARPUR, KOLKATA-700050. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUBHASIS DAS
ESE/114/59
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECTS FROM THE GEOTECHNICAL POINT OF VIEW.

SHASKAR JYOTI ROY
G.T./11/4
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

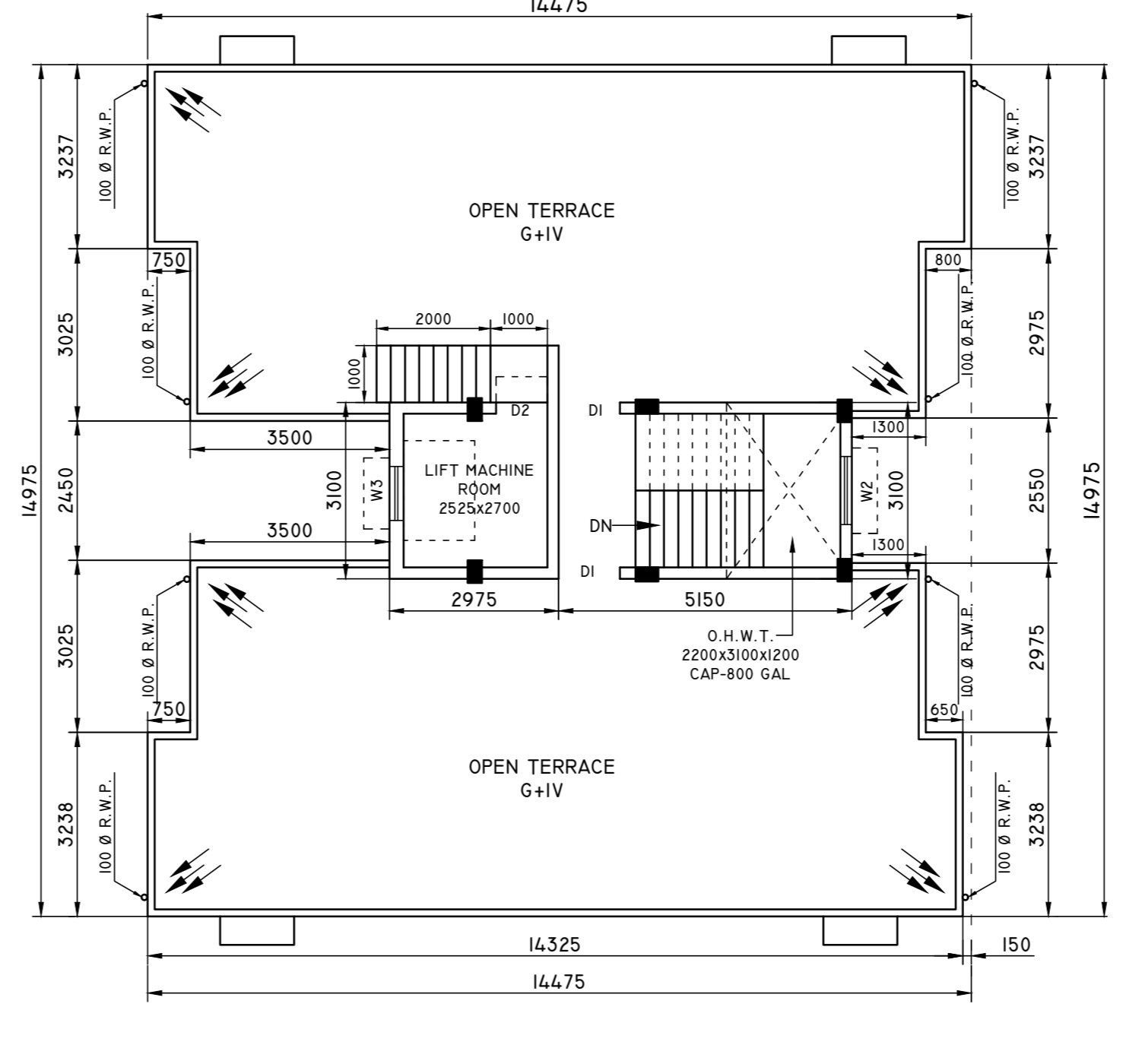
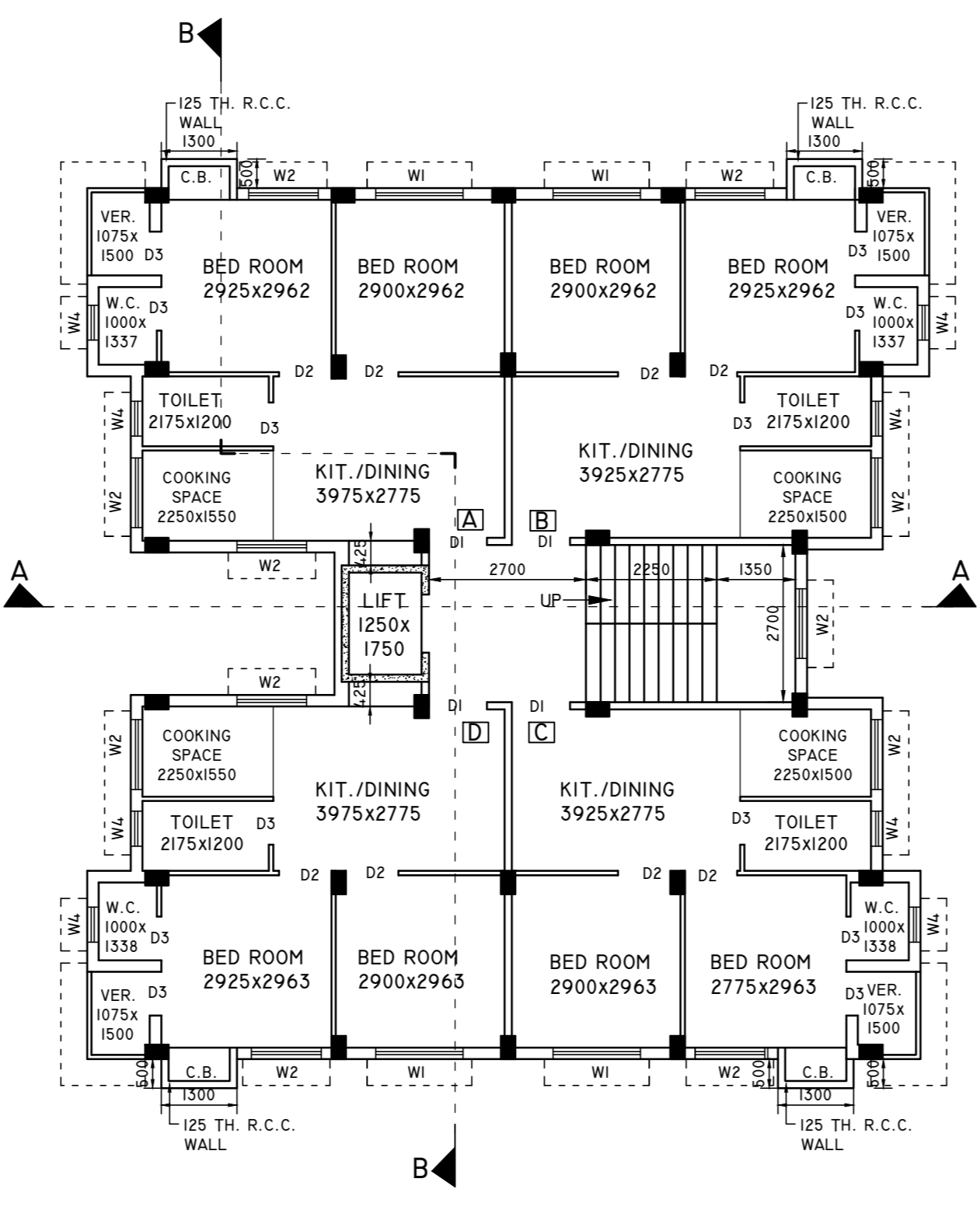
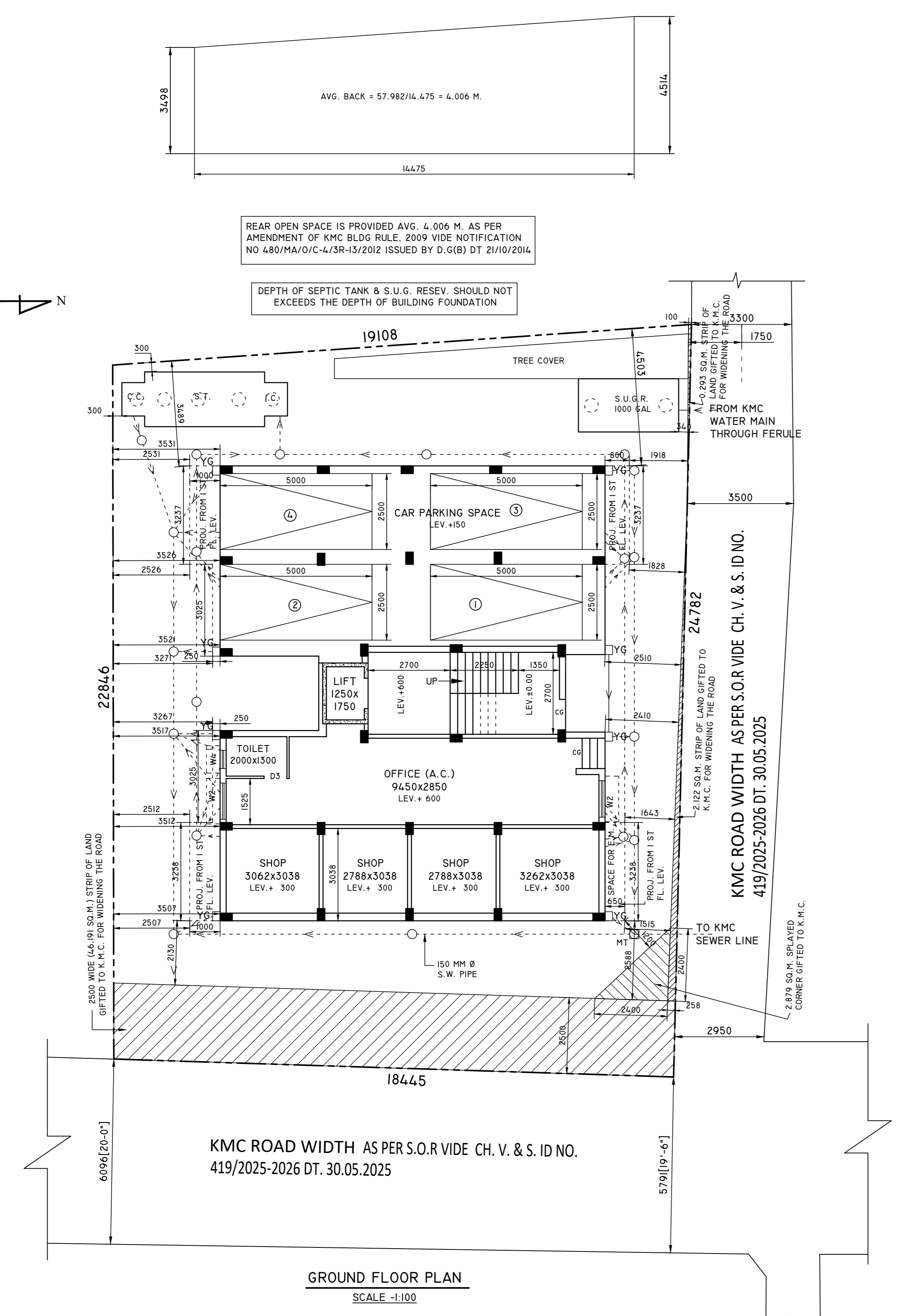
- I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.

SANJIB THAKUR
CONSTITUENT ATTORNEY OF SUKHARANJAN CHANDA, SUBRATA CHANDA, GITA RANI DEB, MANJU MALLICK, ANJU MAJUMDAR
NAME OF APPLICANT/S

B.P. NO. : 2025110141
SANCTION DATE : 06.08.2025
VALID UPTO : 05.08.2030

MODHU SUDAN HALDER
Digitally signed by MODHU SUDAN HALDER
Date: 2025.08.06 17:02:22 +05'30'

SUBHASIS DAS
Digitally signed by SUBHASIS DAS
Date: 2025.08.06 17:03:53 +05'30'



REAR OPEN SPACE IS PROVIDED AVG. 4.006 M. AS PER AMENDMENT OF KMC BLDG RULE, 2009 VIDE NOTIFICATION NO. 480/KM/C/4/SR-12/2012 ISSUED BY D. (CB) DT. 20/05/2014.

DEPTH OF SEPTIC TANK & S.U.G. RESEV. SHOULD NOT EXCEEDS THE DEPTH OF BUILDING FOUNDATION

KMC ROAD WIDTH AS PER S.O.R. WIDE CH.V. & S. ID NO. 419/2025-2026 DT. 30.05.2025

KMC ROAD WIDTH AS PER S.O.R. WIDE CH.V. & S. ID NO. 419/2025-2026 DT. 30.05.2025