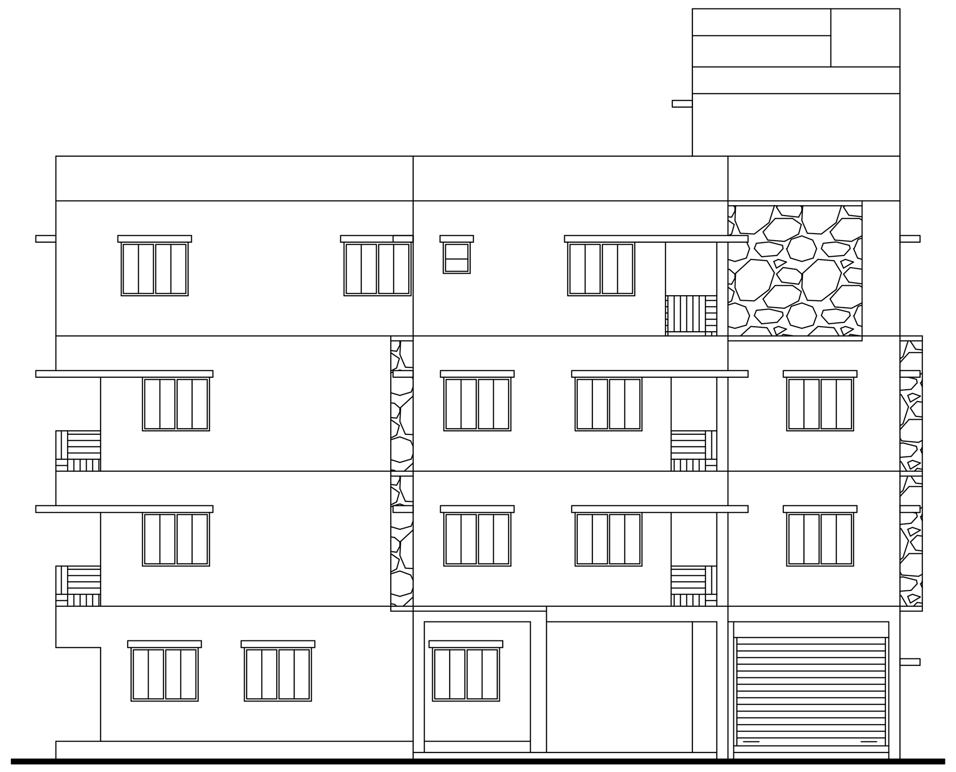
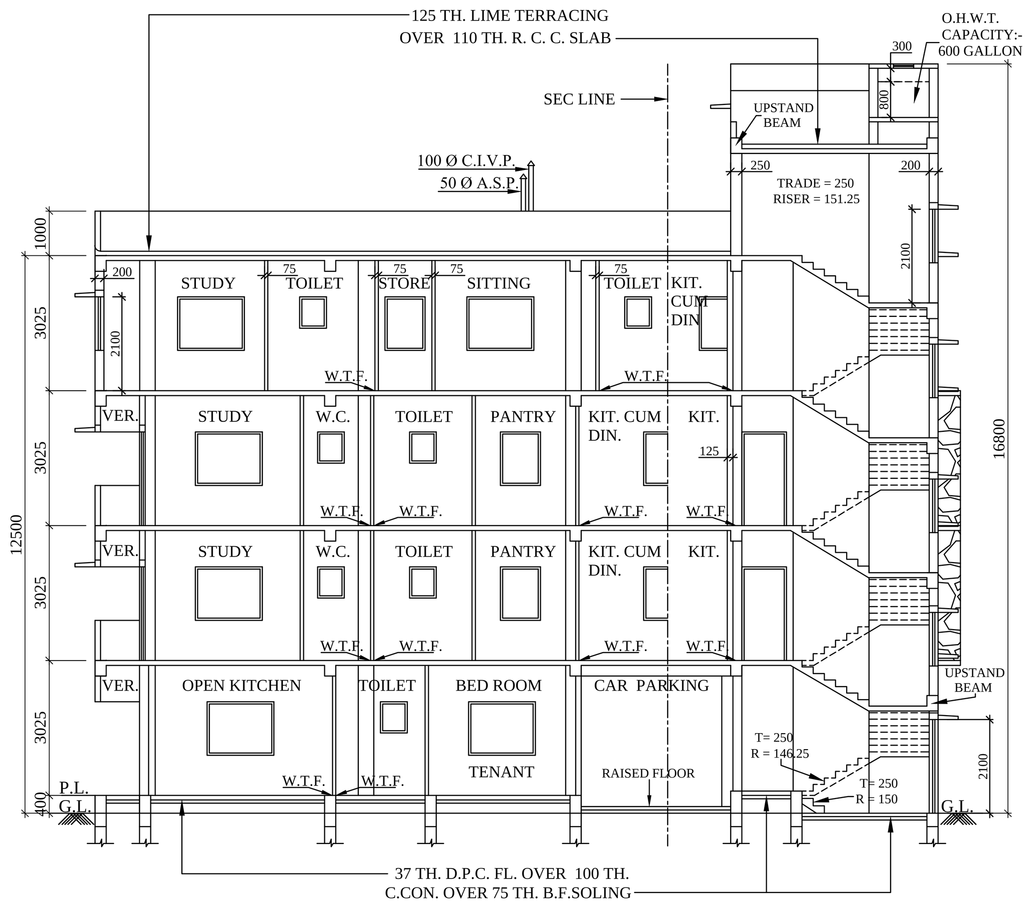


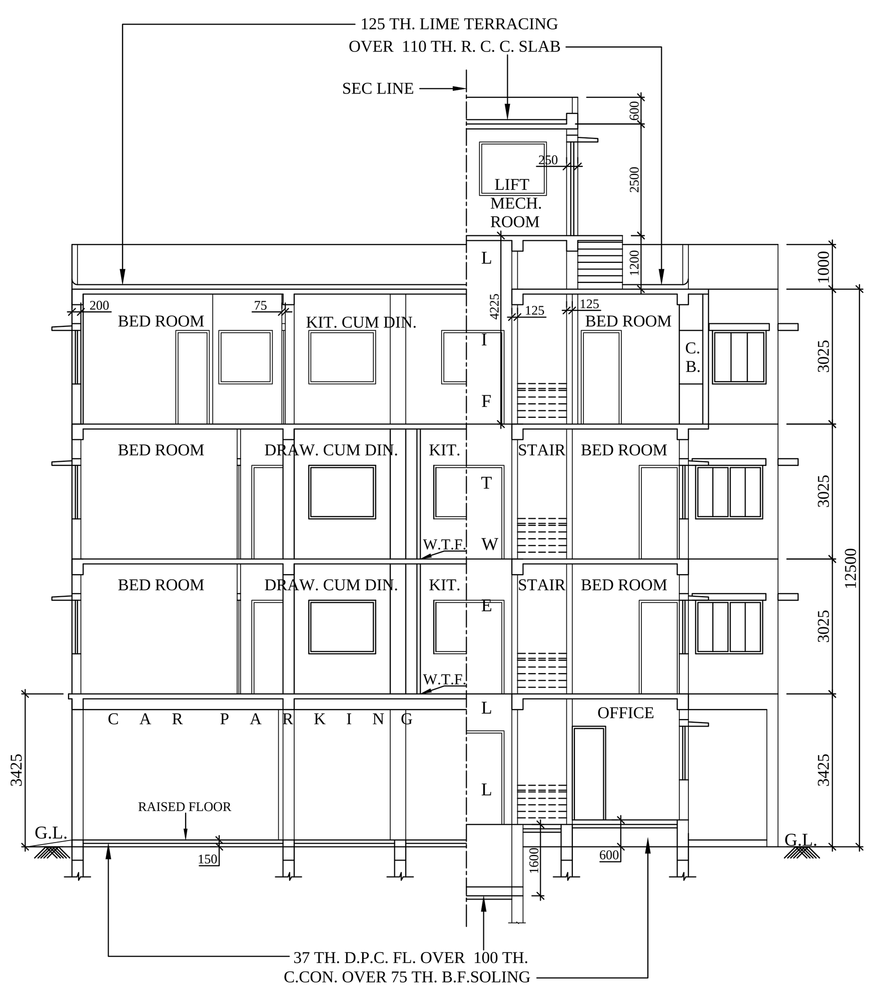
FRONT ELEVATION

SCALE :- 1 : 100



SECTION ON A - A

SCALE :- 1 : 100



SECTION ON B - B

SCALE :- 1 : 100

PLAN FOR PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO - 314, BRAHMA SAMAJ ROAD,WARD NO. - 130, BOROUGH - XIV, U/ S. 393 (A). OF K.M.C. ACT 1980. ALONG WITH THE K.M.C. BUILDING RULE 2009 AS AMENDED 14.08.2025

NAME OF OWNER :- SMT. TINA DAS

SPECIFICATION

- ALL EXTERNAL WALLS ARE 200 M.M. THICK.
- ALL INTERNAL WALLS ARE 125 M.M. & 75 M.M. THICK.
- CEMENT CONCRETE TO FOUNDATION, SLAB, BEAM, LINTEL, CHAJJA. 1: 1½: 3 CEMENT: SAND: STONE CHIPS. (Grade of conc.- M 20 Grade of Steel Fe 500)
- CEMENT SAND MORTAR IN OUTER WALL- 1 : 6.
- CEMENT SAND MORTAR IN 75TH. & 125TH. PARTITION WALL - 1 : 4 WITH WEIR NETTING.
- CEMENT SAND MORTAR IN CEILING PLASTER - 1 : 4.
- P.C.C. IN GROUND FLOOR. 1 : 3 : 6.
- THE DEPTH OF FOUNDATION OF S. TANK & UNDER GROUND WATER TANK SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
- OTHER SPECIFICATION SHOULD FOLLOW N. B. C. LATEST REVISION
- ALL DIMENSIONS ARE IN M.M. OTHERWISE MENTIONED.

DOORS & WINDOWS SCHEDULE

DOOR MKD.	WIDTH	HEIGHT	WIN. MKD.	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1200
D4 (S/F)	1800	2100	W4	600	700
D5 (S/F)	2106	2100			
D	1100	2100			

ASSESSEE NO :- 41- 130 - 03 - 0312 - 6

DETAILS OF REGISTERED DEED :-
A. BOOK NO :- I B. VOLUME NO :- 1630 - 2023
C. PAGES NO. :- 2058 TO 2082 D. BEING NO :- 163000060
E. OFFICE :- D.S.R. V SOUTH 24 (PGS.) F. YEAR :- 2023(10/01/2023)

DETAILS OF REGD. DEED :-
(FOR BOUNDARY DECLARATION)
A. BOOK NO :- I B. VOLUME NO :- 1602 - 2025
C. PAGES NO. :- 752816 TO 752826 D. BEING NO :- 160215353
E. OFFICE :- D.S.R. II SOUTH 24 (PGS.) F. YEAR :- 2025 (13/11/2025)

DETAILS OF REGD. DEED :-
(POWER OF ATTORNEY)
A. BOOK NO :- I B. VOLUME NO :- 1602 - 2026
C. PAGES NO. :- 65529 TO 65544 D. BEING NO :- 160200728
E. OFFICE :- D.S.R. II SOUTH 24 (PGS) F. YEAR :- 2026 (20/01/2026)

DETAILS OF REGD. DEED :-
(FOR STRIP OF LAND, BACK)
A. BOOK NO :- I B. VOLUME NO :- 1602 - 2025
C. PAGES NO. :- 752774 TO 752784 D. BEING NO :- 160215351
E. OFFICE :- D.S.R. II SOUTH 24 (PGS) F. YEAR :- 2025 (13/11/2025)

DETAILS OF REGD. DEED :-
(NON EVICTION OF TENANT)
A. BOOK NO :- I B. VOLUME NO :- 1602 - 2025
C. PAGES NO. :- 752795 TO 752804 D. BEING NO :- 160215352
E. OFFICE :- D.S.R. II SOUTH 24 (PGS.) F. YEAR :- 2025 (13/11/2025)

1. AREA OF LAND :- 272.111 SQM. (04 K- 01 CH - 04 SFT) (As per Deed)
1.a. ACTUAL LAND AREA :- 267.694 SQM. (04 K - 00 CH - 1.458 SFT) (As per Physical measurement)
2. SIZE OF TENEMENTS :- < 50 SQM. = 1 NO., > 50 SQM. TO < 75 SQM. = 2 NOS. & > 75 SQM. TO < 100 SQM. = 2 NOS. > 100 SQM. TO < 200 SQM. = 1 NO.
3. NO. OF TENEMENTS :- 6 NOS.
4. NO. OF STORIED :- G+III
5. STAIR HEAD ROOM AREA :- 10.695 SQM.
6. OVER HEAD TANK AREA :- 6.510 SQM.
7. LIFT MECH. ROOM AREA WITH STAIR :- 11.585 SQM.

1. GROUND COVERAGE :-
   - PERMISSIBLE :- 160.616 SQM. (60 %)
   - PROPOSED :- 148.843 SQM. (55.602 %)
2. TOTAL FLOOR AREA :-
   - TOTAL COV. AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 535.221 SQM.
   AREA EXEMPTED IN THIS RULE = 54.040 SQM.
   TOTAL AREA = 589.261 SQM.

3. F . A . R . :-
   - PERMISSIBLE :- 1.75
   - PROPOSED :- 1.719

(PROPOSED FAR BECOMES 1.719 AS THE EXCESS 25.0 SQM. CAR PARKING AREA IS TAKEN FOR EXEXPTION AS PER AMENMED OF KMC BUILDING RULE 2009 IN 2025 DT.- 14.08.2025)

4. TREE COVER :-
   REQ.(1.473%)=3.943 SQM.
   PRO.(1.775%)=4.751 SQM.

4. TOTAL CAR PARKING AREA:- 76.761 SQM. (ADVANTAGE TAKEN IN FAR CAL.= 75 SQM.)
5. NO. OF CAR PARKING REQUIRED. :- 2 NOS.
6. NO. OF CAR PARKING PROVIDED :- 3 NOS.
7. AREA OF SIDE STRIP :- 5.580 SQM.
8. FRONTAGE OF THE PLOT :- 9.770 M.
9. HEIGHT OF THE BUILDING :- 12.500 M.
10. DEPTH OF THE BUILDING :- 15.808 M.
11. ABUTTING ROAD WIDTH :- 4.877 M.
12. SHOP AREA :-
    TOTAL CARPET AREA :- 8.285 SQM.
    TOTAL COVERED AREA :- 10.974 SQM.
13. OFFICE AREA :-
    TOTAL CARPET AREA :- 9.446 SQM.
    TOTAL COVERED AREA :- 12.671 SQM.
14. AREA OF C.B :- 7.456 SQM.

PREMISES NO : 314, BRAHMA SAMAJ ROAD, WARD NO. - 130,
ASSESSEE NO : 41- 130 - 03 - 0312 - 6
NAME OF THE OWNER : SMT. TINA DAS
AREA OF LAND : 267.694 SQM. (04 K - 00 CH - 1.458 SFT)
NAME OF LBS / ARCHITECT : KRISHNENDU RAY
PERMISSIBLE TOP ELEVATION IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 Mts.

Co - ordinate in WGS 84 and site elevation (AMSL)

Reference points marked in the site plan of the proposal	Co - ordinate in WGS84		Site elevation (AMSL)
	Latitude	Longitude	
A"	22° 29' 59.7624" N	88° 18' 51.894" E	9 Mts.

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 K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PAR LAW. THE PLOT DOES NOT FALL IN RED ZONE AS PER AVAILABLE CCZM MAP ISSUED BY AAI.

SMT. TINA DAS
Name of Owner(s) / Applicant(s)

KRISHNENDU RAY (1085/I)
NAME of LBS / Architect

TENEMENT AREA CALCULATION:

Tenament No	Individual tenament Area (sqm)	Proportionate Tenament Area	Area to be added	Actual Tenament Area (sqm)	Tenament Size <50, 50-75, 75-100	No of Car parking required	Remarks
1	30.413	0.1479	4.498	34.911	< 50		
2	63.863	0.1479	9.445	73.308	50-75		
3	67.957	0.1479	10.051	78.008	75-100		
4	63.863	0.1479	9.445	73.308	50-75	2	
5	67.957	0.1479	10.051	78.008	75-100		
6	131.819	0.1479	19.496	151.315	100-200		
Total	425.872		62.986	488.858			
			Total parking required (nos)				02 IN TOTAL

FLOOR AREA CALCULATION:

Gross Covered Area		Cut out			Net Covered Area (Sqm)	Exempted Area		Net Floor Area (Sqm)
Floor	Area	Stair Well	Lift Well	Vertical Shaft		Stair + Stair Lobby	Lift Lobby	
Ground	148.843	0.000	0.000	0.000	148.843	11.485	2.025	135.333
First	148.619	0.000	1.813	0.000	146.806	11.485	2.025	133.296
Second	148.619	0.000	1.813	0.000	146.806	11.485	2.025	133.296
Third	148.619	0.000	1.813	0.000	146.806	11.485	2.025	133.296
Total	594.700	0.000	5.439	0.000	589.261	45.940	8.100	535.221
						54.040		
Permissible FAR =		1.750						
FAR Calculation =		1.719						
[(Net Floor Area (excluding exempted area)]/Land area]								
535.221	-	75.000		267.694	=	1.719		

DECLARATION OF GEO - TECHNICAL ENGINEER

UNDERSIGNED 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 FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

BHASKAR ROY (G.T. - II / 2)
SIGNATURE GEO - TECHNICAL ENGINEER

DECLARATION OF L. B. S.

I DO CERTIFY WITH THAT THE BUILDING PLANS HAS BEEN DRAWN AS PER PROVISION OF K. M. C. BUILDING RULES 2009 AND AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING K.M.C. ROAD CONFORM WITH THE PLAN AND THAT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP LAND. THE LAND IS BOUNDED BY BOUNDARY WALL .

KRISHNENDU RAY (1085/I)
NAME OF L. B. S.

DECLARATION OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME ON THE BAIS OF SOIL INVESTIGATION REPORT MADE BY VASCON, P-67A, JADUNATH MUKHERJEE ROAD, KOL -700 034. SIGNED BY BHASKAR ROY CONSIDERING THAT ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA LATEST REVISION & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

DEBABRATA GHOSH (228/II)
NAME OF STRUCTURAL ENGINEER.

DECLARATION OF OWNERS

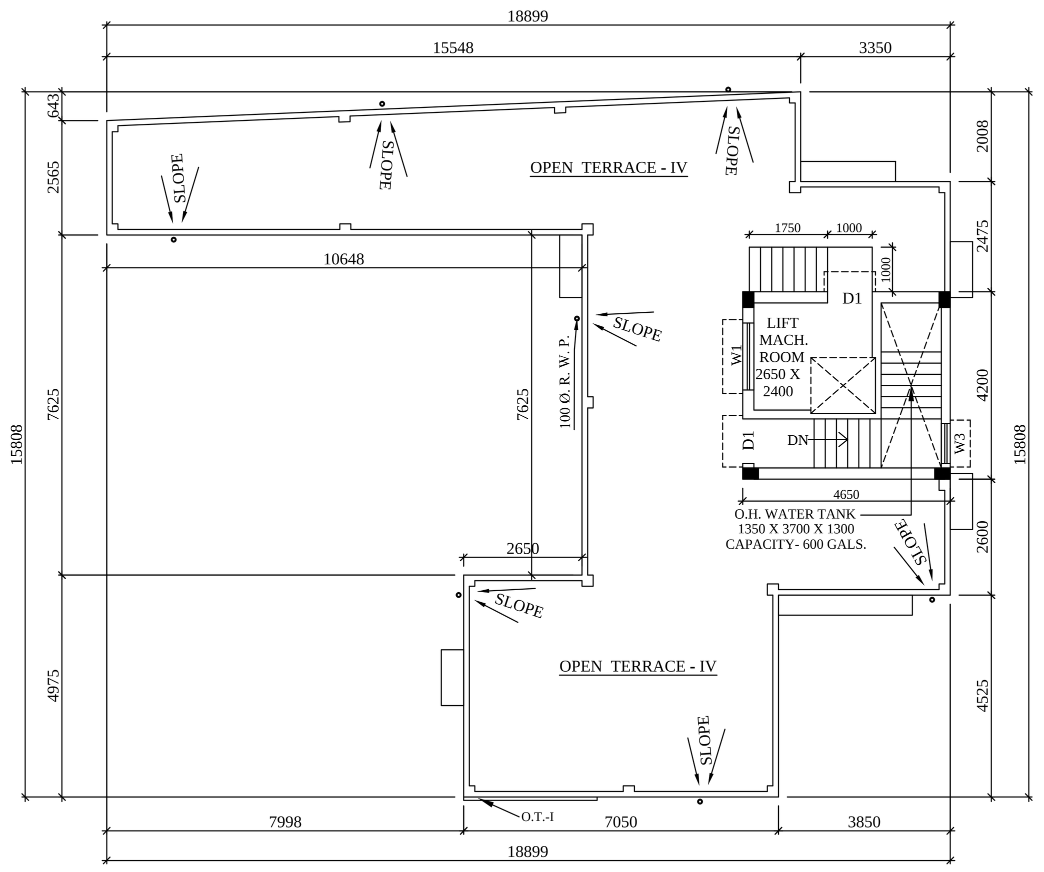
I /WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. /L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SANJIB CHOUDHURY C.A.
OF SMT. TINA DAS
NAME OF OWNER/APPLICANT

B.P. NO. :- 2025140243 DATE :- 18.02.2026
VALID UPTO :.- 17.02.2031

NILANJAN MUKHERJEE Digitally signed by NILANJAN MUKHERJEE Date: 2026.02.18 17:12:57 +05'30'

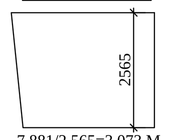
DIGITAL SIGNATURE OF A.E.



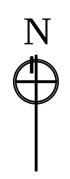
ROOF PLAN

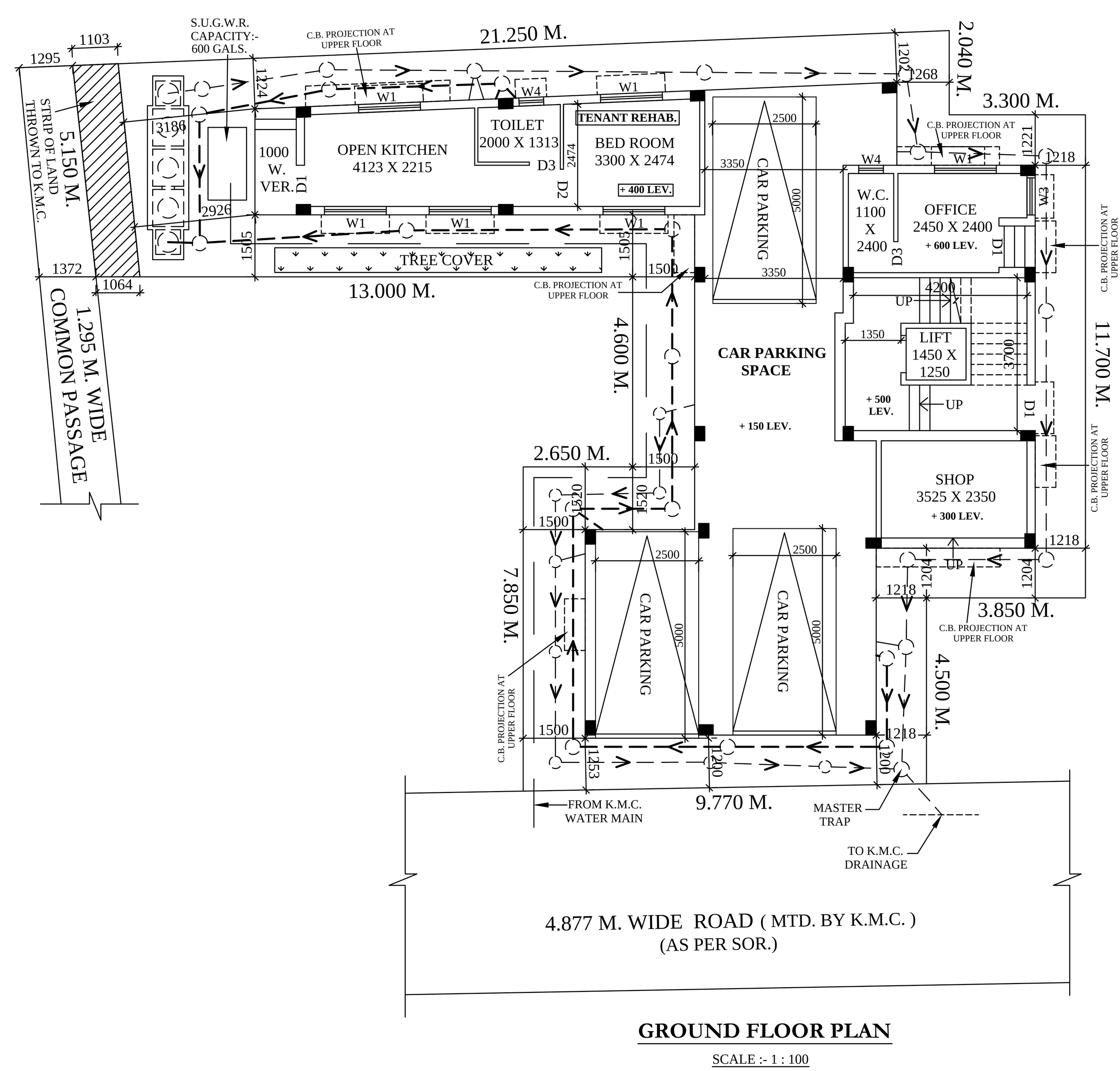
SCALE :- 1 : 100

AVERAGE BACK



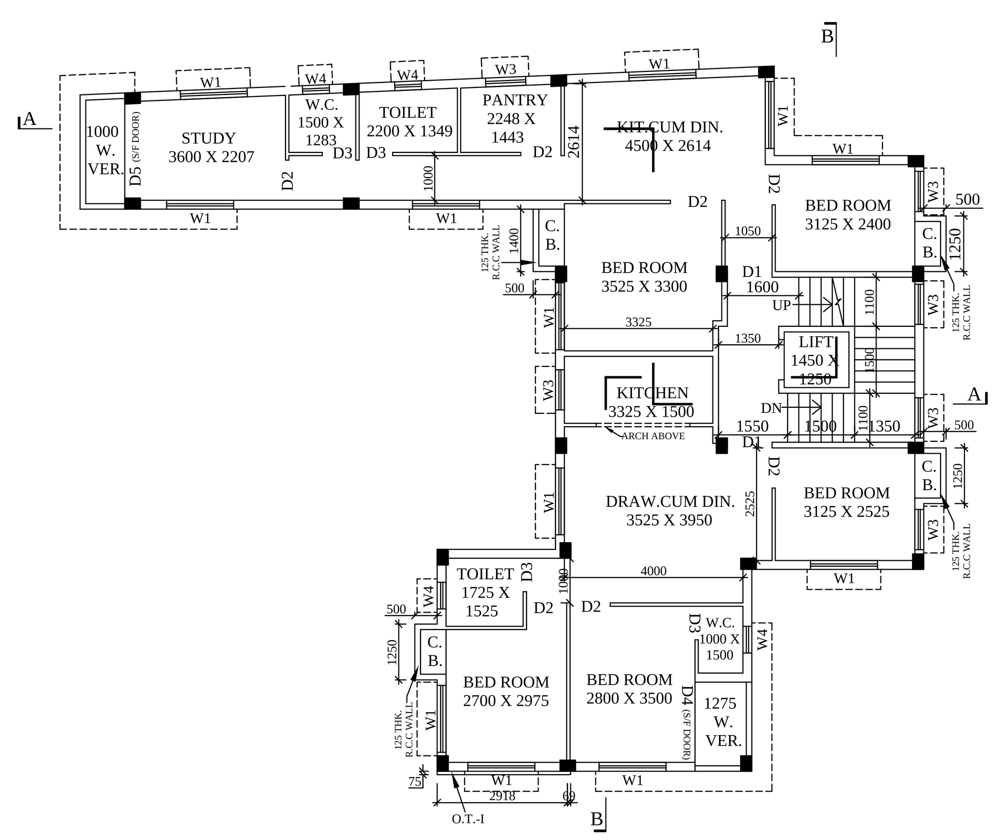
7.881/2.565=3.073 M.





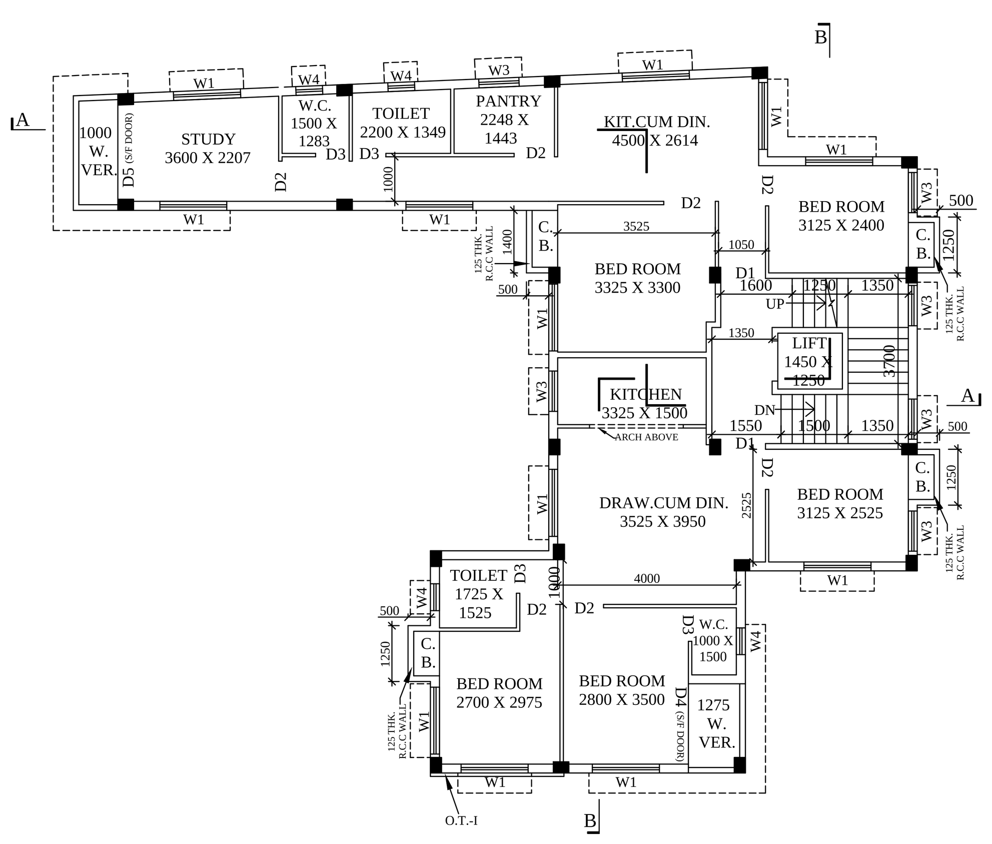
GROUND FLOOR PLAN

SCALE :- 1 : 100



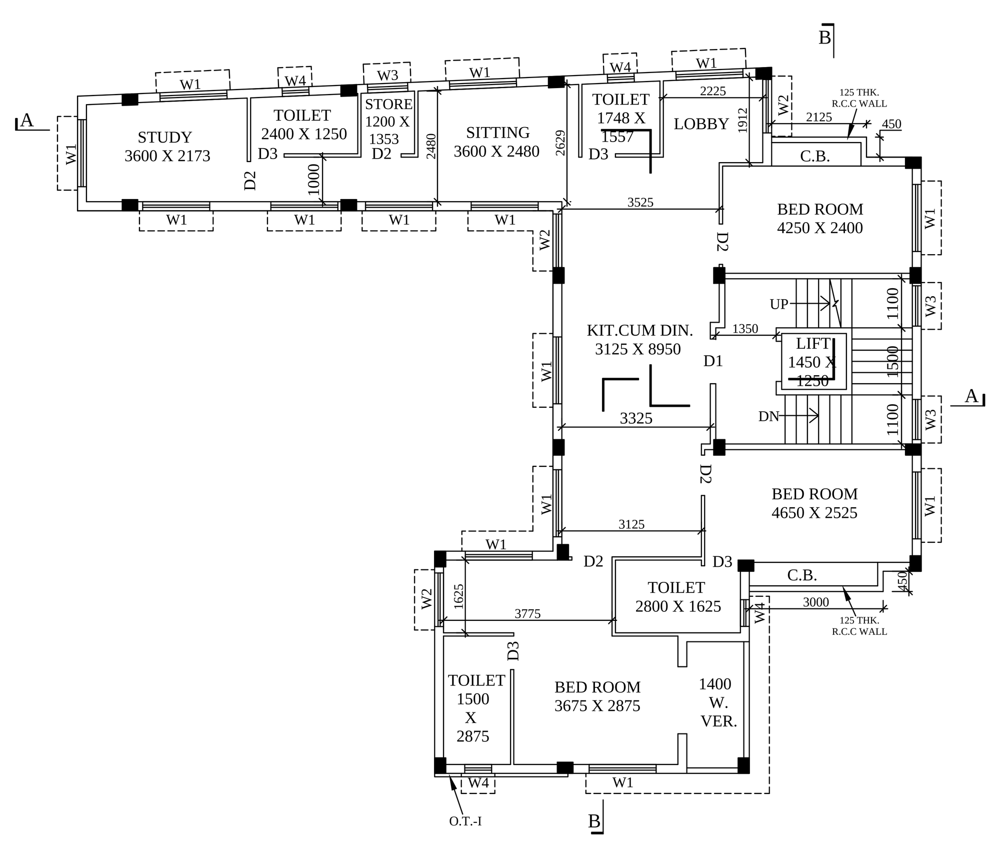
1ST FLOOR PLAN

SCALE :- 1 : 100



2ND FLOOR PLAN

SCALE :- 1 : 100



3RD FLOOR PLAN

SCALE :- 1 : 100