



- SPECIFICATION:**
- STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS
 - GRADE OF REINFORCEMENT Fe - 500
 - 300TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
 - 5TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
 - 7TH LINE TERRACING (2.27 M) ROOF
 - ALL DIMENSIONS ARE IN MILLIMETER
 - 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND.
 - 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS.
 - 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS.
 - 6 MM THICK CEMENT PLASTER (1:4) TO BEAM, CEILING, ETC.
 - 32 MM THICK CAST-IN-SITU MARBLE FLOOR.
 - WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
 - 200 MM X 25 MM X 6 MM M.S. CLAMP FOR DOORS & WINDOWS.
 - SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
 - WRITTEN DIMENSION ARE TO BE FOLLOWED.
 - 450 MM CHAJJA PROJECTION.
 - DEPTH OF EXH. UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

PLAN OF A PROPOSED G+IV STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 70, MAHATMA GANDHI ROAD, WARD - 143, BOROUGH - XVII, P.S. - HARIDVEPUR, P.O. - JOKA, KOLKATA - 700104.

OWNERS NAME
GAUTAM DUTTA, TRISHITA ROY AND SWAPAN KUMAR BANIK

ROY - A

- ASSEESSE NO. : 711431401488
- DETAILS OF MOTHER DEED (1):**
BOOK NO. - I, VOLUME NO. - 196, PAGES - 40 TO 52, BEING NO. - 10665, YEAR - 1993, DATED - 02/08/1993, OFFICE OF THE DISTRICT SUB REGISTRAR OF SOUTH 24 PARGANAS, WEST BENGAL.
 - DETAILS OF DEED OF PARTITION:**
BOOK NO. - I, VOLUME NO. - 1603-2022, PAGES - 528872 TO 528888, BEING NO. - 160316417, YEAR - 2022, DATED - 10/20/2022, OFFICE OF THE D.S.R. - III, SOUTH 24 PARGANAS, WEST BENGAL.
 - DETAILS OF DEED OF GIFT:**
BOOK NO. - I, VOLUME NO. - 1607-2023, PAGES - 404934 TO 404921, BEING NO. - 160713775, YEAR - 2023, DATED - 14/12/2023, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
 - DETAILS OF MOTHER DEED (2):**
BOOK NO. - I, VOLUME NO. - 103, PAGES - 78 TO 82, BEING NO. - 5078, YEAR - 1965, DATED - 16/06/1965, OFFICE OF THE SUB REGISTRAR ALIPORE, DISTRICT - SOUTH 24 PARGANAS, WEST BENGAL.
 - DETAILS OF DEED OF GIFT:**
BOOK NO. - I, VOLUME NO. - 1607-2024, PAGES - 115149 TO 115173, BEING NO. - 160704371, YEAR - 2024, DATED - 13/05/2024, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
 - DETAILS OF DEED OF AMALGAMATION (MERGER):**
BOOK NO. - I, VOLUME NO. - 1607-2024, PAGES - 147182 TO 147219, BEING NO. - 160705356, YEAR - 2024, DATED - 18/06/2024, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
 - DETAILS OF DEVELOPMENT POWER OF ATTORNEY:**
BOOK NO. - I, VOLUME NO. - 1607-2024, PAGES - 270858 TO 270867, BEING NO. - 160709866, YEAR - 2024, DATED - 09/12/2024, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
 - DETAILS OF DEED OF BOUNDARY DECLARATION:**
BOOK NO. - I, VOLUME NO. - 1607-2025, PAGES - 126624 TO 126635, BEING NO. - 160704899, YEAR - 2025, DATED - 26/06/2025, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
 - DETAILS OF SPLAYED CORNER (NORTH-EASTERN SIDE):**
BOOK NO. - I, VOLUME NO. - 1607-2025, PAGES - 126636 TO 126648, BEING NO. - 160704898, YEAR - 2025, DATED - 26/06/2025, OFFICE OF THE A.D.S.R. BEHALA, WEST BENGAL.
 - A) AREA OF LAND AS PER DEED - 50 K. - 14 CH. - 00 SFT = 458.910 SQM.**
B) AREA OF LAND AS PER B.L. & L.R. - 14 CH. - 00 SFT = 458.910 SQM.
C) AREA OF LAND AS PER B.L. & L.R. - 0.1134 ACRE = 11.34 Satak = 458.910 SQM.
D) AREA OF SPLAYED CORNER - 2.380 SQM.
 - NO. OF STORES INCLUDING BASEMENT IF ANY: G+IV**
 - NO. OF TENEMENTS - 16 NOS.**
 - SIZE OF TENEMENTS: 75 SQM. TO 100 SQM. ----- 2 NOS.**
100 SQM. TO 75 SQM. ----- 11 NOS.
BELOW 50 SQM. ----- 3 NOS.

PART - B

- AREA OF LAND (AS PER B.L. & L.R.): 458.910 SQM.
- PERMISSIBLE GROUND COVERAGE: (51.370%) 235.742 SQM.
- PROPOSED GROUND COVERAGE: 235.710 SQM. (51.363%)

4. AREA CALCULATION

FLOOR	AREA (SQM)	CUT-OUT (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	NET STAIR AREA (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND	235.710	-	2.660	235.710	12.690	2.936	238.084
FIRST	235.710	-	2.660	233.050	12.690	2.936	217.424
SECOND	235.710	-	2.660	233.050	12.690	2.936	217.424
THIRD	235.710	-	2.660	233.050	12.690	2.936	217.424
FOURTH	235.710	-	2.660	233.050	12.690	2.936	217.424
TOTAL	1178.550	-	10.640	1167.910	63.450	14.680	1089.780

5. TENEMENT CALCULATION

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED
1A	60.314 SQM.	8.238 SQM.	68.552 SQM.	1	
1B	38.068 SQM.	5.200 SQM.	43.268 SQM.	1	
1C	58.296 SQM.	7.963 SQM.	66.259 SQM.	1	
1D	56.650 SQM.	7.738 SQM.	64.388 SQM.	1	
2A	71.996 SQM.	9.834 SQM.	81.830 SQM.	1	
2B	26.386 SQM.	3.604 SQM.	29.990 SQM.	1	
2C	58.296 SQM.	7.963 SQM.	66.259 SQM.	1	
2D	56.650 SQM.	7.738 SQM.	64.388 SQM.	1	
3A	49.440 SQM.	6.753 SQM.	56.193 SQM.	1	
3B	49.352 SQM.	6.741 SQM.	56.093 SQM.	1	
3C	48.064 SQM.	6.565 SQM.	54.629 SQM.	1	
3D	64.503 SQM.	8.811 SQM.	73.314 SQM.	1	
4A	71.996 SQM.	9.834 SQM.	81.830 SQM.	1	
4B	48.204 SQM.	6.584 SQM.	54.788 SQM.	1	
4C	45.404 SQM.	6.202 SQM.	51.606 SQM.	1	
4D	42.045 SQM.	5.743 SQM.	47.788 SQM.	1	
OCCUPANCY	COVERED AREA	CARPET AREA	PARKING REQUIRED		
BUSINESS	48.948 SQM.	40.917 SQM.	NIL		
MERCANTILE	50.272 SQM.	43.001 SQM.	1 NO.		

6. REQUIRED CAR PARKING: RESIDENTIAL - 3 NOS & MERCANTILE - 1 NO.

7. PROVIDED CAR PARKING: RESIDENTIAL - 3 NOS & MERCANTILE - 1 NO.

8. PERMISSIBLE F.A.R. - 2.50

9. PROPOSED F.A.R. [(1089.780/100)=98.978] 458.910 - 2.15

10. PROPOSED HEIGHT OF THE BUILDING: 15.425 M.

11. PROPOSED DEPTH OF THE BUILDING: 24.225 M.

12. OPEN TERRACE AREA: 235.710 SQM.

13. STAIR HEAD ROOM AREA: 16.64 SQM.

14. LIFT MACHINE ROOM AREA: 8.1 SQM.

15. LIFT MACHINE ROOM STAIR AREA: 3.00 SQM.

16. ROOF TANK AREA: 10.72 SQM.

17. CLIPBOARD AREA: 13.937 SQM.

18. A) TREE COVER AREA (PROVIDED): 13.400 SQM (2.920 %)
B) TREE COVER AREA (REQUIRED): 13.702 SQM (2.986 %)

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS
D	1200X100	2100	-	-
D1	1050X100	2100	-	-
D2	900X100	2100	-	-
D3	750X100	2100	-	-
SED-1	2875X100	2100	-	-
SED-2	1525X100	2100	-	-
SED-3	1175X100	2100	-	-
SED-4	1150X100	2100	-	-

SCHEDULE OF WINDOWS

W1	1800X1350	2100	750	-
W1(A)	1800X1200	2100	900	-
W2	1500X1350	2100	750	-
W2(A)	1500X1200	2100	900	-
W3	1200X1350	2100	750	-
W4	1000X1200	2100	900	-
W5	900X1200	2100	900	-
W6	600X750	2100	1350	-

CERTIFICATE OF ARCHITECT:

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES - 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE INCLUDING THE WIDTH OF THE ABUTTING 16.764 M. AND 3.581 M. WIDE ROAD MAINTAINED BY K.M.C. WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED - UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS FULLY OCCUPIED BY THE OWNER & THERE IS NO TENANT. THE PLOT IS BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANJAN DUTTA
(CA/93/16499)
NAME OF ARCHITECT

DEBARBATA GHOSH
EMPANELMENT NO. - 01226 (K.M.C.)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER:

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME, CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY SUJIT KUMAR BOSE OF BOSE ENGINEERS, ADDRESS : 53, PURNA CHANDRA MITRA LANE, KOLKATA - 70003. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SUJIT KUMAR BOSE
EMPANELMENT NO. - 41.712 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER:

UNDERSTANDING 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 THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

MR. PRATIK MAJUMDER PRESENTANT OF MAJUMDER CONSTRUCTION C.A. OF SRI GAUTAM DUTTA, MRS. TRISHITA ROY AND MR. SWAPAN KUMAR BANIK
NAME OF OWNERS/APPLICANT

OWNERS/APPLICANT DECLARATION:

I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION
I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (R.S.P.LAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SUMAN BHOUMIK
Digitally signed by SUMAN BHOUMIK
Date: 2025.12.12 13:58:30 +05'30'

SHIBNATH DAS
Digitally signed by SHIBNATH DAS
Date: 2025.12.12 14:03:50 +05'30'

B.P.NO.: 2025160383 **DATE:** 11/12/2025

VALID UP TO: 10/12/2030

MR. PRATIK MAJUMDER PRESENTANT OF MAJUMDER CONSTRUCTION C.A. OF SRI GAUTAM DUTTA, MRS. TRISHITA ROY AND MR. SWAPAN KUMAR BANIK
NAME OF OWNERS/APPLICANT

ANJAN DUTTA
(CA/93/16499)
NAME OF ARCHITECT

