



**PART - A**

**1. ASSESSEE NO. :- 31-106-16-0735-7.**

**2. NAME OF OWNERS : 1. BINOY KRISHNA ADHIKARY, 3. DILIP ADHIKARY, 2. BIJOY KRISHNA ADHIKARY, 4. BIPUL ADHIKARY**

**3. NAME OF THE APPLICANT : SRI. RAJIB TALUKDAR & SRI BADAL KUMAR CHAKRABORTY PARTNERS OF 'ROYAL CONSTRUCTION'**

**2. PARKING CALCULATION:**

| FLAT MKD | Tenement size (SQ.M) | Share of Service (SQ.M) | Tenement Area (SQ.M) | Tenement No | Required Parking Size | Parking Tenement | Parking No. |
|----------|----------------------|-------------------------|----------------------|-------------|-----------------------|------------------|-------------|
| FLAT-A   | 44.424               | 9.152                   | 53.576               | 03 NOS.     | 50 < 75 SQ.M.         |                  |             |
| FLAT-B   | 45.803               | 9.436                   | 55.239               | 03 NOS.     | 50 < 75 SQ.M.         |                  |             |
| FLAT-C   | 44.091               | 9.083                   | 53.174               | 03 NOS.     | 50 < 75 SQ.M.         | 12 NOS.          | 03 NOS.     |
| FLAT-D   | 44.252               | 9.116                   | 53.368               | 03 NOS.     | 50 < 75 SQ.M.         |                  | 03 NOS.     |

**6. DETAILS OF REGD. GENERAL POWER OF ATTORNEY :-**

| BOOK NO. | VOLUME NO. | PAGES        | BEING NO. | DATED      | OFFICE                        |
|----------|------------|--------------|-----------|------------|-------------------------------|
| IV       | 2          | 1208 TO 1222 | 00084     | 24.09.2009 | D.S.R. - III, 24-PARGANAS (S) |

**7. DETAILS OF REGD. DEVELOPMENT POWER OF ATTORNEY :-**

| BOOK NO. | VOLUME NO. | PAGES            | BEING NO. | DATED      | OFFICE                       |
|----------|------------|------------------|-----------|------------|------------------------------|
| I        | 1604-2021  | 222719 TO 222762 | 160405921 | 31.08.2021 | D.S.R. - IV, 24-PARGANAS (S) |

**8. DETAILS OF REGISTERED BOUNDARY DECLARATION:-**

| BOOK NO. | VOLUME NO. | PAGES            | BEING NO. | DATED      | OFFICE                      |
|----------|------------|------------------|-----------|------------|-----------------------------|
| I        | 1630-2022  | 127437 TO 127450 | 163003140 | 02.06.2022 | D.S.R. - V, 24-PARGANAS (S) |

**\*BILLRO LR PARCHA : KHATIAN NO - 2804,2805,2806,2807, DATED - 20.11.2021 (CLASSIFICATION OF LAND - VITA)**

**\*K.M.C MUTATION CASE NO : M / 106 / 27 - DEC - 21 / 1098, DATED - 27.12.2021 (DAG NO - 1769 / 2443, KHATIAN - 1232, MOUZA - GARFA)**

**ABSTRACT AREA STATEMENT :-**  
AREA OF THE LAND : 06 K. - 01 CH. - 28 SQ.FT. i.e. 4393 SQ.FT. i.e. 408.120 SQ.M. [AS PER DEED]  
AREA OF THE LAND : 06 K. - 01 CH. - 26 SQ.FT. i.e. 4391 SQ.FT. i.e. 407.934 SQ.M. [AS PER REGISTERED BOUNDARY DECLARATION]  
ROAD WIDTH : 9.347 METRE WIDE K.M.C. BLACK TOP ROAD  
PERMISSIBLE F.A.R. : 1.75 [AS PER BUILDING RULE 2009, U/R 57(C)]  
PERMISSIBLE TOTAL BUILT UP AREA : 713.885 SQ.M.  
PERMISSIBLE BUILDING HEIGHT : 12.500 METER.  
PERMISSIBLE GROUND COVERAGE : 53.598 % i.e. 218.644 SQ.M.  
PROPOSED GROUND COVERAGE : 48.773 % i.e. 198.963 SQ.M.  
PROPOSED EXEMPTED AREA : ( 63.45 + 10.866 ) = 74.316 SQ.M.  
PROPOSED BUILDING HEIGHT : 12.450 METER [ G + THREE STORIED ]  
REQUIRED CAR PARKING : 03 (THREE) NOS.  
PROVIDED CAR PARKING : 03 (THREE) NOS.  
PERMISSIBLE AREA FOR PARKING : 75 SQ.M.  
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 120.380 SQ.M.  
**PROPOSED F.A.R. : ( 704.825 - 75.0 ) / 407.934 = 1.544 < 1.75**  
STAIR COVERED AREA : 16.080 SQ.M.  
LIFT MACHINE ROOM AREA : 7.040 SQ.M.  
LIFT MACHINE ROOM STAIR AREA : 4.7 SQ.M.  
CUPBOARD AREA : 3.650 X 3 = 10.95 SQ.M.  
ROOF TANK AREA : 4.640 SQ.M.  
TERRACE AREA : 198.963 SQ.M.  
ADDITIONAL AREA : ( 16.080 + 7.040 + 4.7 + 10.95 ) = 38.77 SQ.M.  
TOTAL OTHERS AREA : ( 766.451 + 16.080 + 7.040 + 4.7 + 10.5 ) = 805.221 SQ.M.  
TOTAL COMMON AREA : 110.360 SQ.M.  
PROPOSED TREE COVER AREA : 5.0 SQ.M.

**NAME OF THE APPLICANT**  
**SRI. RAJIB TALUKDAR & SRI BADAL KUMAR CHAKRABORTY PARTNERS OF 'ROYAL CONSTRUCTION' AS CONSTITUTED ATTORNEY OF BINOY KRISHNA ADHIKARY, BIJOY KRISHNA ADHIKARY, DILIP ADHIKARY, BIPUL ADHIKARY**

**CERTIFICATE OF ARCHITECT :-**  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL.

**NAME OF THE ARCHITECT**  
Mr. ANUPAM GHOSH  
Registered Architect  
Reg. No. C.A / 2005 / 36555.

**CERTIFICATE OF STRUCTURAL ENGINEER :-**  
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.  
SOIL TESTING HAS BEEN DONE BY MR. KALLOL KR. GHOSHAL OF TECHNO SOIL, F-25, C.I.T. MARKET, JADAVPUR, KOLKATA - 700 032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**NAME OF STRUCTURAL ENGINEER**  
Mr. BIBEK BIKASH MULLICK  
Structural Engineer ( ESE / 1 / 75 )

**CERTIFICATE OF GEO-TECHNICAL ENGINEER:-**  
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

**NAME OF GEO-TECHNICAL ENGINEER**  
Mr. Kallol Kr. Ghoshal  
(G.T. II / 14 )

**CUP BOARD & LOFT AREA :-**

| FLOOR MARK   | LOFT | CUP BOARD           |
|--------------|------|---------------------|
| FIRST FLOOR  | ---  | 3.650 SQ.M.         |
| SECOND FLOOR | ---  | 3.650 SQ.M.         |
| THIRD FLOOR  | ---  | 3.650 SQ.M.         |
| <b>TOTAL</b> | ---  | <b>10.950 SQ.M.</b> |

**DOOR & WINDOW SCHEDULE :-**

| MARKED | TYPE        | SILL HEIGHT FROM FLOOR | LINTEL HEIGHT FROM FL. | SIZE        |
|--------|-------------|------------------------|------------------------|-------------|
| D1     | SOLID FLUSH | ----                   | 2100                   | 1000 X 2100 |
| D2     | SOLID FLUSH | ----                   | 2100                   | 900 X 2100  |
| D3     | SOLID FLUSH | ----                   | 2100                   | 750 X 2100  |
| SD     | GLAZED      | ----                   | 2100                   | AS PER DWG. |
| W1     | GLAZED      | 750                    | 2100                   | 1350 X 1350 |
| W2     | GLAZED      | 750                    | 2100                   | 1200 X 1350 |
| W3     | GLAZED      | 1350                   | 2100                   | 600 X 750   |

**SPECIFICATION OF CONSTRUCTION :-**

- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1:6
- 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1:4
- LEAN CONCRETE, 1:3:6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15)
- R.C.C. 1:2:4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
- CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1:6 & CEILING & CHAJJA IN 1:4.
- D.P.C. SHALL BE 50MM. THICK IN 1:1.5:3 TONE WITH WATER PROOFING ADMIXTURE
- 25 MM. THK. 1.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
- 875 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- 300 LVL. TO THE FINISHED GROUND FLOOR LVL.
- TREAD WIDTH 250 EACH & RISER HEIGHT IS 160.526 EACH
- FLOOR TO SLAB HEIGHT SHALL BE 3050 MM & THICKNESS OF THE SLAB SHALL BE 100 MM.
- THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

**MATERIALS :-**  
STEEL MUST CONFIRMED WITH IS 1786  
GRADE OF CONCRETE - M 25 & GRADE OF STEEL - F650  
CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE  
STONE CHIPS - 20 MM DOWN GRADED  
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

**1. PROPOSED AREA**

| Floor Mkd.   | Floor area          | Lift Well          | Gross Area           | Stair Area          | Lift Lobby          | Net Floor Area       |
|--------------|---------------------|--------------------|----------------------|---------------------|---------------------|----------------------|
| Gr. Floor    | 175.601 SQ.M.       | ---                | 175.601 SQ.M.        | 12.690 SQ.M.        | 2.850 SQ.M.         | 160.061 SQ.M.        |
| 1st Floor    | 198.963 SQ.M.       | 2.013 SQ.M.        | 196.950 SQ.M.        | 12.690 SQ.M.        | 2.672 SQ.M.         | 181.588 SQ.M.        |
| 2nd Floor    | 198.963 SQ.M.       | 2.013 SQ.M.        | 196.950 SQ.M.        | 12.690 SQ.M.        | 2.672 SQ.M.         | 181.588 SQ.M.        |
| 3rd Floor    | 198.963 SQ.M.       | 2.013 SQ.M.        | 196.950 SQ.M.        | 12.690 SQ.M.        | 2.672 SQ.M.         | 181.588 SQ.M.        |
| <b>Total</b> | <b>772.49 SQ.M.</b> | <b>6.039 SQ.M.</b> | <b>766.451 SQ.M.</b> | <b>63.450 SQ.M.</b> | <b>10.866 SQ.M.</b> | <b>704.825 SQ.M.</b> |

**2. PARKING CALCULATION:**

| FLAT MKD | Tenement size (SQ.M) | Share of Service (SQ.M) | Tenement Area (SQ.M) | Tenement No | Required Parking Size | Parking Tenement | Parking No. |
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**OWNERS DECLARATION :-**  
I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION I / WE SHALL FOLLOW 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 & ADJOINING. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL SITE INSPECTION THE PLOT IS IDENTIFIED BY ME.

**CERTIFICATE OF ARCHITECT :-**  
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL.

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**NAME OF GEO-TECHNICAL ENGINEER**  
Mr. Kallol Kr. Ghoshal  
(G.T. II / 14 )

**PROJECT :-**  
**PROPOSED GROUND + THREE STORIED [ 12.450 MT. HEIGHT ] RESIDENTIAL BUILDING AT PREMISES NO. 735, PURBACHAL MAIN ROAD, P. S. KASBA NOW GARFA MOUZA - GARFA, R.S. DAG NO. 1769/2443, R.S. KHATIAN NO.1232, (L.R. KHATIAN NO. 2804,2805,2806,2807), TOUZI NO. 155, KOLKATA 700 078, WARD NO. 106, UNDER BOROUGH XII [ K. M. C. ] AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009**

**TITLE :-**  
PROPOSED GROUND FLOOR PLAN, PROPOSED TYPICAL FLOOR PLAN, ELEVATION & SECTIONS.

**PLAN CASE NO. :**

**DRAWING SHEET NO.**

**DEALT : T. SARKAR**

**DATE : 20.06.2022**

**SCALE 1 : 100**  
(UNLESS OTHERWISE MENTIONED)

**ALL DIMENSIONS ARE IN M.M. ( UNLESS OTHERWISE MENTIONED )**

**Architectural Consultants :**

**COLLAGE ARCHITECTS**  
1486, RAJ-DANGA MAIN ROAD, ( OPPOSITE PURBA ABASAN, DF BLOCK ), KOLKATA 700 107, INDIA  
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**THIS DRAWING IS A PROPERTY OF COLLAGE. ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.**

**B.P. NO. - 2022120424**

**DATED - 16-DEC-22**

**VALID UPTO - 15-DEC-27**

**SPACE FOR DIGITAL SIGNATURE**

DIGITAL SIGNATURE OF A.E. (C) / Bldg.

DIGITAL SIGNATURE OF E.E. (C) / Bldg.