



DOOR & WINDOW SCHEDULE -

| MARKED | TYPE | SILL HEIGHT FROM FLOOR | LINTEL HEIGHT FROM FLOOR | SIZE |
|--------|-------------|------------------------|--------------------------|------|
| D1 | SOLID FLUSH | 2100 | 1950 X 2100 | |
| D2 | SOLID FLUSH | 2100 | 900 X 2100 | |
| D3 | SOLID FLUSH | 2100 | 750 X 2100 | |
| SD | GLAZED | 2100 | AS PER DWG. | |
| W1 | GLAZED | 750 | 1300 X 1300 | |
| W2 | GLAZED | 750 | 1200 X 1300 | |
| W3 | GLAZED | 1100 | 1000 X 1000 | |
| W4 | LOUVER | 1350 | 600 X 750 | |

CUP BOARD & LOFT AREA -

| FLOOR MARK | LOFT | CUP BOARD |
|--------------|---------------------|---------------------|
| FIRST FLOOR | 5.186 SQ.M. | 4.250 SQ.M. |
| SECOND FLOOR | 3.550 SQ.M. | 2.900 SQ.M. |
| THIRD FLOOR | 4.475 SQ.M. | 4.525 SQ.M. |
| FOURTH FLOOR | 4.475 SQ.M. | 4.525 SQ.M. |
| TOTAL | 17.686 SQ.M. | 16.200 SQ.M. |

MAIN CHARACTERISTICS OF THE PROPOSAL

| PART - A | PROPOSED AREA | EXEMPTED AREA |
|---|-----------------------|---------------------|
| 1. ASSESSEE NO: 21-067-2001-71-7 | 345.299 SQ.M. | 13.365 SQ.M. |
| 2. NAME OF OWNER: SRI RANJIT ADDYA, SRI BABLU ADDYA, SMT SANDHYARANI SEAL, SMT ANIMA DEY, SRI AMIT KUMAR ADDYA, SMT ALPANA DUTTA, SMT KALPANA DUTTA, SMT ARPANA ADDYA | 409.875 SQ.M. | 13.365 SQ.M. |
| 3. NAME OF APPLICANT: MR. ANU BURMAN, DIRECTOR OF M/S. MAJOR AVENUE PROJECTS PVT. LTD. | 409.875 SQ.M. | 13.365 SQ.M. |
| TOTAL | 1984.799 SQ.M. | 66.825 SQ.M. |

4. DETAILS OF REGD. DEED OF DECLARATION -

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|----------|------------|---------------|-----------|------------|--|
| I | 2 | 2047-2060 | 00484 | 24.01.2014 | D.S.R. - III SOUTH 24 PARGANAS WEST BENGAL |
| I | 1603-2018 | 106955-106996 | 160303421 | 21.08.2018 | D.S.R. - III SOUTH 24 PARGANAS WEST BENGAL |
| I | 1630-2022 | 11096-11112 | 163000191 | 11.01.2022 | D.S.R. - V 24 PARGANAS(S) |

5. DETAILS OF REGD. POWER OF ATTORNEY -

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|----------|------------|---------------|-----------|------------|--|
| I | 1603-2018 | 106955-106996 | 160303421 | 21.08.2018 | D.S.R. - III SOUTH 24 PARGANAS WEST BENGAL |
| I | 1630-2022 | 11096-11112 | 163000191 | 11.01.2022 | D.S.R. - V 24 PARGANAS(S) |

6. DETAILS OF REGD. BOUNDARY DECLARATION -

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|----------|------------|-------------|-----------|------------|---------------------------|
| I | 1630-2022 | 11096-11112 | 163000191 | 11.01.2022 | D.S.R. - V 24 PARGANAS(S) |

ULC NO. : 716 - ULC / KOL XVI - 4166 / VII - 2020 / 15.12.2020

P.M.U CLARENCE REF. NO. - E & H / 040 / 2020 - 2021, DATED - 08.10.2020 APPROVED BY, E.E. (C) ENVIRONMENT & HERITAGE DEPARTMENT (K.M.C.) & SUBSEQUENT MEMO NO. : EBH/14/2020-21, DATED : 11.02.2021 BY E.E.(C)&H.K.M.C

NOTE :
1.5 M. WIDE CANTILEVER FROM FIRST FLOOR LEVEL OVER 4.00 M. WIDE INTERNAL DRIVEWAY ON THE WESTERN SIDE HAS BEEN APPROVED BY HON. WAYOR IN THE MIC MEETING VIDE ITEM NO - M-21-38 DATED - 08/02/2023, UPON RECOMMENDATION OF MIC MEETING NO - 600 DATED - 03/08/2022

CH.V & S. ID NO : 201 / 2021 - 2022, DATED - 05.01.2022

K.M.D.A MEMO NO : 2E / OB / CE / 296 / VII - 2020 / 17586, DATED : 06.08.2020

ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 12 K - 13 CH - 19 SQ.FT. : 858.788 SQ.M. i.e. 9244 SQ.FT. [AS PER DEED]
AREA OF THE LAND : 12 K - 13 CH - 19 SQ.FT. : 858.788 SQ.M. i.e. 9244 SQ.FT.
[ASSESSMENT BOOK COPY & PHYSICAL MEASUREMENT]
AREA OF EXISTING POND : 188.480 SQ.M.
ROAD WIDTH : 7.500 MT. WIDE R.K. CHATTERJEE ROAD [K.M.C BLACK TOP ROAD]
PERMISSIBLE F.A.R. : 2.00
PERMISSIBLE TOTAL BUILT UP AREA : 1717.576 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 20.000 METER.
PERMISSIBLE GROUND COVERAGE : 50.000 % i.e. 429.394 SQ.M.
PROPOSED GROUND COVERAGE : 47.727 % i.e. 409.875 SQ.M.
PROPOSED BUILDING HEIGHT : 15.450 METER [G - FOUR STORIED]
REQUIRED CAR PARKING : 10 [TEN] NOS.
PROVIDED CAR PARKING : 11 [ELEVEN] NOS.
PERMISSIBLE AREA FOR PARKING : 250.000 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 202.741 SQ.M.
PROPOSED F.A.R. : (1890.083 - 202.741) / 858.788] = 1.965 < 2.00
STAR COVERED AREA : 16.667 SQ.M.
O.H.W. TANK AREA : 10.453 SQ.M.
LIFT MACHINE ROOM AREA : 11.926 SQ.M.
ROOF TOILET AREA : 2.975 SQ.M.
GROUND FLOOR SHOP CARPET AREA : 19.449 + 19.941 + 26.203 + 6.614 + 7.044 + 79.251 SQ.M.
LOFT AREA : [5.186 + 3.550 + (4.475 X 2)] = 17.686 SQ.M.
CUB BOARD AREA : [4.250 + 2.900 + (4.525 X 2)] = 16.200 SQ.M.
TOTAL COMMON AREA : 170.788 SQ.M.
TOTAL AREA FOR FEES : (1971.879 + 16.667 + 11.926 + 3.900 + 2.975 + 17.686 + 16.200) = 2041.233 SQ.M.
PROPOSED TREE COVER AREA : 5.185 % i.e. 44.526 SQ.M.
PERMISSIBLE TREE COVER AREA : 4.93 % i.e. 42.338 SQ.M.

SPECIFICATION OF CONSTRUCTION -

- 200 THK. 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 : 4 & 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. 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 WITH 250 EACH & RISE HEIGHT IS 151.25 EACH
- FLOOR TO SLAB HEIGHT SHALL BE 300 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
- THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2650 MM.

MATERIALS -
STEEL MUST BE 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

OWNERS DECLARATION -
I / WE DO HEREBY 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 ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B. 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 INSPECTION THE SITE WAS IDENTIFIED BY ME.

NAME OF OWNER / AUTHORITY
MR. ANU BURMAN, DIRECTOR OF M/S. MAJOR AVENUE PROJECTS PVT. LTD., CONSTITUTE ATTORNEY OF SRI RANJIT ADDYA, SRI BABLU ADDYA, SMT SANDHYARANI SEAL, SMT ANIMA DEY, SRI AMIT KUMAR ADDYA, SMT ALPANA DUTTA, SMT KALPANA DUTTA, SMT ARPANA ADDYA.

CERTIFICATE OF ARCHITECT -
I AM 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 BUILDBLE SITE & NOT A FILLED UP TANK.

NAME OF ARCHITECT
Mr. ANUPAM GHOSH
Registered Architect
Reg. No. CA / 2005 / 36555.

CERTIFICATE OF STRUCTURAL ENGINEER -
THE STRUCTURAL DESIGN AND 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, 28B, AHRI PUKUR ROAD, KOLKATA - 700 019. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
Mr. BIBEK BIKASH MULLICK
Structural Engineer (ESE / 11 / 75)

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.

NAME OF GEO-TECHNICAL ENGINEER
DR. SANTOSH KUMAR CHAKRABORTY (G.T. / 118)



THIS DRAWING IS A PROPERTY OF **COLLAGE**. ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.
B.P. NO. - 2023070005
DATED - 05.04.2023
VALID UPTO - 04.04.2028

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (BOROUGH - VII, K.M.C.)
DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (BOROUGH - VII, K.M.C.)