

**MAIN CHARACTERISTICS OF THE PLAN PROPOSAL**

**PART - A :**

ASSEESSEE No. 211000401096

1. NAME OF THE OWNERS  
SRI GOPAL KUNDU  
SMT. RIKA KUNDU  
SRI SHAMBU SARAN SINGH  
SMT. KIRAN SINGH

2. DETAILS OF REGISTERED DEEDS  
(i) BOOK No. I, VOLUME No. 34, PAGE FROM 1361 TO 1384, BEING No. 07770, DATED 21-10-2011, AT D.S.R. - ALIPORE.  
(ii) BOOK No. I, VOLUME No. 17, PAGE FROM 2211 TO 2220, BEING No. 03715, DATED 14-05-2012, AT D.S.R. - ALIPORE.  
(iii) BOOK No. I, VOLUME No. 1601-2015, PAGE FROM 5399A TO 5402S, BEING No. 160104024, DATED 13-10-2015, AT D.S.R. - I, SOUTH 24 PARGANAS.  
(iv) BOOK No. I, VOLUME No. 1601-2021, PAGE FROM 136040 TO 136066, BEING No. 160102713, DATED 01-11-2021, AT D.S.R. - I, SOUTH 24 PARGANAS.

3. DETAILS OF REGISTERED POWER OF ATTORNEY  
BOOK No. I, VOLUME No. 1601-2021, PAGE FROM 136448 TO 136472, BEING No. 160102717, DATED 01-11-2021, AT D.S.R. - I, SOUTH 24 PARGANAS.

4. DETAILS OF REGISTERED BOUNDARY DECLARATION  
BOOK No. I, VOLUME No. 1601-2022, PAGE FROM 13434 TO 13457, BEING No. 160100328, DATED 28-01-2022, AT D.S.R. - I, SOUTH 24 PARGANAS.

5. DETAILS OF REGISTERED DEED OF GIFT (K.M.C.)  
BOOK No. I, VOLUME No. 1601-2022, PAGE FROM 13434 TO 13457, BEING No. 160100328, DATED 28-01-2022, AT D.S.R. - I, SOUTH 24 PARGANAS.

**PART - B :**

1. AREA OF THE LAND:  
AS PER DEED : 01 B. - 08 K. - 08 Ch. - 00 Sq.ft. = 1772.575 Sq.m.  
AS PER ASSESSMENT BOOK ROLE : 01 B. - 03 K. - 11 Ch. - 05 Sq.ft. = 1584.913 Sq.m.  
AS PER REGISTERED BOUNDARY DECLARATION : 01 B. - 03 K. - 08 Ch. - 38.781 Sq.ft. = 1567.148 Sq.m.  
2. STRIP OF LAND GIFTED TO K.M.C. : 26.408 Sq.m.  
3. NET AREA OF THE LAND AFTER GIFTING OF STRIP : 1538.54 Sq.m.  
4. PERMISSIBLE GROUND COVERAGE : 783.574 Sq.m. (50 %)  
5. PROPOSED GROUND COVERAGE : 692.774 Sq.m. (44.206 %)

**6. PROPOSED AREA**

FLOOR	USE GROUP	TOTAL FLOOR AREA	VOID AREAS	EFFECTIVE FLOOR AREA	EXEMPTED AREA	NET FLOOR AREA		
			STAIR	SHAFT + CUTOUT				
			WELL	LIFT VOID	STAIRWAY	LIFT LOBBY		
GROUND	ASSEM	84.26	—	84.26	—	84.26		
FIRST	RESID	707.464	1.344	14.873	684.787	27.809	5.994	650.984
SECOND		707.464	1.344	14.873	684.787	27.809	5.994	650.984
THIRD		707.464	1.344	14.873	684.787	27.809	5.994	650.984
FOURTH		707.464	1.344	14.873	684.787	27.809	5.994	650.984
<b>TOTAL</b>		<b>3534.571</b>	<b>5.376</b>	<b>74.365</b>	<b>3428.99</b>	<b>139.045</b>	<b>29.41</b>	<b>3260.536</b>

TOTAL RESIDENTIAL AREA = 3344.73 Sq.m.  
TOTAL COMMON AREA = 221.672 Sq.m.

**7. CAR PARKING CALCULATION**

TENEMENT (A)	TENEMENT SIZE RANGE (Sq.m.)	TENEMENT No.	TENEMENT SIZE RANGE (Sq.m.)	TENEMENT No.	TENEMENT REQUIRED PARKING
FLAT - A: 100.225	ABOVE 100	4	FLAT - F: 72.329	50 - 75	4
FLAT - B: 84.509	75 - 100	4	FLAT - G: 100.189	ABOVE 100	4
FLAT - C: 76.052	75 - 100	4	FLAT - H: 91.179	75 - 100	4
FLAT - D: 72.297	50 - 75	4			1
FLAT - E: 104.694	ABOVE 100	4			4
COMMUNITY HALL (COVERED AREA)			COMMUNITY HALL (CARPET AREA)		2
					2
<b>Total No. of Car Parking Required</b>					<b>22</b>

(B) Nos. OF CAR PARKING PROVIDED  
COVERED SINGLE : 24 Nos., OPEN SINGLE : 5 No.

(C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR): 24 x 25 = 600

(D) ACTUAL AREA FOR PARKING PROVIDED: 538.826 Sq.m.

8. PERMISSIBLE F.A.R. - 1.75  
9. PROPOSED F.A.R. - (3260.535 - 538.826) / 1567.148 = 1.737

**10. STATEMENT OF OTHER AREAS**

FLOOR	DESCRIPTION	AREA (Sq.m.)
GROUND	CUPBOARD	—
FIRST	(0.85 x 4) + (0.787 x 3) + 0.763 + 0.9 + (0.812 x 2) + (0.75 x 2) + (0.838 x 2) + 0.8 + (0.813 x 3) + 0.962 = 16.475 Sq.m.	16.475
SECOND	(0.85 x 4) + (0.787 x 3) + 0.763 + 0.9 + (0.812 x 2) + (0.75 x 2) + (0.838 x 2) + 0.8 + (0.813 x 3) + 0.962 = 16.475 Sq.m.	16.475
THIRD	(0.85 x 4) + (0.787 x 3) + 0.763 + 0.9 + (0.812 x 2) + (0.75 x 2) + (0.838 x 2) + 0.8 + (0.813 x 3) + 0.962 = 16.475 Sq.m.	16.475
FOURTH	(0.85 x 4) + (0.787 x 3) + 0.763 + 0.9 + (0.812 x 2) + (0.75 x 2) + (0.838 x 2) + 0.8 + (0.813 x 3) + 0.962 = 16.475 Sq.m.	16.475
<b>TOTAL</b>		<b>65.90</b>

**11. FLOOR AREA FOR FEES**

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
3428.990 Sq.m.	131.443 Sq.m.	3560.433 Sq.m.

12. AREA OF LIFT MACHINE ROOM STAIR : 7.425 Sq.m.  
13. AREA OF LIFT MACHINE ROOM : 23.392 Sq.m.  
14. AREA OF OVERHEAD TANK : 21.028 Sq.m.  
15. AREA OF STAIR HEADROOM : 34.726 Sq.m.  
16. AREA OF TREE COVER : 109.049 Sq.m. (6.96% OF THE LAND)  
17. AREA OF TANK AS PER I.B. COPY : 02 K. - 08 Ch. - 00 Sq.ft.  
18. PHYSICAL AREA OF TANK : 02 K. - 08 Ch. - 2.765 Sq.ft. 167.481 Sq.m.

**BUILDING PERMIT No. 2022100172 DATE: 16-NOV-22**  
valid for 5 years from date of sanction.

**SPECIFICATIONS**

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT R-415.
- SINGLE LAYER BIS WITH POKED JAMA BRICKS.
- CEM. CONC. WITH JAMA BRICK FOUNDATION AND UNDER FLOOR.
- 200 MM & 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:6) AT OUTSIDE WALLS.
- 125 MM & 75 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:6) AT INSIDE WALLS WITH APPROVED B.M. NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK OPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 3% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAIL WOOD.
- 30 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
- WINDOWS ARE ALUMINUM FULLY GLAZED AND PANELLED FITTED WITH M.S. GRILL.
- 10 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJA ETC.
- 32 MM THK. CAST-SETTLE MASONRY FLOOR INCLUDING UNDERLAY AND WITH 3:4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DESIGN. ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIME AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
- DEPTH OF SEW UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

**SHEET TITLE**  
GROUND, TYPICAL (1ST - 4TH) FLOOR PLAN, ROOF PLAN ELEVATIONS.

**DRAWN BY - M.L.** DATE: 19-10-2022

**DEALT BY - J.D.**

SCALE - 1:100 (Unless mentioned otherwise)

**SCHEDULE FOR DOOR AND WINDOW**

MRD	WIDTH	HEIGHT	MRD	WIDTH	HEIGHT
DT	1200	2100	WT	1800	1800
DK	1050	2100	W2	1500	1800
D3	900	2100	W3	1350	1800
D4	800	2100	W4	1050	1050
D5	750	2100	W5	600	750
SLD-1	2850	2100	W6	1400	1975
SLD-2	2725	2100	W7	1800 + 850	1800
SLD-3	2700	2100	W8	2825	1800
SLD-4	2625	2100	W9	2775	1800
SLD-5	2500	2100	W10	450	750
SLD-6	2450	2100	V	600	450
SLD-7	2325	2100			

**CERTIFICATE OF THE GEO TECHNICAL ENGINEER**  
UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

**G.I.E.**  
Bhaskar Jyoti Roy  
G.T./14

**CERTIFICATE OF THE STRUCTURAL ENGINEER**  
THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT SHOULD BE CONSIDERED DURING STRUCTURAL CALCULATION.  
SOIL TEST WILL BE DONE BY: Bhaskar Jyoti Roy  
OF SOE ENGINEERS HAVING ITS OFFICE AT  
53 PURNA CHANDRA MITRA LANE, KOLKATA-700 033.

**E.S.E.**  
Bhaskar Jyoti Roy  
E.S.E. I/167

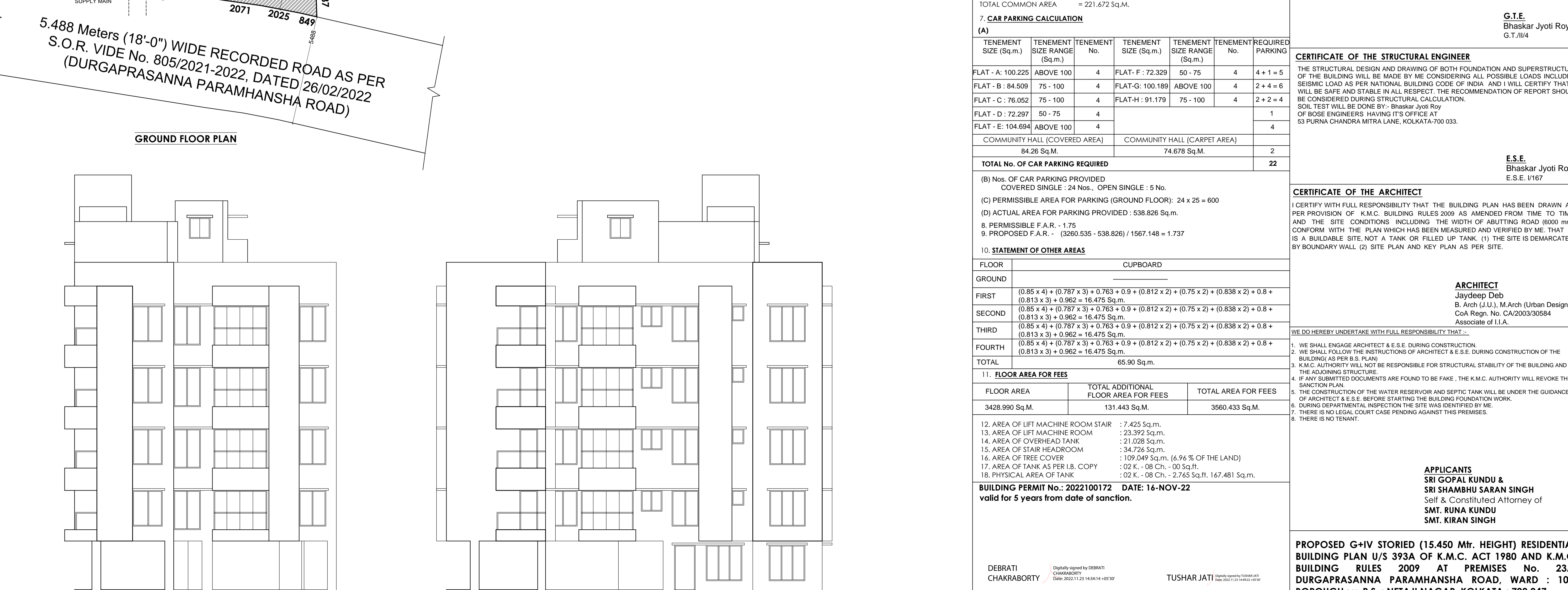
**CERTIFICATE OF THE ARCHITECT**  
I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (6000 MM) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. (1) THE SITE IS DEMARCATED BY BOUNDARY WALL (2) SITE PLAN AND KEY PLAN AS PER SITE.

**ARCHITECT**  
Jaydeep Deb  
B. Arch (J.U.), M.Arch (Urban Design)  
CoA Regn. No. CA/2003/30584  
Associate of I.I.A.

**WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT**

- WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER HIS PLAN.
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND THE FOUNDING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE SITE WILL IDENTIFIED BY ME.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
- THERE IS NO TENANT.

**APPLICANTS**  
SRI GOPAL KUNDU &  
SRI SHAMBU SARAN SINGH  
Self & Constituted Attorney of  
SMT. RIKA KUNDU  
SMT. KIRAN SINGH



DEBRATI CHAKRABORTY  
TUSHAR JATI

Signature of A.E. Signature of E.E.

**PROPOSED G+V STORED (15.450 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 23A, DURGAPRASANNA PARAMHANSHA ROAD, WARD - 100, BOROUGH - x, P.S. - NETAJI NAGAR, KOLKATA - 700 047. (PLAN CASE No. 2021100258)**

**SHEET 2 OF 3**