



DETAILS OF PLAN PROPOSAL

A

1. ASSESSEE NO. 31-113-08-0226-0

2. NAME OF THE OWNER'S : SRI. SUNIL CHANDRA CHOWDHURY & SMT. SOMA DAS

3. NAME OF THE APPLICANT : SAMAR GHOSH CONSTITUTED ATTORNEY OF SRI. SUNIL CHANDRA CHOWDHURY & SMT. SOMA DAS

4. DETAILS OF REGISTERED DEED :  
BOOK NO. I, VOLUME NO. 1605 - 2016  
PAGES - 93772 TO 93790, BEING NO. - 160503443  
YEAR - 2016, DATED - 25.05.2016, A.D.S.R. - ALIPORE

5. DETAILS OF REGISTERED POWER OF ATTORNEY:  
BOOK NO. I, VOLUME NO. 1605 - 2017  
PAGES - 63606 TO 63625, BEING NO. 160502433  
YEAR - 2017, DATED - 04.05.2017, A.D.S.R. - ALIPORE

6. DETAILS OF REGISTERED BOUNDARY DECLARATION :  
BOOK NO. I, VOLUME NO. 1605 - 2022  
PAGES - 84404 TO 84414, BEING NO. 160502397  
YEAR - 2022, DATED - 24.11.2022, A.D.S.R. - ALIPORE

7. DETAILS OF SPLAY CORNER & STRIP OF LAND :  
BOOK NO. I, VOLUME NO. 1605 - 2022  
PAGES - 84415 TO 84426, BEING NO. 160502398  
YEAR - 2022, DATED - 24.11.2022, A.D.S.R. - ALIPORE

8. DETAILS OF NON-EVICTION OF TENANT :  
BOOK NO. I, VOLUME NO. 1605 - 2022  
PAGES - 4101 TO 4110, BEING NO. 160500267  
YEAR - 2022, DATED - 24.11.2022, A.D.S.R. - ALIPORE

B

1. LAND AS PER AS PER DEED = 221.574 SQM (03K. - 05CH. - 00SFT.)

2. LAND AS PER PHYSICAL MEASUREMENT = 221.572 SQM

3. STRIP OF LAND AREA = 26.520 SQM

4. SPLAY CORNER AREA = 1.439 SQM

5. NET LAND AREA = 193.613 SQM

6. PERMISSIBLE GROUND COVERAGE : (59.281%) = 131.35 SQM

7. PROPOSED GROUND COVERAGE : (56.335%) = 124.822 SQM

8. OVER HEAD WATER TANK AREA = 4.275 SQM

9. STAIR COVER AREA = 14.321 SQM

10. LIFT MACHINE ROOM AREA = 4.916 SQM

11. LIFT MACHINE ROOM STAIR AREA = 2.750 SQM

12. ROOF AREA = 124.822 SQM

13. C.B AREA = 8.100 SQM

14. OFFICE CARPET AREA = 24.316 SQM

15. OFFICE COVERED AREA = 28.345 SQM

16. ADDITIONAL AREA FOR FEES = 31.887 SQM

17. TOTAL COMMON AREA = 58.801 SQM

18. NO. OF TENEMENTS : 7 NOS.

19. SIZE OF TENEMENTS :

MKD	TENAMENT AREA	COMMON AREA	ACTUAL TENAMENT AREA	NOS
A	23.679 SQ.MT.	3.967 SQ.MT.	27.646 SQ.MT.	1
B	54.549 SQ.MT.	9.140 SQ.MT.	63.689 SQ.MT.	3
C	54.532 SQ.MT.	9.138 SQ.MT.	63.670 SQ.MT.	3

20. TOTAL REQUIRED PARKING = 1 NO. (OFFICE = 0; TENEMNET = 1)

21. TOTAL PROVIDED PARKING = 1 NO.

22. CAR PARKING AREA = 25.204 SQM.

23. TOTAL GROSS FLOOR AREA FOR FEES = 495.160 SQ.MT.

OFFICE USE

B.P. NO -2022110465

SANCTION DATE -17.02.2023

VALID UPTO -16.02.2028

DIGITAL SIGNATURE OF A.E.

NOTES/SPECIFICATIONS

1. 75 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR

2. 100 TH. (1:3:6) CEMENT, SAND, KHOA, CONCRETE IN FOUNDATION & FLOOR.

3. FOUNDATION BRICK WORK WILL BE 1ST. CLASS BRICK WITH (1:6) CEMENT MORTAR.

4. 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR.

5. 125 TH. AND 75 TH PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR.

6. 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND.

7. 100TH./125TH. R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS.

8. 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTER.

9. ALL BUILDING MATERIALS WILL BE AS PER I:S CODE AND N.B.C. 1984.

10. 40 TH. MARBLE FLOORING.

11. GRADE OF CONC. M-20.

12. GRADE OF STEEL Fe-500.

13. ALL DIMENSIONS ARE IN M.M.

14. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.

15. 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 / 1  
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 5.851 M. ON WESTERN SIDE, 1.949 M. ON NORTHERN SIDE & 1.974 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 / 1  
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 - 1  
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.

SCHEDULE OF DOORS & WINDOWS

DOORS		WINDOWS		REMARKS
MKD.	FRAME OPENING	MKD.	FRAME OPENING	
D	75X100 1000X2100	W1	75X100 1800X1350	
D1	75X100 900X2100	W2	75X100 1200X1200	
D2	75X100 750X2100	W3	75X100 900X1200	
		W4	75X100 900X900	
		W5	75X100 600X600	

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

PLAN PROPOSAL OF A G+III STORIED RESIDENTIAL BUILDING AT KMC PREMISES NO. - 138, BENOY PALLY, U/S 393 A OF KMC ACT 1980 & AS PER BUILDING RULE 2009, WARD NO. - 113, BOROUGH - XI, P.S.- REGENT PARK NOW BANDRONI, KOLKATA - 700070.

SCALE:-	DEALT BY:-	SUKHA RANJAN ROY
1:100, 1:50, 1:200 1:600, 1:4000	D/13, BAGHAJATIN STATION ROAD, FIRST FLOOR, KOLKATA-700 032 MOBILE NO:- 9830346169 E-Mail Id: tapas_45@yahoo.co.in	