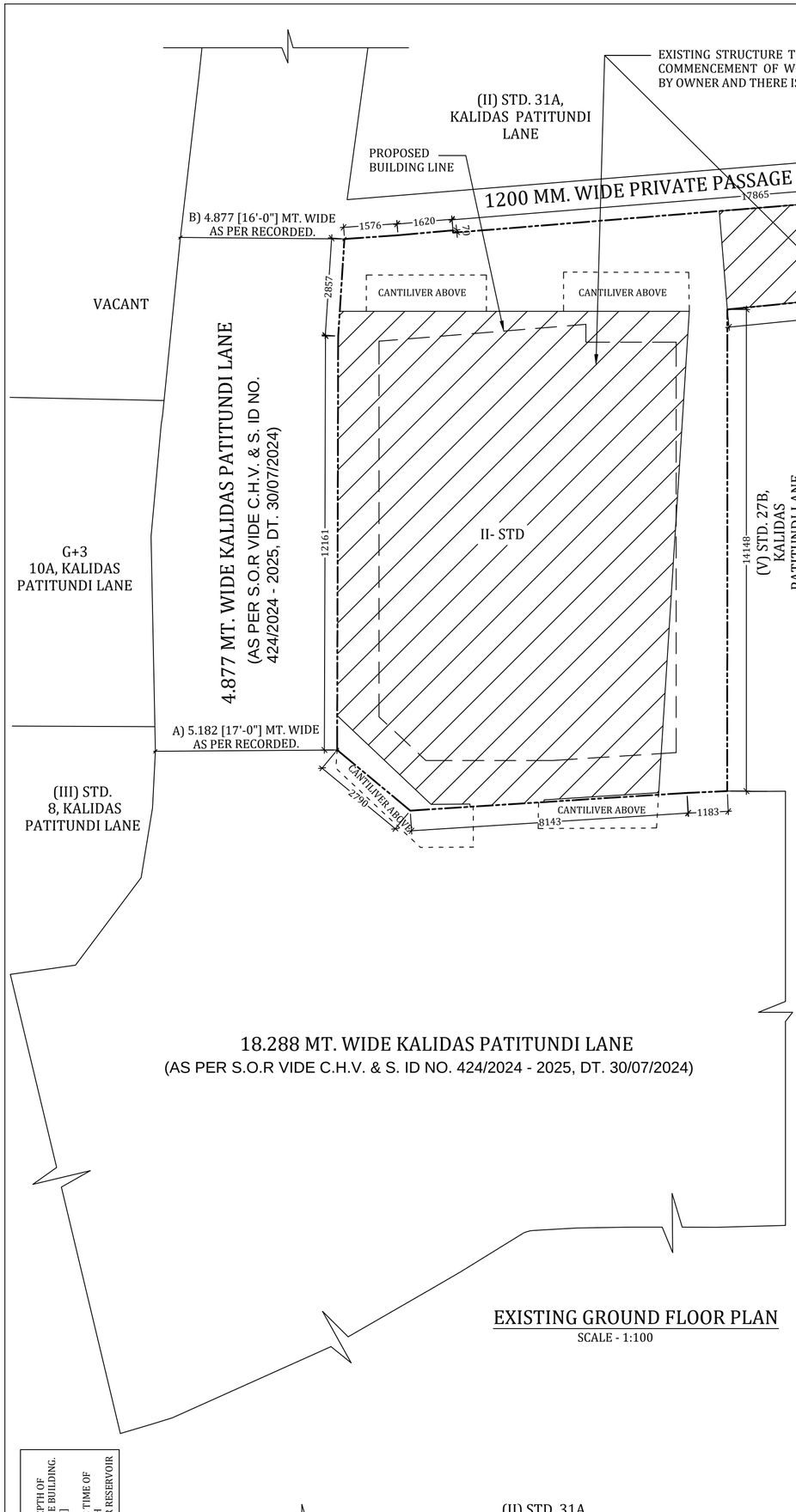


EXISTING GROUND FLOOR PLAN
SCALE - 1:100

ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART "A".

1. ASSESSEE NO : 110831900258
2. NAME OF THE OWNER : SRI RISHAV SHAW, SRI SUMIT KUMAR SHAW, MR. DEBDYUT GHOSH, MR. PRASANTA BOSE
3. NAME OF THE APPLICANT : SRI RISHAV SHAW, SRI SUMIT KUMAR SHAW, MR. DEBDYUT GHOSH, MR. PRASANTA BOSE
4. DETAIL OF DEED OF CONVEYANCE.
   BOOK NO : I
   VOL. NO : 1602 - 2024
   PAGES NO : 212679 TO 212715
   BEING NO : 160206467
   YEAR : 2024
   PLACE : D.S.R.- II SOUTH 24 PGS.
   DATE : 06.05.2024
5. DETAIL OF BOUNDAYR DECLARATION.
   BOOK NO : I
   VOL. NO : 1604 - 2024
   PAGES NO : 230646 TO 230659
   BEING NO : 160407593
   YEAR : 2024
   PLACE : D.S.R.- IV SOUTH 24 PGS. W.B.
   DATE : 16.07.2024
6. DETAIL OF REG. SPLAYED CORNER.
   BOOK NO : I
   VOL. NO : 1604 - 2024
   PAGES NO : 230677 TO 230691
   BEING NO : 160407592
   YEAR : 2024
   PLACE : D.S.R.- IV SOUTH 24 PGS. W.B.
   DATE : 16.07.2024
7. MUTATION CASE NO.- 0/083/14-MAY-24/157400, DATED : 14/05/2024.

SPECIFICATION :-

ALL EXTERNAL BRICK WORK 200mm. THICK WITH 1:6 CEMENT MORTAR.
ALL INTERNAL WALLS 125mm. & 75mm. THICK WITH 1:4 CEMENT MORTER AND WIRE NET BONDING.
ALL R.C.C. WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN.
EXTERNAL PLASTER WITH 1:6 CEMENT MORTAR (20 mm)
INTERNAL PLASTER WITH 1:5 CEMENT MORTAR (12mm)
CEILING PLASTER WITH 1:4 CEMENT MORTAR (6mm)

N

SCALE -1:100 & AS MENTIONED

PREMISES NO. : 27A, KALIDAS PATITUNDI LANE
ASSESSEE NO. : 110831900258
NAME OF THE OWNER : SRI RISHAV SHAW, SRI SUMIT KUMAR SHAW, MR. DEBDYUT GHOSH, MR. PRASANTA BOSE
NAME OF THE APPLICANT : SRI RISHAV SHAW, SRI SUMIT KUMAR SHAW, MR. DEBDYUT GHOSH, MR. PRASANTA BOSE
AREA OF LAND : 219.391 SQ.M.
NAME OF L.B.S : DEBDYUT GHOSH NO. - LBS I/1508
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 27 MT.
CO - ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

Reference points marked in the site plan of the proposal	CO - ORDINATE IN WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
	22°31' 22.9"N	88° 20' 38.8" E	6.0 MT.

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which K.M.C and other appropriate authority reserve the right to take appropriate action against me as per law.

SRI RISHAV SHAW, SRI SUMIT KUMAR SHAW, MR. DEBDYUT GHOSH, MR. PRASANTA BOSE
NAME OF OWNER/APPLICANT

DEBDYUT GHOSH
LBS - I / 1508
NAME OF L.B.S

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1100	2100	W1	1500	1200
D1	1000	2100	W2	1200	1200
D2	900	2100	W3	1000	1200
D3	750	2100	W4	600	750

PART "B" F.A.R CALCULATION

1.(a) LAND AREA : 03 KH. - 02 CH. -00 SQ.FT = 209.030 SQ.M. (AS PER DEED)
1.(b) LAND AREA : 03 KH.- 04 CH - 22 SQFT = 219.391 SQ.M. (AS PER BOUNDARY DECLARATION)
2. ROAD WIDTH = 18.288 MT. WIDE KALIDAS PATITUNDI LANE
3. HEIGHT OF THE BUILDING = 12.400 MT.
4.(a) PERMISSIBLE GROUND COVERAGE = 124.789 SQM. (59.699%)
4.(b) PROPOSED GROUND COVERAGE = 107.583 SQ.M. (51.468%)
5. PERMISSIBLE F.A.R = 2.50
6.(a) PERMISSIBLE TOTAL COVERED AREA : 522.575 SQ.M.
6.(b) PROPOSED COVERED AREA : 327.045 SQ.M. (EXCLUDING ALL EXEMPTION AREA & CAR PARKING AREA)

FLR MKD.	COVERED AREA SQ.M.	STAIR VOID SQ.M.	LIFT AREA SQ.M.	GROSS FLOOR AREA SQ.M.	STAIR AREA SQ.M.	LOBBY AREA SQ.M.	NET FLOOR AREA SQ.M.
GR FLR	53.107+44.575+6.851=104.533	NIL	NIL	104.533	(9.363 - 0.438) = 8.925	1.926	93.682
1ST FLR	90.257+17.326 =107.583	0.438	1.938	105.207	10.465 + 10.945 = 21.410	1.926	81.871
2ND FLR	107.583	0.438	1.938	105.207	(10.903 - 0.438) =10.465	1.926	92.816
3RD FLR	107.583	0.438	1.938	105.207	(10.903 - 0.438) =10.465	1.926	92.816
TOTAL =	427.282	1.314	5.814	420.154	51.265	7.704	361.185

7. CAR PARKING AREA : 34.140 SQ.M. (25 SQ.M. FOR 1 CAR PARKING)
8. NO. OF TENEMENT: 02 NOS.

FLAT MKD.	SIZE OF TENEMENT(SQ.M.)	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA	NOS.	REQ. CAR	FLOOR	LOFT	C.B	FLOWER BED
FLAT A	90.257 SQ.M.	31.909	122.166 SQ.M.	2	2	1ST. FLR.	NIL	NIL	NIL
OFFICE COVER AREA = 97.108 SQ.M. CARPET AREA = 71.295 SQ.M.				1	1	2ND. FLR.	NIL	3.000 SQ.M.	6.039 SQ.M.
TOTAL SHOP CARPET AREA = 40.655 SQ.M.					1	3RD. FLR.	NIL	3.000 SQ.M.	6.039 SQ.M.
TOTAL SHOP COVERED AREA = 44.575 SQ.M.						TOTAL =	NIL	6.000 SQ.M.	12.078 SQ.M.

09.(a) PROPOSED COVER CAR PARKING = 04 NOS. | 09.(b) REQUIRED CAR PARKING = 04 NOS.
09.(c) PROPOSED COVER CAR PARKING = 02 NOS. | 09.(d) PROPOSED OPEN CAR PARKING = 02 NOS.
10. PROPOSED F.A.R = 1.565
11.(a) ROOF AREA = 107.583 SQ.M. | 11.(b) STAIR COVER AREA = 13.253 SQ.M.
11.(c) ROOF TANK AREA = 6.555 SQ.M. | 11.(d) LIFT MACHINE ROOM LESS AREA = 5.130 SQ.M.
12. PROPOSED COMMON AREA = 63.817 SQ.M.
13. ADDITIONAL AREA FOR FEES = 24.383 SQ.M.
14. AREA FOR FEES = 444.537 SQ.M.
15.(a) REQUIRED TREE COVER AREA 1.111% = 2.323 SQ.M. | 15.(b) PROPOSED TREE COVER AREA 1.184%= 2.475 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.
I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

MANI SANKAR CHATTERJEE
E.S.E NO. I/205
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.
I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

SUBHANKAR ROY
G.T.E NO. I/5
NAME OF G.T.E

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 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 BOUNDARY WALL.THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS AN EXST. STRUCTURE, WHICH IS FULLY OCCUPIED BY THE OWNER WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION. THE SITE WILL BE INSPECTED BY ME .

DEBDYUT GHOSH
L.B.S NO. I/1508
NAME OF L.B.S

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S & 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 THE 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 WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E/L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES AND THERE ARE NO TENANT.

SRI RISHAV SHAW,
SRI SUMIT KUMAR SHAW,
MR. DEBDYUT GHOSH,
MR. PRASANTA BOSE
NAME OF OWNER/APPLICANT

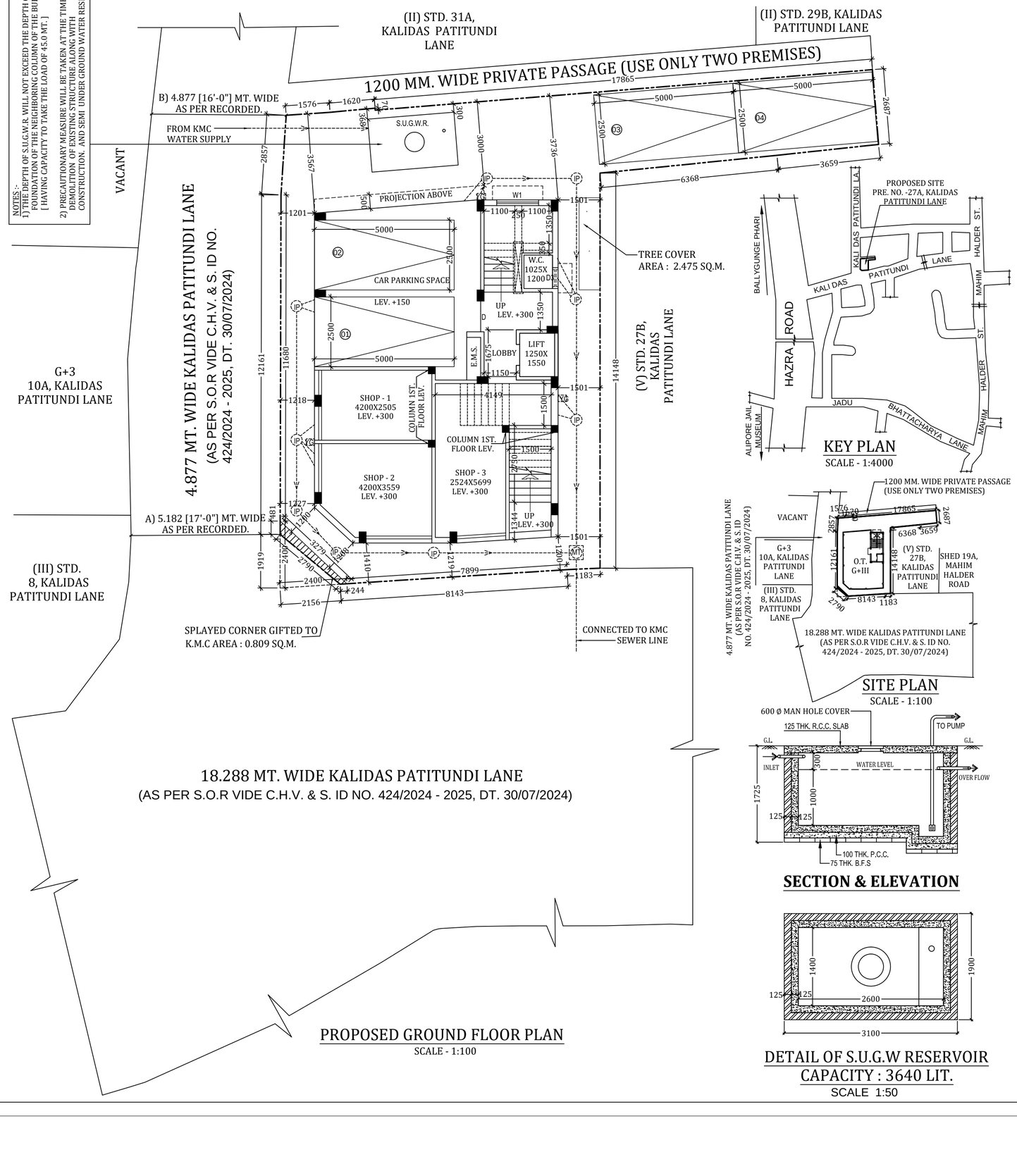
TITLE :- GROUND FLOOR PLANS, SITE PLAN, KEY PLAN, S.U.G.W RESERVOIR

PROPOSED PLAN OF G+ III STORIED (12.400 MT HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND B/R 2009 AT PREMISES NO. - 27A, KALIDAS PATITUNDI LANE, P.S. - KALIGHAT, WARD NO.- 83, BOROUGH - VIII, KOLKATA - 700 0026 WITH IN THE K.M.C.

B.P NO.- 2024080088 DATE :- 27-12-2024
VALID UPTO :- 26-12-2029

ATISH RANJAN MANNA
Digitally signed by ATISH RANJAN MANNA
Date: 2024.12.27 16:50:26 +05'30'

DIGITAL SIGNATURE OF A.E(C)/Bldg. Br. VIII



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100

NOTES :-
1) THE DEPTH OF S.U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE BUILDING. [HAVING CAPACITY TO TAKE THE LOAD OF 45.0 MT.]
2) PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE ALONG WITH CONSTRUCTION. AND SEMI UNDER GROUND WATER RESERVOIR

KEY PLAN
SCALE - 1:4000

SITE PLAN
SCALE - 1:100

SECTION & ELEVATION

DETAIL OF S.U.G.W RESERVOIR
CAPACITY : 3640 LIT.
SCALE 1:50