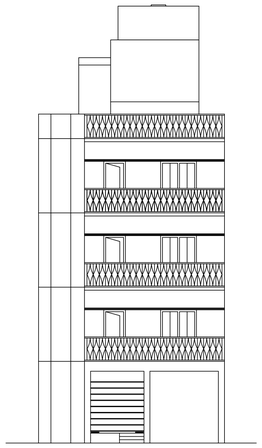
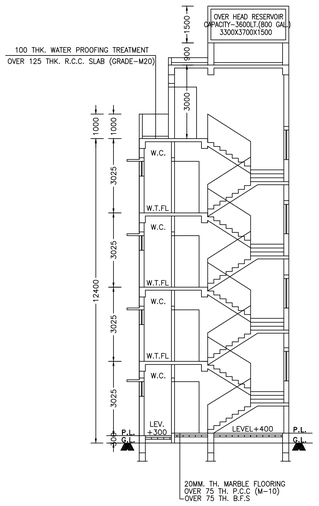
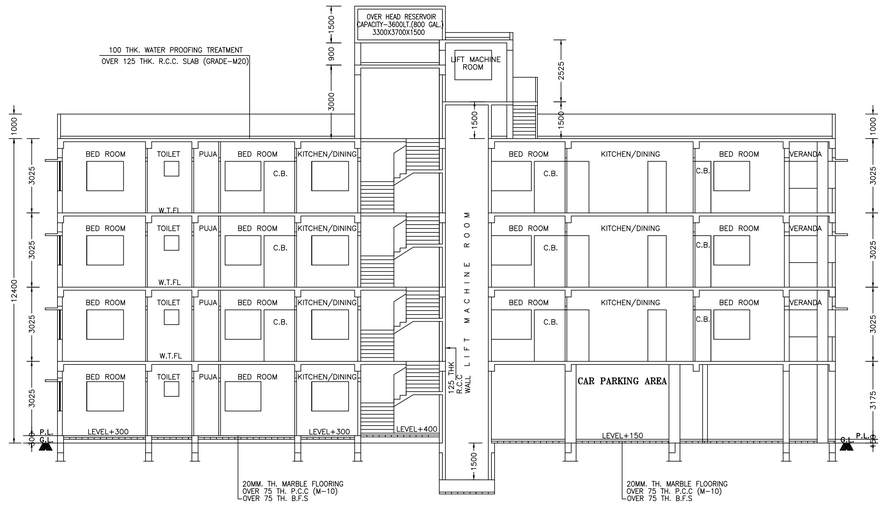


FRONT ELEVATION
SCALE-1:100



SECTION AT 'A-A'
SCALE-1:100



SECTION AT 'B-B'
SCALE-1:100

STATEMENT OF THE PLAN CASE NO.:- 2024010173

PART-A:

1. ASSESSEE NO : 110084800715

2.a) DETAIL OF REGISTERED DEED :-
BOOK NO : I VOL. NO : 28 PAGE NO : 3669 TO 3695
BEING NO : 06057 DATE : 22/05/2014 PLACE:- A.R.A-II KOLKATA

2.b) DETAIL OF REGISTERED DEED :-
BOOK NO : I VOL. NO : 1904-2024 PAGE NO : 700805 TO 700825
BEING NO : 190412744 DATE : 06/09/2024 PLACE:- A.R.A-IV KOLKATA

2.c) DETAIL OF REGISTERED DEED :-
BOOK NO : I VOL. NO : 1902-2024 PAGE NO : 694179 TO 694211
BEING NO : 190212472 DATE : 24/10/2024 PLACE:- A.R.A-II KOLKATA

2.d) DETAIL OF BOUNDARY DECLARATION:-
BOOK NO : I VOL. NO : 1904-2025 PAGE NO : 22777 TO 22787
BEING NO : 190400457 DATE : 13/01/2025 PLACE : A.R.A-IV KOLKATA

2.e) DETAIL OF POWER OF ATTORNEY :-
BOOK NO : I VOL. NO : 1606-2025 PAGE NO : 2882 TO 2897
BEING NO : 160600087 DATE : 13/01/2025 PLACE : A.D.S.R SEALDAH

2.f) DETAIL OF TENANT REHABILITATION :-
BOOK NO : I VOL. NO : 1904-2025 PAGE NO : 110336 TO 110347
BEING NO : 190402779 DATE : 28/02/2025 PLACE : A.R.A-IV KOLKATA

3. AREA OF LAND :-
a) AS PER TITLE DEED = 291.898 SQM (04K.-05CH.-37SFT.)
b) AS PER BOUNDARY DECLEARATION = 288.571 SQ.M.
4. NO OF STOREY = G+III
5. NO. OF TENEMENTS = 7 NOS.
6. SIZE OF TENEMENTS = a) 75 SQ.M. TO 100 SQ.M.- 03 NOS.
= a) 50 SQ.M. TO 75 SQ.M. - 04 NOS.

PART-B:

1. AREA OF LAND:-
a) AS PER TITLE DEED = 291.898 SQ.M.
b) AS PER BOUNDARY DECLEARATION = 288.571 SQ.M..
2. (i) PERMISSIBLE GROUND COVERAGE = 164.623 SQ.M. (57.048%)
(ii) PROPOSED GROUND COVERAGE = 163.158 SQ.M. (56.540%)
3. PROPOSED HEIGHT = 12.400 M.

DOORS & WINDOWS SCHEDULE

MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	1000	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
W1	1500	1200	FULLY GLAZED
W2	1200	1200	FULLY GLAZED
W3	1050	1200	FULLY GLAZED
W4	600	600	FULLY GLAZED
W5	900	1200	FULLY GLAZED
W6	1500	1800	FULLY GLAZED

STATEMENT OF THE PLAN PROPOSAL:-

4. PROPOSED AREA :-

	TOTAL COVERED AREA	LIFT WELL & CUTOUT	NET COVERED AREA	TOTAL EXEMPTED AREA		NET FLOOR AREA
				STAIR+STAIR LOBBY	LIFT LOBBY	
GROUND FLOOR	163.158 SQ.M	NIL.	163.158 SQ.M.	13.365 SQ.M.	2.284 SQ.M.	147.509 SQ.M.
1ST FLOOR	163.158 SQ.M	3.238 SQ.M.	159.920 SQ.M.	13.365 SQ.M.	2.700 SQ.M.	143.855 SQ.M.
2ND FLOOR	163.158 SQ.M	3.238 SQ.M.	159.920 SQ.M.	13.365 SQ.M.	2.700 SQ.M.	143.855 SQ.M.
3RD FLOOR	163.158 SQ.M	3.238 SQ.M.	159.920 SQ.M.	13.365 SQ.M.	2.700 SQ.M.	143.855 SQ.M.
TOTAL	652.632 SQ.M	9.714 SQ.M.	642.918 SQ.M.	53.460 SQ.M.	10.384 SQ.M.	579.074 SQ.M.

5. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	80.705 SQ.M.	13.258 SQ.M.	93.963 SQ.M.	3	TWO NOS
B	61.903 SQ.M.	10.169 SQ.M.	72.072 SQ.M.	4	

6. TOTAL REQUIRED CAR PARKING = 2 NOS. (PROVIDED CAR PARKING = 2 NOS.)
7. TOTAL CAR PARKING AREA = 56.884 SQ.M.
8. PERMISSIBLE F.A.R. = 2.00
9. PROPOSED F.A.R. = (579.075-50.000/288.571)=1.833<2.00
10. STAIR HEAD ROOM AREA = 18.155 SQ.M.
11. LIFT MACHINE ROOM AREA = 9.893 SQ.M.
12. TERRACE AREA = 163.158 SQ.M.
13. RELAXATION OF AUTHORITY IF ANY = NIL.
14. OVER HEAD TANK AREA = 12.230 SQ.M.
15. AREA OF CUP BOARD = 8.994 SQ.M.
16. LIFT MACHINE ROOM STAIR AREA = 3.599 SQ.M.
17. OTHER AREA ONLY FOR FEES = (STR. & STR. LBY. + LIFT LBY.)
= 53.460 + 10.384 SQM. = 63.844 SQ.M.
18. SERVICE AREA IN GROUND FLOOR = 28.511 SQ.M.
19. MERCHENTILE RETAIL CARPET AREA = 12.240 SQ.M.
20. MERCHENTILE RETAIL COVERED AREA = 15.859 SQ.M.
21. REQUIRED TREE COVERED AREA = 4.638 SQ.M.
22. PROPOSED TREE COVERED AREA = 5.027 SQ.M.

SPECIFICATIONS

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M:20 AND STEEL Fe 500+
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
3. STEEL Z- SECTION WINDOWS/ALUMUNIUM WINDOW.
4. ALL FLOORS ARE MARBLE FLOORING.
5. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6. WATER PROOFING TREATMENT.
7. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SIGNATURE OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL ON THE BASIS OF THE SOIL INVESTIGATION RESULTS, 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.

RUPAK KUMAR BANERJEE-GT/I/3
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY RUPAK KUMAR BANERJEEY (NEW ECONOMIC SOIL) MAHANAGAR, PATHAPUR, SODEPUR KOLKATA-700113, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUJOY DASGUPTA E.S.E-II/538
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS EXISTING STRUCTURE. THE SAID PREMISES IS FULLY OCCUPIED BY THE TENANTS.

SUJOY DASGUPTA LBS-I/1124
NAME OF L.B.S

DECLARATION OF OWNER /APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR FAILURE OF STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FOUND FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

TUHIN CHATTERJEE, RAJIB GAIN
PARTNERS OF EQUINOX &
C.A.OF MAHUA GAIN ,ABHIJIT GAIN
, MONJIT GAIN & JOYJIT GAIN.
NAME OF OWNERS/APPLICANTS

PLAN & SECTION, SECTION-A-A & B-B, FRONT ELEVATION.
GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, TERRACE FLOOR PLAN.

PROJECT.

PROPOSED PLAN OF GROUND + THREE STORIED RESIDENTIAL BUILDING AT PREMISES NO. 90B, SHAMBAZAR STREET; KOLKATA: 700005; IN WARD NO. 008; BOROUGH NO. I; COMPLYING K.M.C BUILDING RULE-2009; UNDER SECTION 393A OF K.M.C. ACT-1980. P.S.-SHYAMPUKUR; P.O.-HATKHOLA; WITHIN THE KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DRAWN BY :
K.M.C- 90B,S.St./001		25-12-2024	BHASHKAR NANDY 9830216541

BUILDING PERMIT NO: 2025010017
DATE: 14/05/2025 VALID UP TO: 13/05/2030

SK SARIF MOHAMMAD
Digitally signed by SK SARIF MOHAMMAD
Date: 2025.05.14 14:52:58 +05'30'
DIGITAL SIGNATURE OF
A.E.(C)/BLDG./BR.-I/K.M.C.

NOT APPLICABLE
DIGITAL SIGNATURE OF
E.E.(C)/BLDG./BR.-I/K.M.C.

GROUND FLOOR PLAN
SCALE=1:100

FIRST FLOOR PLAN
SCALE=1:100

SECOND FLOOR PLAN
SCALE=1:100

THIRD FLOOR PLAN
SCALE=1:100

TERRACE FLOOR PLAN
SCALE=1:100

PREMISES NO. - **90B, SHAMBAZAR STREET**, KOLKATA - 700 005,
WARD NO. - 008, BOROUGH NO. - I, P.S. - SHYAMPUKUR
ASSESSEE NO. - 110084800715
NAME OF OWNER(S)/APPLICANT(S): TUHIN CHATTERJEE, SIRSENDU CHAKROBORTY, RAJIB GAIN PARTNERS OF EQUINOX & C.A OF SHELLY MITRA
AREA OF LAND:288.571 SQ.M. (M/L)
NAME OF L.B.S: SUJOY DASGUPTA (LBS / I / 1124)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M.
PROPOSED HEIGHT INCLUDING AMSL & HT. OF ROOF STRUCTURE : 23.905 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
R1	22° 33' 6.643" N	88 °22' 54.057" E	6.355 M
R2	22° 33' 6.658" N	88 °22' 53.844" E	6.355 M
R3	22° 33' 7.198" N	88 °22' 53.892" E	6.355 M
R4	22° 33' 7.145" N	88 °22' 54.505" E	6.355 M

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 K.M.C. and other appropriate authority reserve the right to take appropriate action against us as per law.

TUHIN CHATTERJEE, RAJIB GAIN
PARTNERS OF EQUINOX &
C.A.OF MAHUA GAIN ,ABHIJIT GAIN ,
MONJIT GAIN & JOYJIT GAIN.
NAME OF APPLICANT

SUJOY DASGUPTA
(LBS / I / 1124)
NAME OF LBS

SUJOY DASGUPTA & ASSOCIATES
OFFICE-BLOCK-B1/4 , 68/1 BAGMARI ROAD KOLKATA-700 054
PLANNER,ENGINEERS,ARCHITECTS, CONSULTANT
MOBILE NO- 9830620546 OR 8777768785