



PART - A

1. ASSESSEE NO :- 21- 096 - 02 - 0067 - 6.

2. NAME OF OWNER / APPLICANT :- MAHABIR CONSTRUCTION
represented by its sole proprietor SRI CHIRANJIT DHARA

3. DETAILS OF REGD. DEED:-
BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE
I 1901 - 2025 157926 TO 157958 190104959 14.06.2025 A.R.A-1 KOLKATA

4. DETAILS OF REGISTERED BOUNDARY DECLARATION:-
BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE
I 1630 - 2025 129146 TO 129155 163005154 02.07.2025 D.S.R-V 24 PARGANAS(S)

5. DETAILS OF REGISTERED PLAYED CORNER :-
BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE
I 1630 - 2025 129156 TO 129165 163005155 02.07.2025 D.S.R-V 24 PARGANAS(S)

ABSTRACT AREA STATEMENT :-
AREA OF THE LAND : 03 K. - 02 Ch. - 34 SQ.FT. i.e 212.189 SQ.M. i.e. 2284 SQ.FT. [AS PER DEED]
AREA OF THE LAND : 212.128 SQ.M. [REGISTERED BOUNDARY DECLARATION]
AREA OF CORNER PLAYED : 2.867 SQ.M.
NET LAND AREA : (212.128 - 2.867) = 209.261 SQ.M.
ROAD WIDTH : 6.096 METER WIDE IBRAHIMPUR ROAD [K.M.C. BLACK TOP ROAD] AS PER S.O.R.
PERMISSIBLE F.A.R. : 1.75
PERMISSIBLE TOTAL BUILT UP AREA : 371.224 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
PERMISSIBLE GROUND COVERAGE : 59.596 % i.e. 126.420 SQ.M.
PROPOSED GROUND COVERAGE : 57.426 % i.e. 121.817 SQ.M.
PROPOSED BUILDING HEIGHT : 12.450 METER [G + THREE STORED]
REQUIRED CAR PARKING : 02 NOS.
PROVIDED CAR PARKING : 02 NOS. [COVERED]
PERMISSIBLE AREA FOR CAR PARKING : 50.000 SQ.M.
PROVIDED AREA FOR CAR PARKING AT GROUND FLOOR : 57.419 SQ.M.
PROPOSED SHOP CARPET AREA :- 13.707 SQ.M.
PROPOSED GROUND FLOOR SHOP BUILT-UP AREA :- 15.794 SQ.M.
PROPOSED O.H.W. TANK AREA : 4.185 SQ.M.
PROPOSED STAIR COVERED AREA : 13.905 SQ.M.
PROPOSED LIFT MACHINE ROOM AREA : 6.406 SQ.M.
PROPOSED LIFT MACHINE ROOM STAIR AREA : 4.350 SQ.M.
PROPOSED CUP BOARD AREA : 6.000 SQ.M.
PROPOSED LOFT AREA : 7.222 SQ.M.
PROPOSED ROOF W.C. AREA : 2.936 SQ.M.
ADDITIONAL AREA FOR FEES : 13.905 + 6.406 + 4.350 + 6.000 + 7.222 + 2.936 = 40.819 SQ.M.
TOTAL AREA FOR FEES : 465.191 + 40.819 = 506.010 SQ.M.
TOTAL COMMON AREA : 72.256 SQ.M.
REQUIRED TREE COVER AREA : 2.683 SQ.M. i.e. 1.265 %
PROVIDED TREE COVER AREA : 3.000 SQ.M. i.e. 1.414 %
TERRACE AREA : 121.817 SQ.M.

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 4
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3: 6 WITH 19 MM DOWN GRADED STONE CHILPS (M -15)
4. R.C.C. 1: 2: 4 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. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
8. ENTRANCE LOBBY + 300 LVL FROM THE FINISHED GROUND FLOOR LVL.
9. TREAD WIDTH 250 EACH & RISER HEIGHT IS 160.526 EACH
10. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
11. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

MATERIALS :-
STEEL MUST CONFORMED WITH IS 1786
GRADE OF CONCRETE :- M 25
GRADE OF STEEL :- Fe550
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE STONE CHILPS - 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

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.	22.494733	88.366716
2.	22.494741	88.366673

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.

NAME OF OWNER / APPLICANT MAHABIR CONSTRUCTION represented by its sole proprietor SRI CHIRANJIT DHARA	NAME OF ARCHITECT AR. MILJA GHOSH REG. NO. C.A / 2016 / 75359
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DOOR & WINDOW SCHEDULE :-

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

CUP BOARD & LOFT AREA :-

FLOOR MARK	CUP BOARD	LOFT
FIRST FLOOR	2.000 SQ.M.	3.611 SQ.M.
SECOND FLOOR	2.000 SQ.M.	3.611 SQ.M.
THIRD FLOOR	2.000 SQ.M.	---
TOTAL	6.000 SQ.M.	7.222 SQ.M.

1. PROPOSED AREA :

				TOTAL EXEMPTED AREA		
Floor Mkd.	Floor area	Lift Well	Gross Area	Stair Area	Lift Lobby	Net Floor Area
Ground floor	104.744	----	104.744	10.340	2.295	92.109
1st floor	121.817	1.668	120.149	10.340	2.295	107.514
2nd floor	121.817	1.668	120.149	10.340	2.295	107.514
3rd floor	121.817	1.668	120.149	10.340	2.295	107.514
TOTAL	470.195	5.004	465.191	41.360	9.180	414.651

2. PARKING CALCULATION:

Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Tenement	Parking No.
FLAT- A	63.180	14.278	77.458	02 NOS.	75 >100 SQ.M.	02 NOS.	01 NO.
FLAT- B	43.395	9.807	53.202	02 NOS.	50 >75 SQ.M.	02 NOS.	01 NO.
FLAT- C	52.676	11.905	64.581	01 NO.	50 >75 SQ.M.	01 NOS.	01 NO.
FLAT- D	53.898	12.181	66.079	01 NO.	50 >75 SQ.M.	01 NOS.	01 NO.

SHOP CARPET AREA :- 13.707 SQ.M.
TOTAL REQUIRED PARKING : 02 NOS.

DECLARATION OF OWNER:-
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :-
1. I / WE SHALL ENGAGE ARCHITECT - G.T.E & E.S.E DURING CONSTRUCTION.
2. I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT - G.T.E & E.S.E DURING CONSTRUCTION OF THE BUILDING [AS PER B.S PLAN]
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF ARCHITECT & E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THE EXISTING STRUCTURE OCCUPIED BY THE OWNER, THERE IS NO TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.
7. DURING DEPARTMENTAL JOINT INSPECTION THE PLOT IS IDENTIFIED BY ME.
8. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES .

NAME OF OWNER / APPLICANT
MAHABIR CONSTRUCTION
represented by its sole proprietor
SRI CHIRANJIT DHARA

CERTIFICATE OF ARCHITECT :-
I 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 ABUTTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THERE IS NO TANK OR FILLED UP TANK [1] THE SITE IS DEMARCATED WITH BOUNDARY WALL [2] THE SITE PLAN AND THE KEY PLAN SHOWN IN PLAN ARE AS PER SITE .
(3) EXISTING STRUCTURE OCCUPIED BY THE OWNER, THERE IS NO TENANT, TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. THERE IS NO TENANT. SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE SITE WILL BE SUPERVISED BY ME.

NAME OF ARCHITECT
AR. MILJA GHOSH
REG. NO. C.A / 2016 / 75359

CERTIFICATE OF THE STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION. SOIL TEST WILL BE DONE BY :- MR. SANTOSH KUMAR CHAKRABORTY OF J.B. ASSOCIATES, HAVING ITS OFFICE AT 1418, NAYABAD, PANCHASAYER, KOLKATA - 700 094.

NAME OF STRUCTURAL ENGINEER
Mr. BIBEK BIKASH MULLICK
Structural Engineer [ESE / 1 / 75]

CERTIFICATE OF THE GEO TECHNICAL ENGINEER :-
UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
Mr. SANTOSH KUMAR CHAKRABORTY
[G.T. 1 / 16]

PROJECT :-
PROPOSED GROUND + THREE STORED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISE NO. 37/3, IBRAHIMPUR ROAD, WARD NO. 096, P.S. JADAVPUR, KOLKATA 700 032, BOROUGH X [K.M.C.]
U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009.

TITLE :-
PLANS, ELEVATION, SECTIONS

DRAWING SHEET NO.
DEALT : D.SAHA
DATE : 22.08.2025
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, OF BLOCK], KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 4909. 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. - 2025/100101
DATED - 27/08/2025
VALID UPTO - 27/08/2030

SPACE FOR DIGITAL SIGNATURE

ASSISTANT ENGINEER [C]/BLDG/BR - X