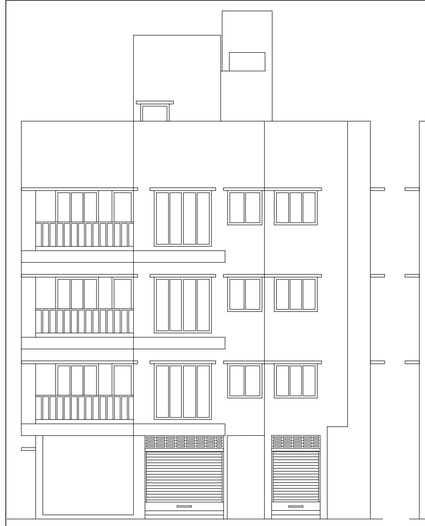
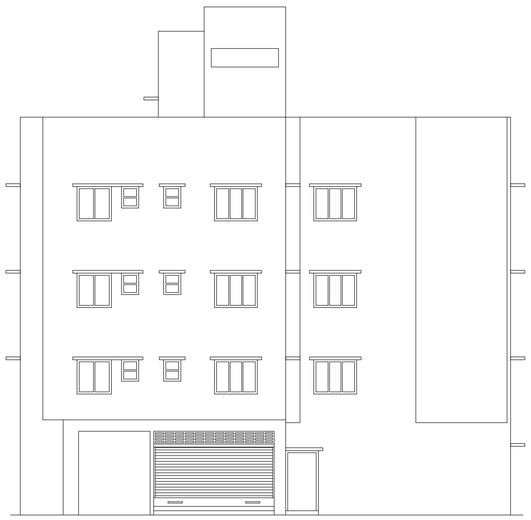
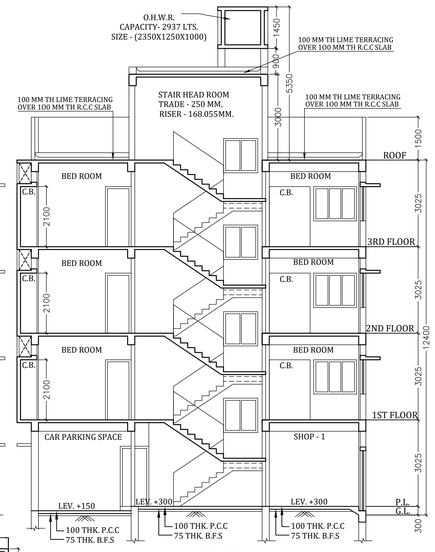


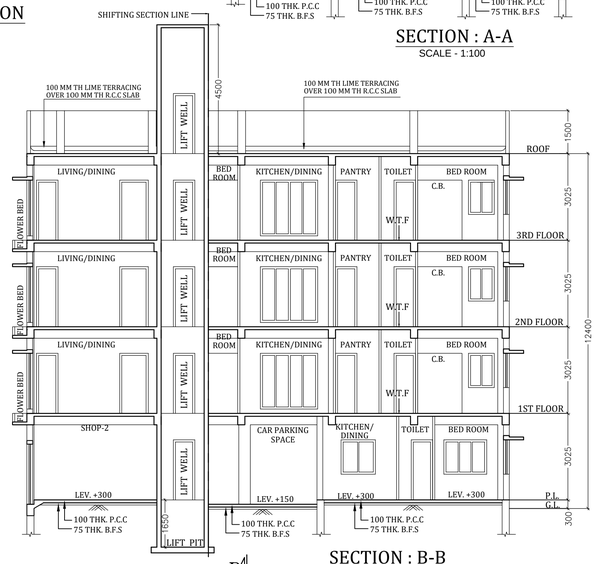
FRONT ELEVATION
SCALE - 1:100



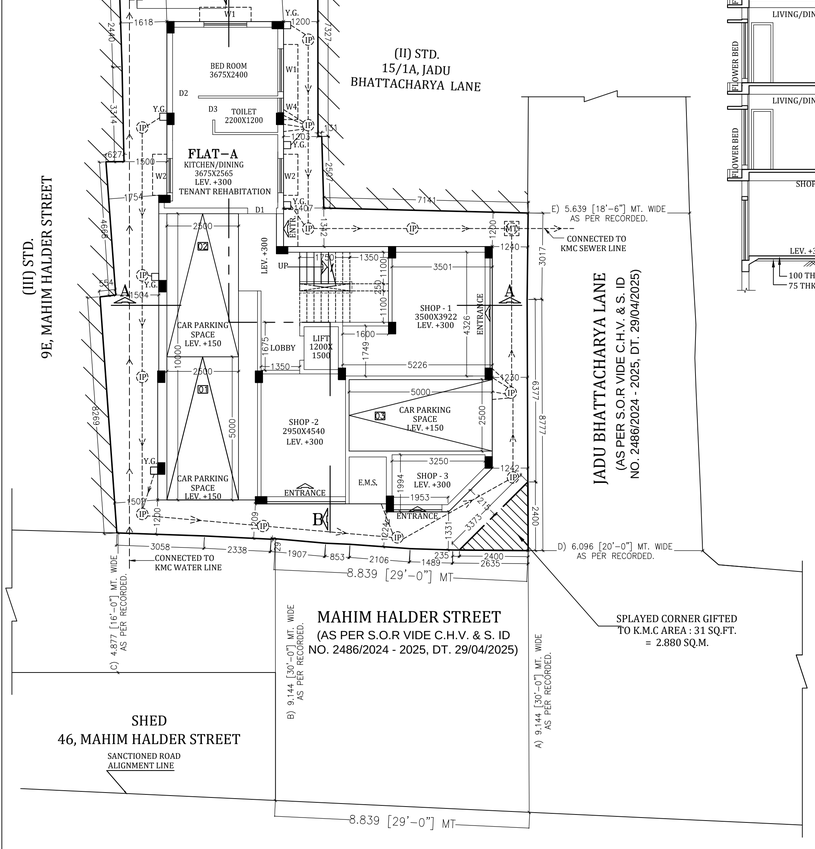
SIDE ELEVATION
SCALE - 1:100



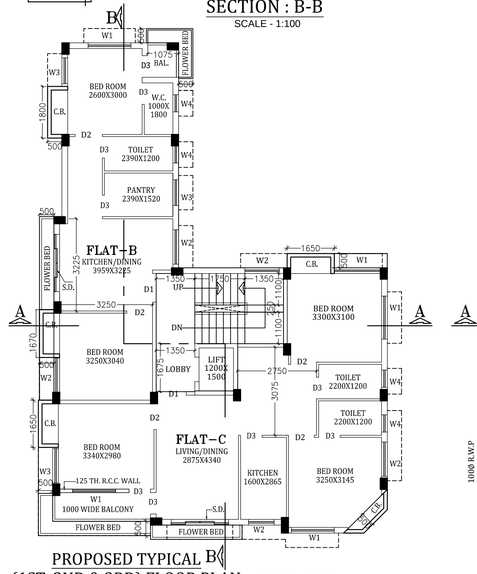
SECTION : A-A
SCALE - 1:100



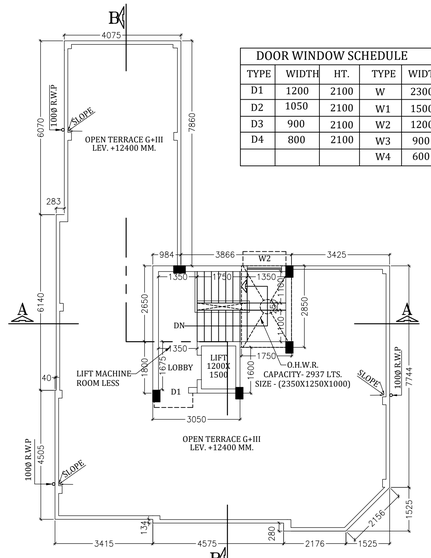
SECTION : B-B
SCALE - 1:100



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100



PROPOSED TYPICAL (1ST, 2ND & 3RD) FLOOR PLAN
SCALE - 1:100



PROPOSED ROOF PLAN
SCALE - 1:100

DOOR WINDOW SCHEDULE					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2100	W	2300	1800
D2	1050	2100	W1	1500	1200
D3	900	2100	W2	1200	1200
D4	800	2100	W3	900	1200
			W4	600	600

MAIN CHARACTERISTICS OF THE PROPOSAL

PART "A".

1. ASSESSEE NO : 110832100110

2. NAME OF THE OWNER : BUILD NEST DEVELOPERS LLP REPRESENTED BY ITS PARTNERS DEBDYUT GHOSH, PRASANTA BOSE, SUMIT KUMAR SHAW, RISHAV SHAW

3. NAME OF THE APPLICANT : BUILD NEST DEVELOPERS LLP REPRESENTED BY ITS PARTNERS DEBDYUT GHOSH, PRASANTA BOSE, SUMIT KUMAR SHAW, RISHAV SHAW

4. DETAIL OF DEED OF CONVEYANCE.
BOOK NO : I
VOL. NO : 1604 - 2024
PAGES NO : 369629 TO 369657
BEING NO : 160412913
YEAR : 2024
PLACE : D.S.R. - IV, SOUTH 24 PGS.
DATE : 12.12.2024

5. DETAIL OF DEED OF CONVEYANCE.
BOOK NO : I
VOL. NO : 1604 - 2024
PAGES NO : 329061 TO 329095
BEING NO : 160410877
YEAR : 2024
PLACE : D.S.R. - IV, SOUTH 24 PGS.
DATE : 06.11.2024

6. DETAIL OF BOUNDARY DECLARATION.
BOOK NO : I
VOL. NO : 1603-2025
PAGES NO : 118872 TO 118883
BEING NO : 160304406
YEAR : 2025
PLACE : D.S.R. - III, SOUTH 24PGS. W.B
DATE : 17.03.2025

7. DETAIL OF SPLAY CORNER
BOOK NO : I
VOL. NO : 1603-2025
PAGES NO : 118859 TO 118871
BEING NO : 160304407
YEAR : 2025
PLACE:D.S.R. - III, SOUTH 24PGS. W.B
DATE : 17.03.2025

8. DETAIL OF NON EVICTION OF TENANT
BOOK NO : I
VOL. NO : 1603-2025
PAGE NO : 118848 TO 118858
BEING NO : 160304408
YEAR : 2025
PLACE : D.S.R. - III, SOUTH 24PGS. W.B
DATE : 17/03/2025

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

CERTIFICATE

PREMISES NO. : **10, MAHIM HALDER STREET**
ASSESSEE NO. : 110832100110
NAME OF THE OWNER / APPLICANT : BUILD NEST DEVELOPERS LLP REPRESENTED BY ITS PARTNERS DEBDYUT GHOSH, PRASANTA BOSE, SUMIT KUMAR SHAW, RISHAV SHAW
AREA OF LAND : 237.373 SQ.M. (AS PER BOUNDARY DECLARATION)
NAME OF L.B.S : DEBDYUT GHOSH LBS/1/1508
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 27.25 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' 21.4" N	88° 20' 34.2" 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.

BUILD NEST DEVELOPERS LLP REPRESENTED BY ITS PARTNERS DEBDYUT GHOSH, PRASANTA BOSE, SUMIT KUMAR SHAW, RISHAV SHAW
NAME OF THE OWNER / APPLICANT

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

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

PART "B" F.A.R CALCULATION

1.(a) LAND AREA : 03 KH. -09 CH. -13 SQ.FT = 239.502 SQ.M. (AS PER DEED)

1.(b) LAND AREA : 03 KH. -08 CH. -35 SQ.FT = 237.373 SQ.M. (AS PER BOUNDARY DECLARATION)

2. ROAD WIDTH = 9.144 MT. WIDE MAHIM HALDER STREET (AS PER S.O.R VIDE C.H.V. & S. ID NO. 2486/2024 - 2025, DT. 29/04/2025)

3. HEIGHT OF THE BUILDING =12.400 MT.

4.(a) PERMISSIBLE GROUND COVERAGE = 139.466 SQM. (58.754%)

4.(b) PROPOSED GROUND COVERAGE = 136.866 SQ.M. (57.659%)

5. PERMISSIBLE F.A.R = 2.25

6.(a) PERMISSIBLE TOTAL COVERED AREA : 534.089 SQ.M.

6.(b) PROPOSED COVERED AREA : 444.449 SQ.M. (EXCLUDING 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	95.418 + 41.448 = 136.866	NIL	NIL	136.866	(10.903-0.438) = 10.465	2.261	124.140
1ST FLR	136.866	0.438	1.800	134.628	(10.903-0.438) = 10.465	2.261	121.902
2ND FLR	136.866	0.438	1.800	134.628	(10.903-0.438) = 10.465	2.261	121.902
3RD FLR	136.866	0.438	1.800	134.628	(10.903-0.438) = 10.465	2.261	121.902
TOTAL =	547.464	1.314	5.400	540.750	41.860 SQ.M.	9.044	489.846

7. CAR PARKING AREA : 45.397 SQ.M. (25 SQ.MT. FOR 1 CAR PARKING)

8. NO. OF TENEMENT: 07 NOS.

FLAT MKD.	SIZE OF TENEMENT(SQ.M.)	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA	NOS.	REQ. CAR	FLOOR	LOFT	C.B
FLAT A	27.549 SQ.M.	4.593	32.142 SQ.M.	1	1 NO.	1ST. FLR.	NIL	4.213 SQ.M.
FLAT B	49.470 SQ.M.	8.250	57.720 SQ.M.	3		2ND. FLR.	NIL	4.213 SQ.M.
FLAT C	71.026 SQ.M.	11.843	82.869 SQ.M.	3				
SHOP (MERCANTILE RETAIL) CARPET AREA = 36.736 SQ.M.					1 NO.	3RD. FLR.	NIL	4.213 SQ.M.
						TOTAL =	NIL	12.639 SQ.M.
09. SHOP (MERCANTILE RETAIL) COVER AREA = 41.448 SQ.M.					2 NOS.			

10.(a) REQUIRED CAR PARKING = 02 NOS. | 10.(b) TOTAL PROVIDED CAR PARKING = 03 NOS.

11. PROPOSED F.A.R = 1.872

12.(a) ROOF AREA = 136.866 SQ.M. | 12.(b) STAIR COVER AREA = 13.213 SQ.M.

12.(c) ROOF TANK AREA = 4.988 SQ.M. | 12.(d) LIFT MACHINE ROOM AREA = 5.490 SQ.M.

13. TOTAL EXEMPTED AREA = 50.904 SQ.M.

14.(a) ADDITIONAL AREA FOR FEES = 31.342 SQ.M. | 14.(b) TOTAL AREA FOR FEES = 572.092 SQ.M.

15.(a) PERMISSIBLE TREE COVER AREA = 1.352 % i.e. 3.209 SQ.M. | 15.(b) PROPOSED TREE COVER AREA = 1.509 % i.e. 3.581 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AFTER DEMOLISHING THE EXISTING STRUCTURE AND SOIL INVESTIGATION .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.

MR. 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 AMMENDED 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 AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.THERE IS AN EXISTING STRUCTURE, WHICH IS FULLY OCCUPIED BY THE OWNER & TENANT WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.

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 MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E/L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK.

BUILD NEST DEVELOPERS LLP REPRESENTED BY ITS PARTNERS DEBDYUT GHOSH, PRASANTA BOSE, SUMIT KUMAR SHAW, RISHAV SHAW
NAME OF THE OWNER / APPLICANT

TITLE :- PLANS, SECTIONS, ELEVATION

PROPOSED PLAN OF G+III STORIED (12.400 MT HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C ACT 1980 AND K.M.C BUILDING RULE 2009 AT PREMISES NO. 10, MAHIM HALDER STREET, P.S - KALIGHAT, KOLKATA-700026, WARD NO. 83, UNDER BOROUGH NO. VIII, WITHIN THE K.M.C.

BUILDING PERMIT NO.- 2025080014 **DATE - 14-05-2025**

VALID UPTO - 13-05-2030

ATISH RANJAN MANNA
Digitally signed by ATISH RANJAN MANNA
Date: 2025.05.14 19:14:07 +05'30'

DIGITAL SIGNATURE OF A.E(C)/BLDG.BOROUGH VIII