

**PART - A**

**1. ASSESSE NO. :- 31- 106E -16 - 1721 -1-**

**2. NAME OF OWNER/APPLICANTS :- SRI. AJAY SINGH**

**3. DETAILS OF REGISTERED DEED :-**

| BOOK NO. | VOLUME NO. | PAGES         | BEING NO. | DATED     | OFFICE                        |
|----------|------------|---------------|-----------|-----------|-------------------------------|
| I        | 1602-2022  | 58675 - 58703 | 160201742 | 7.02.2022 | D.S.R - II, SOUTH 24-PARGANAS |

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

| BOOK NO. | VOLUME NO. | PAGES         | BEING NO. | DATED      | OFFICE                       |
|----------|------------|---------------|-----------|------------|------------------------------|
| I        | 1630-2023  | 40445 - 40455 | 163001397 | 08.05.2023 | D.S.R - V, SOUTH 24-PARGANAS |

**5. DETAILS OF REGISTERED STRIP OF LAND :-**

| BOOK NO. | VOLUME NO. | PAGES         | BEING NO. | DATED      | OFFICE                       |
|----------|------------|---------------|-----------|------------|------------------------------|
| I        | 1630-2023  | 40434 - 40444 | 163001398 | 08.05.2023 | D.S.R - V, SOUTH 24-PARGANAS |

**6. DETAILS OF REGISTERED CORNER SPLAY:-**

| BOOK NO. | VOLUME NO. | PAGES         | BEING NO. | DATED      | OFFICE                        |
|----------|------------|---------------|-----------|------------|-------------------------------|
| I        | 1630-2023  | 40282 - 40292 | 163001399 | 08.05.2023 | D.S.R - IV, SOUTH 24-PARGANAS |

**7. DETAILS OF REGISTERED DEED OF GIFT:-**

| BOOK NO. | VOLUME NO. | PAGES          | BEING NO. | DATED      | OFFICE                        |
|----------|------------|----------------|-----------|------------|-------------------------------|
| I        | 1604-2023  | 17869 - 117890 | 163040222 | 06.04.2023 | D.S.R - IV, SOUTH 24-PARGANAS |

**ABSTRACT AREA STATEMENT :-**

AREA OF THE LAND : 03 K. - 09 CH. - 11 SQ.Ft. i.e. 239.316 SQ.M. i.e. 2576 SQ.FT. [AS PER DEED]

GIFT DEED :- 00K - 07 CH.-02 SQ.FT. [03 K. - 02 CH. - 09 SQ.FT. i.e. 209.866 SQ.M. i.e. 2259 SQ.FT.]

AREA OF THE LAND 03 K. - 02 CH. - 02 SQ.FT. i.e. 209.210 SQ.M. i.e. 2252 SQ.FT. [AS PER PHYSICAL MEASUREMENT]

AREA OF CORNER SPLAY : 2.799 SQ.M.

AREA OF STRIP OF LAND : 2.508 SQ.M.

NET AREA OF LAND : [209.210 - (2.799 + 2.508)] = 203.903 SQ.M.

ROAD WIDTH : 3.660 METER (MIN.) WIDE K.M.C. BLACK TOP ROAD

PERMISSIBLE F.A.R. : 1.75

PERMISSIBLE TOTAL BUILT UP AREA : 366.118 SQ.M.

PERMISSIBLE BUILDING HEIGHT : 10.000 METER.

PERMISSIBLE GROUND COVERAGE : 59.693 % i.e. 124.884 SQ.M.

CONSTRUCTED GROUND COVERAGE : 56.258 % i.e. 117.697 SQ.M.

CONSTRUCTED TOTAL BUILT UP AREA : 346.259 SQ.M.

CONSTRUCTED BUILDING HEIGHT : 9.800 METER [THREE STORIED]

REQUIRED CAR PARKING : 01 [ONE] NO.

PROVIDED CAR PARKING : 01 [ONE] NO.

PERMISSIBLE AREA FOR PARKING : 25 SQ.M.

PROVIDED AREA FOR PARKING AT GROUND FLOOR : 15.284 SQ.M.

CONSUMED F.A.R. : ( 309.810 - 15.284 ) / 209.210 = 1.408 < 1.75

STAIR COVERED AREA : 13.718 SQ.M.

CONSTRUCTED LIFT MACHINE ROOM AREA : 5.237 SQ.M.

CONSTRUCTED LIFT MACHINE ROOM STAIR AREA : 3.816 SQ.M.

CONSTRUCTED CUPBOARD AREA : 3.463 X 2 = 6.926 SQ.M.

CONSTRUCTED ROOF OF TANK AREA : 4.130 SQ.M.

ADDITIONAL AREA FOR FEES :

13.718 + 5.237 + 3.816 + 6.926 = 29.697 SQ.M.

TOTAL AREA FOR FEES : 346.259 + 29.697 = 375.956 SQ.M.

PERMISSIBLE TREE COVER AREA : 1.812 SQ.M. i.e. 0.866 %

PROVIDED TREE COVER AREA : 2.134 SQ.M. i.e. 1.020 %

CONSTRUCTED COMMON AREA : 41.524 SQ.M.

CONSTRUCTED TERRACE AREA : 117.697 SQ.M.

**1. CONSTRUCTED AREA :**

| Floor Mkd.   | Floor area           | Stair Well         | Lift Well          | Gross Area           | Stair Area          | Lift Lobby         | Net Floor Area       |
|--------------|----------------------|--------------------|--------------------|----------------------|---------------------|--------------------|----------------------|
| Ground Floor | 114.821 SQ.M.        | -----              | -----              | 114.821 SQ.M.        | 9.915 SQ.M.         | 1.868 SQ.M.        | 103.038 SQ.M.        |
| 1st Floor    | 117.697 SQ.M.        | 0.438 SQ.M.        | 0.540 SQ.M.        | 118.675 SQ.M.        | 10.465 SQ.M.        | 1.868 SQ.M.        | 103.386 SQ.M.        |
| 2nd Floor    | 117.697 SQ.M.        | 0.438 SQ.M.        | 0.540 SQ.M.        | 118.675 SQ.M.        | 10.465 SQ.M.        | 1.868 SQ.M.        | 103.386 SQ.M.        |
| <b>Total</b> | <b>350.215 SQ.M.</b> | <b>0.876 SQ.M.</b> | <b>3.080 SQ.M.</b> | <b>346.259 SQ.M.</b> | <b>30.845 SQ.M.</b> | <b>5.604 SQ.M.</b> | <b>309.810 SQ.M.</b> |

**2. PARKING CALCULATION :**

| Flat Marked | Tenement size (SQ.M.) | Share of Service (SQ.M.) | Tenement Area (SQ.M.) | Tenement No | Required Parking Size | Parking No. |
|-------------|-----------------------|--------------------------|-----------------------|-------------|-----------------------|-------------|
| FLAT - A    | 35.845                | 5.142                    | 40.987                | 01 NO.      | > 50 SQ.M.            |             |
| FLAT - B    | 48.532                | 6.963                    | 55.495                | 01 NO.      | 50 < 75 SQ.M.         | 01 NO       |
| FLAT - C    | 49.447                | 7.094                    | 56.541                | 02 NOS.     |                       |             |
| FLAT - D    | 53.089                | 7.616                    | 60.705                | 02 NOS.     |                       |             |

**TOTAL REQUIRED PARKING : 01 NO**

**OWNERS DECLARATION :-**

I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT

I / WE ALREADY ENGAGE L.B.A & E.S.E DURING CONSTRUCTION

I / WE ALREADY FOLLOW THE INSTRUCTIONS OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING

[ AS PER B. P. NO. 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 MAY REVOKE THE SANCTIONED 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 JOINT INSPECTION THE PLOT IS IDENTIFIED BY ME.

THE PLOT IS FULLY OCCUPIED BY US AND THERE IS NO TENANT.

**DECLARATION OF ARCHITECT :-**

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS DEFECTOR ON THE THREE STORIED [ 9.800 METER HEIGHT ] RESIDENTIAL BUILDING SANCTIONED VIDE B. P. NO. 2023120197, BOROUGH XII, DATED: 24.07.2023, AND REGULARIZED U/R 26 (2a) APPROVED BY E.E (C) / BLDG / BR - XII, DATED 28.05.2025, SL. NO. - 36 / XII / 2025-2026. AT PREMISES NO. 883 / 1, PURBACHAL MAIN ROAD, P.S. KASBA [AT PRESENT GARFA], KOLKATA - 700 078, WARD NO. 106, UNDER BOROUGH XII [K.M.C.]

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 & THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS FIT FOR USE FOR HUMAN HABITATION.

**NAME OF THE OWNER**  
SRI AJAY SINGH

**NAME OF THE ARCHITECT**  
Ar. MILIA GHOSH  
Registered Architect  
Reg. No. C.A/2016/75359.

**CERTIFICATE OF STRUCTURAL ENGINEER :-**

I HEREBY CERTIFIED THAT ERECTION OF THREE STORIED [ 9.800 METER HEIGHT ] RESIDENTIAL AT PREMISES NO. 883 / 1, PURBACHAL MAIN ROAD, P.S. KASBA [AT PRESENT GARFA], KOLKATA - 700 078, WARD NO. 106, UNDER BOROUGH XII [K.M.C.] BUILDING VIDE B. P. NO. 2023120197, BOROUGH XII, DATED: 24.07.2023, HAS BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED WHOLLY ON : 12.11.2024, ACCORDING TO THE PLAN SANCTIONED VIDE BUILDING PERMIT NO. 2023120197, BOROUGH XII, DATED: 24.07.2023, AND REGULARIZED U/R 26 (2a) APPROVED BY E.E (C) / BLDG / BR - XII, DATED 28.05.2025, SL. NO. - 36 / XII / 2025-2026.

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 STRUCTURE IS SAFE AND STABLE IN ALL RESPECT AND FIT FOR USE FOR HUMAN HABITATION.

**NAME OF STRUCTURAL ENGINEER**  
Mr. BIBEK BIKASH MULLICK  
Structural Engineer [ ESE / I / 75 ]

**SPECIFICATION OF CONSTRUCTION :-**

- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 4
- 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 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 4 & 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. L.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
- 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- 9 \* 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 2950 MM.

**MATERIALS :-**

STEEL MUST CONFIRMED WITH IS 1786

GRADE OF CONCRETE :- M 25 & GRADE OF STEEL :- Fe500

CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE

STONE CHIPS :- 20 MM. DOWN GRADED

OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

**CUP BOARD & LOFT AREA :-**

| FLOOR MARK   | CUP BOARD          |
|--------------|--------------------|
| FIRST FLOOR  | 3.463 SQ.M.        |
| SECOND FLOOR | 3.463 SQ.M.        |
| <b>TOTAL</b> | <b>6.926 SQ.M.</b> |

**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  |
| W1     | GLAZED      | 750                    | 2100                   | 1350 X 1350 |
| W2     | GLAZED      | 750                    | 2100                   | 1200 X 1350 |
| W3     | GLAZED      | 1100                   | 2100                   | 900 X 1000  |
| W4     | GLAZED      | 1350                   | 2100                   | 600 X 750   |

**CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL HEIGHT - 33.0 M.) :-**

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS-84 |           | SITE ELEVATION |
|--|-----------------------|-----------|----------------|
|  | LATITUDE              | LONGITUDE |                |
| 1.   | 22.506364             | 88.394635 | 5.5            |
| 2.   | 22.506331             | 88.394603 | 5.5            |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

**PROJECT :-**

**FULL COMPLETION PLAN OF CONSTRUCTED THREE STORIED (9.800 M.HEIGHT) RESIDENTIAL BUILDING AT PREMISES NO. 883/1, PURBACHAL MAIN ROAD, P.S. KASBA (AT PRESENT GARFA), J.L. NO. 19, R.S. NO- 2, TOUZI NO-155, R.S. DAG-1810,1811, R.S. KHATHAN NO. 887,1234, C.S DAG NO-1509, 1510, C.S KHATHAN NO-844,917,MOUZA : GARFA, KOLKATA - 700 078, WARD NO. 106, UNDER BOROUGH XII [K.M.C.]**

**BY COMPLYING THE CIRCULAR NO. 07 OF 2019-20, DATED - 01.11.2019**

AS PER U / S 393A OF K.M.C. ACT. 1980 & AS PER K.M.C. BLDG. RULE 2009.

SANCTIONED VIDE B. P. NO. 2023120197, BOROUGH XII, DATED: 24.07.2023.

REGULARIZED U/R 26 (2a) APPROVED BY E.E (C) / BLDG / BR - XII, DATED 28.05.2025, SL. NO. - 36 / XII / 2025-2026.

PLINTH CASE NO. 2024120131, DATED : 28.10.2024.

**GROUND FLOOR PLAN, 1ST & 2ND FLOOR PLAN, ELEVATIONS, SECTIONS**

**PLAN CASE NO. :**

**DRAWING SHEET NO.**

**DEALT : D. SAHA**

**DATE : 04.08.2025**

**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.

B.P. NO. - 2023120197

DATED - 24-JUL-23

VALID UPTO - 23-JUL-28

**SPACE FOR DIGITAL SIGNATURE**

CC/OC No. 2025120151

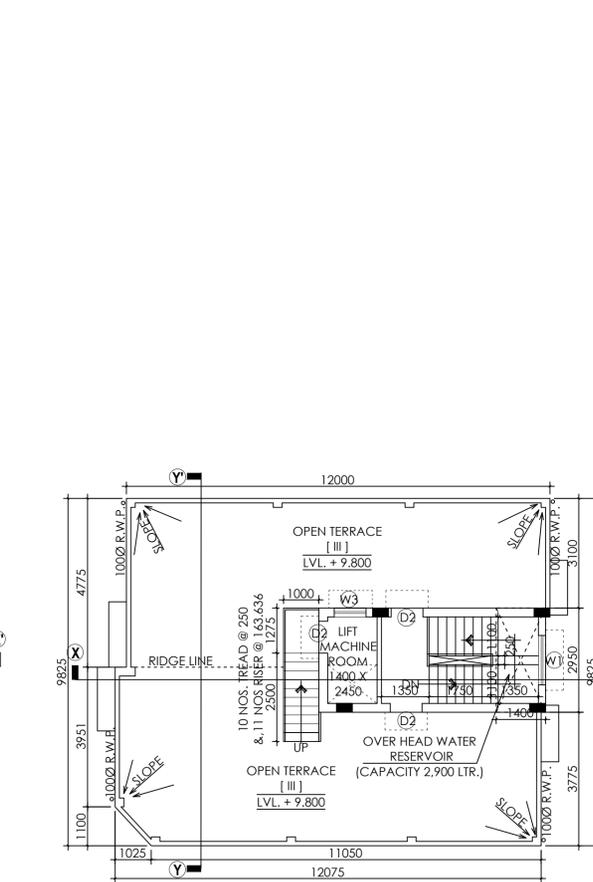
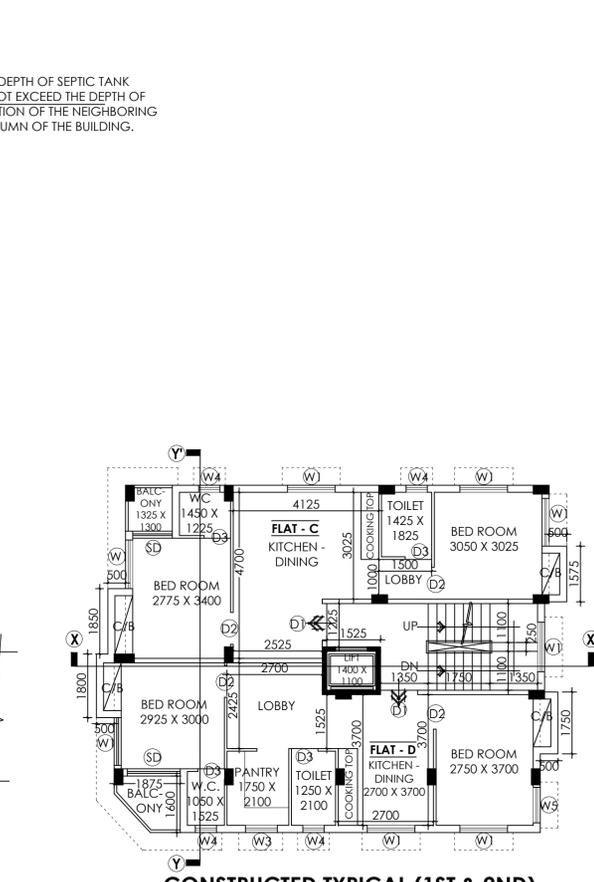
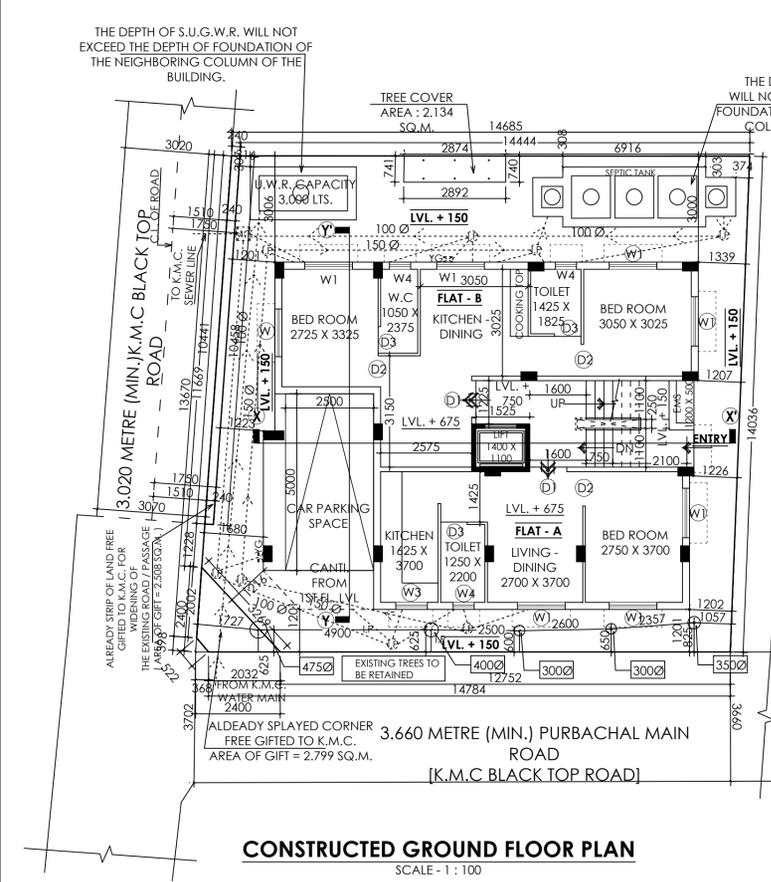
CC/OC DATE. 31/10/2025

**NAME OF THE ARCHITECT**  
Ar. MILIA GHOSH  
Registered Architect  
Reg. No. C.A/2016/75359.

**DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C)**  
BOROUGH - XII, K.M.C

**DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(C)**  
BOROUGH - XII, K.M.C

**N/A**



**NAME OF THE OWNER**  
SRI AJAY SINGH

**NAME OF THE ARCHITECT**  
Ar. MILIA GHOSH  
Registered Architect  
Reg. No. C.A/2016/75359.

**DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C)**  
BOROUGH - XII, K.M.C

**DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(C)**  
BOROUGH - XII, K.M.C

**N/A**