

FRONT ELEVATION

NO.	SIZE	NO.	SIZE
D1	1200x2100	W1	1800x1500
D2	900x2100	W2	1200x1200
D3	750x2100	W3	500x1200
		W4	600x750

SECTION ON A-A

SECTION ON B-B



GROUND FLOOR PLAN

1ST & 2ND FLOOR PLAN

3RD FLOOR PLAN

4TH FLOOR PLAN

PROPOSED G+IV STORIED RESIDENTIAL
BUILDING PLAN U/S 393A OF K.M.C. ACT. 1980
AND BUILDING RULE-2009 AT PREMISES NO. 8,
SOUTH PARK, WARD -103, BOROUGH-XI, UNDER
K.M.C. OF MOUZA - SANTOSHUPUR, R.S. DAG NO. 70,
R.S. KHATIAN NO. 167, L.R. DAG NO. - 1006
L.R. KHATIAN NO. - 2033, 2034,2036,2037,
2038,2042, J.L. NO. 22, P.S. - SURVEY PARK.,
SHEET NO. 2 OF 2

SPECIFICATIONS:

1. ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED,
2. DEPTH OF THE FOUNDATION OF SEPTIC TANK AND U.G.WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION,
3. 200 THK. OUTSIDE BRICK WORK WITH CEMENT SAND MORTAR 1:6 AND 125,75 THK. BRICKWORK WITH 1:4 CEMENT MORTAR.
4. R.C.C. WORK WITH STONECHIPS, SAND, AND CEMENT (3:1,5:1) GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-500,
5. PLASTERING WITH SAND CEMENT MORTAR 1:4 FOR CEILING AND 1:6 FOR WALL.
6. P.C.C. WITH BK, KHOA, SAND, CEMENT (6:3:1)
7. LIME TERRACING WITH BK, KHOA, SURKI AND LIME (7:2:2),

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF THE GEO-TECHNICAL ENGINEER
Kallol Kr. Ghoshal
Geo-tech No. 1/49

E.S.E. DECLARATION

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER
STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE
LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND
CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT,
THE SOIL TEST HAS BEEN DONE BY KALLOL KR. GHOSHAL OF M, A, S, OF 4, GARFA
LANE, KOLKATA - 700 075
THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING
STRUCTURAL CALCULATION,

ASOK CHAKRABARTI
E.S.E. NO. 135/1
NAME OF THE STRUCTURAL ENGINEER

L.B.S./L.B.A. DECLARATION

CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE ADJACENT BUILDING WITH THE PLOT, WHICH HAS BEEN MEASURED AND VERIFIED MY ME.

IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

THE LAND IS DEMARCATED BY BOUNDARY WALL.

THE PLOT IS BEHIND 500 MTR. FROM C/A OF M.C. EYE PASS.

THE CONSTRUCTION OF K.O, WATER TANK AND SEPTIC TANK WILL BE COMPLETED WITHIN 15 DAYS OF THE DATE OF SIGNATURE.

WIDTH OF FRONT ABUTTING ROAD IS 6.05 MTR.

NATURE OF ROAD IS BLACK TOP ROAD.

THE ROAD IS AN EXTENSION OF THE EXISTING ROAD.

THE PLOT IS FULLY OCCUPIED BY THE OWNER.

SITE PLAN AND KEY PLAN ARE ATTACHED TO THE SITE.

SIGNATURE OF OWNER IS AUTHENTICATED BY ME,

PRODYUT BHUSAN BH. NO. 1037

L.S.S. NO. 1037

NAME OF THE OWNER

PRODYUT BHUSAN BHAUMI
L.B.S. NO. 1037/I
NAME OF THE OFFICER OF L.B.S.

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION,
THE SHALLOT FOLLONING THE CONSTRUCTIONS OF L.B.S. & E.S.E. DURING
CONSTRUCTION OF THE BUILDING (PER B.S. PLAN).
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY
BUILDING & 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 UNDER
GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK
DURING DEPTT. INSPECTION SITE WAS IDENTIFIED BY ME.

Sri Debopriyo Dhar proprietor of M.M.
Enterprise C.A. of Sri Amit Das, Sri Ranabir
Das, Smt. Kamala Das, Smt. Anima Datta,
Sri Soumya Kanti Chakraborty,
Ms. Suha Priyadarshini Chakraborty

B.P. NO. - 2025110201

SANCTION DATE - 11.10.2025

VALID UPTO - 10.10.2030

MODHU SUDAN HALDER

SUBHASISH DAS Digitally signed by SUBHASISH DAS
Date: 2025.10.11 15:29:43 +05'30'

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

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

[illegible]

PART A

1. A55SESS No. 31-103-44-0009-1 Case No. 01/03/03-23/51017 Ref. 03.10.2023

2. NAME OF THE APPLICANT
Sri Anand Das, Sri Ranabir Das, Smt. Kamala Das, Smt. Anina Datta, Sri Soumya Kanti Chakraborty, Shri Sukha Prayidhyan Chakraborty, Name of the Applicant;

3. DETAILS OF THE PROPERTY
Sri Debopriyo Dhar proprietor of M.M. Chakraborty & Co., 10/10, Datta, Sri Ranabir Das, Smt. Anina Datta, Sri Soumya Kanti Chakraborty, Shri Sukha Prayidhyan Chakraborty, Name of the Applicant;

4. DETAILS OF REGISTERED DEEDS
Book - I Volume No. 1603-2023 Page No. 470494 - 470518
Year 2021, Dt. 08.11.2021
Ref. No. D.A.-311, South 24 Parganas, West Bengal.

5. DETAILS OF REPLY, IF ANY
Details of reply of land (25.2 mt²)
Book - I, Volume No. 1603-2023 Page No. 470494 - 470518
Year 2021, Dt. 08.11.2021
Ref. No. D.A.-311, South 24 Parganas, West Bengal.

Book - I, Volume No.- 1603-2025
Page no.-254938-254949
Being No.- 160309836
Year :2025, DT, 29,05,2025
Reg. et. D.S.R.-III, South 24 Pgs.

Details of B.L. & L.R.O. Mutation Certificate
Mutation no, 1630022 Signed by Surajit Mondal Date: 24.04.2025

PART- B

1. Area of land :
As per title deed = 337,514 sq.m. (05 KH - 00 CH - 33 SQ.FT.)
As per boundary declaration = 337,457 sq.m.
Area of strip of land = 32,145 sq.m.
2. Net area of land: 337,457- 32,145 = 305,312 Sq.m,
3. Permissible Ground coverage : 55.4226 % = 187,027 sq.m.
4. Proposed Ground coverage : 41.8308 % = 141,161 sq.m.

5. Proposed Area:		Total Exempted Area			Net Floor Area
Floor Mkd.	Total Floor Area	Stair+stair lobby	Str.walk	Lift+Lift lobby	
Ground Floor	141,161	12,150	-	+ 2.70	126,311 sq.m.
1st Floor	141,161	12,150	-	2,144 + 2.70	124,167 sq.m.
2nd Floor	141,161	12,150	-	2,144 + 2.70	124,167 sq.m.
3rd Floor	141,161	12,150	-	2,144 + 2.70	124,167 sq.m.
4th Floor	141,161	12,150	-	2,144 + 2.70	124,167 sq.m.
Total	705,805 sq.m.	60,750 sq.m.	-	8,576 + 13.50	627,979 Sq.m.

6. Parking Calculation

(A

- (B) No. of Parking provided = covered = 5 nos, & Open = nil
(C) Required no. of car parking a) Ground floor = 2 x 25 sq.m.
(D) Actual area of parking provided=116.189 sq.m. a)Ground floor=116.189 sq.m.
7. Permissible F.A.R., = 1.75
8. Proposed F.A.R. = 1.698
9. Statement of other areas

Floor	Loft	Cupboard	Ledge / Tense
Ground Floor	—	—	—
1st Floor	—	1,350	—
2nd Floor	—	1,350	—
3rd Floor	—	2,025	—
4th Floor	—	2,025	—
Total	—	6,750 sq.m.	—

10. Stair Case area = 14,570 sq.m.
11. Lift machine room area = 9,610 sq.m.
12. O.H.W.Res. area = 5,580 sq.m.
13. Additional area for fees = 34,030 sq.m.
14. Lift machine room stair area = 3,10 Sq.m.
15. Tree cover area = 6,0 sq.m.
16. Relaxation of authority, if any= nil