

FRONT ELEVATION  
SCALE - 1:100

SECTION AT A-A  
SCALE - 1:100

SECTION AT B-B  
SCALE - 1:100

**MAIN CHARACTERISTICS OF THE PLAN CASE NO. 2024020042**

**PART "A".**

- ASSEESSE NO : 110161100626
- NAME OF THE OWNER : MADAN LAL SHAW, RATAN KUMAR SHAW, BIMAL KUMAR SHAW, SUNIL KUMAR SHAW, SANTOSH JAISWAL, ANAND JAISWAL, UMA SHAW, ANNAPURNA JAISWAL, CHANDRAKALA JAISWAL, SANJAY KUMAR JAISWAL, NARSINGH JAISWAL, USHA DEVI, ASHA DEVI, KIRAN SHAW, ASHA SHAW, ANIL KUMAR SHAW.
- NAME OF THE APPLICANT : SUMIT KUMAR SHAW C.A. OF MADAN LAL SHAW, RATAN KUMAR SHAW, BIMAL KUMAR SHAW, SUNIL KUMAR SHAW, SANTOSH JAISWAL, ANAND JAISWAL, UMA SHAW, ANNAPURNA JAISWAL, CHANDRAKALA JAISWAL, SANJAY KUMAR JAISWAL, NARSINGH JAISWAL, USHA DEVI, ASHA DEVI, KIRAN SHAW, ASHA SHAW, ANIL KUMAR SHAW.
- DETAIL OF MOTHER DEED.  
BOOK NO : 1  
VOL. NO : 84  
PAGES NO : 258 TO 271  
BEING NO : 3787  
YEAR : 1956  
PLACE : R.A CALCUTTA  
DATE : 01.09.1956
- DETAIL OF GIFT DEED.  
BOOK NO : 1  
VOL. NO : 158  
PAGES NO : 100 TO 111  
BEING NO : 4927  
YEAR : 1967  
PLACE : R.A. CALCUTTA  
DATE : 19.09.1967
- DETAIL OF EXCHANGE  
BOOK NO : 1  
VOL. NO : 1903 - 2024  
PAGES NO : 3107 TO 3130  
BEING NO : 190300070  
YEAR : 2024  
PLACE : A.R.A - III, KOLKATA  
DATE : 13.01.2024
- DETAIL OF REGISTERED BOUNDARY DECLARATION  
BOOK NO : 1  
VOL. NO : 1904 - 2024  
PAGES NO : 569178 TO 569193  
BEING NO : 190410208  
YEAR : 2024  
PLACE : A.R.A - IV, KOLKATA  
DATE : 24.07.2024
- DETAIL OF REGISTERED TENENT DECLARATION  
BOOK NO : 1  
VOL. NO : 1904 - 2024  
PAGES NO : 567293 TO 567307  
BEING NO : 190410209  
YEAR : 2024  
PLACE : A.R.A - IV, KOLKATA  
DATE : 23.07.2024
- DETAIL OF REGISTERED COMMON PASSAGE DECLARATION  
BOOK NO : 1 ; VOL. NO : 1904 - 2024 ; PAGES NO : 569164 TO 569177  
BEING NO : 190410210 ; YEAR : 2024 ; PLACE : A.R.A - IV, KOLKATA ; DATE : 24.07.2024
- K.M.C MUTATION CASE NO. - M/016/29-APR-24/3814, DATED -29.04.2024

**PART "B"**

**F.A.R. CALCULATION**

- LAND AREA : 05 KH. 03 CH. 19 SQ.FT. = 348.755 SQ.M. (AS PER DEED)
- LAND AREA : 05 KH - 03 CH. - 20 SQ.FT. = 348.868 SQ.M. (AS PER PHYSICAL MEASUREMENT)
- ROAD WIDTH = 6.096 MT. GORA CHAND BOSE ROAD [ K.M.C BLACK TOP ROAD ]
- HEIGHT OF THE BUILDING = 15.425 MT.
- PERMISSIBLE GROUND COVERAGE = 191.962 SQ.M. (55.042%)
- PROPOSED GROUND COVERAGE = 157.946 SQ.M. (45.288%)
- PERMISSIBLE F.A.R = 1.75
- PERMISSIBLE TOTAL COVERED AREA : 610.321 SQ.M.
- PROPOSED COVERED AREA : 608.897 SQ.M. ( EXCLUDING EXEMPTION AREA )

FLR MKD.	COVERED AREA 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	157.946	NIL	157.946	12.690	2.329	142.927
1ST FLR	157.946	1.938	156.008	12.690	2.329	140.989
2ND FLR	157.946	1.938	156.008	12.690	2.329	140.989
3RD FLR	157.946	1.938	156.008	12.690	2.329	140.989
4TH FLR	157.946	1.938	156.008	12.690	2.329	140.989
TOTAL	789.730	7.752	781.978	63.450	11.645	706.883 SQ.M.

- CAR PARKING AREA - 97.986 SQ.M. [25 SQ.M. FOR ONE CAR PARKING]
- NO. OF TENEMENT : 11 NOS.
- FLAT MKD.
- SIZE OF TENEMENT(SQ.M.)
- PROPORTIONED COMMON AREA
- ACTUAL TENEMENT AREA (SQ.M.)
- NOS.
- REQ. CAR
- FLOOR
- F.B (SQ.M.)
- C.B (SQ.M.)

FLAT MKD.	SIZE OF TENEMENT(SQ.M.)	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA (SQ.M.)	NOS.	REQ. CAR	FLOOR	F.B (SQ.M.)	C.B (SQ.M.)
FLAT A	37.447 SQ.M.	5.420	42.867 SQ.M.	1		GR FLR	NIL	NIL
FLAT B	49.799 SQ.M.	7.208	57.007 SQ.M.	2		1ST FLR	1.275	1.550
FLAT C	46.522 SQ.M.	6.734	53.256 SQ.M.	4	4	2ND FLR	1.275	1.550
FLAT D	43.694 SQ.M.	6.324	50.018 SQ.M.	2		3RD FLR	1.275	1.550
FLAT E	93.493 SQ.M.	13.532	107.025 SQ.M.	2		4TH FLR	1.275	1.550

- PROPOSED COVER CAR PARKING : 04 NOS.
- REQUIRED CAR PARKING = 04 NOS.
- PROPOSED F.A.R = 1.746
- ROOF AREA = 157.946 SQ.M.
- ROOF TANK AREA = 7.130 SQ.M.
- LIFT MACHINE ROOM STAIR AREA = 3.050 SQ.M.
- TOTAL C.B AREA = 6.200 SQ.M.
- TOTAL COMMON AREA = 86.485 SQ.M.
- TOTAL EXEMPTED AREA (STAIRWAY + LIFT LOBBY) = 75.095 SQ.M.
- OTHER AREA FOR FEES = 32.423 SQ.M.
- TOTAL AREA FOR FEES = 814.401 SQ.M.
- PERMISSIBLE TREE COVER AREA = 6.818 SQ.M.(1.955%)
- PROPOSED TREE COVER AREA = 7.000 SQ.M. (2.007%)

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

**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 AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK THERE IS AN EXISTING STRUCTURE, WHICH IS FULLY OCCUPIED BY THE TENENT AND OWNER 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.

SUMIT KUMAR SHAW C.A. OF MADAN LAL SHAW, RATAN KUMAR SHAW, BIMAL KUMAR SHAW, SUNIL KUMAR SHAW, SANTOSH JAISWAL, ANAND JAISWAL, UMA SHAW, ANNAPURNA JAISWAL, CHANDRAKALA JAISWAL, SANJAY KUMAR JAISWAL, NARSINGH JAISWAL, USHA DEVI, ASHA DEVI, KIRAN SHAW, ASHA SHAW, ANIL KUMAR SHAW.  
NAME OF OWNER/APPLICANT

**TITLE :- PLANS, SECTION, ELEVATION**

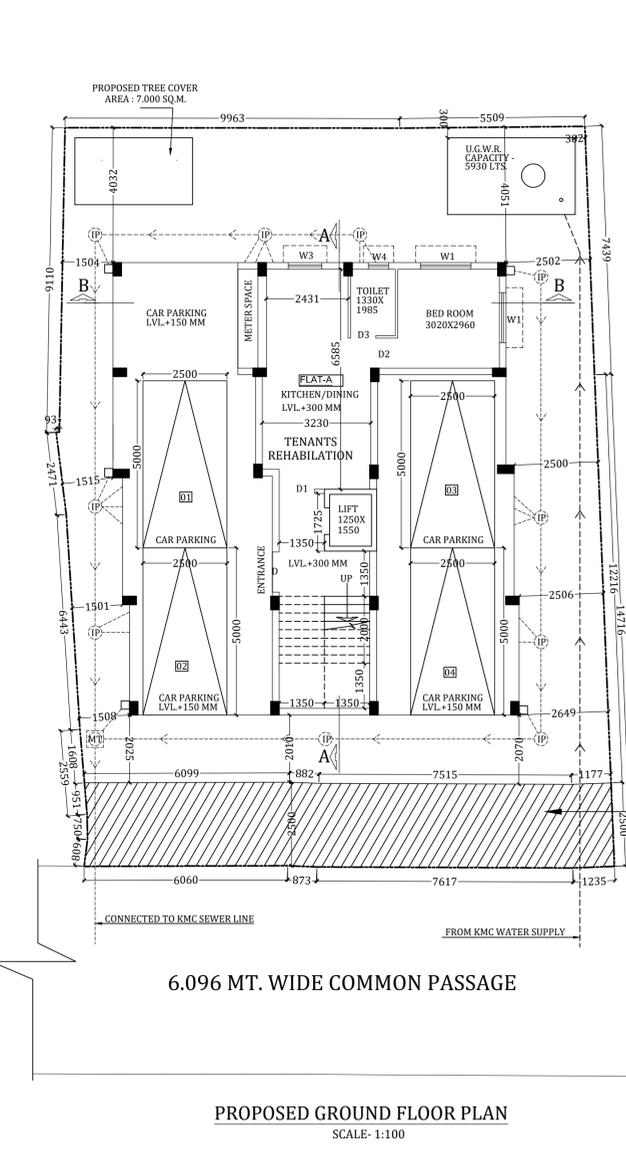
**PLAN OF G+IV STORIED (15.425 MT. HEIGHT) RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 AND B/R 2009 AT PREMISES NO. - 32D/1A, GORA CHAND BOSE ROAD, WARD NO. -16, BOROUGH - II, P.S. - BADTALA, KOLKATA - 700 006, WITH IN K.M.C.**

B.P.NO. - 2024020063 DATE - 21/03/2025

VALID UP TO - 20/03/2030

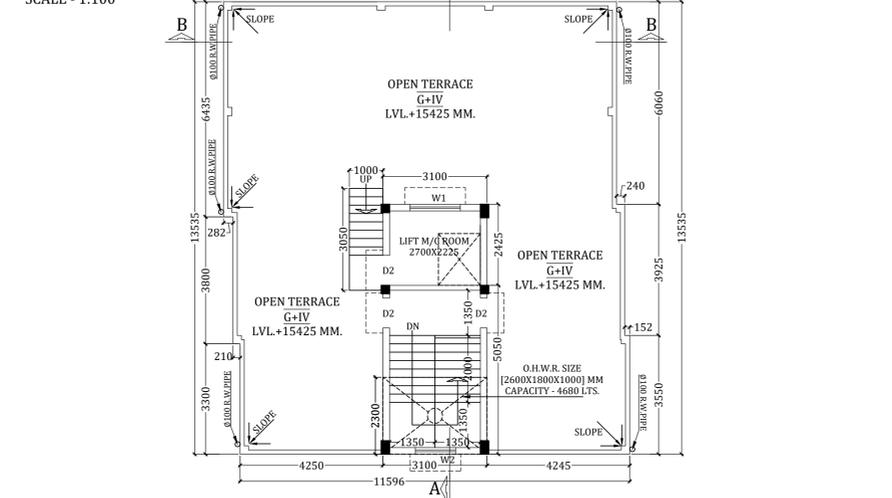
DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-II/K.M.C.

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-II/K.M.C.



6.096 MT. WIDE COMMON PASSAGE

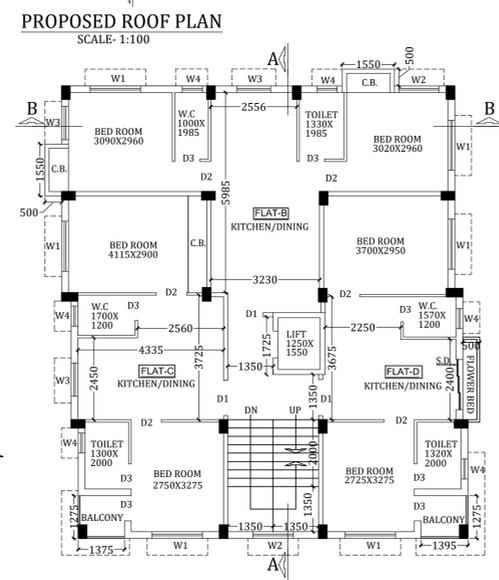
PROPOSED GROUND FLOOR PLAN  
SCALE: 1:100



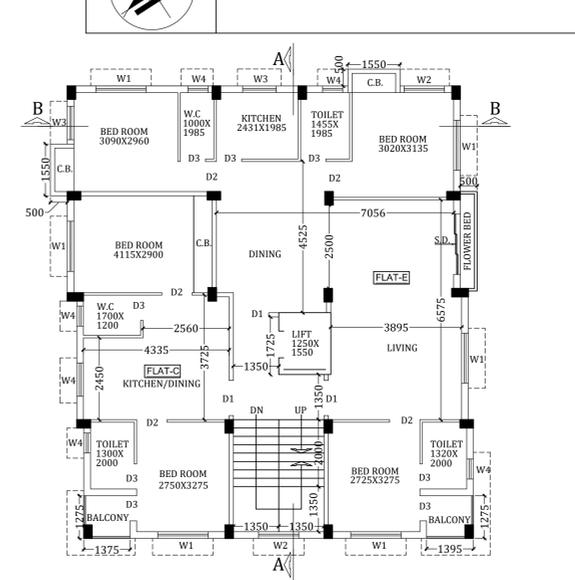
PROPOSED TYPICAL FLOOR PLAN (1ST & 3RD)  
SCALE: 1:100

**DOOR WINDOW SCHEDULE**

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



PROPOSED TYPICAL FLOOR PLAN (2ND & 4TH)  
SCALE: 1:100



PROPOSED ROOF PLAN  
SCALE: 1:100

**SPECIFICATION :-**

ALL EXTERNAL BRICK WORK 200mm. THICK WITH 1:6 CEMENT MORTAR.  
ALL INTERNAL WALLS 125mm. & 75mm. THICK WITH 1:4 CEMENT MORTAR 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)

SCALE - 1:100 & AS MENTIONED