



1. PROPOSED AREA:

Floor	Floor Area (SQ.M.)	Stair Area (SQ.M.)	Lift Well (SQ.M.)	Gross Area (SQ.M.)	Stair Area (SQ.M.)	Lift Lobby Area (SQ.M.)	Net Floor Area (SQ.M.)
Ground Floor	159.552	—	—	159.552	10.450	1.938	147.164
1st Floor	166.376	2.275	164.101	10.450	1.938	151.713	151.713
2nd Floor	166.376	2.275	164.101	10.450	1.938	151.713	151.713
3rd Floor	166.376	2.275	164.101	10.450	1.938	151.713	151.713
TOTAL	668.680	6.825	651.855	41.800	7.752	602.303	602.303

2. PARKING CALCULATION:

Flat	Tenement	Share of Service Area (SQ.M.)	Tenement Area (SQ.M.)	Tenement No.	Required Parking	Parking Marked (No.)
FLAT-A	78.796	10.508	89.304	02 NOS.	75<100	02 NOS.
FLAT-B	71.846	9.582	81.428	02 NOS.	75<100	02 NOS.
FLAT-C	82.699	11.029	93.728	01 NO.	75<100	01 NO.
FLAT-D	67.944	9.061	77.005	01 NO.	75<100	01 NO.
TOTAL CAR PARKING REQUIRED	03 NOS.					
TOTAL CAR PARKING PROPOSED	03 NOS.					

OFFICE (BUSINESS) CARPET AREA : 34.180 + 8.894 = 43.074 SQ.M.
OFFICE (BUSINESS) BUILT UP AREA : 49.084 SQ.M. (REQUIRED CAR PARKING : NIL)

3. MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO : 21 - 092 - 13 - 0259 - 9
2. Name of Recorded Owner : MR. SANDEEP DHAR & MISS SNEHA DHAR.
3. Name of Applicant : MR. SHASHWATA SARKAR, SOLE PROPRIETOR OF M/S. ABIR DEVELOPERS, CONSTITUTED ATTORNEY OF MR. SANDEEP DHAR & MISS SNEHA DHAR.
4. DETAILS OF REGISTERED DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2023	175786 TO 175810	2137	13.03.1965	SUB-REGISTERED ALIPORE

5. DETAILS OF REGISTERED DEED (GIFT):-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2023	175786 TO 175810	160306169	10.05.2023	D.S.R. - III SOUTH 24 PARGANAS WEST BENGAL

6. DETAILS OF REGD. STRIP OF LAND :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2026	29431 TO 29443	163001089	13.02.2026	D.S.R. - V SOUTH 24 PARGANAS WEST BENGAL

7. DETAILS OF REGD. ENCROACHMENT:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2026	29374 TO 29384	163001091	13.02.2026	D.S.R. - V SOUTH 24 PARGANAS WEST BENGAL

8. DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2026	29421 TO 29430	163001090	13.02.2026	D.S.R. - V SOUTH 24 PARGANAS WEST BENGAL

9. DETAILS OF REGISTERED BOUNDARY DECLARATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2026	29456 TO 29466	163001088	13.02.2026	D.S.R. - V SOUTH 24 PARGANAS WEST BENGAL

10. DETAILS OF REGISTERED SPLAYED CORNER :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2026	29467 TO 29479	163001092	13.02.2026	D.S.R. - V SOUTH 24 PARGANAS WEST BENGAL

11. DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2025	541192 TO 541207	160319915	06.11.2025	D.S.R. - III SOUTH 24 PARGANAS WEST BENGAL

12. MUTATION CERTIFICATE (K.M.C.) CASE NO. 0 / 092 / 22 - 11 - 2025 / 67053, DATED : 22.11.2025.

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 (M45)
- R.C.C. 1:2:4 FOR ROOF SLAB, BEAM, LINTEL, CHAJIA ETC.
- CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12MM. ON INSIDE WALL IN 1:6 & CEILING & CHAJIA IN 1:4
- D.P.C. SHALL BE 50MM THICK IN 1:1.5:3 TONE WITH WATER PROOFING ADMIXTURE
- 25 MM THK. MARBLE FLOOR FINISH AT TOP
- 8.75 MM THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. + 300 LVL. TO THE FINISHED GROUND FLOOR LVL.
- TREAD WIDTH 250 EACH & RISER HEIGHT IS 152.500 EACH
- FLOOR TO SLAB HEIGHT SHALL BE 2050 MM. & THICKNESS OF THE SLAB SHALL BE 125 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.

MATERIALS :-

- STEEL MUST CONFORMED WITH IS 1786
- GRADE OF CONCRETE : M20 (G.S.T. 1:1.2) & GRADE OF STEEL : Fe 550
- CEMENT : ORDINARY PORTLAND & SAND - MEDIUM COARSE
- STONE CHIPS : 20 MM. DOWN GRADED
- OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN CHARGE

PROPOSED AREA STATEMENT:

- AREA OF THE LAND : 04K - 11CH - 19 SQ.FT. i.e. 315.310 SQ.M. [AS PER DEED]
- AREA OF LAND : 317.813 SQ.M. (PHYSICAL MEASUREMENT) & TOTAL ENCROACHMENT AREA : 13.52 SQ.M.
- AREA OF STRIP OF LAND : 5.006 SQ.M.
- AREA OF SPLAYED CORNER : 2.751 SQ.M.
- ROAD WIDTH : 4.271 METER (MIN.) WIDE JHEEL ROAD (K.M.C. BLACKTOP ROAD)
- PERMISSIBLE F.A.R. : 1.75
- PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
- PERMISSIBLE GROUND COVERAGE : 60 % i.e. 182.576 SQ.M.
- PROPOSED GROUND COVERAGE : 64.676 % i.e. 166.376 SQ.M.
- PROPOSED BUILDING HEIGHT : 12.450 METER [G+III STORIED]
- REQUIRED CAR PARKING : 03 THREE] NOS.
- PROPOSED CAR PARKING : 03] THREE] NOS.
- CAR PARKING AREA AT GROUND FLOOR : 90.575 SQ.M. [PERMISSIBLE CAR PARKING AREA : 75.000 SQ.M.]
- PROPOSED F.A.R. : 651.855 - (41.800 + 7.752 + 75.000) / 304.294 + 1.733 * 1.750
- PROPOSED STAIR HEAD ROOM AREA : 13.390 SQ.M.
- PROPOSED MACHINE ROOM LESS LIFT AREA : 5.863 SQ.M.
- PROPOSED OVER HEAD TANK AREA : 4.725 SQ.M.
- PROPOSED TREE COVER AREA : 5.000 SQ.M. (1.643%)
- PROPOSED CUPBOARD AREA : 13.764 SQ.M.
- PROPOSED SERVICE TOILET AREA : 2.848 SQ.M.
- ADDITIONAL AREA FOR FEES : 13.390 + 5.863 + 13.764 + 2.848 = 35.865 SQ.M.
- TOTAL AREA FOR FEES : 651.855 + 35.865 = 687.720 SQ.M.

DECLARATION OF APPLICANT :-
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:
1. I SHALL ENGAGE ARCHITECT, G.T.E & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, E.S.E. & G.T.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 AND THE 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 THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
8. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK AND THE PREMISES IS PARTLY OCCUPIED BY TENANT AND PARTLY OCCUPIED BY OWNER.

DECLARATION OF ARCHITECT :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME & THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD 4.271 M. & 2.750 M. AT EASTERN SIDE & NORTHERN SIDE RESPECTIVELY, THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE PLAN AND KEY PLAN SHOWN IN PLAN AREA AS PER SITE. EXISTING STRUCTURE OCCUPIED BY THE OWNERS & TENANTS, TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. SITE WILL BE SUPERVISED BY ME.

DECLARATION OF STRUCTURAL ENGINEER:-
THE STRUCTURAL DESIGN & DRAWING 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 AND I WILL CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION. HOWEVER, I SHALL SUBMIT THE STRUCTURE PLAN AND DESIGN CALCULATION REPORT AFTER THE DEMOLITION OF EXISTING STRUCTURE AT THE TIME OF PLINTH LEVEL APPLICATION.

DECLARATION OF 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 BEAR 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.

PROJECT :
PROPOSED PLAN FOR G + THREE STORIED [12.450 METER HEIGHT]
RESIDENTIAL BUILDING AT PREMISES NO. 1D, JHEEL ROAD, WARD NO. 092, P.S. GARFA, MOUZA : SELIMPORE, J.L. NO. 37, DAG NO. 268, KOLKATA 700 031 UNDER BOROUGH X [K.M.C.]
AS PER U/S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009

TITLE : ARCHITECTURE DRAWING **DETAIL : ANISHA**

SCALE : 1:100 **DATE : 20.03.2026**

ARCHITECTURAL CONSULTANT:-

DESIGNIKA
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PLAN CASE NO :- 2025100365 **DATED :- 28/03/2026**
BUILDING PERMIT NO :- 2025100273
VALID UPTO:- 28/03/2031

SPACE FOR DIGITAL SIGNATURE

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	—	2100	1050X2100
D2	SOLID FLUSH	—	2100	900X2100
D3	SOLID FLUSH	—	2100	750X2100
D4	SOLID FLUSH	—	2100	1200X2100
SD	GLAZED	—	2100	AS PER DWG
W1	GLAZED	750	2100	1350X1350
W2	GLAZED	750	2100	1200X1350
W3	GLAZED	1000	2100	1000X1100
W4	GLAZED	1350	2100	600X750

DIGITAL SIGNATURE OF A.E. (C) BLDG. BR. - X **DIGITAL SIGNATURE OF E.E. (C) BLDG. BR. - X**