

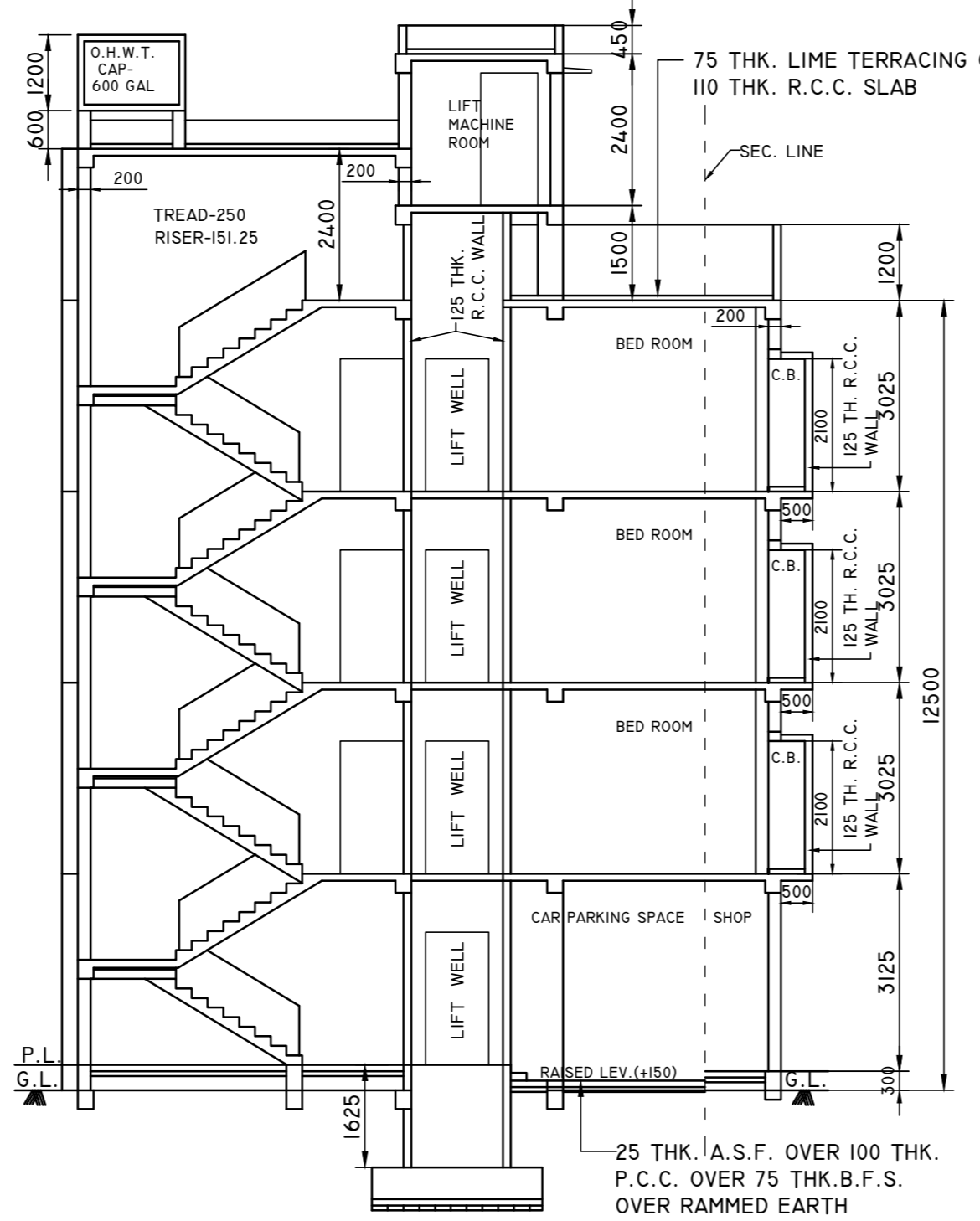
PLAN OF A PROPOSED G+THREE STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 140/1/63, NETAJI SUBHAS CHANDRA BOSE ROAD, WARD NO. - 95, BOROUGH-X, UNDER THE KOLKATA MUNICIPAL CORPORATION.

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. BULAN MUKHERJEE, SMT. ABHA BHATTACHARJEE, SMT. SHARMILA BHATTACHARJEE.

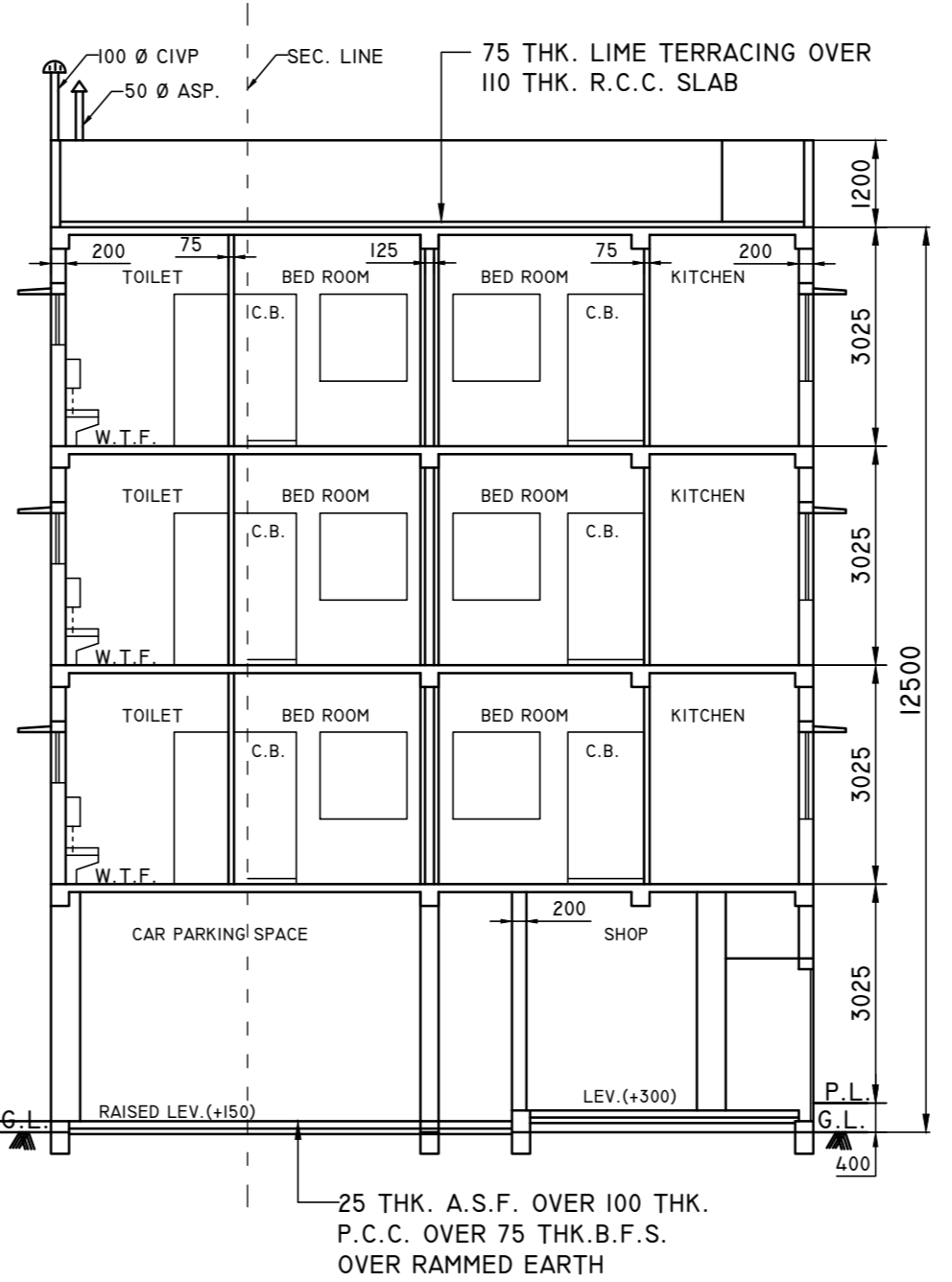


FRONT ELEVATION
SCALE -1/100

SOUTH SIDE ELEVATION
SCALE -1/100



SECTION ON A-A
SCALE -1/100



SECTION ON B-B
SCALE -1/100

SPECIFICATIONS	SCHEDULE OF DOORS AND WINDOWS		
	MKD.	WIDTH	HEIGHT
1. GRADE OF CONCRETE -- M20.	CG	1200	2100
2. GRADE OF STEEL -- Fe 415.	DF	1050	2100
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.	DZ	900	2100
4. PROPORTION OF MORTAR FOR 125,75 THK. WALL - 1:4.	D3	750	2100
5. PROPORTION OF LIME TERRACING - 2:2:7.	WI	1500	1200
6. ALL DIMENSIONS ARE IN MM.	WZ	1200	1200
7. SCALE - 1/100, OTHER WISE MENTIONED.	W3	900	1200
	W4	600	700

STATEMENT OF THE PLAN PROPOSAL

- A) 1. ASSESSEE NO - 21-095-06-2140-0
- 2.A) DETAILS OF REGISTERED DEED : BOOK NO - 1, VOL. NO - 4, PAGE - 21 TO 24, BEING NO - 231, (D.S.R. - ALIPORE) DATE OF REGISTRATION - 24.03.1994.
- B) DETAILS OF REGISTERED DEED : BOOK NO - 1, VOL. NO - 4, PAGE - 29 TO 32, BEING NO - 235, (D.S.R. - ALIPORE) DATE OF REGISTRATION - 24.03.1994.
- C) DETAILS OF REGISTERED DEED : BOOK NO - 1, VOL. NO - 4, PAGE - 37 TO 41, BEING NO - 233, (D.S.R. - ALIPORE) DATE OF REGISTRATION - 24.03.1994.
- D) DETAILS OF REGISTERED AMALGAMATION : BOOK NO - 1, VOL. NO. - 1605-2023, PAGE - 80598 TO 80636, BEING NO - 160502057, (A.D.S.R. - ALIPORE) DATE OF REGISTRATION - 26.12.2023.
- E) DETLS. OF REG. DEED OF BOUNDARY DECL : BOOK NO - 1, VOL. NO. - 1602-2025, PAGE - 459416 TO 459470, BEING NO - 160210950, (D.S.R. - II, SOUTH 24 FARGANAS) DATE OF REGISTRATION - 28.07.2025.
- F) DETLS. OF REGD. DEED OF SPLAYED CORNER: BOOK NO - 1, VOL. NO. - 1602-2025, PAGE - 459416 TO 459470, BEING NO - 160210950, (D.S.R. - II, SOUTH 24 FARGANAS) DATE OF REGISTRATION - 28.07.2025.
- G) DETAILS OF POWER OF ATTORNEY: BOOK NO - IV, VOL. NO. - 1605-2025, PAGE - 2645 TO 2646, BEING NO - 160500102, (A.D.S.R. - ALIPORE) DATE OF REGISTRATION - 12.06.2025.
- 4.A) AREA OF LAND (AS PER DEED) = 03 K - 00 CH-22 SQ.F. = 202.715 SQ.M.
- B) AREA OF LAND (AS PER B/D) = 03 K - 01 CH-37.21 SQ.F. = 208.306 SQ.M.
- C) AREA OF SPLAYED CORNER = 2.813 SQ.M.
- D) NET AREA OF LAND = 199.90 SQ.M.
5. NO OF TENEMENTS - 6 NOS
6. SIZE OF TENEMENTS - 50-75 SQ.M. - 6 NOS
7. A. AREA OF GROUND FLOOR = 116.028 SQ.M.
- B. AREA OF FIRST FLOOR = 113.933 SQ.M.
- C. AREA OF SECOND FLOOR = 113.933 SQ.M.
- D. AREA OF THIRD FLOOR = 113.933 SQ.M.
- E. TOTAL COVERED AREA = 457.827 SQ.M.
- B) 1. GROUND COVERAGE PERMISSIBLE = 121.445 SQ.M. (59.91%) PROPOSED = 116.028 SQ.M. (57.238%)
2. F.A.R. PERMISSIBLE = 2.25 PROPOSED = 1.756
3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 406.051 SQ.M.
4. TOTAL AREA EXEMPTED IN THIS RULE = 51.776 SQ.M.
5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 457.827 SQ.M.
6. TOTAL COMMON AREA = 62.129 SQ.M.
7. AREA OF STAIR HEAD ROOM = 14.718 SQ.M.
8. AREA OF O.H. RESERVOIR = 4.93 SQ.M.
9. AREA OF LIFT MACHINE ROOM = 7.54 SQ.M.
10. A. TOTAL CAR PARKING (REQUIRED) - 2 NOS
B. CAR PARKING PROVIDED - 2 NOS
C. CAR PARKING AREA = 53.658 SQ.M.
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	105.189
SECOND	116.028	0.50	1.595	118.123	11.015	1.929	105.189
THIRD	116.028	0.50	1.595	118.123	11.015	1.929	105.189
TOTAL	464.112	1.50	4.785	478.472	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 ADJOINING 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
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.

SUBHANK DAS
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.

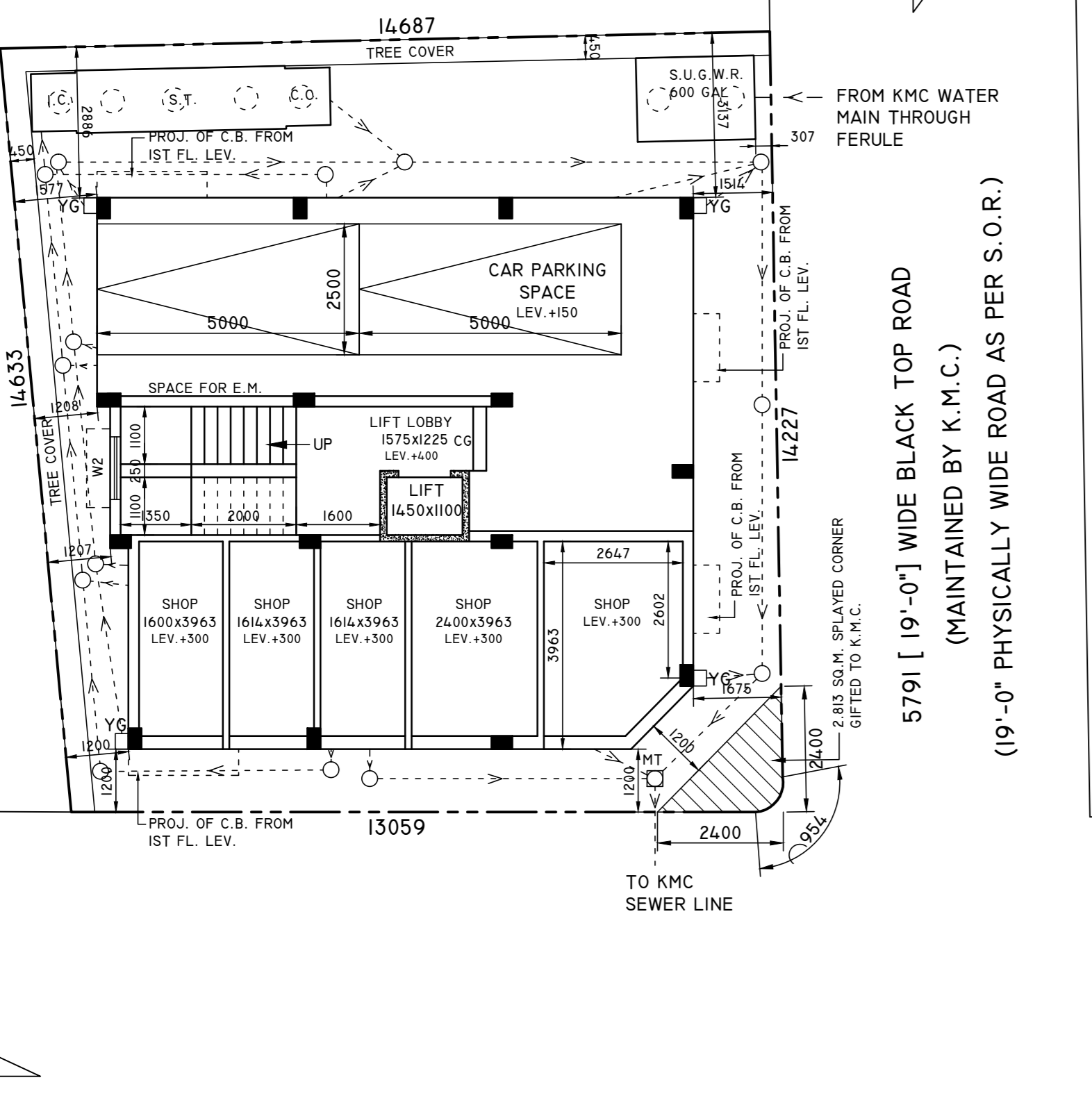
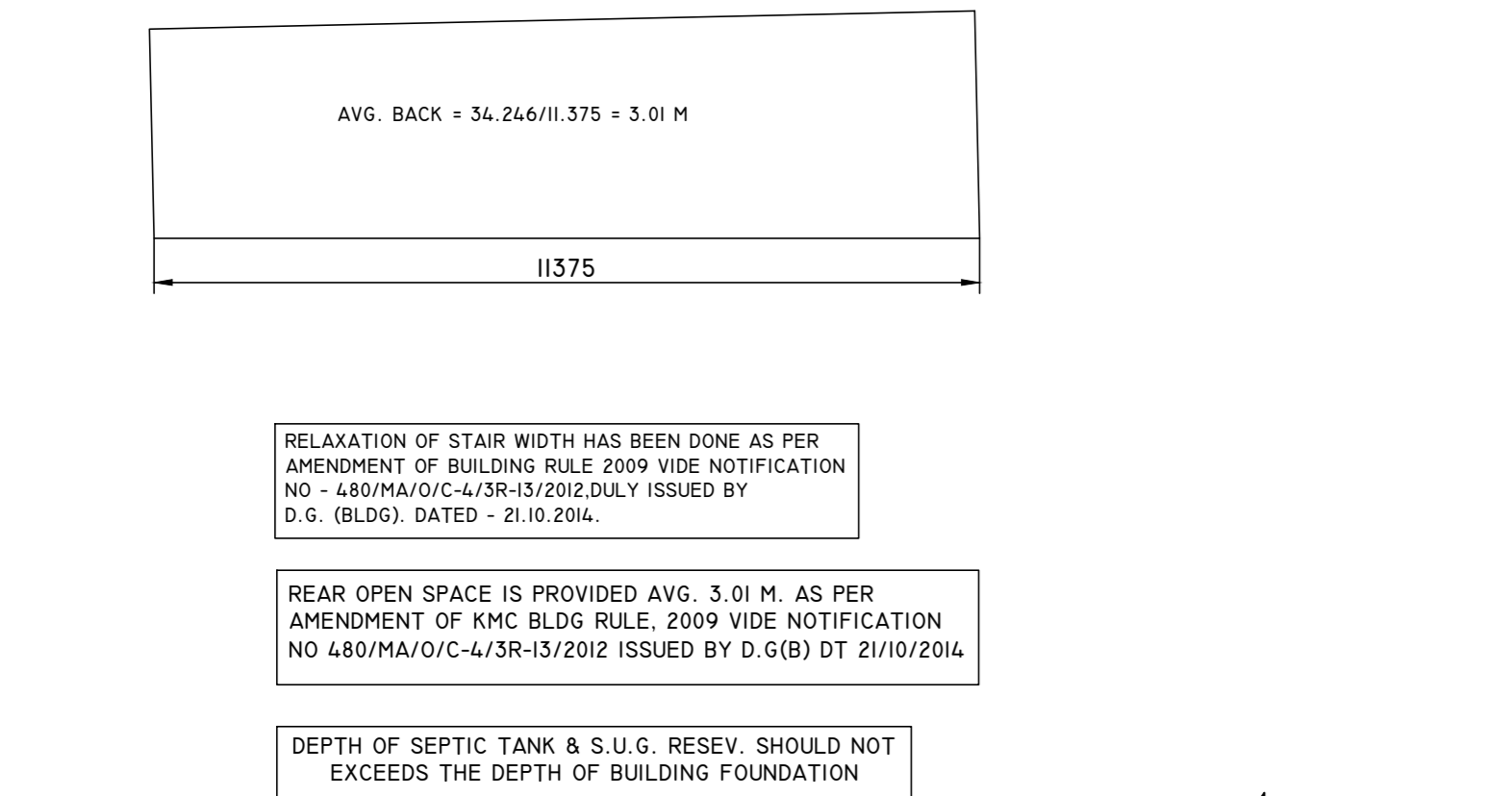
BHASKAR JYOTI ROY
G.T./1/50
NAME OF GEOTECHNICAL ENGINEER.

DECLARATION OF OWNER
I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
1. I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. 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.
6. 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.

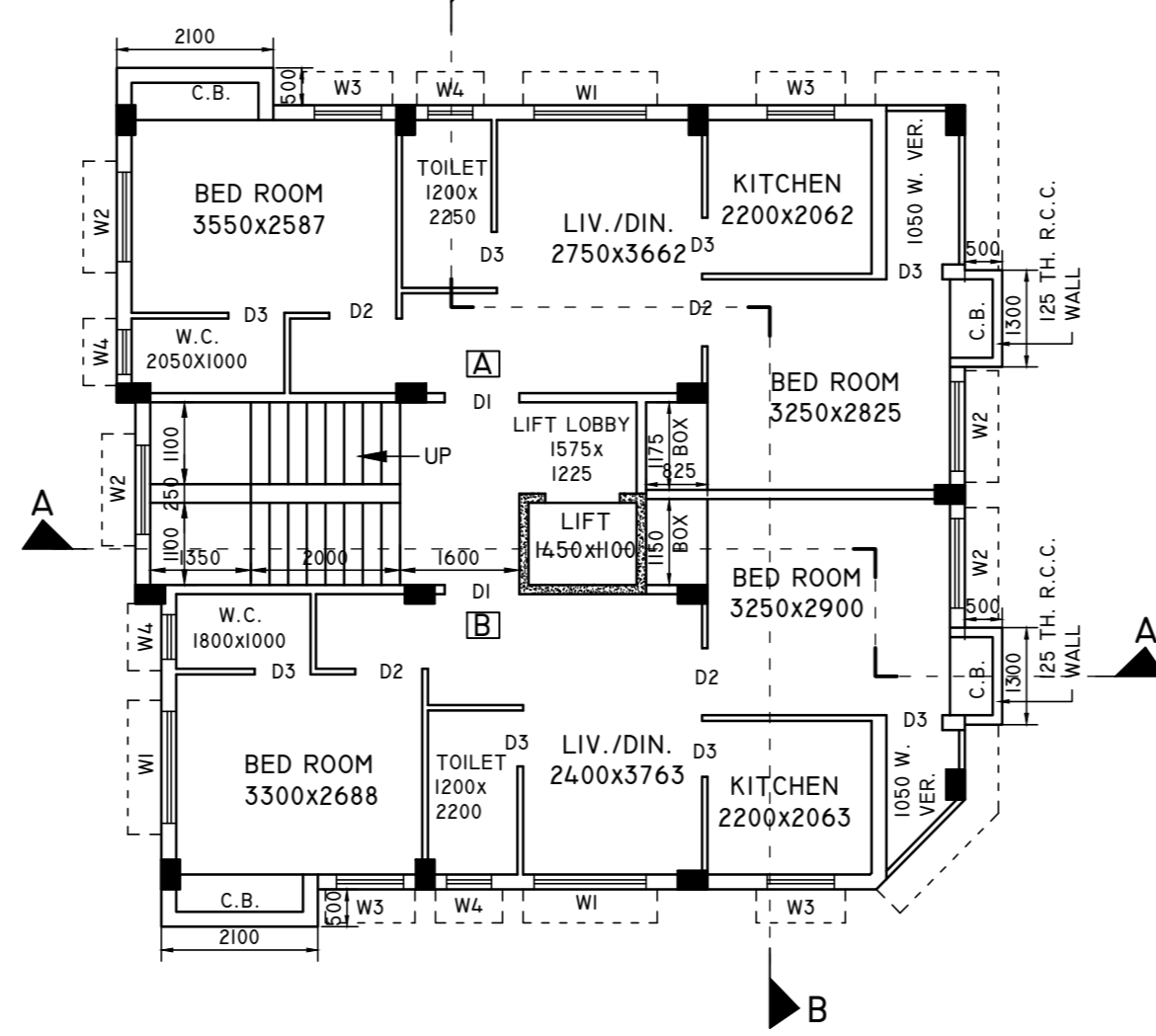
INDRANIL BHATTACHARJEE,
PROPRIETOR OF M/S ICON
CONSTITUTED ATTORNEY OF
SMT. SATI CHAKRABORTY,
SRI NARAYAN BHATTACHARJEE,
SRI BISWANATH BHATTACHARJEE,
SMT. MINU BHATTACHARJEE,
SMT. BULAN MUKHERJEE,
SMT. ABHA BHATTACHARJEE,
SMT. SHARMILA BHATTACHARJEE.
NAME OF APPLICANT/S

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

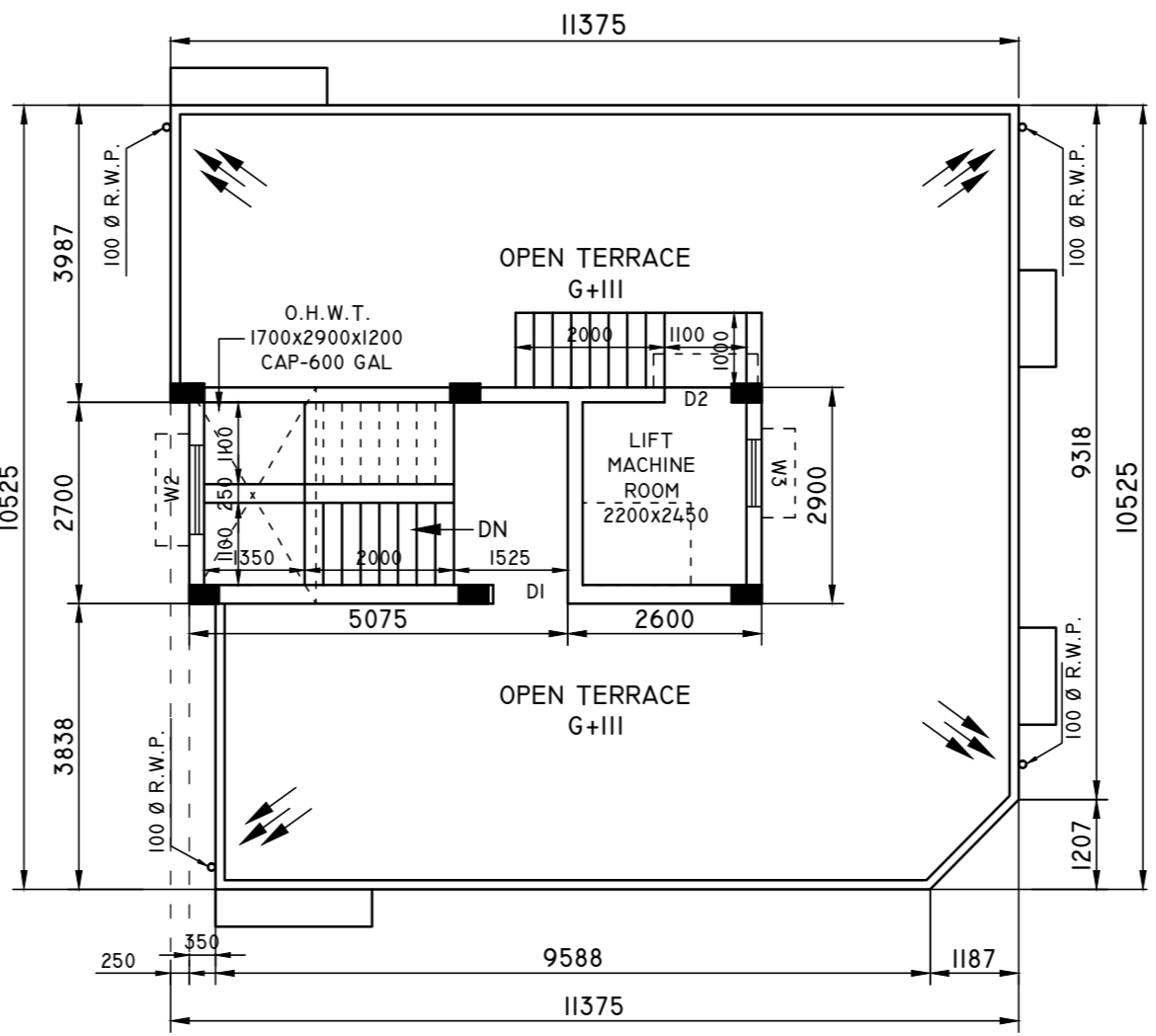
SUBHANK AR DAS Digitally signed by SUBHANK AR DAS Date: 2025.08.13 15:48:59 +05'30'
DIGITAL SIGNATURE OF A.E.



GROUND FLOOR PLAN
SCALE -1/100



FIRST / SECOND / THIRD FLOOR PLAN
SCALE -1/100



ROOF PLAN
SCALE -1/100

11278 [37'-0"] WIDE BLACK TOP ROAD (MAINTAINED BY K.M.C.) (37'-0" PHYSICALLY WIDE ROAD AS PER S.O.R.)

579 [19'-0"] WIDE BLACK TOP ROAD (MAINTAINED BY K.M.C.) (19'-0" PHYSICALLY WIDE ROAD AS PER S.O.R.)

13059

14687

14653

14627

14601