



BAL MUKUND MAKKAR ROAD

GROUND FLOOR PLAN
SCALE- 1:100

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2023-24 OF D.O. (B) DT. 07/12/2023
 PREMISES NO. 15, BAL MUKUND MAKKAR ROAD, WILKATA - 700007, WARD - 41, BOROUGH - V, P.S. - JORASANKO, ASSESSEE NO. UH0002849
 AREA OF LAND 994.98 SQ.M. (AS PER DEED)

NAME OF ARCHITECT: SUJOY MUKHERJEE (CA/98/23761)
 POSSIBLE HEIGHT IN REFERENCE TO CGM (ISSUED BY AM 20.00 M)
 PROPOSED HEIGHT OF BUILDING (AMSL) = 15.00 M (HT TOP ROOF STRUCTURE) = 34.45 M (HT TOP OF BUILDING)
 CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROJECT | CO-ORDINATE IN WGS 84 | SITE ELEVATION (AMSL) |
|---|-----------------------|-----------------------|
| | LATITUDE | LONGITUDE |
| A | 22°34'47"N | 88°21'57"E |
| B | 22°34'47"N | 88°21'57"E |
| C | 22°34'47"N | 88°21'57"E |
| D | 22°34'47"N | 88°21'57"E |

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

SUJOY MUKHERJEE
 Regn. No. - CA/98/23761
 NAME OF LICENSED BUILDING SURVEYOR

SHEIKH NASIRUDDIN, SHABNAM NASBER
 NAME OF OWNER

OBSERVATION OF OTHER AGENCIES

1) NOC OF ULC - NO. 1052/JUL/KOLKATA/2024, DATED-17/05/2024

STATEMENT OF THE PLAN PROPOSAL

PART-A:
 1. ASSESSEE NO. - 11041010149
 2. DETAIL OF REGISTERED DEED :-
 REGISTERED IN BOOK NO. - 1, VOLUME NO. - 1904-2023
 PAGE FROM - 582736 TO 582774
 BEING NO. 190412267 ARA - N.
 3. DETAIL OF BOUNDARY DECLARATION:-
 REGISTERED IN BOOK NO. - 1, VOLUME NO. - 1904-2024
 PAGE FROM - 60712 TO 60723
 BEING NO. 190201159 FOR THE YEAR - 2024.
 ARA - II.
 4.a) DETAIL OF UNDERTAKING FOR TENANTS:-
 REGISTERED IN BOOK NO. - 1, VOLUME NO. - 1902-2024
 PAGE FROM - 60724 TO 60733
 BEING NO. 190201160 FOR THE YEAR - 2024.
 ARA - I.
 4.b) DETAIL OF DETAIL OF STRIP OF LAND:-
 REGISTERED IN BOOK NO. - 1, VOLUME NO. - 1901-2025
 PAGE FROM - 194451 TO 194462
 BEING NO. 190106129 FOR THE YEAR - 2025.
 ARA - I.
 4.c) DETAIL OF DETAIL OF STRIP CORNER :-
 REGISTERED IN BOOK NO. - 1, VOLUME NO. - 1901-2025
 PAGE FROM - 194205 TO 194216
 BEING NO. 190106130 FOR THE YEAR - 2025.
 ARA - I.
 5.a) AREA OF LAND - 994.98 sq.m (AS PER DEED)
 b) AREA OF LAND - 994.98 sq.m (AS PER SITE)
 c) NO. OF STOREY - 04

SCHEDULE OF DOORS & WINDOWS

| TYPE | SL | UNIT | SIZE | TYPE | SL | UNIT | SIZE |
|------|----|------|-----------|------|-----|------|-----------|
| D | - | 2100 | 1800X2100 | WS | 003 | 2100 | 1800X2100 |
| D | - | 2100 | 1100X2100 | WS | 004 | 2100 | 1100X2100 |
| D | - | 2100 | 900X2100 | WS | 005 | 2100 | 900X2100 |
| D | - | 2100 | 1000X2100 | WS | 006 | 2100 | 1000X2100 |
| D | - | 2100 | 1000X2100 | WS | 007 | 2100 | 1000X2100 |
| D | - | 2100 | 1000X2100 | WS | 008 | 2100 | 1000X2100 |

GENERAL NOTES

- ALL DIMENSIONS ARE IN MM.
- ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
- ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
- EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM THK. WITH 1:4 MORTAR.
- ALL CONC. GRADE IS M20 (1:1.5:3).
- ALL WARSOROBES ARE 500 MM WIDE.

DISCLAIMER

THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC., RESULTING SOME REDUCTION IN CARPET AREA.

UNDESIGNED HAS INSPECTED THE SITE AND 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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEOTECH ENGINEER
 ALOK ROY
 C.T./ NO. - 11

1. I ENGAGED ARCHITECT AND ESE DURING CONSTRUCTION.
 2. I FOLLOWED THE INSTRUCTIONS OF ARCHITECT AND ESE DURING CONSTRUCTION OF THE BUILDING.
 3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE.
 4. IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FALSE THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. 5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK DECIDED UNDER THE GUIDANCE OF ARCHITECT & ESE.

SHEIKH NASIRUDDIN, SHABNAM NASBER
 NAME OF OWNERS

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 CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK.

SUJOY MUKHERJEE
 M. Arch. (Urban Design) Architect And Urban Designer
 Regn. No. - CA/98/23761

NAME OF ARCHITECT

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 HAS BEEN DONE BY BOSE ENGINEERS (MR. SUJIT KUMAR BOSE) (ENROLLMENT NO. - G.T./7/12) 53, PURNA CHANDRA MITRA LANE, (GROUND FLOOR), KOLKATA-700033. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ASHEM KUMAR DAS
 ENROLLMENT NO. - E.S.E./90 (KMC)
 ADDRESS:
 60/42/7 H.P. DUTTA LANE(GOLF GARDENS)
 KOLKATA-700033.

NAME OF STRUCTURAL ENGINEER

STATEMENT OF THE PLAN PROPOSAL : 2024050022

PART-B:

| | | | |
|--|-----------------------------------|-------------|----------------------|
| 1. a) AREA OF LAND (AS PER DEED) | = | 994.98 | SQM |
| b) AREA OF LAND (AS SITE) | = | 994.98 | SQM |
| c) AREA OF STRIP OF LAND | = | 46.189 | SQM |
| d) AREA OF CORNER SPY | = | 5.3 | SQM |
| 2. a) PERMISSIBLE GROUND COVERAGE (40.00%) | = | 397.994 | SQM |
| b) PROPOSED GROUND COVERAGE | = | 394.295 | SQM |
| 3. a) PROPOSED HEIGHT (IN MM.) | = | 19.975 | |
| b) ROAD WIDTH (IN MM) (AS PER PHYSICAL) | = | | |
| 4. PROPOSED AREA CALCULATION :- | | | |
| FOR BUSINESS :- | | | |
| EXEMPTED AREA | | | |
| AT FLOOR | COVERED AREA | CUTOUT | GROSS AREA |
| GROUND FLOOR | 379.051 | 0.00 | 379.051 |
| 1ST FLOOR | 394.295 | 16.992 | 377.303 |
| 2ND FLOOR | 394.295 | 5.81 | 388.49 |
| 3RD FLOOR | 394.295 | 5.81 | 388.49 |
| 4TH FLOOR | 394.295 | 5.81 | 388.49 |
| 5TH FLOOR | 394.295 | 5.81 | 388.49 |
| TOTAL | 2350.540 | 40.232 | 2310.313 |
| STAIR & STAIR LOBBY | | | |
| LIFT LOBBY | | | |
| NET FLOOR AREA | | | |
| GROUND FLOOR | | | 337.846 |
| 1ST FLOOR | | | 330.098 |
| 2ND FLOOR | | | 347.285 |
| 3RD FLOOR | | | 347.285 |
| 4TH FLOOR | | | 347.285 |
| 5TH FLOOR | | | 347.285 |
| TOTAL | | | 2063.083 |
| 5. CAR PARKING CALCULATION :- | | | |
| a) MERCANTILE RETAIL: | | | |
| FLOOR MARKED | COVERED AREA | CARPET AREA | REQUIRED CAR PARKING |
| GROUND FLOOR | 166.348 | 155.228 | 4 NOS. |
| b) BUSINESS: | | | |
| FLOOR MARKED | COVERED AREA (EXCLUDING CUT OUTS) | CARPET AREA | REQUIRED CAR PARKING |
| GROUND FLOOR | 212.705 | 242.520 | 7 NOS. |
| 1ST FLOOR | 377.303 | 242.520 | 7 NOS. |
| 2ND FLOOR | 388.490 | 261.810 | 8 NOS. |
| 3RD FLOOR | 388.490 | 261.810 | 8 NOS. |
| 4TH FLOOR | 388.490 | 261.810 | 8 NOS. |
| 5TH FLOOR | 388.490 | 261.810 | 8 NOS. |
| TOTAL AREA | 2143.568 | 1285.76 | 29 NOS. |
| TOTAL REQUIRED CAR PARKING :- 29 NOS. | | | |
| b. TOTAL PROVIDED CAR PARKING :- 29 NOS. | | | |
| 7. PERMISSIBLE AREA FOR PARKING :- 200.0 | | | |
| 8. PROVIDED AREA OF PARKING :- 114.595 | | | |
| 9. PERMISSIBLE F.A.R. :- 2.75 | | | |
| 10. PROPOSED F.A.R. :- 2.58 | | | |
| 11. STAIR HEAD ROOM AREA :- 42.686 | | | |
| 12. LIFT M/R AREA :- 24.00 | | | |
| 13. OVER HEAD TANK AREA :- 14.535 | | | |
| 14. TERRACE AREA :- 394.295 | | | |
| 15. REQUIRED TREE COVER AREA :- 57.668 | | | |
| 16. PROVIDED TREE COVER AREA :- 59.718 | | | |
| 17. OTHER AREA ONLY FOR FEES (STAIR HEAD ROOM AREA, LIFT M/R AREA) :- 66.686 | | | |
| 18. SOLAR AREA :- 24.84 | | | |
| 19. RELAXATION OF AUTHORITY, IF ANY :- | | | |

DIGITAL SIGNATURE OF ARCHITECT

DIGITAL SIGNATURE OF STRUCTURAL ENGINEER

BUILDING PERMIT NO. 2025050007
 DATE: 15/09/2025
 VALID UP TO: 14/09/2030

TITLE
 GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, SEPTIC TANK DETAIL.

PROJECT
 PROPOSED G+V STORIED BUSINESS BUILDING AT PREMISES NO - 15, BAL MUKUND MAKKAR ROAD, KOLKATA 700007, WARD - 41, BOROUGH - V, P.S. - JORASANKO, U/S 393A OF KMC ACT 1980 & KMC BLDG RULE 2009.

SCALE
 1:100