

**SHEET TITLE**  
GROUND, FIRST, SECOND, THIRD & FOURTH FLOOR PLANS, ROOF PLAN, ELEVATION, SECTIONS.

**DRAWN BY** - M.L.      **DATE** - 23-02-2023

**DEALT BY** - J.D.

**SCALE** - 1:100  
(Unless mentioned otherwise)

**MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**  
**PART - A:**  
ASSEESSE No. 20/19704001

**1. NAME OF THE OWNERS:**  
TARUN GUHA BISWAS, BARUN KUMAR GUHA BISWAS, SWAPAN KUMAR GUHA BISWAS, SMR. JHUNTI DEY, SMT. MADHUMITA PAUL, SMT. NABONITA ROUHI ROY, SMT. SATABDI THAKUR, ASOK KUMAR GUHA BISWAS, ALOK KUMAR GUHA BISWAS, SMT. BANU SARAKA, SMT. SHIBANI KANUNGOI, SMT. AJANTA GUHA BISWAS, SMT. ADITIA BANERJEE, SMT. DIPTI GUHA BISWAS, MANAS GUHA BISWAS, SMT. SHELA DAS, SMT. MITHI BASI, SMT. SWEETA GUHA BISWAS, ATAN GUHA BISWAS, SATAN GUHA BISWAS.

**2. NAME OF THE APPLICANT:**  
SHANTILAL SURANA, PRINCIPAL PARTNER OF SUSHWANI INFRA LLP.

**3. DETAILS OF REGISTERED DEED**  
DEED 1: BOOK No. I, VOLUME No. 12, PAGE FROM 241 TO 243, BENG No. 1230, DATED 05/05/1919, AT D.S.R. - 24 PARGANAS.  
DEED 2: BOOK No. I, VOLUME No. 84, PAGE FROM 74 TO 75, BENG No. 3881, DATED 06/09/1922, AT D.S.R. - 24 PARGANAS.

**4. DETAILS OF REGISTERED POWER OF ATTORNEY**  
BOOK No. I, VOLUME No. 1625-2019, PAGE FROM 56203 TO 56272, BENG No. 140001933, DATED 24/03/2019, AT D.S.R. - ALIPURJA.

**5. DETAILS OF REGISTERED BOUNDARY DECLARATION**  
BOOK No. I, VOLUME No. 1635-2022, PAGE FROM 41521 TO 41540, BENG No. 143001673, DATED: 10/03/2022 AT D.S.R. - V SOUTH 24-PARGANAS.

**6. DETAILS OF REGISTERED DEED OF GIFT TO K.M.C. (1)**  
BOOK No. I, VOLUME No. 1635-2022, PAGE FROM 41479 TO 41500, BENG No. 143001674, DATED: 10/03/2022 AT D.S.R. - V SOUTH 24-PARGANAS.

**7. DETAILS OF REGISTERED DEED OF GIFT TO K.M.C. (2)**  
BOOK No. I, VOLUME No. 1621-2022, PAGE FROM 129455 TO 129474, BENG No. 140103058 DATED: 23/12/2022 AT D.S.R. - V SOUTH 24-PARGANAS.

**8. DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION**  
BOOK No. I, VOLUME No. 1620-2021, PAGE FROM 26697 TO 26926, BENG No. 140407023, DATED: 24/09/2021 AT D.S.R. - IV SOUTH 24-PARGANAS.

**SCHEDULE FOR DOOR AND WINDOW**

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1200	2100	W1	1800	1800
D2	1050	2100	W2	1500	1800
D3	900	2100	W3	1150	1800
D4	750	2100	W4	900	1350
SD1	2850	2100	W5	600	750
SLD2	3025	2100	W5-1	1500	2100
SLD3	2750	2100			
SLD4	2400	2100			

**CERTIFICATE OF THE GEO TECHNICAL ENGINEER**  
UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

**G.T.E.**  
Rupak Kumar Banerjee  
G.T.1973(K.M.C.)

**CERTIFICATE OF THE STRUCTURAL ENGINEER**  
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA. AND I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT SHALL BE CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

**S.O.M.**  
SOM TEST WILL BE DONE BY: **RIJAN KUMAR BANERJEE**  
OF ACUMEN GEO CONSULTANTS AT 13, GOBINDA BOSE LANE, KOL-700 025

**E.S.E.**  
Kunal Sinha Mahapatra  
E.S.E.1617(K.M.C.)

**CERTIFICATE OF THE ARCHITECT**  
I HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (625 METERS SURROUND) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. (1) THE SITE IS DEMARCATED BY BOUNDARY WALL (2) SITE PLAN AND KEY PLAN AS PER SITE.

**7. CAR PARKING CALCULATION**

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA	EFFECTIVE FLOOR AREA	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND	256.897	—	256.897	13.365	2.056
FIRST	297.860	3.230	294.630	13.365	2.958
SECOND	297.860	3.230	294.630	13.365	2.958
THIRD	297.860	3.230	294.630	13.365	2.958
FOURTH	297.860	3.230	294.630	13.365	2.958
TOTAL	1448.337	12.920	1435.417	66.825	13.888

**DECLARATION OF THE ARCHITECT REGARDING CIRCULAR 13 OF 2022-2023, DATED: 07-12-2022**  
CO-ORDINATE OF THE PREMISES: LATITUDE = 22.484762° N AND LONGITUDE= 88.347424° E. THE PREMISES IS SITUATED 9.14 METERS ABOVE FROM THE M.S.L. THEREFORE THE TOTAL HEIGHT OF THE BUILDING UP TO THE TOP OF ROOF STRUCTURES IS 29.40 METERS FROM THE M.S.L. HENCE, AS PER OFFICE CIRCULAR No. 13 OF 2022-2023 OF K.M.C. DATED: 07/12/2022, NO.C. FROM A.I.I. IS NOT APPLICABLE FOR THIS PROPOSAL.

**ARCHITECT**  
Joydeep Deb  
B. Arch (J.U.), M.Arch (Urban Design)  
CoA Regn. No. CA/2003/30584  
Associate of I.I.A.

**10. STATEMENT OF OTHER AREAS**

FLOOR	LOFT	CLIPBOARD	LEDGE / TEND
GROUND	—	—	—
FIRST	1.257 + 0.825 + 0.875 + 0.8 + 0.688 + 0.975 + 1.1 + 0.863 = 7.383	—	—
SECOND	1.257 + 0.825 + 0.875 + 0.8 + 0.688 + 0.975 + 1.1 + 0.863 = 7.383	—	—
THIRD	1.257 + 0.825 + 0.875 + 0.8 + 0.688 + 0.975 + 1.1 + 0.863 = 7.383	—	—
FOURTH	1.257 + 0.825 + 0.875 + 0.8 + 0.688 + 0.975 + 1.1 + 0.863 = 7.383	—	—
TOTAL	29.532	—	—

**11. TOTAL FLOOR AREA FOR FEES**

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
1435.417 Sq.M.	65.895 Sq.M.	1501.312 Sq.M.
12. AREA OF LIFT MACHINE ROOM STAIR	3.49	Sq.M.
13. AREA OF LIFT MACHINE ROOM	13.223	Sq.M.
14. AREA OF OVERHEAD TANK	8.708	Sq.M.
15. AREA OF STAIR HEADROOM	16.328	Sq.M.
16. AREA OF W.C. AT ROOF	2.922	Sq.M.
17. AREA OF TREE COVER (REQUIRED)	23.497	Sq.M. (3.59 % OF LAND)
18. AREA OF TREE COVER (PROPOSED)	24.195	Sq.M. (3.66 % OF LAND)

**PROPOSED G+HV STORED (15.45 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 22, KSHETRA MOHAN NASKAR ROAD, WARD 97, BOROUGH - X, P.S.- REGENT PARK, KOLKATA - 700 040. (PLAN CASE No. 2022100263)**

**BUILDING PERMIT No. 2023100003 DATE: 05-APR-23**  
VALID FOR 5 YEARS FROM DATE OF SANCTION.

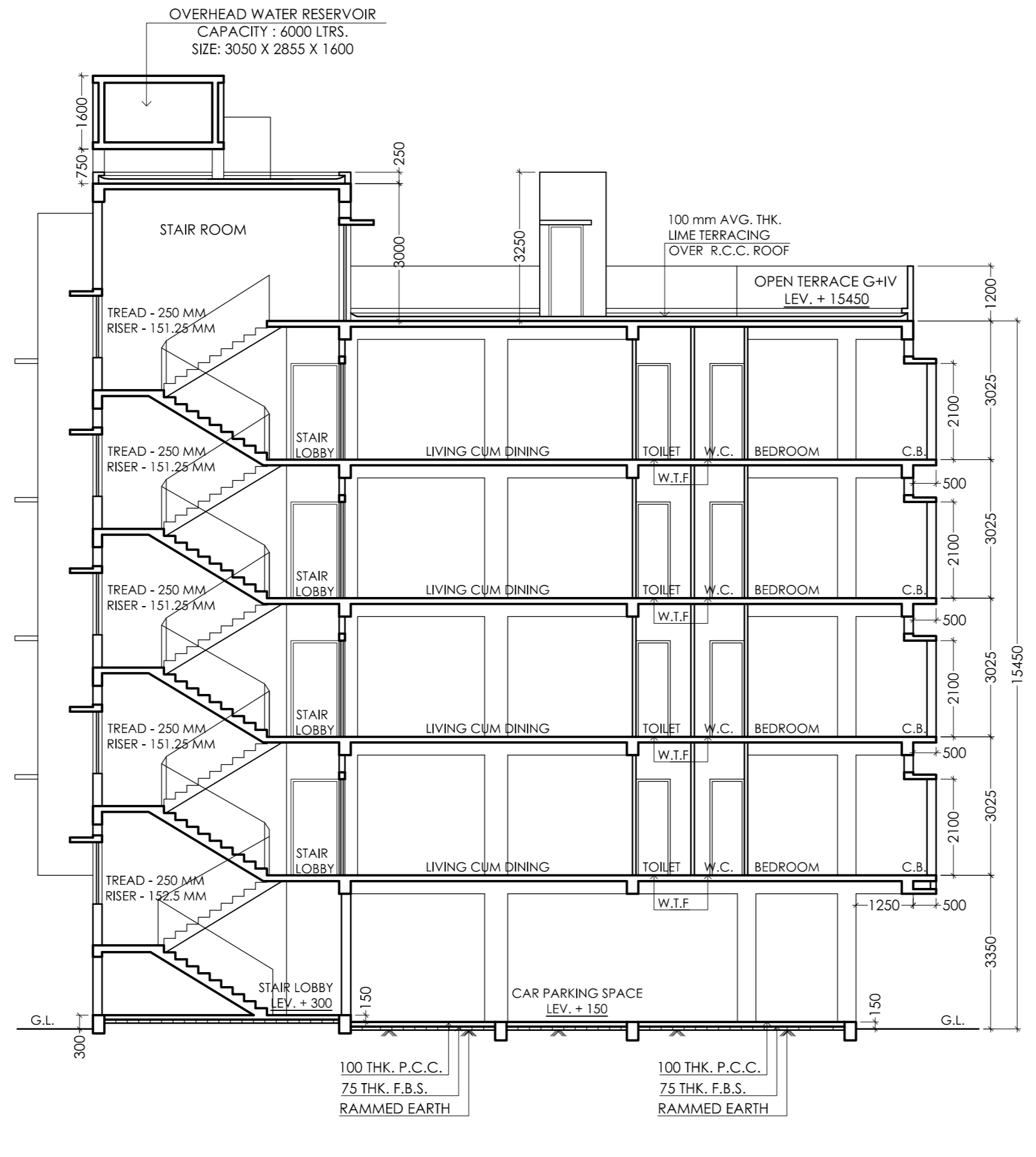
**A.E.(C) / Bldg / Br-X / K.M.C.**

**E.E.(C) / Bldg / Br-X / K.M.C.**

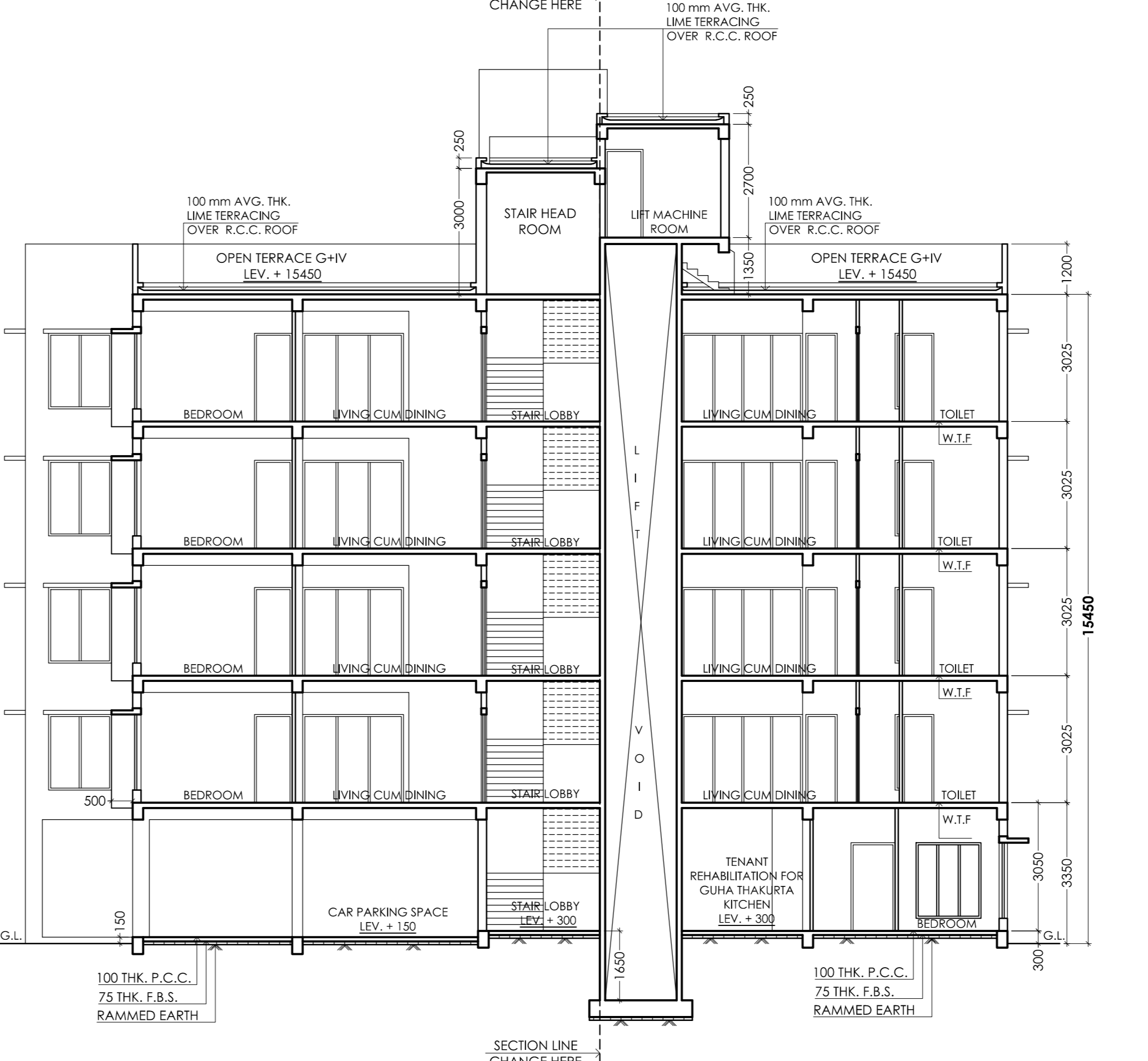
**SHEET No. 2 OF 2**



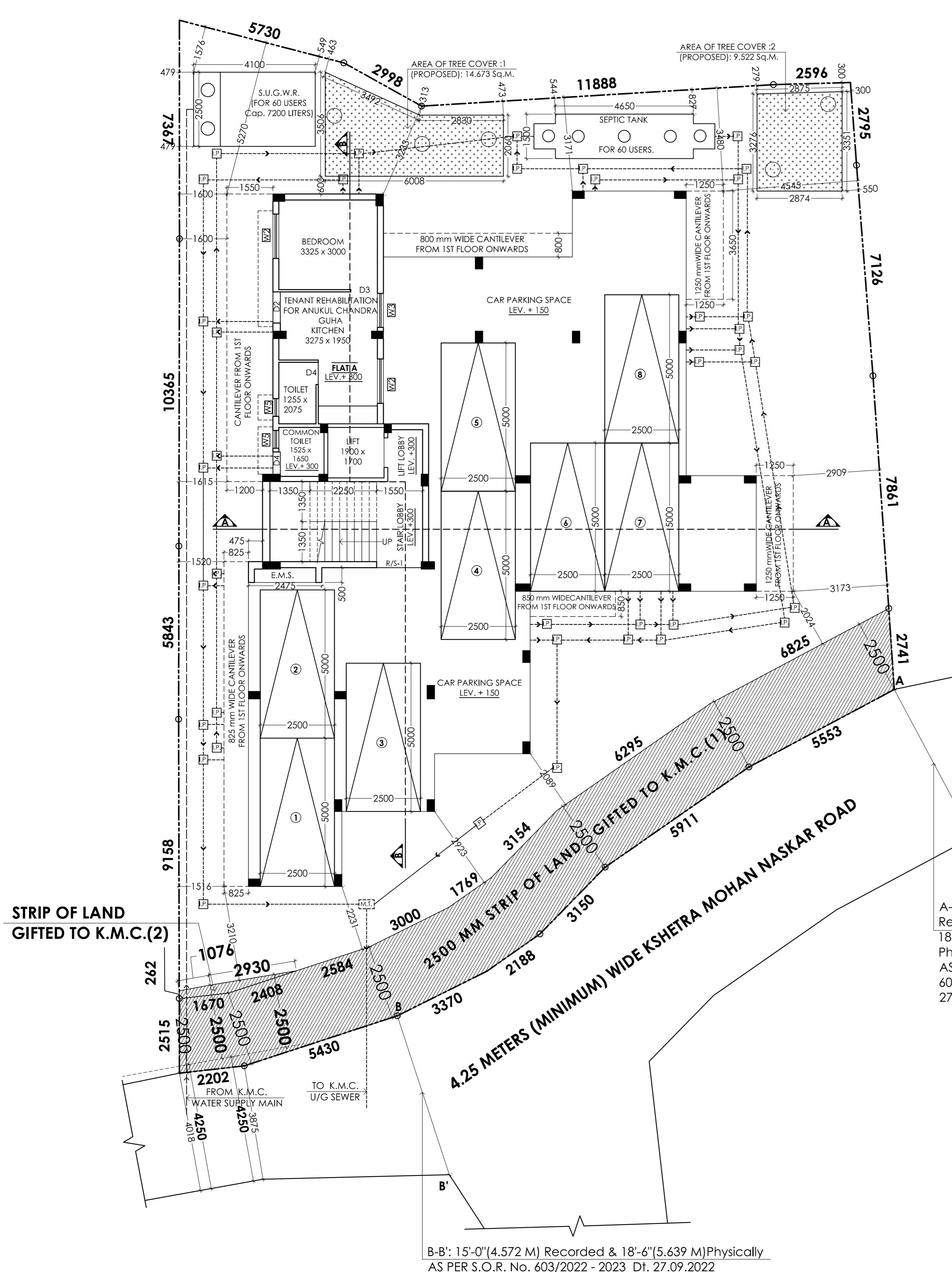
FRONT (WEST SIDE) ELEVATION



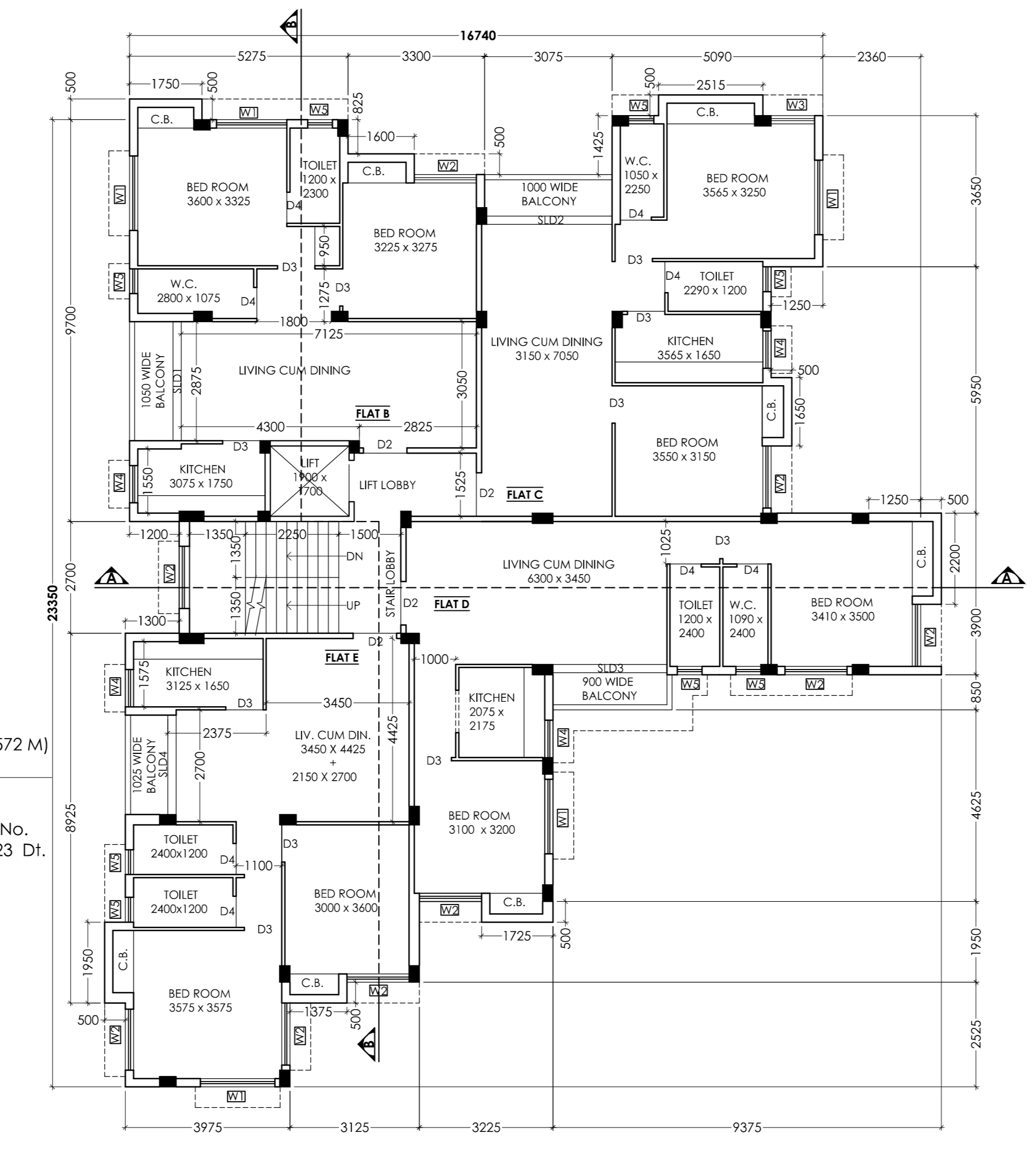
SECTION A-A



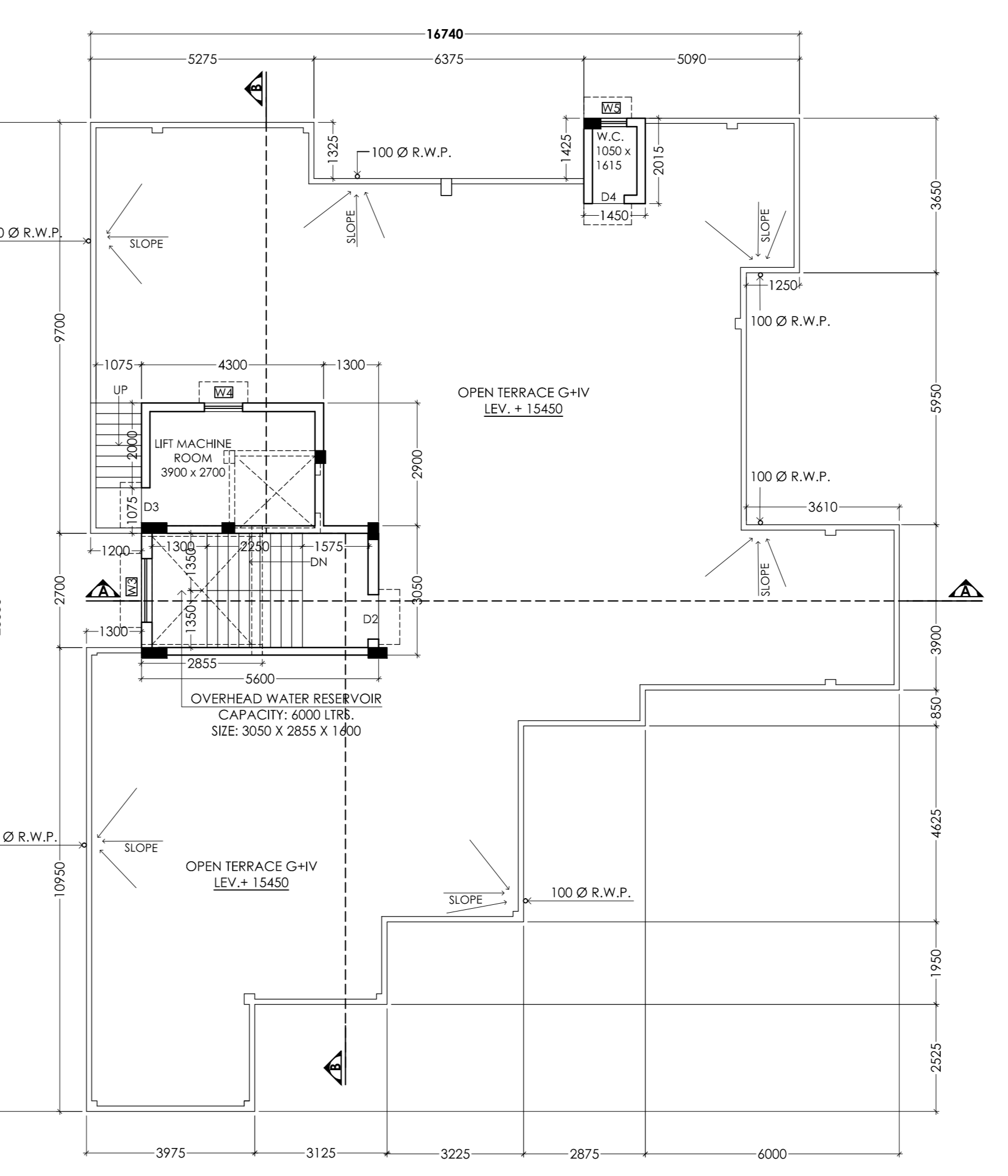
SECTION B-B



GROUND FLOOR PLAN



TYPICAL (1ST-4TH) FLOOR PLAN



ROOF PLAN