

PLAN OF A PROPOSED G+THREE STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 140/1/63, NETAJI SUBHAS CHANDRA BOSE ROAD, WARD NO.- 95, BOROUGH-X, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF APPLICANT : INDRANIL BHATTACHARJEE, PROPRIETOR OF M/S ICON CONSTITUTED ATTORNEY OF SMT. SATI CHAKRABORTY + SRI NARAYAN BHATTACHARJEE, SRI BISWANATH BHATTACHARJEE, SMT. MINU BHATTACHARJEE, SMT. BULAM MUKHERJEE, SMT. ABHA BHATTACHARJEE, SMT. SHARMILA BHATTACHARJEE.

SPECIFICATIONS		SCHEDULE OF DOORS AND WINDOWS	
1. GRADE OF CONCRETE -- M20.		MKD.	WIDTH
2. GRADE OF STEEL -- Fe 415.		CG	1200
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.		DF	1600
4. PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4.		DZ	900
5. PROPORTION OF LIME TERRACING - 2:2:7.		D3	750
6. ALL DIMENSIONS ARE IN MM.		WI	1500
7. SCALE - 1:100, OTHER WISE MENTIONED.		WZ	1200
		W3	900
		W4	600
		W5	700

STATEMENT OF THE PLAN PROPOSAL

A) I. ASSESSEE NO - 21-095-06-214-0-0	A) 7. A. AREA OF GROUND FLOOR = 116.028 SQ.M.
2 A) DETAILS OF REGISTERED DEED : BOOK NO - I, VOL. NO - 4, PAGE- 21 TO 24, BEING NO - 231. (D.S.R. -ALIPORE) DATE OF REGISTRATION - 24.03.1994.	B. AREA OF FIRST FLOOR = 113.933 SQ.M.
B) DETAILS OF REGISTERED DEED : BOOK NO - I, VOL. NO - 4, PAGE- 29 TO 32, BEING NO - 233. (D.S.R. -ALIPORE) DATE OF REGISTRATION - 24.03.1994.	C. AREA OF SECOND FLOOR = 113.933 SQ.M.
C) DETAILS OF REGISTERED DEED : BOOK NO - I, VOL. NO - 4, PAGE- 37 TO 41, BEING NO - 233. (D.S.R. -ALIPORE) DATE OF REGISTRATION - 24.03.1994.	D. AREA OF THIRD FLOOR = 113.933 SQ.M.
D) DETAILS OF REGISTERED AMALGAMATION : BOOK NO - I, VOL. NO - 1605-2025. PAGE- 459456 TO 459470, BEING NO - 160502025. (A.D.S.R. -ALIPORE) DATE OF REGISTRATION - 26.07.2023.	E. TOTAL COVERED AREA = 457.827 SQ.M.
E) DETAILS OF REG. DEED OF BOUNDARY DECL. : BOOK NO - I, VOL. NO - 1602-2025. PAGE- 459456 TO 459470, BEING NO - 160210950. (D.S.R. -II, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 28.07.2025.	
F) DETAILS OF REG. DEED OF SPLAYED CORNER : BOOK NO - I, VOL. NO - 1605-2025. PAGE- 459471 TO 459487, BEING NO - 160210951. (D.S.R. -II, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 28.07.2025.	B) GROUND COVERAGE PERMISSIBLE = 121.445 SQ.M. (59.91%) PROPOSED = 116.028 SQ.M. (57.238%)
G) DETAILS OF POWER OF ATTORNEY : BOOK NO - IV, VOL. NO - 1605-2025. PAGE- 2645 TO 2666, BEING NO - 160500102. (A.D.S.R. -ALIPORE) DATE OF REGISTRATION - 12.06.2025.	2. F.A.R. PERMISSIBLE = 2.25 PROPOSED = 1.756
4 A) AREA OF LAND (AS PER DEED) = 03 K-00 CH-22 SQ.F. = 202.713 SQ.M.	3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 406.051 SQ.M.
B) AREA OF LAND (AS PER B/D) = 03 K-01 CH-37.21 SQ.F. = 208.306 SQ.M.	4. TOTAL AREA EXEMPTED IN THIS RULE = 51.776 SQ.M.
C) AREA OF SPLAYED CORNER = 2.813 SQ.M.	5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 457.827 SQ.M.
D) NET AREA OF LAND = 199.90 SQ.M.	6. TOTAL COMMON AREA = 62.129 SQ.M.
5. NO OF TENEMENTS - 6 NOS	7. AREA OF STAIR HEAD ROOM = 14.718 SQ.M.
6. SIZE OF TENEMENTS - 50.75 SQ.M. - 6 NOS	8. AREA OF O.H. RESERVOIR = 4.93 SQ.M.
	9 A) AREA OF LIFT MACHINE ROOM = 7.54 SQ.M. B) AREA OF LIFT MACHINE ROOM STAIR = 3.30 SQ.M.
	10. A. TOTAL CAR PARKING (REQUIRED) - 2 NOS B. CAR PARKING PROVIDED - 2 NOS
	11. AREA OF TERRACE = 116.028 SQ.M.
	12. A. TOTAL AREA OF C.B. = 10.20 SQ.M. B. AREA OF TREE COVER (REQUIRED) = 1.144% = 2.32 SQ.M. C. AREA OF TREE COVER (PROVIDED) = 12.986 SQ.M. (6.406%)
	13. A) COVERED AREA OF SHOP = 43.647 SQ.M. B) CARPET AREA OF SHOP = 38.417 SQ.M.

CALCULATION FOR FLOOR AREA STATEMENT-

FLOORS	RESIDENTIAL (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	STAIR (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	116.028	—	—	116.028	11.015	1.929	103.084
FIRST	116.028	0.50	1.595	118.123	11.015	1.929	100.989
SECOND	116.028	0.50	1.595	118.123	11.015	1.929	100.989
THIRD	116.028	0.50	1.595	118.123	11.015	1.929	100.989
TOTAL	464.112	1.50	4.785	457.827	44.06	7.716	406.051

TENEMENT CALCULATION:

TENEMENT	NO.	AREA (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	50.803	10.567	61.370	3
B	48.662	10.120	58.782	3

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 INCLUDING WIDTH OF ABUTTING BLACK TOP ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS AN EXISTING STRUCTURE WHICH IS FULLY OCCUPIED BY THE OWNER WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.

KUSH KUNDU
LBS/II/1412
NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE MEMBERS OF PROPOSED BUILDING WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE, SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BY APPLICANT BEFORE STARTING OF NEW CONSTRUCTION. THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

SUBHANKAR DAS
ESE/III/658
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER UNDERSIGNED HAS INSPECTED THE SITE AND FOUND THAT THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BY APPLICANT BEFORE STARTING OF NEW CONSTRUCTION. THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

BHASKAR JYOTI ROY
G.T./I/50
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 BUILDING AND 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 UNDERTAKEN UNDER THE GUIDANCE OF L.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 BE NOT RESPONSIBLE.

INDRANIL BHATTACHARJEE, PROPRIETOR OF M/S ICON CONSTITUTED ATTORNEY OF SMT. SATI CHAKRABORTY, SRI NARAYAN BHATTACHARJEE, SRI BISWANATH BHATTACHARJEE, SMT. MINU BHATTACHARJEE, SMT. BULAM MUKHERJEE, SMT. ABHA BHATTACHARJEE, SMT. SHARMILA BHATTACHARJEE.
NAME OF APPLICANT/S

B.P. NO. : 2025100094 DATE : 13/08/2025
VALID UPTO : 12/08/2030

CERTIFICATE PREMISES NO. : 140/1/63, NETAJI SUBHAS CHANDRA BOSE ROAD ASSESSEE NO. : 21-095-06-214-0-0 NAME OF OWNER(S)/APPLICANT(S) : INDRANIL BHATTACHARJEE, PROPRIETOR OF M/S ICON CONSTITUTED ATTORNEY OF SMT. SATI CHAKRABORTY, SRI NARAYAN BHATTACHARJEE, SRI BISWANATH BHATTACHARJEE, SMT. MINU BHATTACHARJEE, SMT. BULAM MUKHERJEE, SMT. ABHA BHATTACHARJEE. AREA OF LAND : 202.713 SQ.M. NAME OF LBS / ARCHITECT : KUSH KUNDU NO. LBS/II/1412 PERMISSIBLE HEIGHT IN REFERENCE TO CCMZ ISSUED BY AAJ 33 M CO-ORDINATE IN WGS 84, SITE ELEVATION (AMSL).

REFERENCE POINTS MARKED IN THE SITE	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
LATITUDE	LONGITUDE	
A	22°29'31.67"N	88°20'44.07"E
		8.0 M.

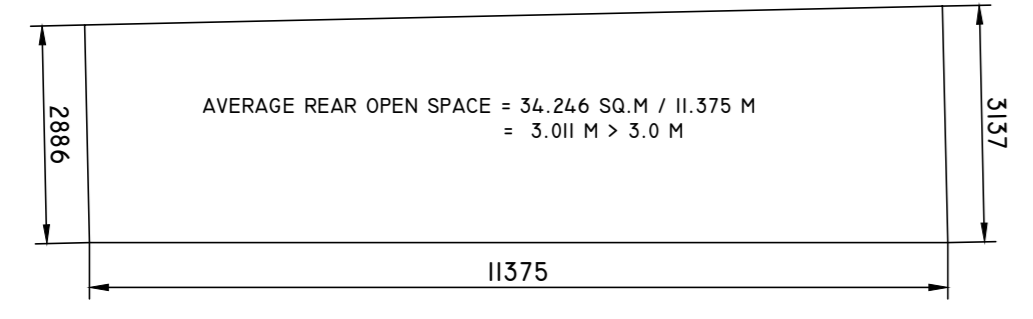
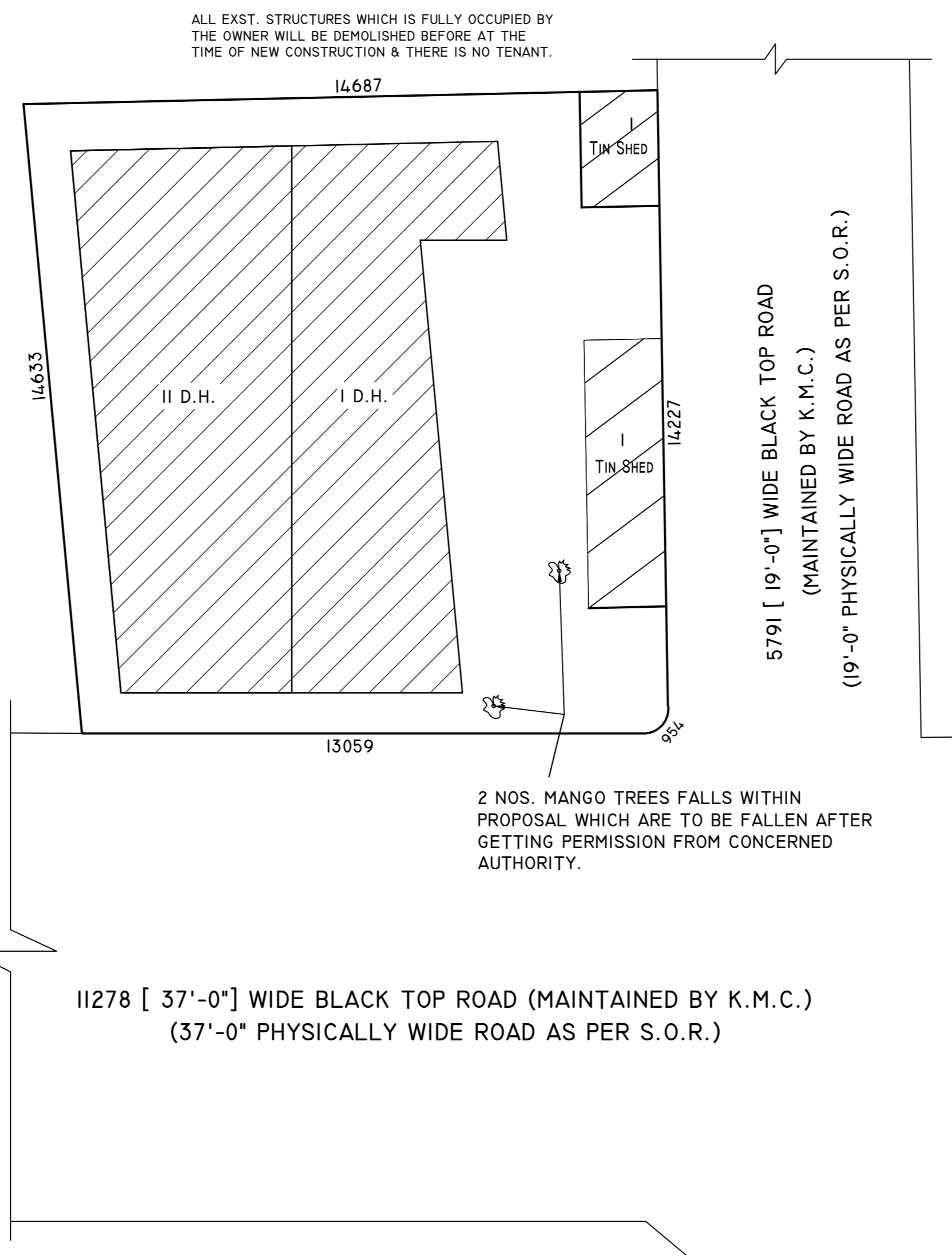
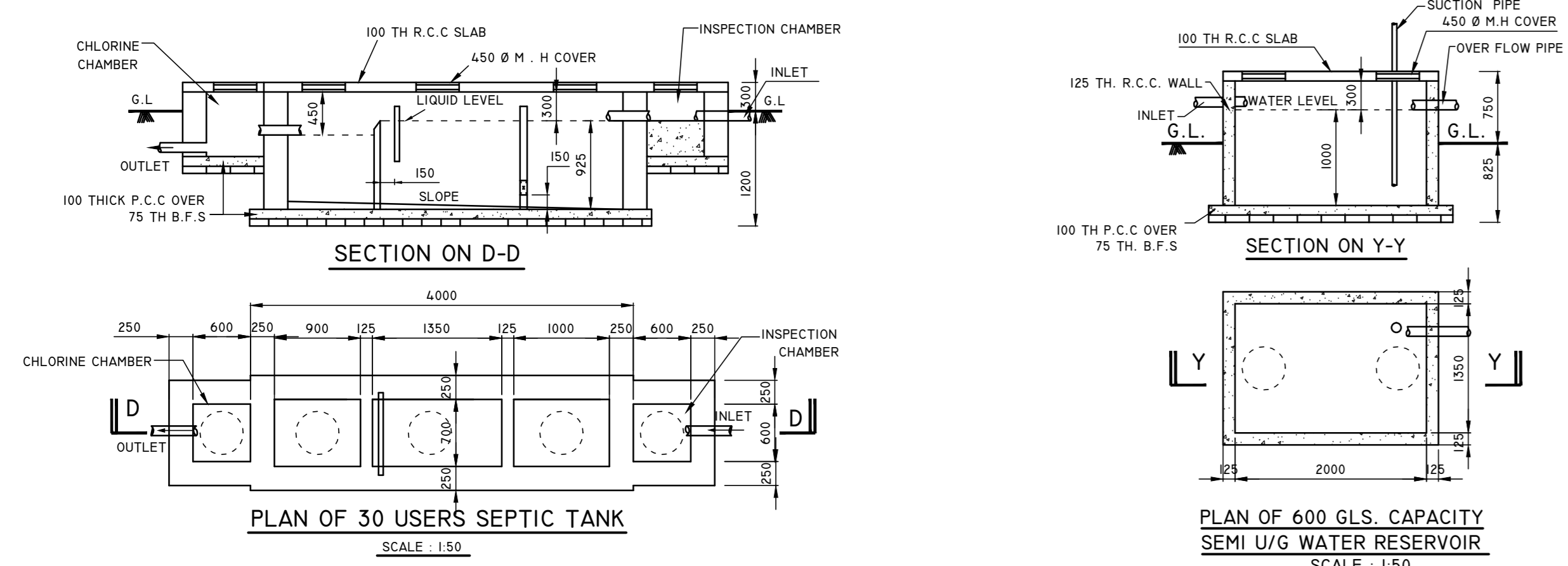
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

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NAME OF APPLICANT/S

KUSH KUNDU
LBS/II/1412
NAME OF L.B.S.

SUBHANKAR DAS Digitally signed by SUBHANKAR DAS Date: 2025.08.13 15:49:34 +05'30'

DIGITAL SIGNATURE OF A.E.



RELAXATION OF STAIR WIDTH HAS BEEN DONE AS PER AMENDMENT OF BUILDING RULE 2009 VIDE NOTIFICATION NO. 480/MA/02/C-4/3R-13/2002 ISSUED BY R.G. (B.S.O.) DATED : 21.06.2004.

REAR OPEN SPACE IS PROVIDED AVG. 3.01 M. AS PER AMENDMENT OF KMC BLDG. RULE, 2009 VIDE NOTIFICATION NO. 480/MA/02/C-4/3R-13/2002 ISSUED BY R.G. (B) DT 20/10/2004.

DEPTH OF SEPTIC TANK & S.U.G. RESEV. SHOULD NOT EXCEEDS THE DEPTH OF BUILDING FOUNDATION

