



PART - A : MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

- ASSEESSEE** No. 110281700418
- NAME OF THE OWNER** -
SUDEB BARAL
Director of BARAL DEVELOPERS PVT. LTD.
- DETAILS OF REGISTERED DEED**
BOOK No. I, VOLUME No. 1901-2019, PAGES FROM 344350 TO 344437, BEING No. 190100519, DATED 30.01.2019, AT A.R.A.-I, KOLKATA.
BOOK No. I, VOLUME No. 1901-2019, PAGES FROM 344338 TO 34509, BEING No. 190100520, DATED 30.01.2019, AT A.R.A.-I, KOLKATA.
BOOK No. I, VOLUME No. 1903-2019, PAGES FROM 31599 TO 31674, BEING No. 190300642, DATED 03.11.2019, AT A.R.A.-III, KOLKATA.
- DETAILS OF REGISTERED BOUNDARY DECLARATION**
BOOK No. I, VOLUME No. 1630-2021, PAGES FROM 53100 TO 53111, BEING No. 163001324, DATED: 31-07-2020 AT D.S.R. - V SOUTH 24-PARGANAS.
- DETAILS OF REGISTERED K.M.C. DEED OF GIFT (CORNER SPLAYED)**
BOOK No. I, VOLUME No. 1630-2021, PAGES FROM 117796 TO 117808, BEING No. 163003458, DATED: 18-09-2021 AT D.S.R. - V SOUTH 24-PARGANAS.
- DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION**
BOOK No. I, VOLUME No. 1630-2021, PAGES FROM 117809 TO 117820, BEING No. 163003457, DATED: 18-09-2021 AT D.S.R. - V SOUTH 24-PARGANAS.

PART - B :

- AREA OF THE LAND**
AS PER DEED : 11 K. - 9 Ch. - 0 Sq.Ft. = 773.411 Sq.m.
AS PER PHYSICAL MEASUREMENT : 11 K. - 13 Ch. - 32.467 Sq.Ft. = 793.150 Sq.m.
- NET AREA OF THE LAND** : 11 K. - 9 Ch. - 0 Sq.Ft. = 773.411 Sq.m.
- SPLAYED CORNER GIFTED TO K.M.C.** : 2.762 Sq.m.
- PERMISSIBLE GROUND COVERAGE** : 386.704 Sq.m. (50.0%)
- PROPOSED GROUND COVERAGE** : 321.508 Sq.m. (41.57%)

6. PROPOSED AREA

FLOOR	TOTAL FLOOR AREA	VOIDS			EFFECTIVE FLOOR AREA	EXEMPTED AREA		NET FLOOR AREA
		DUCT / CUT OUT	LIFT WELL	STAIR- WELL		LIFT LOBBY	STAIRWAY	
BASEMENT	327.633	—	—	—	327.633	—	6.707	320.926
GROUND	Bus. 58.301	—	—	—	58.301	—	2.745	55.556
	Edu. 71.093	4.23	—	—	66.863	—	—	66.863
	Mer. 77.411	—	—	—	77.411	—	—	77.411
FIRST	Res. 112.516	13.507	—	—	99.009	2.999	22.498	73.512
	Bus. 294.633	—	3.23	—	291.403	—	17.212	274.191
SECOND	Res. 24.687	—	—	0.876	23.811	—	22.498	1.313
	Bus. 294.633	—	3.23	—	291.403	—	17.212	274.191
THIRD	Res. 24.687	—	—	0.876	23.811	—	22.498	1.313
	Bus. 294.633	—	3.23	—	291.403	—	17.212	274.191
FOURTH	314.856	—	3.23	0.876	310.751	2.997	22.498	285.255
FIFTH	314.856	—	3.23	0.876	310.751	2.997	22.498	285.255
SIXTH	314.856	—	3.23	0.876	310.751	2.997	22.498	285.255
TOTAL	2545.018	17.737	19.38	5.256	2502.649	14.987	201.362	2286.298

7. CAR PARKING CALCULATION

TENEMENT SIZE (Sq.m.)	TENEMENT AREA RANGE	TENEMENT No.	REQUIRED CAR PARKING
FLAT-A: 86.658	75 - 100	4	4
FLAT-B: 77.364			
FLAT-C: 105.579	ABOVE 100	4	4
FLAT-D: 78.169	75 - 100	4	2

OFFICE CARPET AREA	= 388.811 Sq.m.	7
OFFICE COVERED AREA	= 641.107 Sq.m.	
MERCANTILE CARPET AREA	= 68.978 Sq.m.	1
MERCANTILE COVERED AREA	= 77.411 Sq.m.	
TOTAL CAR PARKING REQUIRED		18

TOTAL RESIDENTIAL AREA	= 1717.268 Sq.m.
TOTAL COMMON AREA	= 304.15 Sq.m.

- B) Nos. OF CAR PARKING PROVIDED
AT BASEMENT = (7 x 2) + 1 = 15 Nos.
AT GROUND FLOOR = 4 Nos. OPEN.
- C) PERMISSIBLE AREA FOR PARKING (BASEMENT) : 8 x 40 = 320 Sq.m.
D) ACTUAL AREA FOR PARKING PROVIDED AT BASEMENT : 307.795 Sq.m.
8. PERMISSIBLE F.A.R. : 3.00
9. PROPOSED F.A.R. : (2286.298 - 307.795) / 773.411 = 2.558

10. STATEMENT OF OTHER AREAS

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
THIRD	—	0.371 + 1.000 + 0.713 + 1.10 + 1.15 + 0.863 = 5.197	—
FOURTH	—	0.371 + 1.000 + 0.713 + 1.10 + 1.15 + 0.863 = 5.197	—
FIFTH	—	0.371 + 1.000 + 0.713 + 1.10 + 1.15 + 0.863 = 5.197	—
SIXTH	—	0.371 + 1.000 + 0.713 + 1.10 + 1.15 + 0.863 = 5.197	—
TOTAL		20.788	

- AREA OF TREE COVER : 53.378 SQ.M. (6.73% OF THE LAND)
- AREA OF STAIR HEADROOM : 28.906 SQ.M.
- AREA OF LIFT MACHINE ROOM : 4.721 SQ.M.
- AREA OF OVERHEAD TANK : 42.781 SQ.M.
- AREA OF SOLAR PANEL : 5.966 SQ.M.

16. TOTAL FLOOR AREA FOR FEES

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
2502.649 Sq.M.	54.415 Sq.M.	2557.064 Sq.M.

SCHEDULE FOR DOOR AND WINDOW

MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D1	1200	2100	W1	1800	1350	R/S-1	2475	3100
D2	1050	2100	W2	1500	1350	R/S-2	3050	3100
D3	900	2100	W3	1250	1350	R/S-3	2900	3100
D4	750	2100	W4	1200	1350	R/S-4	4025	3100
D5	650	2100	W5	1275	1350	R/S-5	1481	3100
SLD1	2600	2100	W6	1350	1350	R/S-6	2052	3100
SLD2	2450	2100	W7	450	600	R/S-7	2000	3100
SLD3	2575	2100	W8	1050	1350	R/S-8	2575	
FCD	1050	2100	W9	600	600			
			W10	900	1050			
			W11	1425	1500			
			W12	675	1500			
			W13	2550	1350			
			W14	1425	1000			

SPECIFICATIONS

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT Fe 415.
- SINGLE LAYER BPS WITH PICKED JHANA BRICKS.
- CEM. CONC. WITH JHANA KHA IN FOUNDATION AND UNDER FLOOR.
- 250 MM AND 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 (1:4) WITH APPROVED H/B NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAL WOOD.
- 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
- WINDOWS ARE ALUMINIUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
- 19 MM THK. CEM. PLASTER (1:6) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHAJJA ETC.
- 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 19mm SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION.
- ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING 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 UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.
- ALL LEVELS IN THE PROPOSAL ARE RESPECT TO THE FORMATION LEVEL.
- FORMATION LEVEL IS +450 MM UP FROM THE CREST OF ABUTTING ROAD LEVEL.

SHEET TITLE

BASEMENT PLAN, GROUND FLOOR PLAN, EXISTING SITE PLAN, SITE PLAN, LOCATION PLAN, DETAILS OF U.G.W.R. & U.G.F.W.R.

DRAWN BY - M.L. DATE - 28.07.2022

DEALT BY - J.D.

SCALE - 1:100
(Unless mentioned otherwise)



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.T.E.
Rupak Kumar Banerjee
G.T./13

CERTIFICATE OF THE STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING 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 WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

SOIL TEST WILL BE DONE BY:- **RUPAK KUMAR BANERJEE** OF M/S BARTIBLE HAVING ITS OFFICE AT 148/1/A, PEARY MOHAN ROY ROAD, KOLKATA-700027

E.S.E.
Bibek Bikash Mullick
E.S.E. 1/75

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 (30.48 Meters) 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
Joydeep Deb
B. Arch (J.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:-

- I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 AND THE ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF THE WATER RESERVOIR AND FIRE RESERVOIR WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE SITE WAS IDENTIFIED BY ME.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.

OWNER
Sudeb Baral
Director of BARAL DEVELOPERS PVT. LTD.

PROPOSED B+G+VI STORIED (21.50 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S - 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009, AT PRE. No. 258, VIVEKANANDA ROAD, WARD No. 028, BOROUGH - IV, KOLKATA -700006 UNDER P.S.- NARKELDANGA. (PLAN CASE No. 2022040007)

BUILDING PERMIT NO. :- 2022040032. SANCTION DATE:- 06 DECEMBER 2022. VALID UP TO:- 05 DECEMBER 2027.

GOPA Digitally
signed by

L
GOPAL
KUMAR PAL

KUMA Date:
2022.12.06

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+05'30'

SIGNATURE OF Assistant Engineer (C)/Bldg./Br-IV

SANT Digitally
signed by

ANU
SANTANU
BARAL

BARA Date:
2022.12.06

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+05'30'

SIGNATURE OF Executive Engineer (C)/Bldg./Br-IV&V