



MAIN CHARACTERISTICS OF THE PROPOSAL					
PART - A					
1. ASSESSEE NO. :- 21-092 - 23 - 0182 - 7					
2. NAME OF OWNERS - SMT. RUPA MITRA & SUBHASH GHOSH.					
3. NAME OF THE APPLICANT - MR. KAILASH CHAND AGARWAL PROPRIETOR OF ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED CONSTITUTED ATTORNEY OF SMT. SUBHASH GHOSH, SMT. RUPA MITRA.					
4. DETAILS OF REGISTERED DEED :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	430	86 TO 94	17308	15.12.1990	D.S.R. - ALIPORE 24 PGS SOUTH
4. DETAILS OF REGISTERED DEED OF DECLARATION :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604 - 2024	39461 TO 39476	160401066	06.02.2024	D.S.R. - IV, 24 PGS SOUTH
5. DETAILS OF REGISTERED POWER OF ATTORNEY :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604 - 2024	39477 TO 39498	160401087	06.02.2024	D.S.R. - IV, 24 PGS SOUTH
6. DETAILS OF REGD. BOUNDARY DECLARATION :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2024	7564 TO 7573	163000311	01.02.2024	D.S.R. - V, 24 PGS [SOUTH]
7. DETAILS OF REG. STRIP OF LAND [74] :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2024	7585 TO 7596	163000313	01.02.2024	D.S.R. - V, 24 PGS [SOUTH]
8. DETAILS OF SPLAY CORNER :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630 - 2024	7574 TO 7584	163000312	01.02.2024	D.S.R. - V, 24 PGS [SOUTH]
ABSTRACT AREA STATEMENT :-					
AREA OF THE LAND : 06 KH - 08 CH - 04 SQ.FT. [AS PER DEED]					
AREA OF THE LAND : 06 KH - 08 CH - 04 SQ.FT. I.e. 4684 SQ.FT. I.e. 435.152 SQ.M. [AS PER PHYSICAL MEASUREMENT]					
ROAD WIDTH : 4.850 METER WIDE K.M.C. BLACK TOP ROAD [SELIMPUR LANE]					
PERMISSIBLE F.A.R. : 1.75					
PERMISSIBLE TOTAL BUILT UP AREA : 761.516 SQ.M.					
PERMISSIBLE BUILDING HEIGHT : 15.500 METER.					
PERMISSIBLE GROUND COVERAGE : 52.142 % I.e. 226.985 SQ.M.					
PROPOSED GROUND COVERAGE : 46.471 % I.e. 202.219 SQ.M.					
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORED]					
TOTAL PROPOSED BUILT UP AREA : 1,020.075 SQ.M.					
REQUIRED CAR PARKING : 08 NOS.					
PROVIDED CAR PARKING : 09 NOS. [09 NOS COVERED]					
PERMISSIBLE AREA FOR PARKING : 200.00 SQ.M.					
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 163.540 SQ.M.					
PROPOSED F.A.R. : (923.800 - 163.540) / 435.152 = 1.747 < 1.75					
PROPOSED STAIR COVERED AREA : 16.720 SQ.M.					
PROPOSED O.H.W. TANK AREA : 6.524 SQ.M.					
PROPOSED LIFT MACHINE ROOM AREA : 8.009 SQ.M.					
PROPOSED LIFT MACHINE ROOM STAIR AREA : 3.725 SQ.M.					
PROPOSED CLIPBOARD AREA : 10.052 SQ.M.					
PROPOSED LOFT AREA : 13.760 SQ.M.					
TOTAL COMMON AREA : 106.788 SQ.M.					
ADDITIONAL AREA : 16.720 + 8.009 + 3.725 + 10.052 + 13.760 = 52.266 SQ.M.					
TOTAL AREA FOR FEES : 1,000.075 + 52.266 = 1,052.341 SQ.M.					
REQUIRED TREE COVER AREA : 11.448 SQ.M. I.e. 2.631 %					
PROVIDED TREE COVER AREA : 13.008 SQ.M. I.e. 2.989 %					
* K.M.C MUTATION CASE NO. : 0 / 092 / 24 - NOV - 23 / 56076, DATED - 24.11.2023.					
DOOR & WINDOW SCHEDULE :-					
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE	
D	SOLID FLUSH	----	2100	1200 X 2100	
D1	SOLID FLUSH	----	2100	1050 X 2100	
D2	SOLID FLUSH	----	2100	900 X 2100	
D3	SOLID FLUSH	----	2100	750 X 2100	
SD	GLAZED	----	2100	AS PER DWG.	
W1	GLAZED	750	2100	1350 X 1350	
W2	GLAZED	750	2100	1500 X 1350	
W3	GLAZED	750	2100	1000 X 1350	
W4	GLAZED	1100	2100	900 X 1000	
				400 X 750	
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			
	22.491444	88.368713	5.5		
	22.49154	88.368545	5.5		
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 K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.					
CUP BOARD & LOFT AREA :-					
FLOOR MARK	CUP BOARD	LOFT			
1ST. FLOOR	2,513 SQ.M.	3,440 SQ.M.			
2ND. FLOOR	2,513 SQ.M.	3,440 SQ.M.			
3RD FLOOR	2,513 SQ.M.	3,440 SQ.M.			
4TH FLOOR	2,513 SQ.M.	3,440 SQ.M.			
TOTAL	10,052 SQ.M.	13,760 SQ.M.			
SPECIFICATION OF CONSTRUCTION :-					
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6					
2. 125 & 100 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4					
3. LEAN CONCRETE. 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS [M-15]					
4. R.C.C. 1 : 1 : 2 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. + 300 LVL. TO THE FINISHED GROUND FLOOR LVL.					
9. TREAD WIDTH 250 EACH & RISER HEIGHT IS 132.50 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 CONFIRMED WITH IS 1786					
GRADE OF CONCRETE : M 25 (C : S : ST : 1 : 1 : 2) &					
GRADE OF STEEL : Fe500					
CEMENT : ORDINARY PORTLAND CEMENT - MEDIUM COARSE					
STONE CHIPS : 20 MM. DOWN GRADED					
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE					

1. PROPOSED AREA:						Total Exempted Area	
Floor Mkd.	Floor Area (SQ.M.)	U/I Wall (SQ.M.)	Gross Area (SQ.M.)	Shed Area (SQ.M.)	U/I Lobby (SQ.M.)	Net Floor Area (SQ.M.)	
Ground floor	202.219	----	202.219	12.690	2.565	186.964	
1st. floor	202.219	2,755	199.464	12.690	2,565	184.209	
2nd. floor	202.219	2,755	199.464	12.690	2,565	184.209	
3rd. floor	202.219	2,755	199.464	12.690	2,565	184.209	
4th. floor	202.219	2,755	199.464	12.690	2,565	184.209	
Total	1,011.095	11,020	1,000.075	63.450	12,825	923.800	
2. PARKING CALCULATION:						Required Parking	Parking No.
Flat Marked	Termentment size (SQ.M.)	Share of Service (SQ.M.)	Termentment Area (SQ.M.)	Termentment No.	Size	Termentment	
FLAT - A	92.588	13.545	106.133	04 NOS.	<100 SQ.M.	8 NOS.	8 NOS.
FLAT - B	89.856	13.145	103.001	04 NOS.	<100 SQ.M.	8 NOS.	8 NOS.
TOTAL REQUIRED CAR PARKING							08 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. S PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING'S 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 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. THE PLOT IS FULLY OCCUPIED BY ME AND THERE ARE NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

NAME OF THE APPLICANT / OWNER
 MR. KAILASH CHAND AGARWAL DIRECTOR OF ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED
 CONSTITUTED ATTORNEY OF SMT. RUPA MITRA & SUBHASH GHOSH.

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 ADJOINING ROADS CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME THAT IT IS A BUILDABLE SITE & NOT A FLEED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE SITE WILL BE SUPERVISED BY ME.

NAME OF ARCHITECT
 AR. MILHA GHOSH
 Registered Architect
 Reg. No. CA / 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 - 700 016 (THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS).

NAME OF STRUCTURAL ENGINEER
 MR. BIBEK BIKASH MULLICK
 STRUCTURAL ENGINEER [ESE / 1 / 75]

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-
 UNDERSTAND HAS 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
 MR. SANTOSH KUMAR CHAKRABORTY
 (G-1.1 / 16)

PROJECT :-
PROPOSED G + FOUR STORED RESIDENTIAL BUILDING (HEIGHT 15.450 M) AT PREMISES NO. 63K, SELIMPUR LANE, P.S. - GARFA, KOLKATA 700 031, WARD NO. 092, UNDER BOROUGH X [K.M.C.] U/S 393A OF AS PER K.M.C. ACT 1980 & K.M.C. B/R 2009

TITLE :-
GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN & EXISTING PLAN

DRAWING SHEET NO.
DEALT : D.SAHA
DATE : 10.08.2024
 ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)
 Architectural Consultants : **COLLAGE ARCHITECTS**
 1486, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN, DE BLOCK), KOLKATA 700 107, INDIA
 PHONE NO. [033] 4602 6909. 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. : 2024100146
DATED - 25-SEP-2024
VALID UPTO - 25-SEP-2029

SPACE FOR DIGITAL SIGNATURE

ASSISTANT ENGINEER (CIVIL) / Bldg. BOROUGH - X [K.M.C.]

EXECUTIVE ENGINEER (CIVIL) / Bldg. BOROUGH - X [K.M.C.]