

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.- I3, BOROUGH-XI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF APPLICANT/S : SANJIB THAKUR, CONSTITUTENT ATTORNEY OF SUKHARANJAN CHANDA, SUBRATA CHANDA, GITI RANI DEB, MANUJU MALLICK & ANJU MAJUMDAR.

SPECIFICATIONS			SCHEDULE OF DOORS AND WINDOWS			
M.D.	WIDTH	HEIGHT	M.D.	WIDTH	HEIGHT	
1. GRADE OF CONCRETE - M20.	D1	1000	2100	D2	900	2100
2. GRADE OF STEEL - Fe 415.	D3	750	2100	WI	1500	1200
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.	W2	1200	1200	W3	900	1200
4. PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4.	W4	600	700			
5. PROPORTION OF LIME TERRACING - 2:2.7.						
6. ALL DIMENSIONS ARE IN MM.						
7. SCALE - 1/100, OTHER WISE MENTIONED.						

STATEMENT OF THE PLAN PROPOSAL DRAWN BY: SULATA ROY

A)	I. ASSESSEE NO - 31-I3-17-2129-I 2.A) DETAILS OF REGISTERED DEED : BOOK NO - I, VOL. NO - 10426, PAGE - 292 TO 295, BEING NO - 7705. (S.R. - ALIPORE) DATE OF REGISTRATION - 08.09.1962	A)	7. AREA OF GROUND FLOOR = 178.531 SQ.M.
B)	B) DETLS. OF REG. DEED OF BOUNDARY DECL : BOOK NO - I, VOL. NO - 1603-1925, PAGE - 1554 TO 1557, BEING NO - 160306155. (S.R. - III, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 03.06.2025.	B)	C. AREA OF SECOND FLOOR = 189.025 SQ.M.
C)	C) DETLS. OF REG. DEED OF STRIP OF LAND (FRONT) BOOK NO - I, VOL. NO - 1603-1925, PAGE - 15524 TO 15525, BEING NO - 160306156. (S.R. - III, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 03.06.2025.	C)	D. AREA OF THIRD FLOOR = 189.025 SQ.M.
D)	D) DETLS. OF REG. DEED OF STRIP OF LAND (SIDE) BOOK NO - I, VOL. NO - 1603-1925, PAGE - 15558 TO 15559, BEING NO - 160306157. (S.R. - III, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 03.06.2025.	D)	E. AREA OF FOURTH FLOOR = 189.025 SQ.M.
E)	E) DETLS. OF REG. DEED OF SPLAYED CORNER: BOOK NO - I, VOL. NO - 1603-1925, PAGE - 15560 TO 15561, BEING NO - 160306158. (S.R. - III, SOUTH 24, PARGANAS) DATE OF REGISTRATION - 03.06.2025.	E)	F. TOTAL COVERED AREA = 934.631 SQ.M.

A)	I. GROUND COVERAGE PERMISSIBLE = 231.44 Sq.m. (51.79%) PROPOSED = 191.82 Sq.m. (42.43%)	A)	7. AREA OF GROUND FLOOR = 178.531 SQ.M.
B)	B. F.A.R. PROPOSED = 1.75	B)	8. AREA OF FIRST FLOOR = 189.025 SQ.M.

C)	3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 852.802 SQ.M.
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D)	4. TOTAL AREA EXEMPTED IN THIS RULE = 81.825 SQ.M.
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E)	5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 934.627 SQ.M.
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F)	6. TOTAL COMMON AREA = 12.795 SQ.M.
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G)	7. AREA OF STAIR HEAD ROOM = 1.95 SQ.M.
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H)	8. AREA OF O.H. RESERVOIR = 6.82 SQ.M.
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I)	9. AREA OF LIFT MACHINE ROOM = 2.23 SQ.M.
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J)	10. A. TOTAL CAR PARKING (REQUIRED) = 3 NOS
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K)	B. CAR PARKING AREA = 4 NOS
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L)	C. CAR PARKING AREA = 77.455 SQ.M.
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M)	II. AREA OF TERRACE = 191.213 SQ.M.
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N)	12. A. TOTAL AREA OF C.B. = 10.40 SQ.M.
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O)	B. AREA OF TREE COVER (REQUIRED) = 2.356 SQ.M.
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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 = 36.166 SQ.M.

C) COVERED AREA OF OFFICE = 59.776 SQ.M.

D) CARPET AREA OF OFFICE = 35.357 SQ.M.

CALCULATION FOR FLOOR AREA STATEMENT:-

FLOOR RESIDENTIAL STAIR WELL LIFT WELL GROSS FLOOR STAIR LIFT LOBBY NET FLOOR AREA (SQ.M.) (SQ.M.) (SQ.M.) (SQ.M.) (SQ.M.) (SQ.M.) 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 — 6.752 934.627 66.825 15.0 852.802

TENEMENT CALCULATION

REPRESENT PROPORTIONATE AREA TO BE ADDED ACTUAL AREA OF TENEMENT (SQ.M.) (SQ.M.) (SQ.M.) NOS

A) 43.455 6.040 6.949 4

B) 42.198 5.866 6.864 4

C) 41.712 5.798 6.710 4

D) 43.455 6.040 6.949 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 IS THAT OF A BOUNDARY ROAD. THE LAND IS DEMARKEATED BY BOUNDARY WALL. THE TANK IS A TANKABLE TANK AND VERIFIED BY ME IT IS A BOUNDABLE SITE NOT A TANK OR FILLED UP A TANK. THE LAND IS DEMARKEATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

KUSH KUNDU

(L.B.S/II/142)

NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER

STRUCTURAL DESIGN HAS BEEN MADE WITH FULL FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE (LATEST EDITION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. THE CONSTRUCTION AND THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

SUBRAHMANYA DAS

NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INVESTIGATED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL IS STABLE AND 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

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 BUILDINGS AND ADJOINING STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK IS NOT PERMITTED IN THE GROUND FLOOR AS PER 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 NOT BE RESPONSIBLE.

SANJIB THAKUR

CONSTITUTED ATTORNEY OF

SUKHARANJAN CHANDA

SUBRATA CHANDA

GITA RANI DEB

MANUJU MALLICK

ANJU MAJUMDAR

NAME OF APPLICANT/S

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

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

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