

SPECIFICATION OF CONSTRUCTION :-

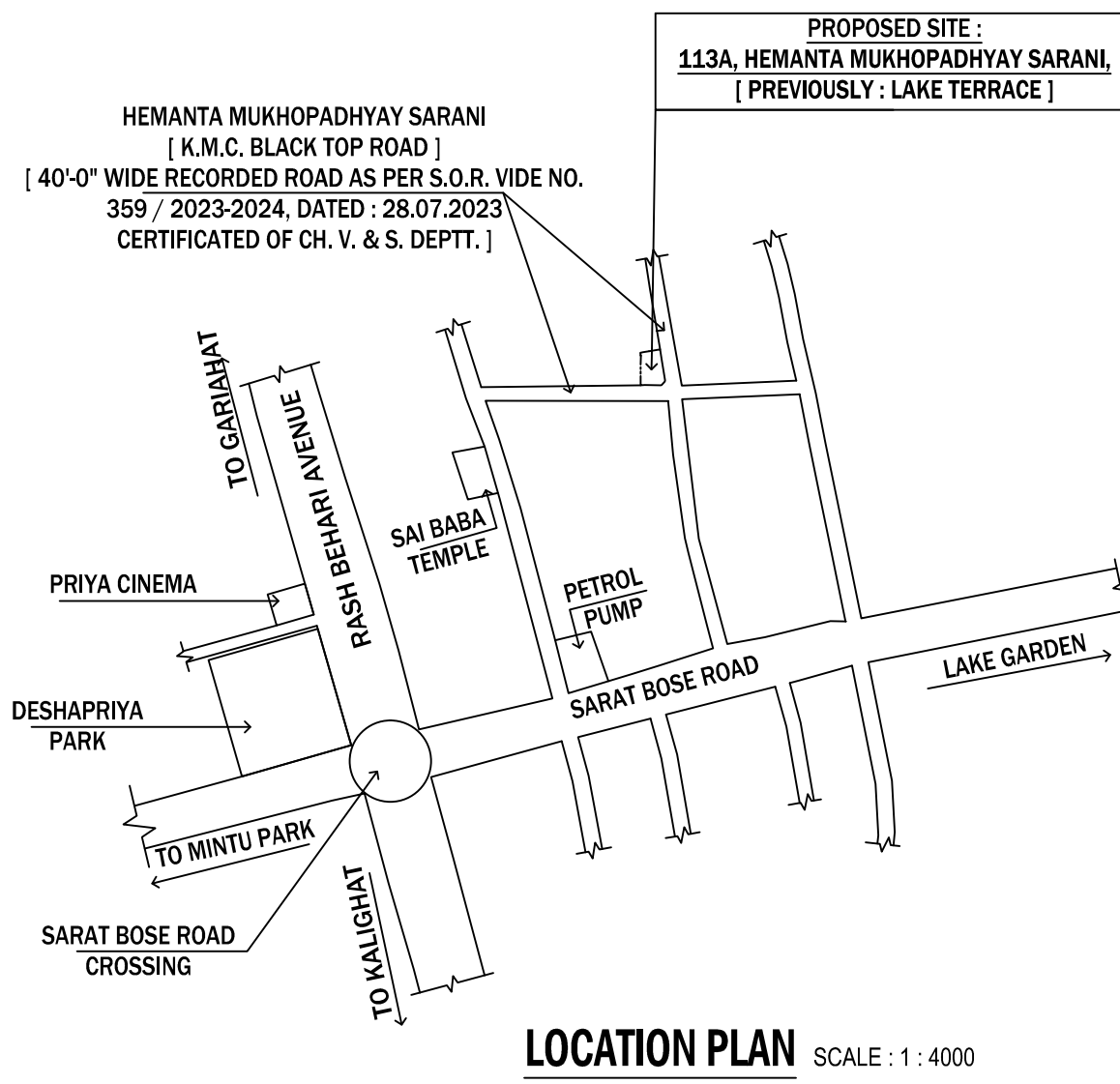
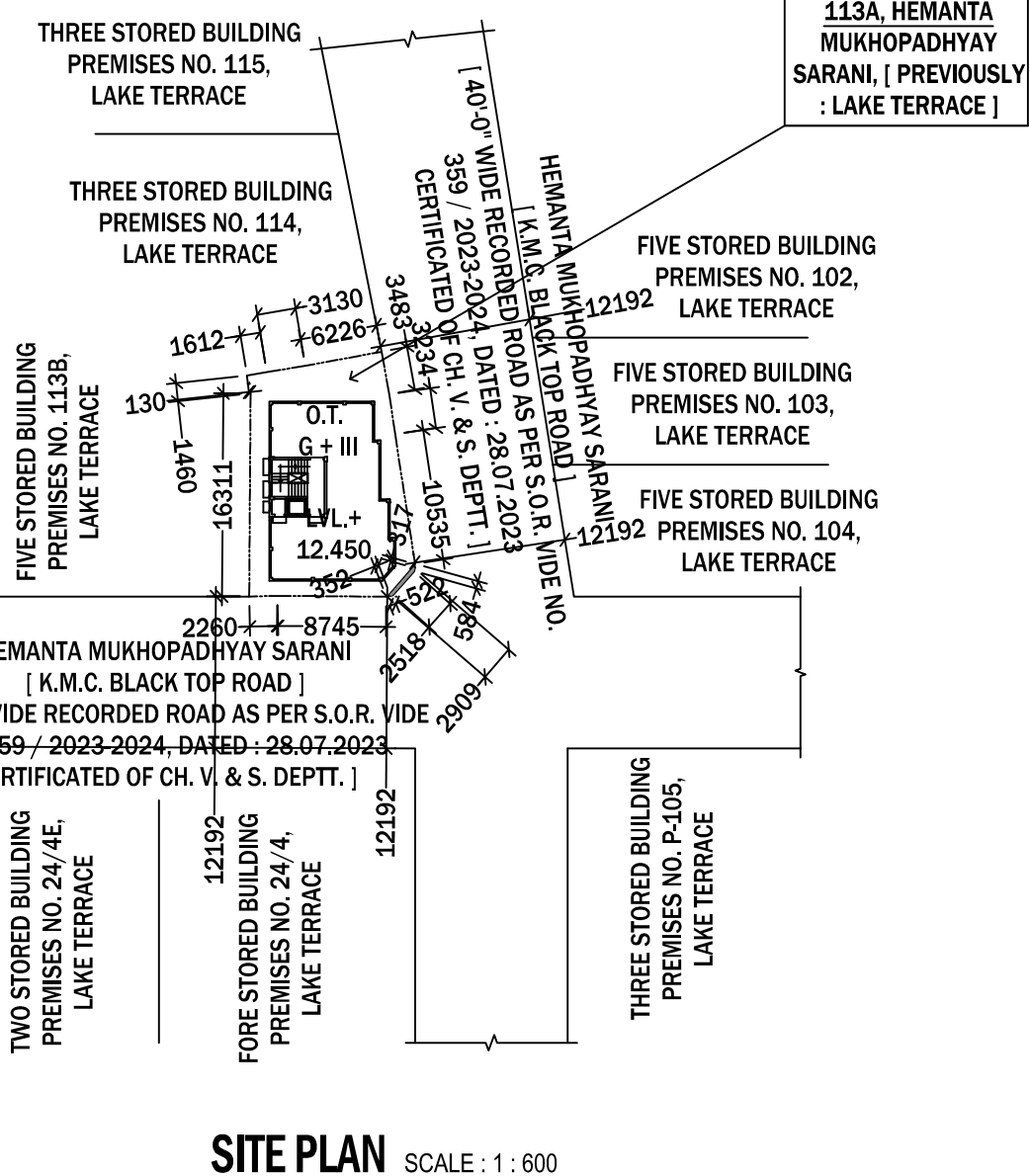
- 200HR, 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1:6
- 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1:4
- LEAN CONCRETE, 1:3:6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15)
- R.C.C. 1:2:4 FOR ROOF SLAB, BEAM, LINTEL, CHAJIA ETC.
- CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN
- 6 & CEILING & CHAJIA IN 1:4
- D.P.C. SHALL BE 5MM. 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
- +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 2925 MM.

MATERIALS :-

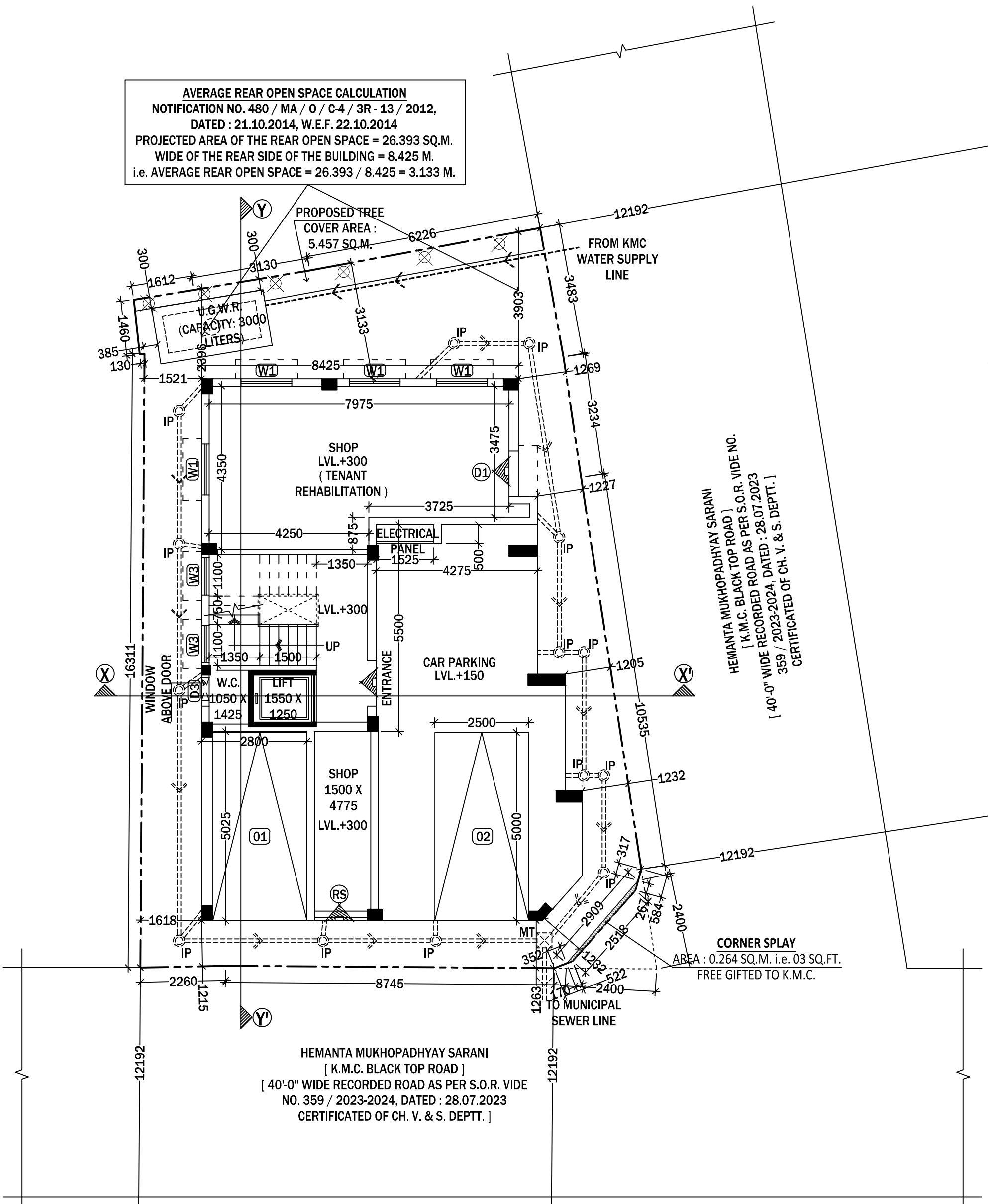
STEEL NOT CONFIRMED WITH IS 1786
 GRADE OF CONCRETE :- M 20 (C : S : ST : : 1 : 1 : 2) & GRADE OF STEEL :- Fe 550
 CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE STONE CHIPS :- 20 MM. DOWN GRADED
 OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

NOTE:

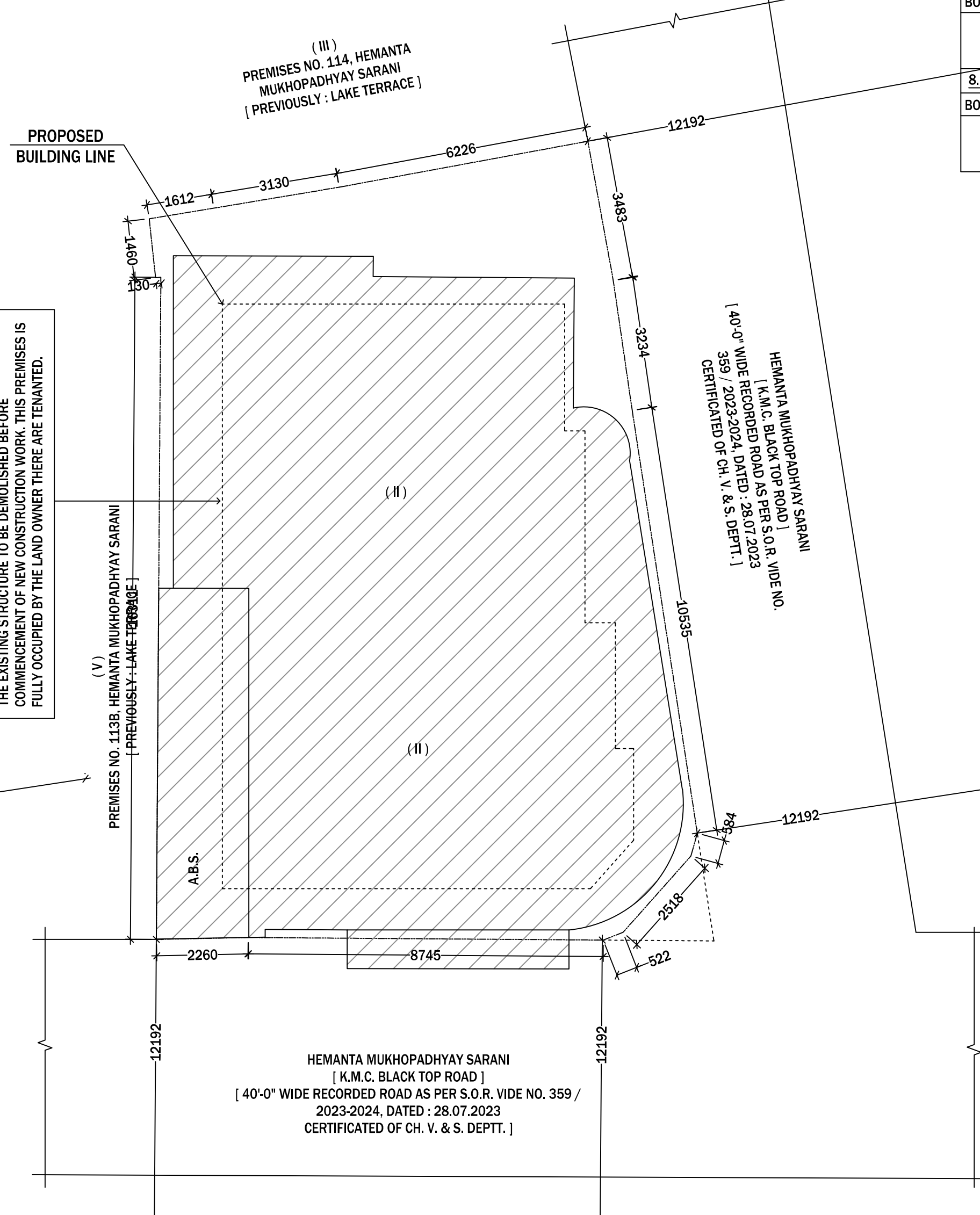
- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THE BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.
- THE DEPTH OF S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING COLUMNS OF THE BUILDING.



AVERAGE REAR OPEN SPACE CALCULATION
 NOTIFICATION NO. 480 / MA / O / C-4 / 3R-13 / 2012, DATED : 21.10.2014, W.E.F. 22.10.2014
 PROJECTED AREA OF THE REAR OPEN SPACE = 26.393 SQ.M.
 WIDE OF THE REAR SIDE OF THE BUILDING = 8.425 M.
 I.e. AVERAGE REAR OPEN SPACE = 26.393 / 8.425 = 3.133 M.



NOTE: THE EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION WORK. THIS PREMISES IS FULLY OCCUPIED BY THE LAND OWNER THERE ARE TENANTED.



1. PROPOSED AREA:

| Floor Mkd | Floor Area (SQ.M.) | Stair Well (SQ.M.) | Lift Well (SQ.M.) | VOID (SQ.M.) | Gross Area (SQ.M.) | Stair Area (SQ.M.) | Lift Lobby Area (SQ.M.) | Net Floor Area (SQ.M.) |
|--------------|--------------------|--------------------|-------------------|--------------|--------------------|--------------------|-------------------------|------------------------|
| Ground Floor | 132.788 | — | — | — | 132.788 | 11.265 | 2.025 | 119.498 |
| 1st Floor | 132.788 | 1.125 | 1.938 | — | 129.725 | 11.265 | 2.025 | 116.435 |
| 2nd Floor | 132.788 | 1.125 | 1.938 | — | 129.725 | 11.265 | 2.025 | 116.435 |
| 3rd Floor | 132.788 | 1.125 | 1.938 | — | 129.725 | 11.265 | 2.025 | 116.435 |
| TOTAL | 531.152 | 3.375 | 5.814 | — | 521.963 | 45.060 | 8.100 | 468.803 |

2. PARKING CALCULATION:

| Flat Marked | Tenement size (SQ.M.) | Share of Service (SQ.M.) | Tenement Area (SQ.M.) | Tenement No. | Required Parking Size | Parking Tenement | Parking No. |
|-------------|-----------------------|--------------------------|-----------------------|--------------|-----------------------|------------------|-------------|
| FLAT-A | 24.340 | 4.793 | 29.133 | 01 NO. | <50 | 01 NO. | NIL |
| FLAT-B | 31.993 | 6.300 | 38.293 | 01 NO. | <50 | 01 NO. | NIL |
| FLAT-C | 57.250 | 11.275 | 68.525 | 01 NO. | 50-75 | 01 NO. | NIL |
| FLAT-D | 61.024 | 12.018 | 73.042 | 01 NO. | 50-75 | 01 NO. | NIL |
| FLAT-E | 54.246 | 10.683 | 64.929 | 01 NO. | 50-75 | 01 NO. | NIL |
| FLAT-F | 115.270 | 22.701 | 137.971 | 01 NOS. | 100<200 | 01 NO. | 01 |

SHOP CARPET AREA : 38.473 SQ.M.
 SHOP BUILT UP AREA : 46.289 SQ.M.
 TOTAL NOS. OF CAR PARKING REQUIRED : 02

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSEESSEE NO : 11-090-07-0093-3.
- Name of Recorded Owner : MR. DEBABROTA CHATTERJEE, & MRS. SUMANA SHOME
- Name of Applicant (C.A.) : MR. MANISH AGARWALA, & MR. KAMAL NISHORE BAHETI, REPRESENTED BY ITS AUTHORIZED SIGNATORY SKYVIEW VERDANT PROJECTS LLP

4. DETAILS OF REGD. TITLE DEED:-

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|----------|------------|------------|-----------|------------|--|
| I | 23 | 205 TO 207 | 663 | 28.02.1941 | SUB-REGISTRAR ALIPORE |
| I | 76 | 87 TO 92 | 4401 | 28.06.1954 | SUB-REGISTRAR ALIPORE, SOUTH 24 PRAGANAS |

5. DETAILS OF REGISTERED POWER OF ATTORNEY:-

| I | 1902-2022 | 455012 TO 455031 | 190213237 | 09.11.2022 | A.R.A.-II, KOLKATA |
|---|-----------|------------------|-----------|------------|--------------------|
|---|-----------|------------------|-----------|------------|--------------------|

6. DETAILS OF REGISTERED BOUNDARY DECLARATION :-

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|----------|------------|------------------|-----------|------------|-------------------------------|
| I | 1602-2023 | 251766 TO 251781 | 160207463 | 01.06.2023 | D.S.R. - II SOUTH 24-PARGANAS |

7. DETAILS OF REGISTERED CORNER SPALY:-

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|----------|------------|------------------|-----------|------------|-------------------------------|
| I | 1602-2023 | 252501 TO 252517 | 160207465 | 01.06.2023 | D.S.R. - II SOUTH 24-PARGANAS |

8. DETAILS OF REGISTERED NON EVICTION OF TENANTED DECLARATION :-

| BOOK NO. | VOLUME NO. | PAGES | BEING NO. | DATED | OFFICE |
|----------|------------|------------------|-----------|------------|-------------------------------|
| I | 1602-2023 | 258198 TO 258212 | 160207464 | 05.06.2023 | D.S.R. - II SOUTH 24-PARGANAS |

CUPBOARD & LOFT AREA:-

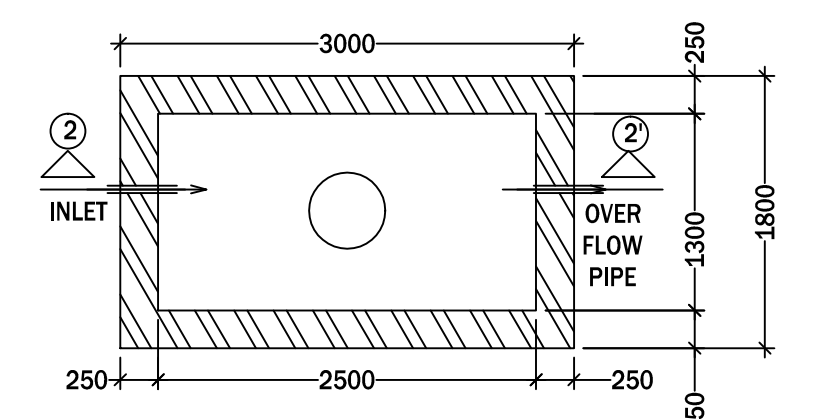
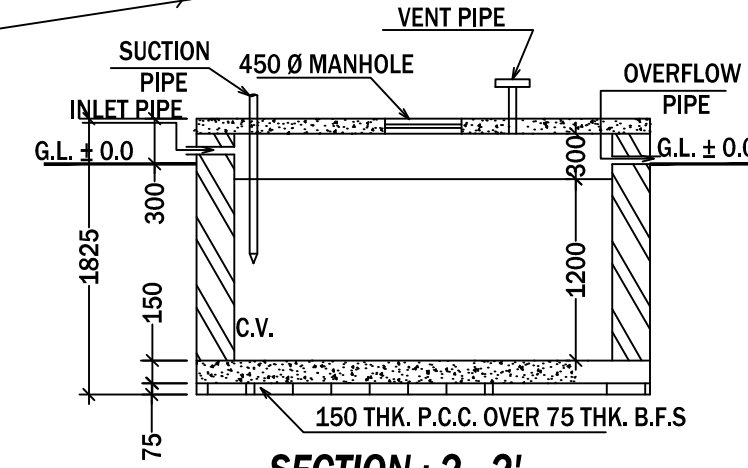
| Floor Mkd. | Loft | Cupboard |
|--------------|------|----------|
| Ground Floor | — | NA |
| 1st Floor | — | 2.563 |
| 2nd Floor | — | 3.512 |
| 3rd Floor | — | 2.650 |
| Total | — | 8.725 |

DOOR & WINDOW SCHEDULE :-

| MARKED | TYPE | SILL HEIGHT FROM FLOOR | LINTEL HEIGHT FROM FL. | SIZE |
|--------|-------------|------------------------|------------------------|------------|
| D1 | SOLID FLUSH | — | 2100 | 1050X2100 |
| D2 | SOLID FLUSH | — | 2100 | 900X2100 |
| D3 | SOLID FLUSH | — | 2100 | 750X2100 |
| SD | GLAZED | — | 2100 | AS PER DWG |
| W1 | GLAZED | 750 | 2100 | 1500X1350 |
| W1A | GLAZED | 300 | 2100 | 1500X1800 |
| W2 | GLAZED | 750 | 2100 | 1200X1350 |
| W3 | GLAZED | 1000 | 2100 | 900X1100 |
| W4 | GLAZED | 1500 | 2100 | 600X750 |

Co-Ordinate In WGS 84 and Site Elevation AMSL.

| Reference Point | Latitude | Longitude | Site Elevation (AMSL.) |
|-----------------|---------------|---------------|------------------------|
| A | 22° 30' 38" N | 88° 21' 15" E | 12 Meter |



ABSTRACT AREA STATEMENT:

- AREA OF THE LAND : 03 K. - 08 CH. - 00 SQ.FT. I.e. 234.114 SQ.M. (AS PER DEED & ASSESSMENT BOOK COPY)
- AREA OF THE LAND : 03 K. - 06 CH. - 02 SQ.FT. I.e. 225.967 SQ.M. (AS PER REGISTERED BOUNDARY DECLARATION)
- CORNER PLAYED AREA : 0.264 SQ.M.
- NET AREA OF LAND : 225.967 - 0.264 = 225.703 SQ.M.
- ROAD WIDTH : 40' - 0" I.e. 12.192 METER WIDE HEMANTA MUKHOPADHYAY SARANI [BLACK TOP ROAD]
- PERMISSIBLE F.A.R. : 2.25
- PERMISSIBLE TOTAL BUILT UP AREA : 508.426 SQ.M.
- PERMISSIBLE BUILDING HEIGHT : 60.000 METER.
- PERMISSIBLE GROUND COVERAGE : 59.134 % I.e. 133.623 SQ.M.
- PROPOSED GROUND COVERAGE : 58.764 % I.e. 132.788 SQ.M.
- PROPOSED BUILDING HEIGHT : 12.450 METER [G + III STORIED]
- PROPOSED GROUND FLOOR BUILT UP AREA : 132.788 SQ.M.
- PROPOSED TYPICAL 1ST TO 3RD FLOOR BUILT UP AREA : 129.725 SQ.M. [EACH]
- PROPOSED TOTAL FLOOR BUILT UP AREA : [132.788 + (3 X 129.725)] = 521.963 SQ.M.
- PROPOSED TOTAL EXEMPTED AREA : ((11.265 + 2.025) X 4) = 53.160 SQ.M.
- REQUIRED CAR PARKING : 02 [TWO] NOS.
- PROPOSED CAR PARKING : 02 [TWO] NOS.
- CAR PARKING AREA : 63.781 SQ.M.
- PERMISSIBLE CAR PARKING AREA : 50.000 SQ.M.
- PROPOSED F.A.R. : 418.803 / 225.967 = 1.853 < 2.250
- PROPOSED STAIR HEAD ROOM AREA : 15.410 SQ.M.
- PROPOSED LIFT MACHINE ROOM LESS AREA : 5.193 SQ.M.
- PROPOSED OVER HEAD TANK AREA : 3.690 SQ.M.
- PROPOSED ROOF TOILET AREA : 1.938 SQ.M.
- PROPOSED TREE COVER AREA : 5.457 SQ.M.
- PROPOSED CUPBOARD AREA : 8.725 SQ.M.
- ADDITIONAL AREA FOR FEES : 22.544 + 8.725 = 31.266 SQ.M.
- TOTAL AREA FOR FEES : 521.963 + 31.266 = 553.229 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 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.

MR. MANISH AGARWALA & MR. KAMAL NISHORE BAHETI,
 REPRESENTED AS AUTHORIZED SIGNATORY OF SKYVIEW VERDANT PROJECTS LLP, CONSTITUTED ATTORNEY OF, MR. DEBABROTA CHATTERJEE, & MRS. SUMANA SHOME, NAME OF THE OWNER'S / APPLICANT

CERTIFICATE OF ARCHITECT :-

I DO HEREBY DECLARE 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. AMARJIIT KUMAR SAH
 REG. NO. (C.A./2021/131994, GOVT. OF INDIA)

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 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 STRUCTURAL ENGINEER
 MR. ASHIM KUMAR DAS
 [E.S.E. NO. - 1/90, (K.M.C.)]

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. ALOK ROY
 [G.T.-1/11, (K.M.C.)]

PROJECT:

PROPOSED PLAN FOR G + THREE STORIED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 113A, HEMANTA MUKHOPADHYAY SARANI, [PREVIOUSLY : LAKE TERRACE], P. S. RABINDRA SAROBAR, WARD NO. 090, KOLKATA 700 029 UNDER BOROUGH VIII [K. M. C.], AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009

TITLE : ARCHITECTURE DRAWING
DETAIL : S.KHANDA
SCALE : 1:100
DATE : 08.04.2024

ARCHITECTURAL CONSULTANT:-

DESIGNNIKA
 ARCHITECTS • PLANNERS • INTERIORS
 Registered Office : 20C, LAKE ROAD, GROUND FLOOR, KOLKATA - 700 029, (Beside Charu Chandra College)
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 Phone : +91-84206 12431, +91-77973 13788.

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BUILDING PERMIT NO :- 2024080013
DATED :- 02-05-2024

VALID UPTO:- 01-05-2029
SPACE FOR DIGITAL SIGNATURE

ASSISTANT ENGINEER (CIVIL) / BLDG. DEPTT. / BOROUGH NO. VIII