



Co-Ordinate In WGS 84 and Site Elevation AMSL.

Reference Point Marked In The Site Plan	Latitude	Longitude	Site Elevation ( AMSL )
A	22° 28' 27" N	88° 22' 22" E	6 Meter

**1. PROPOSED AREA:-**

FLOOR MKD.	FLOOR AREA (SQ.M.)	LIFT WELL (SQ.M.)	STAIR WELL (SQ.M.)	GROSS AREA (SQ.M.)	TOTAL EXEMPTED AREA		
					STAIR AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)
Ground Floor	165.660	-	-	165.660	13.365	2.633	149.662
1st Floor	165.660	2.363	1.125	162.172	13.365	2.700	146.107
2nd Floor	165.660	2.363	1.125	162.172	13.365	2.700	146.107
3rd Floor	165.660	2.363	1.125	162.172	13.365	2.700	146.107
TOTAL	662.640	7.089	3.375	662.176	53.460	10.733	587.983

**2. CAR PARKING CALCULATION:-**

FLAT MKD.	TENEMENT SIZE (SQ.M.)	SHARE OF SERVICE (SQ.M.)	TENEMENT AREA (SQ.M.)	TENEMENT NOS.	REQD. PARKING SIZE	PARKING TOTAL	NO. OF PARKING
FLAT - A	68.281	10.676	78.957	03	75<100	03 NOS.	03 NOS.
FLAT - B	76.502	11.961	88.463	03	75<100	03 NOS.	03 NOS.
FLAT - C	35.500	5.550	41.050	01	<50	NIL	
FLAT - D	37.284	5.829	43.113	01	<50	NIL	
<b>TOTAL CAR PARKING REQUIRED</b>							<b>03 NOS.</b>

**MAIN DETAILS OF LAND:-**  
 PART - A  
 I. ASSESSEE NO > 21 - 100 - 08 - 4165 - 5.  
 II. NAME OF THE OWNER/S. -> MR. TARAK NATH CHATTOPADHYAY & MR. BISWANATH CHATTERJEE

III. NAME OF THE APPLICANT/S. -> MR. SUMAN SARKAR & MR. BIPLAB DUTTA BANIK. PARTNERS OF M/S. AESTHETIC CONSTRUCTION ( C.A. )

IV. DETAILS OF REGISTERED DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	4	189 TO 192	273	19.03.1991	A.D.S.R. ALIPORE

V. DETAILS OF REGISTERED POWER OF ATTORNEY :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1904-2023	455971 TO 455986	190409364	10.07.2023	A.R.A. - IV KOLKATA WEST BANGAL

VI. DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	61474 TO 61484	163002150	18.07.2023	D.S.R. - V SOUTH 24 - PARGANAS

VII. DETAILS OF REGISTERED COMMON PASSAGE DECLARATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	61485 TO 61493	163002151	18.07.2023	D.S.R. - V SOUTH 24 - PARGANAS

VIII. DETAILS OF REGISTERED TENANT DECLARATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	61494 TO 61503	163002152	18.07.2023	D.S.R. - V SOUTH 24 - PARGANAS

IX. DETAILS OF REGISTERED STRIP OF LAND :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	61504 TO 61516	163002153	18.07.2023	D.S.R. - V SOUTH 24 - PARGANAS

X. DETAILS OF REGISTERED DEED OF GIFT ( CORNER SPLAYED ):-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	61461 TO 61473	163002154	18.07.2023	D.S.R. - V SOUTH 24 - PARGANAS

**SPECIFICATION OF CONSTRUCTION :-**

- 200THK. 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
- 7.25 MM. THK. MARBLE FLOOR FINISH AT TOP
- 8.75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. + 300 LVL. TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.44 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.

**MATERIALS :-**  
 STEEL MUST CONFIRMED WITH IS 1786  
 GRADE OF CONCRETE -> M 25 ( C : S : ST :: 1 : 1 : 2 ) & GRADE OF STEEL -> Fe 550  
 CEMENT -> ORDINARY PORTLAND & SAND -> MEDIUM COARSE  
 STONE CHIPS -> 20 MM. DOWN GRADED  
 OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

**DOOR AND WINDOW SCHEDULE**

MKD.	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D4	FLUSH	-	2100	1050 X 2100
D5	FLUSH	-	2100	900 X 2100
D6	FLUSH	-	2100	750 X 2100
W4	GLAZED	750	2100	1350 X 1350
W5	GLAZED	1000	2100	1200 X 1350
W6	GLAZED	1000	2100	1000 X 1350
W7	GLAZED	750	2100	1200 X 1350

**CUPBOARD & LOFT AREA :-**

FLAT MKD.	PROPOSED C/B ( SQ.M.)
Ground Floor	NA
1st Floor	3.350
2nd Floor	3.350
3rd Floor	3.350
TOTAL	10.050

**ABSTRACT AREA STATEMENT :-**

- AREA OF THE LAND : 04 K. - 08 CH. - 22.5 SQ.FT. I.e. 303.094 SQ.M. I.e. 3262.5 SQ.FT. [ AS PER DEED & AS ASSESSMENT BOOK RECORD ]
- AREA OF THE LAND : 04 K. - 08 CH. - 01 SQ.FT. I.e. 301.050 SQ.M. I.e. 3241 SQ.FT. [ AS PER REGISTERED BOUNDARY DECLARATION ]
- STRIP OF LAND AREA : 15.511 SQ.M.
- CORNER SPLAY AREA : 5.426 SQ.M.
- ROAD WIDTH : 5.374 METER WIDE COMMON PASSAGE
- PERMISSIBLE F.A.R. : 1.750
- PERMISSIBLE TOTAL BUILT UP AREA : 526.838 SQ.M.
- PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
- PERMISSIBLE GROUND COVERAGE : 56.632 % I.e. 170.491 SQ.M.
- PROPOSED GROUND COVERAGE : 55.027 % I.e. 165.660 SQ.M.
- PROPOSED BUILDING HEIGHT : 12.500 METER ( G + III STORIED RESIDENTIAL )
- PROPOSED GROUND FLOOR BUILT UP AREA : 165.660 SQ.M.
- PROPOSED 1ST TO 3RD FLOOR BUILT UP AREA (EACH) : 162.172 SQ.M.
- PROPOSED TOTAL FLOOR BUILT UP AREA : 165.660 + ( 3 X 162.172 ) = 652.176 SQ.M.
- PROPOSED CAR PARKING AREA : 65.770 SQ.M.
- PROPOSED TOTAL EXEMPTED AREA : 53.460 + 10.733 = 64.193 SQ.M.
- REQUIRED CAR PARKING : 03 NOS.
- PROPOSED CAR PARKING : 03 NOS.
- PROPOSED F.A.R. : ( 652.176 + 65.770 + 64.193 ) / 301.050 = 1.735 < 1.750
- PROPOSED STAIR HEAD ROOM AREA : 17.903 SQ.M.
- PROPOSED LIFT MACHINE ROOM AREA : 9.300 SQ.M.
- PROPOSED OVER HEAD TANK AREA : 4.369 SQ.M.
- PROPOSED LIFT MACHINE ROOM STAIR AREA : 3.475 SQ.M.
- OTHER AREA FOR FEES : STAIR HEAD ROOM AREA + LIFT MACHINE ROOM AREA + LIFT MACHINE ROOM STAIR + C/B AREA : 17.903 + 9.300 + 3.475 + 10.050 = 40.728 SQ.M.
- PROPOSED TREE COVER AREA : 6.342 SQ.M.

**DECLARATION OF APPLICANT :-**  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A, E.S.E & G.T.E DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTIONS OF L.B.A, E.S.E & G.T.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 WILL 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 INSPECTION THE PLOT IS IDENTIFIED BY ME.  
 EXISTING STRUCTURE IS TO BE DEMOLISHED AND THERE IS AN EXISTING TANK WHICH IS TO BE REHABILITATED AS PER PROPOSED PLAN. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

NAME OF OWNER/S  
 MR. SUMAN SARKAR & MR. BIPLAB DUTTA BANIK, PARTNERS OF M/S. AESTHETIC CONSTRUCTION, CONSTITUTED ATTORNEY OF MR. BISWANATH CHATTERJEE, & MR. TARAK NATH CHATTOPADHYAY

**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.LAND WITH EXISTING STRUCTURE IS DEMARCATED WITH BOUNDARY WALL.

NAME OF ARCHITECT  
 MR. AMARJIT KUMAR SAH  
 C.A./2021/131994

**CERTIFICATE OF STRUCTURAL ENGINEER:-**  
 THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
 HOWEVER, I SHALL SUBMIT THE STRUCTURE DESIGN AND DESIGN CALCULATION REPORT AFTER THE DEMOLITION OF EXISTING STRUCTURE AT THE TIME OF PLINTH LEVEL APPLICATION.

NAME OF GEO -TECHNICAL ENGINEER  
 MR. RUPAK KUMAR BANERJEE  
 G.T/1/3

**CERTIFICATE OF GEO-TECHNICAL ENGINEER:-**  
 UNDERSIGNED HAS INSPECTED THE SITE, IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION. HOWEVER, THE SOIL TEST WILL BE CARRIED OUT AFTER THE DEMOLITION OF EXISTING STRUCTURE AND THE FOUNDATION SYSTEM WILL BE PROPOSED ACCORDINGLY.

NAME OF GEO -TECHNICAL ENGINEER  
 MR. RUPAK KUMAR BANERJEE  
 G.T/1/3

**PROJECTS :-**

**PROPOSED GROUND + THREE STORIED [ 12.500 METER HEIGHT ] RESIDENTIAL BUILDING AT PREMISES NO. 87 / 12 / 365E, RAJA SUBODH CHANDRA MULLICK ROAD, WARD NO. 100, P.S. NETAJI NAGAR, MOUZA : NAKTALA, J.L. NO. 32, C.S. DAG NO. 433 ( P ), E/P. NO. 202, S.P. NO. 419, KOLKATA 700 047 UNDER BOROUGH X [ K.M.C. ]**  
 AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009

TITLE : ARCHITECTURE DRAWING

SHEET NO. - D@KA/87/12/365E/ARCH/A

SCALE : 1 : 100.

DEALT : S.KHANDA

DATE : 07.11.2022

ARCHITECTURAL CONSULTANT:-

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BUILDING PERMIT NO. - 2023100165

DATED - 03/11/2023

VALID UPTO - 5 years from date of sanction.

SPACE FOR DIGITAL SIGNATURE

ASSISTANT ENGINEER (CIVIL) BLDG., BR - X

EXECUTIVE ENGINEER (CIVIL) BLDG., BR - X