



PART - A					
1. ASSESSEE NO :- 31- 108 - 04 - 0971 - 1					
2. NAME OF OWNER'S / APPLICANTS : AJAY SINGH					
3. DETAILS OF REGISTERED DEED CONVEYANCE :-					
BOOK NO./VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	
I	1603 - 2024	501719 / 501745	160319519	25.11.2024	D.S.R - III, SOUTH 24-PARGANAS.
4. DETAILS OF REGISTERED BOUNDARY DECLARATION:-					
BOOK NO./VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	
I	1604 - 2024	372596 / 372606	160413061	16.12.2024	D.S.R - IV, SOUTH 24-PARGANAS.
5. BLURO CONVERSION CERTIFICATE (BEL TO BASTU):					
I) MEMO NO : 51A (C) / 60 / 4714 / P / 24, DATED - 03.10.2024					
6. K.M.C. MUTATION CERTIFICATE :					
CASE NO. O / 108 / 26 - 11 - 2024 / 57067, DATED - 27.11.2024					
ABSTRACT AREA STATEMENT :-					
AREA OF THE LAND : 04 K. - 04 CH. - 00 SQ.Ft. i.e. 284.281 SQ.M. i.e. 3060 SQ.FT. [AS PER DEED]					
BLURO CONVERSION LAND AREA : 0.0703 ACRE i.e. 284.494 SQ.M.					
AREA OF THE LAND : 04 K. - 03 CH. - 00 SQ.Ft. i.e. 280.100 SQ.M. i.e. 3015 SQ.FT. [AS PER PHYSICAL MEASUREMENT]					
ROAD WIDTH : 7.467 METER WIDE ROAD [K.M.C BLACK TOP ROAD.] [AS PER S.O.R.]					
PERMISSIBLE F.A.R. : 2.00					
PERMISSIBLE TOTAL BUILT UP AREA : 560.200 SQ.M.					
PERMISSIBLE BUILDING HEIGHT : 21.500 METER.					
PERMISSIBLE GROUND COVERAGE : 57.330 % i.e. 160.581 SQ.M.					
PROPOSED GROUND COVERAGE : 57.027 % i.e. 159.732 SQ.M.					
PROPOSED TOTAL BUILT UP AREA : 632.955 SQ.M.					
PROPOSED BUILDING HEIGHT : 12.450 METER [G+ THREE STORIED]					
REQUIRED CAR PARKING : 04 (FOUR) NOS.					
PROVIDED CAR PARKING : 04 (FOUR) NOS.					
PERMISSIBLE AREA FOR PARKING : 100.00 SQ.M.					
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 88.034 SQ.M.					
PROPOSED F.A.R. : (572.743 - 88.034) / 280.100 = 1.730 < 2.00					
GROUND FLOOR SHOP BUILT UP AREA : 42.046 SQ.M.					
STAIR COVERED AREA : 15.680 SQ.M.					
O.H.W.R AREA : 4.160 SQ.M.					
CUPBOARD AREA : 12.389 SQ.M.					
LOFT AREA : 5.645 SQ.M.					
LIFT MACHINE ROOM AREA : 6.400 SQ.M.					
ADDITIONAL AREA:15.680 + 12.389 + 5.645 + 6.400 = 40.114 SQ.M.					
AREA FOR FEES : 632.955 + 40.114 = 673.069 SQ.M.					
PROPOSED COMMON AREA : 77.544 SQ.M.					
REQUIRED TREE COVER AREA : 4.713 SQ.M. i.e. 1.683 %					
PROVIDED TREE COVER AREA : 5.581 SQ.M. i.e. 1.993 %					
TERRACE AREA : 159.732 SQ.M.					

1. PROPOSED AREA :						EXEMPTED AREA	Net Floor Area
Floor Mkd.	Floor area	Lift Well	Gross Area	Stair Area	Lift Lobby		
Ground Floor	159.732 SQ.M.	-----	159.732 SQ.M.	12.690 SQ.M.	2.363 SQ.M.		144.679 SQ.M.
1st Floor	159.732 SQ.M.	1.991 SQ.M.	157.741 SQ.M.	12.690 SQ.M.	2.363 SQ.M.		142.688 SQ.M.
2nd Floor	159.732 SQ.M.	1.991 SQ.M.	157.741 SQ.M.	12.690 SQ.M.	2.363 SQ.M.		142.688 SQ.M.
3rd Floor	159.732 SQ.M.	1.991 SQ.M.	157.741 SQ.M.	12.690 SQ.M.	2.363 SQ.M.		142.688 SQ.M.
Total	638.928 SQ.M.	5.973 SQ.M.	632.955 SQ.M.	50.760 SQ.M.	9.452 SQ.M.		572.743 SQ.M.
2. PARKING CALCULATION :							
Flat Marked	Tenement Size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Parking No.	
FLAT- A	72.349	13.190	85.539	02 NOS.	75 < 100 SQ.M.	01 NO.	
FLAT- B	69.428	12.658	82.086	02 NOS.	75 < 100 SQ.M.	01 NO.	
FLAT- C	86.749	15.816	102.565	01 NOS.	< 100 SQ.M.	01 NO.	
FLAT- D	55.028	10.032	65.060	01 NOS.	50 < 75 SQ.M.		
CARPET AREA OF SHOP : 36.920 SQ.M.						01 NO.	
TOTAL REQUIRED PARKING						04 NOS.	
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. \$ 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.							
PRESENT OWNER : MR. AJAY SINGH.							
OLD OWNER : BINOY BHAWAL.							

NAME OF THE OWNER'S / APPLICANTS
MR. AJAY SINGH

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 ABUTTING ROADS 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.SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE PLOT IS BEYOND 500 MT. CENTRAL LINE OF E.M. BYPASS.

NAME OF ARCHITECT
Ar. MILIA GHOSH
Registered Architect
Reg. No. C.A/2016/75359.

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 DR. S. K. CHAKRABORTY OF J.B. ASSOCIATES, 1418, NAYABAD, PANCHASAYER, KOLKATA - 700 094.THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
MR. KALLOL KUMAR GHOSHAL
E.S.E. - I / 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
Dr. SANTOSH KUMAR CHAKRABORTY
(G.T.I / 16)

PROJECT :-
PROPOSED GROUND + THREE STORIED [12.450 MT. HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO.530,HOSSENPUR, MOUZA - MADURDAH, J.I. NO. 12, TOUZI NO- 2998, R.S. & L.R. DAG NO. 423, R.S. KHATIAN NO - 142, L.R. KHATIAN NO - 1079, P.S. ANANDAPUR, KOLKATA 700 107 WARD NO. 108, UNDER BOROUGH XII [K. M. C.]
U / S 393A OF K.M.C. ACT. 1980 & COMPLYING K.M.C. BLDG. RULE 2009,

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, ELEVATION, & SECTIONS,
PLAN CASE NO. :
DRAWING SHEET NO.
DEALT : D.SAHA
DATE : 19.08.2025
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, DF BLOCK], KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 6902, E-MAIL: collage.architects.info@gmail.com
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