



## MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

### PART - A :

ASSEESSE No.: 21100401795

NAME OF THE RECORDED OWNER:

SMT ARPITA SHYAMAL ADHIKARI & SMT APARAJITA DAS BARMAN

NAME OF THE APPLICANT:

PRANAB DUTTA Proprietor of M/S. MATRI ENTERPRISE constituted attorney of SMT ARPITA SHYAMAL ADHIKARI, SMT APARAJITA DAS BARMAN

- DETAILS OF REGISTERED DEED 1**  
BOOK No. 1, VOLUME No. 140, PAGES: 250 TO 256, BEING No. 5828, DATED 05/08/1975, AT D.S.R. - ALIPORE.
- DETAILS OF REGISTERED POWER OF ATTORNEY**  
BOOK No. 1, VOLUME No. 1602-2023, PAGE FROM 310193 TO 310211, BEING No. 160209358, DATED 03/07/2023, AT D.S.R. - II, SOUTH 24 PARGANAS.
- DETAILS OF REGISTERED BOUNDARY DECLARATION**  
BOOK No. 1, VOLUME No. 1630-2023, PAGE FROM 61643 TO 61653, BEING No. 163002170, DATED: 18/07/2023 AT D.S.R.-V, SOUTH 24 PARGANAS

### PART - B :

- AREA OF THE LAND  
AS PER DEED, ASSESSMENT BOOK COPY & BOUNDARY DECLARATION  
: 03 K. - 00 Ch. - 00 Sq.ft. = 200.669 Sq.m.
- PERMISSIBLE GROUND COVERAGE : 120.357 Sq.m. (59.98 %)
- PROPOSED GROUND COVERAGE : 113.949 Sq.m. (56.78 %)
- PERMISSIBLE F.A.R. : 1.750
- PROPOSED F.A.R. : 1.742

### 6. PROPOSED AREA

| FLOOR  | TOTAL FLOOR AREA | CUT OUT STAIR VOID | CUT OUT LIFT VOID | EFFECTIVE FLOOR AREA | EXEMPTED AREA STAIRWAY | EXEMPTED AREA LIFT LOBBY | NET FLOOR AREA |
|--------|------------------|--------------------|-------------------|----------------------|------------------------|--------------------------|----------------|
| GROUND | 110.061          | —                  | —                 | 110.061              | 9.900                  | 1.838                    | 98.323         |
| FIRST  | 113.949          | —                  | 1.740             | 112.209              | 9.900                  | 1.851                    | 100.458        |
| SECOND | 113.949          | —                  | 1.740             | 112.209              | 9.900                  | 1.851                    | 100.458        |
| THIRD  | 113.949          | —                  | 1.740             | 112.209              | 9.900                  | 1.851                    | 100.458        |
| TOTAL  | 451.908          | —                  | 5.220             | 446.688              | 39.60                  | 7.391                    | 399.697        |

- TOTAL RESIDENTIAL AREA : 446.688 Sq.m.
- TOTAL COMMON AREA : 58.883 Sq.m.

### 7. PARKING CALCULATION

A)

| TENEMENT NAME                | TENEMENT SIZE (Sq.m.) | TENEMENT RANGE (Sq.m.) | TENEMENT No. | REQUIRED PARKING |
|------------------------------|-----------------------|------------------------|--------------|------------------|
| FLAT - A                     | 119.300               | ABOVE 100              | 1            | 1                |
| FLAT - B                     | 36.386                | BELOW 50               | 0            | 0                |
| FLAT - D                     | 37.208                |                        |              |                  |
| FLAT - C                     | 82.912                | 75 - 100               | 1            | 1                |
| FLAT - E                     | 82.092                |                        |              |                  |
| TOTAL CAR PARKING REQUIRED - |                       |                        |              | 2                |

B) Nos. OF CAR PARKING PROVIDED COVERED: 3 Nos. OPEN : 0 No.

C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR) : 2 x 25 = 50

D) ACTUAL AREA FOR PARKING PROVIDED : 88.791 Sq.m.

8. PROPOSED F.A.R. : (399.697 - 50) / 200.669 = 1.743

### 9. STATEMENT OF OTHER AREAS

| FLOOR  | AREA | CUPBOARD                            | LEDGE / TEND |
|--------|------|-------------------------------------|--------------|
| FIRST  | —    | 0.806 + 0.925 + 0.90 = 2.631        | —            |
| SECOND | —    | 0.75 + 0.787 + 0.687 + 0.806 = 3.03 | —            |
| THIRD  | —    | 0.806 + 0.925 + 0.90 = 2.631        | —            |
| TOTAL  | —    | 8.292                               | —            |

### 11. TOTAL FLOOR AREA FOR FEES

| FLOOR AREA    | TOTAL ADDITIONAL FLOOR AREA FOR FEES | TOTAL AREA FOR FEES |
|---------------|--------------------------------------|---------------------|
| 446.688 Sq.m. | 31.526 Sq.m.                         | 478.214 Sq.m.       |

- AREA OF LIFT MACHINE ROOM STAIR : 2.80 Sq.m.
- AREA OF LIFT MACHINE ROOM : 7.069 Sq.m.
- AREA OF OVERHEAD TANK : 5.805 Sq.m.
- AREA OF STAIR HEADROOM : 13.365 Sq.m.
- REQUIRED AREA OF TREE COVER : 2.241 Sq.m. (1.12 % OF LAND)
- PROPOSED AREA OF TREE COVER : 3.0 Sq.m. (1.49 % OF LAND)

| SCHEDULE FOR DOOR AND WINDOW |       |        |     |       |        |
|------------------------------|-------|--------|-----|-------|--------|
| MKD                          | WIDTH | HEIGHT | MKD | WIDTH | HEIGHT |
| C.G.                         | 2200  | 2100   | W0  | 2100  | 1800   |
| D1                           | 1050  | 2100   | W1  | 1800  | 1800   |
| D2                           | 900   | 2100   | W2  | 1500  | 1800   |
| D3                           | 800   | 2100   | W3  | 1350  | 1800   |
| D4                           | 750   | 2100   | W4  | 1200  | 1050   |
| SLD1                         | 2700  | 2100   | W5  | 900   | 1050   |
|                              |       |        | W6  | 600   | 750    |
|                              |       |        | W7  | 400   | 450    |

### 17. CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL)

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATES IN WGS 84 |              | SITE ELEVATION (AMSL) |
|--|------------------------|--------------|-----------------------|
|  | LATITUDE               | LONGITUDE    |                       |
| Point - A  | 22°28'20.9"N           | 88°22'17.4"E | 9.14 METERS           |
| Point - B  | 22°28'21.0"N           | 88°22'17.2"E |                       |
| Point - C  | 22°28'20.5"N           | 88°22'17.1"E |                       |
| Point - D  | 22°28'20.4"N           | 88°22'17.5"E |                       |

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.

### ARCHITECT

Jaydeep Deb  
B. Arch (J.U.), M.Arch (Urban Design)  
CoA Regn. No. CA/2003/30584  
Associate of I.I.A.

### APPLICANT

PRANAB DUTTA Proprietor of  
M/S. MATRI ENTERPRISE  
constituted attorney of  
SMT ARPITA SHYAMAL ADHIKARI,  
SMT APARAJITA DAS BARMAN

## SPECIFICATIONS

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REINFORCEMENT Fe 415.
- SINGLE LAYER BFS WITH PICKED JHAMA BRICKS.
- CEM. CONC. WITH JHAMA KHOA IN FOUNDATION AND UNDER FLOOR.
- 250 MM AND 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) AT OUTSIDE WALLS.
- 125 MM & 75 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED HB NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAL WOOD.
- 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD, ALSO FLUSH DOORS WITH COMMERCIAL PLY.
- WINDOWS ARE ALUMINUM FULLY GLAZED AND paneled fitted with M.S. GRILL.
- 19 MM THK. CEM. PLASTER (1:4) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHUJJA ETC.
- 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION, ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINTING AND COLOUR WASHING SHOULD BE DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES SHALL BE OF CAST IRON, FINISHED WITH PAINT, ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS SHALL BE OF FIRST CLASS MATERIAL.
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

### SHEET TITLE

GROUND, FIRST, SECOND & THIRD FLOOR PLANS, ROOF PLAN, ELEVATION, SECTIONS.

DRAWN BY - M.L.

DATE - 05-01-2024

DEALT BY - J.D.

SCALE - 1:100  
(Unless mentioned otherwise)



### 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.

### G.T.E.

Rupak Kumar Banerjee  
G.T./I/3

### CERTIFICATE OF THE STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF SOIL TEST REPORT WOULD BE CONSIDERED DURING STRUCTURAL CALCULATION.  
SOIL TEST IS SIGNED BY - **RUPAK KUMAR BANERJEE (G.T. I/3)**  
OF **EARTH FILE** HAVING ITS OFFICE AT  
148/1/A, PEARY MOHAN ROY ROAD, KOLKATA-700027

### E.S.E.

Kunal Sinha Mahapatra  
E.S.E. II/617 (K.M.C.)

### CERTIFICATE OF THE ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME, AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD (6.096 MTR.) CONFORM WITH THE PLAN. 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 ARE AS PER SITE. I SHALL SUPERVISE THE CONSTRUCTION OF THE PROPOSED BUILDING.

### ARCHITECT

Jaydeep Deb  
B. Arch (J.U.), M.Arch (Urban Design)  
CoA Regn. No. CA/2003/30584  
Associate of I.I.A.

### I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

- I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 AND THE ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
- THE EXISTING BUILDING IS OCCUPIED BY THE OWNERS AND THERE IS NO TENANT.

### APPLICANT

PRANAB DUTTA Proprietor of  
M/S. MATRI ENTERPRISE  
constituted attorney of  
SMT ARPITA SHYAMAL ADHIKARI,  
SMT APARAJITA DAS BARMAN

BUILDING PERMIT No.: 2023100231

DATE: 17/02/2024

VALID UP TO: 16/02/2029

SIGNATURE OF A.E. :

PROPOSED G+III STORIED (12.475 Mtr. HEIGHT)  
RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C.  
ACT 1980 AND K.M.C. BUILDING RULES 2009 AT  
PREMISES No. 26K, DURGA PRASANNA  
PARAMHANSHA ROAD, WARD: 100, BOROUGH: X,  
P.S.: NETAJI NAGAR, KOLKATA - 700 047.