



PLAN FOR PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 2306, MAHATMA GANDHI ROAD, WARD NO. - 122, BOROUGH - XIII, P.S.- HARIDDEVPUR, KOLKATA - 700082, U/ S. 393 (A), OF K.M.C. ACT. 1980, ALONG WITH THE K.M.C. BUILDING RULE 2009

NAME OF OWNER - (1) SMT. MINATI GHOSH

SCALE - 1:100	DRAWN BY- SUMAN KABIRAJ
SPECIFICATION	SCHEDULE OF DOOR & WINDOWS
1. GRADE OF CONCRETE M20.	MKD. WIDTH HEIGHT TYPE
2. GRADE OF STEEL FE - 500.	D1 1000 2100 PANELLED
3. 200 THK. BRICK WORK WALL IN C.M. 4:1.	D2 900 2100 DO
4. 125 & 75 THK. BRICK WORK WALL IN C.M. 4:1.	D3 750 2100 DO
5. ALL OTHER RELEVANT SPECIFICATION IS TO BE FOLLOW AS PER I.S. CODE 456 & N.B.C. (LATEST REVISION)	W1 1500 1200 GLAZED
6. ASSUMING BEARING CAPACITY OF SOIL 7 t/ SQ.M.	W2 1200 1200 DO
	W3 1000 1200 DO
	W4 600 700 DO

STATEMENT OF THE PLAN PROPOSAL	
A. 1. ASSESSEE NO - 41-122-07-4141-6 2. DETAILS OF REGISTERED GIFT DEED. a) DEED NO - 485 b) VOL. NO - 175 c) BOOK NO - 1 d) YEAR/DATE - 08/12/2003 e) PAGES - 163 TO 169 f) D.S.R. - II, 24 PGS. (S) 3. DETAILS OF REGISTERED BOUNDARY DECL. a) DEED NO - 160204619 b) VOL. NO - 1602-2023 c) BOOK NO - 4 d) YEAR/DATE - 17/04/2023 e) PAGES - 166632 TO 166644 f) D.S.R. - II, 24 PGS. (S) 4. DETAILS OF REGISTERED POWER OF ATTORNEY. a) DEED NO - 16020728 b) VOL. NO - 1602-2022 c) BOOK NO - 1 d) YEAR/DATE - 08/04/2022 e) PAGES - 274075 TO 274097 f) D.S.R. - II, 24 PGS. (S) (W.B.) 5. DETAILS OF REGISTERED NON-EXCPTION OF TENANT. a) DEED NO - 160204619 b) VOL. NO - 1602-2023 c) BOOK NO - 4 d) YEAR/DATE - 17/04/2023 e) PAGES - 166650 TO 166515 f) D.S.R. - II, 24 PGS. (S) 6. AREA OF LAND - (As Per Deed) 229.004 SQ.M. = 3K - 95 CH. - 35 SFT. 7. AREA OF LAND - (As per Physical measurement) = 225.831 SQ.M. = 3 K.-6CH.- 0.845 SFT. 8. NO OF TENANTS - 7 NOS. 9. NO. OF STORIED - G+III 10. SIZE OF TENANT - < 50 SQ.M. = 1 NO. < 50 TO > 75 SQ.M. = 6 NOS.	B. 1. GROUND COVERAGE - (a) PERMISSIBLE - 133.554 SQ.M. (59.139%) (b) PROPOSED - 118.154 SQ.M. (52.32%) 2. F.A.R. PERMISSIBLE - 1.75 CONSUMED - 1.746 3. PRO. GROUND FLOOR AREA = 118.154 SQ.M. 4. PRO. FIRST FLOOR AREA = 118.154 - 1.54 = 116.614 SQ.M. 5. PRO. SECOND FLOOR AREA = 116.154 - 1.54 = 115.614 SQ.M. 6. PRO. THIRD FLOOR AREA = 116.154 - 1.54 = 115.614 SQ.M. 7. GROSS TOTAL FLOOR AREA = 467.996 SQ.M. (INCLUDING EXEMPTED AREA IN THIS RULE) 8. EXEMPTED AREA = (41.36 sq.m + 7.288 (Rt lobby) = 48.648 SQ.M. 9. PRO. TOTAL FLOOR AREA = 419.348 SQ.M. (EXCLUDING EXEMPTED AREA IN THIS RULE) 10. OVER HEAD TANK AREA = 5.3 SQ.M. 11. STAIR HEAD ROOM AREA = 13.648 SQ.M. 12. LIFT WELL AREA = 1.54 SQ.M.(EACH) 13. LIFT MACHINE ROOM WITH STAIR AREA - 8.617 SQ.M. 14. AREA OF ROOF TPO = 2.28 SQ.M. 15. TOTAL AREA OF C.B. = 7.5 SQ.M. 16. CAR PARKING REQD. = 1 NO. 17. CAR PARKING PROVIDED = 2 NOS. 18. CAR PARKING AREA = 46.965 SQ.M. 19. FRONTAGE OF THE PLOT = 10.592 M. 20. HEIGHT OF THE BUILDING = 12.5 M. 21. DEPTH OF THE BUILDING = 15.265 M. 22. ABUTTING ROAD WIDTH = 4.800 M.

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 4800 MM. 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.

AMITAVA CHAKRABORTY
L.B.S. NO. - 998 (I)
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 RESPECT.

THE STRUCTURAL DESIGN OF PRE. NO. - 2306, MAHATMA GANDHI ROAD, WARD NO. 122, HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY "R.N. ENGINEERS" OF 428, FERN ROAD, KOLKATA- 700019 .

SUJIT KUMAR SAHA
E.S.E. NO.- 404 (II)
NAME OF STRUC. ENGG.

DECLARATION OF GEOTECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SIDE & 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.

SRI GOPAL CHANDRA BAG
G.T. 11/42
NAME. OF GEOTECHNICAL ENGINEER

DECL. OF OWNERS

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 B.S. PLAN). THE PLOT IS IDENTIFIED BY ME AND DEMARKETED BY BOUNDARY WALL. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, 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 IF ANY DISPUTES ARISES IN FUTURE REGARDING OWNER SHIP THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

M/S. S.S. ENTERPRISE PARTNERS
SMT. SUPARNA HALDER &
SMT. SAMPA DAS C.A. OF
(1) SMT. MINATI GHOSH
NAME OF POWER OF ATTORNEY

B.P. NO. - 2023130109 DATE - 18.08.2023
VALID UPTO - 17.08.2028

DIGITAL SIGNATURE OF A.E.

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

