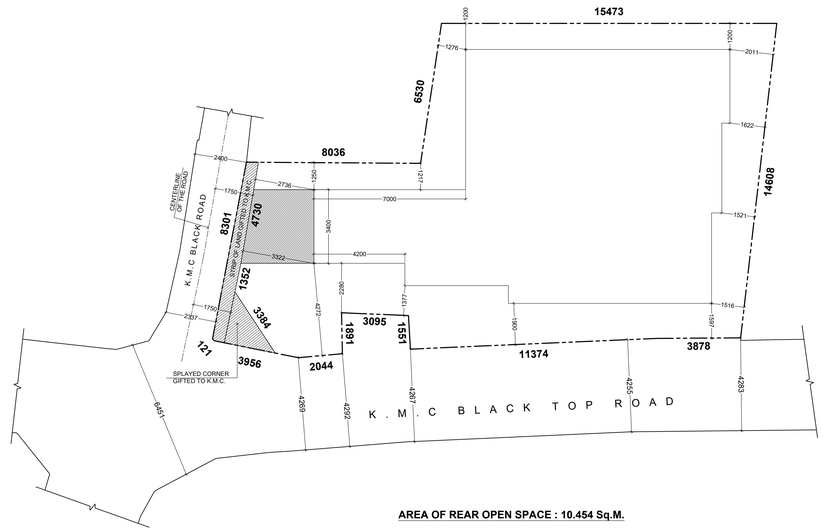
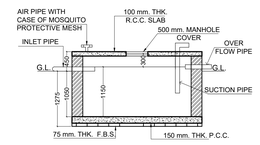
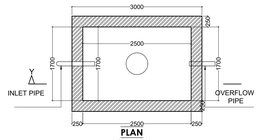


AREA OF REAR OPEN SPACE : 10.454 Sq.M.

AVERAGE REAR OPEN SPACE
= 10.454 / 3.4 = 3.074 M.
SCALE - 1:100

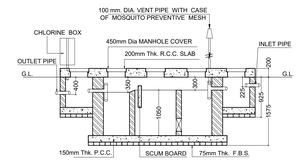


SECTION X-x
SCALE 1:50



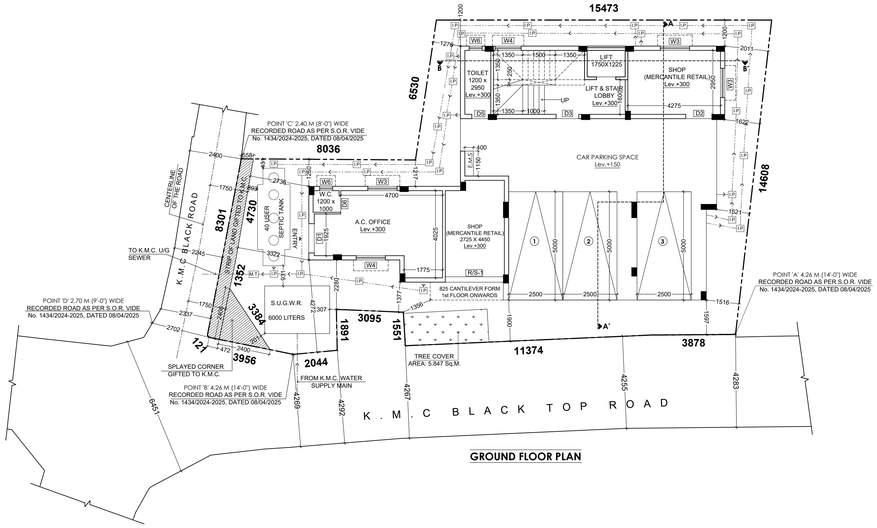
PLAN
SCALE 1:50

DETAILS OF SEMI UNDERGROUND WATER RESERVOIR OF CAPACITY 6000 LITERS

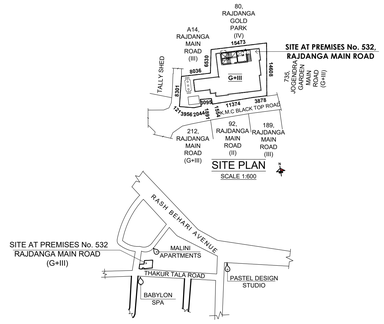


SECTION AT X-X

SCALE 1:50



GROUND FLOOR PLAN



SHEET No. 1 of 2

SHEET TITLE

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAILS OF SEPTIC TANK & S.U.G.W.R, CALCULATION OF AVERAGE BACK OPEN SPACE.

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

DEALT BY - J.D.

SCALE - 1:100
(Unless mentioned otherwise)

N

PART - A : MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

ASSESSEE No. **311071622683**
NAME OF THE RECORDED OWNER -
SRI DIPAK NASKAR
NAME OF THE APPLICANT -
SRI SHAMBHU KUNDU, PROPRIETOR OF **LOKENATH CONSTRUCTION** as CONSTITUTED ATTORNEY OF SRI DIPAK NASKAR

1. **DETAILS OF REGISTERED DEED 1**
BOOK No. I, VOLUME No. 47, PAGE FROM 102 To 110,
BEING No. 1901, DATED: 02/08/1996 AT A.D.S.R., SOUTH 24 ALIPORE.
2. **DETAILS OF REGISTERED DEED 2**
BOOK No. I, VOLUME No. 13, PAGE FROM 8559 To 8574,
BEING No. 05083, DATED: 16/11/2011 AT D.S.R.-III, SOUTH 24 PARGANAS
3. **DETAILS OF REGISTERED POWER OF ATTORNEY**
BOOK No. I, VOLUME No.1603-2024, PAGE FROM 107703 To 107717,
BEING No. 160304509, DATED: 15/03/2024 AT D.S.R.-III, SOUTH 24 PARGANAS.
4. **DETAILS OF REGISTERED BOUNDARY DECLARATION**
BOOK No. I, VOLUME No. 1603-2024, PAGE FROM 458280 To 458290,
BEING No. 160317934, DATED: 28/10/2024 AT D.S.R.– III SOUTH 24-PARGANAS.
5. **DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND)**
BOOK No. I, VOLUME No.1603-2024, PAGE FROM 458254 To 458266,
BEING No. 160317936, DATED: 28/10/2024 AT D.S.R.-III SOUTH 24 PARGANAS.
6. **DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAYED)**
BOOK No. I, VOLUME No.1603-2024, PAGE FROM 458267 To 458279
BEING No. 160317935, DATED: 28/10/2024 AT D.S.R.-III SOUTH 24 PARGANAS.
7. **DETAILS OF K.M.C. MUTATION**
M/107/20-MAR-24/1295 DATED : 20/03/2024.
8. **DETAILS OF BL & LRO. MUTATION**
18/2802/MUT/BL & LRO/ATM/KASBA/09 , DATED : 30/10/2009.
18/2696/MUT/BL & LRO/ATM/KASBA/09, DATED : 26/10/2009.
9. **DETAILS OF BL & LRO. CONVERSION**
17/3410/BLLRO/KOL DATED 04/10/2024.
17/3411/BLLRO/KOL DATED 04/10/2024.
10. **NOC FROM KMDA**
MEMO No. 173/EE/ECPD-I/E&AM/KMDA/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.
= 300.445 Sq.M.
AS PER REGISTERED BOUNDARY DECLARATION : 04 K. - 07 Ch. - 13.94 Sq. Ft.
= 298.118 Sq.M.
AS PER BL & LRO DOCUMENT : 0.0732 ACRES
2. PERMISSIBLE GROUND COVERAGE :169.121 Sq. M. (56.729%)
3. PROPOSED GROUND COVERAGE :165.765 Sq. M. (55.604%)

4. **PROPOSED AREA**

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA		EFFECTIVE FLOOR AREA	TOTAL EXEMPTED AREA		NET FLOOR AREA
		LIFT WELL	STAIR WELL		STAIRWAY	LIFT LOBBY	
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	**660.264**	**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 AREA	TENEMENT SIZE (Sq.M.)	TENEMENT SIZE RANGE	Nos. OF TENEMENT	REQUIRED CAR PARKING
FLAT - A : 75.692	13.078	88.770	75 -100 Sq.M.	3	3
FLAT - B : 70.937	12.256	83.193	75 -100 Sq.M.	3	
MERCANTILE RETAI (SHOP)	COVERED AREA		29.706 Sq.M.		0
	CARPET AREA		24.290 Sq.M.		
BUSINESS AREA (OFFICE)	COVERED AREA		23.296 Sq.M.		0
	CARPET AREA		19.534 Sq.M.		
TOTAL NOs. 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 LIFT MACHINE ROOM : 9.775 Sq.M
13. AREA OF OVERHEAD TANK : 6.392 Sq.M.
14. AREA OF STAIR HEADROOM : 15.130 Sq.M.
15. AREA OF TREE COVER (REQUIRED) : 5.236 Sq.M. (1.76 % OF LAND)
AREA OF TREE COVER (PROPOSED) : 5.847 Sq.M. (1.96% OF LAND)
16. AREA OF C.B. & LOFT (PERMISSIBLE) : 20.979 Sq.M. (3 %)
AREA OF C.B. & LOFT (PROPOSED) : 19.623 Sq.M. (2.802 %)

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

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
Point - A	22°30'52.0"N	88°23'21.0"E	5 METERS
Point - B	22°30'52.6"N	88°23'20.9"E	
Point - C	22°30'52.3"N	88°23'21.2"E	
Point - D	22°30'52.7"N	88°23'21.4"E	

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 KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

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

APPLICANT
SRI SHAMBHU KUNDU,
PROPRIETOR OF **LOKENATH CONSTRUCTION** as
CONSTITUTED ATTORNEY OF
SRI DIPAK NASKAR

SPECIFICATIONS

1. STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
2. GRADE OF REINFORCEMENT Fe 415.
3. SINGLE LAYER BFS WITH PICKED JHAMA BRICKS.
4. CEM. CONC. WITH JHAMA KHOA IN FOUNDATION AND UNDER FLOOR.
5. 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:6) AT OUTSIDE WALLS.
6. 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.
7. 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 3% WATER PROOFING COMPOUND.
8. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
9. 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
10. WINDOWS ARE ALUMINIUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
11. 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
12. 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
13. 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERNT COLOUR AS PER DIRECTION, ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
14. PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
15. RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
16. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING 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
R/S-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. I/49

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. II/617(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.

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

1. I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING(AS PER B.S. PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE , THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. 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.
6. DURING DEPARTMENTAL INSPECTION THE SITE WAS IDENTIFIED BY ME.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

APPLICANT
SRI SHAMBHU KUNDU,
PROPRIETOR OF **LOKENATH CONSTRUCTION** as
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.

Digitally signed by KAJAL ROY
Date: 2025.04.25 14:14:21 +05'30'
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, TOUZI 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.