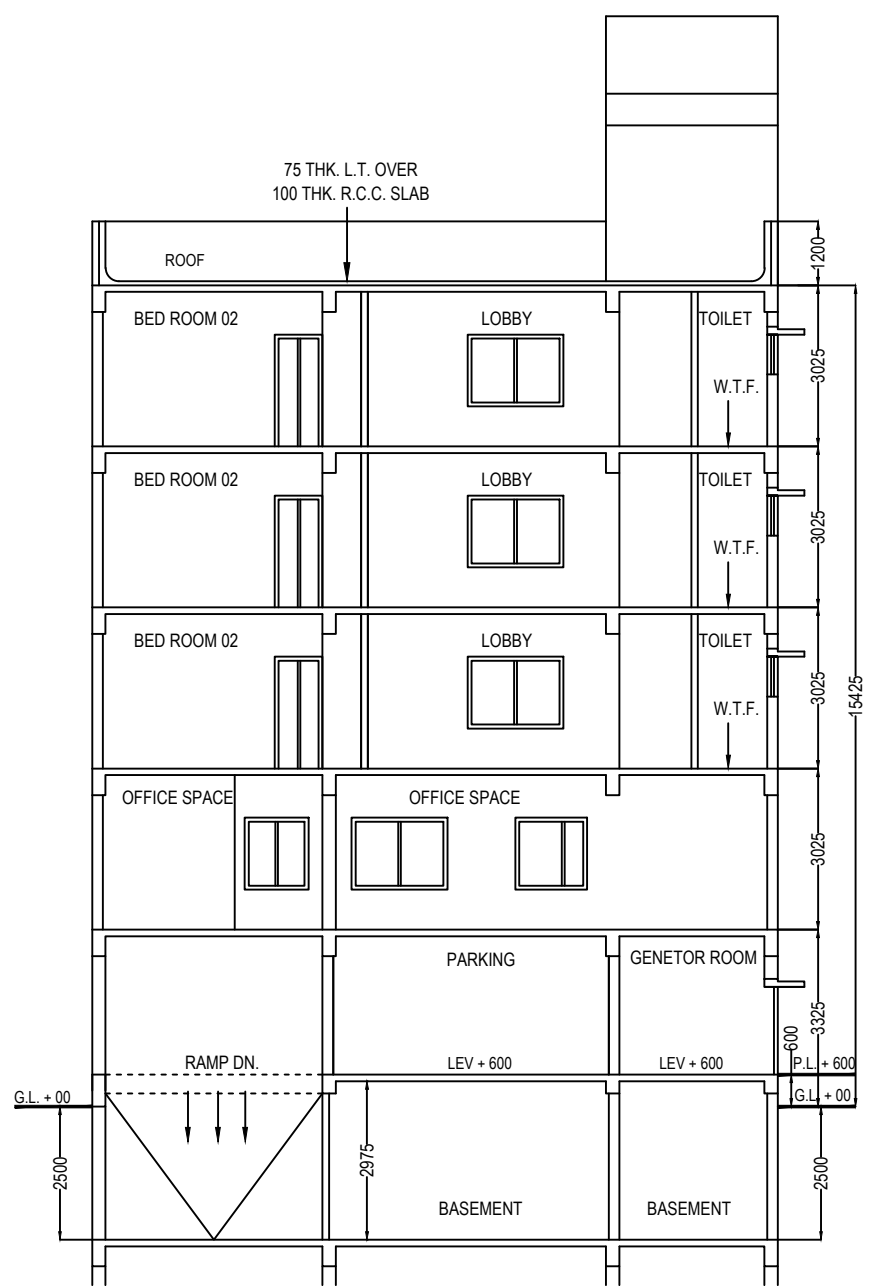
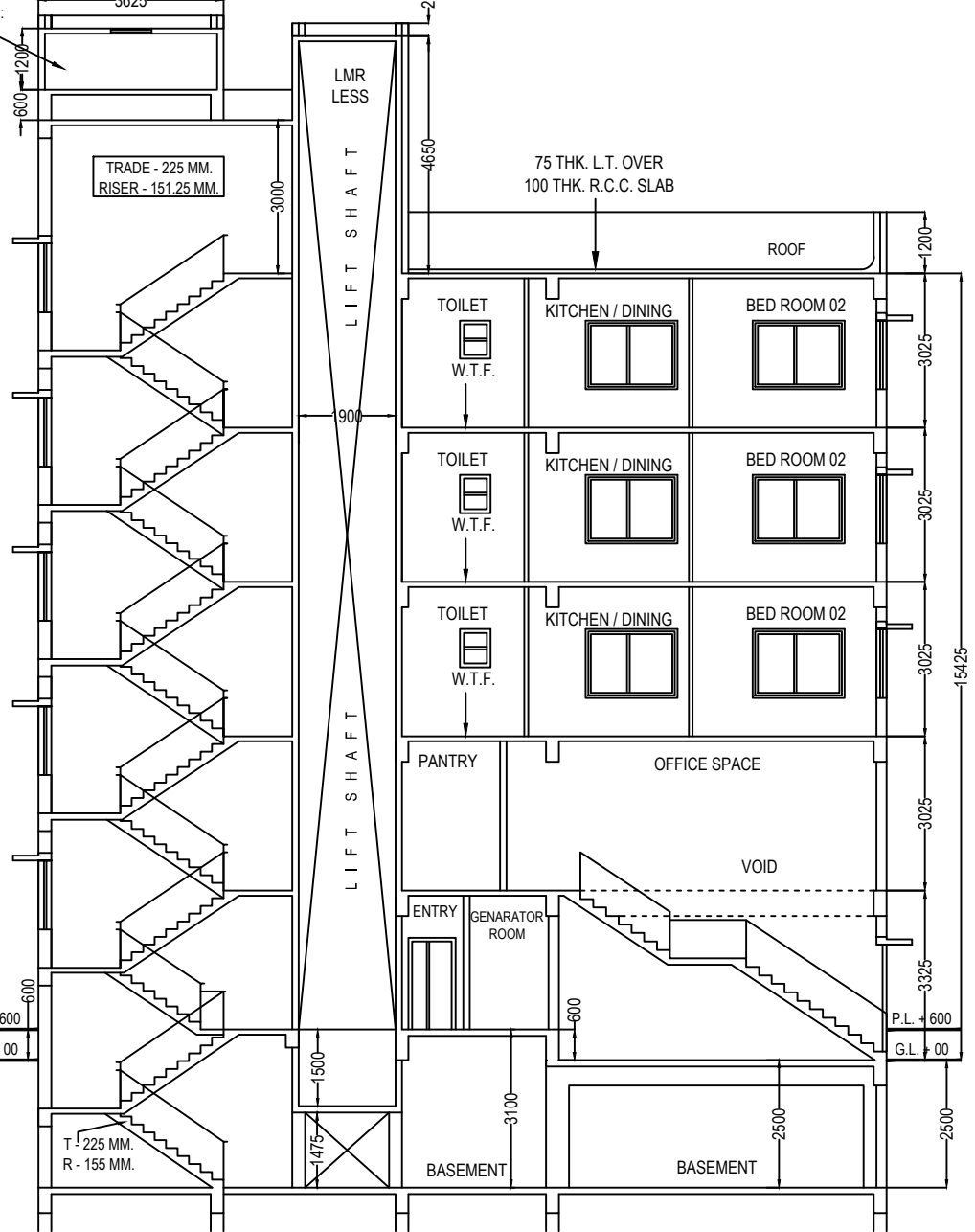


FRONT ELEVATION

SCALE - 1 : 100



SECTION A - A SCALE - 1 : 100



SECTION B - B' SCALE - 1 : 100

**PROPOSED PLAN OF BASEMENT + GROUND + FOUR STORIED [ 15.425 METER HEIGHT ]**  
**RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C ACT, 1980,**  
**[ AMENDED ] AND AS PER K.M.C. BLDG. RULES 2009. AT PREMISES NO.**  
**18A, TEMPLE STREET, WARD NO. 47, P. S. BOWBAZAR,**  
**KOLKATA 700 072 UNDER BOROUGH VI [ K.M.C. ].**

**CERTIFICATE**

PREMISES NO. : **18A, TEMPLE STREET.**  
ASSEESSEE NO. : **110474200504**  
NAME OF THE OWNER : **FEROJ BEG @FEROZ BEG**

AREA OF LAND : 6K. - 08 Ch. - 44 SQ.FT. i.e. 4724 SQ.FT i.e. 438.870 SQ.M. [ AS PER DEED ]  
NAME OF ARCHITECT : **Ashoke Bardhan**

**PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 :**  
**CO- ORDINATE IN WGS84 AND SITE ELEVATION ( AMSL )**

| REFERENCE POINTS<br>MARKED IN THE SITE PLAN<br>OF THE PROPOSAL | Co - ordinate<br>in WGS84 |               | SITE ELEVATION<br>( AMSL )        |
|--|---------------------------|---------------|-----------------------------------|
|  | Latitude                  | Longitude     |                                   |
|  | 22° 56' 56" N             | 88° 35' 59" E | SITE ELEVATION FROM AMSL- 3.0 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 KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

FEROJ BEG @FEROZ BEG  
Counter Signed by  
Owner / Applicant

**ASHOKE BARDHAN** B.Arch. AIA  
REGD ARCHITECT  
REGN NO. CA/87/11057  
Signature of Architect

**SPECIFICATION OF CONSTRUCTION :-**

- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
  - 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
  - LEAN CONCRETE, 1: 3: 6 WITH 19 MM DOWN GRADED STONE CHIPS ( M - 15 )
  - R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
  - CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
  - D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
  - 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
  - 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
  - 1" + 150 LVL. TO THE FINISHED GROUND FLOOR LVL.
  - TREAD WIDTH 225 EACH & RISER HEIGHT IS 151.25 EACH
  - FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 125 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2900 MM.
- MATERIALS :-**  
STEEL MUST CONFIRMED WITH IS 1786  
GRADE OF CONCRETE :- M 20 ( C : S : ST :: 1 : 1.5 : 3 ) & GRADE OF STEEL :- Fe415  
CEMENT :- ORDINARY PORTLAND C, SAND :- MEDIUM COARSE  
STONE CHIPS :- 20 MM. DOWN GRADED  
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

**TITLE**

PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN

**DRAWING SHEET NO.**

**DEALT :**

**DATE : 20.11.2024**

**SCALE 1 : 100**  
( UNLESS OTHERWISE MENTIONED )

ALL DIMENSIONS ARE IN M.M. ( UNLESS OTHERWISE MENTIONED )

designed by : **design consultancy**  
21, MAHIM HALDER STREET, BEHIND KALIGHAT FIRE STATION, GROUND FL. KOLKATA - 26  
e - mail : designkus15@gmail.com / e - mail : design\_kus15@yahoo.co.in

THIS DRAWING IS A PROPERTY OF 'DESIGN'. ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

**B.P. NO. -2024060033**

**DATED :-16.12.2024**

**VALID UP TO -15.12.2029**

**DIGITAL SIGNATURE OF A.E.**

**DIGITAL SIGNATURE OF E.E.**

**PROJECT :-**

**PROPOSED PLAN OF BASEMENT + GROUND + FOUR STORIED [ 15.425 METER HEIGHT ] RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C ACT, 1980, [ AMENDED ] AND AS PER K.M.C. BLDG. RULES 2009. AT PREMISES NO. 18A, TEMPLE STREET, WARD NO. 47, P. S. BOWBAZAR, KOLKATA 700 072 UNDER BOROUGH VI [ K.M.C. ].**

**PART-A: STATEMENT OF THE PLAN PROPOSAL**

- ASSESEE NO : 11 - 047 - 42 - 0050 - 4  
BOOK NO : I VOL. NO : 1903-2019  
BEING NO : 190306051 YEAR : 2019  
PLACE : A.R.A- III KOLKATA  
DATE : 11/13/2019
- DETAIL OF REGISTERED DEED OF CONVEYANCE(1).  
PAGE NO : 251040 TO 251086  
PLACE : A.R.A- III KOLKATA  
DATE : 11/13/2019
- DETAIL OF REGISTERED DEED OF CONVEYANCE(2).  
PAGE NO : 503257 TO 503301  
BOOK NO : I VOL. NO : 1903-2021  
BEING NO : 190311563 YEAR : 2021  
PLACE : A.R.A- III KOLKATA  
DATE : 29/11/2019
- DETAIL OF REGISTERED BOUNDARY DECLARATION.  
BOOK NO : I VOL. NO : 1904-2023  
BEING NO : 190412489 YEAR : 2023  
PLACE : A.R.A-IV KOLKATA  
DATE : 22/09/2023
- DETAIL OF REGISTERED TENANT DECLARATION.  
PAGE NO : 661496 TO 661506  
BOOK NO : I VOL. NO : 1904-2023  
BEING NO : 190412488 YEAR : 2023  
PLACE : A.R.A-IV KOLKATA  
DATE : 22/09/2023

11. a) AREA OF LAND : 436.074 SQ.M. ( 6 K. - 08 Ch. - 14 S.F.T. )  
b) NO OF STOREY : BASEMENT + GROUND + FOUR  
12. a) NO. OF TENAMENTS : 09 NOS.  
13. SIZE OF TENAMENTS : A) ABOVE 100 SQ.M.- 3 NOS.  
: B) 75 Sqm.- TO 100 SQ.M.- 6 NOS.

**PART-B:**

- AREA OF LAND : 6K. - 08 Ch. - 44 SQ.FT. i.e. 4724 SQ.FT i.e. 438.870 SQ.M. [ AS PER DEED ]
- LAND AREA ( AS PER BOUNDARY DECLARATION ) = 436.074 SQ.M. i.e. 4694 SQ.FT.
- (i) PERMISSIBLE GROUND COVERAGE : 52.131 % i.e. 227.330 SQ.M.  
(ii) PROPOSED GROUND COVERAGE : 49.086 % i.e. 214.051 SQ.M.
- PROPOSED HEIGHT= 15.425 METER [ BASEMENT + GROUND + FOUR STORIED ]

**A. AREA STATEMENT :-**

|                        | TOTAL COVERED AREA | LIFT WELL/ VOID           | GROSS AREA                          | BUSINESS STAIR | EXEMPTED AREA | LIFT LOBBY    | NET FLOOR AREA |
|------------------------|--------------------|---------------------------|-------------------------------------|----------------|---------------|---------------|----------------|
| BASEMENT               | 214.051 SQ.M.      | -----                     | 214.051 SQ.M.                       | -----          | 12.757 SQ.M   | NIL.          | 201.294 SQ.M   |
| GROUND FLOOR           | 214.051 SQ.M.      | 35.760 SQ.M<br>B. DUCT    | 178.291 SQ.M.<br>LESS BASEMENT DUCT | -----          | 12.757 SQ.M   | 2.903 SQ.M    | 162.631 SQ.M   |
| 1ST FLOOR ( BUSINESS ) | 214.051 SQ.M       | 2.470 +8.7<br>=11.17 SQ.M | 202.881 SQ.M                        | 8.700 SQ.M     | 12.757 SQ.M   | 2.734 SQ.M    | 187.390 SQ.M   |
| 2ND FLOOR              | 214.051 SQ.M       | 2.470 SQ.M                | 211.581 SQ.M                        | -----          | 12.757 SQ.M   | 2.903 SQ.M    | 195.921 SQ.M   |
| 3RD FLOOR              | 214.051 SQ.M       | 2.470 SQ.M                | 211.581 SQ.M                        | -----          | 12.757 SQ.M   | 2.903 SQ.M    | 195.921 SQ.M   |
| 4TH FLOOR              | 214.051 SQ.M       | 2.470 SQ.M                | 211.581 SQ.M                        | -----          | 12.757 SQ.M   | 2.903 SQ.M    | 195.921 SQ.M   |
| TOTAL                  | 1264.306 SQ.M      | 54.340 SQ.M               | 1229.966 SQ.M                       | -----          | 14.346 SQ.M   | 1138.078 SQ.M |                |

**TENEMENTS & CAR PARKING CALCULATION :-**

| MARKED | TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|--------|---------------|-------------------------------|----------------------|-----------------|----------------------|
| A      | 46.421 SQ.M   | 13.282 SQ.M                   | 59.703 SQ.M          | 3               | 04                   |
| B      | 51.589 SQ.M   | 14.761 SQ.M                   | 66.349 SQ.M          | 3               |                      |
| C      | 86.567 SQ.M   | 24.769 SQ.M                   | 111.335 SQ.M         | 3               |                      |

9.(A) MARCANTILE RETAIL:-  
(i) SHOP BUILT-UP AREA = 43.504 SQ.M.  
(ii) SHOP CARPET AREA = 37.524 SQ.M. - REQUIRED CAR PARKING = 1 NO

9.(B) BUSINESS :-  
(i) BUSINESS BUILT-UP AREA = 197.180 SQ.M.  
(ii) BUSINESS CARPET AREA = 170.413 SQ.M. - REQUIRED CAR PARKING = 3 NOS.

**10. PROPOSED F.A.R = ( 1139.078 - 204.976 ) / 436.074 = 934.102 / 436.074 = 2.142 < 2.25**

11. TOTAL REQUIRED CAR PARKING :- 8 NOS.  
12. TOTAL PROVIDED CAR PARKING :- 8 NOS.  
13. ACTUAL AREA FOR PARKING = 192.141 SQ.M. [ BASEMENT ]  
14. ACTUAL AREA FOR PARKING ALLOWED = 3 X 40 = 120 SQ.M. [ BASEMENT ]  
15. ACTUAL AREA FOR PARKING = 84.976 SQ.M. [ GROUND FLOOR ] FOR 5 NOS.  
16. TOTAL PARKING AREA BASEMENT AND GROUND FLOOR = 192.141 + 84.976 = 277.118 SQ.M.  
17. TOTAL PARKING AREA EXEMPTED FROM FAR = 120 + 84.976 = 204.976 SQ.M.  
18. PERMISSIBLE F.A.R = 2.25  
19. STAIR HEAD ROOM AREA = 15.920 SQ.M.  
20. LIFT MACHINE ROOM AREA = 6.934 SQ.M.  
21. TERRACE AREA = 214.051 SQ.M.  
22. RELAXATION OF AUTHORITY, IF ANY :- N.A.  
23. OVER HEAD TANK AREA = 11.600 SQ.M.  
24. ADDITIONAL AREA ONLY FOR FEES = 22.854 SQ.M.  
25. TREE COVER AREA = 14.008 SQ.M. (REQUIRED = 14.001 SQM)

**CERTIFICATE OF OWNER :-**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING BUILDING IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

FEROJ BEG @FEROZ BEG  
NAME OF OWNER / AUTHORITY

**CERTIFICATE OF ARCHITECT :-**  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFORMING WITH THE PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE OWNER AND TENENTS.

**ASHOKE BARDHAN** B.Arch. AIA  
REGD ARCHITECT  
REGN NO. CA/87/11057  
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 BASIS OF SOIL INVESTIGATION REPORT CONDUCTED IN " GEO - STAR ", 50, CHIT KALKAPUR, KOLKATA-700099.

**MOHAMMED ZAKI HAIDER** ESE / I / 16  
NAME OF STRUCTURAL ENGINEER

**CERTIFICATE OF GEO-TECH :-**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY E.S.E. CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS BASED ON MY SOIL INVESTIGATION REPORT CONDUCT BY " GEO - STAR ", 50, CHIT KALKAPUR, KOLKATA - 700 099.

**DR. S. K. Chakraborty**  
G.T / I / 16  
NAME OF GEO-TECH