



**STATEMENT OF THE PLAN PROPOSAL**

**PART: A**

1. ASSESSEE NO.= 311090601512

2. DETAIL OF REGISTERED DEED-  
BOOK NO.: I VOLUME NO. 78  
PAGE NO.: 35 TO 45 BEING NO. 4577  
FOR THE YEAR: 1985 AT B.R. ALIPORE

3. DETAIL OF POWER OF ATTORNEY :-  
BOOK NO.: IV VOLUME NO. 4  
PAGE NO.: 3944 TO 3955 BEING NO. 02350  
FOR THE YEAR: 2013 AT A.R.A. III, KOLKATA

4. DETAIL OF BOUNDARY DECLARATION :-  
BOOK NO.: I VOLUME NO.: 1604 - 2023  
PAGE NO.: 192415 TO 192426 BEING NO.: 160406569  
FOR THE YEAR: 2023 AT D.S.R.-IV, SOUTH 24 PARGANAS

**PART: B**

1. AREA OF PLOT :  
AS PER DEED = 266.164 SQ.M. ~ 03 K-15 CH-30 SQ.FT.  
AS PER BOUNDARY DECLARATION = 258.237 SQ.M. 3 K - 13 CH - 34.66 SQ.FT.

2. ROAD WIDTH = 6.096 M. (20'-0")

3. NO. OF STOREYS : G + III (12.5 M.)

4. NO. OF TENEMENTS : 05

5. SIZE OF TENEMENTS  
A) 50 SQ.M. TO 75 SQ.M. : NIL  
B) 75 SQ.M. TO 100 SQ.M. : 04 NOS.  
C) ABOVE 100 SQ.M. : 01 NOS.

6. i) PERMISSIBLE GROUND COVERAGE (58.059%) = 149.929 SQ.M.  
ii) PROPOSED GROUND COVERAGE (57.840%) = 149.365 SQ.M.

7. PROPOSED HEIGHT = 12.5 M.

**8A. RESIDENTIAL TENEMENTS & CAR PARKING CALCULATION :-**

MARKED	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
A	70.630	13.930	84.560	2	1
B	60.622	11.956	72.578	2	0
C	131.252	25.887	157.139	1	1

**8B. SHOP AREA & CAR PARKING CALCULATION :-**

FLOOR MARKED	SPACE MARKED	CARPET AREA (SQ.M.)	BUILT UP AREA (SQ.M.)	REQUIRED CAR PARKING
GROUND	A.C. SHOP	33.146	37.046	1

**9. CONSTRUCTED AREA :-**

FLOOR MARKED	COVERED AREA (SQ.M.)	LIFT & STAIR WELL (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	EXEMPTED AREA STAIR-STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	137.610	0.00	137.610	12.150	2.870	122.590
FIRST	149.365	2.232	147.133	12.150	2.760	132.223
SECOND	149.365	2.232	147.133	12.150	2.760	132.223
THIRD	149.365	2.232	147.133	12.150	2.760	132.223
TOTAL	585.705	6.696	579.009	48.600	11.150	519.259

10A. TOTAL REQUIRED CAR PARKING = 03 NOS.  
10B. TOTAL PROVIDED CAR PARKING = 03 NOS.  
11A. PERMISSIBLE AREA FOR PARKING = (3 NOS X 25 SQ.M.) = 75 SQ.M.  
11B. PROVIDED AREA FOR COVERED PARKING = 70.547 SQ.M.

12A. PERMISSIBLE F.A.R. = 1.75  
12B. CONSTRUCTED F.A.R. = (519.259 / 298.547) / 258.237 = 1.738 < 1.75

13. STAIR HEAD ROOM AREA = 15.126 SQ.M.  
14. LIFT MACHINE ROOM AREA = 10.117 SQ.M.  
15. STAIR FOR LIFT MACHINE ROOM = 3.848 SQ.M.  
16. TERRACE AREA = 149.365 SQ.M.  
17. OVER HEAD TANK AREA = 4.725 SQ.M.  
18. W.C. AREA AT ROOF = 2.837 SQ.M.  
19. TOTAL C.B. AREA = 14.004 SQ.M.  
20. TOTAL BOX WINDOW AREA = 21.606 SQ.M.  
21. OTHERS AREA FOR FEES = 88.041 SQ.M.

**NOTES AND SPECIFICATIONS**

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE NOTED.
- PROJECTION OF CHAJJA & CORNICE IS 500 MM.
- ALL OTHER SPECIFICATIONS AS PER IS CODE OR I.S.C.
- 10MM THK. PLASTER TO OUTER WALLS AND 12MM THK. PLASTER TO INNER WALLS AND 6MM THK. PLASTER TO CEILING.
- EXTERNAL WALLS ARE 200 MM THK. AND ALL INTERNAL WALLS ARE 75 MM THK. UNLESS OTHERWISE MENTIONED IN THE DRAWING.

**DOOR & WINDOW SCHEDULE**

MRKD	WIDTH	LINTEL	MRKD	WIDTH	HEIGHT	LINTEL
D1	2125	2250	BW1	(500/2815/500)	1800	2250
D2	1225	2250	BW2	(500/1925/500)	1800	2250
D3	925	2250	BW3	(500/1725/500)	1800	2250
D4	775	2250	BW4	(500/1475/500)	1800	2250
D5	625	2250	W3	925	1800	2250
S1D	2125	2250	W6	925	1200	2250
S1D2	925	2250	W7	925	1500	2250
S1D3	775	2250	W8	475	1800	2250
S1D4	625	2250	W9	475	900	2250
			W10	1175	1800	2250

**TITLE: MUNICIPAL ARCHITECTURAL DRAWING**

**PLAN FOR REGULARIZATION UNDER RULE 26 (2A) & (2B) OF K.M.C. BUILDING RULES 2009 OF G+III STORED RESIDENTIAL BUILDING AT PREMISES NO.-151, KALIKAPUR, WARD NO-109, BOROUGH -XII, KOLKATA - 700 099, P.S. KASBA (NOW PURBA JADAVPUR), DIST. 24 PARGANAS, UNDER THE KOLKATA MUNICIPAL CORPORATION. (PREVIOUSLY SANCTIONED BY THE BUILDING DEPARTMENT OF THE KOLKATA MUNICIPAL CORPORATION VIDE BUILDING PERMIT NO. 2012120435 DATED : 12.10.2012 AND REVALIDATED UP TO 11.10.2027)**

DATE: 03.07.2023  
SCALE: 1:100, 50, 600, 4000  
DRG. NO: AT/74/MUN/01  
DRAWN BY: D.S.  
CONSULTANT:

**(1) L.B.A. DECLARATION:**

Certified 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 conditions including the abutting road conforms with the Plan which has been measured and verified by me. The land is marked by boundary wall. The construction of Under Ground water tank and septic tank has been completed before starting of building foundation work.

**ADITYA GOSWAMI, M. Arch.**  
Regd. No. CA/2004/33103  
Registered with the Council of Architecture, India.

*Aditya Goswami*  
SIGNATURE OF ARCHITECT

**(2) E.S.E. Declaration:**

The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible load including seismic load as per National Code of India and certified that it is safe and stable in all respect.

**SANJIV P. PAREKH**  
M.E.(STRUC.), M.L.(CONST. ENG.)  
MICS, MIRC  
E. S. E. No. 104 (I) K.M.C.

SANJIV P. PAREKH  
E.S.E. No.: 104 (I) K.M.C.  
SIGNATURE OF STRUCTURAL ENGINEER

**(3) GEO TECHNICAL ENGINEER DECLARATION:**

Certified that the structural design and drawing of both foundation and super structure of the building has been made by E.S.E. considering all possible loads including the seismic load as per National Building Code of India and certified that it is safe and stable in all respect based on my soil investigation report.

**DR. SUJIT KUMAR BOSE**  
Ph.D., M.C.E.(S), B.C.E.(Hons.)  
MICS, MIRC  
Empowered Geotechnical Engineer Under K/M.C License No.-G.T./1/12

SUJIT KUMAR BOSE  
License No.: G.T./1/12  
SIGNATURE OF GEO TECHNICAL ENGINEER

**(4) OWNERS DECLARATIONS:**

We do hereby declare with full responsibility that; We have engaged L.B.A. & E.S.E. during construction. We have followed the instructions of L.B.A. & 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 and adjoining building. If any submitted documents are found to be fake the K.M.C. will revoke the sanction Plan. The construction of water reservoir and septic tank have been undertaken under the guidance of E.S.E. / L.B.A. before starting of the Building foundation work.

**CONSTITUTE POWER OF ATTORNEY OF SRI ASHOK KUMAR DAS**

*Asstt. Commr.*  
SIGNATURE OF APPLICANT

KUNAL GUHA  
C.A. OF SRI ASHOK KUMAR DAS  
SIGNATURE OF APPLICANT

**ARCHITECTONIC SERVICES** architects engineers urban designers

KOLKATA: Annapurna Alcazar, First Floor, 17A, Anil Roy Road, Kolkata - 700029 India. +91-33-4088 0483  
DELHI: 3/57, Main Shivaji Road, Malviya Nagar, First Floor, New Delhi - 110017, India. +91-11-4106 8324  
Email: architectonics@gmail.com www.architectonicservices.com



**PARTY'S COPY**

Approved by E.E(c)/Bldg/Bor-XII dated 03.07.2023

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPTT.  
PLANS APPROVED U/R 26 (2a) & (2b) of  
C.M.C. BUILDING RULES 1990/2001  
B.P.No. 435, Br. No. XII, Dt. 12.10.12  
Assistant Engineer Ex. Engr. (Civil)  
Br. No. : XII Br. No. : XII

SL- 46/XII/23-24

This Plan Is To Be Treated As Part  
And Parcel And Contiguous To  
B. S. Plan No. 201120435  
Dated 12.10.2012  
Ex. Engineer (C-B)  
Bor. No. : XII

Contents Not Verified  
RECEIVED  
Date: 13.07.23  
K.M.C.