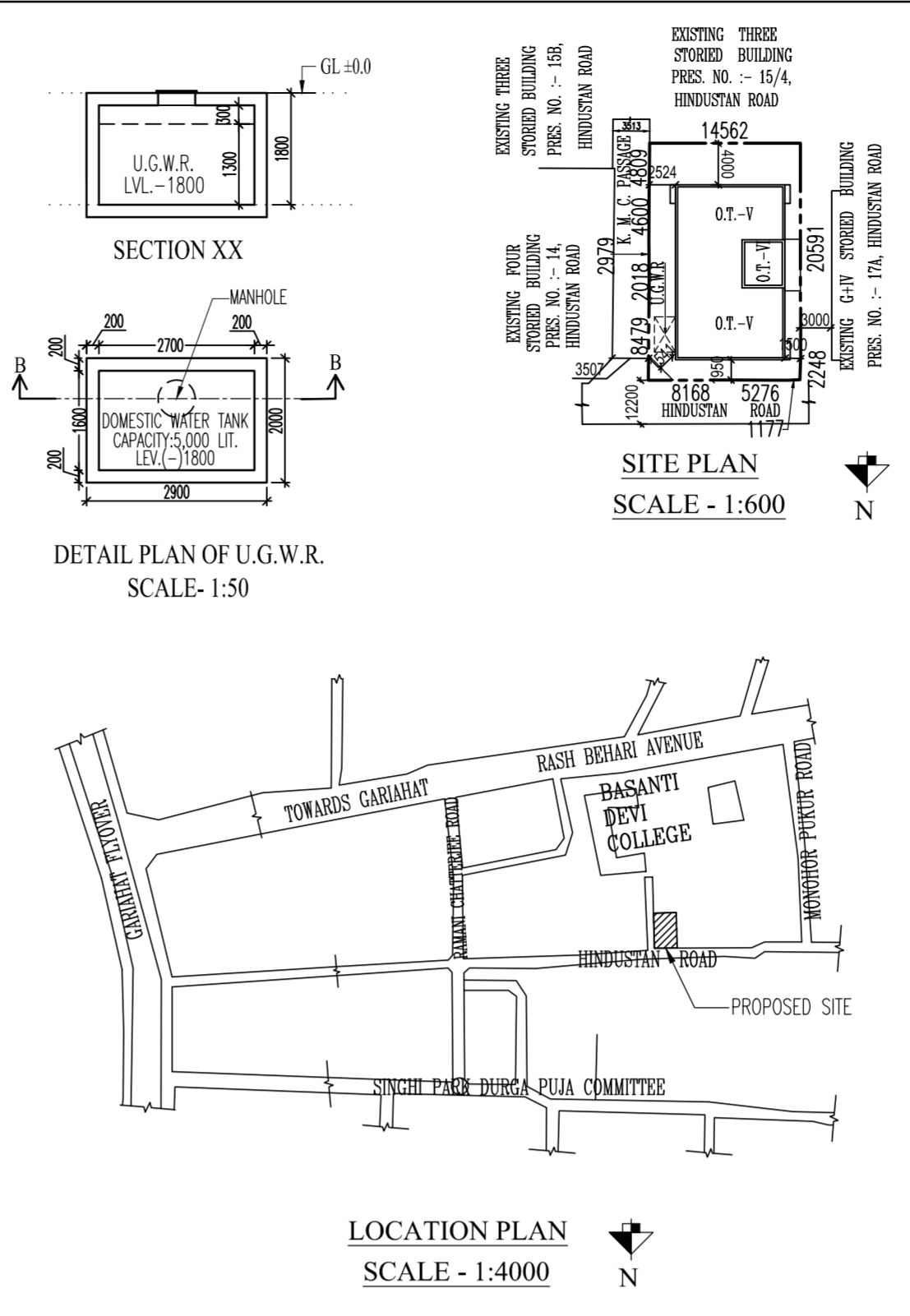


GROUND FLOOR PLAN



DETAIL PLAN OF U.G.W.R.

LOCATION PLAN

CERTIFICATE

PREMISES NO : PRE NO. - 15/3 HINDUSTAN ROAD, KOLKATA 700029,
 ASSESSEE NO : 110850900152
 NAME OF THE OWNER(S) / APPLICANT(S) : HARSH KARNANI
 CONSTITUTED ATTORNEY FOR DR. SHYAMAL CHATTERJEE

AREA OF LAND : AS PER DOCUMENT = 334.45 SQ.M. &
 AS PER SITE = 334.45 SQ.M.

NAME OF LBS / ARCHITECT : RAJ KUMAR AGARWAL, NO : CA/94/17940
 PROPOSED TOTAL HEIGHT OF BUILDING : 27.95 MT.
 (AMSL + HT. OF BLDG. + HT. OF TOP ROOF STRUCTURE)

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	
A	22°31'12.668"N	88°21'42.85"E	7 MT.
B	22°31'12.2"N	88°21'42.8"E	7 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.

NAME OF THE OWNER(S) / APPLICANT(S) _____ NAME OF THE LBS / ARCHITECT _____

OBSERVATION OF OTHER AGENCIES STATEMENT OF THE PLAN PROPOSAL

PART-A:

- ASSESSEE NO. - 110850900152
- DETAIL OF REGISTERED DEEDS :
 BEING NO : 1708, BOOK NO: I, YEAR : 1950
 BEING NO : 2488, BOOK NO: I, YEAR : 1936
 BEING NO : 190411836, BOOK NO: I, YEAR : 2024
 BEING NO : 160320967, BOOK NO: I, YEAR : 2024
 BEING NO : 160320959, BOOK NO: I, YEAR : 2024
 BEING NO : 160320960, BOOK NO: I, YEAR : 2024
- DETAIL OF BOUNDARY DECLARATION:-
 REGISTERED IN BOOK NO.- I, VOLUME NO. - 1603-2025
 PAGE FROM - 281023 TO 281032
 BEING NO. 160310681 FOR THE YEAR - 2025.
- DETAIL OF CORNER SPLAY:-
 REGISTERED IN BOOK NO.- I, VOLUME NO. - 1603-2025
 PAGE FROM - 281033 TO 281043.
 BEING NO. - 160310680 FOR THE YEAR - 2025.
- DETAIL OF POWER OF ATTORNEY :-
 REGISTERED IN BOOK NO.- I, VOLUME NO. - 1603-2024
 PAGE FROM - 561959 TO 561970.
 BEING NO. - 160321531 FOR THE YEAR - 2024.
- a) AREA OF LAND (SQ.) 3600 SQFT = 334.45 SQ.M. (AS PER DEED)
 b) AREA OF LAND = 334.45 SQ.M. (AS PER SITE)
 c) NO. OF STOREY - G+IV
- NO. OF TENEMENTS - 4 NOS.
- SIZE OF TENEMENTS : ABOVE 100 SQM = 4 NOS.

PART-B:

1. AREA OF LAND (AS PER DEED) 5 COTTAGE	=	334.45	SQM
2. AREA OF LAND (AS PER PHYSICAL MEASUREMENT)	=	334.45	SQM
3. AREA OF LAND GIFTED (CORNER SPLAY)	=	2.88	SQM
NET LAND AREA	=	331.57	SQM
3. a) PERMISSIBLE GROUND COVERAGE (60%)	=	200.670	SQM
3. b) PROPOSED GROUND COVERAGE (53.436%)	=	178.718	SQM
4. PROPOSED HEIGHT (IN MT.)	=	15.45	MT.
5. ROAD WIDTH (IN MM) (AS PER PHYSICAL)	=	12.192	MT.

6. PROPOSED AREA CALCULATION :-

FOR RESIDENTIAL		EXEMPTED AREA		NET FLOOR AREA
AT FLOOR	COVERED AREA	GROSS AREA	STAIR & STAIR LOBBY	
GROUND	153.368	153.368	14.7	133.682
1ST FLOOR	178.718	3.811	174.906	3.847
2ND FLOOR	178.718	3.811	174.906	3.847
3RD FLOOR	178.718	3.811	174.906	3.847
4TH FLOOR	178.718	3.811	174.906	3.847
TOTAL	868.24	15.244	852.992	73.5

7. TENEMENTS & CAR PARKING CALCULATION :-

a) RESIDENTIAL :					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	154.418	38.191	192.609	4	100 >= 200 = 4 NOS. REQ. CAR=4

TOTAL NOS. OF CAR PARKING REQUIRED: 4 NOS.

8. PROVIDED CAR PARKING (PIT PARKING 2 LAYER = 5*2 = 10 NOS.) 10 NOS.

9. a) PERMISSIBLE CAR PARKING AREA (GROUND FLOOR) :- (4*75) 100.00 SQM
b) PROVIDED CAR PARKING AREA (GROUND FLOOR) :- 82.56 SQM
EXEMPTION AS PER NEW RULE GROUND FLOOR LOBBY AREA 11.804 SQM
EXEMPTION AS PER NEW RULE SERVICE AREA (1% OF BUA) 8.36 SQM

10. a) PERMISSIBLE F.A.R. 2.250
b) PROPOSED F.A.R. :- (759.118-82.56-11.804-8.36)/334.45 1.962

11. STAIR HEAD ROOM AREA :- 18.49 SQM
12. LIFT LOBBY AREA AT ROOF:- 8.71 SQM
13. OVER HEAD TANK AREA :- 7.65 SQM
14. CUPBOARD AREA 10.80 SQM
15. TERRACE AREA :- 178.718 SQM
17. REQUIRED TREE COVER AREA (2.132%) 7.130 SQM
18. PROVIDED TREE COVER AREA (2.24%) 7.52 SQM
20. OTHER AREA ONLY FOR FEES 38.0 SQM
21. RELAXATION OF AUTHORITY, IF ANY :-

SPECIFICATIONS

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL Z- SECTION WINDOWS.
- CAST-IN-SITU MOSAIC FLOORING.
- 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. PLUNING ON INTERNAL WALLS & CEILING.
- ALL WARDROBE ARE 500 MM WIDE.

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D1	-	2250	1200X2250	W1	300	2250	2100X1950
D2	-	2250	900X2250	W2	300	2250	1800X1950
D3	-	2250	750X2250	W3	300	2250	1500X1950
D4	-	2250	750X2250	W4	300	2250	1475X1950
D5	-	2250	3000X2250	W5	300	2250	900X1950
D6	-	2250	2700X2250	W6	900	2250	750X1250
				W5	900	2250	900X1250
				W6	1200	2250	600X1050

CERTIFICATE OF OWNER

- I SHALL ENGAGE ARCHITECT AND E.S.E DURING CONSTRUCTION
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
- K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDANCE OF ARCHITECT & E.S.E

NAME OF OWNER/APPLICANT
 HARSH KARNANI
CONSTITUTED ATTORNEY FOR DR. SHYAMAL CHATTERJEE
ADDRESS:
 1/3A, RAMMOY ROAD,
 BHAWANIPUR KOLKATA 700025

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT SHALL BE DONE BY SUJIT KUMAR BOSE (EMPAANELLED NO:- 1/12) 84,SULTAN ALAM ROAD, FLAT -3, 1st FLOOR, KOLKATA -700033. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
 SOUMEN ADAK
 E.S.E.-191(0) K.M.C.
ADDRESS:
 NIRBAN ABASAN, E-25/10, E.K.T.P
 PHASE - IV, KOLKATA-700107.

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

NAME OF ARCHITECT
 RAJ KUMAR AGARWAL
 COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
 RAJ AGRAWAL & ASSOCIATES
 8B, ROYD STREET (2ND FLOOR), KOLKATA-16.

UNDERSIGNED HAS INSPECTED THE SITE AND SHALL CARRY OUT 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
 SUJIT KUMAR BOSE
 C.T./12
ADDRESS:
 84,SULTAN ALAM ROAD,
 FLAT -3, 1st FLOOR
 KOLKATA -700033

B.P. NO.: 2025080127 DATE : 30-01-2026

VALID UPTO: 29-01-2031

DIGITAL OF SIGN. OF A.E. DIGITAL OF SIGN. OF E.E.

B. P. NO. - DATED.....
 VALID UP TO.....

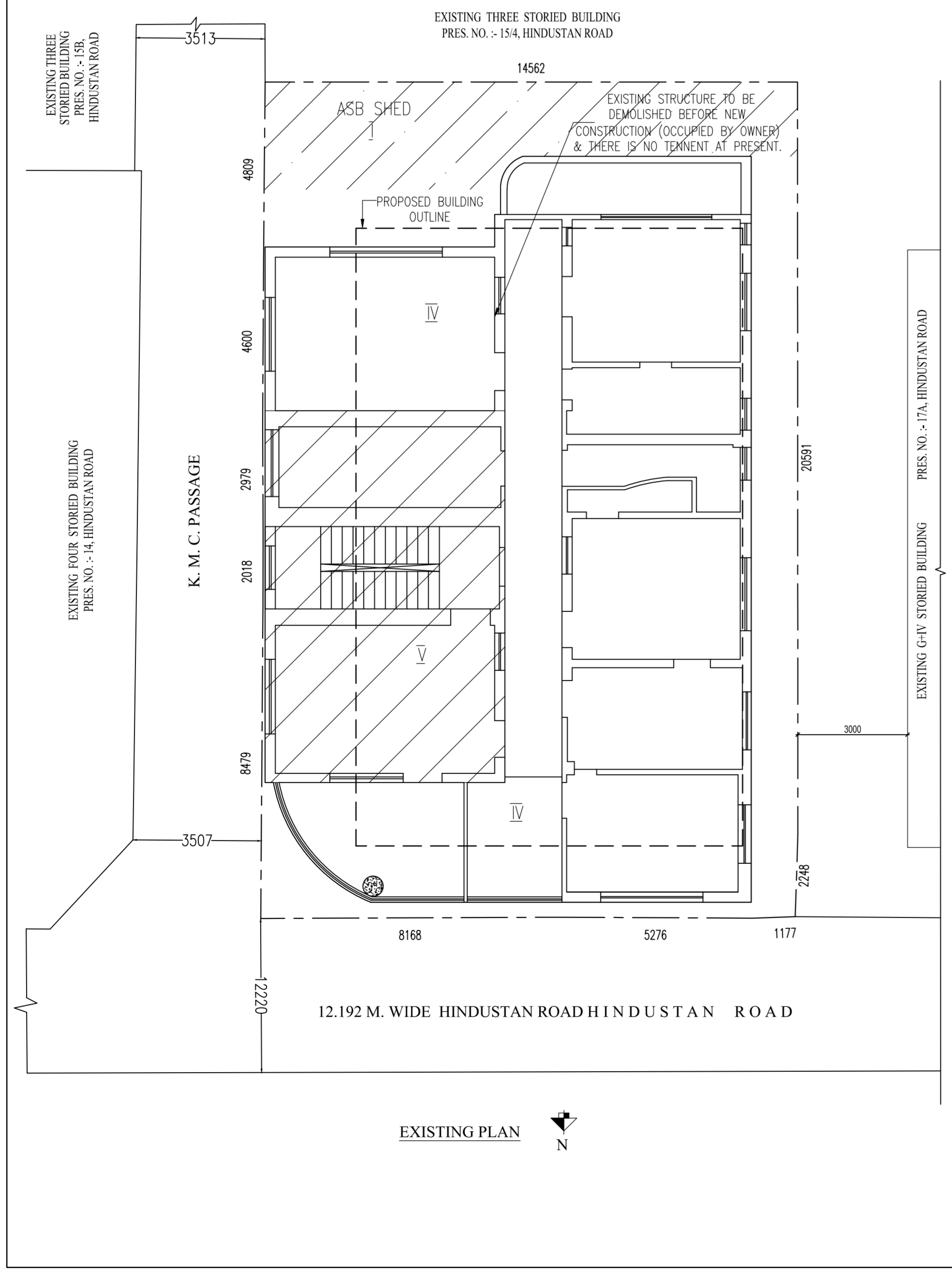
TITLE
 EXISTING STRUCTURE PLAN, GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAIL OF U.G.W.R.

PROJECT
 PROPOSED G+IV (15.45 MT.) STORIED RESIDENTIAL BUILDING AT PRE. NO. - 15/3 HINDUSTAN ROAD, KOLKATA 700029,
 WARD NO.-85, BOROUGH-VIII,
 P.S.- GARIAHAT, P.O.- SARAT BOSE ROAD UNDER SECTION 393A OF K.M.C. BUILDING RULE 2009 & K.M.C. ACT 1980.

DATE	DRG.NO	DEAL	CHECKED	SHEET NO
25.11.2025	ARCH/893/2025	PALLAV	MITHUN	1 OF 2

SCALE
 1:100,50,200
 600,4000

ARCHITECT
 RAJ AGRAWAL & ASSOCIATES
 8B, ROYD STREET, CALCUTTA-16



EXISTING PLAN