



PLAN
DETAIL OF SEMI UNDER
GROUND WATER RESERVOIR
CAPACITY - 800 GALLONS
SCALE - 1:50

reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
'A'	22°28'55.60"N	88.20'48.33"E	6M

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

SAJAL GHOSH
NARAYAN SAHA
SWAPAN BANIK
PARTNERS OF S.N.S. CONSTRUCTION
CONSTITUTED ATTORNEY OF
KANAI LAL SAHA
SHILA BERA
NILA SAHA

KUSH KUNDU
L.B.S. NO -1/ 1412

NAME OF THE APPLICANT

NAME OF THE L. B. S.

NOTES AND SPECIFICATION

- Thk. of all outer walls are 200 mm with 1:6 cement sand mortar.
- Thk. of all inner walls are 125 mm with 1:4 cement and sand mortar.
- Width of the chajja 450 mm.
- 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm thk. to ceiling.
- Depth of septic tank and S.U.G.W.R should not exceed more than depth of col.foundation.
- Grade of concrete M-20, Grade of steel Fe-500.
- All dimension are in mm.

The structural design and drawing of the both
foundation and super structure of the building
have been made by me considering all the
possible loads including seismic load as per
the National Building code of India latest
revision and certify that it is safe and stable
in all respect.

SUBHRA DAS

E.S.E. NO - II / 658

NAME OF THE E. S. E.

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.

BHASKAR JYOTI ROY

G.T. NO - 1/50

NAME OF THE G. T. E.

DETAIL OF BL&LRO CONVERSION -
MEMO NO 17/1998, 1999 & 2000/ BL& LRO / KOL/ DT. 18.08.2023.

FOR OFFICE USE

B. P. NO :- 2023110328

SANCTION DATE :- 05.01.2024

VALID UPTO :- 04.01.2029

DIGITAL SIGNATURE OF A. E.

STATEMENT OF THE PLAN PROPOSAL.

Assessee NO. - 31-114-19-0114-3

2.E) DETAILS OF REG. DEED OF GIFT

BOOK NO - I, VOL.NO- 78,
PAGE - 29 TO 49,
BEING NO - 3018, AT A.D.S.R ALIPORE
DATE OF REGISTRATION - 12.11.1994

2.F) DETAILS OF REG. DEED CONVEYANCE

BOOK NO - I, VOL.NO- 1605 - 2021 ,
PAGE -15000 TO 15031,
BEING NO - 160500199, AT A.D.S.R ALIPORE
DATE OF REGISTRATION - 21.01.2021.

2.G) DETAILS OF REG. DEED OF GIFT

BOOK NO - I, VOL.NO- 1601 - 2022,
PAGE - 56208 TO 56240,
BEING NO - 160101118, AT D.S.R -I SOUTH 24 PARGANAS
DATE OF REGISTRATION - 26.04.2022.

2.H) DETAILS OF REG. DEED OF AMALGAMATION

BOOK NO - I, VOL.NO- 1601 - 2022,
PAGE - 107418 TO 107447,
BEING NO - 160102403, AT D.S.R -I SOUTH 24 PARGANAS
DATE OF REGISTRATION - 11.10.2022.

2.I) DETAILS OF REG. POWER OF ATTORNEY

BOOK NO - I, VOL.NO- 1601 - 2023,
PAGE - 37532 TO 37552,
BEING NO - 160100964 AT D.S.R -I SOUTH 24 PARGANAS
DATE OF REGISTRATION - 16.05.2023.

2.J) DETAILS OF REG. BOUNDARY DECLARATION

BOOK NO - I, VOL.NO- 1601 - 2023,
PAGE - 68832 TO 68844,
BEING NO - 160101946 AT D.S.R -I SOUTH 24 PARGANAS
DATE OF REGISTRATION - 01.09.2023.

2.K) DETAILS OF REG. NON EVICTION OF TENANT

BOOK NO - I V, VOL.NO- 1601 - 2023,
PAGE - 1979 TO 1991,
BEING NO - 160100109 AT D.S.R -I SOUTH 24 PARGANAS
DATE OF REGISTRATION - 01.09.2023.

AREA STATMENT

Area Of The Land[As Per Deed] :- 4 K- 01 CH-21 SQ.F.= 273.69 SQM.

Area Of The Land [As Per Boundary Declaration] :- = 260.187 SQ.M.

Permissible F. A. R. :- 1.75

Permissible Ground Coverage :- 150.893 Sqm. [57.994 %]

Proposed Ground Coverage :- 143.848 Sqm. [55.286 %]

Floor	Gross Floor Area	Less For Lift Well	Less For stair Well	Actual Floor Area	Exempted Area Stairway	Net Floor Area
Gr. Floor	143.848	—	—	143.848	10.465	130.383
First Floor	132.009	1.843	0.438	129.728	10.465	116.263
Second Floor	132.009	1.843	0.438	129.728	10.465	116.263
Third Floor	132.009	1.843	0.438	129.728	10.465	116.263
Total Floor	539.875	5.529	1.314	533.032	41.860	479.172

Proposed F. A. R. :- 479.172 - 35.040 = 1,707

No. Of Tenant :- 12 Nos.

Size Of Tenant :-

Tenant Marked	Tenant Number	Tenant Area In Sqm.	Proportional Common Area to be Added	Actual Tenant Area In Sqm.
G1	01	29.006	5.708	34.714
G2	01	18.019	3.546	21.565
G3	01	19.691	3.874	23.565
A1,B1,C1	03	30.857	6.072	36.929
A2,B2,C2	03	39.031	7.680	46.711
A3,B3,C3	03	40.241	7.918	48.159

Area of Shop (covered):- 22.755 Sqm.
Area of Shop (carpet):- 19.646 Sqm.
Area of Car Parking:- 35.040 Sqm.
Area Of Loft - 10.170 Sqm.
Area Of C. B. - 5.70 Sqm.
Area Of Stair Head Room - 13.485 Sqm.
Area Of lift machine Room - 4.689 Sqm.
Area Of lift machine stair - 3.075 Sqm.
Area Of service toilet at roof - 1.829 Sqm.
Area Of O. H. W. R. - 5.800 Sqm.
Tree Cover Area- 6.084 Sqm.

I do certify with full responsibility that the building
plan has been drawn as per provision of K.M.C
building rules 2009, as amended from time to
time and the site condition including width of the
abutting block top road 4350 mm on the western side
and 1.219 mm wide common passage on the northern side
conforming with the site and it is a buildable
site not a tank or filled up tank . It is bounded
by boundary wall.

KUSH KUNDU

L.B.S. NO -1/ 1412

NAME OF THE L. B. S.

I do hereby undertake with full responsibility that-
1) I shall engage L.B.S & E.S.E during Construction.
2) I shall follow the instruction of L.B.S & 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 & adjoining structure.

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 under the guidance of L. B. S./ E. S. E.

6) During site inspection I was physically present and identified
the plot on which plan proposal submitted.

NAME OF THE APPLICANT

PLAN PROPOSAL OF G + THREE STORIED RESIDENTIAL BUILDING

AT PREMISES NO - 43/1, SAHA PARA, SAHA PARA, WARD NO - 114

BOROUGH - XI, P. S. - REGENT PARK. U/S 393 A OF K. M. C. ACT 1980

UNDER BUILDING RULES 2009,

ARCHITECTURAL SHEET NO - 2/2.