



SHEET TITLE
GROUND FLOOR, FIRST, SECOND, THIRD & ROOF FLOOR
PLANS, ELEVATIONS, SECTIONS.

DRAWN BY - R.B. **DATE** -17-04-2025

DEALT BY - J.D.

SCALE - 1:100
(Unless mentioned otherwise)

PART - A : **MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**

ASSESSEE No. 311071422483
NAME OF THE RECORDED OWNER -
SRI SHAMBU KUNDU, PROPRIETOR OF **LOKENATH CONSTRUCTION** or
CONSTITUTED ATTORNEY OF SRI DIPAK NASKAR

NAME OF THE APPLICANT -
SRI SHAMBU KUNDU, PROPRIETOR OF **LOKENATH CONSTRUCTION** or
CONSTITUTED ATTORNEY OF SRI DIPAK NASKAR

1. **DETAILS OF REGISTERED DEED 1**
BOOK No. 1, VOLUME No. 47, PAGE FROM 102 To 110,
BEING No. 1901, DATED: 02/08/1998 AT A.D.S.R., SOUTH 24 PARGANAS.

2. **DETAILS OF REGISTERED DEED 2**
BOOK No. 1, VOLUME No. 13, PAGE FROM 8559 To 8574,
BEING No. 05083, DATED: 16/11/2011 AT A.D.S.R.-III, SOUTH 24 PARGANAS.

3. **DETAILS OF REGISTERED POWER OF ATTORNEY**
BOOK No. 1, VOLUME No. 1903-2024, PAGE FROM 107703 To 107717,
BEING No. 19034509, DATED: 15/03/2024 AT A.D.S.R.-III, SOUTH 24 PARGANAS.

4. **DETAILS OF REGISTERED BOUNDARY DECLARATION**
BOOK No. 1, VOLUME No. 1903-2024, PAGE FROM 458280 To 458290,
BEING No. 160317034, DATED: 28/10/2024 AT A.D.S.R.-II, SOUTH 24 PARGANAS.

5. **DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND)**
BOOK No. 1, VOLUME No. 1903-2024, PAGE FROM 458284 To 458286,
BEING No. 160317826, DATED: 28/10/2024 AT A.D.S.R.-II, SOUTH 24 PARGANAS.

6. **DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLOYED)**
BOOK No. 1, VOLUME No. 1903-2024, PAGE FROM 458287 To 458290,
BEING No. 160317826, DATED: 28/10/2024 AT A.D.S.R.-II, SOUTH 24 PARGANAS.

7. **DETAILS OF K.M.C. MUTATION**
M/107/20-MAR-24/226 DATED: 20/03/2024.

8. **DETAILS OF R.I.L.R.O. MUTATION**
18/2802/MUT/BL & LRO/ATM/KASBA/09, DATED: 30/10/2009.
18/2806/MUT/BL & LRO/ATM/KASBA/09, DATED: 26/10/2009.

9. **DETAILS OF R.I.L.R.O. CONVERSION**
173410/BL/ROKOL, DATED 04/10/2024.
173411/BL/ROKOL, DATED 04/10/2024.

10. **NOC FROM LMDA**
MEMO No. 173/EE/CPD-HEA/MKMDA/324, DATED: 28/03/2025

PART - B :
1. **AREA OF THE LAND**
AS PER DEED & ASSESSMENT BOOK COPY : 04 K. - 07 Ch. - 39 Sq.ft.
AS PER REGISTERED BOUNDARY DECLARATION : 04 K. - 07 Ch. - 13.94 Sq. Ft.
AS PER BL & LRO DOCUMENT : 298.118 Sq.M.
2. **PERMISSIBLE GROUND COVERAGE** : 0.0732 ACRES
3. **PROPOSED GROUND COVERAGE** : 169.121 Sq. M. (56.729%)
4. **PROPOSED AREA** : 165.765 Sq. M. (55.604%)

FLOOR **TOTAL FLOOR AREA** **TOTAL EXEMPTED AREA** **EFFECTIVE FLOOR AREA** **TOTAL EXEMPTED AREA** **NET FLOOR AREA**

GROUND 162.969 — — 162.969 12.015 3.000 147.954

FIRST 165.765 2.144 0.375 163.246 12.015 3.000 148.231

SECOND 165.765 2.144 0.375 163.246 12.015 3.000 148.231

THIRD 165.765 2.144 0.375 163.246 12.015 3.000 148.231

TOTAL 640.264 6.432 1.125 652.707 48.060 12.000 592.647

5. **TOTAL RESIDENTIAL AREA** : 599.705 Sq.M.
6. **TOTAL COMMON AREA** : 76.001 Sq.M.

7. **CAR PARKING CALCULATION**
(A)

COVERED AREA (Sq.M.) SHARE COMMON TENEMENT TENEMENT Nos. OF REQUIRED CAR PARKING

FLAT - A1, A2, A3 75.692 13.078 88.770 75-100 Sq.M. 3 3

FLAT - B1, B2, B3 70.937 12.256 83.193 75-100 Sq.M. 3 3

MERCANTILE RETAIL (SHOP) COVERED AREA 29.706 Sq.M. 0

BUSINESS AREA (OFFICE) COVERED AREA 23.296 Sq.M. 0

TOTAL NO. OF CAR PARKING REQUIRED 3

(B) Nos. OF CAR PARKING PROVIDED COVERED : 3 Nos. OPEN : 0 No.

(C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) : 3 x 25 = 75

(D) ACTUAL AREA FOR PARKING PROVIDED : 83.816 Sq.M.

8. PERMISSIBLE F.A.R. : 1.75

9. PROPOSED F.A.R. : (592.647 - 75) / 298.118 = 1.736

10. **STATEMENT OF OTHER AREAS**

FLOOR **CUPBOARD** **LOFT**

GROUND — — —

FIRST 4.075 — 2.466

SECOND 4.075 — 2.466

THIRD 4.075 — 2.466

TOTAL 12.225 — 7.398

11. **TOTAL FLOOR AREA FOR FEES**

FLOOR AREA **TOTAL ADDITIONAL FLOOR AREA FOR FEES** **TOTAL AREA FOR FEES**

652.707 Sq.M. 47.728 Sq.M. 700.435 Sq.M.

12. AREA OF LIFT MACHINE ROOM STAIR : 3.200 Sq.M.
13. AREA OF OVERHEAD TANK : 9.775 Sq.M.
14. AREA OF STAIR HEADROOM : 6.302 Sq.M.
15. AREA OF TREE COVER (REQUIRED) : 15.150 Sq.M.
16. AREA OF TREE COVER (PROPOSED) : 5.236 Sq.M. (1.76 % OF LAND)
17. AREA OF TREE COVER (PROPOSED) : 5.847 Sq.M. (1.96% OF LAND)
18. AREA OF C.B. & LOFT (PERMISSIBLE) : 20.378 Sq.M. (3 %)
19. AREA OF C.B. & LOFT (PROPOSED) : 19.623 Sq.M. (2.802 %)

19. CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL

Point - A LATITUDE 22°30'52.97N LONGITUDE 88°23'21.07E SITE ELEVATION (AMSL) 5 METERS

Point - B LATITUDE 22°30'52.47N LONGITUDE 88°23'20.87E

Point - C LATITUDE 22°30'52.77N LONGITUDE 88°23'21.47E

Point - D LATITUDE 22°30'52.77N LONGITUDE 88°23'21.47E

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against me as per law.

ARCHITECT
Joydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

APPLICANT
SRI SHAMBU KUNDU,
PROPRIETOR OF **LOKENATH CONSTRUCTION** or
CONSTITUTED ATTORNEY OF
SRI DIPAK NASKAR

SPECIFICATIONS

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT Fe 415.
- SINGLE LAYER BPS WITH PICKED JHAMA BRICKS.
- C&A CONC. WITH JHAMA BRICK IN FOUNDATION AND UNDER FLOOR.
- 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) AT OUTSIDE WALLS.
- 100 MM & 75 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED H.B. NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAL WOOD.
- 38 MM THICK DOOR PARTIES WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL FLY.
- WHICHOS ARE ALUMINUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
- 19 MM THK. CEM. PLASTER (1:4) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAM, CHAJJA ETC.
- 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMER AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
- DEPTH OF SOIL UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF RISING/DRINKING COLUMNS.

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1350	2100	W1	1800	1800
D2	1200	2100	W2	1400	1800
D3	1050	2100	W3	1350	1800
D4	900	2100	W4	1200	1800
D5	750	2100	W5	900	1050
D6	625	2100	W6	600	750
RS-1	2675	2100			
SLD-1	2700	2100			

CERTIFICATE OF THE GEO TECHNICAL ENGINEER

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

G.T.E.
Kallol Kumar Ghoshal
G.T. No. 149

CERTIFICATE OF THE STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND THE STRUCTURAL DESIGN OF THE BUILDING PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF THE SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

E.S.E.
Kunal Sinha Mahapatra
E.S.E. 116171(K.M.C.)

CERTIFICATE OF THE ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER THE PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (4.255 METERS) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILD-ABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL, SITE PLAN AND KEY PLAN AS PER SITE. I WILL SUPERVISE THE CONSTRUCTION OF THE PROPOSED BUILDING.

ARCHITECT
Jaydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :

- I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN.
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE ADDING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE SITE WAS IDENTIFIED BY ME.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

APPLICANT
SRI SHAMBU KUNDU,
PROPRIETOR OF **LOKENATH CONSTRUCTION** or
CONSTITUTED ATTORNEY OF
SRI DIPAK NASKAR

BUILDING PERMIT No. 2025120034 **DATE: 25-APR-25**
VALID UPTO: 24-APR-30

N.A.
SIGNATURE OF E.E. **SIGNATURE OF A.E.**

PROPOSED G+III STORIED (12.500 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 532, RAJDANGA MAIN ROAD, WARD - 107, MOUZA- KASBA, J.L. NO. 13, TOLUZI NO. 145, COMPRISING IN R.S. KHATIAN NO.445 R.S. DAG NO. 2675, APPERTAINING TO KHATIAN NO. 753, DAG NO. 2676, UNDER K.M.C., P.S. KASBA, BOROUGH- XII, KOLKATA- 700 107.