



DETAILS OF PLAN PROPOSAL

A

- ASSESSEE NO. 31-111-06-0078-5
- NAME OF THE OWNER'S : M/S. S.D.S. ENTERPRISE, REPRESENTED BY PARTNERS SANJIB DEY, DEBASISH DEY & SAMIT GHOSH
- NAME OF THE APPLICANT : PARTHA GHOSH & AMIT GHOSH PARTNERS OF BASUNDHARA ENTERPRISE & ALSO CONSTITUTED ATTORNEY OF M/S. S.D.S. ENTERPRISE, REPRESENTED BY PARTNERS SANJIB DEY, DEBASISH DEY, SAMIT GHOSH
- DETAILS OF REGISTERED DEED :  
BOOK NO. I, VOLUME NO. 1601 - 2018  
PAGES - 104931 TO 104960, BEING NO - 160103000  
YEAR - 2018, DATED - 07.09.2018, D.S.R. - I, SOUTH 24 PARGANAS
- DETAILS OF REGISTERED POWER OF ATTORNEY:  
BOOK NO. I, VOLUME NO. 1630 - 2022  
PAGES - 159376 TO 159398, BEING NO. 163004123  
YEAR - 2022, DATED - 29.08.2022, D.S.R. - V, SOUTH 24 PARGANAS
- DETAILS OF REGISTERED BOUNDARY DECLARATION :  
BOOK NO. I, VOLUME NO. 1630 - 2022  
PAGES - 184390 TO 184391, BEING NO. 163005169  
YEAR - 2022, DATED - 10.11.2022, D.S.R. - V, SOUTH 24 PARGANAS
- DETAILS OF STRIP OF LAND :  
BOOK NO. I, VOLUME NO. 1630 - 2022  
PAGES - 184392 TO 184404, BEING NO. 163005170  
YEAR - 2022, DATED - 10.11.2022, D.S.R. - V, SOUTH 24 PARGANAS
- DETAILS OF BL & LRO :  
VIDE S.L. NO.- 1630048, R.S. DAG NO.- 668/1267 & 675(P)  
R.S. KHATIAN NO.- 656 & 461, L.R. KHATIAN - 3148  
MOUZA - BRAHMAPUR, J.L. NO.- 048

B

- LAND AREA AS PER DEED = 407.934 SQM (06K. - 01CH. - 26SFT.)
  - LAND AREA AS PER PHYSICAL MEASUREMENT = 407.931 SQM
  - STRIP OF LAND AREA = 11.436 SQM
  - NET LAND AREA = 396.495 SQM
  - LAND AREA AS PER BL & LRO DOCUMENTS = 404.686 SQM
  - PERMISSIBLE GROUND COVERAGE : (53.177%) = 215.200 SQM
  - PROPOSED GROUND COVERAGE : (45.679%) = 184.855 SQM
  - OVER HEAD WATER TANK AREA = 5.100 SQM
  - STAIR COVER AREA = 17.222 SQM
  - LIFT MACHINE ROOM AREA = 5.147 SQM
  - LIFT MACHINE ROOM STAIR AREA = 3.125 SQM
  - ROOF AREA = 184.855 SQM
  - C.B AREA = 12.600 SQM
  - LOFT AREA = 8.655 SQM
  - OFFICE CARPET AREA = 32.464 SQM
  - OFFICE COVERED AREA = 36.159 SQM
  - SHOP CARPET AREA = 32.199 SQM
  - SHOP COVERED AREA = 36.157 SQM
  - ADDITIONAL AREA FOR FEES = 46.749 SQM
  - TOTAL COMMON AREA = 75.579 SQM
  - NO. OF TENEMENTS : 9 NOS.
  - SIZE OF TENEMENTS :
- | MKD | TENAMENT AREA | COMMON AREA  | ACTUAL TENAMENT AREA | NOS |
|-----|---------------|--------------|----------------------|-----|
| A   | 63.981 SQ.MT. | 9.771 SQ.MT. | 73.752 SQ.MT.        | 3   |
| B   | 45.986 SQ.MT. | 6.972 SQ.MT. | 52.958 SQ.MT.        | 3   |
| C   | 55.735 SQ.MT. | 8.450 SQ.MT. | 64.185 SQ.MT.        | 3   |
- TOTAL REQUIRED PARKING = 2 NOS. (TENEMNET = 2)
  - TOTAL PROVIDED PARKING = 2 NOS.
  - CAR PARKING AREA = 78.338 SQM.
  - TOTAL GROSS FLOOR AREA FOR FEES = 770.087 SQ.MT.

\*\*\* PROPOSED AREA \*\*\*

FLOOR	TOTAL GROSS FLOOR AREA	STAIR WELL	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND	177.698sqm	---	---	177.698sqm	13.365sqm	1.789sqm	162.544sqm
FIRST	184.855sqm	0.875sqm	2.100sqm	181.880sqm	13.365sqm	1.789sqm	166.726sqm
SECOND	184.855sqm	0.875sqm	2.100sqm	181.880sqm	13.365sqm	1.789sqm	166.726sqm
THIRD	184.855sqm	0.875sqm	2.100sqm	181.880sqm	13.365sqm	1.789sqm	166.726sqm
TOTAL	732.263sqm	2.625sqm	6.300sqm	723.338sqm	53.460sqm	7.156sqm	662.722sqm

- PERMISSIBLE F.A.R. = 2.00
- PROPOSED F.A.R. = 662.722 - 50 (C.P.)  
612.722 / 404.686 = 1.514 < 2.00

OFFICE USE

B.P. NO - 2022110458  
SANCTION DATE -08/02/2023  
VALID UPTO -07/02/2028

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

NOTES/SPECIFICATIONS

- 75 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR
- 100 TH. (1:3:6) CEMENT, SAND, KHOA, CONCRETE IN FOUNDATION & FLOOR.
- FOUNDATION BRICK WORK WILL BE 1ST. CLASS BRICK WITH (1:6) CEMENT MORTAR.
- 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR.
- 125 TH. AND 75 TH PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR.
- 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND.
- 100TH./125TH. R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS.
- 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTER.
- ALL BUILDING MATERIALS WILL BE AS PER I.S CODE AND N.B.C. 1984.
- 40 TH. MARBLE FLOORING.
- GRADE OF CONC. M-20.
- GRADE OF STEEL Fe-500.
- ALL DIMENSIONS ARE IN M.M.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
- CURRENT DECLARATIONS OF OWNER, E.S.E AND L.B.S

DECLARATION OF STR. ENGINEER

CERTIFIED THAT THE STRUCTURAL DESIGN AND THE DRAWING OF FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AND WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY TECHNO SOIL, REGD. OFFICE: GORKHARA, ARUNACHAL, SONARPUR, KOLKATA-700150, AND SIGNED BY RUPAK KUMAR BANERJEE, 10, KUNDU LANE, BHOWANIPORE, KOLKATA-700025.

SAKTI BRATA BHATTACHARYYA  
E.S.E NO - 116 / I  
NAME OF STR. ENGINEER

DECLARATION OF L.B.S.

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 HAS BEEN MEASURED AND K.M.C. ROAD WIDTH 7.050 M. ON NORTHERN SIDE & 2.400 M. ON SOUTHERN SIDE VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP 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. OWNER SIGNATURE IDENTIFIED BY ME. THE PLOT IS BEYOND 500 M. FROM CENTRE LINE OF E.M. BYEPASS.

SUKHA RANJAN ROY  
L.B.S NO - 324 / I  
NAME OF L.B.S.

DECLARATION OF GEO-TECHNICAL ENGINEER

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

RUPAK KUMAR BANERJEE  
G.T.E. NO - 3, CLASS - I  
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :  
1. WE WILL ENGAGE L B S & E S E DURING CONSTRUCTION.  
2. WE WILL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B S PLAN)  
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING SUPER STRUCTURE.  
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.  
5. PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.  
6. ALL FLOORS WILL BE MARBLE FINISHED.

M/S. S.D.S. ENTERPRISE, REPRESENTED BY PARTNERS  
SANJIB DEY, DEBASISH DEY & SAMIT GHOSH  
NAME OF OWNER

SCHEDULE OF DOORS & WINDOWS							REMARKS
DOORS			WINDOWS				
MKD	FRAME	OPENING	MKD	FRAME	OPENING		
D	75X100	1000X2100	W1	75X100	1800X1350		
D1	75X100	900X2100	W2	75X100	1500X1350		
D2	75X100	750X2100	W3	75X100	1200X1200		
			W4	75X100	900X900		
			W5	75X100	600X600		
			W6	75X100	600X1200		
**** PROJECT TITLE ****							

\*\*\*\* PROJECT TITLE \*\*\*\*

PLAN PROPOSAL OF A G+III STORIED RESIDENTIAL BUILDING  
AT KMC PREMISES NO. -78, BRAHMAPUR, U/S 393 A OF KMC  
ACT 1980 & AS PER BUILDING RULE 2009, WARD NO. - 111,  
BOROUGH - XI, P.S - BANSDRONI, KOLKATA - 700096.

SCALE:- 1:100, 1:50, 1:200 1:500, 1:4000	DEALT BY:- SUKHA RANJAN ROY D13, BAGHATIN STATION ROAD, FIRST FLOOR, KOLKATA-700 032 MOBILE NO.- 0983888109 E-Mail Id: suha_45@yahoo.co.in	
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