

PLAN OF A PROPOSED G+THREE STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO. - 199, ATABAGAN, WARD NO. - III, BOROUGH-XI, R. S. DAG NO - 783, KHATIAN NO - 589, J.L. NO - 49, MOUZA - KAMDAHARI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF OWNER - SRI SOMNATH BHATTACHARJEE.

SPECIFICATIONS	SCHEDULE OF DOORS AND WINDOWS		
	MKD.	WIDTH	HEIGHT
1. GRADE OF CONCRETE -- M20.	D1	1000	2100
2. GRADE OF STEEL -- FE 415.	D2	900	2100
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.	D3	750	2100
4. PROPORTION OF MORTAR FOR 125,75 THK. WALL - 1:4.	W1	1500	1200
5. PROPORTION OF LIME TERRACING - 2:2:7.	W2	1200	1200
6. ALL DIMENSIONS ARE IN MM.	W3	900	1200
7. SCALE - 1:100, OTHER WISE MENTIONED.	W4	600	700

STATEMENT OF THE PLAN PROPOSAL

- A) 1. ASSESSEE NO - 51-III-01-0199-9
- 2.A) DETAILS OF REGISTERED DEED :  
BOOK NO - I, VOL. NO - 1601-2024,  
PAGE - 12550 TO 12590, BEING NO - 160100536,  
(DSR -I, SOUTH 24 PARGANAS),  
DATE OF REGISTRATION - 28.02.2024.
- B) DETLS. OF REG. DEED OF BOUNDARY DECL. :  
BOOK NO - I, VOL. NO - 1603-2024,  
PAGE - 458208 TO 458229, BEING NO - 160317907,  
(DSR -III, SOUTH 24 PARGANAS),  
DATE OF REGISTRATION - 28.10.2024.
- C) DETLS. OF REG. DEED OF STRIP OF LAND :  
BOOK NO - I, VOL. NO - 1603-2024,  
PAGE - 458710 TO 458715, BEING NO - 160317906,  
(DSR -III, SOUTH 24 PARGANAS),  
DATE OF REGISTRATION - 28.10.2024.
- D) DETLS. OF REGD. DEED OF SPLAYED CORNER :  
BOOK NO - I, VOL. NO - 1603-2024,  
PAGE - 458005 TO 458217, BEING NO - 160317908,  
(DSR -III, SOUTH 24 PARGANAS),  
DATE OF REGISTRATION - 28.10.2024.
4. A) AREA OF LAND (AS PER DEED)  
= 04 K- 08 CH-3 SQ.F. = 301.282 SQ.M.
- B) AREA OF LAND (AS PER B/D) = 285.074 SQ.M.  
= 04 K- 04 CH-8 537 SQ.F. = 285.074 SQ.M.
- C) AREA OF STRIP OF LAND = 0.65 SQ.M.
- D) AREA OF SPLAYED CORNER = 2.859 SQ.M.
- E) NET AREA OF LAND = 281.585 SQ.M.
5. NO OF TENEMENTS - 12 NOS
6. SIZE OF TENEMENTS - < 50 SQ.M.-6 NOS  
50-75 SQ.M.- 6 NOS
7. A. AREA OF GROUND FLOOR = 155.367 SQ.M.
- B. AREA OF FIRST FLOOR = 160.603 SQ.M.
- C. AREA OF SECOND FLOOR = 160.603 SQ.M.
- D. AREA OF THIRD FLOOR = 160.603 SQ.M.
- E. TOTAL COVERED AREA = 637.176 SQ.M.
- B) 1. GROUND COVERAGE  
PERMISSIBLE = 162.959 SQ.M.(57.164%)  
PROPOSED = 162.93 SQ.M.(57.153%)
2. F.A.R.  
PERMISSIBLE = 1.75  
PROPOSED = 1.746
3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE =572.882 SQ.M.
4. TOTAL AREA EXEMPTED IN THIS RULE =64.294 SQ.M.
5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 637.176 SQ.M.
6. TOTAL COMMON AREA = 77.368 SQ.M.
7. AREA OF STAIR HEAD ROOM = 15.733 SQ.M.
8. AREA OF O.H. RESERVOIR = 4.96 SQ.M.
9. I) AREA OF LIFT MACHINE ROOM = 7.15 SQ.M.
- II) AREA OF LIFT MACHINE ROOM STAIR = 3.2 SQ.M.
10. A. TOTAL CAR PARKING (REQUIRED) - 3 NOS  
B. CAR PARKING PROVIDED - 3 NOS  
C. CAR PARKING AREA = 77.333 SQ.M.
- II. AREA OF TERRACE = 162.93 SQ.M.
12. A. TOTAL AREA OF LOFT = 17.056 SQ.M.
- B. AREA OF TREE COVER (REQUIRED) = 1.595%  
= 4.541 SQ.M.
- C. AREA OF TREE COVER (PROVIDED) = 4.80 SQ.M.  
(1.685%)
13. A) COVERED AREA OF OFFICE = 56.865 SQ.M.
- B) CARPET AREA OF OFFICE = 50.033 SQ.M.
14. DETAIL OF BLALRO  
MEMO NO II/2808/ B.L.B.L.R.O /KOL  
DATED -05/09/2024.

CALCULATION FOR FLOOR AREA STATEMENT:-

FLOORS	RESIDENTIAL (SQ.M.)	STAIR (SQ.M.)	STAIR WELL (SQ.M.)	LIFT LOBBY (SQ.M.)	LIFT WELL (SQ.M.)	NET FLOOR AREA (SQ.M.)	GROSS FLOOR AREA (SQ.M.)
GROUND	155.367	13.365	—	2.633	—	139.37	155.368
FIRST	162.93	13.365	—	2.734	2.328	144.503	160.602
SECOND	162.93	13.365	—	2.734	2.328	144.503	160.602
THIRD	162.93	13.365	—	2.734	2.328	144.503	160.602
TOTAL	644.158	53.46	—	10.835	6.984	572.879	637.174

TENEMENT CALCULATION:			
TENEMENT MKD.	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	26.942	4.897	31.840
B	27.925	5.077	33.002
C	42.534	7.733	50.269
D	44.467	8.084	52.551

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 BLACK TOP ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP A 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. THERE IS AN EXISTING STRUCTURES WHICH IS FULLY OCCUPIED BY THE OWNER WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.

KUSH KUNDU  
(LBS/II/1412)  
NAME OF OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER & GTE.

WE DO HEREBY DECLARE THAT WE SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLITION THE EXISTING STRUCTURE, AS THE PREMISES MOSTLY COVERED WITH STRUCTURE. THE STRUCTURAL DESIGN & DRAWING OF FOUNDATION AND SUPER STRUCTURE OF THE BUILDING WILL BE MADE AS PER RELEVANT IS CODE OF PRACTICE AND NBC BEFORE COMMENCEMENT OF THE WORK.

THE WORK WILL BE EXECUTED AS PER STRUCTURAL DRAWING AND THE SAME WILL BE SUPERVISED BY US DURING CONSTRUCTION WORK. WE WILL SUBMIT THE STRUCTURAL DESIGN, DRAWING WITH CALCULATION & SOIL REPORT ETC. AT THE TIME OF PUNCH LEVEL APPLICATION.

WE DO HEREBY ALSO DECLARE THAT DURING EXECUTION OF THE WORK, ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY US IN RESPECT OF SAFETY & STABILITY OF THE ADJOINING STRUCTURE AND PROPERTY.

SUBHRA DAS  
ESE/II/658  
NAME OF STRUCTURAL ENGINEER

BHASKAR JYOTI ROY  
G.T./I/50  
NAME OF GEOTECHNICAL ENGINEER

DECLARATION OF OWNER

- 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)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
- 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.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.

SRI SOMNATH BHATTACHARJEE  
NAME OF OWNER/S

B.P. NO. :2024/10264  
VALID UPTO : 20.01.2030

SANCTION DATE : 21.01.2025

DIGITAL SIGNATURE OF A.E.(C)/BLDG/BR-XI

