

FOR OFFICE USE

8. AREA OF CUPBOARD :		
GROUND FLOOR	LOFT	CUPBOARD
NIL	NIL	NIL
1ST FLOOR	NIL	2.625 Sqm.
2ND FLOOR	NIL	2.537 Sqm.
3RD FLOOR	NIL	2.625 Sqm.
4TH FLOOR	NIL	2.625 Sqm.
TOTAL	NIL	10.412 Sqm.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART 'A'		
1. ASSESSEE NO: 110511000063	4(a). DETAILS OF REGISTERED DEED : BOOK NO - I, VOLUME NO - I, PAGES - 1 TO 23, BEING NO. - 04835, A.R.A - II, KOLKATA. YEAR - 2005 DT. - 22.08.2005	4(d). DETAILS OF REGISTERED DEED : BOOK NO - I, VOLUME NO - I, PAGES - 1 TO 33, BEING NO. - 04833, A.R.A - II, KOLKATA. YEAR - 2005 DT. - 22.08.2005
2. NAME OF THE OWNERS: SMT. MANJARI DE SRI. ARUNAVA DE	4(b). DETAILS OF REGISTERED DEED : BOOK NO - I, VOLUME NO - I, PAGES - 1 TO 27, BEING NO. - 04832, A.R.A - II, KOLKATA. YEAR - 2005 DT. - 22.08.2005	4(e). DETAILS OF PROBATE CASE NO. 12/08 BOOK NO - III, VOLUME NO - I, PAGES - 71 TO 75, BEING NO. - 13, SUB-REGISTRAR, KOLKATA. YEAR - 1995 DT. - 17.02.1995
3. NAME OF THE APPLICANT : Mr. KALYAN KUMAR PAL, DIRECTOR OF M/S PKS CONCLAVE PVT. LTD.	4(c). DETAILS OF REGISTERED DEED : BOOK NO - I, VOLUME NO - I, PAGES - 1 TO 29, BEING NO. - 04834, A.R.A - II, KOLKATA. YEAR - 2005 DT. - 22.08.2005	4(g). DETAILS OF REGISTERED DEED : BOOK NO - I, CD VOLUME NO - 501, PAGES - 66 TO 89, BEING NO. - 02107, A.R.A - II, KOLKATA. YEAR - 2014 DT. - 02.04.2014
		5. DETAILS OF REGISTERED POWER OF ATTORNEY- BOOK NO - IV, VOLUME NO - 1903 - 2017, PAGES - 112529 TO 112625, BEING NO. - 190304419, A.R.A - III, KOLKATA YEAR - 2017 DT. - 18.08.2017
		6. DETAILS OF REGISTERED DECLARATION BOOK NO - I, VOLUME NO - 1903-2020, PAGES - 166264 TO 166276, BEING NO. - 190303608, A.R.A - III, KOLKATA. YEAR - 2020 DT. - 15.09.2020
		7. DETAILS OF SPLAY CORNER - BOOK NO - I, VOLUME NO - 1903-2020, PAGES - 86393 TO 86399, BEING NO. - 1903011853, A.R.A - III, KOLKATA. YEAR - 2020 DT. - 18.03.2020

PART-B:	
01. AREA OF LAND :	a) AS PER TITLE DEED, ASSESSMENT BOOK = (04K- 7CH- 10 SFT) = 297.755 SQM
	b) AS PER BOUNDARY DECLARATION = (04K- 2CH- 23.23 SFT) = 278.08 SQM
02. AREA OF SPLAY CORNER = 2.879 SQM	
03. AREA OF STRIP = NA	
04. NET LAND AREA = 275.201 SQM (278.08 - 2.879)	
05. (i) PERMISSIBLE GROUND COVERAGE (57.39%) = 157.220 SQM	(ii) PROPOSED GROUND COVERAGE (49.21%) = 137.220 SQM
06. PROPOSED HEIGHT = 15.400 M	
07. DEPTH OF BUILDING = 14.800 M	
08. FRONTAGE OF THE PLOT = 13.456 M	

TOTAL EXEMPTED AREA						
FLOOR	TOTAL COVERED AREA	STAIR WAY	LIFT LOBBY	LIFT WELL	STAIR WELL	NET FLOOR AREA
GR. FLOOR	137.220 Sqm.	12.69 Sqm.	2.374 Sqm.	0.000	0.000	122.156 Sqm.
1ST FLOOR	137.220 Sqm.	12.69 Sqm.	2.374 Sqm.	2.04 Sqm.	0.000	120.116 Sqm.
2ND FLOOR	137.220 Sqm.	12.69 Sqm.	2.374 Sqm.	2.04 Sqm.	0.000	120.116 Sqm.
3RD FLOOR	137.220 Sqm.	12.69 Sqm.	2.374 Sqm.	2.04 Sqm.	0.000	120.116 Sqm.
4TH FLOOR	137.220 Sqm.	12.69 Sqm.	2.374 Sqm.	2.04 Sqm.	0.000	120.116 Sqm.
TOTAL	686.100 Sqm.	63.45 Sqm.	11.870 Sqm.	8.16 Sqm.	0.000	602.620 Sqm.

SCHEDULE OF R.C.C SLABS: CONCRETE GRADE M20, STEEL GRADE Fe-500

SLAB MARKED	THICKNESS	RE-INFORCEMENT
S1	120mm THICK	PROVIDE 8mm.Ø @ 150mm. C/C ALONG SHORT WAY AND 8mm.Ø @ 200mm. C/C ALONG LONG WAY WITH EXTRA TOP AT ALL SUPPORTS.
S2	140mm THICK STAIR SLAB	PROVIDE 12mm.Ø @ 150mm. C/C ALONG LENGTH OF THE FLIGHT WITH EXTRA TOP AT ALL SUPPORTS AND PROVIDE 8mm.Ø BINDERS @ 150mm. C/C ALONG WIDTH OF THE FLIGHT
S3	130mm THICK	PROVIDE 10mm.Ø @ 150mm. C/C ALONG SHORT WAY AND 8mm.Ø @ 150mm. C/C ALONG LONG WAY WITH EXTRA TOP AT ALL SUPPORTS.
S4	120mm THICK	PROVIDE 8mm.Ø @ 150mm. C/C BOTH WAYS WITH EXTRA TOP AT ALL SUPPORTS.

SCHEDULE OF COLUMNS: CONCRETE GRADE M20, STEEL GRADE Fe-500

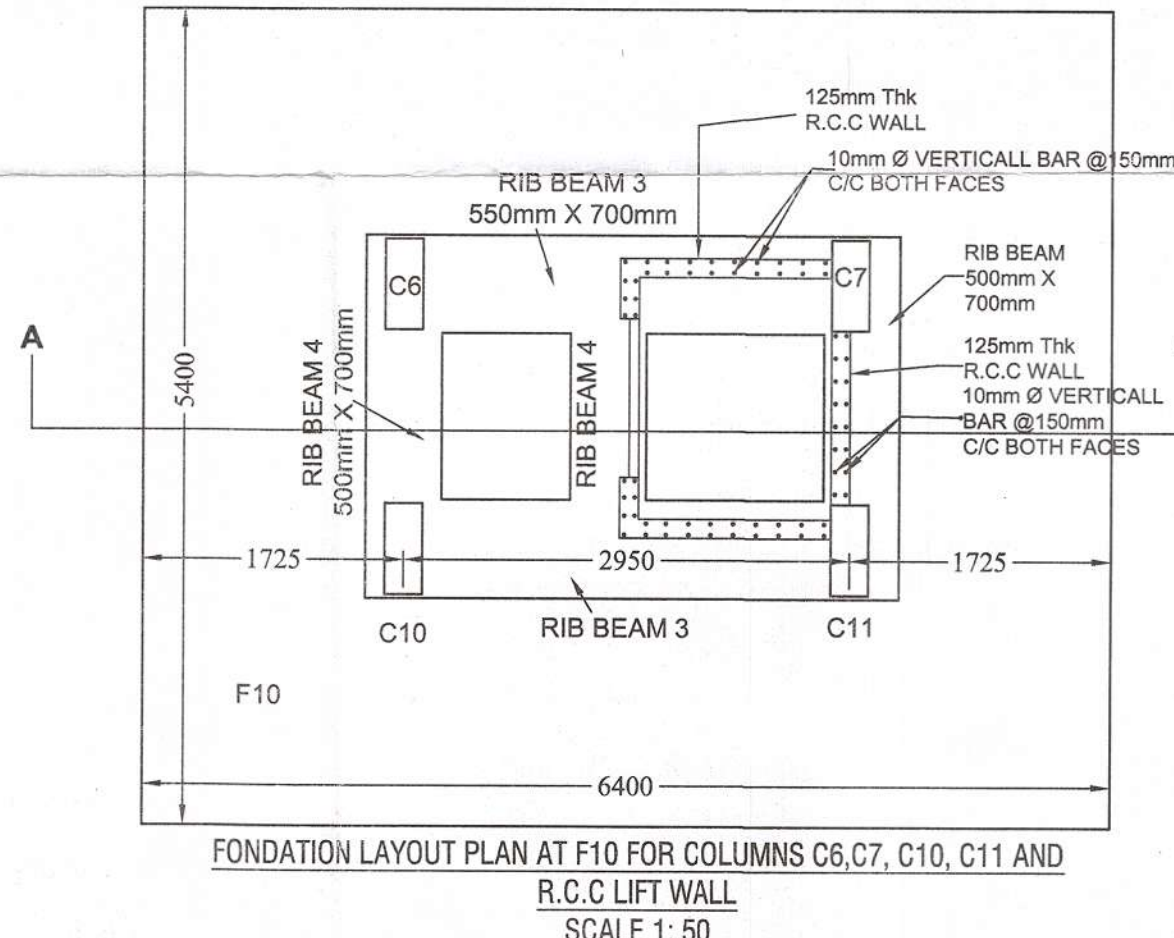
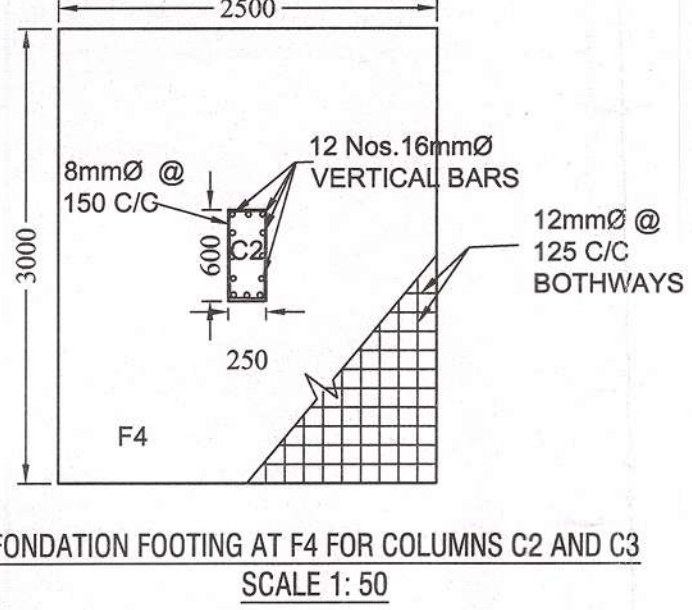
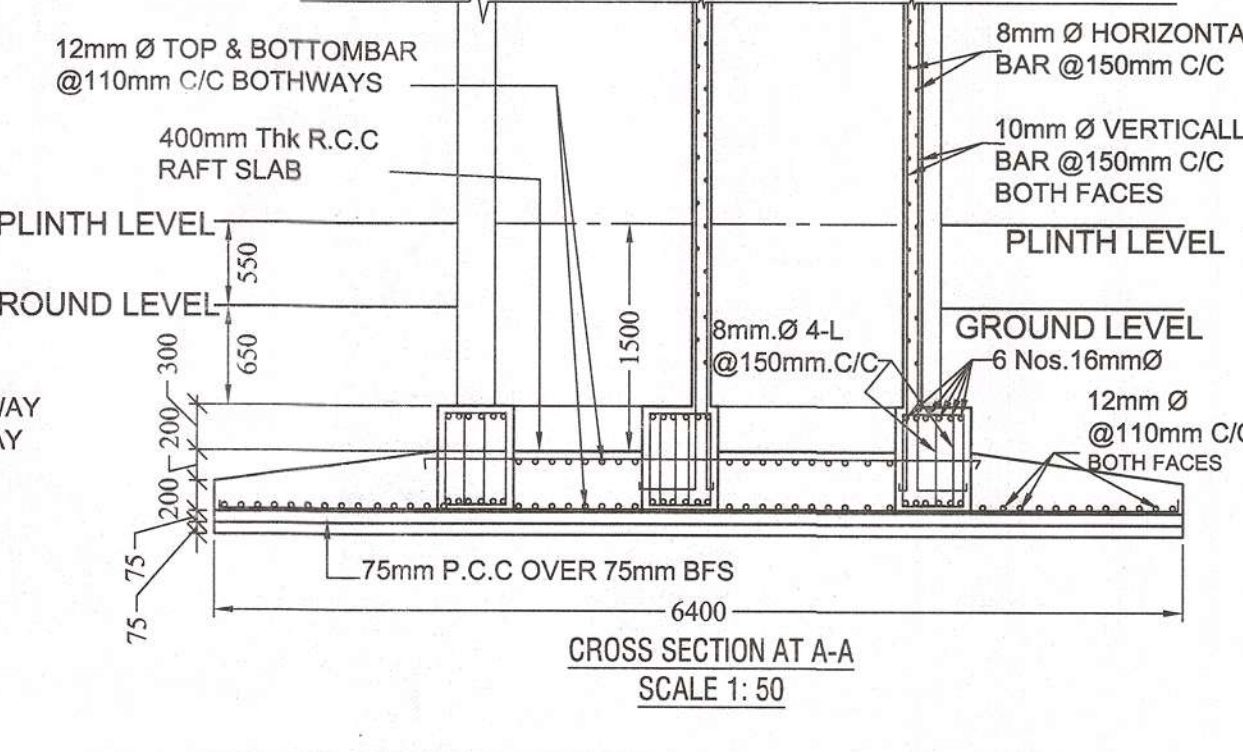
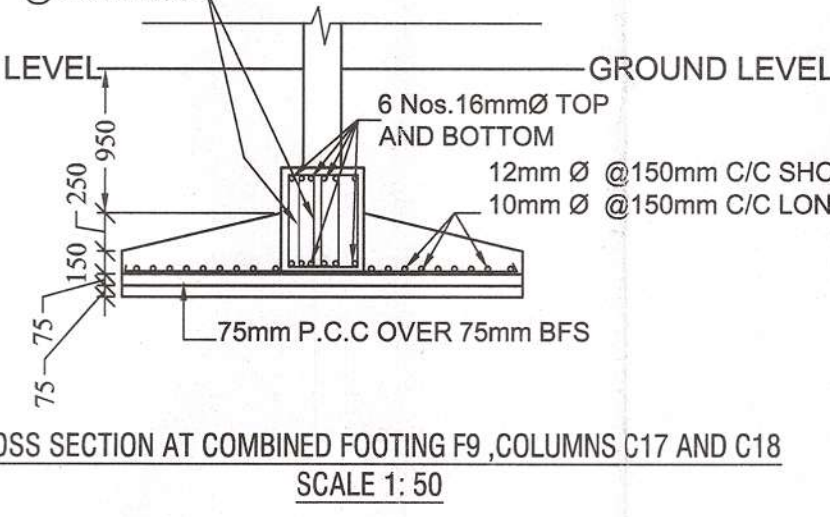
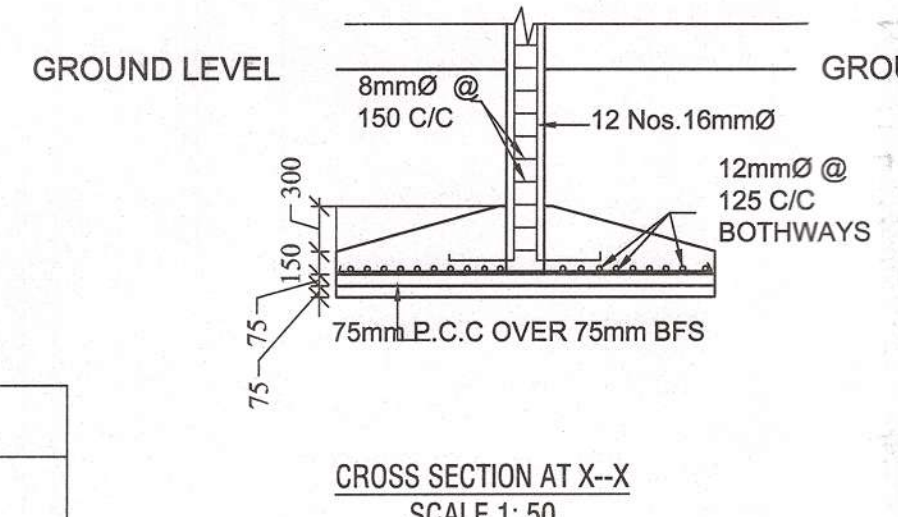
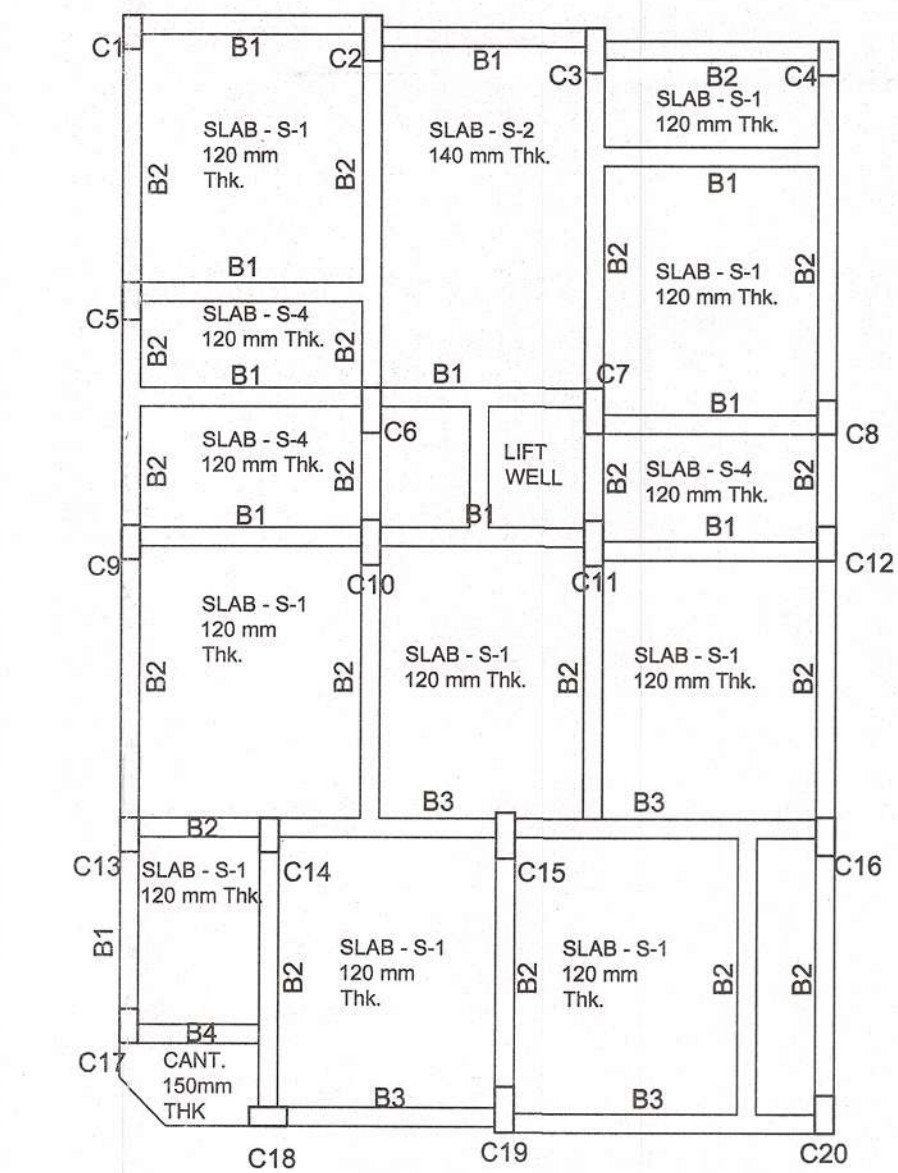
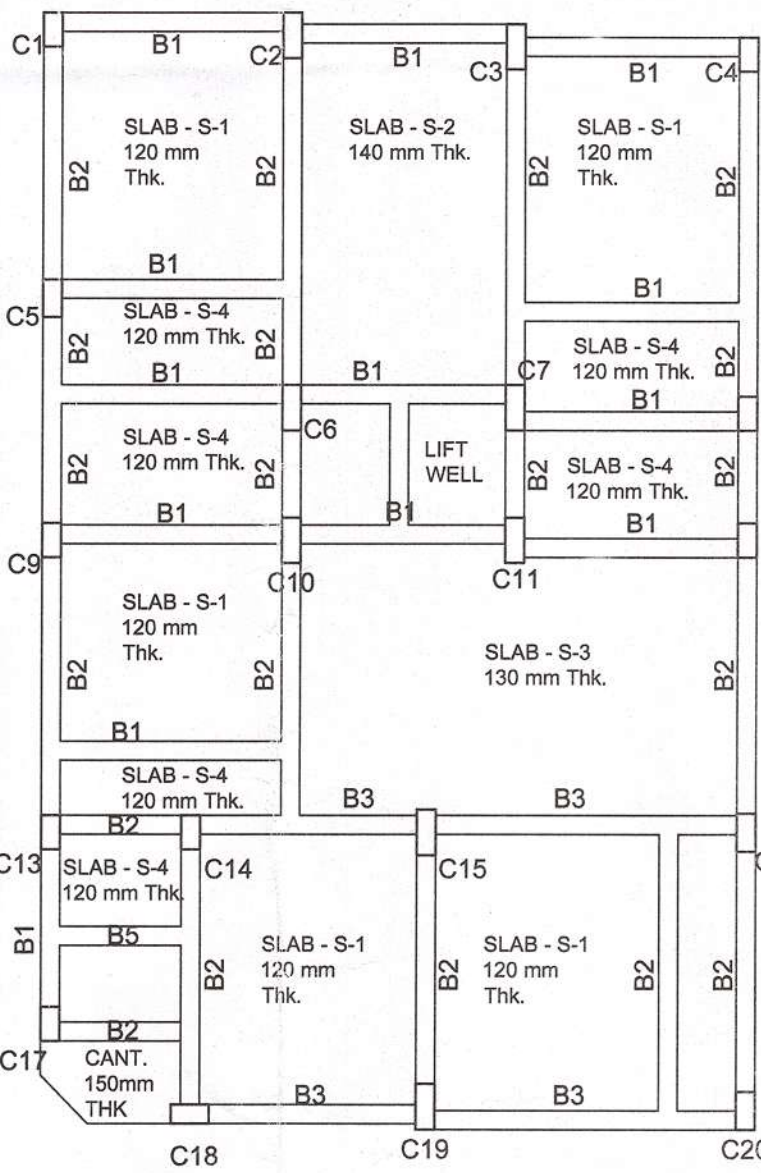
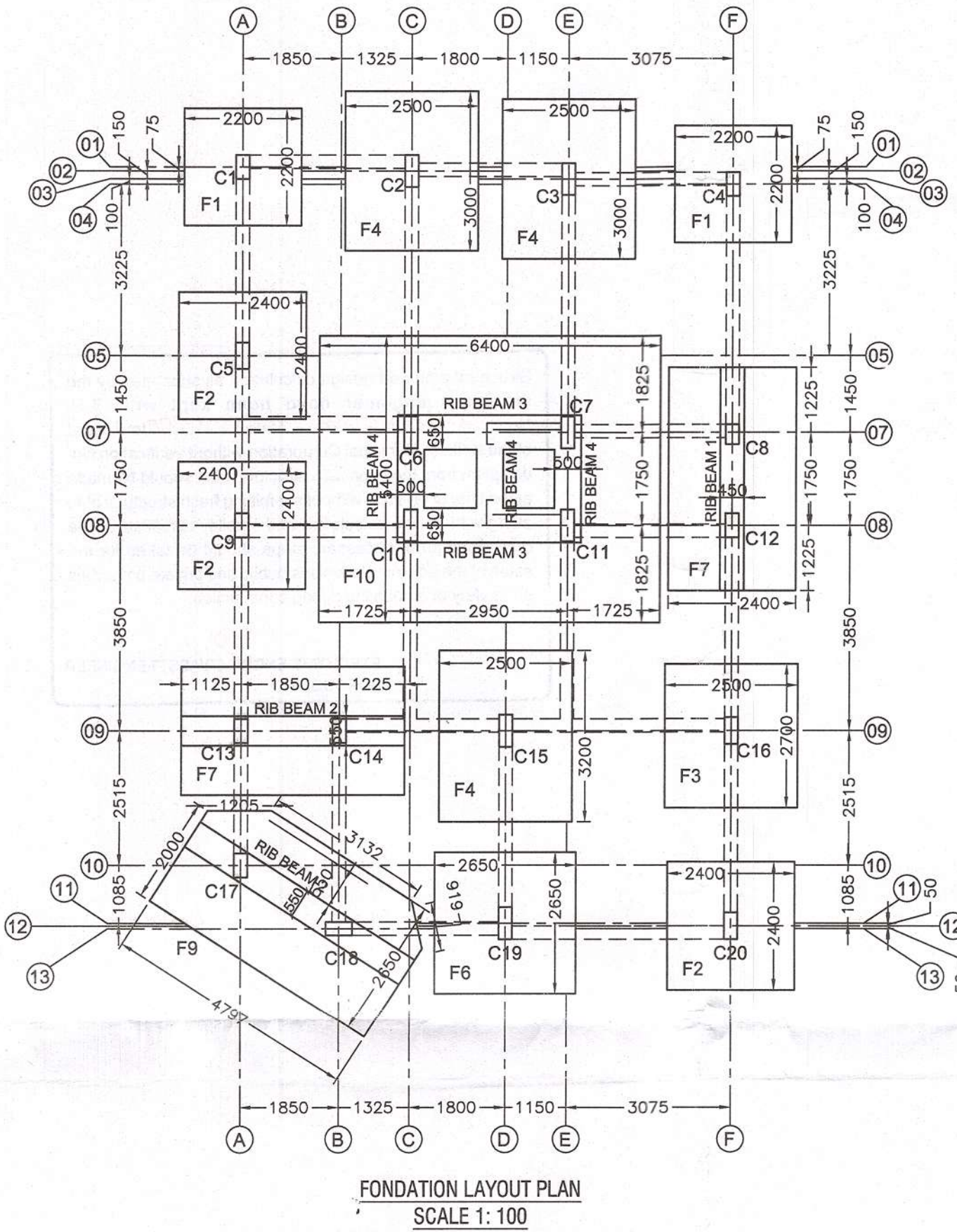
COLUMNS MARKED	GROUND AND FIRST FLOOR COLUMN SIZES AND RE-INFORCEMENT	SECOND AND THIRD FLOOR COLUMN SIZES AND RE-INFORCEMENT	FOURTH FLOOR, ROOF STAIR COVER & LIFT MACHINE ROOM COLUMN SIZES & RE-INFORCEMENT	STIRRUPS
C1, C4, C8, C9, C12, C13, C14, C17.	250mm X 450mm 8 Nos - 16mm Ø	250mm X 450mm 6 Nos - 16mm Ø	250mm X 350mm 6 Nos - 16mm Ø	8mm Ø @ 150mm C/C
C5, C18, C16, C20.	250mm X 500mm 8 Nos - 16mm Ø	250mm X 450mm 6 Nos - 16mm Ø	250mm X 400mm 6 Nos - 16mm Ø	8mm Ø @ 150mm C/C
C2, C3, C6, C7, C10, C11, C15, C19.	250mm X 600mm 12 Nos - 16mm Ø	250mm X 500mm 8 Nos - 16mm Ø	250mm X 400mm 6 Nos - 16mm Ø	8mm Ø @ 150mm C/C

SCHEDULE OF FOUNDATION: CONCRETE GRADE M20, STEEL GRADE Fe-500

FDN MARKED	FOOTING SIZES	DEPTH OF FOOTING SLAB	RE-INFORCEMENT	
			SHORT WAY	LONG WAY
<b>ISOLATED FOOTINGS</b>				
F01	2200mm. x 2200mm.	150mm. - 350mm.	12mm. Ø @ 150mm C/C	12mm. Ø @ 150mm C/C
F02	2400mm. x 2400mm.	150mm. - 400mm.	12mm. Ø @ 150mm C/C	12mm. Ø @ 150mm C/C
F03	2500mm. x 2500mm.	150mm. - 400mm.	12mm. Ø @ 125mm C/C	12mm. Ø @ 125mm C/C
F04	2500mm. x 3000mm.	150mm. - 450mm.	12mm. Ø @ 125mm C/C	12mm. Ø @ 125mm C/C
F05	2650mm. x 2650mm.	150mm. - 450mm.	12mm. Ø @ 125mm C/C	12mm. Ø @ 125mm C/C
F06	2400mm. x 4200mm.	150mm. - 350mm.	12mm. Ø @ 150mm C/C	12mm. Ø @ 150mm C/C
F07	2400mm. x 4200mm.	150mm. - 350mm.	12mm. Ø @ 150mm C/C	12mm. Ø @ 150mm C/C
F08	2650mm. x 4200mm.	150mm. - 400mm.	12mm. Ø @ 125mm C/C	12mm. Ø @ 150mm C/C
F09	4797mm. x 2650mm.	200mm. - 400mm. RAFT	AS SHOWN IN THE STRUCTURAL DRAWING	
F10	6400mm. x 5400mm.	150mm. - 400mm. RAFT	AS SHOWN IN THE STRUCTURAL DRAWING	

SCHEDULE OF BEAMS: CONCRETE GRADE M20, STEEL GRADE Fe-500

BEAM MARKED	BEAM SIZES	RE-INFORCEMENT AT SUPPORT		RE-INFORCEMENT AT MID SPAN		STIRRUPS
		TOP BAR	BOTTOM BAR	TOP BAR	BOTTOM BAR	
B1	250mm. x 400mm	2 Nos. 16mmØ + 2 Nos. 16mmØ EXTRA	2 Nos. 16mmØ	2 Nos. 16mmØ	2 Nos. 16mmØ + 2 Nos. 16mmØ EXTRA	8mm.Ø 2-L @ 150mm. C/C
B2	250mm. x 450mm	2 Nos. 16mmØ + 3 Nos. 16mmØ EXTRA	2 Nos. 16mmØ	2 Nos. 16mmØ	2 Nos. 16mmØ + 3 Nos. 16mmØ EXTRA	8mm.Ø 2-L @ 150mm. C/C
B3	250mm. x 450mm	2 Nos. 16mmØ + 3 Nos. 16mmØ EXTRA	2 Nos. 16mmØ	2 Nos. 16mmØ	2 Nos. 16mmØ + 3 Nos. 16mmØ EXTRA	8mm.Ø 2-L @ 150mm. C/C
B4	250mm. x 250mm	2 Nos. 12mmØ + 1 No. 16mmØ	2 Nos. 12mmØ	2 Nos. 12mmØ	2 Nos. 12mmØ + 1 No. 16mmØ EXTRA	8mm.Ø 2-L @ 150mm. C/C
B5	250mm. x 250mm	2 Nos. 12mmØ	2 Nos. 12mmØ	2 Nos. 12mmØ	2 Nos. 12mmØ	8mm.Ø 2-L @ 150mm. C/C
B6						
<b>FOUNDATION BEAM / RIB BEAM</b>						
RB1	500mm. x 700mm	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	8mm.Ø 4-L @ 150mm. C/C
RB2	550mm. x 700mm	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	8mm.Ø 4-L @ 150mm. C/C
RB3	550mm. x 700mm	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	8mm.Ø 4-L @ 150mm. C/C
RB4	500mm. x 700mm	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	8mm.Ø 4-L @ 150mm. C/C
RB5	450mm. x 700mm	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	6 Nos. 16mmØ	8mm.Ø 4-L @ 150mm. C/C



10. TENEMENTS & CAR PARKING CALCULATION : (A) RESIDENTIAL : (COMMERCIAL)

TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	No. OF TENEMENT	REQUIRED CAR PARKING
A	56.476 SQM	11.916 SQM	3	
B	62.857 SQM	13.262 SQM	3	2
C	119.332 SQM	25.180 SQM	1	
COMMERCIAL (Carpet area)	20.057 SQM			

- TOTAL REQUIRED CAR PARKING = 2 No.
- TOTAL PROVIDED CAR PARKING = 4 Nos.
- PERMISSIBLE AREA FOR PARKING = 50.00 SQM
- PROVIDED AREA OF PARKING = 75.356 SQM
- PERMISSIBLE F.A.R = 2.0
- PROPOSED F.A.R = (602.62 - 50) / 278.08 = 1.986 < 2.0
- AREA OF SHOP = a) 24.452 SQM b) 20.057 SQM
- OVER HEAD TANK AREA = 5.280 SQM
- STAIR HEAD ROOM AREA = 16.080 SQM
- LIFT MACHINE ROOM AREA = 8.00 SQM
- LIFT MACHINE ROOM STAIR AREA = 3.20 SQM
- AREA OF CUPBOARD = 10.412 SQM
- SERVICE AREA AT GROUND FL = 14.673 SQM
- OTHER AREA ONLY FOR FEES = (63.45+11.87+3.2+10.45) = 88.97 SQM.

NOTES AND SPECIFICATION :-

- ALL DIMENSIONS ARE IN MM. OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 MM. THK. CONSTRUCTED WITH CEMENT SAND MORTAR IN 1:6 AND INTERNAL PARTITION WALLS ARE 125 MM. THK. AND 75 MM. THK. WITH 1:4 CEMENT SAND MORTER
- REINFORCEMENT CEMENT CONC. WORK WITH CEMENT SAND AND STONE CHIPS (1:1.5:3)
- GRADE OF CONCRETE = M-20 AND GRADE OF STEEL = Fe-415
- PLASTERING WITH CEMENT SAND MORTAR 1:4 FOR R.C.C. WORK AND 1:6 FOR BRICK WORK.
- PLAIN CEMENT CONC. WITH SAND CEMENT AND JHAMA KHOA (1:3:6)
- ALL PROJECTED CHAJJA ARE 450 WIDE.

CERTIFICATE OF STRUCTURAL ENGINEER

CERTIFIED THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME. CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN DETERMINED DURING STRUCTURAL CALCULATION. SOIL INVESTIGATION DONE BY M A S, 4, GARFA MAN ROAD, KOLKATA - 700 075. SIGNED BY S. CHAKRABORTI G.T.E. NO. - G.T. 1, 18/1 (KMC)

*S. Chakraborti*  
S. Chakraborti  
B.C.E. M.Tech-Soil (IIT MIE (INDIA)  
Geotech. No. 18/1  
Kolkata Municipal Corporation  
1/1, New Santoshpur Main Road  
Kolkata-700075

*SUNIL KUMAR DAS*  
B.C.E. M.Tech-S. M.E.S.  
STRUCTURAL ENGINEER  
E.S.E. 279 (II) K.M.C.  
74/B, Ibrahimpur Road, Jadavpur  
Kolkata - 700 032  
SUNIL KUMAR DAS  
E.S.E. - CLASS - II/279  
SIGNATURE OF E. S. E.

DECLARATION OF L.B.S.

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 & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN & THAT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE PLOT DEMARCKATED BY BOUNDARY WALL. THE SITE PLAN AND KEY PLAN IS CONFORM WITH THE SITE. THE ABUTTING ROAD IS 7.188 MT. TO 7.562 MT. WIDE K.M.C. ROAD ON SOUTHERN SIDE & 4.198 M.(MIN.) WIDE K.M.C. ROAD ON WESTERN SIDE OF THE PREMISES. EXISTING STRUCTURE ALREADY DEMOLISHED NOW THE PLOT IS FULLY VACANT.

*Pranab Ray*  
PRANAB RAY  
L.B.S. - CLASS - I/1453  
SIGNATURE OF L.B.S.  
LBS License No: 1453 (I)

DECLARATION OF OWNER

- WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
- WE SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
  - WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
  - KMC AUTHORITY IS NOT LIABLE FOR STABILITY OF THE STRUCTURE.
  - KMC AUTHORITY WILL REVOKE SANCTION, IF ANY DOCUMENT IS FOUND AS FAKE.
  - THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./ E.S.E. BEFORE STARTING THE BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME DURING INSPECTION.
  - EXISTING STRUCTURE NOTED IN THE ASSESSMENT BOOK ALREADY DEMOLISHED. THERE WAS NO TENANT NOW THE PLOT IS VACANT LAND AND DEMARCKATED.

*Kalyan Kumar Paul*  
PKS CONCLAVE PVT LTD  
Kalyan Kumar Paul  
Director

*KALYAN KUMAR PAUL*  
AS CONSTITUTED ATTORNEY OF  
MANJARI DE  
ARUNAVA DE  
AMITAVA DE

SIGNATURE OF OWNER  
Mr. KALYAN KUMAR PAL, DIRECTOR OF M/S PKS CONCLAVE PVT. LTD. & C.A. OF  
1) SMT. MANJARI DE, 2) SRI. AMITAVA DE, 3) SRI. ARUNAVA DE

SCALE - 1:100/1:50/1:600/1:4000/1:200 SHEET NO-1  
STRUCTURAL DRAWING OF PROPOSED GR.+FOUR STORIED RESIDENTIAL BUILDING U/SEC. 393A OF K. M. C. ACT 1980 AT PREMISES NO. - AT PREMISES NO. - 9, GOKUL BORAL STREET WARD NO. - 051, BOROUGH NO. - VI, KOLKATA - 700 012, P.S. - MUCHIPARA. PLAN CASE NO. : 2020060009

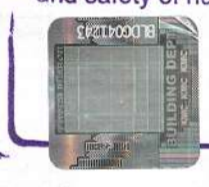
SCALE -1:100  
DRAWN BY - SARBAJIT DAS (CA/2003/30570)  
74/B, IBRAHIMPUR ROAD, JADAVPUR, KOLKATA - 700 032.  
MOB.: 99038 46259  
DATE- 09.09.2019 DRAWN BY :-



**CERTIFIED COPY**

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPARTMENTS  
CERTIFIED COPY OF B.S. PLAN  
No. 20206.0013 Dt. 13.10.2020  
Borough No. VI  
*Kob.* Assistant Engineer VI      *A* Executive Engineer VI

Structural plan and design calculation as submitted by the structural engineer have been kept with B.P. No. 20206.0013 Date 13.10.2020 for record of the Kolkata Municipal Corporation without verification No. deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of human life during construction.



EXECUTIVE ENGINEER/ASSTT. ENGINEER  
BOROUGH NO. VI

KALYAN KUMAR PAUL  
AS COMPLETING ATTORNEY OF  
KALYAN DE  
ARUNAVA DE  
AMITAVA DE

*Amritava De*