



MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A		PART - B		PART - C		PART - D	
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	BOOK NO.	VOLUME NO.
1.	ASSESSMENT NO - 31-107-05-1218-3					1.	ASSESSMENT NO - 31-107-05-1218-3
2.	NAME OF OWNERS (1) SRI ANINDYA DASGUPTA (2) 'MS SMILING RESIDENCY'					2.	NAME OF OWNERS (1) SRI ANINDYA DASGUPTA (2) 'MS SMILING RESIDENCY'
3.	NAME OF APPLICANT - MR SHAMBHU KUNDU					3.	NAME OF APPLICANT - MR SHAMBHU KUNDU
4.	DETAILS OF REGISTERED DEED :-					4.	DETAILS OF REGISTERED DEED :-
5.	DETAILS OF REGD. BOUNDARY DECLARATION :-					5.	DETAILS OF REGD. BOUNDARY DECLARATION :-
6.	DETAILS OF REGD. STRIP OF LAND :-					6.	DETAILS OF REGD. STRIP OF LAND :-
7.	CONVERSION CERTIFICATE :-					7.	CONVERSION CERTIFICATE :-
8.	MEMO NO - 17 / 975 / BL / RLO / KOL. DATED : 29 / 03 / 2022.					8.	MEMO NO - 17 / 975 / BL / RLO / KOL. DATED : 29 / 03 / 2022.
9.	MEMO NO - 17 / 580 / CON CERTIFICATE / BILRO / 524 PGS. / KOL. / 2022.					9.	MEMO NO - 17 / 580 / CON CERTIFICATE / BILRO / 524 PGS. / KOL. / 2022.
10.	DATED : 22 / 02 / 2022.					10.	DATED : 22 / 02 / 2022.
11.	CONVERTED FROM "BAGAN" TO "BASTI"					11.	CONVERTED FROM "BAGAN" TO "BASTI"
12.	"BLRO (R) MUTATION: SI. NO. 1430013, DATED : 13 / 09 / 2021.					12.	"BLRO (R) MUTATION: SI. NO. 1430013, DATED : 13 / 09 / 2021.
13.	"K.M.C MUTATION: O / 107 / 03 - AUG - 23 / 50159, DATED : 03 / 08 / 2023.					13.	"K.M.C MUTATION: O / 107 / 03 - AUG - 23 / 50159, DATED : 03 / 08 / 2023.

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FLOOR	SIZE
D1	SOLID FLUSH	-----	2100	1050 X 2100
D2	SOLID FLUSH	-----	2100	900 X 2100
D3	SOLID FLUSH	-----	2100	750 X 2100
SD	GLAZED	-----	2100	AS PER DWG.
W1	GLAZED	750	2100	1500 X 1350
W2	GLAZED	750	2100	1350 X 1350
W3	GLAZED	750	2100	1200 X 1350
W4	GLAZED	1100	2100	900 X 1020
W5	GLAZED	1350	2100	600 X 750

SPECIFICATION OF CONSTRUCTION :-
 1. 200 & 250 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
 2. 125 & 100 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
 3. LEAN CONCRETE, 1 : 3 : 6 WITH 15 MM DOWN GRADED STONE CHIPS (M-15)
 4. R.C.C. 1 : 1 : 2 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
 5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4
 6. P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
 7. 75 MM. THK. SINGLE BRICK FLAT SLOPE ON FOUNDATION
 8. + 300 LVL. TO THE FINISHED GROUND FLOOR LVL.
 9. TREAD WIDTH 200 EACH & RISER HEIGHT IS 160/526 EACH
 10. FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
 11. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.

MATERIALS :-
 STEEL MUST CONFORM WITH IS 1786
 GRADE OF CONCRETE - M 25 (C : S : FT : 1 : 1 : 2) & GRADE OF STEEL - F460
 CEMENT - ORDINARY PORTLAND C. SAND - MEDIUM COARSE
 STONE CHIPS - 20 MM. DOWN GRADED
 OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

1. PROPOSED AREA

Floor Mtd.	Floor Area	Lift Well	Gross Area	Stair Area	Lift Lobby	Net Floor Area
Ground Floor	155.401 SQ.M.	---	155.401 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	140.180 SQ.M.
1st Floor	181.973 SQ.M.	2.144 SQ.M.	179.829 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	164.608 SQ.M.
2nd Floor	181.973 SQ.M.	2.144 SQ.M.	179.829 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	164.608 SQ.M.
3rd Floor	181.973 SQ.M.	2.144 SQ.M.	179.829 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	164.608 SQ.M.
4th Floor	169.786 SQ.M.	2.144 SQ.M.	167.642 SQ.M.	12.690 SQ.M.	2.531 SQ.M.	152.421 SQ.M.
Total	871.106 SQ.M.	8.676 SQ.M.	862.430 SQ.M.	63.450 SQ.M.	12.655 SQ.M.	786.425 SQ.M.

2. PARKING CALCULATION
 Flat Marked
 FLAT - A 81.833 13.100 94.933 03 NOS. 75 > 100 SQ.M.
 FLAT - B 81.848 13.103 94.951 03 NOS. 75 > 100 SQ.M.
 FLAT - C 75.739 12.125 87.864 01 NO. 75 > 100 SQ.M.
 FLAT - D 75.754 12.127 87.881 01 NO. 75 > 100 SQ.M.
 TOTAL REQUIRED CAR PARKING 04 NOS. NIL

3. CARPET AREA OF SHOP : 14.936 SQ.M.
ABSTRACT AREA STATEMENT
 AREA OF THE LAND : 05 KH - 14 CH - 00 SQ.FT. i.e. 392.977 SQ.M. (i.e. 4230 SQ.FT. [AS PER DEED])
 AREA OF THE LAND : 05 KH - 14 CH - 00 SQ.FT. i.e. 392.977 SQ.M. (i.e. 4230 SQ.FT. [AS PER PHYSICAL MEASUREMENT])
 STRIP OF LAND AREA : 43.654 SQ.M.
 NET LAND AREA : (392.977 - 43.654) = 349.323 SQ.M.
 ROAD WIDTH : 4.850 M. WIDE JAGANDRA GARDEN ROAD [BLACK TOP K.M.C.]
 PERMISSIBLE F.A.R. : 1.75
 PERMISSIBLE TOTAL BUILT UP AREA : 607.710 SQ.M.
 PERMISSIBLE BUILDING HEIGHT : 15.450 METER
 PERMISSIBLE GROUND COVERAGE : 46.306 % i.e. 210.506 SQ.M.
 PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORED]
 TOTAL PROPOSED BUILT UP AREA : 862.530 SQ.M.
 REQUIRED CAR PARKING : 04 NOS.
 PROVIDED CAR PARKING : 04 NOS.
 PROVIDED AREA FOR PARKING AT GROUND FLOOR : 99.174 SQ.M.
 PROPOSED F.A.R. [(786.425 - 99.174) / 392.977] = 1.749 < 1.75
 PROPOSED STAIR COVERED AREA : 15.880 SQ.M.
 PROPOSED O.H.W. TANK AREA : 5.280 SQ.M.
 LIFT MACHINE ROOM AREA : 6.800 SQ.M.
 LIFT MACHINE ROOM STAIR AREA : 3.911 SQ.M.
 PROPOSED CUPBOARD AREA : 19.780 SQ.M.
 PROPOSED SHOP BUILT UP AREA : 17.940 SQ.M.
 ADDITIONAL AREA : 15.880 + 6.800 + 3.911 + 19.780 + 46.171 SQ.M.
 TOTAL COMMON AREA : 102.860 SQ.M.
 TOTAL AREA FOR FEES : 862.530 + 46.171 = 908.701 SQ.M.
 REQUIRED TREE COVER AREA : 8.927 SQ.M. i.e. 2.272 %
 PROVIDED TREE COVER AREA : 9.118 SQ.M. i.e. 2.320 %

OWNERS DECLARATION :-
 I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & 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 & ADJOINING.
 IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION 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 EXISTING BUILDING IS FULLY OCCUPIED BY ME AND THERE IS NO TENANT.

NAME OF THE OWNER / APPLICANT
 Mr. SHAMBHU KUNDU constitute attorney of
 Mr. ANINDYA DASGUPTA proprietor of
 "MS SMILING RESIDENCY"

CERTIFICATE OF ARCHITECT :-
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJOINING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL. THE PLOT IS BEYOND 500M. FROM CL OF E.M. BYPASS.

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.	22.514689	88.387056	5.5
2.	22.514606	88.386917	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 K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF THE ARCHITECT
 Ar. MILIA GHOSH
 Registered Architect
 Reg. No. CA/2016/75359.

NAME OF THE OWNER
 Mr. SHAMBHU KUNDU constitute attorney of
 Mr. ANINDYA DASGUPTA proprietor of
 "MS SMILING RESIDENCY"

CERTIFICATE OF STRUCTURAL ENGINEER :-
 THE STRUCTURAL DESIGN & DRAWINGS 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 & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
 SOIL TESTING HAS BEEN DONE BY MR. KALLOL KUMAR GHOSHAL OF TECHNO SOIL, F-6B, CIT MARKET, JADAVPUR, KOLKATA - 700 032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
 KALLOL KUMAR GHOSHAL
 E.S.E. - 1/261

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-
 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
 KALLOL KUMAR GHOSHAL
 G.T.E. - 1/149

PROJECT :-
PROPOSED GROUND + FOUR STORED (15.45 M. HEIGHT)
RESIDENTIAL BUILDING AT PREMISES NO. 803, JOGENDRA GARDEN, WARD NO. 107, UNDER R.S. DAG NO & L.R. DAG NO.-2687, R.S. KHATIAN NO.-819, L.R. KHATIAN NO.-3292.J.L. NO.-13, MOUZA-KASBA, P. S. KASBA, KOLKATA 700 078, UNDER BOROUGH XII [K. M. C.]
 U / S 393A OF K.M.C. ACT. 1980 & COMPLYING K.M.C. BLDG. RULE 2009.

TITLE :-
 PLANS, ELEVATION, SECTIONS

DRAWING SHEET NO.
 DEALT : D SAHA
 DATED : 31.08.2024
 ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)
 Architectural Consultants :
COLLAGE ARCHITECTS
 1486, RAJDAंगा MAIN ROAD, (OPPOSITE PURBA ABASAN, OF BLOCK) KOLKATA 700 107, INDIA
 TEL : 0331-4652-6909, 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. : 202412033
 DATED - 14-DEC-24
 VALID UPTO - 13-DEC-29
 SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E.(C)Bldg. BR. - XII
 DIGITAL SIGNATURE OF E.E.(C)Bldg. BR. - XII

CUP BOARD AREA :-

FLOOR MARK	PROPOSED AREA
GR. FLOOR	---
1ST. FLOOR	4.945 SQ.M.
2ND. FLOOR	4.945 SQ.M.
3RD. FLOOR	4.945 SQ.M.
4TH. FLOOR	4.945 SQ.M.
TOTAL	19.780 SQ.M.

