



1. PROPOSED AREA:-					TOTAL EXEMPTED AREA		
FLOOR MKD.	FLOOR AREA (SQ.M.)	LIFT WELL (SQ.M.)	STAIR WELL (SQ.M.)	GROSS AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)
Ground Floor	96.856	-	-	96.856	10.465	2.174	84.217
1st Floor	102.616	1.540	0.438	100.638	10.465	1.868	88.305
2nd Floor	102.616	1.540	0.438	100.638	10.465	1.868	88.305
3rd Floor	99.650	1.540	0.438	97.672	10.465	1.868	85.339
TOTAL	401.738	4.620	1.314	395.804	41.860	7.778	346.166

2. CAR PARKING CALCULATION:-						
FLAT MKD.	TENEMENT SIZE (SQ.M.)	SHARE OF SERVICE (SQ.M.)	TENEMENT AREA (SQ.M.)	TENEMENT NOS.	REQD. PARKING SIZE	NO. OF PARKING
FLAT - A	43.744	8.473	52.217	02	50 < 75	01 NO.
FLAT - B	43.744	8.473	52.217	02	50 < 75	
FLAT - C	42.261	8.186	50.447	01	50 < 75	
FLAT - D	42.261	8.186	50.447	01	50 < 75	
FLAT - E	37.864	7.334	45.198	01	< 50	
TOTAL CAR PARKING REQUIRED					14	01 NO.

MAIN DETAILS OF LAND:-					
PART - A					
I. ASSESSEE NO - 21 - 093 - 08 - 0185 - 9					
II. NAME OF THE OWNER/S. :- (I) SHISHIR MOHAN BANERJEE, (II) PRABIR MOHAN BANERJEE, (III) PRADIP BANERJEE, (IV) MALAY BANDOPADHYAY, (V) PRALAY BANDOPADHYAY, (VI) TAPAJA BANERJEE, (VII) DEBJANI CHAKRABORTY, (VIII) SUDIP MOHAN BANERJEE					
III. NAME OF THE APPLICANT/S. :- MR. PRASENJIT PAKHIRA, & MR. PARASH NATH SHAW, PARTNERS OF M/S. PARAMOUNT PRIME CONSTRUCTION					
IV. DETAILS OF REGISTERED DEED:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	28	22 TO 27	3317	08.05.1953	A.D.S.R. ALPORE
I	19	14 TO 20	879	12.02.1962	A.D.S.R. ALPORE
V. DETAILS OF REGISTERED POWER OF ATTORNEY :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603-2022	365632 TO 365677	160309284	07.07.2022	D.S.R. - III SOUTH 24-PARGANAS
VI. DETAILS OF REGISTERED BOUNDARY DECLARATION:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604-2022	246598 TO 246610	160408142	20.07.2022	D.S.R. - IV SOUTH 24-PARGANAS
VII. DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604 - 2022	246586 TO 246597	160408143	20.07.2022	D.S.R. - IV 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
 - 25 MM. THK. MARBLE FLOOR FINISH AT TOP
 - 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
 - 9" x 300 LVL TO THE FINISHED GROUND FLOOR LVL.
 - TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.44 EACH
 - 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 SCHEDULE:				
MKD.	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	FLUSH	-	2100	1050 X 2100
D2	FLUSH	-	2100	900 X 2100
D3	FLUSH	-	2100	750 X 2100
D4	FLUSH	-	2100	1500 X 2100
R.S.	ROLLING SHUTTER	-	2100	AS PER DWG.
DW	WINDOW ABOVE DOOR	-	2100	AS PER DWG.

WINDOW SCHEDULE:				
MKD.	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1000	2100	1000 X 1100
W4	GLAZED	1350	2100	800 X 750
W5	GLAZED	600	2100	1050 X 1500
W6	GLAZED	600	2100	1350 X 1500

CUPBOARD & LOFT AREA:-	
FLAT MKD.	PROPOSED C/B (SQ.M.)
Ground Floor	NA
1st Floor	2.932
2nd Floor	2.932
3rd Floor	2.932
TOTAL	8.796

- ABSTRACT AREA STATEMENT:**
- AREA OF THE LAND : 02 K. - 12 CH. - 13 SQ.FT. i.e. 185.154 SQ.M. i.e. 1993 SQ.FT. [AS PER DEED]
 - AREA OF THE LAND : 02 K. - 12 CH. - 01 SQ.FT. i.e. 184.009 SQ.M. i.e. 1981 SQ.FT. [AS PER REGISTERED BOUNDARY DECLARATION]
 - ROAD WIDTH : 20' - 0" i.e. 6.096 METER WIDE K.M.C. BLACK TOP ROAD
 - PERMISSIBLE F.A.R. : 1.750
 - PERMISSIBLE TOTAL BUILT UP AREA : 322.016 SQ.M.
 - PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
 - PERMISSIBLE GROUND COVERAGE : 60.000 % i.e. 110.405 SQ.M.
 - PROPOSED GROUND COVERAGE : 55.767 % i.e. 102.616 SQ.M.
 - PROPOSED BUILDING HEIGHT : 12.450 METER [G + 103 STORED RESIDENTIAL]
 - PROPOSED GROUND FLOOR BUILT UP AREA : 96.856 SQ.M.
 - PROPOSED [1ST & 2ND] FLOOR BUILT UP AREA (EACH) : 100.638 SQ.M.
 - PROPOSED 3RD FLOOR BUILT UP AREA : 97.672 SQ.M.
 - PROPOSED TOTAL FLOOR BUILT UP AREA : [96.856 + (2 X 100.638) + 97.672] = 395.804 SQ.M.
 - PROPOSED CAR PARKING AREA : 40.846 SQ.M.
 - PROPOSED TOTAL EXEMPTED AREA : 41.860 + 7.778 = 49.638 SQ.M.
 - REQUIRED CAR PARKING : 01 NO.
 - PROPOSED CAR PARKING : 01 NO.
 - PROPOSED F.A.R. : [395.804 - (25.000 + 49.638)] / 184.009 = 1.745 < 1.750
 - PROPOSED STAIR HEAD ROOM AREA : 13.902 SQ.M.
 - PROPOSED LIFT MACHINE ROOM LESS AREA : 5.052 SQ.M.
 - PROPOSED OVER HEAD TANK AREA : 4.573 SQ.M.
 - PROPOSED ROOF TOILET AREA : 2.993 SQ.M.
 - OTHER AREA FOR FEES : STAIR HEAD ROOM AREA + LIFT MACHINE ROOM AREA + ROOF TOILET AREA + C/B AREA : 13.902 + 5.052 + 2.993 + 8.796 = 30.742 SQ.M.
 - PROPOSED TREE COVER AREA : 4.232 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 TENANT WHICH IS TO BE REHABILITATED AS PER PROPOSED PLAN. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

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.

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.

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.

PROJECTS :-
PROPOSED GROUND + THREE STORED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 139, LAKE GARDENS, P.S. LAKE, WARD NO. 093, KOLKATA 700 045 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@WKA/139/ARCH/A
 SCALE :- 1 : 100
 DEALT : S.KHANDA
 DATE : 07.11.2022

ARCHITECTURAL CONSULTANT:-

REGISTERED OFFICE :- 20C, LAKE ROAD, GROUND FLOOR, KOLKATA - 700 025. (Beside Chandra Chandra College)
 E-mail: designnikaarchitects@gmail.com
 Phone: +91 - 84206 12431, +91 - 77973 13788.

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BUILDING PERMIT NO. - 2022100230
 DATED - 07-FEB-2023
 VALID FOR 5 YEARS FROM DATE OF SANCTION.

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E. (C) BLDG., BR. - X