

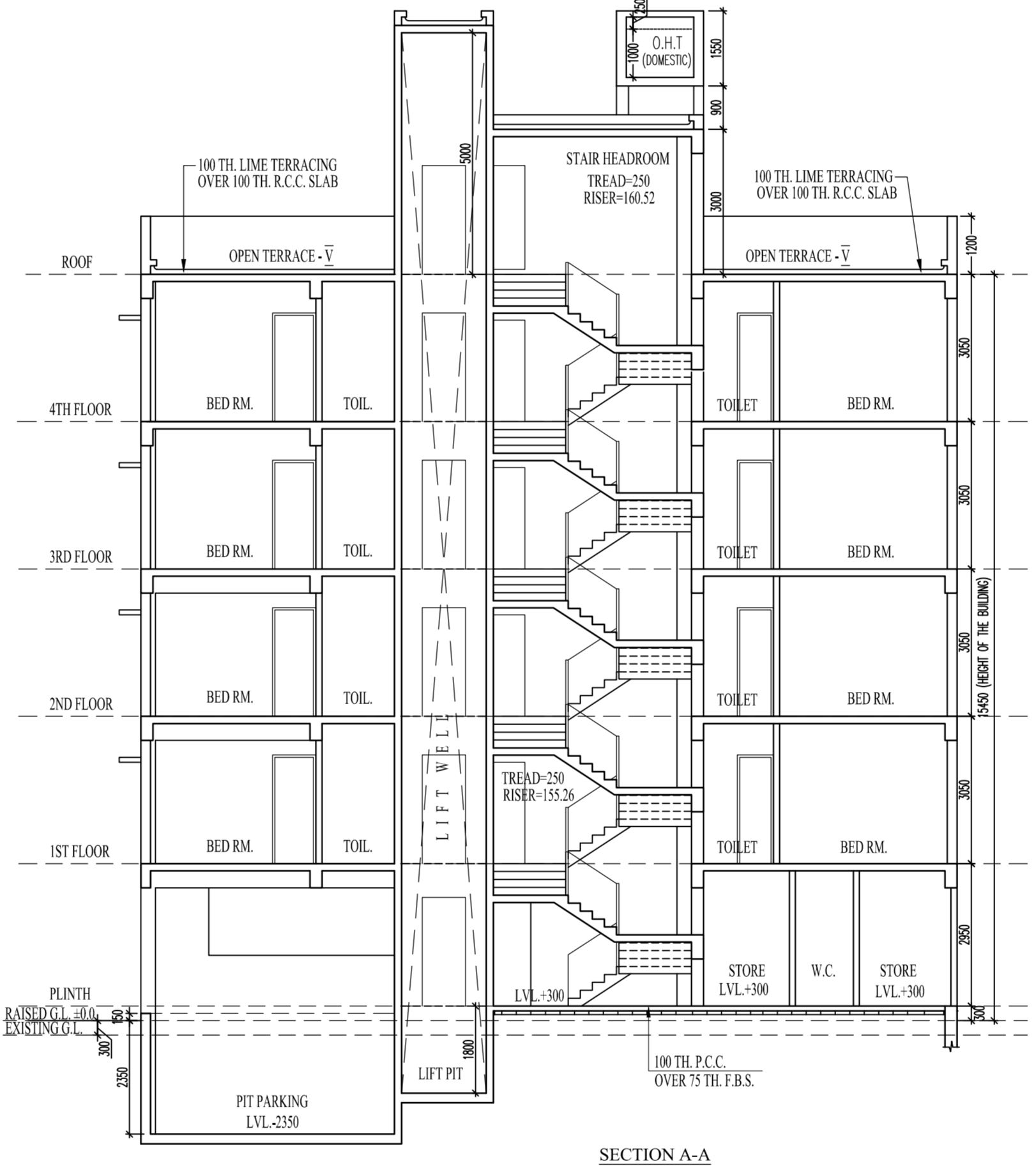
GROUND FLOOR

TYPICAL (1ST TO 4TH FLOOR) PLAN

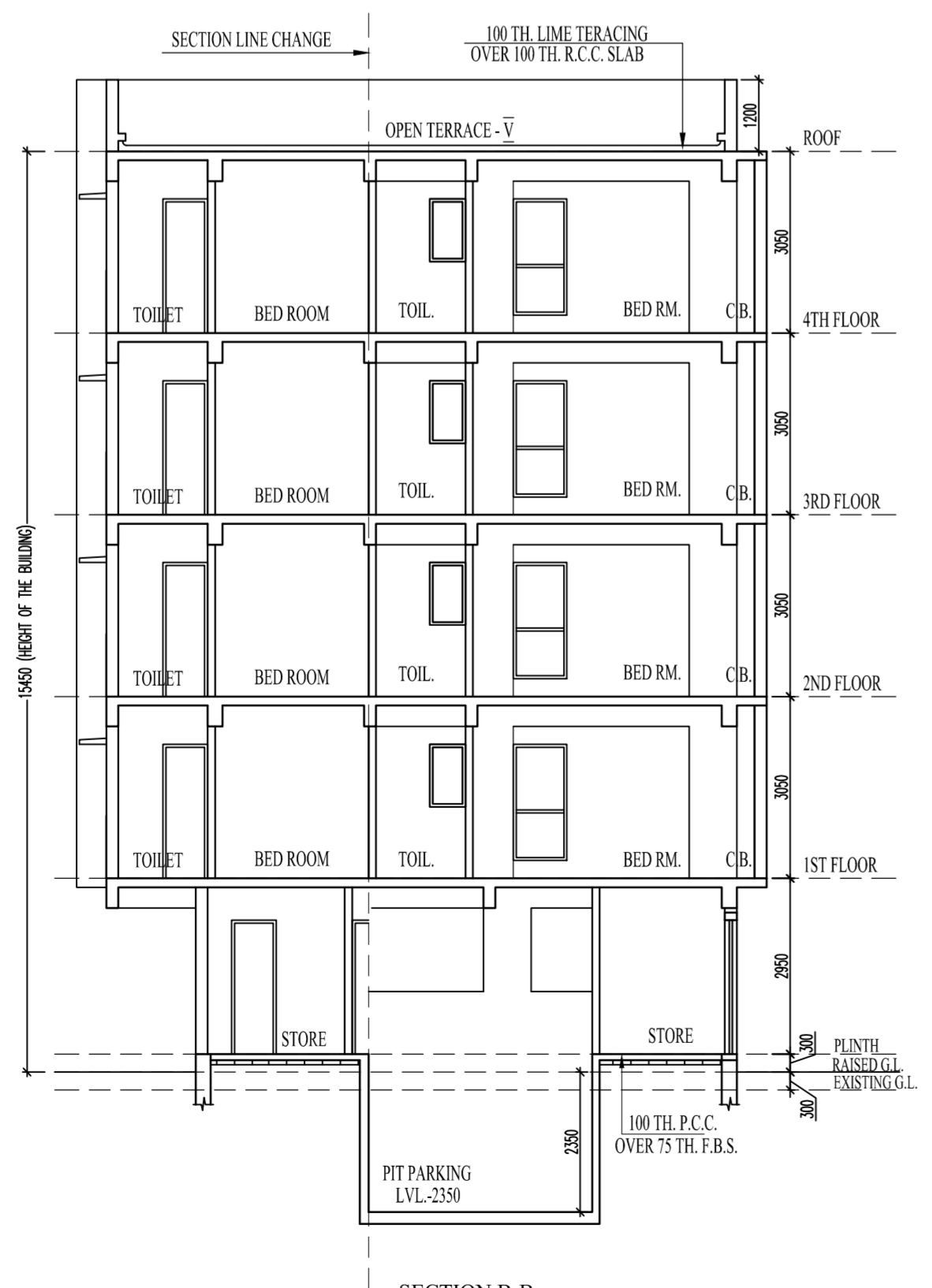
ROOF PLAN



FRONT ELEVATION



SECTION A-A



SECTION B-B

- 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 MORTAR JOINTS.
 - STEEL 2- 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.
 - ALL WARDROBE ARE 500 MM WIDE.

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D1	-	2250	1200X2250	W1	300	2250	2100X1950
D2	-	2250	900X2250	W2	300	2250	1800X1950
D3	-	2250	750X2250	W3	300	2250	1500X1950
D4	-	2250	750X2250	W4	300	2250	1475X1950
SD1	-	2250	3000X2250	W5	300	2250	900X1950
GD	-	2250	2700X2250	W6	900	2250	750X1350
				Wk1	1050	2250	1200X1250
				W5	900	2250	900X1350
				V	1200	2250	600X1050

- CERTIFICATE OF OWNER**
- I SHALL ENGAGE ARCHITECT AND E.S.E DURING CONSTRUCTION
 - I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
 - K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE.
 - IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
 - THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDANCE OF ARCHITECT & E.S.E

NAME OF OWNER/APPLICANT
HARSH KARNANI
 CONSTITUTED ATTORNEY FOR DR. SHYAMAL CHATTERJEE
 ADDRESS:
 1/3A, RAMMOY ROAD,
 BHAWANIPUR KOLKATA 700025

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 SHALL BE DONE BY SUJIT KUMAR BOSE (EMPAANELLED NO:- 1/12) 84,SULTAN ALAM ROAD, FLAT -3, 1st FLOOR, KOLKATA -700033. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF STRUCTURAL ENGINEER
SOURNEN ADAK
 E.S.E.-191(I) K.M.C.
 ADDRESS:
 NIRBAN ABASAN, E-25/10, E.K.T.P
 PHASE - IV, KOLKATA-700107.

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

NAME OF ARCHITECT
RAJ KUMAR AGARWAL
 COUNCIL REGISTRATION NO. CA/94/17940
 ADDRESS:
 RAJ AGARWAL & ASSOCIATES
 8B, ROYD STREET (2ND FLOOR), KOLKATA-16.

UNDERSIGNED HAS INSPECTED THE SITE AND SHALL CARRY OUT SOIL INVESTIGATION THEREIN. 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 GEO-TECHNICAL ENGINEER
SUJIT KUMAR BOSE
 G.I./12
 ADDRESS:
 84 SULTAN ALAM ROAD,
 FLAT -3, 1st FLOOR
 KOLKATA -700033

B.P. NO.: 2025080127 DATE : 30-01-2026
 VALID UPTO: 29-01-2031

DIGITAL OF SIGN. OF A.E. DIGITAL OF SIGN. OF E.E.
 B. P. NO. - DATED.....
 VALID UP TO.....

TITLE
 EXISTING STRUCTURE PLAN, GROUND FLOOR PLAN,
 SITE PLAN, LOCATION PLAN, DETAIL OF U.G.W.R.

PROJECT
 PROPOSED G+IV (15.45 MT.) STORIED RESIDENTIAL BUILDING AT PRE. NO. - 15/3 HINDUSTAN ROAD, KOLKATA 700029, WARD NO.-85, BOROUGH-VIII, P.S.- GARIAHAT, P.O.- SARAT BOSE ROAD UNDER SECTION 393A OF K.M.C. BUILDING RULE 2009 & K.M.C. ACT 1980.

DATE	DRG.NO	DEALT	CHECKED	SHEET NO
25.11.2025	ARCH/893/2025	PALLAVI	MITHUN	1 OF 2

SCALE: 1:100, 50, 200, 800, 4000

ARCHITECT
 RAJ AGARWAL & ASSOCIATES
 8B, ROYD STREET, CALCUTTA-16

PART-B:

- AREA OF LAND (AS PER DEED) 5 COTTAH = 334.45 SQM
- AREA OF LAND (AS PER PHYSICAL MEASUREMENT) = 334.45 SQM
- AREA OF LAND GIFTED (CORNER SPLAY) = 2.88 SQM
- NET LAND AREA = 331.57 SQM
- PERMISSIBLE GROUND COVERAGE (60%) = 200.670 SQM
- PROPOSED GROUND COVERAGE (53.436%) = 178.718 SQM
- PROPOSED HEIGHT (IN MT.) = 15.45 MT.
- ROAD WIDTH (IN MM) (AS PER PHYSICAL) = 12.192 MT.

6. PROPOSED AREA CALCULATION :-

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	EXEMPTED AREA		NET FLOOR AREA
				STAIR & STAIR LOBBY	LIFT LOBBY	
GROUND	153.368		153.368	14.7	4.986	133.682
1ST FLOOR	178.718	3.811	174.906	14.7	3.847	156.359
2ND FLOOR	178.718	3.811	174.906	14.7	3.847	156.359
3RD FLOOR	178.718	3.811	174.906	14.7	3.847	156.359
4TH FLOOR	178.718	3.811	174.906	14.7	3.847	156.359
TOTAL	688.24	15.244	672.992	73.5	20.374	759.118

7. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
					100 > 200 = 4 NOS. REQ. CAR=4
A	154.418	38.191	192.609	4	4

TOTAL NOS. OF CAR PARKING REQUIRED = 4 NOS.

- PROVIDED CAR PARKING (PIT PARKING 2 LAYER = 5*2 = 10 NOS.) = 10 NOS.
- PERMISSIBLE CAR PARKING AREA (GROUND FLOOR):- (4*25) = 100.00 SQM
- PROVIDED CAR PARKING AREA (GROUND FLOOR):- 82.56 SQM
- EXEMPTION AS PER NEW RULE GROUND FLOOR LOBBY AREA = 11.804 SQM
- EXEMPTION AS PER NEW RULE SERVICE AREA (1% OF BUA) = 8.36 SQM
- PERMISSIBLE F.A.R. = 2.250
- PROPOSED F.A.R. :- (759.118*2.25/1.804*8.36)/334.45 = 1.962
- STAIR HEAD ROOM AREA :- 18.49 SQM
- LIFT LOBBY AREA AT ROOF:- 8.71 SQM
- OVER HEAD TANK AREA :- 7.65 SQM
- CUPBOARD AREA :- 10.80 SQM
- TERRACE AREA :- 178.718 SQM
- REQUIRED TREE COVER AREA (2.132%) = 7.130 SQM
- PROVIDED TREE COVER AREA (2.25%) = 7.52 SQM
- OTHER AREA ONLY FOR FEES = 38.0 SQM
- RELAXATION OF AUTHORITY, IF ANY :-