



1. ASSESSEE NO = 41190400066																	
DETAILS OF DEEDS																	
BOOK NO		VOLUME NO		PAGES		BEING		YEAR		OFFICE							
ii		26		227-242		1786		1963		A.D.S.R. - BEHALA, W.B.							
iii		27		133-144		1307		2006		A.D.S.R. - BEHALA, W.B.							
iv		02		78-96		00231		2015		A.D.S.R. - BEHALA, W.B.							
v		02		78-96		00231		2015		A.D.S.R. - BEHALA, W.B.							
vi		1607/2023		81064-81105		1607/02396		2023		A.D.S.R. - BEHALA, W.B.							
vii		1607/2023		81005-81045		1607/02397		2023		A.D.S.R. - BEHALA, W.B.							
ii) POWER OF ATTORNEY BOOK NO. - 1, VOLUME NO. - 103, 2022, PAGES FROM - 20088 to 20103 BEING NO. - 103/2021 FOR THE YEAR - 2022. DATED - 10/10/2022. OFFICE OF THE A.D.S.R. - BEHALA, WEST BENGAL.																	
ii) BOUNDARY DECLARATION BOOK NO. - 1, VOLUME NO. - 1607/2023, PAGES FROM - 3428 to 3435 BEING NO. - 1607/168 FOR THE YEAR - 2023. DATED - 01/10/2023. OFFICE OF THE A.D.S.R. - BEHALA, WEST BENGAL.																	
4. ULC MEMO NO. - 125 / ULC / ALIPORE / 2024 DATED 09/04/2024																	
4. GDR: GOLD CERTIFICATE NO. GN 24 0378																	
6. WBFS MEMO NO. - WBFS/75025/FSR/22186240630005415 DATED: 27/02/2025																	
1. Area of land :- As per title of deed = 538.275 SQM. As per Boundary Declaration = 595.960 SQM. As per U.L.C. = 595.960 SQM. As per B.L.&L.R.O. = 595.960 SQM.																	
2. Height of Building = 21.5 M.																	
3. Permissible Ground Coverage (50.00 %) = 269.138 SQM.																	
4. Proposed Ground Coverage (42.630%) = 229.467 SQM.																	
5.																	
No.		Floors		Plate area		Lift Well		Void sqm.		GROSS Floor Area in sqm.		Stair landing		Lift lobby		Net Floor Area in sqm.	
i)		Ground Fl.		228.778 sqm.		XXX				228.778 sqm.		14.999 sqm.		3.00 sqm.		210.779 sqm.	
ii)		First Fl.		229.468 sqm.		2,827 sqm.		5,464		221.176 sqm.		14.999 sqm.		3.00 sqm.		203.177 sqm.	
iii)		Second Fl.		228.778 sqm.		2,827 sqm.		0.438		225.513 sqm.		14.999 sqm.		3.00 sqm.		207.514 sqm.	
iv)		Third Fl.		228.778 sqm.		2,827 sqm.		0.438		225.513 sqm.		14.999 sqm.		3.00 sqm.		207.514 sqm.	
v)		Fourth Fl.		228.778 sqm.		2,827 sqm.		0.438		225.513 sqm.		14.999 sqm.		3.00 sqm.		207.514 sqm.	
vi)		Fifth Fl.		228.778 sqm.		2,827 sqm.		0.438		225.513 sqm.		14.999 sqm.		3.00 sqm.		207.514 sqm.	
vii)		Sixth Fl.		228.778 sqm.		2,827 sqm.		0.438		225.513 sqm.		14.999 sqm.		3.00 sqm.		207.514 sqm.	
Total		1602.136 sqm.		16.963 sqm.		7.654		1577.519 sqm.		104.993 sqm.		21.00 sqm.				1451.526 sqm.	
6. Parking Calculation																	
Total Flat Area = 1127.932 sqm.				Total Service Area = 243.487 SQM.				Share = 0.2159									
Mtd.		Flat		Area to be Added		Proportional		Actual		No. of Tenement		Required car parking					
1.		Flat - A		51.447		11.006		62.553		1		0					
2.		Flat - B		52.545		11.343		63.888		1		0					
3.		Flat - C		103.303		22.300		125.603		5		5					
4.		Flat - D		101.485		21.908		123.393		5		5					
Total										12		10					
B) Total parking required : 10 nos.																	
C) No. of Parking provided : Covered = 4 nos. , Covered pit parking = (2*3)=6 nos																	
Total nos. of parking = 4+6 = 10																	
D) Permissible area of parking : a) Ground floor = 7 X 25 =175 sqm.																	
Shop built-up area = 27.64 sqm. Office built-up area = 6.20+28.36 = 34.568 sqm. Car Parking required for Shop : Total Shop carpet area = 23.318 sqm. Total required for Shop = 0																	
Car Parking required for Office : Total Office carpet area = 20.345 sqm. Total required for Office = 0																	
A) Ground floor parking area =143.897 sqm. E) Actual area of parking provided =143.897 sqm.																	
FAR Calculation = (Net area - Casparking provided)/ Land Area = (1451.526 - 143.897) / 538.275 = 2.429																	
Area for fees = Stair Cover + LMR + Roof Toilet + C&B = 18.615 + 8.100 + 3.00 + 24.75 = 54.465 SQM																	
7. Permissible FAR (2.25-10%) = 2.475 18 B) Empty area = NIL																	
8. Proposed FAR = 2.429 19. Service Area at Ground Floor if any = 51.037 sqm.																	
9. Statement of other Area for Fees = N.A. 20. Solar Panel Area = 18,000 sqm.																	
10. Stair Cover Area = 18.615 sqm. 21. Current Declaration of Owner, ESE, LBS :																	
11. Lift Machine Room Slab = 8.100 sqm. 22. Assembly Covered area = N.A.																	
12. Lift Machine Room Slab Area = N.A. 23. Existing Built-up area = 148.03 sqm.																	
13. Roof Tank Area = 32.640 sqm. 24. Permissible Green Cover = 3.945% (21.230 sqm)																	
14. Terrace Area = 229.47 sqm. 25. Tree cover area = 0.252% (49.803 sqm)																	
15. C.B. Area = 24.75 sqm. 26. Estimated Electrical Load (KW) = 146.38 KW																	
16. Roof Tank Area, if any = 3.00 sqm. 27. Estimated Solar Power Generated (KW) = 1.01 KW																	
17. Triple Height Battery = NIL 28. Fire Refuge Battery = NIL																	
NOTE: AS PER NOTE OF CHIEF VALUER AND SURVEYOR, THE PASSAGES ARE PRIVATE PASSAGES, LEADING TO THE RESPECTIVE PREMISES AND CONTROLLED BY GATES. THE PASSAGES ARE NON RECORDED.																	

PROJECT

PLAN PROPOSAL U/S - 393A OF K.M.C. ACT. 1980 COMPLYING WITH RULE 69A (1a) OF KMC BUILDING RULE 2009 FOR CONSTRUCTION OF A G+VI STORIED RESIDENTIAL BUILDING AT PREMISES NO. -6, JAI KRISHNA PAUL ROAD, KOLKATA - 700038; PS. - NEW ALIPORE ; WARD NO. - 119; BOROUGH NO. - XIII ON R.S PLOT NUMBER-305, R.S KHATIAN NUMBER-1500 WITHIN MOUZA-SAHAPUR J.L NO-108.

TITLE :

GROUND FLOOR PLAN ON SITE , SITE PLAN , LOCATION PLAN , DETAIL OF UNDER GROUND WATER RESERVOIR & SEPTIC TANK, EXISTING FLOOR PLAN ON SITE.

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED.  
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED.  
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6 & 1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING.  
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT AS PER IS 1176.  
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:1.5:3.  
6. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF UNDERGROUND WATER RESERVOIR & SEPTIC TANK.  
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.

DOOR & WINDOW SCHEDULE

SCHEDULE OF DOORS

SCHEDULE OF WINDOWS

STRUCTURAL ENGINEERS' CERTIFICATE

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY GEOCON ( P. K. CHATTOPADHYAY ) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

BIBEK BIKASH MULLICK  
ESE - I/75 ( K. M. C )  
NAME OF STRUCTURAL ENGINEER

ARCHITECT'S CERTIFICATE

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND OFFICE CIRCULARS AND OFFICE ORDERS AS OF DATE. THE SITE CONDITION INCLUDING THE ABUTTING KMC MAINTAINED ROADS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

DEBATOSH SAHU (CA/89/12366)  
NAME OF ARCHITECT & SEAL

DECLARATION OF OWNER.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FINE. THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

PRADIP BAG, SOURAV ROY, PARTNER OF M/S AR CONSTRUCTION & CONSTITUTED ATTORNEY OF MANJUSREE MUKHERJEE, SRI MANJUSRI MUKHERJEE, SUPRIYO MUKHERJEE, SUDIPITA PANDA, SOOMA MUKHERJEE, SUCHITRA SANYAL, RUPAK KISHORE MOOKERJEE, SURAJANA MOOKERJEE, SRI SHRIK KUMAR BANERJEE, MALABIKA CHAKRABORTY  
NAME OF OWNER / APPLICANT

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.

ALOK ROY ( EMPANEL No. I /11 )  
NAME OF GEOTECHNICAL ENGINEER & SEAL

DESIGNED : D.S.

CHECKED : D.S.

DEALT : DEBARUN

DRG.NO. - A - 01.

SCALE = 1:50, 1:100, 1:600, 1:4000

SHEET = 01

ESPACE KOLKATA

35-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029

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B.P.NO.- 2025130069 DATE : - 29.08.2025 VALID UPTO : - 28.08.2030

MBC MEETING NO. - 652 MEETING DATE:- 04.06.2025  
MBC ITEM NO. - 06925-26

DIGITAL SIGNATURE OF E.E (C/B)

DIGITAL SIGNATURE OF A.E (C/B)