



1. ASSESSEE NO =31-109-08-8000-0

2. Area of land -
 A) As per deed - (6K-9CH - 22 SQ.FT.) = 374.120 SQM.
 B) As per Registered Boundary Declaration - (9K - 7CH - 29 SQ.FT.) = 366.415 SQM.
 3. A) Permissible Ground Coverage (55.453 %) = 199.51 SQM.
 B) Proposed Ground Coverage (54.434 %) = 199.456 SQM.

Proposed Area :	Cutout	Total Exempted Area in sqm
Covered Area :	Lift well	Stair including landing
NO Floor	170.297	170.297
A) Ground Floor	199.456	2.599
B) 1st Floor	199.456	2.599
C) 2nd Floor	199.456	2.599
D) 3rd Floor	199.456	2.599
TOTAL	768.665 sqm	7.797 sqm

5.A. Parking Calculation

Mtd.	Total Flat Area = 525.37 sqm	Total Service Area = 92.71 sqm	Share = 0.17	Required carparking (50 to 75 = 1 nos. parking for 4 nos. flat)
A	57.853	10.212	68.065	1
B	58.698	10.361	69.059	1
C	58.573	10.339	68.912	1
D	57.853	10.212	68.065	1
E	58.698	10.361	69.059	1
F	57.853	10.212	68.065	1
G	58.698	10.361	69.059	1
H	58.573	10.339	68.912	1
Shop carpet	Gross area = 43.273 sqm			3 Nos.
TOTAL				

- Built-up Area of Shop = 43.273 sqm. Carpet Area of Shop = 39.174 sqm.
- B) No. of Parking provided = 4 Nos. Covered = 4 nos.
- C) Permissible area of parking : Ground floor = 3X25 = 75.00 sqm. Total = 3 nos.
- D) Actual area of parking provided = 97.914 sqm. Total = 3 nos.
6. FAR Calculation = (Net area + Carparking provided) / Land Area = (706.868 - 75.00) = 631.868 / 366.415 = 1.724
7. Area for fees = Stair incl. landing + Lift Lobby + C.B. Area + Roof W.C. 42.925 + 9.50 + 15.885 + 3 = 71.31 sqm.
8. Permissible FAR = 1.75
9. Proposed FAR = 1.724
10. Statement of other Area for Fees =
11. Stair Cover Area = 16.24 sqm.
12. Machine Room Less Lift = 3.364 sqm.
13. Roof Tank Area = 9.933 sqm.
14. Terrace Area = 199.456 sqm.
17. Permissible Tree cover Area = 1.888 % = 6.95 sqm. Proposed Tree cover Area = 2.964 % = 10.861 sqm. A=7.210 sqm. B=3.651 sqm. Total = 10.861 sqm.

1. ASSESSEE NO =31-109-08-8000-0 KMC I.B. COPY DTD.-13.09.2019
2. NAME OF OWNER - SRI ALOKE PRAMANK KMC MUTATION - M/10929 JUN. 18 / 925 DTD.-15.06.2019
3. NAME OF APPLICANT : VJJO REALTY REPRESENTED BY AASHNA MEHRA & SHALOO MEHRA AS CONSTITUTED ATTORNEY OF ALOKE PRAMANK
4. DETAILS OF REGISTERED DEED-
 BOOK NO. - 1,
 VOLUME NO. - 1630-2017
 PAGE FROM - 1000 TO 1024
 BEING NO. 163003961
 OFFICE-D.S.R.-V 24 PGS(S)
 DATE-02.01.2017
5. DETAILS OF REGISTERED DEED-
 BOOK NO. - 1,
 VOLUME NO. - 1630-2017
 PAGE FROM - 1025 TO 1049
 BEING NO. 163003962
 OFFICE-D.S.R.-V 24 PGS(S)
 DATE-02.01.2017
6. REGISTERED POWER OF ATTORNEY
 BOOK NO. - 1
 VOLUME NO. - 1603-2021
 PAGE FROM - 19932 TO 199402
 BEING NO. -160204616
 FOR THE YEAR 2021
 OFFICE-D.S.R.-V 24 PGS(S)
 DATE-13.05.2021
7. REGISTERED BOUNDARY DECLARATION -
 BOOK NO. - 1
 VOLUME NO. - 1603-2021
 PAGE FROM - 161561 TO 161575
 BEING NO. - 160305232
 OFFICE-D.S.R.-III, SOUTH 24 PGS.
 DATE-09.08.2021
8. DETAILS OF B.L.L.R.O. MUTATION
 MEMO NO. - 18 / MUT / 4523 / BILRO / ATM / KASBA / 17 DATED-24.07.2017 (SALI)
9. DETAILS OF CONVERSION CERTIFICATE
 MEMO NO. - 17 / 2024 / CON CERTIFICATE / BILRO / ATM / KASBA / 18 / DATED-11.04.2018 (SALI TO BASTU)

SPECIFICATION

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1:5.3
 200 M.M. THK. EXTERNAL 100 M.M. THK. INTERNAL WALLS WITH
 1:4 CEMENT MORTAR JOINTS.
 ALUMINIUM CASSETMENT WINDOWS
 CAST-IN-SITU MOSAIC FLOORING.
 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 WATER PROOFING TREATMENT.
 P.O.P. PLUNING ON INTERNAL WALLS & CEILING.
 ALL PLANTER PROJECTIONS ARE FROM BOTTOM OF BEAM.
 THE DEPTH OF S.U.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBOURING COLUMN OF THE BUILDING.
 ALL SHORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN THE TIME OF CONSTRUCTION OF BUILDING, SEPTIC TANK & S.U.G.W.R.

SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
NO	TYPE	SIZE	NO	TYPE	SIZE
1)	D1	1000 X 2100	1)	W1	2400X1200
2)	D2	900 X 2100	2)	W2	1500X1200
3)	D3	750 X 2100	3)	W3	1200X1200
4)	S1	3600 X 2400	4)	W4	600X900
5)	S2	3600 X 2400	5)	W5	900X1200
6)	S3	2662.5 X 2400			

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

JAYANTA MAJUMDAR
 J.P. TECHNICALS
 B.E./M.E./M.I.G.S.
 G.T.E. - 1/13 (K. M. C.)
 227, Kendua Main Road,
 Kolkata - 700084.
 NAME OF GEOTECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE DESIGN CALCULATION HAS BEEN MADE ON THE BASIS OF SOIL INVESTIGATION REPORT MADE BY JAYANTA MAJUMDAR(G.T.E.-1/13).

BIBEK BHASKAR MULLICK
 B.E. (CIVIL) M.E. (STRUCTURE)
 E.S.E. - 1/75 (K. M. C.)
 NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT
 CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ADJUTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

MALAY KUMAR GHOSH
 Regn. No. CA92/14854
 35A, Dr. Sarat Banerjee Road,
 Kolkata-700 029
 NAME OF ARCHITECT

DECLARATION OF OWNER
 I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT,
 I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION OF PROPOSED BUILDING.
 I SHALL FOLLOW THE INSTRUCTION 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 ADJOINING STRUCTURES.
 IF ANY SUBMITTED DOCUMENTS ARE FOUND FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 THE CONSTRUCTION OF U.G.W.R TAKEN UNDER THE GUIDANCE OF ARCHITECT/ ESE BEFORE STARTING OF BUILDING FOUNDATION.
 DURING INSPECTION PLOT WAS IDENTIFIED BY US.

VJJO REALTY REPRESENTED BY
 AASHNA MEHRA & SHALOO MEHRA AS
 CONSTITUTED ATTORNEY OF
 ALOKE PRAMANK
 NAME OF OWNER / APPLICANT

TITLE
 GROUND, FIRST, SECOND, THIRD & ROOF PLAN . FRONT & BACK SIDE ELEVATION, SECTION = A-A & B-B.

PROJECT
 PROPOSED G+III STORIED (HT.= 12.475 MT.) RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C. ACT, 1980 AT PRE. NO. 3652, NAYABAD . WARD NO.- 109 , BOROUGH NO. - XII , KOLKATA - 700099. (J.L.NO.-25, KHATIAN NO.- 72, R. S. DAG NO. - 188 , MOUZA - NAYABAD, P.S.- PURBA JADAVPUR.

ARCHITECT		SCALE	
	35A, DR. SARAT BANERJEE ROAD, KOLKATA-700029 Tel: 91-33-24654198 / 4149 e-mail: info@spaceindia.com WEBSITE: www.spaceindia.com	N	SCALE - 1: 50, 100, 600, 4000 DRG. NO. ARCH / KMC - A-02
JOB NO.	DESIGN BY	DEALT BY	DATE
	M.G	Sandhya	18.11.2021

B.P. NO. - 2021120094 DATE - 11-DEC-21 VALID UPTO - 10-DEC-26

DIGITAL SIGNATURE OF E.E.(CB)

DIGITAL SIGNATURE OF A.E.(CB)