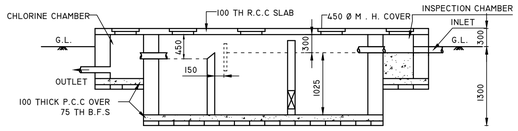
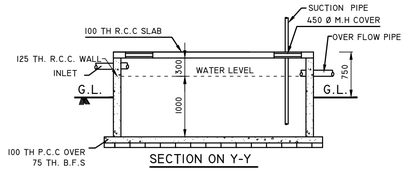
PLAN OF A PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYINGWITH K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 186, NIRANJAN PALLY B BLOCK, WARD NO.- 113, BOROUGH-XI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

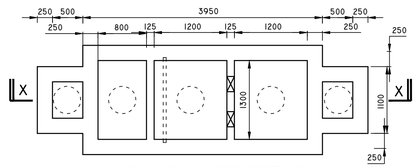
NAME OF APPLICANT/S : SANJIB THAKUR, CONSTITUENT ATTORNEY OF SUKHARANJAN CHANDA, SUBRATA CHANDA, GITA RANI DEB, MANJU MALLICK & ANJU MAJUMDAR.



SECTION ON X-X

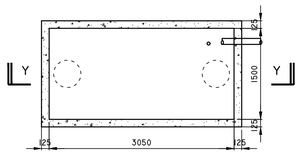


SECTION ON Y-Y

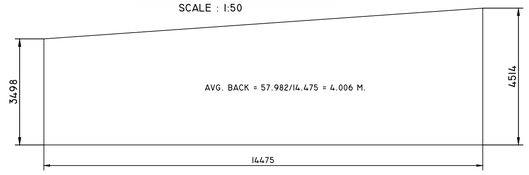


PLAN OF 50 USERS SEPTIC TANK

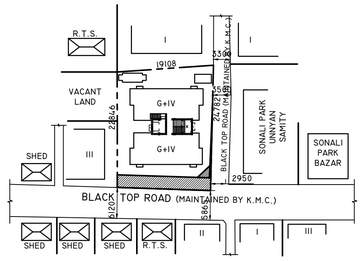
SCALE : 1:50



PLAN OF 1000 GLS. CAPACITY SEMI U/G WATER RESERVOIR

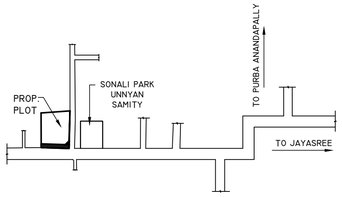


REAR OPEN SPACE IS PROVIDED AVG. 4.006 M. AS PER AMENDMENT OF KMC BLDG RULE, 2009 VIDE NOTIFICATION NO 480/MA/O/C-4/3R-13/2012 ISSUED BY D.G(B) DT 21/10/2014



SITE PLAN

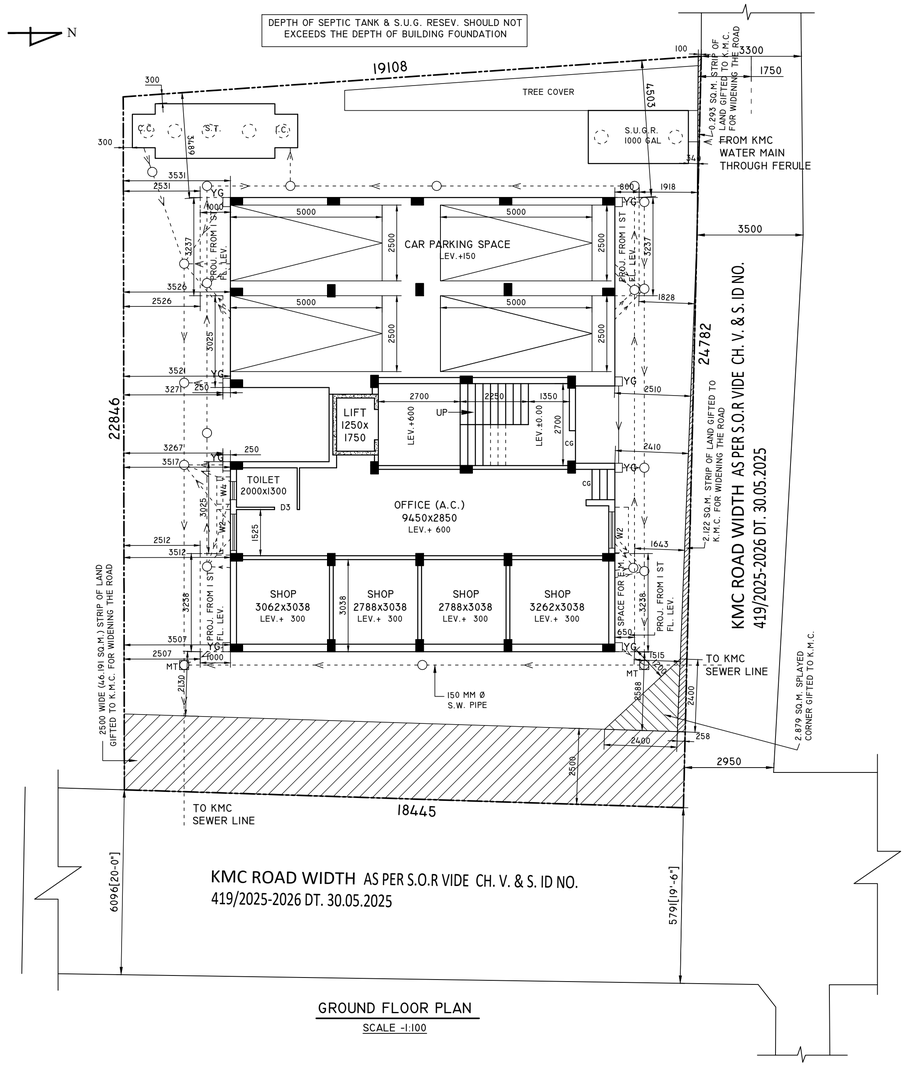
SCALE-1:600



LOCATION PLAN

SCALE-1:4000

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



SPECIFICATIONS	SCHEDULE OF DOORS AND WINDOWS

1. GRADE OF CONCRETE -- M20.
2. GRADE OF STEEL -- Fe 415.
3. PROPORTION OF MORTER FOR 200/250 THK. WALL - 1:6.
4. PROPORTION OF MORTER FOR 125,75 THK. WALL - 1:4.
5. PROPORTION OF LIME TERRACING - 2:2:7.
6. ALL DIMENSIONS ARE IN MM.
7. SCALE - 1:100, OTHER WISE MENTIONED.

MKD.	WIDTH	HEIGHT
CG	1000	2100
D1	1000	2100
D2	900	2100
D3	750	2100
W1	1500	1200
W2	1200	1200
W3	900	1200
W4	600	700

DRAWN BY: SULATA ROY

STATEMENT OF THE PLAN PROPOSAL

A)

1. 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. - ALIPORE)
DATE OF REGISTRATION - 08.09.1962

B) DETLS. OF REG. DEED OF BOUNDARY DECL :
BOOK NO - 1 , VOL. NO.- 1603-2025,
PAGE- 155404 TO 155415, 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- 155244 TO 155257, 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- 155258 TO 155270, BEING NO - 160306157,
(D.S.R. - III, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 03.04.2025.

E) DETLS. OF REG. DEED OF SPLAYED CORNER:
BOOK NO - 1 , VOL. NO.- 1603-2025,
PAGE- 155014 TO 155027, BEING NO - 160306158,
(D.S.R. - III, SOUTH 24 PARGANAS)
DATE OF REGISTRATION - 03.04.2025.

DETAILS OF POWER OF ATTORNEY:
BOOK NO - 1 , VOL. NO.- 1603-2024,
PAGE- 465174 TO 465194, BEING NO -160317489
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 SPLAYED CORNER = 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

BL & LRO CONVERSION MEMO NOS :-
17 / 2289 TO 2293 / Con Certificate / BLLRO / ATM / Kasba / 19, DATED - 02 / 05 / 2019.

A)

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)

1. 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.

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 % = 10.428 SQ.M.

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.

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 MKD.	TENEMENT AREA (SQ.M.)	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	43.455	6.040	49.495	4
B	42.198	5.866	48.064	4
C	41.712	5.798	47.510	4
D	43.455	6.040	49.495	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 AMMENDED 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 ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP A 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/I/1412)
NAME OF 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 RESPECT.SOIL TESTING HAS BEEN DONE BY M/S TECHNO SOIL OF GORKHARA, ARUNACHAL.SONARPUR, KOLKATA-700150, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUBHRA DAS
ESE/II/658
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 RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

BHASKAR JYOTI ROY
G.T./1/50
NAME OF GEOTECHNICAL 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
CONSTITUTED ATTORNEY OF
SUKHARANJAN CHANDA
SUBRATA CHANDA
GITA RANI DEB
MANJU MALLICK
ANJU MAJUMDAR
NAME OF APPLICANT/S

CERTIFICATE

PREMISES NO. : 186, NIRANJAN PALLY B BLOCK
ASSESSEE NO. :
NAME OF OWNER(S)/APPLICANT(S) : SRI SANJIB THAKUR CA OF SRI SUKHARANJAN CHANDA, SRI SUBRATACHANDA, SMT. GITA DEB, MANJUMALLICK & ANJUMAJUMDAR.
AREA OF LAND : 446.31 SQ.M.
NAME OF LBS / ARCHITECT : KUSH KUNDU
NO.: LBS/I/1412.

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI:33 M

CO-ORDINATE IN WGS 84 & SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°27'46.29"N	88°21'3.42"E	8.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

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

KUSH KUNDU
(LBS/I/1412)
NAME OF L.B.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 17:02:46 +05'30'

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR-XI

SUBHASISH DAS
Digitally signed by SUBHASISH DAS
Date: 2025.08.06 17:04:32 +05'30'

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR-XI