

PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S. 393A, OF K.M.C. ACT. 1980, COMPLYING WITH K.M.C. BUILDING RULE 2009, TO BE READ WITH OFFICIAL CIRCULAR NO - 480/MA/O/C- 4/3R-13/2012, DULY ISSUED BY D.G. (BLDG). DATED - 21.10.2014. (HT.-12.500 M.) FOR SMT. GITA GOSWAMI, SMT. RAMA MITRA, SRI RAHUL MITRA AND SMT. RIYA MUKHERJEE, AT PREMISES NO - 46, TALPUKUR ROAD, WARD NO -126, BOROUGH NO - XVI, UNDER KOLKATA MUNICIPAL CORPORATION.

SCALE - 1:100, 1:50, 1:600 & 1:4000	DRAWN BY- Pijush Manna.	MASTER SHEET (SHEET 01 OF 02)		
SPECIFICATION	SCHEDULE OF DOOR & WINDOWS			
1. GRADE OF CONCRETE M20.	MKD.	WIDTH	HEIGHT	TYPE
2. GRADE OF STEEL FE - 500.	BD	1200	2100	PANELED
3. BEARING CAPACITY OF SOIL. (AS PER SOIL TEST REPORT).	D	1000	2100	DO
4. 200 & 250 THK. BRICK WORK WALL IN C.M. 6:1.	D1	900	2100	DO
5. 125 & 75 THK. BRICK WORK WALL IN C.M. 4:1.	D2	750	2100	DO
6. ALL OTHER RELEVANT SPECIFICATION IS TO BE FOLLOW AS PER I.S. CODE 456 & N.B.C. (LATEST REVISION)	W1	1500	1200	GLAZED
	W2	900	1200	DO
	W3	600	750	DO

STATEMENT OF THE PLAN PROPOSAL	
<b>A.</b>	<b>B.</b>
1. ASSESSEE NO - 41-126-20-0046-5	1. GROUND COVERAGE-
2. DETAILS OF REGISTERED DEED.	a) PERMISSIBLE - 120,050 SQ.M. (59.997%)
a) DEED NO - 9774 b) VOL. NO - 142	b) CONSUMED - 112,941 SQ.M. (56.444%)
c) BOOK NO - I d) DATE - 14.12.1959.	2. F.A.R. -
e) PAGES - 294 TO 296, (SUB-REG. ALIPORE SADAR).	a) PERMISSIBLE - 1.75
3.	b) PROPOSED - 1.746
a) AREA OF LAND - (AS PER DEED) = (3 K. 0 CH. 0 SFT.) = 200.668 SQ.M.	3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 396.187 SQ.M.
b) AREA OF LAND - (AS PER B/D.) = (2 K. 15 CH. 38.801 SFT.) = 200.093 SQ.M.	4. TOTAL AREA EXEMPTED IN THIS RULE = 43.560 M2
4. DETAILS OF REG. POWER OF ATTORNEY.	5. GROSS TOTAL COVERED AREA - 439.747 SQ.M. (INCLUDING THE SPACES EXEMPTED IN THIS RULE)
a) DEED NO - 160706200 b) VOL. NO - 1607-2025.	6. TOTAL STAIR COVERED AREA - 14.580 SQ.M.
c) BOOK NO - I d) DATE - 06.08.2025.	7. TOTAL CAR PARKING AREA (PROVIDED) - 46.843 SQ.M. (MANDATORY).
e) PAGES - 157749 TO 157775, (A.D.S.R. BEHALA).	8. REQ. CAR PARKING SPACE - 2 NOS.
5. DETAILS OF REG. BOUNDARY DECL.	9. PROVIDED CAR PARKING SPACE - 2 NOS.
a) DEED NO - 160707075 b) VOL. NO - 1607-2025	10. ROOF TANK AREA - 4.860 SQ.M.
c) BOOK NO - I d) DATE - 10.09.2025.	11. TERRACE AREA - 112.941 SQ.M.
e) PAGES - 184985 TO 184996, (A.D.S.R. BEHALA).	12. HEIGHT OF THE BUILDING = 12.500 M.
6. NO OF STORIED INCLUDING BASEMENT IF ANY - G+III STORIED.	13. DEPTH OF THE BUILDING = 12.250 M.
7. NO OF TENEMENTS = 9 NOS.	14. C.B AREA = 6.615 SQ.M.
8. SIZE OF TENEMENTS = BELLOW 50 SQ.M. (9 NOS).	
9. SHOP AREA AREA - (a) CARPET = 35.804 SQ.M. (b) COVERED = 41.608 SQ.M.	
10. TREE COVERED AREA - (a) REQUIRED = 2.200 SQ.M. (1.099%) (b) PROVIDED = 2.339 SQ.M. (1.169%)	

**DECL. 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 BLACK TOP ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED AND BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U/G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. IT IS AN EX. A.S.B. STRUCTURE WHICH TO BE DEMOLISHED BEFORE STARTING NEW CONSTRUCTION.

PIJUSH MANNA  
 REGD. L.B.S. OF K.M.C. - 14191  
 NAME OF L.B.S.

**DECL. OF STRUC. ENGG.**  
 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 LOAD AS PER THE N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE STRUCTURAL DESIGN OF PRE. NO - 46, TALPUKUR ROAD, WARD NO - 126, HAS BEEN PREPARED CONSIDERING SOIL INVESTIGATION REPORT BY "SOIL-TECH". MR. BHASKAR ROY, AT 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, JADAVPUR, KOLKATA. - 700032.

BHASKAR ROY  
 E.S.E. - 1/143  
 NAME OF STRUC. ENGG.

**DECL. OF OWNERS / APPLICANTS**  
 WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. WE 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. THE PLOT IS IDENTIFIED BY US AND IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U/G. WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EX. A.S.B. STRUCTURE OCCUPIED BY US AND THERE IS NO TENANT.

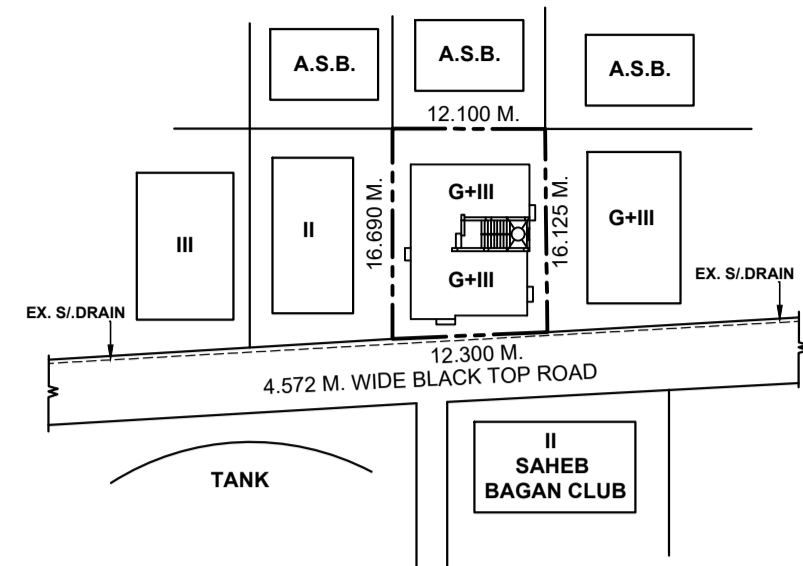
"MS. JESU'S DEVELOPER"  
 PROP. SRI AVIJIT MALO.  
 C.A. OF SMT. GITA GOSWAMI, SMT. RAMA MITRA, SRI RAHUL MITRA AND SMT. RIYA MUKHERJEE.  
 NAME OF POWER OF ATTORNEY

BUILDING SANCTION NO :- 2025160508 DATE :- 10.02.2026  
 VALID UP TO :- 09.02.2031

SUMAN BHOUMIK Digitally signed by SUMAN BHOUMIK  
 Date: 2026.02.10 17:03:20 +05'30'  
 DIGITAL SIGNATURE OF A.E.

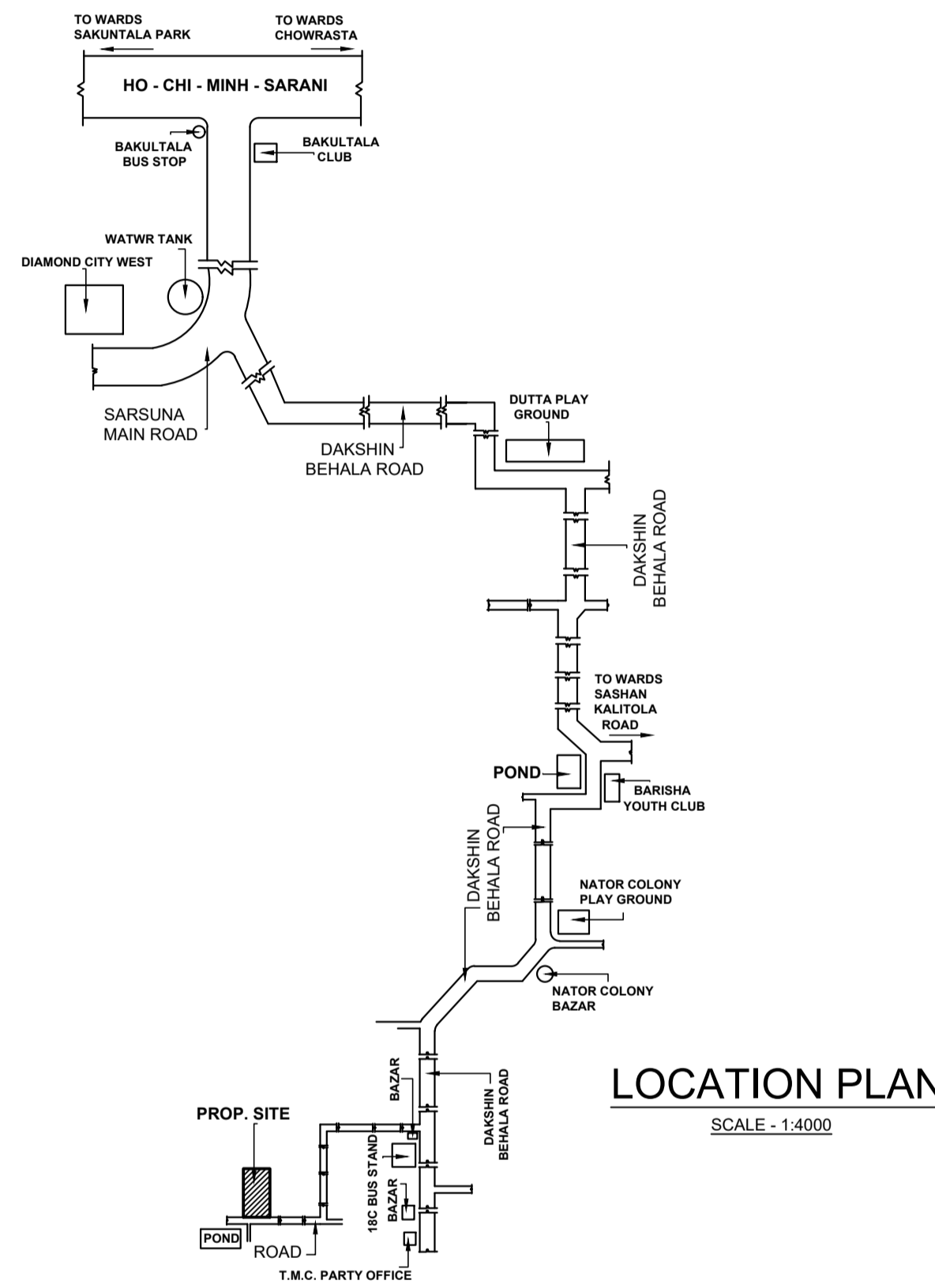
**DECL. OF GEO - TECHNICAL ENGG.**  
 THE UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE G.E.O - TECHNICAL POINT OF VIEW.

BHASKAR ROY  
 G.T./II/2  
 NAME OF GEO - TECHNICAL ENGG.

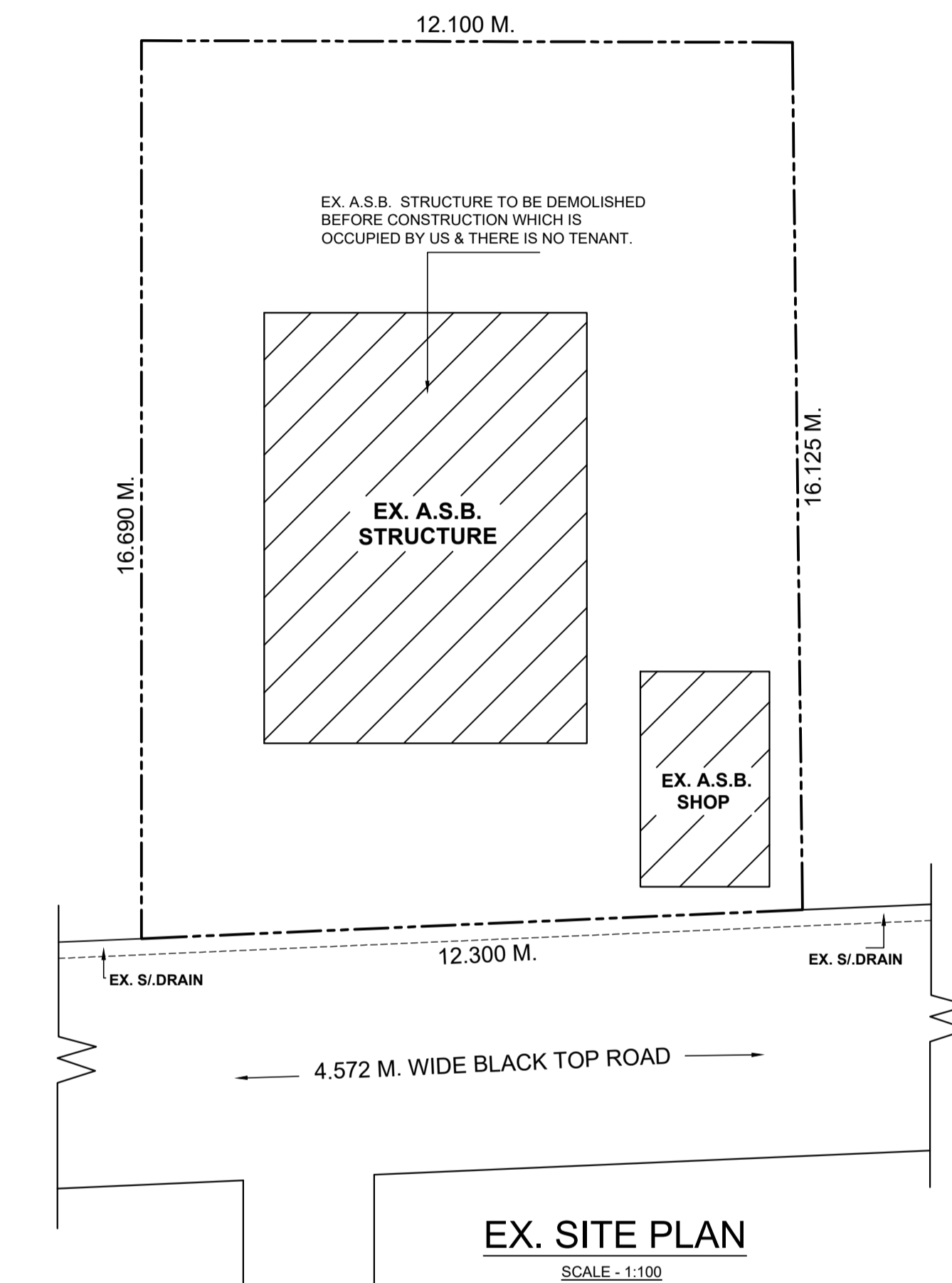


**SITE PLAN**  
 SCALE - 1:600

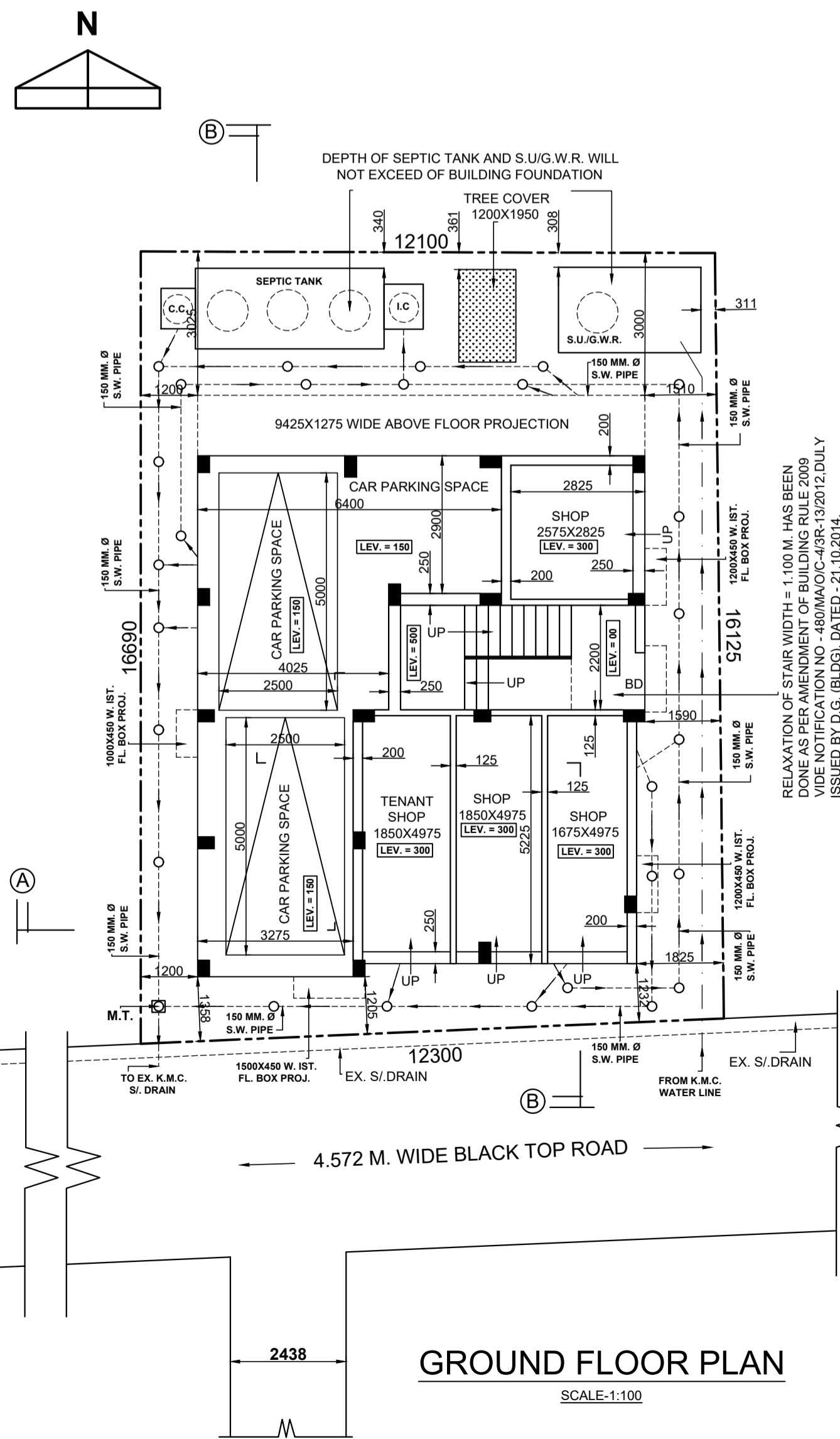
PERMISSIBLE TOP ELEVATION IN REFERENCE TO C.C.Z.M. ISSUED BY A.A.I : 26.32 M. CO - ORDINATE IN W.G.S. 84 AND SITE ELEVATION (A.M.S.L.)			
N.O.C. I.D. = BEHA/EAST/B/121923/858644, DATED - 01.02.2024.			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
	22° 28'21.96" N	88° 17'50.11" E	4.32 MT.



**LOCATION PLAN**  
 SCALE - 1:4000

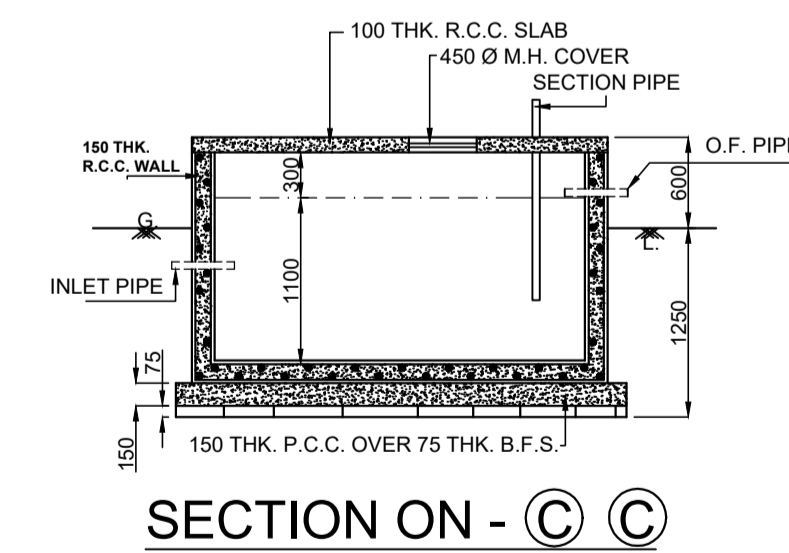


**EX. SITE PLAN**  
 SCALE - 1:100

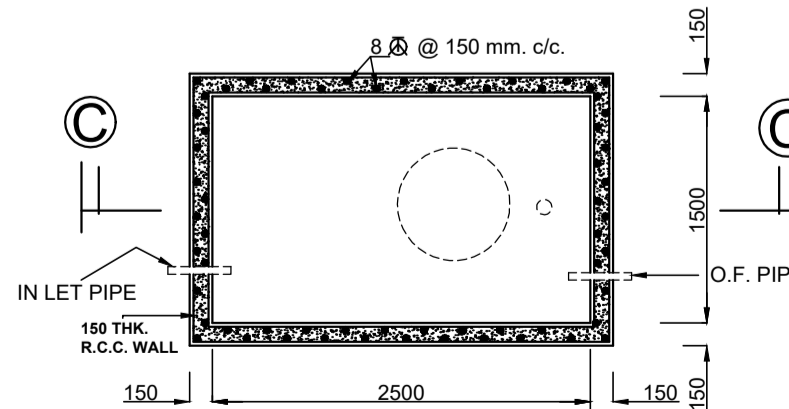


**GROUND FLOOR PLAN**  
 SCALE - 1:100

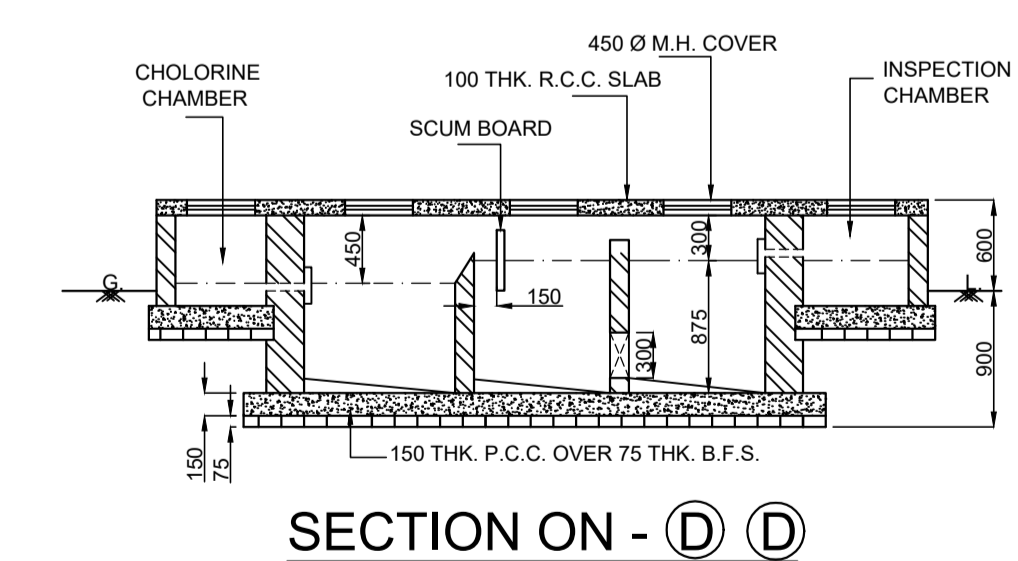
RELAXATION OF THE WIDTH - 1.134 M. HAS BEEN DONE AS PER AMENDMENT OF BUILDING RULE 2009. VIDE NOTIFICATION NO - 480/MA/O/C-4/3R-13/2012, DULY ISSUED BY D.G. (BLDG), DATED - 21.10.2014.



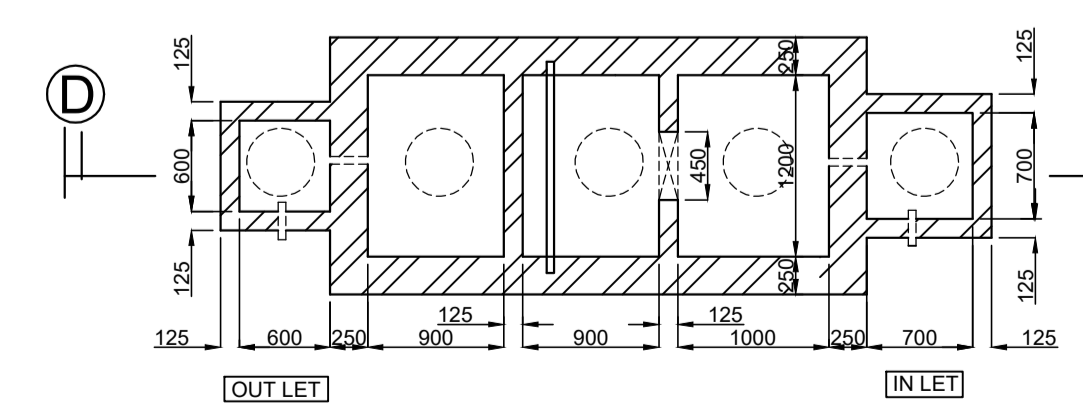
**SECTION ON - C**



**PLAN OF R.C.C. SEMI U/G. WATER RESERVOIR CAPACITY - 800 GLS.**  
 SCALE - 1:50



**SECTION ON - D**



**PLAN OF SEPTIC TANK FOR 45 USERS**  
 SCALE - 1:50