



PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 AND BUILDING RULE-2009 AND COMPLYING OFFICE CIRCULAR NO. 07-19/20 DATED 01.11.2019 AT PREMISES NO. 49, PURBACHAL MAIN ROAD, WARD -106, BOROUGH-XII, UNDER K.M.C. OF MOUZA - GARFA, C.S. DAG NO. 1453, C.S. KHATIAN NO. - 847 & R.S. DAG NO. 1753, R.S. KHATIAN NO. 891, J.L. NO. 19, P.S. - GARFA. (SHEET NO. 2 OF 2)

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, KHDA, SAND, CEMENT (6:3:1)  
7. LIME TERRACING WITH BK, KHDA, 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.

Kajal K. Ghoshal  
Geo-tech No. 49 /I  
NAME OF THE GEO-TECHNICAL ENGINEER

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 RUPAK KUMAR BANERJEE OF TECHNO SOIL OF GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF THE OF STRUCTURAL ENGINEER  
S.B.HATTACHARYYA  
E.S.45, NO-116/I

L.B.S./I.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 ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.  
IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.  
THE PLOT IS BEYOND 500 MM FROM C/L OF E.M. BYE PASS.  
THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.  
WIDTH OF FRONT ABUTTING ROAD IS 8.450 MTR. (MINIMUM)  
NATURE OF ROAD IS BLACK TOP ROAD.  
THERE IS NO EXISTING BUILDING STRUCTURE  
THE PLOT IS FULLY OCCUPIED BY THE OWNER.  
SITE PLAN AND KEY PLAN CONFORM WITH THE SITE.

NAME OF THE L.B.S.  
L.B.S., NO. 1028 /I

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

SRI RAJIB TALUKDER, SRI BADAL KUMAR CHAKRABORTY, SRI BISWANATH DAS  
NAME OF THE OWNERS

MAIN CHARACTERISTICS OF THE PROPOSAL

- PART - A  
1. ASSESSEE NO. 31-106-16-0049-1  
2. Details of Power of attorney, if any - nil  
3. Name of the owners / Applicants:  
SRI RAJIB TALUKDER, SRI BADAL KUMAR CHAKRABORTY, SRI BISWANATH DAS  
Details of K.M.C. Mutation:  
Case no. 0/106/20-JUL-23/49895  
DT. 20.07.2023  
4. Details of Registered Deed:  
Book - I, Volume No. - 1604-2022  
Page no. - 210111-210136  
Being no. - 160406721  
Year - 2022, Date: 21.06.2022  
Reg. at D.S.R.-IV, South 24 pgs.  
Details of Boundary Declaration  
Book - I, Volume No.- 1630-2024  
Page no. - 39417-39427  
Being No.- 163001471  
Year :2024, DT. 06.05.2024  
Reg. at, D.S.R.-V, 24 PGS.(S)

PART - B

1. Area of land :  
As per title deed = 200.668 SQ.M. (03 KH - 00 CH - 00 SQ.FT.)  
As per boundary declaration =195.361 SQ.M. (02 KH - 14 CH - 32.866 SQ.FT.)  
2. Net area of land: 195.361 Sq.m.  
3. Permissible Ground coverage : 60.00 % = 117.217 sq.m.  
4. Proposed Ground coverage : 50.9687 % = 99.573 sq.m.

5. Proposed Area:

Floor Mkd.	Floor Area	Str. well	Lift well	Total Floor Area	Stair way	Lift lobby	Net Floor Area
Ground Floor	99,573	-	--	99,573	10,992	1,605	86,976 sq.m.
1st Floor	99,573	0,911	1,54	97,122	10,992	1,605	84,525 sq.m.
2nd Floor	99,573	0,911	1,54	97,122	10,992	1,605	84,525 sq.m.
3rd Floor	99,573	0,911	1,54	97,122	10,992	1,605	84,525 sq.m.
Total	398,292	2,733	4,62	390,939	43,968	6,420	340,551 sq.m.

6. Parking Calculation

Tenament Size	Tenament No.	Required Parking
49,320 SQ.M.	3 nos.	1 no.
57,315 SQ.M.	3 nos.	
Total Required Parking		1 no.

(B) No. of Parking provided = covered = 1no. & Open = nil  
(C) Required no. of car parking a) Ground floor = nil

- (D) Actual area of parking provided=32,189 sq.m./Ground floor=32,189 sq.m.  
2. Shop area : Covered = 9,00 sq.m., Carpet =5,568 sq.m.  
5. Office area : Covered = 25,845 sq.m. Carpet =25,642 sq.m.  
9. Permissible F.A.R. = 2,00  
11. Proposed F.A.R. = 1,615  
11. Statement of other areas

Floor	Loft	Cupboard	Ledge / Tend
Ground Floor	--	--	--
1st Floor	--	1.20	--
2nd Floor	--	1.20	--
3rd Floor	--	1.20	--
Total	--	3,600 sq.m.	--

12. Stair Case area =14,869 sq.m.  
13. Lift machine room area =8,484 sq.m.  
14. O.H.W.Res. area = 4.50 sq.m.  
15. Additional area of fees = 29,983 sq.m.  
16. Lift machine room stair area = 3.03 sq.m.  
17. Tree cover area = 2.5 sq.m.  
18. Relaxation of authority, if any= nil

B.P. NO. - 2024120192  
VALID UPTO - 08-AUG-29  
DATE: 09-AUG-24

KAJAL ROY  
Digitally signed by KAJAL ROY  
Date: 2024.08.09 18:20:29 +05'30'  
Not applicable  
DIGITAL SIGNATURE OF A.E.  
DIGITAL SIGNATURE OF E.E.