



SCHEDULE OF DOOR & WINDOW					
DOOR MKD.	LINTEL HEIGHT	SIZE	WINDOW MKD.	LINTEL HEIGHT	SIZE
D1	2100	1000 X 2100	W1	2100	1500X1200
D2	2100	900 X 2100	W2	2100	1200X1200
D3	2100	750 X 2100	W3	2100	600X600
			W4	2100	1000X1200
			W5	2100	900X1200

NOTES

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY.
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-500.
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

OWNER'S DECLARATION :-

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 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 & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
 6. DURING SITE INSPECTION WE WERE PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.
 7. DEPTH OF THE SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION

M.S. MUKHERJEE ASSOCIATES (PROPRIETOR)
 OF SMT. APARNA MUKHERJEE
 C.A. OF SHRI SUBIR KUMAR BHATTACHARYA
 NAME OF APPLICANT

CERTIFICATE FROM E.S.E. :-

CERTIFICATE OF THE STRUCTURAL ENGINEER
 CERTIFIED THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME AS THREE STORIED STRUCTURE (III) CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT THE STRUCTURE WILL REMAIN SAFE AND STABLE IN ALL RESPECTS IN CONSTRUCTED AS PER THIS DESIGN & DRAWING.

ASHIM KUMAR MUKHERJEE
 L.B.S. NO. - 1591 / I
 NAME OF L.B.S.

CERTIFICATE FROM L.B.S. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE THREE STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 260, BRAHMAMUR NATH PARA, P.O. - GARIA, P.S. - REGENT PARK NOW BANSDRONI, WARD NO. 111, BOROUGH NO. - XI, KOLKATA - 700084, DIST. - SOUTH 24 PARGANAS HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING 3.360 m. WIDE ROAD ON THE NORTHERN SIDE AND 1.85 M AT WESTERN SIDE CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

ASHIM KUMAR MUKHERJEE
 L.B.S. NO. - 1591 / I
 NAME OF L.B.S.

BUILDING PERMIT NUMBER : -2022110480
 SANCTION DATE:- 09.03.2023
 VALID UPTO:- 08.03.2028

SIGNATURE OF A.E/ BR -XI

NOT APPLICABLE
 SIGNATURE OF E.E/ BR -XI

STATEMENT OF THE PLAN PROPOSAL

PART - A.	
1. ASSESSEE NO.	311110702600
2. DETAILS OF REGISTERED DEED	BOOK = I, VOLUME = 96, BEING = 3394, PAGE = 181 TO 192, YEAR = 1994, ADDL. D.S.R.- ALIPORE SOUTH 24-PARGANAS, DATE = 11/03/1999.
3. DETAILS OF BOUNDARY DECLARATION	BOOK = I, VOLUME = 1603-2022, BEING = 16031737, PAGE = 572230 TO 572240, YEAR = 2022, D.S.R. - III SOUTH 24-PARGANAS, DATE = 21/11/2022.
4. DETAILS OF STRIP OF LAND	BOOK = I, VOLUME = 1603-2022, BEING = 16031735, PAGE = 572188 TO 572199, YEAR = 2022, D.S.R. - III SOUTH 24-PARGANAS, DATE = 21/11/2022.
5. DETAILS OF SPLAYED CORNER	BOOK = I, VOLUME = 1603-2022, BEING = 16031736, PAGE = 572200 TO 572212, YEAR = 2022, D.S.R. - III SOUTH 24-PARGANAS, DATE = 21/09/2022.
6. DETAILS OF POWER OF ATTORNEY	BOOK = I, VOLUME = 1605-2016, BEING = 160501222, PAGE = 34073 TO 34083, YEAR = 2016, A.D.S.R. ALIPORE, DATE = 23/02/2016.
7. (A). AREA OF THE PLOT OF LAND	= 294.220 Sq.m.
(B). NO OF STORIES	THREE STORIED
8. NO OF TENEMENTS	EIGHT (8) NOS.
9. AREA OF TENEMENTS	BELOW 50 Sq.M. - 4 NOS. 50 Sq.M. > 75 Sq.M. - 4 NOS.

PART - B.	
1. AREA OF LAND - AS PER TITLE DEED = 4 K. - 8 CH. - 0 SQFT. (301.003 SQ.M.) AS PER BOUNDARY DECLARATION = 294.220 SQ.M.	
2. ROAD WIDTH = 3.360 m.	
3. USER GROUP = RESIDENTIAL.	
4. (i) PERMISSIBLE GROUND COVERAGE = 167.290 SQ.M. (56.859 %)	
(ii) PROPOSED COVERAGE = 148.518 SQ.M. (50.479 %)	
5. PROPOSED HEIGHT = 9.75 m.	
6. NET LAND AREA = 294.220 Sq.m.	

7. PROPOSED AREA :-					
FLOOR	TOTAL COVERED AREA IN m ²	STAIR WELL AREA IN m ²	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA STAIR	NET FLOOR AREA IN m ²
GROUND	142.424	0.0	142.424	21.530	120.894
FIRST	148.518	0.437	148.081	21.530	126.551
SECOND	140.397	0.437	139.960	21.530	118.43
TOTAL	431.339	0.874	430.465	64.590	365.875

8. TENEMENT AREA

TENEMENTS CALCULATION				
TENEMENT MARKED	TENEMENT SIZE IN m ²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	No of Tenement
A1/A2	45.021	1.2324	55.484	2
A3	36.901	1.2324	45.477	1
B1/B2/B3	31.961	1.2324	39.389	3
C1/C2	46.720	1.2324	57.578	2

- MERCANTILE RETAIL (COVERED) AREA = 28.663 SQ.M.
- MERCANTILE RETAIL (CARPET) AREA = 24.196 SQ.M.

CALCULATION OF F.A.R	
1. EFFECTIVE LAND AREA IN SQ.M	294.220
2. TOTAL REQUIRED CAR PARKING IN NOS.	NIL
3. TWO WHEELER PARKING AREA PROVIDED IN SQ.M.	11.970
4. PERMISSIBLE F.A.R	1.25
5. PROPOSED F.A.R. = 365.875 SQ.M. / 294.220 SQ.M.	1.244

CALCULATION OF OTHER FEES	
5. STAIR HEAD ROOM AREA IN m ²	27.793
6. OVER HEAD RESERVOIR AREA IN m ²	11.91
7. CUP BOARD AREA IN m ²	4.187
8. TOTAL ADDITIONAL AREA ONLY FOR FEES IN m ²	31.980
9. RELAXATION OF THE AUTHORITY, IF ANY	
10. ROOF AREA IN m ²	138.517
11. TREE COVER AREA IN m ²	1.50
12. SERVICE TOILET IN m ²	4.37

NOTES :-

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHER WISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

- SPECIFICATIONS
1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
 2. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
 3. 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
 4. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
 5. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
 6. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
 7. 450 mm PROJECTED CHAJJAH.
 8. 15 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
 9. ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
 10. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
 11. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULES 2009 AT PREMISES NO.- 260, BRAHMAMUR NATH PARA, WARD NO. 111, BOROUGH NO. XI, UNDER K.M.C., P.S. BANSDRONI, KOLKATA - 700084, DIST. SOUTH 24 PARGANAS. UNDER SECTION 393A OF K.M.C. ACT-1980. WITHIN THE KOLKATA MUNICIPAL CORPORATION.