

**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 19 MM. ON OUTSIDE & 13 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4.
- D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
- 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
- 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- ENTRANCE LOBBY - 600 LVL. FROM THE FINISHED GROUND FLOOR LVL.
- TREAD WIDTH 250 EACH & RISER HEIGHT IS 160.526 EACH
- FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
- 2 THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

**MATERIALS :-**

STEEL MUST CONFORM WITH IS 1786  
 GRADE OF CONCRETE - M 25  
 GRADE OF STEEL - Fe660  
 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 DURING DEMOLITION OF EXISTING STRUCTURE AND AT THE TIME OF CONSTRUCTION OF BUILDING ALONG WITH CONSTRUCTION OF SEPTIC TANK AND UNDER GROUND WATER RESERVOIR.
- DEPTH OF UNDER GROUND WATER RESERVOIR & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.

**DOOR & WINDOW SCHEDULE :-**

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	----	2100	1050 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
D3	SOLID FLUSH	----	2100	750 X 2100
D4	SOLID FLUSH	----	2100	1200 X 2100
SD	GLAZED	----	2100	AS PER DWG.
W1	GLAZED	750	2100	1350 X 1350
W1A	GLAZED	300	2100	1500 X 1800
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1100	2100	1000 X 1000
W4	GLAZED	1350	2100	600 X 750
W4A	GLAZED	----	----	AS PER DWG.
W4A	SOLID FLUSH	----	2100	1350 X 2100

**CUP BOARD AREA :-**

FLOOR MARK	CUP BOARD
FIRST FLOOR	
SECOND FLOOR	1.290 SQ.M.
THIRD FLOOR	3.985 SQ.M.
FOURTH FLOOR	1.290 SQ.M.
<b>TOTAL</b>	<b>6.565 SQ.M.</b>

**MAIN CHARACTERISTICS OF THE PROPOSAL :-**

**PART - A**  
**1. ASSESSEE NO :- 11 - 081 - 23 - 0182 - 2**

**PART - B**  
**2. NAME OF OWNER : TANIA GHOSE & RIMA GHOSE**

**3. DETAILS OF REGD. TITLE DEED :-**

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1605 - 2018	158316 - 158342	160505119	03.08.2018	A.D.S.R.-ALIPORE WEST BENGAL

**4. DETAILS OF REGISTERED POWER OF ATTORNEY :-**

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2021	8021 - 8044	163000064	15.01.2021	D.S.R.-V SOUTH 24-PARGANAS

**5. DETAILS OF REGISTERED BOUNDARY DECLARATION :-**

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2021	181149 - 181165	163005392	08.12.2021	D.S.R.-V SOUTH 24-PARGANAS

**6. ABSTRACT AREA STATEMENT :-**  
 AREA OF THE LAND : 04 K. - 01 CH. - 30 SQ.FT. i.e. 274.526 SQ.M. i.e. 2956 SQ.FT. [AS PER DEED & AS PER ASSESSMENT BOOK COPY]  
 AREA OF THE LAND : 04 K. - 01 CH. - 30 SQ.FT. i.e. 274.526 SQ.M. [AS PER BOUNDARY DECLARATION]  
 ROAD WIDTH : 18.288 METRE ( 60'-00" AS PER S.O.R ) PRAMATHA CHOWDHURY SARANI [ K.M.C. BLACK TOP ROAD ]  
 PERMISSIBLE F.A.R. : 2.50  
 PERMISSIBLE TOTAL BUILT UP AREA : 686.315 SQ.M.  
 PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION  
 PERMISSIBLE GROUND COVERAGE : 57.516 % i.e. 157.896 SQ.M.

CONSTRUCTED GROUND COVERAGE : 49.873 % i.e. 136.915 SQ.M.  
 CONSTRUCTED BUILDING HEIGHT : 15.450 METRE [ G + FOUR STORIED ]  
 NO. OF CAR PARKING : 03 NOS.  
 PROVIDED CAR PARKING : 03 NOS.  
 PERMISSIBLE AREA FOR PARKING : 100.000 SQ.M.  
 PROVIDED AREA FOR PARKING AT GROUND FLOOR : 52.400 SQ.M.  
 CONSUMED F.A.R. : ( 581.250 - 52.400 ) / 274.526 = 1.928 = 2.50  
 CONSTRUCTED GROUND FLOOR SHOP BUILT UP AREA : 26.418 SQ.M.  
 CONSTRUCTED GROUND FLOOR OFFICE BUILT UP AREA : 7.409 SQ.M.  
 CONSTRUCTED FIRST FLOOR OFFICE BUILT UP AREA : 116.605 - 9.000 = 107.605 SQ.M.  
 CONSTRUCTED TOTAL OFFICE BUILT UP AREA : 107.605 + 7.409 = 115.014 SQ.M.  
 CONSTRUCTED STAIR COVERED AREA : 15.366 SQ.M.  
 CONSTRUCTED LIFT MACHINE ROOM LESS AREA : 7.678 SQ.M.  
 CONSTRUCTED O.H.W. TANK AREA : 5.384 SQ.M.  
 CONSTRUCTED CUPBOARD AREA : ( 1.290 X 2 ) + 3.985 = 6.565 SQ.M.  
 CONSTRUCTED TOTAL AREA FOR FEES : 650.835 + 6.565 + 7.678 + 15.366 + 1.750 = 682.194 SQ.M.  
 DEPTH OF THE BUILDING : 12.100 METER.  
 CONSTRUCTED PERGOLA AT ROOF : 1.750 SQ.M.  
 REQUIRED TREE COVER AREA : 4.670 SQ.M.  
 PROVIDED TREE COVER AREA : 5.000 SQ.M.

**1. PROPOSED AREA :**

Floor Mkd.	Floor area	Void	Lift Well	Stair Well	Gross Area	Total		Net Floor Area
						Exempted Area	Stair Area	
Ground floor	90.988 + 26.418 + 7.409 = 124.815	---	---	---	124.815	11.015	2.902	110.898
1st floor	116.605 + 20.310 + 136.915 SQ.M.	9.000	2.660	0.500	124.755	11.015	2.902	110.838
2nd floor	136.915 SQ.M.	---	2.660	0.500	133.755	11.015	2.902	119.838
3rd floor	136.915 SQ.M.	---	2.660	0.500	133.755	11.015	2.902	119.838
4th floor	136.915 SQ.M.	---	2.660	0.500	133.755	11.015	2.902	119.838
<b>Total</b>	<b>672.475 SQ.M.</b>	<b>9.000</b>	<b>10.640</b>	<b>2.000</b>	<b>650.835</b>	<b>55.075</b>	<b>14.510</b>	<b>581.250</b>

**2. PARKING CALCULATION :**

Flat	Marked size (SQ.M.)	Share of Service (SQ.M.)	Tenement No.	Tenement Area (SQ.M.)	Required Parking tenement	Parking No.
FLAT-A	57.276	17.550	74.826	01 NO.	75 > 100 SQ.M.	NIL
FLAT-B	59.329	18.190	77.509	01 NO.	75 > 100 SQ.M.	02 NO.
FLAT-C	116.605	35.730	152.335	02 NOS.	100 > SQ.M.	02 NO.

SHOP CARPET AREA : 24.188 SQ.M.  
 OFFICE CARPET AREA : 95.215 SQ.M.  
**TOTAL REQUIRED CAR PARKING : 03 NOS.**  
**TOTAL PROVIDED CAR PARKING : 03 NOS.**

**OWNERS DECLARATION :-**

- WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT
- WE ARE ALREADY ENGAGE L.B.A & E.S.E DURING CONSTRUCTION
- WE ARE FOLLOW THE INSTRUCTIONS OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING AS PER B.P. NO. 2021100156, BOROUGH X, DATED: 08.02.2022
- WE 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.
- DURING INSPECTION THE PLOT IS IDENTIFIED BY ME.

NAME OF OWNER / AUTHORITY  
 SRI NIRMAL JAGWANI & SRI LOKESH KUMAR PANJWANI,  
 DEVELOPER OF M/S. JKL VIRSAT DEVELOPER LLP,  
 CONTINUTE ATTORNEY OF  
 ( I ) TANIA GHOSE, ( II ) RIMA GHOSE

**CERTIFICATE OF ARCHITECT :-**

I HEREBY CERTIFY THAT ERECTION OF BUILDING ON PREMISES NO. 70 / 1, PRAMATHA CHOWDHURY SARANI ( KNOWN AS P-540, BLOCK-N, NEW ALIPORE ) P.S. NEW ALIPORE, WARD NO. 81, KOLKATA 700 053 UNDER BOROUGH X [ K.M.C. ], HAS BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED WHOLLY ON: 01.02.2024, ACCORDING TO THE PLAN SANCTIONED VIDE BUILDING PERMIT NO. 2021100156, BOROUGH X, DATED: 08.02.2022, & REGULARIZED U/R 26 (2a) & (2b) APPROVED BY DY CE (C) / BLDG. / SOUTH, DATED 28.11.2023. SL. NO. 66 / X / R-26 / 23-24.

THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN AND TO MY BEST SATISFACTION. THE WORKMANSHIP AND THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 AND THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS FIT FOR WHICH IT HAS BEEN ERECTED.

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

**CERTIFICATE OF GEO-TECHNICAL ENGINEER :-**

PREMISES NO. 70 / 1, PRAMATHA CHOWDHURY SARANI ( KNOWN AS P-540, BLOCK-N, NEW ALIPORE ) P.S. NEW ALIPORE, WARD NO. 81, KOLKATA 700 053 UNDER BOROUGH X [ K.M.C. ]

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  
 MR. SANTOSH KUMAR CHAKRABORTY  
 ( G.T. / 16, K.M.C. )

**CERTIFICATE OF STRUCTURAL ENGINEER :-**

I, HEREBY CERTIFY THAT THE ERECTION OF BUILDING ON PREMISES NO. 70 / 1, PRAMATHA CHOWDHURY SARANI ( KNOWN AS P-540, BLOCK-N, NEW ALIPORE ) P.S. NEW ALIPORE, WARD NO. 81, KOLKATA 700 053 UNDER BOROUGH X [ K.M.C. ], HAS BEEN SUPERVISED BY ME AND ACCORDING TO THE PLANS SANCTIONED VIDE B.P. NO. 2021100156, BOROUGH X, DATED: 08.02.2022, & REGULARIZED U/R 26 (2a) & (2b) APPROVED BY DY CE (C) / BLDG. / SOUTH, DATED 28.11.2023. SL. NO. 66 / X / R-26 / 23-24.

THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN AND TO MY BEST SATISFACTION. THE WORKMANSHIP AND THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 AND THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS STRUCTURALLY SAFE & STABLE IN ALL RESPECT AND FIT FOR USE FOR WHICH HAS BEEN ERECTED.

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

**PROJECT :-**  
**FULL COMPLETION PLAN OF CONSTRUCTED GROUND + FOUR STORIED [ 15.450 HEIGHT ] RESIDENTIAL BUILDING AT PREMISES NO. 70 / 1, PRAMATHA CHOWDHURY SARANI ( KNOWN AS P-540, BLOCK-N, NEW ALIPORE ), P.S. NEW ALIPORE WARD NO. 81, KOLKATA 700 053 UNDER BOROUGH X [ K.M.C. ]**  
**AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009.**  
 SANCTION VIDE B. P. NO. 2021100156, DATED 08.02.2022, & REGULARIZED U/R 26 (2a) & (2b) APPROVED BY DY CE (C) / BLDG. / SOUTH, DATED 28.11.2023. SL. NO. 66 / X / R-26 / 23-24.

**TITLE :-**  
**PLANS, ELEVATION, & SECTIONS,**

PLAN CASE NO. : 2021100187  
 DRAWING SHEET NO.  
 DEALT : D.SAHA  
 DATE : 17.07.2024  
**SCALE 1 : 100**  
 ( UNLESS OTHERWISE MENTIONED )

ALL DIMENSIONS ARE IN M.M. ( UNLESS OTHERWISE MENTIONED )

Architectural Consultants : **COLLAGE ARCHITECTS**  
 1486, RAJDANGA MAIN ROAD, ( OPPOSITE PURBA ABASAN, DF BLOCK ), KOLKATA 700 107, INDIA  
 PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com

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.

BUILDING PERMIT NO. - 2021100156  
 DATED : 08 - FEB - 2022  
 VALID FOR 5 YEARS FROM DATE OF SANCTION.

CC / OC NO. : 2024100074 CC Generation Date : 19/09/2024

ASSISTANT ENGINEER(C)BLDG/BOROUGH - X EXECUTIVE ENGINEER(C)BLDG/BOROUGH - X

