

PLAN FOR PROPOSED G+III STORED RESIDENTIAL BUILDING
AT PREMISES NO.- 292, TALPUKUR ROAD, WARD NO. - 126,
BOROUGH- XVI, P. S.- SARSUNA, KOLKATA - 700061, U/ S. 393 (A), OF K.M.C. ACT,
1980, ALONG WITH THE K.M.C. BUILDING RULE 2009(AMENDED 14.08.2025)

NAME OF OWNERS - 1) SRI SOUMEN PATRA & 2) SRI SOURAV PATRA

SCALE - 1:100

DRAWN BY- SUMAN KABIRAJ

SPECIFICATION

1. GRADE OF CONCRETE: M20.
2. GRADE OF STEEL: FE - 500.
3. 200 THK. BRICK WORK WALL IN C.M. 6:1.
4. 125 & 75 THK. BRICK WORK WALL IN C.M. 4:1.
5. ALL OTHER RELEVANT SPECIFICATION IS TO BE FOLLOW AS PER I.S. CODE 456 & N.B.C. (LATEST REVISION).
6. BEARING CAPACITY OF SOIL AS PER SOIL INVESTIGATION REPORT.

SCHEDULE OF DOOR & WINDOWS

MKD.	WIDTH	HEIGHT	TYPE
D1	1000	2100	PANELLED
D2	900	2100	DO
D3	750	2100	DO
W1	1500	1200	GLAZED
W2	1000	1200	DO
W3	600	700	DO

STATEMENT OF THE PLAN PROPOSAL

- A. DETAILS OF REGISTERED TENANT:**
(AS PER NEWLY AMENDED RULE: 587/UDMA-19/11(24)/2023-L.S.MA SEC. DATED KOKATA, 14TH AUGUST, 2023-N EXERCISE OF THE POWER CONFERRED BY SEC. 60, READ WITH SEC. 64A OF K.M.C. ACT 1980N EXERCISE OF THE POWER CONFERRED BY SEC. 60, READ WITH SEC. 404 OF K.M.C. ACT 1980.)
(b) PROPOSED - 133.174 SQ.M. (56.939%)
- 2. F.A.R. PERMISSIBLE - 1.75**
CONSUMED - 1.739
- 3. PRO. GROUND FLOOR AREA = 109.185 SQ.M.**
4. PRO. FIRST FLOOR AREA = 133.174 - 1.54 = 131.634 SQ.M.
5. PRO. SECOND FLOOR AREA = 133.174 - 1.54 = 131.634 SQ.M.
6. PRO. THIRD FLOOR AREA = 133.174 - 1.54 = 131.634 SQ.M.
7. PRO. TOTAL FLOOR AREA = 455.535 SQ.M.
(INCLUDING EXEMPTED AREA IN THIS RULE)
8. EXEMPTED AREA =
(41.8 stair + 6.752 lift lobby) = 48.552 SQ.M.
9. PRO. TOTAL FLOOR AREA = 455.535 SQ.M.
(EXCLUDING EXEMPTED AREA IN THIS RULE)
10. OVER HEAD TANK AREA = 6.75 SQ.M.
11. STAIR HEAD ROOM AREA = 13.130 SQ.M.
12. LIFT WELL AREA = 1.54 SQ.M.
13. LIFT MACHINE ROOM WITH STAIR AREA = 8.335 SQ.M.
14. CAR PARKING REQD. = 2 NOS.
15. CAR PARKING PROVIDED = 3 NOS.
16. CAR PARKING AREA = 48.872 SQ.M.
17. ROOF TOILET AREA = 2.768 SQ.M.
18. TOTAL AREA OF C.B. = 7.425 SQ.M.
19. SHOP AREA (COV.) = 4.73 SQ.M.
20. SHOP AREA (CARPET) = 2.625 SQ.M.
21. FRONTAGE OF THE PLOT = 12.465 M.
22. HEIGHT OF THE BUILDING = 12.5 M.
23. DEPTH OF THE BUILDING = 16.125 M.
24. ABUTTING ROAD WIDTH = 5.650 M. (16' as per SOR ID.)
25. AREA OF TREE COVER (REQUIRED) = 2.947 SQ.M. (1.83%)
26. AREA OF TREE COVER (PROVIDED) = 3.034 SQ.M. (1.297%)

TENEMENT MKD.	TENEMENT AREA	AREA TO BE ADDED	TENEMENT AREA ACTUAL	NO. OF TENEMENT
A	116.538 SQ.M.	16.712 SQ.M.	133.25 SQ.M.	1 NO.
B	46.78 SQ.M.	6.595 SQ.M.	53.375 SQ.M.	2 NOS.
C	45.586 SQ.M.	6.568 SQ.M.	52.154 SQ.M.	2 NOS.
D	39.206 SQ.M.	5.527 SQ.M.	44.733 SQ.M.	1 NO.
D	25.17 SQ.M.	3.546 SQ.M.	28.716 SQ.M.	2 NOS.

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 5.650 M. (16' as per SOR ID) 3425 DATED 24.03.2026) WD. K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SANJOY CHATTERJEE
L.B.S. NO.-1153 (D)
NAME OF L.B.S.

DECL. OF STRUC. ENGG.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. THE STRUCTURAL DESIGN OF PHE NO.- 292, TALPUKUR ROAD, WARD NO.- 126, HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY "SOIL-TECH" OF 5/1/11, PRINCE GOLUM HOSSAIN ROAD, KOLKATA-700032.

BHASKAR ROY E.S.E. NO.- 143 (I)
NAME OF STRUC. ENGG.

DECLARATION OF GEOTECHNICAL ENGINEER

UNDERSIGNER HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO- TECHNICAL POINT OF VIEW.

BHASKAR ROY
G.T./II/2
NAME OF GEOTECHNICAL ENGINEER

DECL. OF APPLICANT :

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 S.S. PLAN). THE PLOT IS IDENTIFIED BY ME AND DEMARCATED BY BOUNDARY WALL. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKED, 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. THE PLOT HAS BEEN IDENTIFIED BY ME & ANY DISPUTES ARISING IN FUTURE REGARDING OWNER SHIP THE K.M.C. AUTHORITY WILL NOT BE LIABLE AND REVOKE THE SANCTION PLAN.

M/S. PANNA ENTERPRISE
CONST. POWER OF ATTORNEY OF
1). SOUMEN PATRA &
2). SOURAV PATRA.
NAME OF POWER OF ATTORNEY

B.P NO. - 2026160056

DATE - 30.04.2026

VALID UPTO - 29.04.2031

SUMAN BHOUMIK Digitally signed by SUMAN BHOUMIK
Date: 2026.04.30 12:12:15 +05'30'

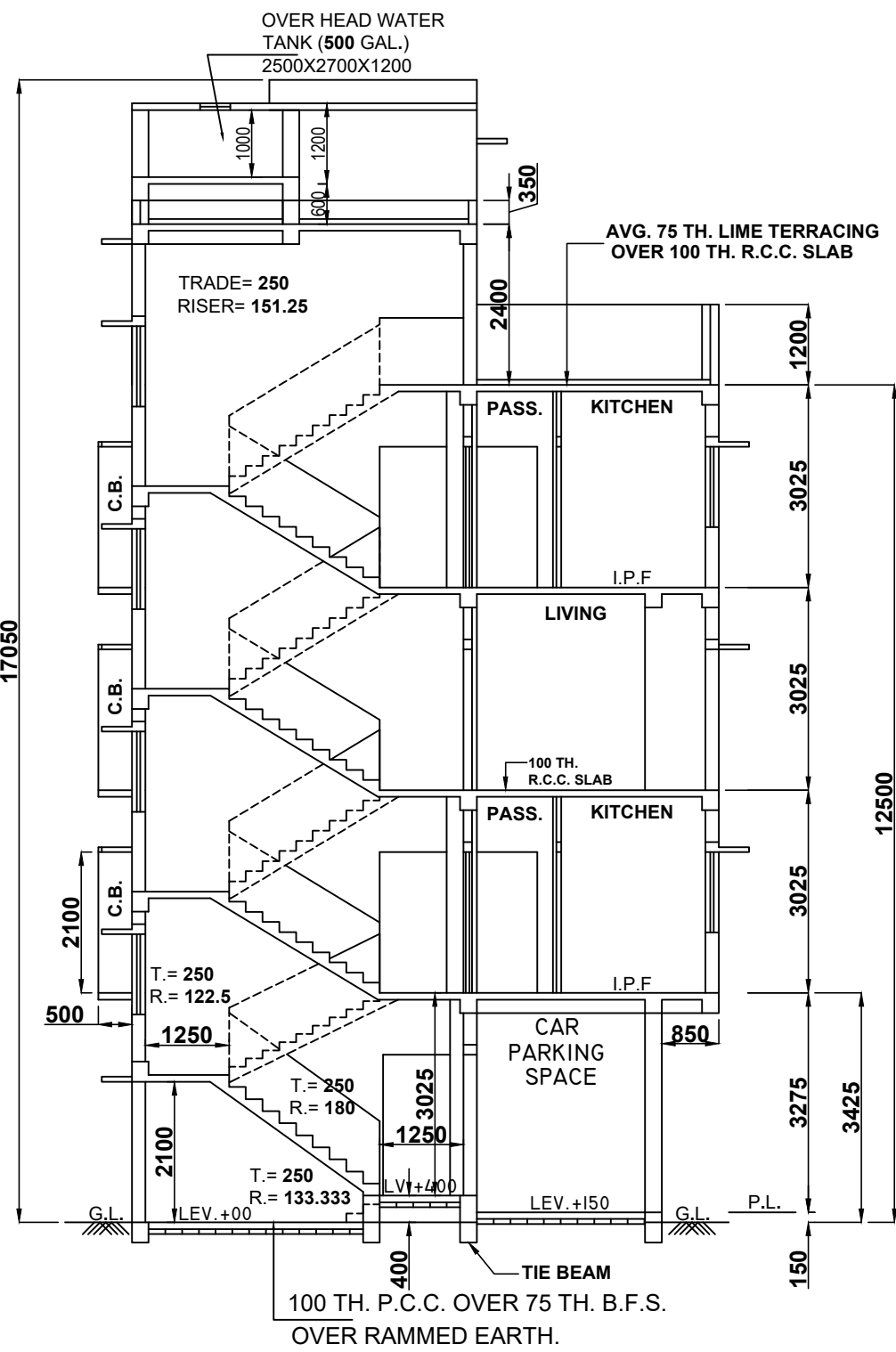
DIGITAL SIGNATURE OF A.E.



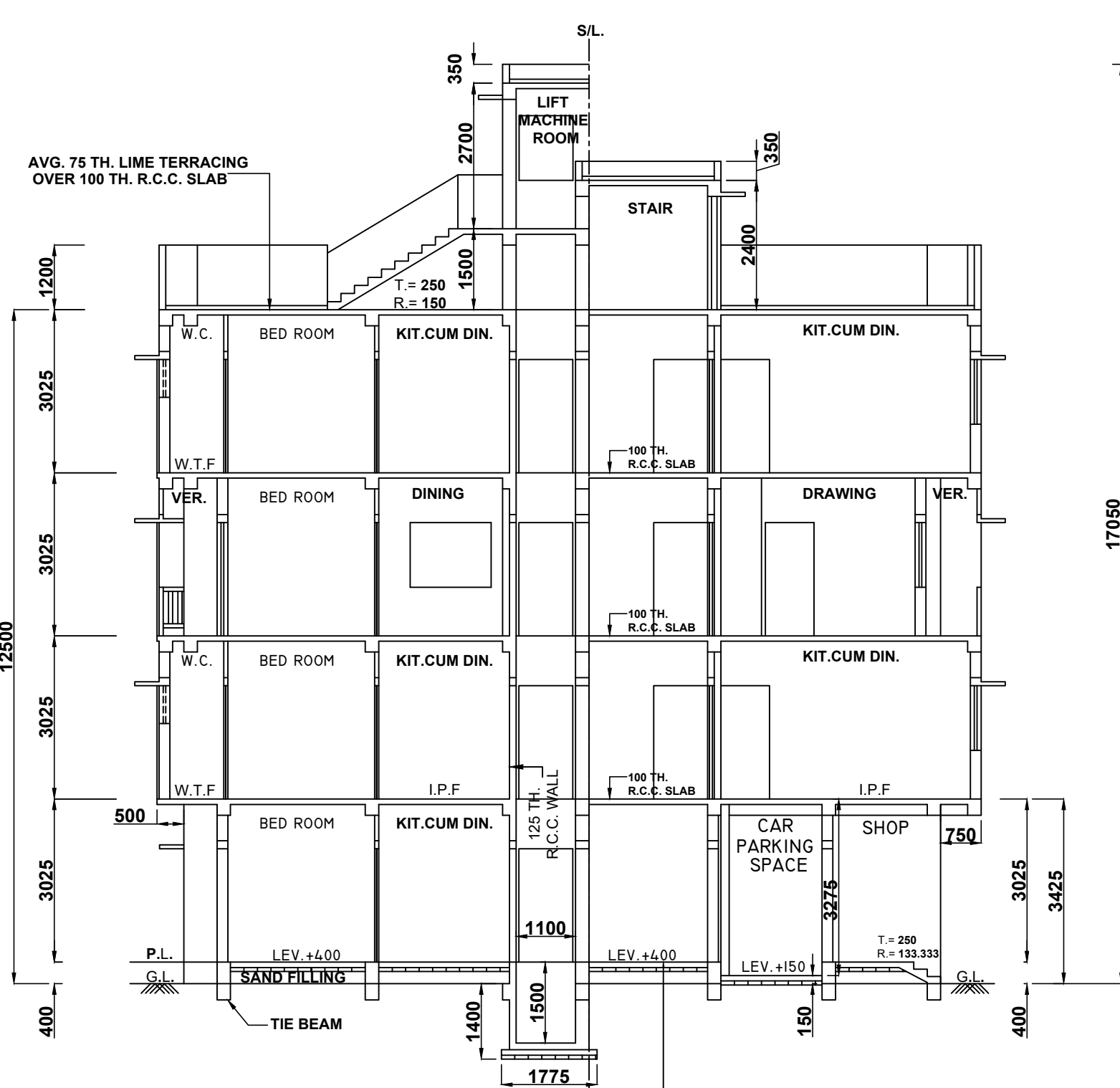
FRONT ELEVATION
SCALE = 1:100



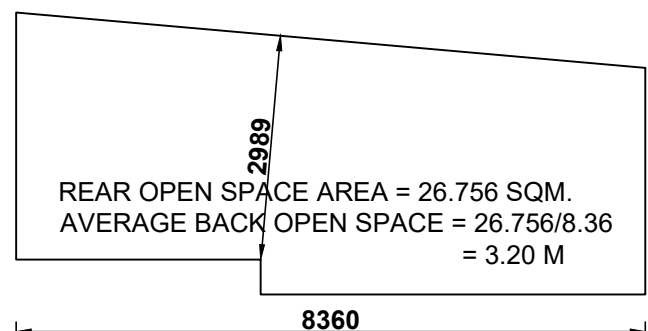
EAST SIDE ELEVATION
SCALE = 1:100



SECTION AT A-A'
SCALE = 1:100



SECTION AT B-B'
SCALE = 1:100



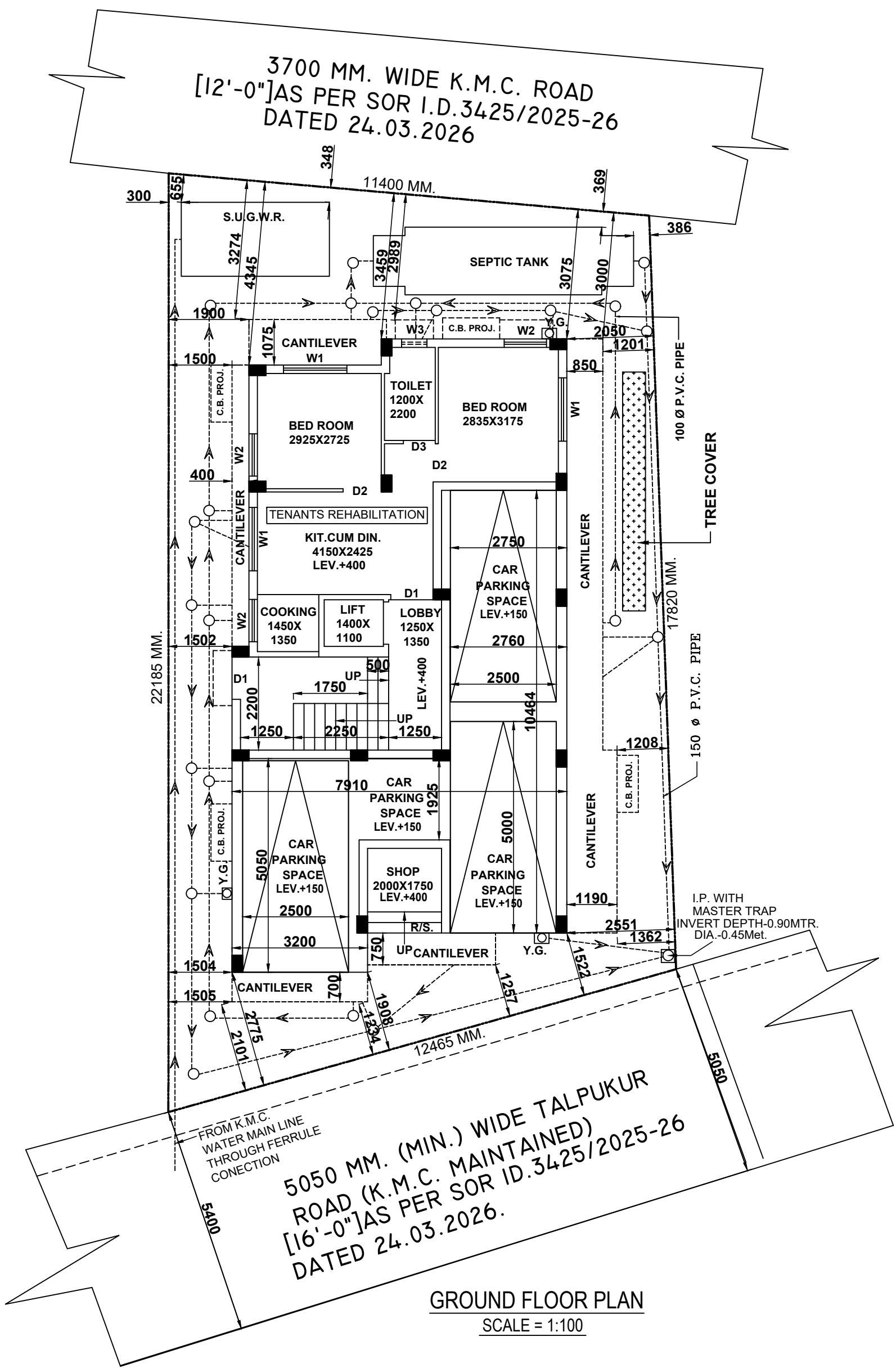
REAR OPEN SPACE AREA = 26.756 SQ.M.
AVERAGE BACK OPEN SPACE = 26.756/8.36
= 3.20 M

THE DEPTH OF SEPTIC TANK & S.U.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.

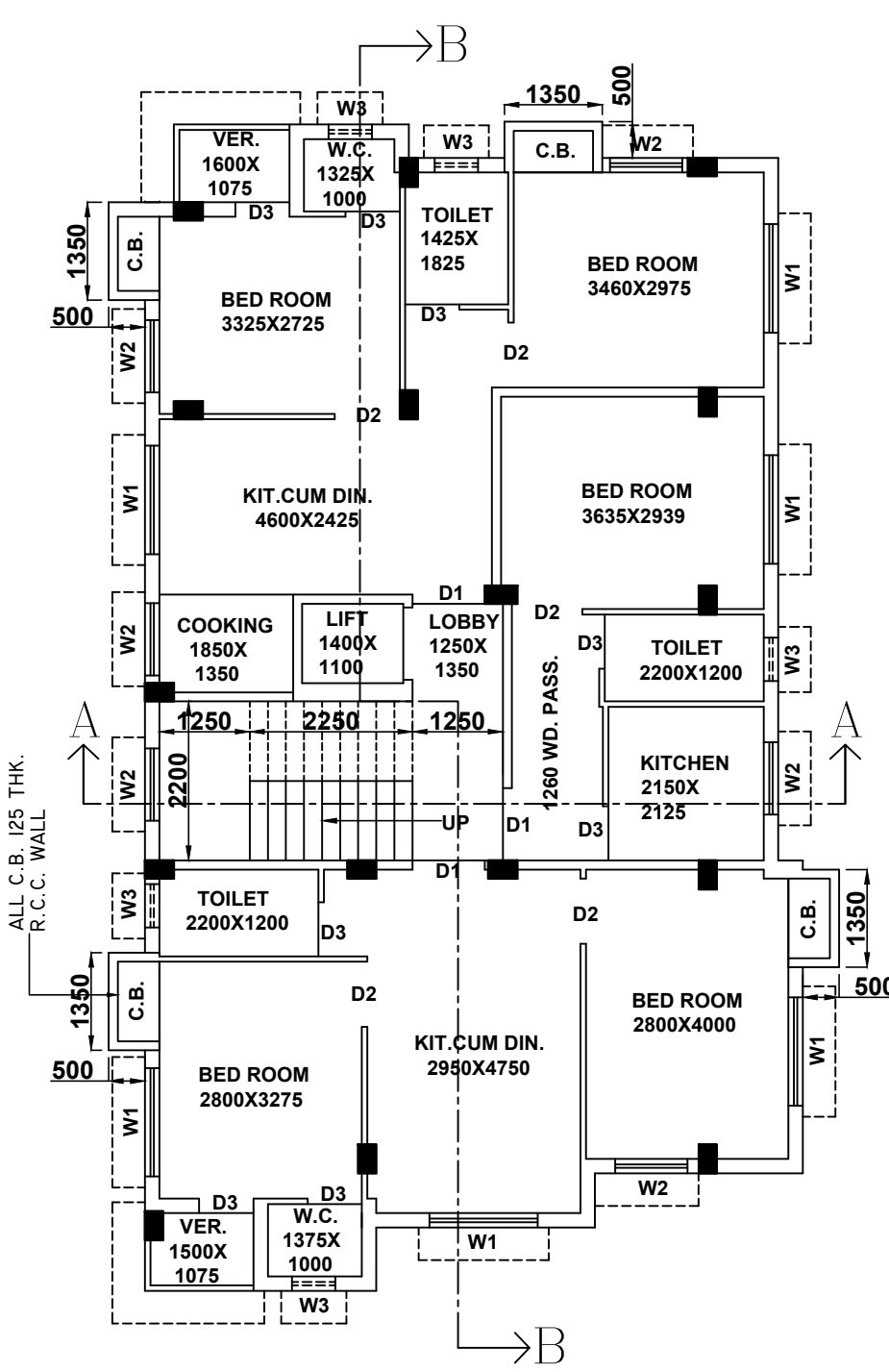
NO-OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE :

N.O.C. OF A.A.I. ID. NO.- BEHA/EAST/B/100324/1261892
DATED - 04/10/2024 & VALID UP TO 03/10/2032.
PERMISSIBLE TOP ELEVATION IN MTRS. ABOVE MEAN SEA LEVEL AS SUB. BY APPL. - 2.99 M.
SITE ELEVATION IN MTRS. ABOVE MEAN SEA LEVEL AS SUB. BY APPL. - 2.99 M.

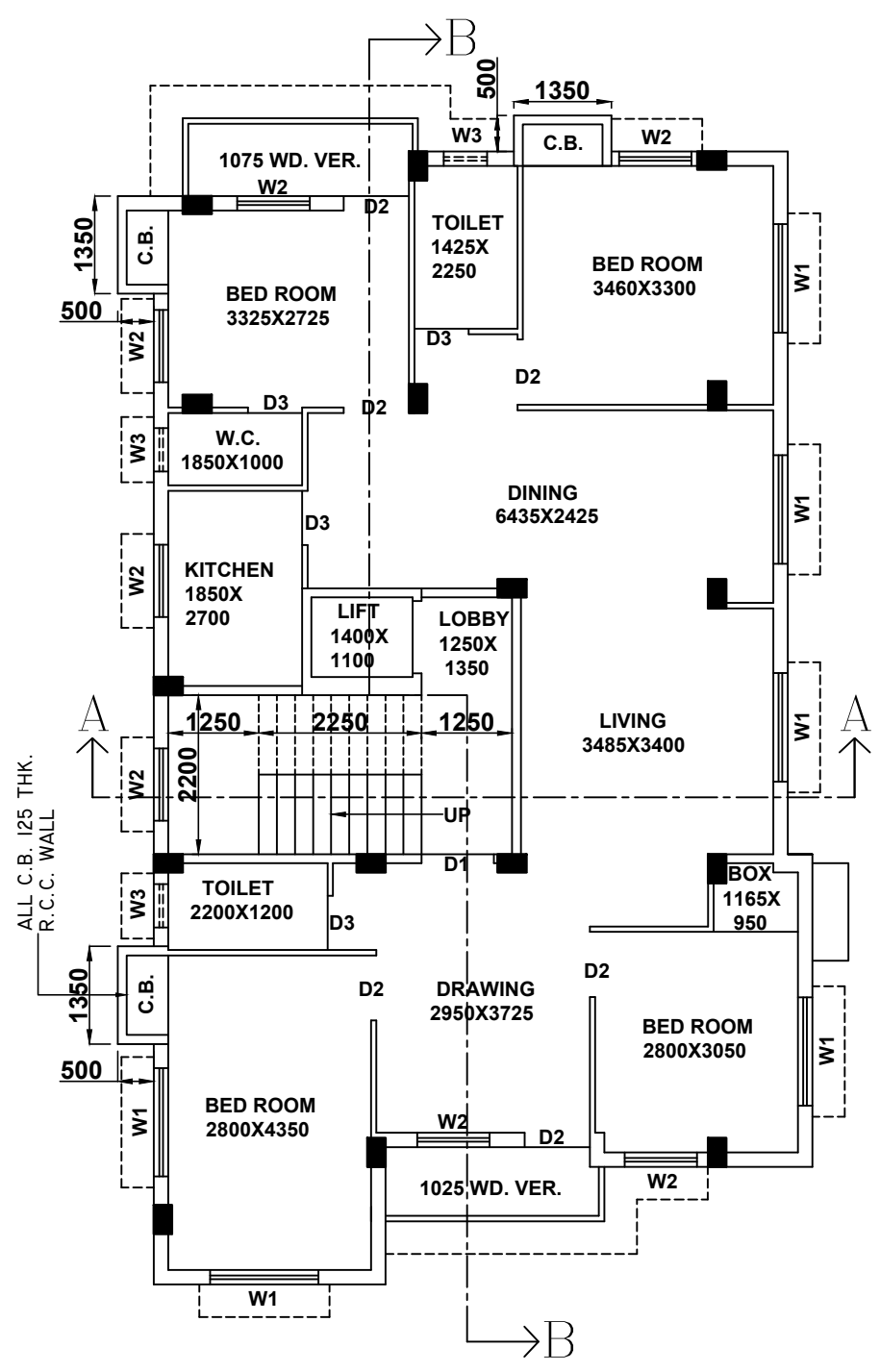
Latitude 22°28'27.44"N Longitude 88°17'43.01"E



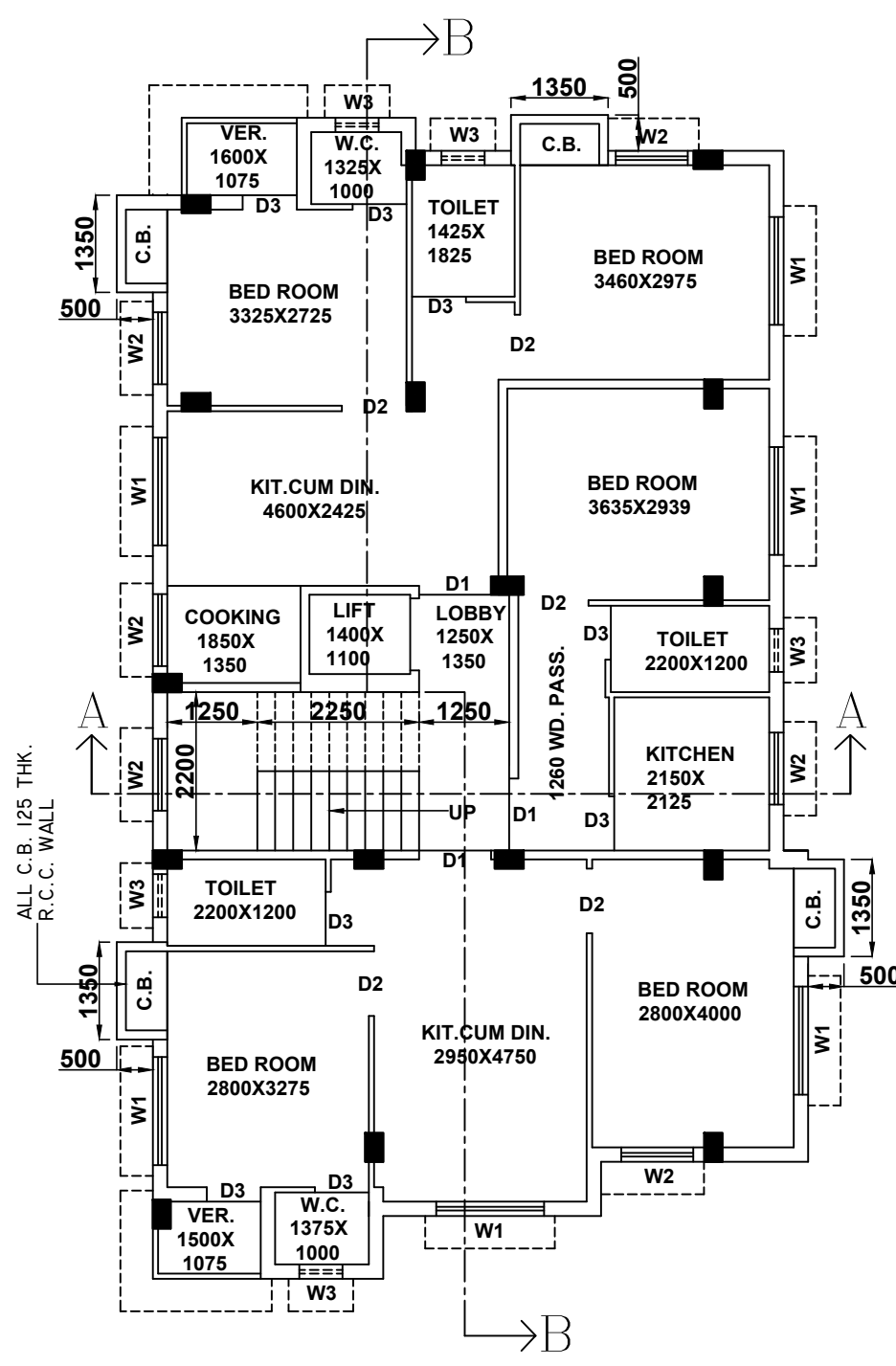
GROUND FLOOR PLAN
SCALE = 1:100



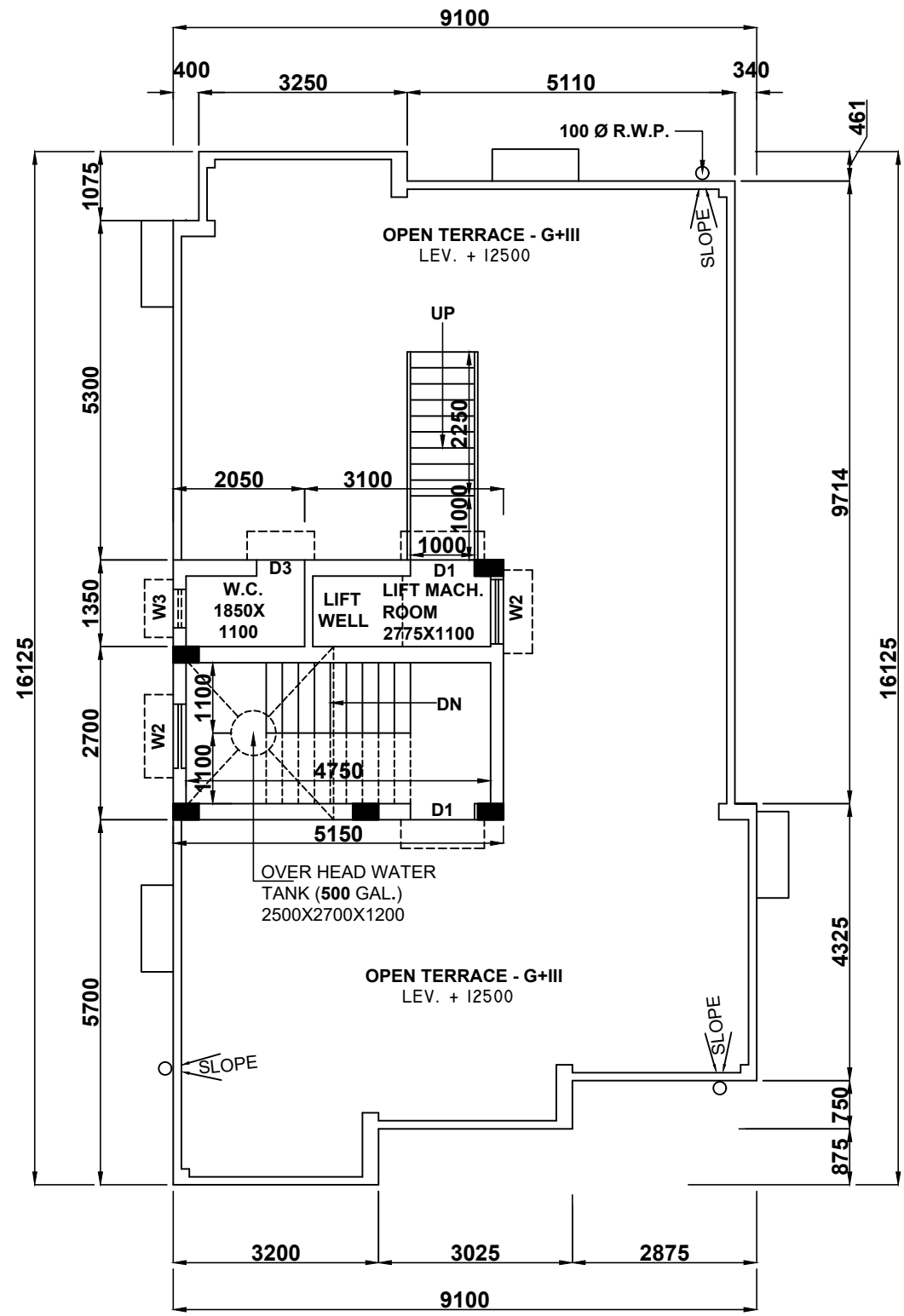
1ST. FLOOR PLAN
SCALE = 1:100



2ND. FLOOR PLAN
SCALE = 1:100



3RD. FLOOR PLAN
SCALE = 1:100



ROOF PLAN
SCALE = 1:100