



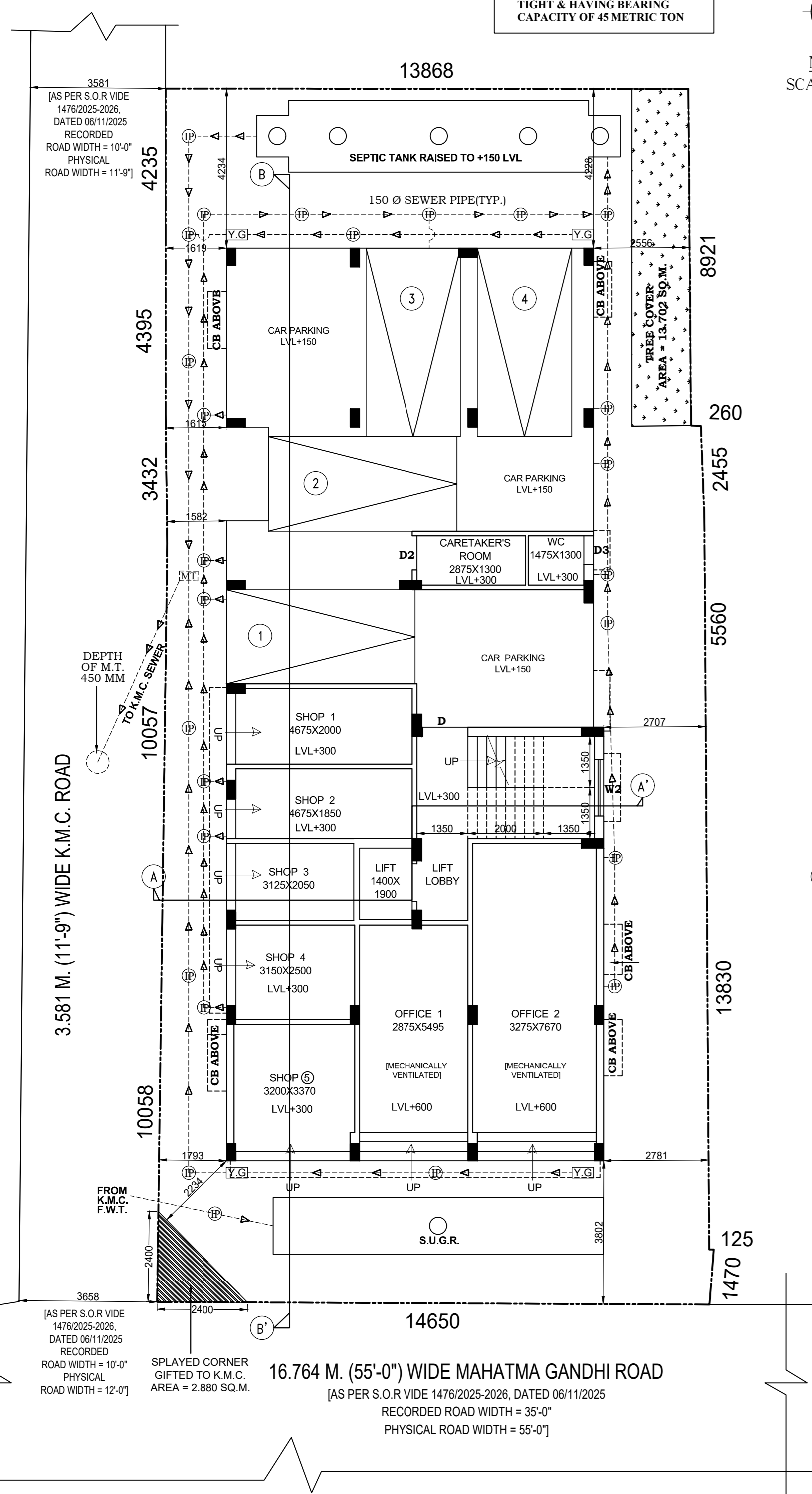
**FRONT ELEVATION**  
(SCALE - 1:100)

**EAST SIDE ELEVATION**  
(SCALE - 1:100)

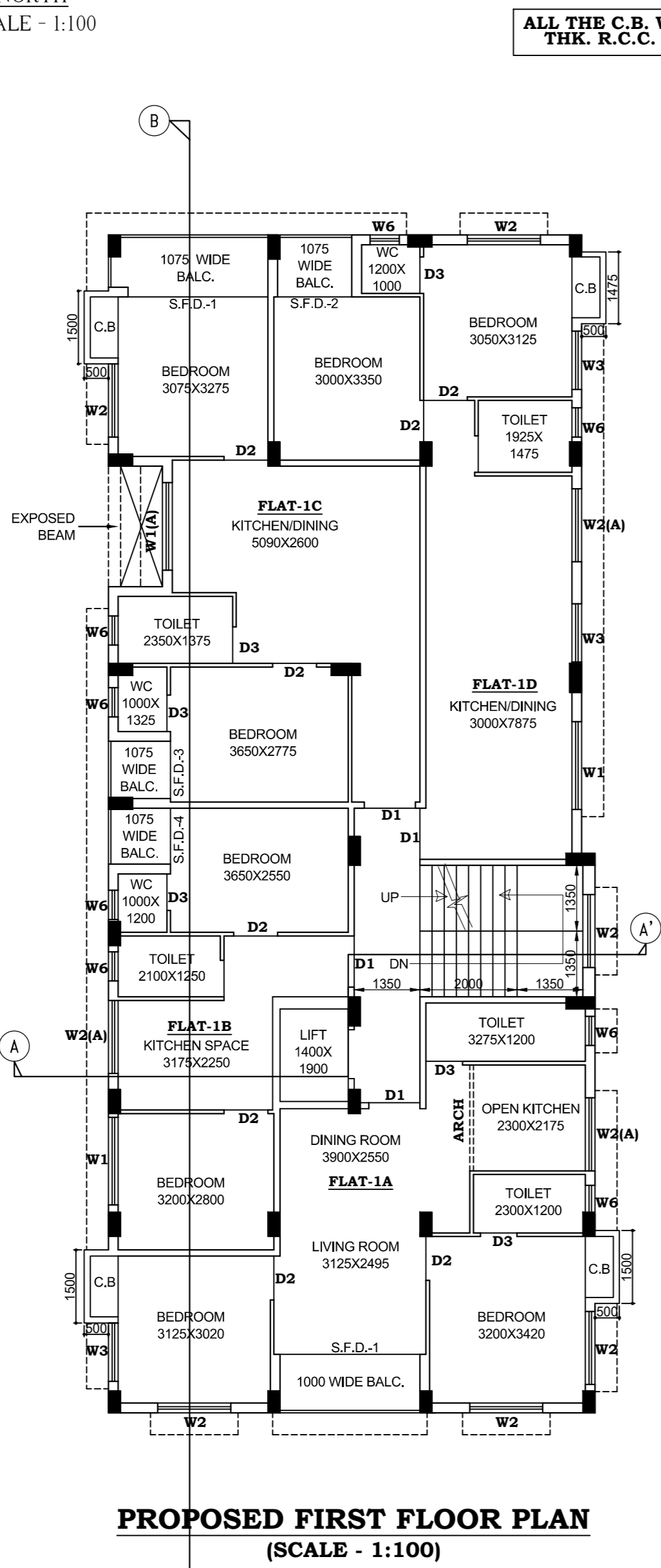


**SECTION AA**  
(SCALE - 1:100)

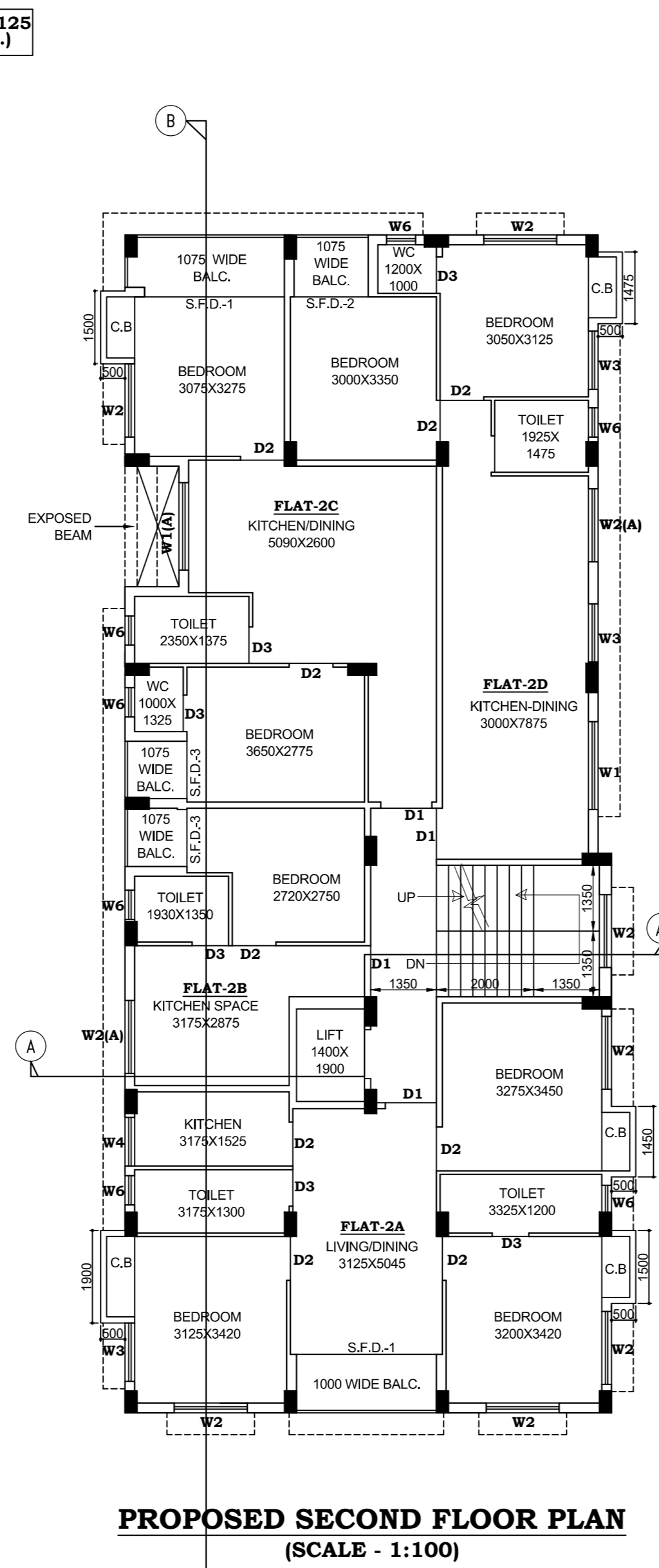
**SECTION BB**  
(SCALE - 1:100)



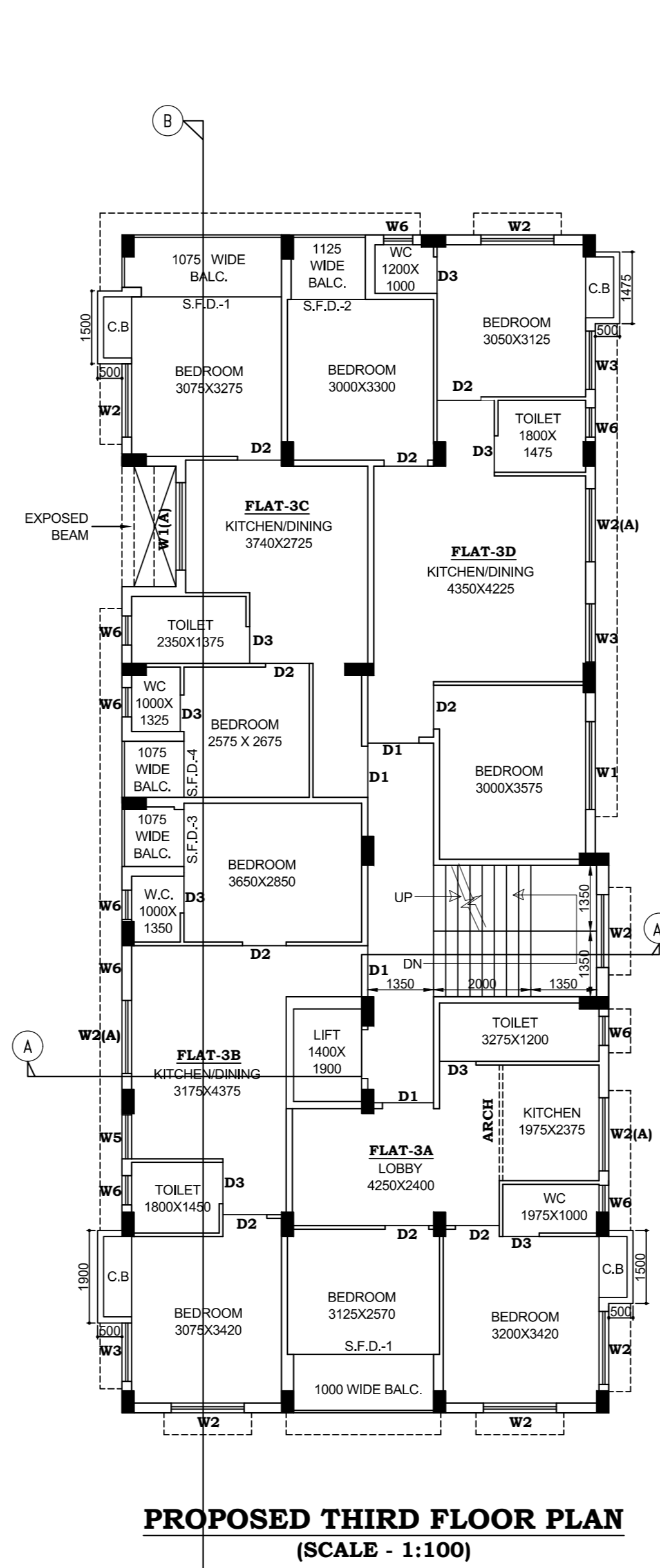
**PROPOSED GROUND FLOOR PLAN**  
(SCALE - 1:100)



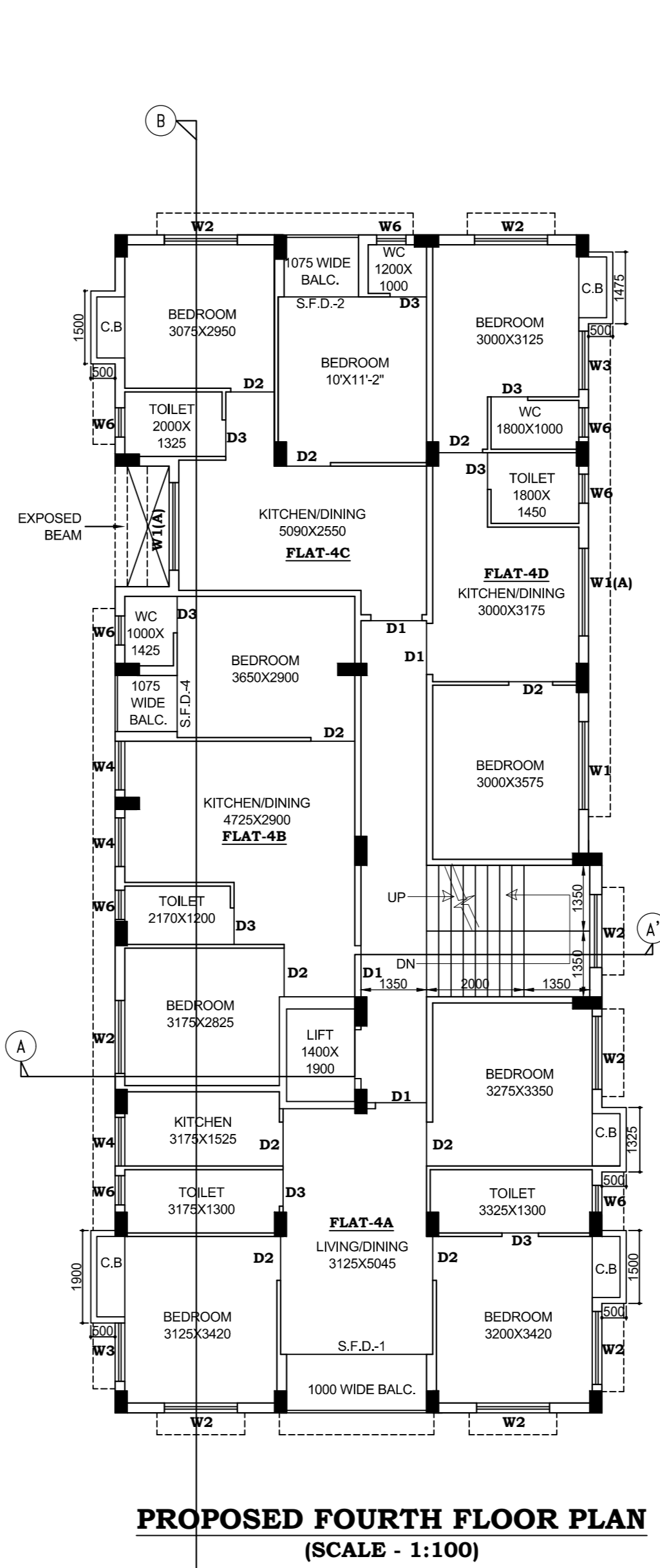
**PROPOSED FIRST FLOOR PLAN**  
(SCALE - 1:100)



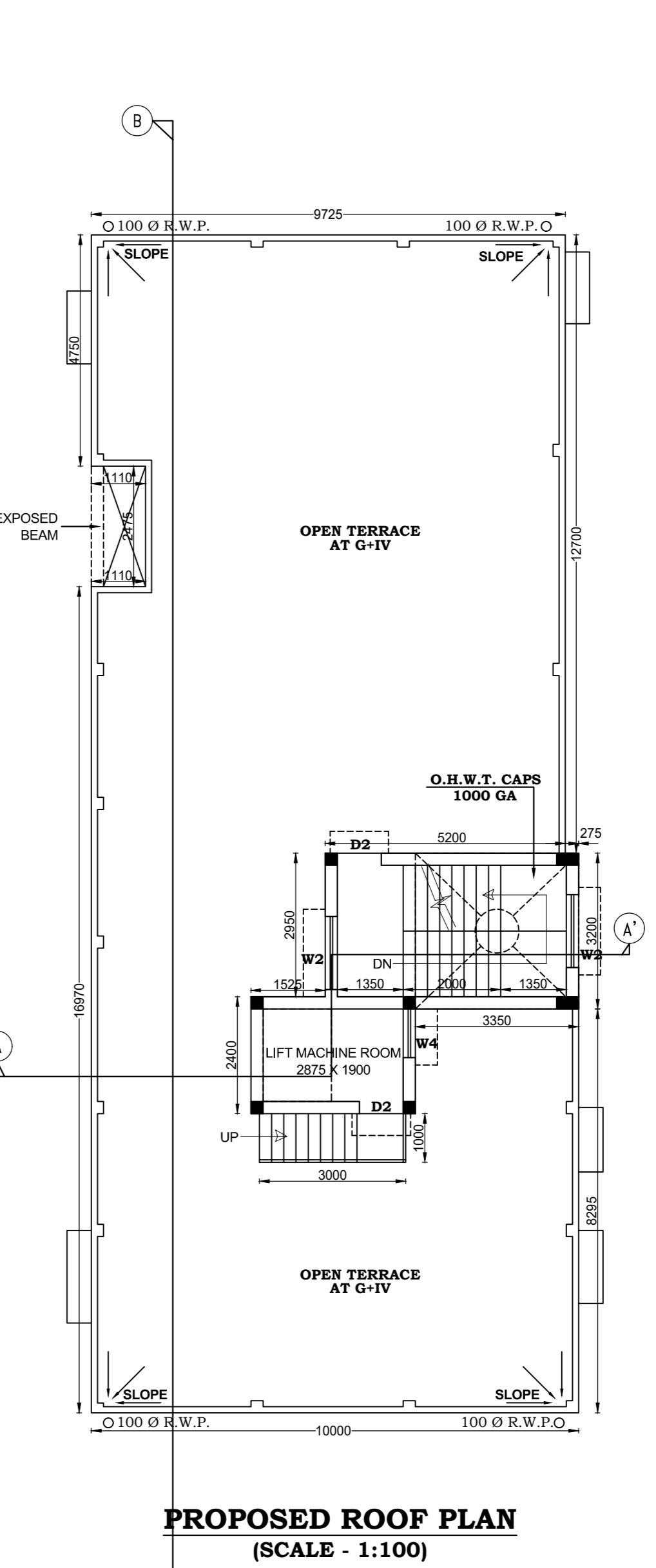
**PROPOSED SECOND FLOOR PLAN**  
(SCALE - 1:100)



**PROPOSED THIRD FLOOR PLAN**  
(SCALE - 1:100)



**PROPOSED FOURTH FLOOR PLAN**  
(SCALE - 1:100)



**PROPOSED ROOF PLAN**  
(SCALE - 1:100)

**SPECIFICATION :**

- STRUCTURAL REINFORCEMENT CONCRETE M-25 GRADE WITH 19MM DOWN STONECHIPS
- GRADE OF REINFORCEMENT Fe-500
- 20M11 FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 20M11 FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 75THK LIME TERRACING C27.5 ON ROOF
- ALL DIMENSIONS ARE IN MILLIMETER
- 22M11 D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND
- 19MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS.
- 12MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS.
- 6MM THICK CEMENT PLASTER (1:4) TO BEAM, CEILING, ETC.
- 32MM THICK CAST-IN-SITU MARBLE FLOOR
- WOOD WORK IN DOOR FRAMES WITH SAL WOOD
- 200MM X 25MM X 6MM M.S. CLAMP FOR DOORS & WINDOWS
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION
- WRITTEN DIMENSIONS ARE TO BE FOLLOWED
- 450MM CHAJJA PROJECTION
- DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION

**PLAN OF A PROPOSED G+4V STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 70, MAHATMA GANDHI ROAD, WARD - 143, BOROUG - XVI, P.S. - HARIDVEPUR, P.O. - JOKA, KOLKATA - 700104.**

**OWNERS NAME**  
**GAUTAM DUTTA, TRISHITA ROY AND SWAPAN KUMAR BANIK**

**PART - A**

- ASSEESSE NO. - 711431401488
- DETAILS OF MOTHER DEED (1):**  
BOOK NO. - 1, VOLUME NO. - 196, PAGES - 40 TO 52, BEING NO. - 10665, YEAR - 1993, DATED - 02/08/1993, OFFICE OF THE DISTRICT SUB REGISTRAR OF SOUTH 24 PARGANAS, ALDPORE, WEST BENGAL.
  - DETAILS OF DEED OF PARTITION:**  
BOOK NO. - 1, VOLUME NO. - 1603-2022, PAGES - 528872 TO 528888, BEING NO. - 160316417, YEAR - 2022, DATED - 10/20/2022, OFFICE OF THE D.S.R. - III, SOUTH 24 - PARGANAS, WEST BENGAL.
  - DETAILS OF DEED OF GIFT:**  
BOOK NO. - 1, VOLUME NO. - 1607-2023, PAGES - 404394 TO 404421, BEING NO. - 160713775, YEAR - 2023, DATED - 14/12/2023, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
  - DETAILS OF MOTHER DEED (2):**  
BOOK NO. - 1, VOLUME NO. - 103, PAGES - 78 TO 82, BEING NO. - 5078, YEAR - 1965, DATED - 16/06/1965, OFFICE OF THE SUB REGISTRAR ALDPORE, DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL.
  - DETAILS OF DEED OF GIFT:**  
BOOK NO. - 1, VOLUME NO. - 1607-2024, PAGES - 115149 TO 115173, BEING NO. - 160704371, YEAR - 2024, DATED - 13/05/2024, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
  - DETAILS OF DEED OF AMALGAMATION (MERGER):**  
BOOK NO. - 1, VOLUME NO. - 1607-2024, PAGES - 47182 TO 147219, BEING NO. - 160705356, YEAR - 2024, DATED - 18/06/2024, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
  - DETAILS OF DEVELOPMENT POWER OF ATTORNEY:**  
BOOK NO. - 1, VOLUME NO. - 1607-2024, PAGES - 270585 TO 270607, BEING NO. - 160709866, YEAR - 2024, DATED - 09/12/2024, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
  - DETAILS OF DEED OF BOUNDARY DECLARATION:**  
BOOK NO. - 1, VOLUME NO. - 1607-2025, PAGES - 126624 TO 126635, BEING NO. - 160704899, YEAR - 2025, DATED - 26/06/2025, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
  - DETAILS OF SPLAYED CORNER (NORTH-EASTERS SIDE):**  
BOOK NO. - 1, VOLUME NO. - 1607-2025, PAGES - 126636 TO 126648, BEING NO. - 160704898, YEAR - 2025, DATED - 26/06/2025, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
  - AJ AREA OF LAND AS PER DEED - 50 K. 14 CH. 00 SFT - 459.863 SQM.**  
**B) AREA OF LAND AS PER BLR - 10 K. 14 CH. 00 SFT - 459.863 SQM.**  
**C) AREA OF LAND AS PER BLR - 0.1134 ACRE - 11.34 SATAK - 458.910 SQM.**  
**D) AREA OF SPLAYED CORNER - 2.380 SQM.**  
**E) NO. OF STORES INCLUDING BASEMENT IF ANY - G+4V**
  - NO. OF TENEMENTS - 16 NOS.**
  - SIZE OF TENEMENTS - 75 SQM. TO 100 SQM. - 2 NOS.**  
**80 SQM. TO 75 SQM. - 11 NOS.**  
**BELOW 50 SQM. - 3 NOS.**

**PART - B**

- AREA OF LAND (AS PER BL & LR) : 458.910 SQM.
- PERMISSIBLE GROUND COVERAGE : (51.370%) 235.742 SQM.
- PROPOSED GROUND COVERAGE : 235.710 SQM. (51.363 %)

**4. AREA CALCULATION**

FLOOR (SQM)	COVERED AREA (SQM)	CUT-OUT AREA (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA (SQM)	NET FLOOR AREA (SQM)	
GROUND	235.710	-	235.710	12.690	228.064	
FIRST	235.710	-	2.660	233.050	12.690	217.424
SECOND	235.710	-	2.660	233.050	12.690	217.424
THIRD	235.710	-	2.660	233.050	12.690	217.424
FOURTH	235.710	-	2.660	233.050	12.690	217.424
<b>TOTAL</b>	<b>1178.550</b>	<b>-</b>	<b>10.640</b>	<b>1167.910</b>	<b>63.450</b>	<b>1089.780</b>

**5. TENEMENT CALCULATION**

FLOOR	FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED		
1A	1A	60.314 SQM.	8.238 SQM.	68.552 SQM.	1			
	1B	38.068 SQM.	5.200 SQM.	43.268 SQM.	1			
	1C	58.296 SQM.	7.963 SQM.	66.259 SQM.	1			
	1D	56.650 SQM.	7.738 SQM.	64.388 SQM.	1			
2A	2A	71.996 SQM.	9.834 SQM.	81.830 SQM.	1			
	2B	26.386 SQM.	3.604 SQM.	29.990 SQM.	1			
3A	3A	58.296 SQM.	7.963 SQM.	66.259 SQM.	1			
	3B	49.440 SQM.	6.753 SQM.	56.193 SQM.	1			
	3C	49.352 SQM.	6.741 SQM.	56.093 SQM.	1			
4A	4A	48.064 SQM.	6.565 SQM.	54.629 SQM.	1			
	4B	64.503 SQM.	8.811 SQM.	73.314 SQM.	1			
	4C	71.996 SQM.	9.834 SQM.	81.830 SQM.	1			
5A	5A	48.204 SQM.	6.584 SQM.	54.788 SQM.	1			
	5B	45.404 SQM.	6.202 SQM.	51.606 SQM.	1			
6A	42.045 SQM.	5.743 SQM.	47.788 SQM.	1				
<b>OCCUPANCY</b>								
<b>BUSINESS</b>						48.948 SQM.	48.917 SQM.	NIL
<b>MERCANTILE</b>						50.272 SQM.	43.001 SQM.	1 NO.

- REQUIRED CAR PARKING: RESIDENTIAL - 3 NOS & MERCANTILE - 1 NO.
- PROVIDED CAR PARKING: RESIDENTIAL - 3 NOS & MERCANTILE - 1 NO.
- PERMISSIBLE F.A.R. : 2.50
- PROPOSED F.A.R. : [(1089.780/100)\*98.780] 458.910 - 2.15
- PROPOSED HEIGHT OF THE BUILDING : 15.425 M.
- PROPOSED DEPTH OF THE BUILDING : 24.225 M.
- OPEN TERRACE AREA : 235.710 SQM.
- STAIR HEAD ROOM AREA : 16.64 SQM.
- LIFT MACHINE ROOM AREA : 8.1 SQM.
- LIFT MACHINE ROOM STAIR AREA : 3.00 SQM.
- ROOF TANK AREA : 10.72 SQM.
- CUTBOARD AREA : 13.937 SQM.
- A) TREE COVER AREA (REQUIRED) : 13.400 SQM (2.920 %)
- B) TREE COVER AREA (PROVIDED) : 13.702 SQM (2.988 %)

**SCHEDULE OF DOORS**

MKD.	SIZE	LINTEL	SILL	REMARKS
D	1200X2100	2100	-	-
D1	1050X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-
SD-1	2875X2100	2100	-	-
SD-2	1525X2100	2100	-	-
SD-3	1175X2100	2100	-	-
SD-4	1150X2100	2100	-	-

**SCHEDULE OF WINDOWS**

W1	W1(A)	W2	W2(A)	W3	W4	W5	W6
1800X1350	1800X1200	1500X1350	1500X1200	1200X1350	1000X1200	900X1200	600X750
2100	2100	2100	2100	2100	2100	2100	2100
750	750	750	750	900	900	900	1350

**CERTIFICATE OF ARCHITECT :**

CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 16.764 M. AND 3.581 M. WIDE ROAD MAINTAINED BY K.M.C. WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED - UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS FULLY OCCUPIED BY THE OWNER & THERE IS NO TENANT. THE PLOT IS BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SUG. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

**ANJAN DUTTA**  
(CA/9316499)  
NAME OF ARCHITECT

**CERTIFICATE OF STRUCTURAL ENGINEER :**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME, CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY SUJIT KUMAR ROSE OF ROSE ENGINEERS, ADDRESS : 53, PURNA CHANDRA MITRA LANE, KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

**DEBARBATA GHOSH**  
EMPANELMENT NO. - 10228 (K.M.C.)  
NAME OF STRUCTURAL ENGINEER

**CERTIFICATE OF GEO-TECHNICAL ENGINEER :**

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

**SUJIT KUMAR ROSE**  
EMPANELMENT NO. - 41.7.112 (K.M.C.)  
NAME OF GEO TECHNICAL ENGINEER

**OWNERS/APPLICANT DECLARATION :**

I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION  
I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (R.S.) PLAN K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & 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 E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

**MR. PRATIK MAJUMDER PRESENTANT OF MAJUMDER CONSTRUCTION C.A. OF SRI GAUTAM DUTTA, MRS. TRISHITA ROY AND MR. SWAPAN KUMAR BANIK**  
NAME OF OWNERS/APPLICANT

**SUMAN BHOUMIK**  
Digitally signed by SUMAN BHOUMIK  
Date: 2025.12.12 13:58:51 +05'30'

**SHIBNATH DAS**  
Digitally signed by SHIBNATH DAS  
Date: 2025.12.12 14:04:11 +05'30'

**B.P.NO.: 2025160383 DATE: 11/12/2025**  
**VALID UP TO: 10/12/2030**

**CERTIFICATE**

PREMISES NO. - 70, MAHATMA GANDHI ROAD  
ASSEESSE NO. - 711431401488  
NAME OF OWNER(S) / APPLICANT(S) - MR. PRATIK MAJUMDER PRESENTANT OF MAJUMDER CONSTRUCTION C.A. OF SRI GAUTAM DUTTA, MRS. TRISHITA ROY AND MR. SWAPAN KUMAR BANIK.  
AREA OF LAND - 458.910 SQM.  
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA - 33.0 M.  
CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL

POINT	COORDINATES IN WGS 84	SITE ELEVATION (AMSL)	
A	22°27'32.87"N	88°19'58.87"E	4.5 M.
B	22°27'31.97"N	88°19'59.37"E	4.5 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECTS 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.

**MR. PRATIK MAJUMDER PRESENTANT OF MAJUMDER CONSTRUCTION C.A. OF SRI GAUTAM DUTTA, MRS. TRISHITA ROY AND MR. SWAPAN KUMAR BANIK**  
NAME OF OWNERS/APPLICANT

**ANJAN DUTTA**  
(CA/9316499)  
NAME OF ARCHITECT

**SITE PLAN SHOWING POINTS FOR LATITUDE AND LONGITUDE**  
(SCALE - 1:200)

