



DOOR & WINDOW SCHEDULE					
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1200	2100	W1	1800	1200
D2	1100	2100	W2	1500	1200
D3	1000	2100	W2A	1500	1950
D4	900	2100	W3	1200	1200
D5	750	2100	W4	1000	1000
SD1	1800	2100	W4A	1000	1950
SD2	1500	2100	W5	600	1000
SD3	1125	2100	W6	600	1950

SPECIFICATIONS & NOTES:-
GRADE OF CONCRETE M 20 & STEEL Fe 500 PROPORTION OF MORTAR FOR 200 OR 250 TH. BW+1:6 PROPORTION OF MORTAR FOR 125 & 75 TH. BW+1:4 MIX. PROPORTION OF MORTAR D.P.C.+1:2:4 MIX. PROPORTION OF MORTAR FOR L.T.+2:2:7 ALL DIMENSIONS ARE IN M.M SCALE-1:100, OTHERWISE MENTIONED ALL. 125 TH. CUP BOARD WALL IS R.C.C. WALL. DEPTH OF THE S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF THE BLDG. FOUNDATION

DECLARATION OF ARCHITECT
I, DO HEREBY CERTIFY ON THIS PLAN IS SELF 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 THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD MAINTAINED BY K.M.C. AND ABUTTING PASSAGE MAINTAINED BY K.M.C. (ACCESSED FOR TWO PREMISES ONLY) CONFORM WITH THE PLAN AND THAT THE PREMISES IS A BUILDABLE SITE. THE ABUTTING K.M.C. ROAD WIDTH IS 10.019 M. ON THE WEST SIDE AND MINIMUM WIDTH OF ABUTTING K.M.C. PASSAGE ON NORTH SIDE WHICH IS ACCESSED FOR TWO PREMISES ONLY IS 3.501M. DURING DEPTT. INSPECTION SITE WAS IDENTIFIED BY ME IT IS NOT A TANK OR FILLED UP TANK AND BOUNDED BY BOUNDARY WALL.

NAME OF THE ARCHITECT
SOMAJI GUHA, REGN. NO. - CA502/14663.

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF STRUCTURAL ENGINEER
KOUSHIK SENGUPTA, E.S. NO. - 176

CERTIFICATE OF GEO-TECHNICAL ENGINEER
UNDERSIGNED, 'CALCUTTA TEST CENTRE' - ANIMESH MATHI, 4K, SISIR BAGAN ROAD, KOLKATA - 700034, HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. 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 HERE IN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEOTECHNICAL ENGINEER
ANIMESH MATHI, GT/141

DECLARATION OF OWNER
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 THE GUIDANCE OF E.S.E. ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY THE UNDERSIGNED, IF ANY DISPUTE ARISE REGARDING THE OWNERSHIP OF THE PLOT, K.M.C. AUTHORITY WILL NOT RESPONSIBLE AND WILL REVOKE SANCTION.

NAME OF THE OWNERS
SRI PULAK KUMAR CHATTERJEE
(C.A. OF SRI RATHINDRA NATH BHOWMICK,
SRI RANADHIR BHOWMICK, SRI PASUPATI BANERJEE,
SMT. REKHA BANERJEE, SRI SANJAY BANERJI,
SMT. SIKHA MUKHERJEE & SRI CHANDAN BANERJEE)

GROUND FLOOR PLAN.

PROJECT
PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009, AT PRE. NO. - 25, NARAYAN ROY ROAD, WARD NO. - 126, BR. NO. - XVI, KOLKATA - 700008. UNDER K.M.C.

NAME OF THE OWNER:- SRI PULAK KUMAR CHATTERJEE (C.A. OF SRI RATHINDRA NATH BHOWMICK, SRI RANADHIR BHOWMICK, SRI PASUPATI BANERJEE, SMT. REKHA BANERJEE, SRI SANJAY BANERJI, SMT. SIKHA MUKHERJEE & SRI CHANDAN BANERJEE)

DATE	DEALT	SCALE - 1:100.	N
25.07.2024	S.S.	SHEET NO. - I	

SGA CONSULTANCY SERVICES
architects * engineers * planners

*GUNJAN, 1ST. FLOOR, P-17 MITRA COLONY, JAMES LONG SARANI, KOLKATA-700034.
PHONE NO - 33355-36249.
E-MAIL ID: contact@sgacinda.com

SPACE FOR K.M.C. USES	
B.P. NO. - 2025/160264	DATE: 23.09.2025
MBC MEETING NO- 652	MEETING DATE: 04.06.2025
MBC ITEM NO- 06625-26	VALID UP TO: 22.09.2030
DIGITAL SIGNATURE OF A.E.	
DIGITAL SIGNATURE OF E.E.	
PART-A ASSESSOR NO: 41-126-12-0024-0 DET. OF DEED OF EXCHANGE :- BOOK NO. - 1 VOLUME NO. - 26 PAGE FROM - 5689 TO 5694 BENG. NO. - 10351 YEAR - 2000 A.D.S.R. - BEHALA DET. OF DEED CONVEYANCE - 1 :- BOOK NO. - 1 VOLUME NO. - 27 PAGE FROM - 294 TO 297 BENG. NO. - 1487 YEAR - 1959 J.T.S.R. - ALPORE DET. OF DEED CONVEYANCE - 2 :- BOOK NO. - 1 VOLUME NO. - 21 PAGE FROM - 258 TO 263 BENG. NO. - 1025 YEAR - 1979 J.T.S.R. OF ALPORE AT BEHALA DET. OF DEED CONVEYANCE - 3 :- BOOK NO. - 1 VOLUME NO. - 5 PAGE FROM - 250 TO 255 BENG. NO. - 291 YEAR - 1975 J.T.S.R. OF ALPORE AT BEHALA DET. OF DEVELOPMENT POWER OF ATTORNEY :- BOOK NO. - 1 VOLUME NO. - 1807-2023 PAGE FROM - 418391 TO 418412 BENG. NO. - 160714101 YEAR - 2023 A.D.S.R. - BEHALA DET. OF BOUNDARY DECLARATION :- BOOK NO. - 1 VOLUME NO. - 1807-2024 PAGE FROM - 88727 TO 88741 BENG. NO. - 160703291 YEAR - 2024 A.D.S.R. - BEHALA DET. OF A.A.L. NOC :- NOC. D. - 26845618/122021641178 DATE - 31/12/2021, VALID UP TO - 30/12/2029 SITE ELEVATION - (HMSL) - 4.24M. PERMISSIBLE TOP ELEVATION - (HMSL) - 48.32M. DET. OF U.L.C. NOC :- U.L.C. NO. - 2478/U/LC/A/2023, DATED - 04.09.2023. DET. OF P.M.U. NOC :- P.M.U. NO. - EAH/358/2023-2024, DATED - 22.03.2023. AREA OF PLOT :- AS PER DOCUMENT - 1476.468 SQ.M. (20K - 01CH - 0850 FT.) AS PER BOUNDARY DECLARATION - 1475.752 SQ.M. WATER BODY AREA + 728.428 SQ.M. NO. OF STORED - (G+4) I) NO. OF TENEMENTS - 30 NOS. II) SIZE OF TENEMENTS a) BELOW 50 SQ.M. - 04 NOS. b) 50 SQ.M. TO 75 SQ.M. - 01 NO. c) 75 TO 100 SQ.M. - 11 NOS. d) ABOVE 100 SQ.M. - 04 NOS.	PART-B 1. GROUND COVERAGE a. PERMISSIBLE - 737.876 SQ.M. (50.1%) b. PROPOSED - 429.114 SQ.M. (29.07%) 2. PROPOSED HEIGHT - 15.475 M. 3. ROAD WIDTH - 10.019 M. 4. I) 1ST FLOOR AREA = 363.498 SQ.M. II) 2ND TO 4TH FLOOR AREA = 425.455 SQ.M. (PER FLOOR) III) NET FLOOR AREA EXCLUDING THE SPACE EXEMPTED IN THIS RULE = 1917.977 SQ.M. IV) TOTAL EXEMPTED AREA = 81.728 SQ.M. V) GROSS FLOOR AREA (INCLUDING THE SPACE EXEMPTED IN THIS RULE) = 1999.702 SQ.M. VI) PERMISSIBLE AREA FOR PARKING - 225 SQ.M. VII) PROVIDED AREA OF PARKING - 34.844 SQ.M. VIII) STAIR HEADROOM AREA = 15.933 SQ.M. IX) OVER HEAD WATER TANK AREA = 10.154 SQ.M. X) LIFT MACHINE ROOM AREA = 3.265 SQ.M. XI) ROOF W.C. AREA = 2.975 SQ.M. XII) ROOF STRUCTURE AREA = 41.095 SQ.M. XIII) OPEN TERRACE AREA = 429.114 SQ.M. XIV) TOTAL AREA OF C.B. = 25.193 SQ.M. XV) TOTAL AREA OF LOFT = 25.850 SQ.M. 5. F.A.R I) PERMISSIBLE = 2.25 II) PROPOSED F.A.R = 1.147 6. PARKING I) REQUIRED = 9 NOS. II) PROVIDED = 9 NOS. PERMISSIBLE TREE COVER AREA = 73.777 SQ.M. PROPOSED TREE COVER AREA = 75.091 SQ.M.

7. PROPOSED COVERED AREA (IN SQ.M.) :-					
FLOOR MKD.	COVERED AREA	CUTOUT	GROSS COV. AREA	LIFT LOBBY	NET FLOOR AREA
GR. FLOOR	369.998	6.500	363.498	2.903	347.231
1ST FLOOR	369.998	10.159	359.839	3.004	343.475
2ND FLOOR	435.614	10.159	425.455	3.004	409.091
3RD FLOOR	435.614	10.159	425.455	3.004	409.091
4TH FLOOR	435.614	10.159	425.455	3.004	409.091
TOTAL	2046.840	47.135	1999.702	14.919	1917.977

8. TENEMENTS & CAR PARKING CALCULATION :-					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA	ACTUAL AREA	NO. OF TENEMENT/TENEMENT	REQ. CAR PARKING
C	41.593 SQ.M.	6.430 SQ.M.	48.023 SQ.M.	03 NOS.	—
G	40.758 SQ.M.	6.307 SQ.M.	47.105 SQ.M.	01 NOS.	—
H	56.163 SQ.M.	8.682 SQ.M.	64.845 SQ.M.	01 NOS.	—
A	83.258 SQ.M.	12.871 SQ.M.	96.129 SQ.M.	03 NOS.	—
B	65.309 SQ.M.	10.086 SQ.M.	75.405 SQ.M.	04 NOS.	—
D	84.735 SQ.M.	13.089 SQ.M.	97.834 SQ.M.	03 NOS.	5
F	66.969 SQ.M.	10.353 SQ.M.	77.322 SQ.M.	01 NOS.	—
E	104.158 SQ.M.	16.102 SQ.M.	120.260 SQ.M.	03 NOS.	—
I	90.828 SQ.M.	14.041 SQ.M.	104.869 SQ.M.	01 NOS.	4