



**PART - A**

**1. ASSESSEE NO :- 31-109-08-2143-3.**

**2. NAME OF OWNER : TAPAN KR. DAS**

**3. NAME OF THE APPLICANT : SRI. SUVENDU PAUL PROPRIETOR OF S.R. CONSTRUCTION & CO. CONSTITUTE ATTORNEY OF TAPAN KR. DAS**

**4. DETAILS OF REGD. DEED :-**

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	38	86 TO 91	2165	09.06.1972	POINT SUB REGISTER ALIPORE, BEHALA

**5. DETAILS OF REGD. PARTITION DEED :-**

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	54	314 TO 391	4773	28.03.1991	DISTRIC T SUB REGISTER, SOUTH 24 PARGANAS.

**6. DETAILS OF RECTIFICATION DEED :-**

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	254	337 TO 341	17604	24.11.1992	SUB REGISTER - I ALIPORE, 24 PGS(S)

**7. DETAILS OF REGD. DEED :-**

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	12	4690 TO 4698	06134	05.07.2013	D.S.R - III, 24-PARGANAS (S)

**8. DETAILS OF REGD. POWER OF ATTORNEY :-**

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603-2022	118362 - 118381	160303414	08.03.2022	D.S.R - III, 24-PARGANAS (S)

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

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604 - 2022	108141 - 108150	160403051	24.03.2022	D.S.R - IV, 24-PARGANAS (S)

**10. DETAILS OF REGISTERED DEED OF GIFT ( STRIP OF LAND ):-**

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604 - 2022	108130 - 108140	160403052	24.03.2022	D.S.R - IV, 24-PARGANAS (S)

**\* CONVERSION CERTIFICATE :**  
MEMO NO - 60 (C) / 182 / 2370 / P / 21 /, DATED : 05.08.2021, CONVERTED FROM " BILL " TO "BASTU"

**\* BLLRO MUTATION: 18 / MUT / 3987 / BLLRO / ATM / KASBA, DATED : 12.09.2012**

**\* K.M.C MUTATION : O / 109 / 06 - AUG - 14 / 18422, DATED - 06.08.2014**

**ABSTRACT AREA STATEMENT :-**  
AREA OF THE LAND : 05 K - 07 CH - 09 SQ.FT. i.e. 3924 SQ.FT. i.e. 364.595 SQ.M. [ AS PER DEED & ASSESSMENT BOOK COPY ]  
AREA OF THE LAND : 05 K - 06 CH - 36 SQ.FT. i.e. 3906 SQ.FT. i.e. 362.896 SQ.M. [ AS PER REGISTERED BOUNDARY DECLARATION ]  
STRIP OF LAND AREA : 28.696 SQ.M.  
NET LAND AREA : ( 362.896 - 28.696 ) = 334.200 SQ.M.  
ROAD WIDTH : 6.096 MT. ( 20'-00" ) WIDE K.M.C. BLACK TOP ROAD  
PERMISSIBLE F.A.R. : 1.750  
PERMISSIBLE TOTAL BUILT UP AREA : 635.088 SQ.M.  
PERMISSIBLE GROUND COVERAGE : 54.57 % i.e. 198.032 SQ.M.  
PROPOSED GROUND COVERAGE : 45.738 % i.e. 165.983 SQ.M.  
PROPOSED TOTAL BUILT UP AREA : 792.764 SQ.M.  
PROPOSED BUILDING HEIGHT : 15.450 METER [ G + FOUR STORIED ]  
REQUIRED CAR PARKING : 04 (FOUR) NOS.  
PROVIDED CAR PARKING : 04 (FOUR) NOS.  
PERMISSIBLE AREA FOR PARKING : 100 SQ.M.  
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 81.109 SQ.M.  
PROPOSED F.A.R. : ( 715.915 - 81.109 ) / 362.896 = 1.749 < 1.750  
STAIR COVERED AREA : 16.256 SQ.M.  
LIFT MACHINE ROOM AREA : 6.668 SQ.M.  
LIFT MACHINE ROOM STAIR AREA : 4.035 SQ.M.  
CUPBOARD AREA : 19.404 SQ.M.  
ROOF TANK AREA : 4.485 SQ.M.  
TERRACE AREA : 165.983 SQ.M.  
ADDITIONAL AREA : 46.363 SQ.M.  
TOTAL COMMON AREA : 101.600 SQ.M.  
PROPOSED TREE COVER AREA : 3.550 SQ.M.  
TOTAL AREA FOR FEES : 839.127 SQ.M.

**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	73.883	12.782	86.665	04 NOS.	75 < 100 SQ.M.	02 NOS.	04 NOS.	
FLAT-B	72.932	12.617	85.549	04 NOS.	75 < 100 SQ.M.	02 NOS.	04 NOS.	
SHOP CARPET AREA								19,744 SQ.M.
GROSS AREA OF SHOP								22,791 SQ.M.
TOTAL REQUIRED PARKING								04 NOS.

**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 JOINT 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 & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJUTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL.

**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 DR. S. K. CHAKRABORTY OF J.B. ASSOCIATES, 1418, NAYABAD, PANCHASAYER, KOLKATA - 700 094, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**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.

**CUP BOARD & LOFT AREA :-**

FLOOR MARK	LOFT	CUP BOARD
FIRST FLOOR	---	4.851 SQ.M.
SECOND FLOOR	---	4.851 SQ.M.
THIRD FLOOR	---	4.851 SQ.M.
FOURTH FLOOR	---	4.851 SQ.M.
TOTAL	---	19.404 SQ.M.

**DOOR & WINDOW SCHEDULE :-**

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	----	2100	1050 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
D3	SOLID FLUSH	----	2100	800 X 2100
D4	SOLID FLUSH	----	2100	750 X 2100
SD	GLAZED	2100	2100	AS PER DWG.
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	1100	2100	900 X 1000
W3	GLAZED	1350	2100	600 X 750
R.S	ROLLING SHUTTER	----	AS PER DWG.	AS PER DWG.

**SPECIFICATION OF CONSTRUCTION :-**

- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1:1
- 225 X 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1:4
- LEAN CONCRETE, 1:3:6 WITH 19MM 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 1:1 & 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
- 300 LVL TO THE FINISHED GROUND FLOOR LVL.
- TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 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 :- Fe500  
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE  
STONE CHIPS :- 20 MM. DOWN GRADED  
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

**1. PROPOSED AREA :**

Exempted Area	Net Floor Area
Gr. Floor	124.047 SQ.M.
1st Floor	147.967 SQ.M.
2nd Floor	147.967 SQ.M.
3rd Floor	147.967 SQ.M.
4th Floor	147.967 SQ.M.
<b>Total</b>	<b>715.915 SQ.M.</b>

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**PROJECT :-**  
**PROPOSED ( G + IV ) STORIED RESIDENTIAL BUILDING OF HEIGHT 15.450 M. U/S 393A OF K.M.C ACT 1980 & K.M.C B/R 2009 AT PREMISES NO. 2143, NAYABAD, IN WARD - 109, BOROUGH XII KOLKATA 700 094, P. S. PANCHASAYAR, UNDER R.S. DAG NO. 110, R.S. KHATIAN NO. 139, J.L. NO. 25, MOUZA - NAYABAD .**

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

**PLAN CASE NO. :**  
DRAWING SHEET NO. **SCALE 1 : 100** ( UNLESS OTHERWISE MENTIONED )  
DATE : 05.04.2022  
ALL DIMENSIONS ARE IN M.M. ( UNLESS OTHERWISE MENTIONED )

**Architectural Consultants :**  
**COLLAGE ARCHITECTS**  
1486, RAJDANGA MAIN ROAD, ( OPPOSITE PURBA ABASAN, DF BLOCK ), KOLKATA 700 107, INDIA  
PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com

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**B.P. NO. - 2022120107**  
**DATED - 26-MAY-22**  
**VALID UPTO - 25-MAY-27**

**SPACE FOR DIGITAL SIGNATURE**

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