

AVERAGE BACK CALCULATION  
AREA OF BACK SPACE-40.368 SQ. M.  
BACK LENGTH - 9.775 M.  
AVERAGE BACK = 40.368 / 9.775 = 4.130 M.

DEPTH OF SEPTIC TANK AND S.U.G.W.R. WILL NOT  
EXCEED THE DEPTH BUILDING FOUNDATION

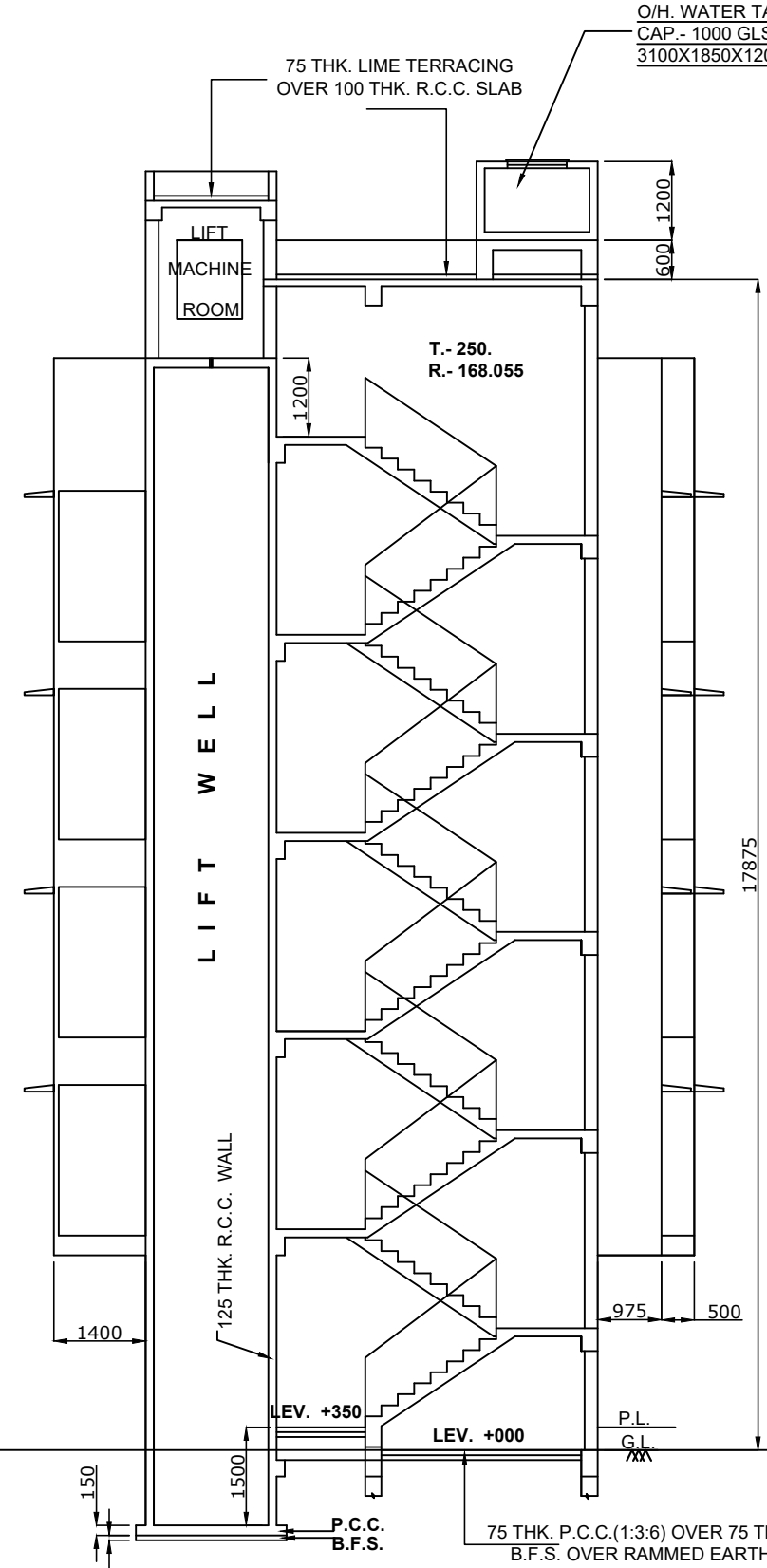
5.181 M. WIDE K.M.C.ROAD  
(MAINTAINED BY K.M.C)

TEMPLE

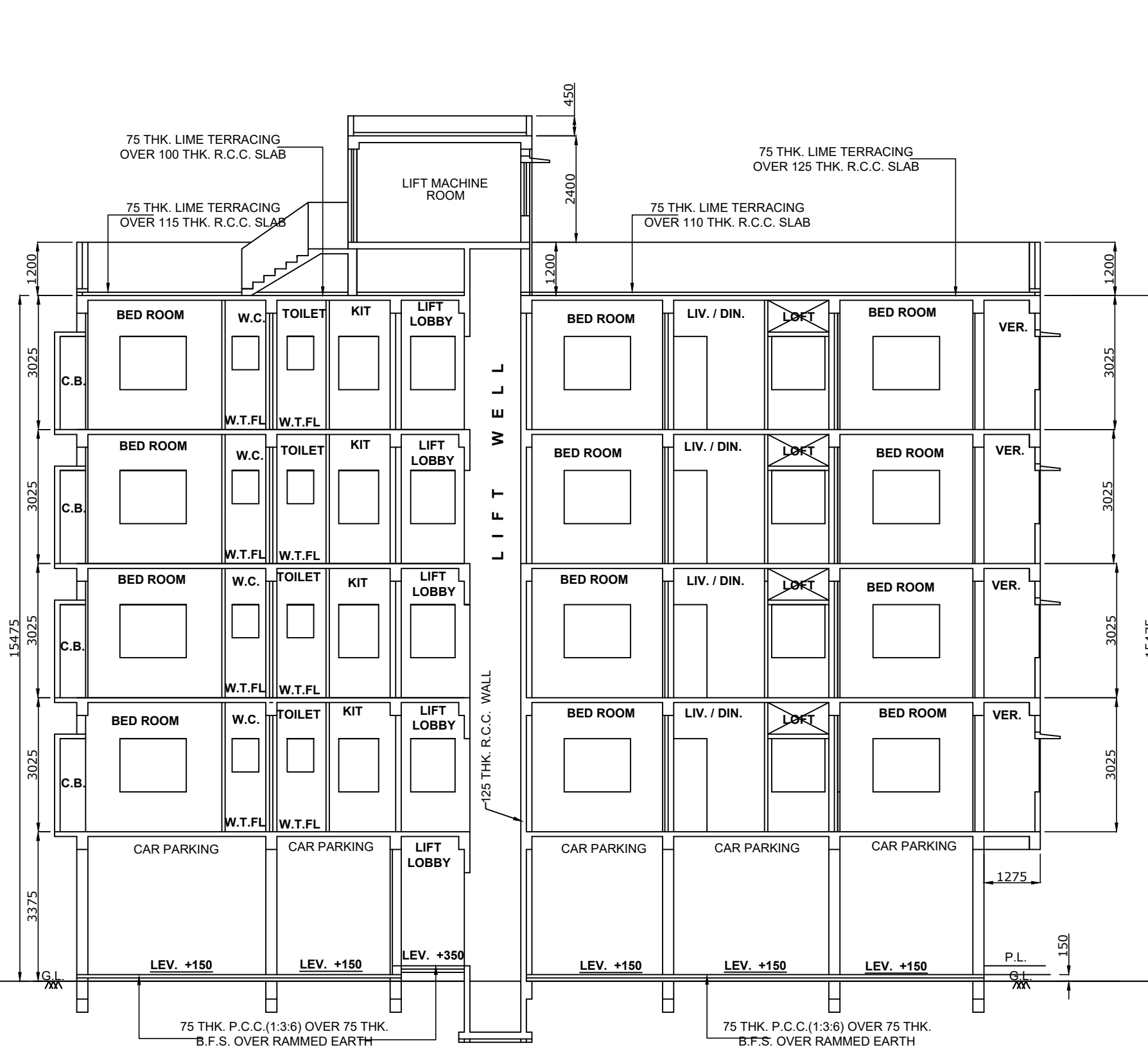


FRONT ELEVATION

REAR ELEVATION



SECTION ON - A - A



SECTION ON - B - B

PROPOSED AREA :-		TOTAL EXEMPTED AREA		NET FLOOR AREA (SQ.M.)
GROSS COVERED AREA (SQ.M.)	CUTOUT (SQ.M.)	LIFT LOBBY (SQ.M.)	STAIR & STAIR LOBBY (SQ.M.)	
GROUND FLOOR	137.869	2.565	12.690	122.614
1ST. FLOOR	194.423	2.013	12.690	177.156
2ND. FLOOR	194.423	2.013	12.690	177.156
3RD. FLOOR	194.423	2.013	12.690	177.156
4TH. FLOOR	194.423	2.013	12.690	177.156
TOTAL	915.562	8.050	63.450	831.237

TENEMENTS & CAR PARKING CALCULATION :-		TOTAL TENEMENTS = 12		TOTAL REQUIRED CAR PARKING = 04	
MARKED TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENTS	REQD. CAR PARKING	
" A "	66.752 SQ.M.	9.949 SQ.M.	76.701 SQ.M.	4	04
" B "	53.111 SQ.M.	7.915 SQ.M.	61.027 SQ.M.	4	
" C "	52.279 SQ.M.	7.791 SQ.M.	60.070 SQ.M.	4	

DECL. OF L.B.S.:-

I, DO HERE BY 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 K.M.C. ROAD ARE 5.944M. ON NORTH AND 5.181M. ON SOUTH**, CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A LAND. THE LAND IS DEMARCATED WITH BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U/G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SAMIR BANDYOPADHYAY  
K.M.C. L.B.S. - 1700  
NAME OF L.B.S.

DECL. OF E.S.E.:-

THE STRUCTURAL DESIGN CALCULATION AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURE DESIGN OF PRE. NO. - 40, KAILASH GHOSH ROAD, WARD NO. - 123, HAS BEEN PREPARED CONSIDERING SOIL INVESTIGATION REPORT BY ASSOCIATED FOUNDATION ENGINEERS AT 20, K.N. SEN ROAD, KOLKATA - 700042.

SAMIR BANDYOPADHYAY  
K.M.C. E.S.E. - 1717  
NAME OF E.S.E.

DECL. OF OWNERS:-

I, DO HERE BY 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 BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI 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 PLOT HAS BEEN IDENTIFIED BY ME, IF ANY DISPUTE ARISES REGARDING OWNERSHIP OF PLOT AND ROAD WIDTH, THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN. EX. STRUCTURE TO BE DEMOLISHED BEFORE CONST. WHICH IS OCCUPIED BY US & THERE IS NO ANY TENANT.

M.B.R.K. DEVELOPERS.

(PARTNERS - 1. SRI SUBIR MUKHERJEE, 2. SRI GORA BOSE,  
3. SRI UPANANDA ROY, 4. SRI BALAJI KARMAKAR.)  
NAME OF OWNERS :-

DECL. OF GEOTECHNICAL ENGINEER:-

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 GEOTECHNICAL POINT OF VIEW.

ASIM SARKAR  
G.T./172

NAME OF GEO-TECHNICAL ENGINEER

PLAN OF A PROPOSED G+IV STORIED RESIDENTIAL BUILDING  
U/S 393 (A) OF K.M.C. ACT. 1980, ALONG WITH K.M.C. BUILDING  
RULES 2009, AT PRE. NO. - 40, KAILASH GHOSH ROAD, UNDER  
K.M.C. WARD NO.-123, BOROUGH NO.-XVI.

NAME OF OWNER - M.B.R.K. DEVELOPERS. (PARTNERS - 1. SRI SUBIR MUKHERJEE, 2. SRI GORA BOSE,  
3. SRI UPANANDA ROY, 4. SRI BALAJI KARMAKAR.)

DRAWN BY - JOY PARUI.  
MASTER SHEET (SHEET 01 OF 02)

SPECIFICATION

- GRADE OF CONCRETE IS - M 20.
- GRADE OF STEEL FE - 500.
- BEARING CAPACITY OF SOIL AS PER SOIL REPORT
- 200 THK. BRICK WORK WALL IN C.M. - 1:6.
- 125 & 75 THK. BRICK WORK WALL  
IN C.M. - 1:4.
- ALL OTHER SPECIFICATION AS PER I.S. CODE.

SCHEDULE OF DOORS & WINDOWS

MKD.	WIDTH	HEIGHT	TYPE
Da	1200	2100	PANEL
Dd	1000	2100	DO
D1	900	2100	DO
D2	750	2100	DO
W1	1500	1200	GLASD
W2	1200	1200	DO
W3	900	1200	DO
W4	800	750	DO

STATEMENT OF THE PLAN PROPOSAL

- |   |   |
|---|---|
| (a) ASSESSEE NO. :- 41 - 123 - 09 - 0040 - 5<br>1. DETAILS OF REGISTERED DEED :-<br>(a) DEED NO. - 00371 (b) BOOK NO. - I<br>(c) CD VOLUME NO. - I (d) DATE - 13.03.2009<br>(e) PAGES - 2456 TO 2471 AT D.S.R.-III SOUTH 24 PGS.<br>2b. DETAILS OF REGISTERED DEED :-<br>(a) DEED NO. - 160314179 (b) BOOK NO. - I<br>(c) VOLUME NO. - 1603-2024 (d) DATE - 23.08.2024<br>(e) PAGES - 373816 TO 373847 AT D.S.R.-III SOUTH 24 PGS.<br>3. DETAILS OF BOUNDARY DECLARATION :-<br>(a) DEED NO. - 160318979 (b) BOOK NO. - I<br>(c) VOLUME NO. - 1603-2024 (d) DATE - 18.11.2024<br>(e) PAGES - 484759 TO 484772 AT D.S.R.-III SOUTH 24 PGS.<br>4. DETAILS OF FRONT GIFT DECLARATION :-<br>(a) DEED NO. - 160302745 (b) BOOK NO. - I<br>(c) VOLUME NO. - 1603-2025 (d) DATE - 12.02.2025<br>(e) PAGES - 69914 TO 69927 AT D.S.R.-III SOUTH 24 PGS.<br>5. AREA OF THE PLOT OF LAND<br>(a) AS PER DEED - (6 K. - 04 CH. - 0 SFT.) (418.060 SQM)<br>(b) AS PER PHYSICAL MEASUREMENT = 422.581 SQ.M.<br>6. NO. OF STORED = G+IV STORED.<br>7. NO. OF TENEMENT - 12 NOS.<br>8. SIZE OF TENEMENT :- 50 SQ.M. > TO < 75 SQ.M. = 8 NOS.<br>75 SQ.M. > TO < 100 SQ.M. = 4 NOS. | (b) 1. GROUND COVERAGE<br>a. PERMISSIBLE - 220.449 SQ.M. (52.731 %)<br>b. PROPOSED - 194.423 SQ.M. (46.506 %)<br>2. F.A.R. CONSUMED<br>a. PERMISSIBLE - 1.75<br>b. PROPOSED - 1.749<br>3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE<br>= 831.237 SQ.M.<br>4. TOTAL AREA EXEMPTED IN THIS RULE<br>= 63.450 + 12.825 = 76.275 SQ.M.<br>5. GROSS TOTAL COVERED AREA - 907.512 SQ.M.<br>(INCLUDING THE SPACES EXEMPTED IN THIS RULE)<br>6. TOTAL CAR PARKING AREA - 116.319 SQ.M.<br>7. STAIR COVER AREA - 15.191 SQ.M.<br>8. ROOF TANK AREA - 5.735 SQ.M.<br>9. LIFT MACHINE ROOM WITH STAIR AREA - 10.96 SQ.M.<br>10. NO. OF CAR PARKING SPACE -<br>PERMISSIBLE = 4 NOS.<br>PROVIDED = 5 NOS.<br>11. TOTAL C.B. AREA = 12.900 SQ.M.<br>12. TOTAL LOFT AREA = 9.003 SQ.M.<br>13. TOTAL COMMON AREA = 102.822 SQ.M.<br>14. TREE COVERED AREA :-<br>(a) PERMISSIBLE - 9.485 SQ.M. (2.269 %)<br>(b) PROPOSED - 10.420 SQ.M. (2.492 %) |
|---|---|

CERTIFICATE

PREMISES NO. : 40, KAILASH GHOSH ROAD.  
ASSESSEE NO. : 41 - 123 - 09 - 0040 - 5  
NAME OF OWNER / APPLICANT : (PARTNERS - 1. SRI SUBIR MUKHERJEE, 2. SRI GORA BOSE,  
3. SRI UPANANDA ROY, 4. SRI BALAJI KARMAKAR.)  
AREA OF LAND : 422.581 SQ.M. (AS PER B.D.)  
NAME OF L.B.S. : SAMIR BANDYOPADHYAY  
TOP ELEVATION HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 : 33.0 M  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKS THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL) 5.0 M
	LATITUDE N 22°28'37.22"	LONGITUDE E 88°19'16.16"	

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

M.B.R.K. DEVELOPERS.  
(PARTNERS - 1. SRI SUBIR MUKHERJEE, 2. SRI GORA BOSE,  
3. SRI UPANANDA ROY, 4. SRI BALAJI KARMAKAR.)  
NAME OF OWNERS :-

SAMIR BANDYOPADHYAY  
K.M.C. L.B.S. - 1700  
NAME OF L.B.S.

BUILDING PERMIT NO. - 2024160412  
DATE : - 11.03.2025

VALID UP TO:- 10.03.2030

SK KAMAL UDDIN  
Digitally signed by SK KAMAL UDDIN  
Date: 2025.03.13 13:15:53 +05'30'

SHIBNATH DAS  
Digitally signed by SHIBNATH DAS  
Date: 2025.03.13 14:19:52 +05'30'

DIGITAL SIGNATURE OF A.E.(C)

DIGITAL SIGNATURE OF E.E.(C)

GROUND FLOOR PLAN  
SCALE - 1:100

TYPICAL FLOOR PLAN  
1ST, 2ND, 3RD & 4TH. FLOOR  
SCALE - 1:100

ROOF PLAN  
SCALE - 1:100