

PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING BUILDING RULE 2009 AT PREMISES NO.- 10/10, NEPAL BHATTACHERJEE STREET, WARD NO. - 83, BOROUGH - VIII, P.S.& P.O.- KALIGHAT, KOLKATA - 700026. UNDER K.M.C.

NAME OF THE OWNERS : - BISHWANATH BHATTACHARYYA, BHABANI CHATTERJEE, & SHIBANI CHOWDHURY

SCALE = 1:100 , 1:50 , 1:600 , 1:4000	ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.
SPECIFICATION	
1. GRADE OF CONCRETE IS - M 20.	
2. GRADE OF STEEL FE - 500.	
3. BEARING CAPACITY OF SOIL AS PER SOIL REPORT	
4. 200 THK. BRICK WORK WALL IN C.M. - 1:4.	
5. 125 & 75 THK. BRICK WORK WALL IN C.M. - 1:4.	
6. ALL OTHER SPECIFICATION AS PER I.S. CODE.	

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART-'A'

1. ASSESSEE NO - II-083-25-0072-0	3. DETAIL OF BOUNDARY DECLARATION. BOOK NO : I VOL. NO : 1630-2025 PAGE NO : 68448 TO 68458 PAGES NO : 204 TO 210 BEING NO : 163002887 DATE : 22/04/2025, D.S.R. - V. 24 PGS. (S.)	5. DETAIL OF REGISTERED NON-EVICTION OF TENANT BOOK NO : I VOL. NO : 1602-2024 PAGE NO : 265884 TO 265874 BEING NO : 160207851 DATE : 05/06/2024, D.S.R. - II. 24 PGS. (S.)
2. DETAIL OF REGISTERED DEED - 1 BOOK NO : I VOL. NO : 17 PAGES NO : 172 TO 180 BEING NO : 199 DATE : 21/01/1978, S.R. - ALIPORE, SOUTH 24 PGS.	4. DETAIL OF FRONT STRIP DECLARATION. BOOK NO : I VOL. NO : 1630-2025 PAGE NO : 68437 TO 68447 BEING NO : 163002868 DATE : 22/04/2025, D.S.R. - V. 24 PGS. (S.)	

PART-'B'

1. AREA OF THE LAND AS PER DEED = 280.10 SQ.M. = 4 K. - 03 CH. - 00 SFT.
ROAD WIDTH = 4.753 MT. (AVG.)
HEIGHT OF THE BUILDING =12.5 MT.
AREA OF THE LAND AS PER B/DECL. = 254.604 SQ.M. = 3 K. - 12 CH. - 40.557 SFT.
AREA OF FRONT STRIP = 3.714 SQ.M.
AS PER U.L.C. = N.A.

2. NET AREA OF THE LAND = 250.89 SQ.M.
3. PERMISSIBLE GROUND COVERAGE = 148.126 SQM. (58.179%)
4. PROPOSED GROUND COVERAGE = 131.10 SQ.M. (51.492%)

	TOTAL FLOOR AREA	CUT OUT (LIFT WELL)	FLOOR AREA LESS CUT OUT	STAIR + STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GR. FLOOR	131.106 SQ.M.		131.106 SQ.M.	10.34 SQ.M.	2.525 SQ.M.	118.241 SQ.M.
1ST FLOOR	131.106 SQ.M.	1.65 SQ.M.	129.456 SQ.M.	10.34 SQ.M.	2.525 SQ.M.	116.591 SQ.M.
2ND FLOOR	131.106 SQ.M.	1.65 SQ.M.	129.456 SQ.M.	10.34 SQ.M.	2.525 SQ.M.	116.591 SQ.M.
3RD FLOOR	131.106 SQ.M.	1.65 SQ.M.	129.456 SQ.M.	10.34 SQ.M.	2.525 SQ.M.	116.591 SQ.M.
TOTAL	524.424 SQ.M.	4.95 SQ.M.	519.474 SQ.M.	41.36 SQ.M.	10.1 SQ.M.	468.014 SQ.M.

6(A)	TENEMENT MKD.	TENEMENT AREA	AREA TO BE ADDED	TENEMENT AREA ACTUAL	NO. OF TENEMENT
	A	59.872 SQM.	10.574 SQ.M.	70.446 SQ.M.	3 NOS.
	B	53.881 SQM.	9.516 SQ.M.	63.397 SQ.M.	4 NOS.

- (B) REQUIRED CAR PARKING = 1 NO.
- (C) NOS. OF PARKING PROVIDED = COVERED = 1 NO.
- (D) PERMISSIBLE AREA FOR PARKING :- a) GROUND FLOOR = 100.00 SQ.M.
b) BASEMENT FLOOR = N.A.
- (E) ACTUAL AREA OF PARKING PROVIDED = 54.551 SQ.M.

7. PERMISSIBLE F.A.R. = 1.75	15. DEPTH OF THE BUILDING = 24.080 MT.
8. PROPOSED F.A.R. = 1.740	16. FRONTAGE OF THE PLOT :- 8.682 M.
9. STATEMENT OF OTHER AREA FOR FEES = 45.940 SQ.M.	17. AREA OF TREE COVER (REQUIRED) = 3.338 SQ.M. (1.311%)
	18. AREA OF TREE COVER (PROVIDED) = 4.269 SQ.M. (1.677%)

FLOORS	LOFT	CUPBOARD	LEDGE/TEND
GR. FLOOR	N.A.	N.A.	N.A.
1ST. 2ND. & 3RD. FLOOR	N.A.	(0.625 X 6)	N.A.
TOTAL	N.A.	3.75 SQ.M.	N.A.

10. STAIR CASE AREA = 14.894 SQ.M.
11. LIFT MACHINE ROOM AREA = 3.984 SQ.M.
12. OVER HEAD WATER TANK AREA = 5.83 SQ.M.
13. ROOF TOILET AREA = 2.34 SQM.
14. ROOF AREA = 131.106 SQM.

DECL. OF L.B.S.

I, DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RUILS 2009. AS AMMENDE FORM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF (ABUTTING 4.753 M. (AVG.) K.M.C. ROAD) CONFROM 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 WITH BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U/G WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

PRABIR KUMAR MUKHERJEE L.B.S. NO.- 352 (I)
NAME OF L. B. S.

DECL. OF E. S. E.

THE STRUCTURAL DESIGN CALCULATION AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

TUSHAR BARAN PAHARI E.S.E. NO.- 146 (I)
NAME OF E. S. E.

DOOR & WINDOW SCHEDULE		
TYPE	WIDTH	HT.
D1	1000	2100
D2	900	2100
D3	750	2100
TYPE	WIDTH	HT.
W1	1500	1200
W2	1000	1200
W3	600	700

DECL. OF GEO- TECHNICAL 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.

TUSHAR BARAN PAHARI
G.T./I/48
NAME OF GEOTECHNICAL ENGINEER

DECL. OF OWNER

I DO HERE BY 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 BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND AT JOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U/G WATER RESORVER WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

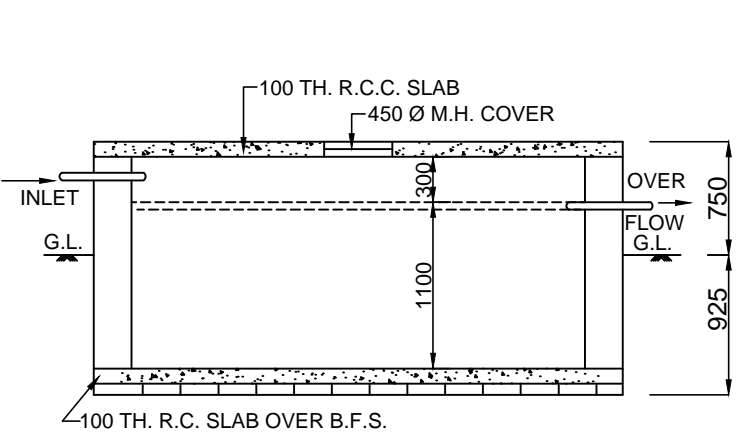
THE PLOT HAS BEEN IDENTIFIED BY ME IF ANY DISPUTES ARISES IN FUTURE REGARDING OWNER SHIP THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

BISHWANATH BHATTACHARYYA, BHABANI CHATTERJEE,
& SHIBANI CHOWDHURY
NAME OF OWNERS

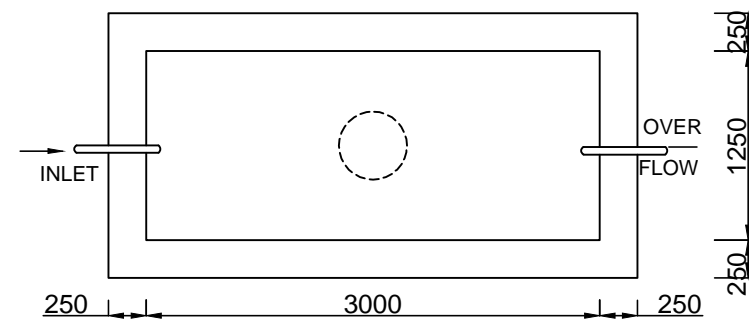
BUILDING PERMIT NO:- 2025080083

DATE:- 08-10-2025 VALID UP TO:- 07-10-2030

DIGITAL SIGNATURE OF A.E.

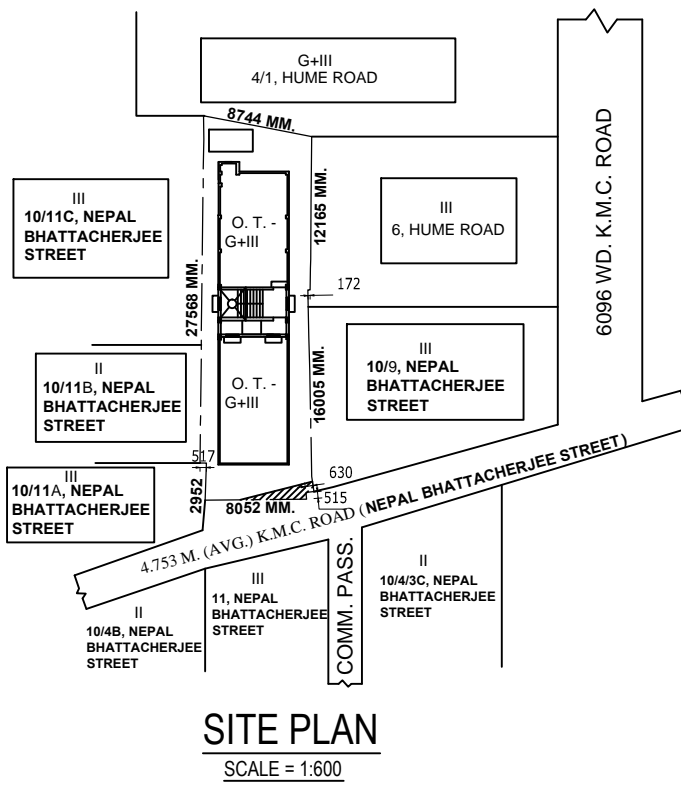


LONG SECTION



DETAILS OF S.U.W.R.
(900 GALLONS)
SCALE :- 1:50

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



SITE PLAN
SCALE = 1:600

