

- SPECIFICATION OF CONSTRUCTION :-**
- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 4
  - 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. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
  - 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
  - 150 LV.L. TO THE FINISHED GROUND FLOOR LVL.
  - TREAD WIDTH 250 EACH & RISER HEIGHT IS 151.250 EACH
  - FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.
- MATERIALS :-**
- STEEL MUST CONFIRMED WITH IS 1786
  - GRADE OF CONCRETE - M 25 (C : S : ST : 1 : 1.2) & GRADE OF STEEL - FE500
  - CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
  - STONE CHIPS - 20 MM. DOWN GRADED
  - OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL.)
	LATITUDE	LONGITUDE	
A	22°49'34" N	88°34'04" E	5.000 M

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF OWNER / AUTHORITY  
MR. MARGUB AKHATAR KHAN

THE DESIGNATED DIRECTORS AS WELL AS AUTHORIZED SIGNATORY / REPRESENTATIVE OF M/S. KALYKES REALTY PRIVATE LIMITED LAWFUL CONSTITUTE ATTORNEY OF  
(I) MR. SONA DAS, (II) MR. ANNA DAS, (III) MR. SAMBU DAS, (IV) MR. BACHHU DAS, (V) MRS. PRATIMA NAYAK, (VI) MRS. PRATIMA DAS, (VII) MRS. KANAKLATA ADHIKARY, (VIII) MRS. MAYA DAS, (IX) MRS. CHHAYA RANI ADHIKARY, (X) MRS. SANDHYA DAS, (XI) MR. SAILEN DAS, (XII) MR. SUDAM DAS, (XIII) MR. KHOKAN DAS, (XIV) MR. RAJU DAS, (XV) MR. GOUTAM DAS, (XVI) MRS. RITA DAS, (XVII) MRS. RAKHI ALI, (XVIII) MRS. SHARMILA DAS, (XIX) MRS. KAKALI SAHA & (XX) MRS. CHHABI RANI DAS ALIAS CHHABI DAS

NAME OF ARCHITECT  
MR. ARUNAVA DAS  
REGISTERED ARCHITECT,  
REG. NO. C. A. / 2097 / 39855.

- ASSEESSEE NO. : 41 - 117 - 08 - 0001 - 5
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. : 1602 - 2019 PAGES : 317988 TO 317973 BEING NO. 160208719 FOR THE YEAR : 19.11.2019 PLACE : D.S.R II SOUTH 24 PARGANAS.
  - DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. : 1602 - 2019 PAGES : 343075 TO 343116 BEING NO. 160209603 FOR THE YEAR : 16.12.2019 PLACE : D.S.R II SOUTH 24 PARGANAS.
  - DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. : 1602 - 2019 PAGES : 343201 TO 343242 BEING NO. 160209606 FOR THE YEAR : 16.12.2019 PLACE : D.S.R II SOUTH 24 PARGANAS.
  - DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. : 1602 - 2019 PAGES : 343150 TO 343200 BEING NO. 160209605 FOR THE YEAR : 16.12.2019 PLACE : D.S.R II SOUTH 24 PARGANAS.

- DETAIL OF REGISTERED POWER OF ATTORNEY :- BOOK NO. : I, VOLUME NO. : 1602 - 2019 PAGES : 317928 TO 317942 BEING NO. 160410587 FOR THE DATED : 14.09.2022 PLACE : D.S.R IV SOUTH 24 PARGANAS.
- DETAIL OF REGISTERED POWER OF ATTORNEY :- BOOK NO. : I, VOLUME NO. : 1602 - 2019 PAGES : 313156 TO 313217 BEING NO. 160208720 FOR THE YEAR : 15.11.2019 PLACE : D.S.R II SOUTH 24 PARGANAS.
- DETAIL OF REGISTERED POWER OF ATTORNEY :- BOOK NO. : I, VOLUME NO. : 1602 - 2019 PAGES : 313098 TO 313155 BEING NO. 160208718 FOR THE YEAR : 15.11.2019 PLACE : D.S.R II SOUTH 24 PARGANAS.
- DETAIL OF REGISTERED POWER OF ATTORNEY :- BOOK NO. : I, VOLUME NO. : 1602 - 2019 PAGES : 317874 TO 317934 BEING NO. 160208721 FOR THE YEAR : 19.11.2019 PLACE : D.S.R II SOUTH 24 PARGANAS.

- DETAIL OF REGISTERED BOUNDARY DECLARATION :- BOOK NO. : I, VOLUME NO. : 1604 - 2022 PAGES : 317960 TO 317975 BEING NO. 160410586 DATE : 14.09.2022 PLACE : D.S.R IV SOUTH 24 PARGANAS.
- DETAIL OF NON-EVICTION TENANTS DECLARATION :- BOOK NO. : I, VOLUME NO. : 1604 - 2022 PAGES : 317928 TO 317942 BEING NO. 160410587 FOR THE DATED : 14.09.2022 PLACE : D.S.R IV SOUTH 24 PGS.
- DETAIL OF STRIP OF LAND DECLARATION :- BOOK NO. : I, VOLUME NO. : 1604 - 2022 PAGES : 317943 TO 317959 BEING NO. 160410588 FOR THE DATED : 14.09.2022 PLACE : D.S.R IV SOUTH 24 PGS.

- ABSTRACT AREA STATEMENT :-**
- AREA OF THE LAND :- 07 K - 03 Ch - 14 SQ.FT. i.e. 5189 SQ.FT. i.e. 482.070 SQ.M. (AS PER ASSESSMENT BOOK COPY)
  - AREA OF THE LAND :- 07 K - 03 Ch - 14 SQ.FT. i.e. 5189 SQ.FT. i.e. 482.070 SQ.M. (AS PER PHYSICAL MEASUREMENT)
  - ACCESS :- 3.14 METER WIDE K.M.C. BLACK TOP ROAD
  - PERMISSIBLE BUILDING HEIGHT :- 15.500 METER
  - PROPOSED BUILDING HEIGHT :- 15.450 METER (G + FOUR STORIED)
  - PERMISSIBLE GROUND COVERAGE :- 50.598 % i.e. 243.918 SQ.M.
  - PROPOSED GROUND COVERAGE :- 43.531 % i.e. 209.847 SQ.M.
  - PERMISSIBLE F.A.R. :- 1.750
  - F.A.R. CONSUMED :- 1.749
  - NO. OF STORIES :- GROUND + FOUR
  - NO. OF TENEMENTS :- 17 (SEVENTEEN) NOS.
  - TOTAL COVERED AREA :- 999.699 SQ.M.
  - TOTAL FLOOR AREA :- 918.354 SQ.M. (INCLUDING EXEMPTED)
  - EXEMPTED AREA :- 81.345 SQ.M.
  - NO. OF CAR PARKING :- REQUIRED :- 03 THREE NOS. PROVIDED :- 03 THREE NOS. BUT ADVANTAGE TAKEN 75,000 SQ.M. CAR PARKING AREA :- 76.694 SQ.M.
  - GROUND FLOOR SHOP COVERED AREA :- 13.120 SQ.M.
  - GROUND FLOOR SHOP CARPET AREA :- 11.054 SQ.M.
  - GROUND FLOOR OFFICE COVERED AREA :- 14.848 SQ.M.
  - GROUND FLOOR OFFICE CARPET AREA :- 12.642 SQ.M.
  - STAIR HEAD ROOM AREA :- 16.402 SQ.M.
  - LIFT MACHINE ROOM AREA :- 7.266 SQ.M.
  - O.A.W.R. TANK AREA :- 8.851 SQ.M.
  - REQUIRED GREEN AREA :- 12.047 SQ.M.
  - PROVIDE GREEN AREA :- 13.297 SQ.M.

**I. AREA STATEMENT :-**

FLOOR	RESIDENTIAL	LIFT WELL	GROSS FLOOR	STAIR AREA	LIFT LOBBY	NET FLOOR AREA
Ground floor	177.553 SQ.M.	---	177.553 SQ.M.	13.366 SQ.M.	2.903 SQ.M.	161.284 SQ.M.
1st floor	209.848 SQ.M.	2.470 SQ.M.	207.378 SQ.M.	13.366 SQ.M.	2.903 SQ.M.	191.109 SQ.M.
2nd floor	209.848 SQ.M.	2.470 SQ.M.	207.378 SQ.M.	13.366 SQ.M.	2.903 SQ.M.	191.109 SQ.M.
3rd floor	209.848 SQ.M.	2.470 SQ.M.	207.378 SQ.M.	13.366 SQ.M.	2.903 SQ.M.	191.109 SQ.M.
4th floor	202.482 SQ.M.	2.470 SQ.M.	200.012 SQ.M.	13.366 SQ.M.	2.903 SQ.M.	183.743 SQ.M.
Total	1009.579 SQ.M.	9.880 SQ.M.	999.699 SQ.M.	66.830 SQ.M.	14.515 SQ.M.	918.354 SQ.M.

**2. PARKING CALCULATION :-**

Type	Tenement size	Service Area	Tenement Area	Tenement No	Required Parking
A	50.998 SQ.M.	10.409 SQ.M.	61.377 SQ.M.	03 NOS.	03 NOS.
B	35.299 SQ.M.	7.209 SQ.M.	42.508 SQ.M.	03 NOS.	
C	34.721 SQ.M.	7.091 SQ.M.	41.812 SQ.M.	03 NOS.	
D	57.675 SQ.M.	11.779 SQ.M.	69.454 SQ.M.	03 NOS.	
E	53.825 SQ.M.	10.993 SQ.M.	64.818 SQ.M.	01 NO.	
F	33.522 SQ.M.	6.846 SQ.M.	40.368 SQ.M.	01 NO.	
G	49.228 SQ.M.	10.054 SQ.M.	59.282 SQ.M.	01 NO.	
H	35.958 SQ.M.	7.344 SQ.M.	43.302 SQ.M.	01 NO.	
TOTAL REQUIRED PARKING =					03 NOS.

**TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS ( S.Q.M. ) ( EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, LMR STAIR, SHR , LOFT & CUPBOARDS )**

BLOCK	NET FLOOR AREA (SQ.M)	STAIR LOBBY (SQ.M)	LIFT LOBBY (SQ.M)	L.M.R. AREA (SQ.M)	S. H. R. AREA (SQ.M)	CUPBOARD AREA (SQ.M)	LOFT AREA (SQ.M)
A	918.354 SQ.M.	66.830 SQ.M.	14.515 SQ.M.	7.266 SQ.M.	16.402 SQ.M.	14.552 SQ.M.	12.209 SQ.M.

**OWNERS DECLARATION :-**

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R TAKEN UNDER THE GUIDANCE OF LBSIESE BEFORE STARTING OF BUILDING FOUNDATION.

**NAME OF OWNER / AUTHORITY**

**MR. MARGUB AKHATAR KHAN**  
THE DESIGNATED DIRECTORS AS WELL AS AUTHORIZED SIGNATORY / REPRESENTATIVE OF M/S. KALYKES REALTY PRIVATE LIMITED LAWFUL CONSTITUTE ATTORNEY OF  
(I) MR. SONA DAS, (II) MR. ANNA DAS (III) MR. SAMBU DAS, (IV) MR. BACHHU DAS, (V) MRS. PRATIMA NAYAK, (VI) MRS. PRATIMA DAS, (VII) MRS. KANAKLATA ADHIKARY, (VIII) MRS. MAYA DAS, (IX) MRS. CHHAYA RANI ADHIKARY, (X) MRS. SANDHYA DAS, (XI) MR. SAILEN DAS, (XII) MR. SUDAM DAS, (XIII) MR. KHOKAN DAS, (XIV) MR. RAJU DAS, (XV) MR. GOUTAM DAS, (XVI) MRS. RITA DAS, (XVII) MRS. RAKHI ALI, (XVIII) MRS. SHARMILA DAS, (XIX) MRS. KAKALI SAHA & (XX) MRS. CHHABI RANI DAS ALIAS CHHABI DAS

**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 & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

**NAME OF ARCHITECT**

**MR. ARUNAVA DAS,**  
REGISTERED ARCHITECT,  
REG. NO. C. A. / 2097 / 39855.

**CERTIFICATE OF STRUCTURAL ENGINEER :-**

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE 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. RUPAK KUMAR BANERJEE OF TECHNO. SOIL OF F.25 CIT MARKET JADAVPUR, KOLKATA - 700 302. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**NAME OF THE STRUCTURAL ENGINEER**

**MR. SUVANKAR CHAUDHURI**  
STRUCTURAL ENGINEER (ESE / 1 / 215)

**CERTIFICATE OF GEO-TECHNICAL ENGINEER :-**

UNDERSIGNED HAS INSPECTED THE SITE INCLUDING 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 THE GEO - TECHNICAL ENGINEER**

**MR. RUPAK KUMAR BANERJEE**  
GEO - TECHNICAL CONSULTANT [ GT / I / 3. K. M. C. ]

**PROJECT :-**

**PROPOSED GROUND + FOUR STORIED [ 15.450 METER HEIGHT ] AT PREMISES NO. 1, PRAN KRISHNA CHANDRA LANE, DAG NOS. 334, & 336, KHATIAN NOE. 7, & 56, J. L. NO. 10, TOUZI NO. 3, MOUZA - ITALGHATA, P. O. PARNASREE, P. S. BEHALA, WARD. NO. 117, KOLKATA 700 053 UNDER BOROUGH XIII [ K. M. C. ] U / S 393 A OF THE K. M. C. ACT 1980 WITH THE BUILDING RULES 2009**

**PLANS, ELEVATION, SECTIONS,**

**DRAWING SHEET NO. -**

**DATE : 17.06.2023** **SCALE 1 : 100** (UNLESS OTHERWISE MENTIONED)

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

Architectural Consultants : **archin work**  
ARCHITECTURE · TOWN PLANNING · INTERIOR · LANDSCAPE · GRAPHIC DESIGN  
02, LAKE ROAD [ BESIDE LAKE MARKET ], FIRST FLOOR, KOLKATA 700 029  
phone : ( 0 ) 62914 22243 e-mail : archin\_work@yahoo.com

THIS DRAWING IS A PROPERTY OF archin work ; ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

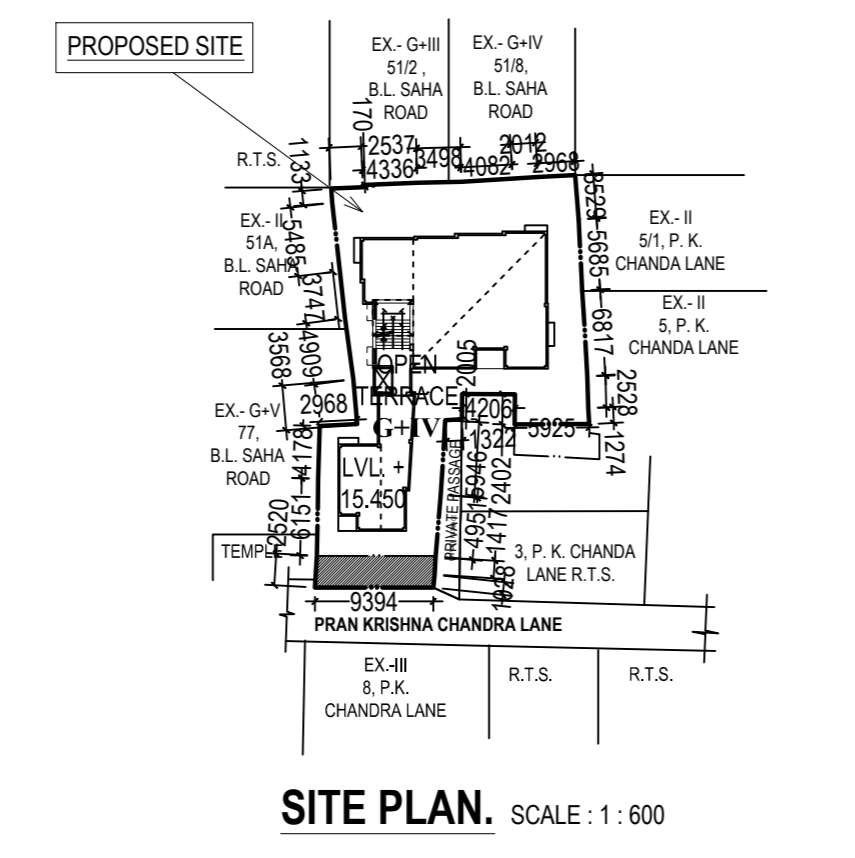
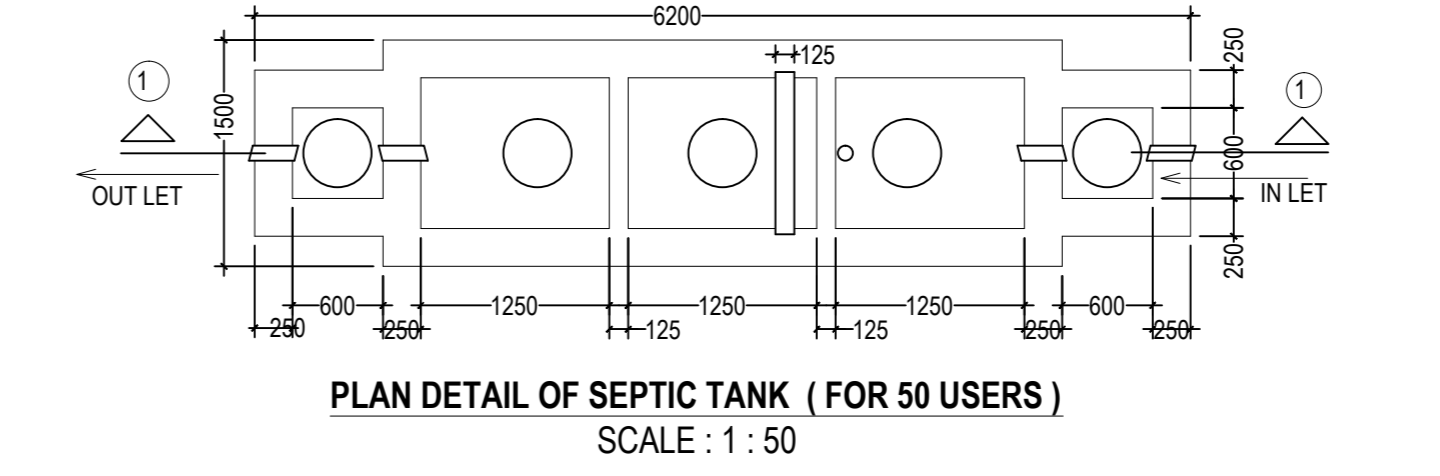
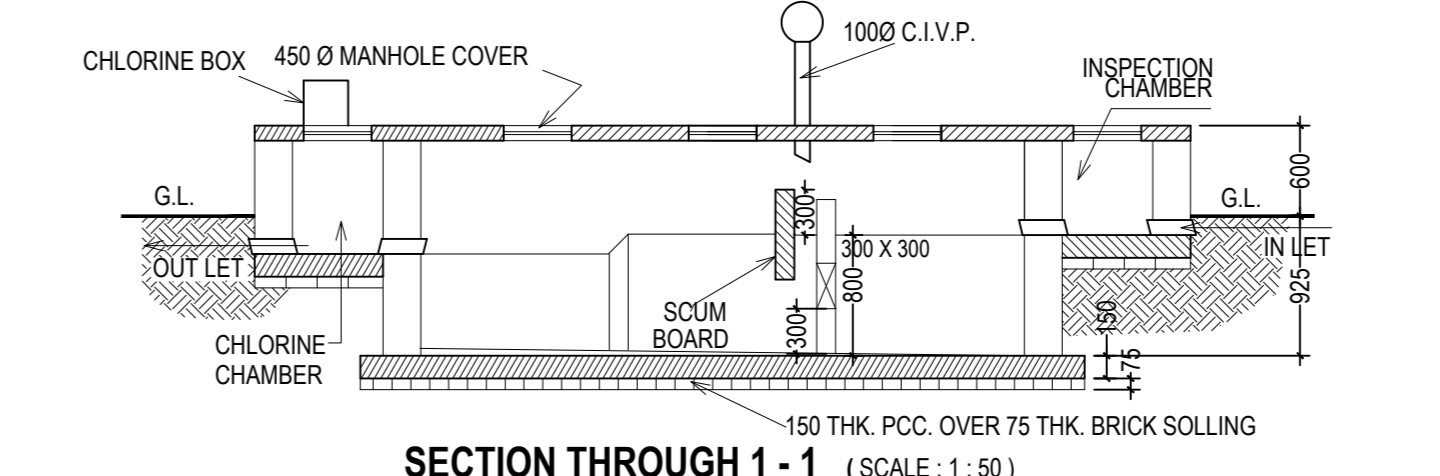
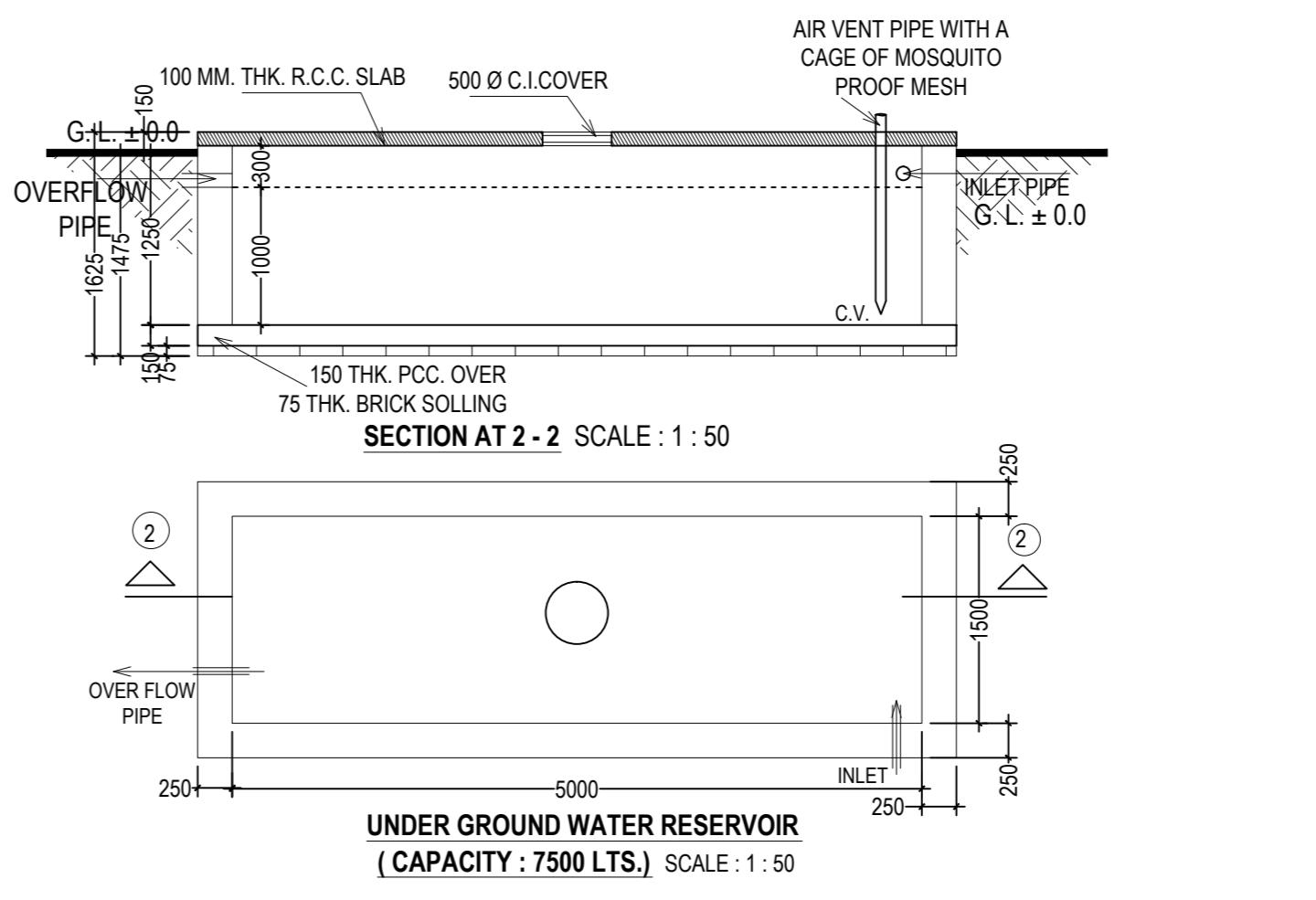
**BUILDING PERMIT NUMBER : ..... 2023130112..... DATE:..22.08.2023.....**  
**VALID UPTO:.....21.08.2028.....**

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

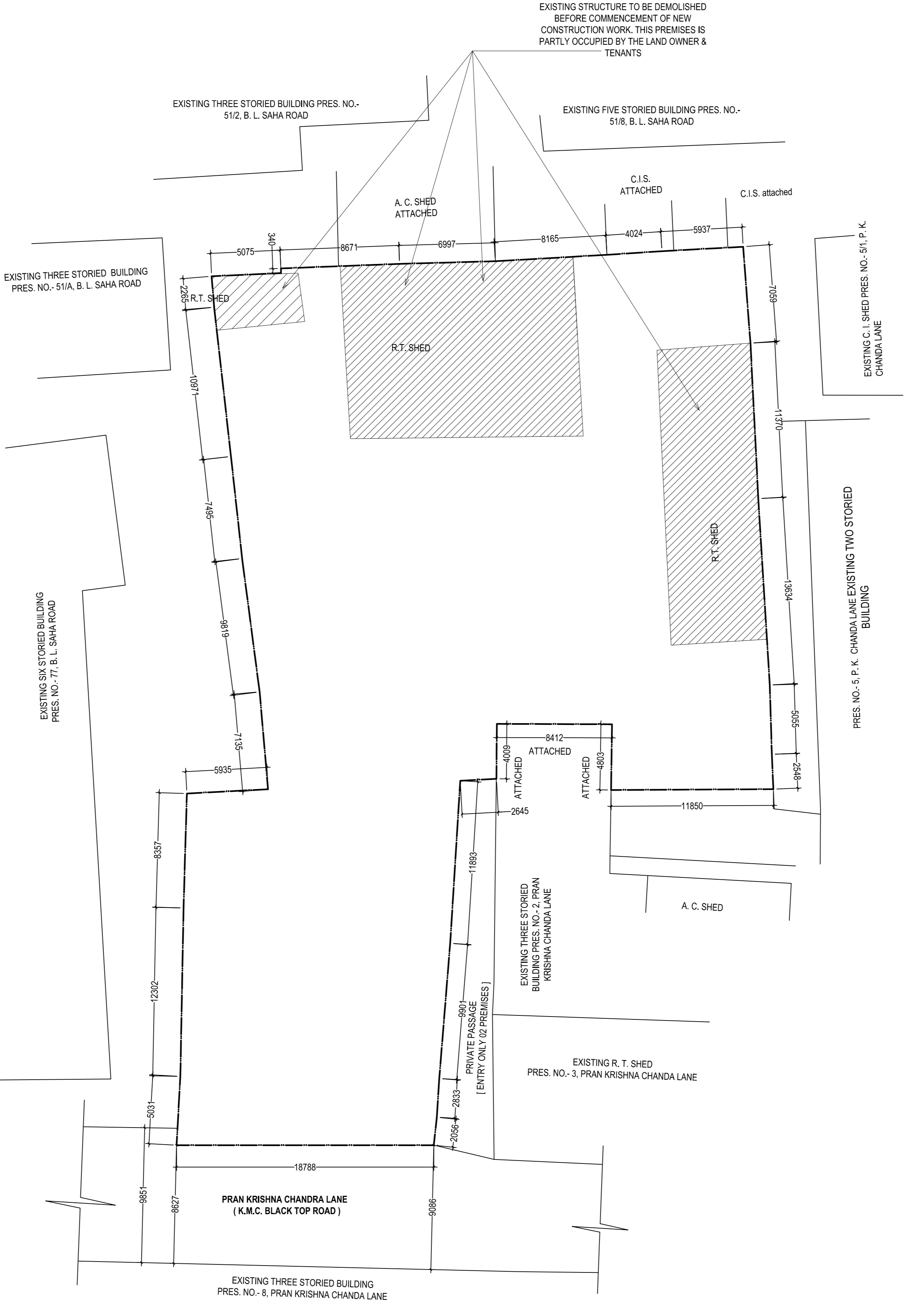
**DOOR & WINDOW SCHEDULE :-**

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH	----	2100	1050 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
D3	SOLID FLUSH	----	2100	750 X 2100
SD	SLIDING	----	2100	AS PER DESIGN
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1050	2100	900 X 900
W4	GLAZED	1500	2100	600 X 750
W5	GLAZED	750	2100	1500 X 1350

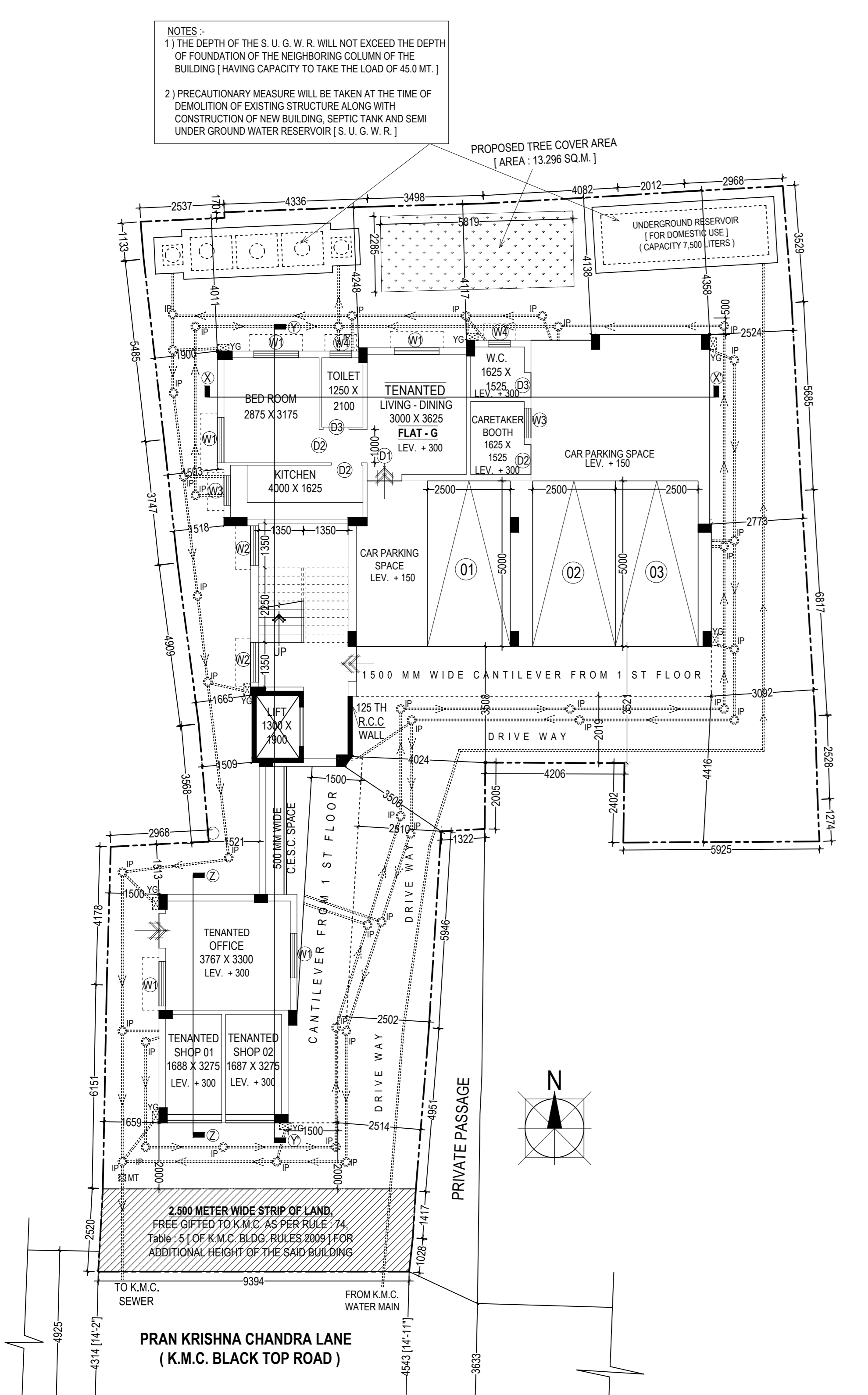


**LOCATION PLAN. SCALE: 1:600**

**LOCATION PLAN. SCALE: 1:600**



**EXISTING PLAN. SCALE: 1:200**



**PROPOSED GROUND FLOOR PLAN. SCALE: 1:100**