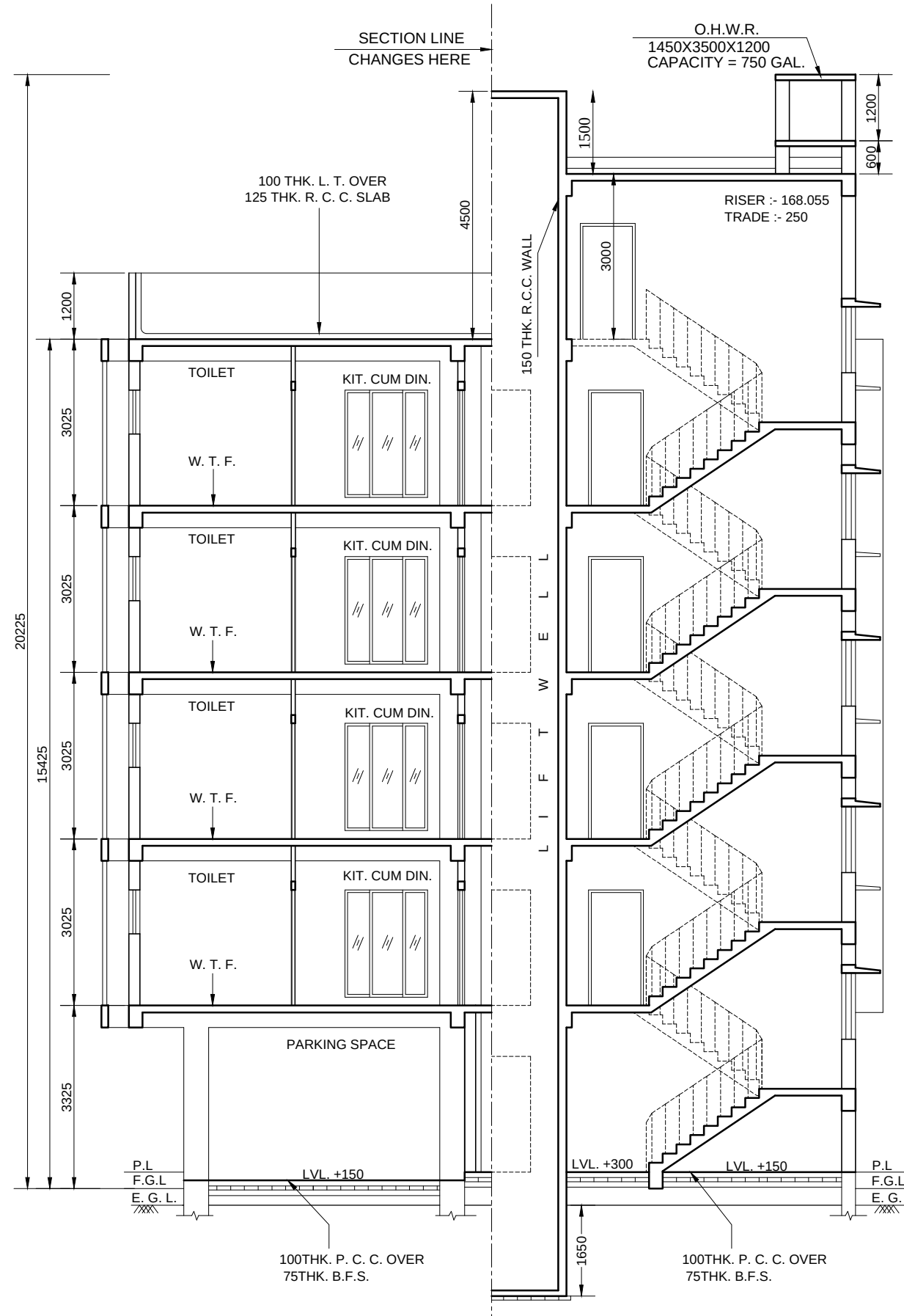




FRONT ELEVATION
SCALE :- 1:100

SIDE ELEVATION
SCALE :- 1:100

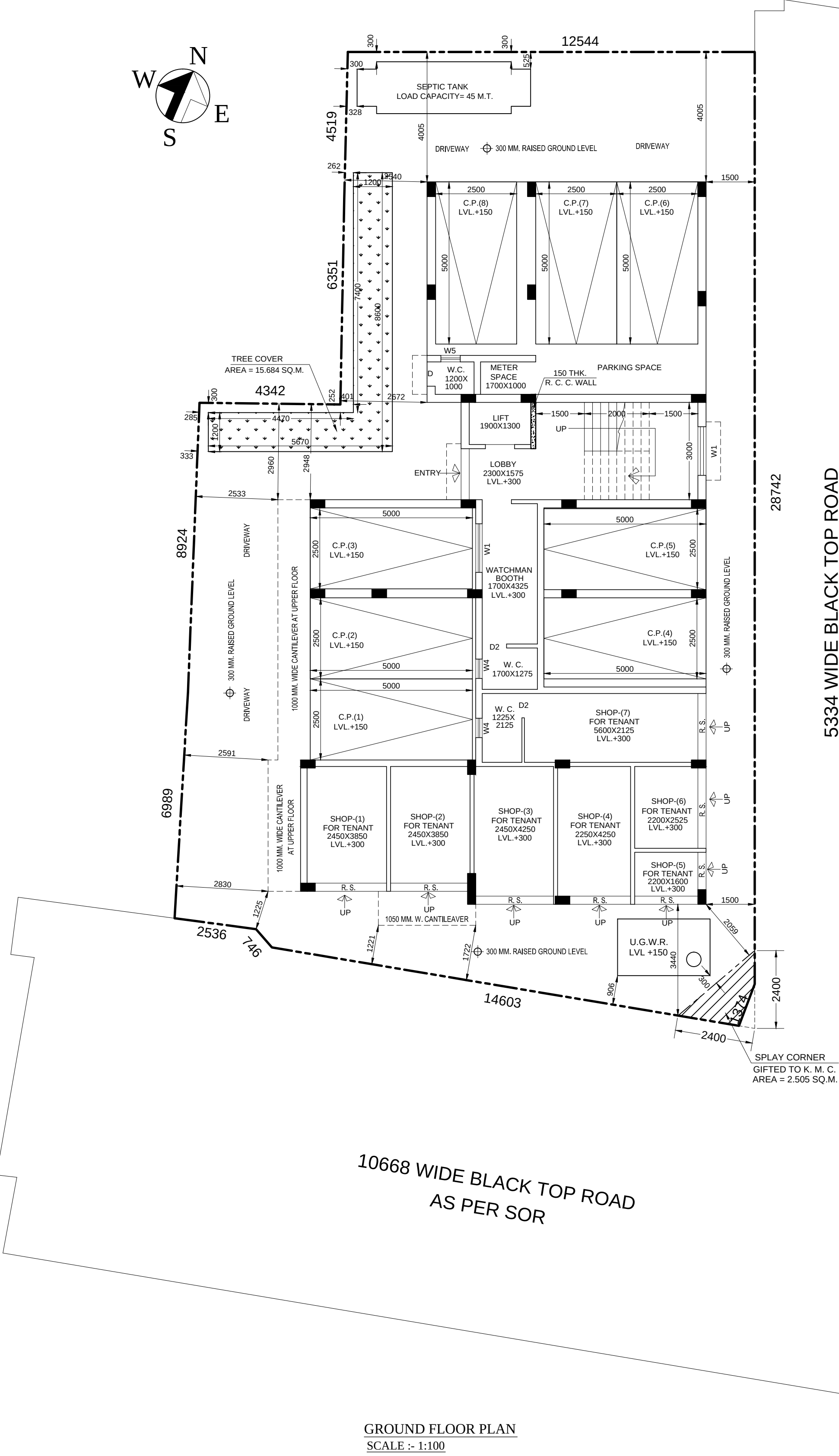


SECTION A-A
SCALE:- 1:100

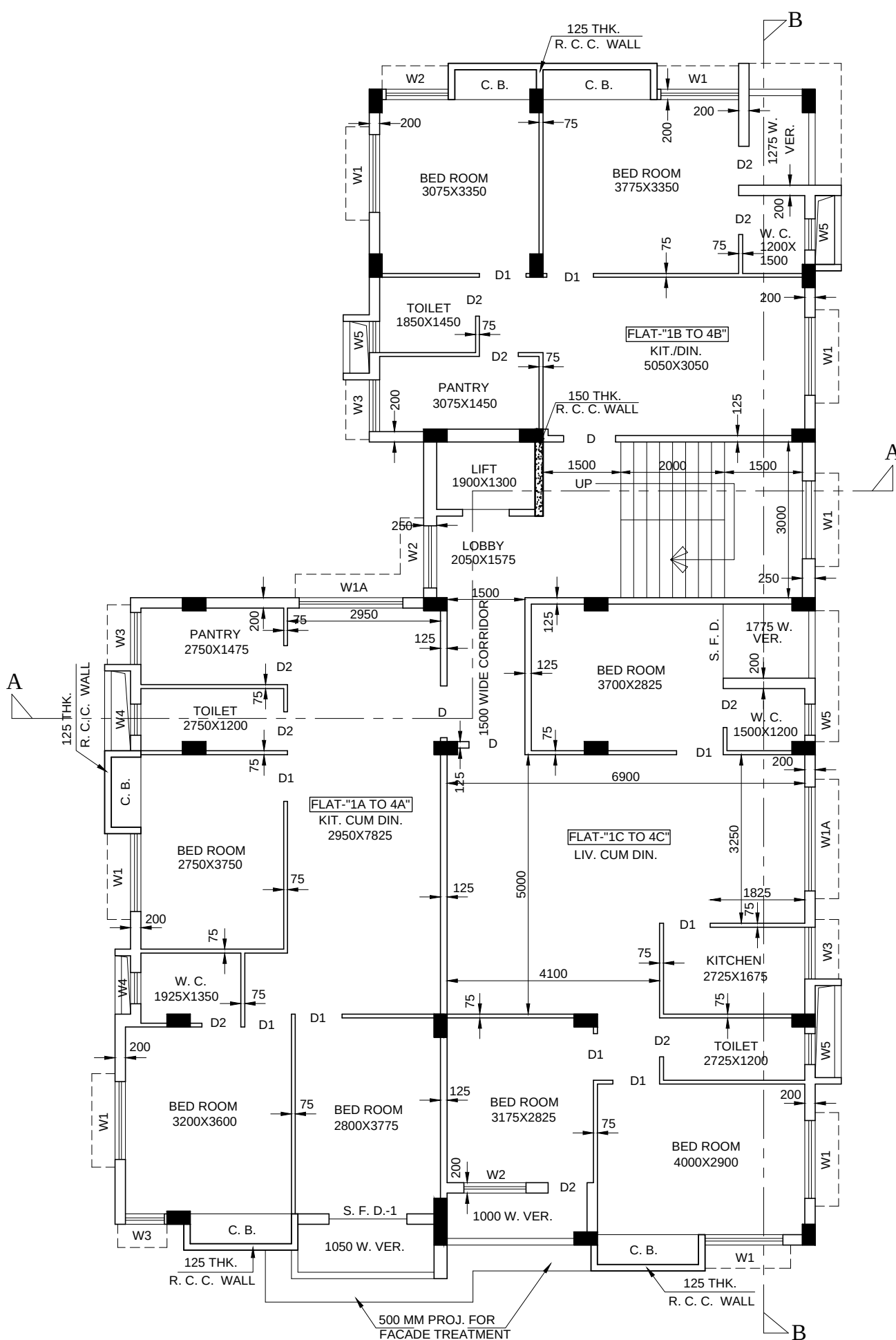


SECTION B-B
SCALE:- 1:100

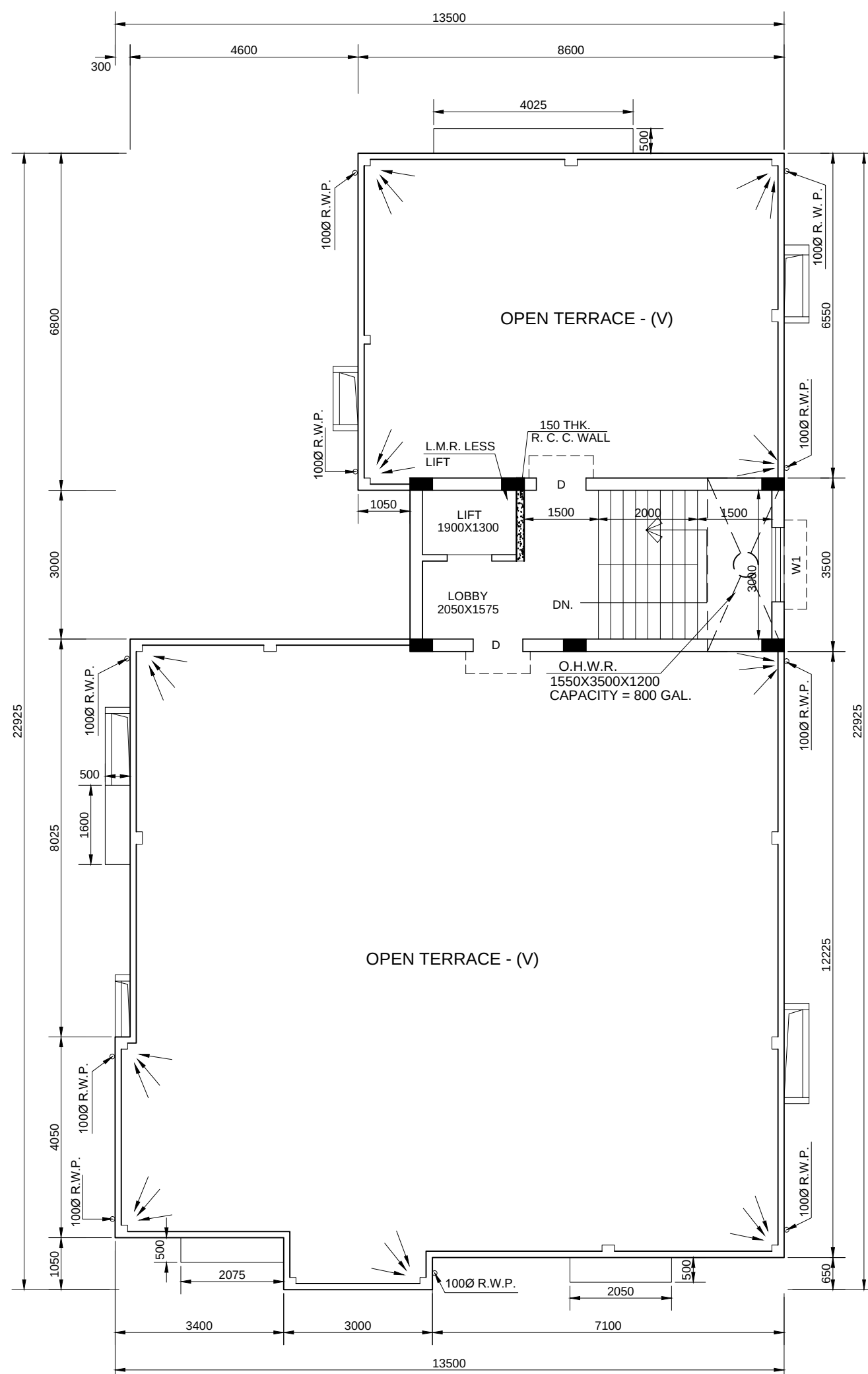
DOOR AND WINDOW SCHEDULE					
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
W1	1500	1200	D	1000	2100
W1A	2000	1950	D1	900	2100
W2	1200	1200	D2	750	2100
W3	1000	1200	S. F. D.	FULL LENGTH	2100
W4	750	1200	S. F. D.-1	1500	2100
W5	600	800			



GROUND FLOOR PLAN
SCALE :- 1:100



1ST TO 4TH FLOOR PLAN
SCALE :- 1:100



ROOF PLAN
SCALE :- 1:100

PROJECT:
PLAN OF A PROPOSED G+V (GROUND + FOUR) STORIED RESIDENTIAL BUILDING AT PREMISES NO.-194, ROY BAHADUR ROAD, WARD NO.- 119, BOROUGH NO.-XIII, UNDER K.M.C. S.S.UNIT, U/S 393A, OF K.M.C. ACT-1980 COMPLYING K.M.C. BUILDING RULE- 2009 (AS AMENDED IN THE YEAR OF 2025)
OWNER / APPLICANT:- SRI SWAPAN PAUL C.A. OF SMT. RINA BANERJEE, SMT. SARBANI CHAKRABORTY, SMT. INDRANI BASU, SRI BIBHASH KARMAKAR ALIAS BIKASH KARMAKAR ALIAS KARFU.

TITLE:-
GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, SECTION, ELEVATIONS ETC.

SPECIFICATIONS & NOTES:-

GRADE OF CONCRETE-M 20 & STEEL Fe 500
PROPORTION OF MORTAR FOR 200 OR 250 TH. B.W=1:6
PROPORTION OF MORTAR FOR 125 & 75 TH. B.W=1:4
MIX. PROPORTION OF MORTAR D.P.C.=1:2:4
MIX. PROPORTION OF MORTAR FOR L.T.=2:2:7
ALL DIMENSIONS ARE IN M.M
SCALE-1:100, OTHERWISE MENTIONED
ALL 125 THK CUP BOARD WALL IS R. C. C. WALL.

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER S.P. PLAN). KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES, IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE KMC 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.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SRI SWAPAN PAUL C.A. OF
SMT. RINA BANERJEE, SMT. SARBANI CHAKRABORTY
SMT. INDRANI BASU & SRI BIBHASH KARMAKAR ALIAS
BIKASH KARMAKAR ALIAS KARFU

NAME OF THE APPLICANT / OWNER

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJOINING ROAD CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G.R. & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MONOJ KUMAR BHATTACHARJEE
(L.B.S NO.- 1267 CLASS-I)
NAME OF L.B.S.

E.S.E. & G.T.E. DECLARATION.

I/WE DO HEREBY UNDERTAKE THAT I/WE 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/US DURING CONSTRUCTION WORK. I/WE WILL SUBMIT THE STRUCTURAL DESIGN CALCULATION, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AT THE TIME OF PLINTH LEVEL APPLICATION. I/WE DO HEREBY ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME/US IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

NIRMALYA CHATTERJEE
(L.I.C NO.- 181 CLASS-I)
NAME OF E.S.E

PRASANTA KUMAR GHOSH
(L.I.C NO.- II CLASS-I)
NAME OF THE GEO TECHNICAL ENGR.

STATEMENT OF THE PLAN PROPOSAL

PART - A:- ASSESSEE NO:- 41-119-07-0194-7

DET. OF DEED :- (1)	DET. OF BOUNDARY DECL.:-	DET. OF SPILY CORNER:-
BOOK NO.- I VOLUME NO.- 1602-2025 PAGE FROM- 229464 TO 229492 DEED NO.- 160206495 DATED - 07/05/2025 D.S.R. - II SOUTH 24 PARGANAS.	BOOK NO.- I VOLUME NO.- 1602-2025 PAGE FROM- 826870 TO 826889 DEED NO.- 160216807 DATED - 01/12/2025 D.S.R. - II SOUTH 24 PARGANAS	BOOK NO.- I VOLUME NO.- 1602-2025 PAGE FROM- 826717 TO 826728 DEED NO.- 160216805 DATED - 01/12/2025 D.S.R. - II SOUTH 24 PARGANAS
DET. OF POWER OF ATTORNEY BOOK NO.- I VOLUME NO.- 1602-2025 PAGE FROM- 541555 TO 541573 DEED NO.- 160212150 DATED - 27/08/2025 D.S.R. - II SOUTH 24 PARGANAS.	DET. OF NON EVICTION OF TENANT:- BOOK NO.- I VOLUME NO.- 1602-2025 PAGE FROM- 826683 TO 826692 DEED NO.- 160216806 DATED - 01/12/2025 D.S.R. - II SOUTH 24 PARGANAS	AREA OF PLOT:- AS PER DEED = 06K.10CH. 4151SFT. (446.953 SQ.M.) AS PER BOUNDARY DECL. = 06K.10CH. 39.581 SFT. (446.821 SQ.M.) AS PER BALUO = 0.1107 ACRE = (447.942 SQ.M.)

PART - B

- PERMISSIBLE GROUND COVERAGE = 268.093 SQM.(60%)
 - PROPOSED GROUND COVERAGE = 247.725 SQM.(55.442%)
 - HEIGHT OF THE BUILDING- 15.425M.
 - OVER HEAD WATER TANK AREA = 5.425 SQM.
 - STAIR COVER AREA = 22.573 SQM.
 - LIFT TOP SLAB AREA = 3.853 SQM.
- 7) PROPOSED FLOOR AREA
- | FLOOR MKD. | COVERED AREA (SQM.) | LIFT WELL AREA (SQM.) | NET COV. AREA (SQM.) | STAIR WAY AREA (SQM.) | LIFT LOBBY AREA (SQM.) | NET FLOOR AREA (SQM.) |
|------------|---------------------|-----------------------|----------------------|-----------------------|------------------------|-----------------------|
| GR.FL. | 232.601 | -- | 232.601 | 15.000 | 3.229 | 214.372 |
| 1ST. FL. | 247.725 | 2.470 | 245.255 | 15.000 | 3.229 | 227.026 |
| 2ND. FL. | 247.725 | 2.470 | 245.255 | 15.000 | 3.229 | 227.026 |
| 3RD. FL. | 247.725 | 2.470 | 245.255 | 15.000 | 3.229 | 227.026 |
| 4TH. FL. | 247.725 | 2.470 | 245.255 | 15.000 | 3.229 | 227.026 |
| TOTAL | 1223.501 | 9.880 | 1213.621 | 75.000 | 16.145 | 1122.476 |
- 8) PERMISSIBLE F.A.R. :- 2.25
PROPOSED F.A.R. :- (122.476-120.75) / 446.821 = 2.242
- 9) CAR PARKING AREA = 120.75 SQM.
- 10) REQUIRED CAR PARKING :- 06 NOS. PROPOSED CAR PARKING :- 08 NOS.
- 11) TOTAL CUP BOARD AREA = 19.800 SQM.
- 12) REQUIRED TREE COVER AREA :- 3.034 % (13.557 SQ.M.)
PROPOSED TREE COVER AREA :- 3.510 % (15.684 SQ.M.)
- 13) SHOP AREA :-
COVERED AREA = 69.398 SQM.
CARPET AREA = 62.578 SQM.
REQ. CAR PARKING = 01 NO.
- 14) TENEMENTS' CALCULATION :-
- | FLAT MKD. | TENAMENT AREA | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQ. CAR PARKING |
|-----------|---------------|-------------------------------|----------------------|-----------------|---|
| 1A TO 4A | 77.416 SQM. | 12.25 SQM. | 89.666 SQM. | 04 | > 50 < 75 = 04NOS.
> 75 < 100 = 08NOS.
REQ. CAR PARKING = 05 NOS. |
| 1B TO 4B | 58.480 SQM. | 9.25 SQM. | 67.73 SQM. | 04 | |
| 1C TO 4C | 85.016 SQM. | 13.452 SQM. | 98.468 SQM. | 04 | |

SPACE FOR K.M.C. USES

B.P. NO.-> 2025130194 DATE :- 13.03.2026 VALID UP TO :- 12.03.2031

CERTIFICATE
Premises No. :- 194, ROY BAHADUR ROAD
Assessee No. :- 41-119-07-0194-7
Name Of Owner(s)/Applicant(s) :- SRI SWAPAN PAUL C.A. OF SMT. RINA BANERJEE, SMT. SARBANI CHAKRABORTY, SMT. INDRANI BASU & SRI BIBHASH KARMAKAR ALIAS SRI BIKASH KARMAKAR ALIAS KARFU

Area Of Land (AS PER BD) :- 06K.10CH. 39.581 SFT. (446.821 SQ.M.)
Name Of L.B.S / Architect :- MONOJ KUMAR BHATTACHARJEE
Permissible Top Elevation In Reference To Ccm Issued By A.A. :- 33.03 MM (AMSL)

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84 Latitude Longitude	AMSL
North East Corner	22° 30'0.00"N 88° 19'27.0"E	6.4 Mtr.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI SWAPAN PAUL C.A. OF
SMT. RINA BANERJEE,
SMT. SARBANI CHAKRABORTY,
SMT. INDRANI BASU,
SRI BIBHASH KARMAKAR ALIAS
SRI BIKASH KARMAKAR ALIAS
KARFU

MONOJ KUMAR BHATTACHARJEE
(L.B.S NO.- 1267 CLASS-I)
NAME OF L.B.S.

CONSULTANT:	DRAWN BY:-	
	ARPITA BHATTACHARJEE	
WWW.CONSOLKOLKATA.COM	CHECKED BY:-	
	DEBASREE DAS	
	SHEET NO.-> ARC. 001	