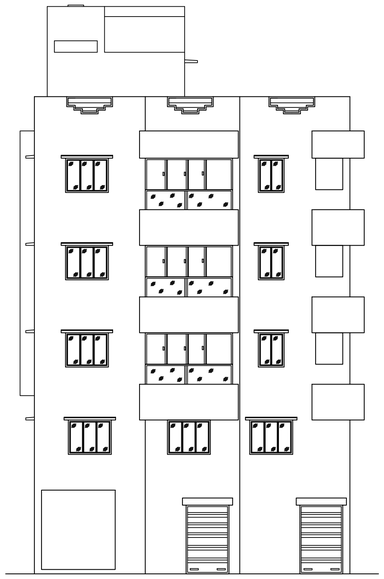
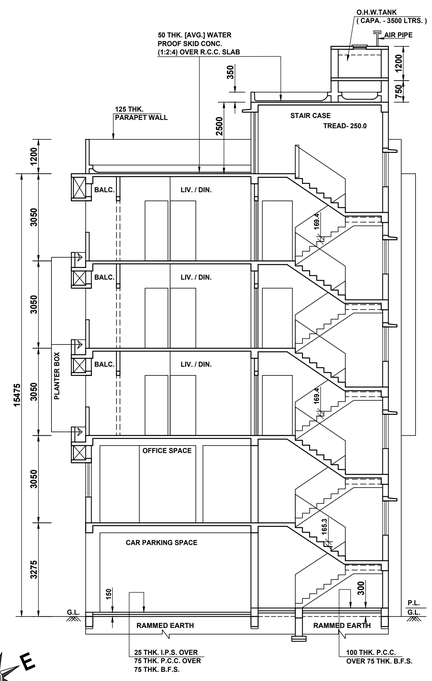
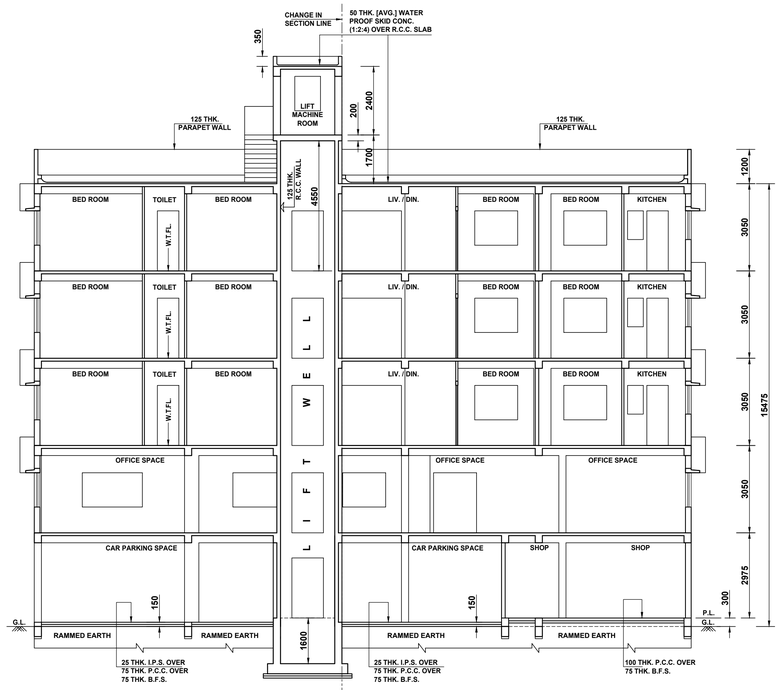


FRONT SIDE ELEVATION
SCALE - 1:100



SECTIONAL VIEW AT 'X - X'
SCALE - 1:100



SECTIONAL VIEW AT 'Y - Y'
SCALE - 1:100

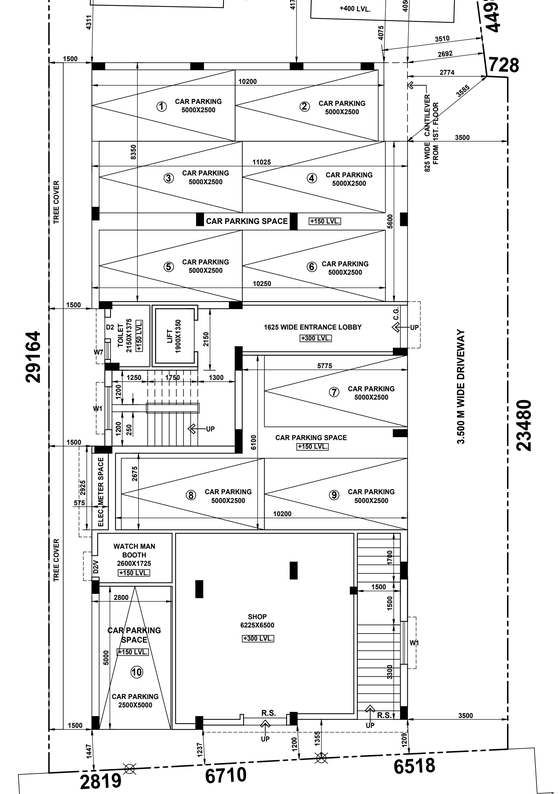
SCHEDULE OF DOOR & WINDOWS					
MKD.	OBJECT	SIZE (W. X H.)	MKD.	OBJECT	SIZE (W. X H.)
C.G./DL	DOOR	1500 X 2100	W2	WINDOW	1200 X 1200
D		1000 X 2100	W3		900 X 1200
D1		900 X 2100	W4		900 X 1000
D2		750 X 2100	W5		750 X 1000
W	WINDOW	2100 X 1200	W6		550 X 1000
W1		1500 X 1200	W7		600 X 600

NOTE :

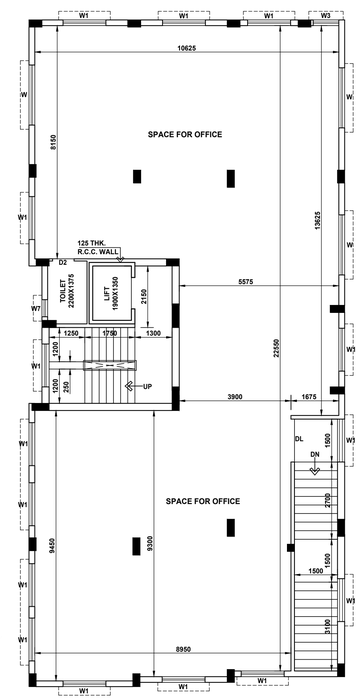
1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK , SEMI UNDER GROUND WATER RESERVOIR & ADJOINING BUILDING.
2. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

SPECIFICATION :-

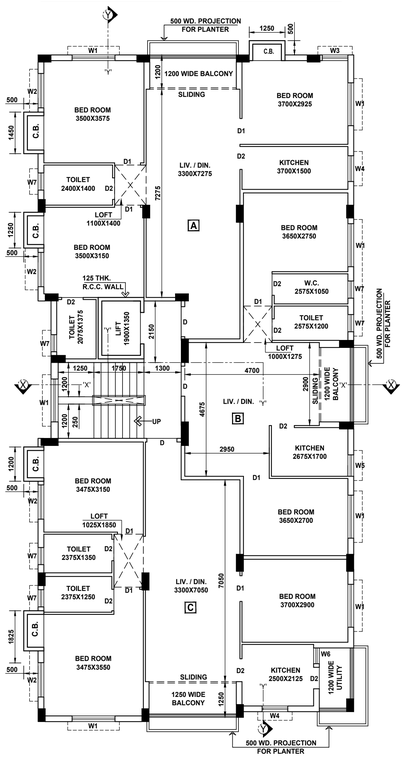
1. ALL EXTERNAL WALL 200 MM. THK. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. THK.
2. ALL 200 MM. THK. WALL WITH 1ST. CLASS BRICK WITH (6:1) SAND, CEMENT MORTAR.
3. ALL 125 & 75 MM. THK. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.
4. ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1.5:1) (UNLESS OTHERWISE MENTIONED).
5. GRADE OF CONCRETE - M20
6. GRADE OF STEEL - Fe500.
7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.



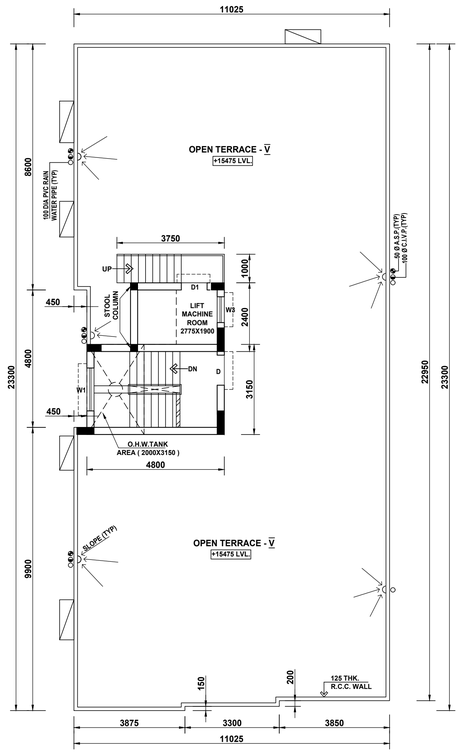
GROUND FLOOR PLAN
SCALE - 1:100



FIRST FLOOR PLAN
SCALE - 1:100



TYPICAL FLOOR PLAN
(2ND., 3RD. & 4TH. FLOOR)
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. :- 21 - 097 - 08 - 0076 - 1
2. NAME OF THE OWNER - DR RILA MUKHERJEE
3. NAME OF THE APPLICANT / CONSTITUTED POWER OF ATTORNEY : CHANDRA SEKHAR BANERJEE & SANDIP SINHA (PARTNERS OF EIKON PROPERTIES), AS CONSTITUTED POWER OF ATTORNEY FOR DR RILA MUKHERJEE
4. DETAILS OF REGD. DEEDS

	TITLE DEED	GIFT DEED
BOOK NO.	I	I
VOLUME NO.	82	122
PAGE NO.	227 to 240	222 to 242
BEING NO.	5629	0195
DATE	06 / 07 / 1960	08 / 04 / 2004
REGD. AT	S. R. - ALIPORE, SOUTH 24 PGS.	A. D. S. R. - ALIPORE SOUTH 24 PGS.

5. DETAILS OF REGD. POWER OF ATTORNEY
   BOOK NO. - I VOLUME NO. - 1603 - 2025
   PAGE NO. - 452852 to 452870 BEING NO. - 1603 17078
   DATE - 08 / 09 / 2025
   REGD. AT - D. S. R. - III, SOUTH 24 PGS.
6. DETAILS OF REGD. BOUNDARY DECLARATION
   BOOK NO. - I VOLUME NO. - 1603 - 2025
   PAGE NO. - 452839 to 452851 BEING NO. - 1603 17077
   DATE - 08 / 09 / 2025
   REGD. AT - D. S. R. - III, SOUTH 24 PGS.

PART - B

1. AREA OF LAND :-
   a) AS PER TITLE DEED = 06 K. - 12 CH. - 19 SFT = 453.270 SQM [MORE / LESS]
   b) AS PER ASSESSMENT BOOK & BOUNDARY DECLARATION = 06 K. - 12 CH. - 19 SFT = 453.270 SQM [MORE / LESS]
2. PERMISSIBLE GROUND COVERAGE :- 60.00 % OF L.A. = 271.962 SQM
3. PROPOSED GROUND COVERAGE :- 55.790 % OF L.A. = 252.880 SQM

4. AREA STATEMENT :-

	RESIDENTIAL (SQM)	CUT-OUT (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR+STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	R - 195.084 M - 43.519 B - 12.008	---------	---------	---------	250.611	R - 10.825 B - 9.750	2.795	227.241	-------	-------
1ST. FL.	R - 18.024 B - 234.856	13.200	0.438	2.565	236.677	10.825	2.795	223.057	-------	-------
2ND. FL.	252.880	---------	0.438	2.565	249.877	10.825	2.795	236.257	3.275	4.711
3RD. FL.	252.880	---------	0.438	2.565	249.877	10.825	2.795	236.257	3.275	4.711
4TH. FL.	252.880	---------	0.438	2.565	249.877	10.825	2.795	236.257	3.275	4.711
TOTAL	1262.131	13.200	1.752	10.260	1236.919	63.875	13.975	1159.069	9.825	14.133

5. TENEMENTS CALCULATION
   (A) RESIDENTIAL:

TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT
A	86.548	12.800	99.348	03
B	60.133	8.893	69.026	03
C	88.175	13.041	101.216	03

CUP BOARD AREA - 9.825 SQM
LOFT AREA - 14.133 SQM
STAIR HEAD ROOM AREA - 15.120 SQM
LIFT MACHINE ROOM AREA - 7.860 SQM
LIFT MACHINE ROOM STAIR - 3.750 SQM

6. TOTAL COMMON AREA = 104.202 SQM
7. ADDITIONAL AREAS FOR FEES = 50.688 SQM
8. CAR PARKING CALCULATION

	NO.	AREA (SQM)
REQUIRED / PERMISSIBLE	07	175.000
ACTUAL	10	150.967

9. PERMISSIBLE F.A.R. = 2.25
10. PERMISSIBLE TOTAL FLOOR AREA = 1019.858 SQM + EXEMPTED AREA + MANDATORY CAR PARKING
11. PERMISSIBLE F.A.R. = 1159.069 - 150.967 / 453.270 = 2.224 < 2.25
12. COVERED AREA OF SHOP = 43.519 SQM
13. CARPET AREA OF SHOP = 39.816 SQM
14. COVERED AREA OF OFFICE = 233.664 SQM
15. CARPET AREA OF OFFICE = 202.866 SQM
16. AREA OF O. H. W. TANK = 6.300 SQM
17. TREE COVER AREA = 11.650 SQM
18. TOTAL AREA FOR FEES = 1287.607 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)

DECLARATION OF C. A. / APPLICANT :-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
i) WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION.
ii) WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.A. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US.
vii) BOUNDARY OF THE PLOT IS DEMARKED BY BOUNDARY WALL.
viii) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
xi) EXISTING STRUCTURE OCCUPIED BY OWNER, THERE ARE NO TENANTS.
x) THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE STARTING OF THE CONSTRUCTION , WHICH IS OCCUPIED BY THE OWNERS.

CHANDRA SEKHAR BANERJEE & SANDIP SINHA
(PARTNERS OF EIKON PROPERTIES), AS CONSTITUTED POWER OF ATTORNEY FOR DR RILA MUKHERJEE
NAME OF C. A. / APPLICANT

CERTIFICATE OF L.B.A. :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING 12.192 M WIDE BLACK TOP ROAD ON SOUTHERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. SIGNATURE OF THE APPLICANT IS AUTHENTICATED BY ME.

PATRALI PAL, C.A / 93 / 16012
NAME OF L.B.A.

DECLARATION OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS 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 & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
SOIL TESTING REPORT HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF TECHNO SOIL OF GORKHARA, ARUNACHAL, SONARPUR , KOLKATA - 7000150, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SHOME NATH DAS, E.S.E. / II / 371
NAME OF E.S.E.

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO -TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL, G.T. / I / 49
NAME OF GEO-TECHNICAL ENGINEER

PROJECT

PROPOSED PLAN FOR G + IV STORIED RESIDENTIAL BUILDING OF HEIGHT - 15.475 M, U/S 393A OF K.M.C. ACT 1980 & K.MC. BLDG. RULE - 2009, AT PREMISES NO.- 17 / 3, MANICK BANDOPADHYAY SARANI, WARD NO.- 97, BOROUGH - X, P.S.- REGENT PARK, KOLKATA - 700040, UNDER THE KOLKATA MUNICIPAL CORPORATION.

** NOTE :-
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.
2. SCALE - 1:100

PLAN CASE NO : 2025100214

B.P. NO. - 2025100204
DATE - 08/01/2026
VALID UPTO - 08/01/2031

DIPAK NANDI — Digitally signed by DIPAK NANDI Date: 2026.01.08 19:21:13 +05'30'
ASSISTANT ENGINEER (CIVIL)/BLDG/BR-X

TUSHAR JATI — Digitally signed by TUSHAR JATI Date: 2026.01.08 19:23:48 +05'30'
EXECUTIVE ENGINEER (CIVIL)/BLDG/BR-X