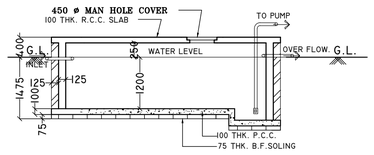
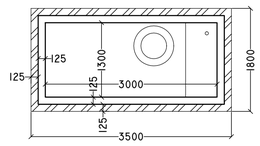
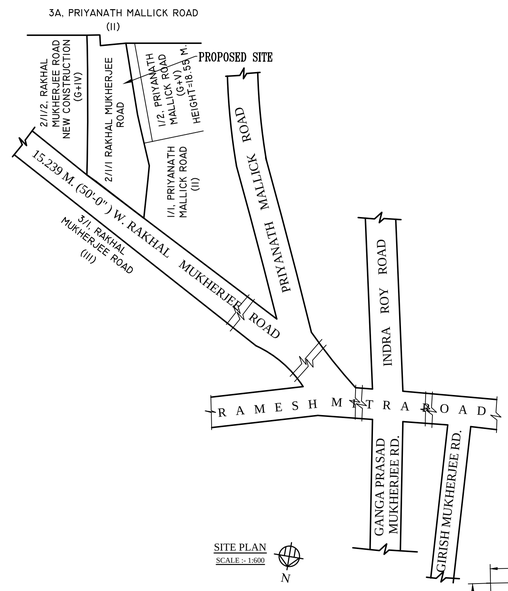


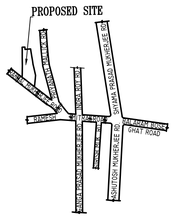
SEC. ELEVATION



DETAIL OF U.G.W.RESERVOIR
CAP. : 1000 GAL. (SCALE -1:50)



SITE PLAN
SCALE :- 1:600



KEY PLAN
SCALE :- 1:4000

A. A. I. CERTIFICATE

Premises No : 2/1/1, RAKHAL MUKHERJEE ROAD.

Assessee No : 110722600095

Name of the Owner(s) : (1) SMT. SHELLY CHAKRABORTY, (2) SRI ANGSHUMAN CHAKRABORTY, (3). SRI TAPAS CHAKRABORTY (4) SRI BASAB CHANDRA CHAKRABORTY, (5) SMT. RINA MUKHERJEE (6) SRI TAPAN CHAKRABORTY, (7) SMT. TULIKA CHAKRABORTY, & (8) SRI SOUMYAJIT BANERJEE duly represented by their constituted Attorney TK NOVEL REALTY LLP.

Area of Land : (05K.-03CH.-34.4SFT) = 350.186 SQM. (As per physical)

Name of Architect : Ms. Amrita Gourav Samanta. No. : CA/2014/65437

Permissible height in reference to CCZM issued by AAI : 33.0 Meter.

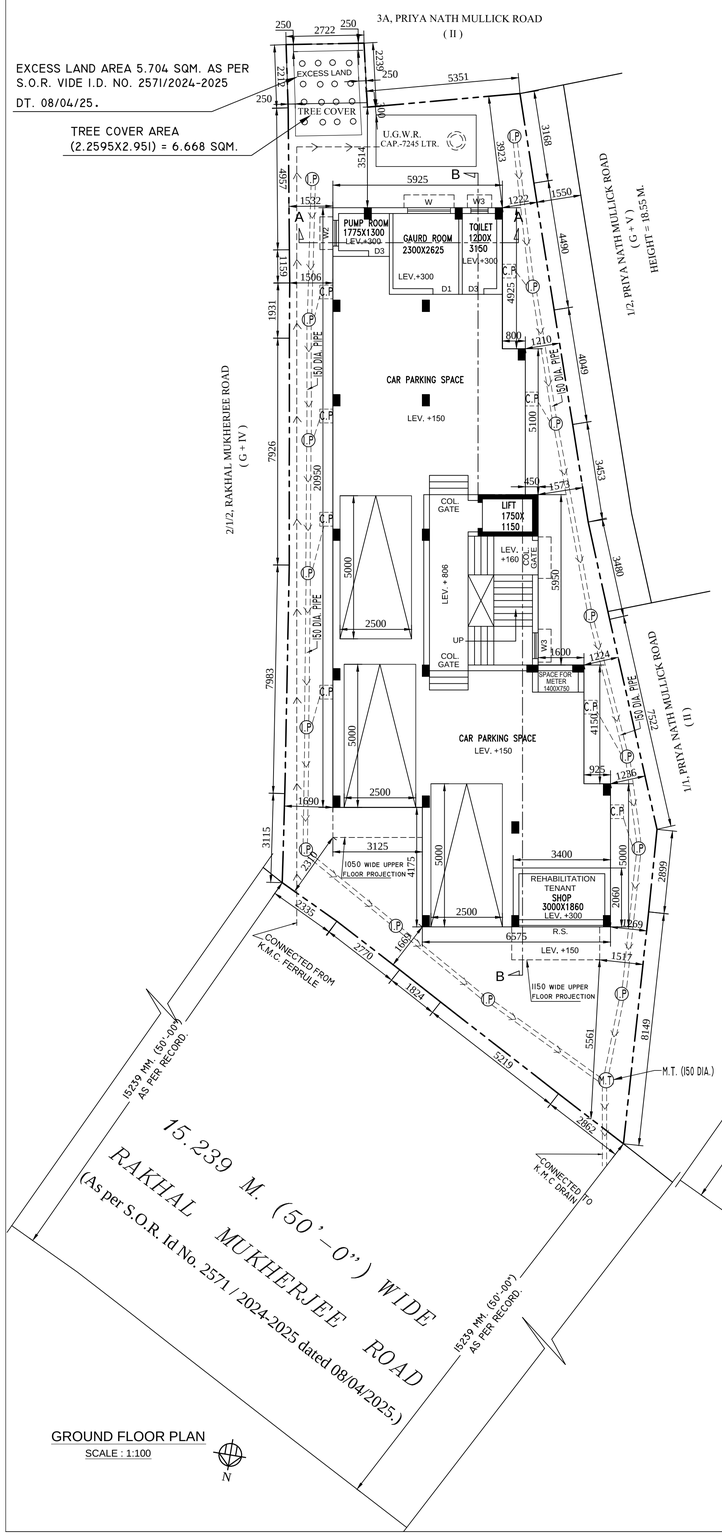
Co - Ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
A	22.527	88.347	6 Meter.
B	22.527	88.347	6 Meter.
C	22.527	88.347	6 Meter.
D	22.527	88.347	6 Meter.

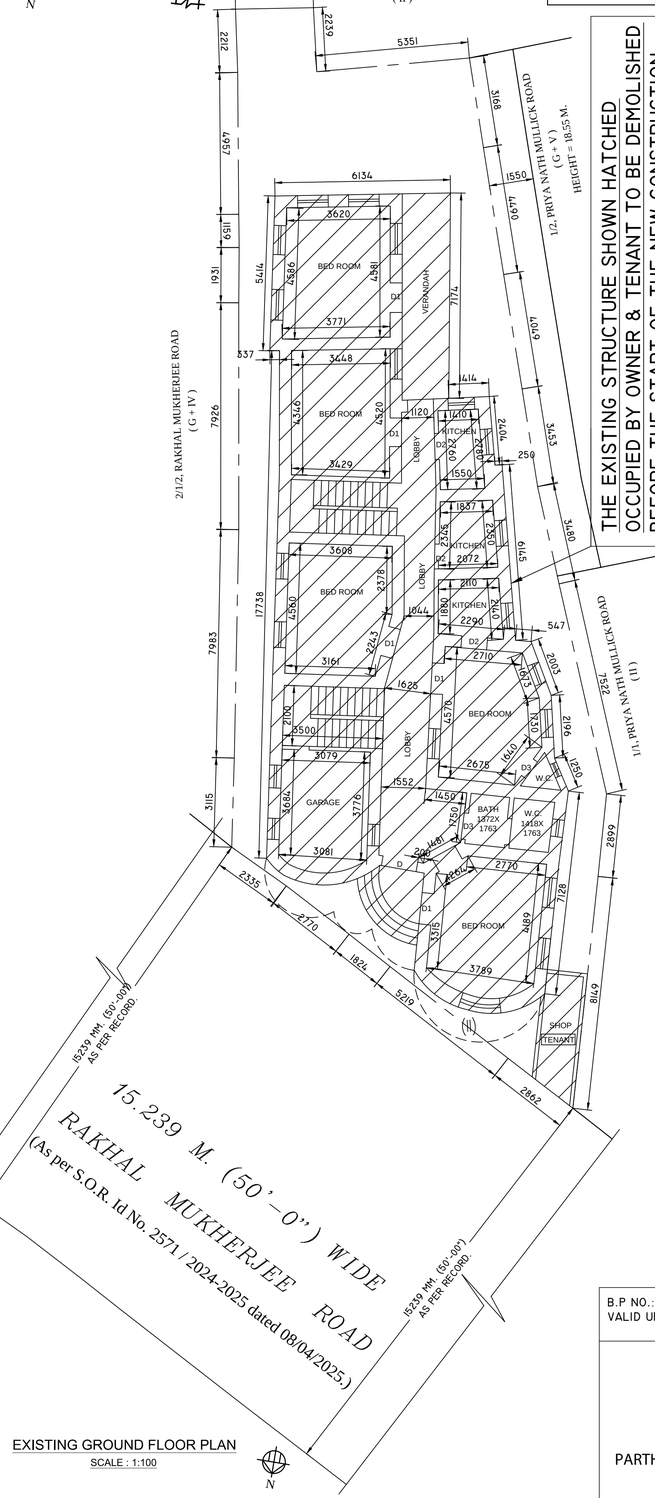
The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

AMRITA GOURAV SAMANTA
CA/2014/65437
NAME OF THE ARCHITECT

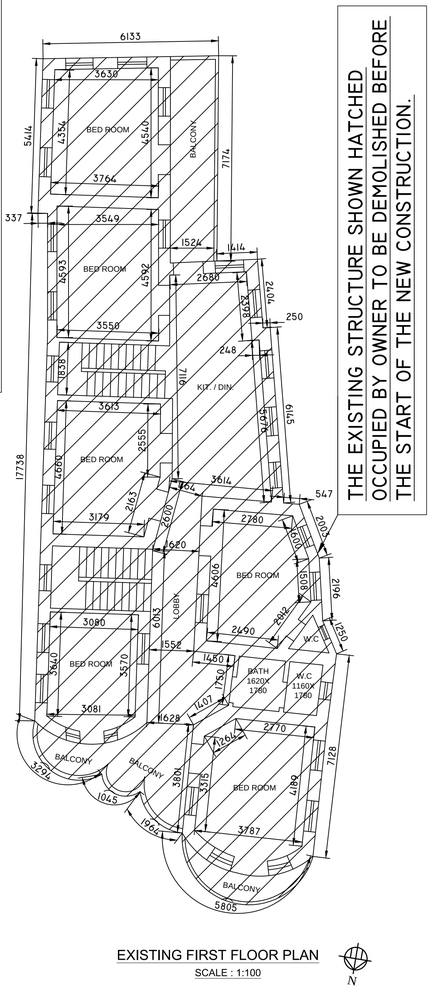
TAUSIF KALIM
PARTNER OF T. K. NOVEL REALTY LLP & C.A. OF
SMT. SHELLY CHAKRABORTY
SRI ANGSHUMAN CHAKRABORTY
SRI TAPAS CHAKRABORTY
SRI BASAB CHANDRA CHAKRABORTY
SMT. RINA MUKHERJEE
SRI TAPAN CHAKRABORTY
SMT. TULIKA CHAKRABORTY
SRI SOUMYAJIT BANERJEE



GROUND FLOOR PLAN
SCALE : 1:100



EXISTING GROUND FLOOR PLAN
SCALE : 1:100



EXISTING FIRST FLOOR PLAN
SCALE : 1:100

B.P NO.: 2025080074 DATE : 20-09-2025
VALID UPTO : 19-09-2030

PARTHA GHOSH Digitally signed by PARTHA GHOSH Date: 2025.09.20 13:51:58 +05'30'

DIGITAL SIGNATURE OF E.E.

SUBHRANSU SHEKHAR MONDAL Digitally signed by SUBHRANSU SHEKHAR MONDAL Date: 2025.09.20 13:08:16 +05'30'

DIGITAL SIGNATURE OF A.E.

MASTER SHEET

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 11-072-26-0009-5

2.a) DETAIL OF REGISTERED DEED.
BOOK NO : 01 VOL. NO : 1904-2024 PAGE NO : 633648 TO 633676
BEING NO : 190411673 YEAR : 2024 PLACE : A.R.A - IV KOLKATA, DATE : 13/08/2024.

3. DETAIL OF BOUNDARY DECLERATION.
BOOK NO : 01 VOL. NO : 1603-2024 PAGE NO : 479071 TO 479083
BEING NO : 160318808 YEAR : 2024 PLACE : D.S.R - III SOUTH 24 PGS. DATE : 14/11/2024.

4. DETAIL OF POWER OF ATTORNEY.
BOOK NO : 01 VOL. NO : 1904-2024 PAGE NO : 633677 TO 633698
BEING NO : 190411674 YEAR : 2024 PLACE : A.R.A - IV KOLKATA. DATE : 13/08/2024.

5. NON EVICTION OF TENANT.
BOOK NO : 01 VOL. NO : 1603-2025 PAGE NO : 224376 TO 224386
BEING NO : 160308957 YEAR : 2025 PLACE : D.S.R. - III SOUTH 24 PARGANAS.
DATE : 16/05/2025.

PART-B:

1. AREA OF LAND:-
AS PER TITLE DEED(05K.-02CH.-18SFT) = 344.482 SQM.
2. AS PER BOUNDARY DECLEARATION (05K.-03CH.-34.4SFT) = 350.186 SQM.
3. NET LAND AREA= 350.186 SQM.
4. (i) PERMISSIBLE GROUND COVERAGE (55.183%) = 190.095 SQM.
ii) PROPOSED GROUND COVERAGE (53.662%) = 184.856 SQM.
5. PROPOSED HEIGHT = 12.465 M.

6. PROPOSED AREA :-

	COVERED AREA	LIFT DUCT	STAIR WELL	COVERED AREA LESS CUTOUT	EXAMPTED AREA		NET FLOOR AREA
					STAIR	LIFT LOBBY	
GROUND FLOOR	178.038 SQ.M	----------	----------	178.038 SQ.M	14.580 SQ.M	1.667 SQ.M	161.771 SQ.M
1ST FLOOR	184.856 SQ.M	2.012 SQ.M	1.620 SQ.M	181.224 SQ.M	14.580 SQ.M	1.586 SQ.M	165.058 SQ.M
2ND FLOOR	184.856 SQ.M	2.012 SQ.M	1.620 SQ.M	181.224 SQ.M	14.580 SQ.M	1.586 SQ.M	165.058 SQ.M
3RD FLOOR	184.856 SQ.M	2.012 SQ.M	1.620 SQ.M	181.224 SQ.M	14.580 SQ.M	1.586 SQ.M	165.058 SQ.M
TOTAL	732.606 SQ.M	6.036 SQ.M	4.860 SQ.M	721.71 SQ.M	58.320 SQ.M	6.445 SQ.M	656.945 SQ.M

7. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	82.610 SQ.M	16.439 SQ.M	99.049 SQ.M	2	2 NOS.
B	80.096 SQ.M	15.939 SQ.M	96.035 SQ.M	2	
C	58.821 SQ.M	11.705 SQ.M	70.526 SQ.M	1	
D	51.549 SQ.M	10.258 SQ.M	61.807 SQ.M	1	
E	52.337 SQ.M	10.415 SQ.M	62.752 SQ.M	1	

7A. COVERED AREA OF SHOP :- 7.004 SQ.M.
7B. CARPET AREA OF SHOP :- 4.830 SQ.M. (REQUIRED CARPARKING = NILL.)
8. REQUIRED CAR PARKING :- 2 NOS.
8A. PROVIDED CAR PARKING :- 3 NOS.
9. PERMISSIBLE AREA FOR PARKING :- = 50 SQ.M.
10. PROVIDED AREA OF PARKING :- = 129.457 SQ.M .
11. PERMISSIBLE F.A.R = 2.50
12. PROPOSED F.A.R= (656.945 - 50) / 344.482 = 1.762<2.50
13. STAIR HEAD ROOM AREA :- 19.400 SQ.M.
14. LIFT MACHINE ROOM AREA :- 8.750 SQ.M.
15. LIFT MACHINE ROOM STAIR AREA :- 2.850 SQ.M.
16. TERRACE AREA :- 184.856 SQ.M.
17. RELAXATION OF AUTHORITY :- ALLOWED F.A.R. 2.25 AS PER APPROVAL OF D.G.(B) DT. 08.07.2025 & JOINT OPEN SPACE RELAX BY D.G.(B) DT. 16.07.2025.
18. OVER HEAD TANK AREA :- 5.774 SQ.M.
19. ROOF TOILET AREA :- 2.94 SQ.M.
20. AREA OF CUP-BOARD = ((0.750X6 NOS.) + (0.625X3 NOS.))= 6.375 SQM.
21. PERMISSIBLE TREE COVER AREA = 6.318 SQM. (1.804%)
22. PROPOSED TREE COVER AREA = 6.668 SQM. (1.936%)
23. ADDITIONAL AREA ONLY FOR FEES = 40.315 SQM.

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF E.S.E.

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY MR. BHASKARJYOTI ROY G.T.E. KMC NO.-I/150 STRUCTURAL DESIGN AND DRAWING WILL BE SUBMITTED FOR APPROVAL AT PLINTH LEVEL OF CONSTRUCTION PRESENTLY THE SITE IS WHOLLY COVERED BY EXISTING STRUCTURE AND SOIL TEST IS NOT POSSIBLE.

BHASKARJYOTI ROY
ESE/I/167
NAME OF THE E.S.E.

DECLARATION OF ARCHITECT

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 AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK AND IT IS OCCUPIED BY THE OWNER AND TENANT.

AMRITA GOURAV SAMANTA
CA/2014/65437
NAME OF THE ARCHITECT

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & WILL CARRY OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARJYOTI ROY
G.T./I/50
NAME OF THE GEO-TEC. ENGINEER

DECLARATION OF OWNER / APPLICANT.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT/E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. THE LAND IS FULLY OCCUPIED BY OWNERS AND TENANT. THE PLOT HAVE BEEN IDENTIFIED BY US AT THE TIME OF DEPARTMENTAL INSPECTION.
WE HAVE UNDERTAKING THAT WE ARE NOT CLAIMING THE F.A.R. NOT MORE THAN 2.25 IN FUTURE.
IN THE UNDERTAKING THE ROAD WIDTH CHANGES IN CAF & APPROVED BY D.G.(B) DT. 08/07/2025 FOR PROCESS THE PROPOSAL.

TAUSIF KALIM
PARTNER OF T. K. NOVEL REALTY LLP & C.A. OF
SMT. SHELLY CHAKRABORTY
SRI ANGSHUMAN CHAKRABORTY
SRI TAPAS CHAKRABORTY
SRI BASAB CHANDRA CHAKRABORTY
SMT. RINA MUKHERJEE
SRI TAPAN CHAKRABORTY
SMT. TULIKA CHAKRABORTY
SRI SOUMYAJIT BANERJEE

GROUND FLOOR PLAN, EXISTING FLOOR PLAN, SITE PLAN, KEY PLAN & DETAILS OF S.U.G.W.R.

PROJECT.
PROPOSED G+III STORIED (HT.-12.465 MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AT PREMISES NO. - **2/1/1, RAKHAL MUKHERJEE ROAD**, WARD NO.- **72**, BOROUGH NO.-**VIII**, UNDER K.M.C. KOLKATA- 700025.

AMRITA ROY AND ASSOCIATES
P 130 B, C.I.T. ROAD
Kolkata-700014
Ph.: 8617770600

SCALE - 1:100 AND AS NOTED	DRG. NO.: SC/R.M.R./02/24-25	N
	DATE : 16 / 12 / 2024, REV. 19/08/25	
DRAWN BY- S. K. H.	CHECKED BY - A. ROY	