



ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 04 K. - 10 Ch. - 17 SQ.FT. i.e. 3347 SQ.FT. i.e. 310.944 SQ.M.
[AS PER DEED]
AREA OF THE LAND : 04 K. - 01 Ch. - 29 SQ.FT. i.e. 2954 SQ.FT. i.e. 274.461 SQ.M.
[AS PER PHYSICAL MEASUREMENT & ASSESSMENT BOOK COPY]
PERMISSIBLE F.A.R. : 2.250
EXISTING ACCESS : 40' - 0" i.e. 12.192 METER WIDE RAJ SEKHAR BOSE SARANI.
[K.M.C. BLACK TOP ROAD]
PERMISSIBLE TOTAL BUILT UP AREA : 617.537 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 60.00 METER
PERMISSIBLE GROUND COVERAGE : 57.518 % i.e. 157.864 SQ.M.
PERMISSIBLE F.A.R. : 2.25

PROPOSED GROUND FLOOR BUILT UP AREA : 132.606 SQ.M.
PROPOSED TYPICAL [1st, 2nd, 3rd & 4th] FLOOR BUILT UP AREA : 130.251 SQ.M.
PROPOSED TOTAL BUILT UP AREA : 132.606 + [4 X 130.251] = 653.610 SQ.M.
CAR PARKING REQUIRED : 04 [FOUR] NOS.
CAR PARKING PROVIDED : 05 [FIVE] NOS. i.e. 103.439 SQ.M.
ADVANTAGE TAKEN 100.00 SQ.M.
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]
PROPOSED GROUND COVERAGE : 48.315 % i.e. 132.606 SQ.M.
PROPOSED F.A.R. : 1.709

- GROUND COVERAGE :: 48.315 % i.e. 132.606 SQ.M.
- F.A.R. CONSUMED : 1.709
- TOTAL COVERED AREA : 653.610 SQ.M.
- NO. OF CAR PARKING : REQUIRED : 04 (FOUR) PROVIDED : 05 (FIVE)
- TOTAL FLOOR AREA : 569.050 SQ.M. [EXCLUDING EXEMPTED AREA FOR F.A.R. i.e. 84.560 SQ.M.]
- STAIR COVERED AREA : 17.944 SQ.M.
- O.H.W. TANK AREA : 8.662 SQ.M.
- LIFT MACHINE ROOM AREA : 6.480 SQ.M.
- ROOF TOILET AREA : 2.975 SQ.M.
- TREE COVER AREA : 10.717 SQ.M. (1658%)

1. ASSESSEE NO. : 11 - 072 - 34 - 0047 - 8

- DETAIL OF REGISTERED DEED :- BOOK NO. : I , VOLUME NO. 169 - 176 PAGES NO. 164 TO 176 BEING NO. 3983 DATED : 13.05.1981
- DETAIL OF REGISTERED DEED :- BOOK NO. : I , VOLUME NO. 217 PAGES NO. 124 TO 140 BEING NO. 3984 DATED : 13.05.1981
- DETAIL OF REGISTERED DEED :- BOOK NO. : I , VOLUME NO. 138 PAGES NO. 219 TO 234 BEING NO. 3985 DATED : 13.05.1981
- DETAIL OF REGISTERED DEED :- BOOK NO. : I , VOLUME NO. 136 PAGES NO. 176 TO 189 BEING NO. 3986 DATED : 13.05.1981

- DETAIL OF REGISTERED DEED :- BOOK NO. : I , VOLUME NO. 1605 - 2020 PAGES NO. 26186 TO 26233 BEING NO. 160500539 DATED : 12.02.2020 PLACE : A.D.S.R. ALIPORE
- DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO. I, VOLUME NO. 1605-2021 PAGES NO. 106556 TO 106577 BEING NO. 160502559 DATE - 05.10.2021 PLACE : A.D.S.R. ALIPORE
- DETAILS OF REGISTER NON EVICTION OF TENANTS:- BOOK NO. IV, VOLUME NO.1605-2021 PAGE NO. 6564 TO 6583 BEING NO.160500307 DATED - 05.10.2021 REGD. AT A.D.S.R. - ALIPORE
90. LAND AREA : 274.461 SQ.M.
10. NO. OF STORIES : GROUND + FOUR

1. PROPOSED AREA :					Exempted Area		
Type	Floor	Floor area	Lift Well	Stair Well	Gross Floor Area	Stair Area	Net Floor Area
1	Ground floor	132.606 SQ.M.	-	-	132.606 SQ.M.	14.250 SQ.M.	115.694 SQ.M.
2	1st Floor	132.606 SQ.M.	1.980 SQ.M.	0.375 SQ.M.	130.251 SQ.M.	14.250 SQ.M.	113.339 SQ.M.
3	2nd Floor	132.606 SQ.M.	1.980 SQ.M.	0.375 SQ.M.	130.251 SQ.M.	14.250 SQ.M.	113.339 SQ.M.
4	3rd Floor	132.606 SQ.M.	1.980 SQ.M.	0.375 SQ.M.	130.251 SQ.M.	14.250 SQ.M.	113.339 SQ.M.
5	4th Floor	132.606 SQ.M.	1.980 SQ.M.	0.375 SQ.M.	130.251 SQ.M.	14.250 SQ.M.	113.339 SQ.M.
Total		663.030 SQ.M.	7.920 SQ.M.	1.500 SQ.M.	653.610 SQ.M.	71.250 SQ.M.	569.050 SQ.M.

2. PARKING CALCULATION

Type	Tenament size	Service Area	Tenament Area	Tenament No	Required Parking	Provided Parking
A	110.789 SQ.M.	26.754 SQ.M.	137.543 SQ.M.	04 NOS.	04 NOS.	04 NOS.
					Total Required Parking = 04 NOS.	

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (S.O.M.) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, CUPBOARDS, LOFT & ROOF W.C)									
BLOCK	NET FLOOR AREA (SQ.M)	STAIR LOBBY (SQ.M)	LIFT LOBBY (SQ.M)	LMR AREA (SQ.M)	S. R. R. AREA (SQ.M)	CUPBOARD AREA (SQ.M)	LOFT AREA (SQ.M)	ROOF W.C. AREA (SQ.M)	TOTAL AREA (SQ.M)
A	569.050 SQ.M.	71.250 SQ.M.	13.310 SQ.M.	6.480 SQ.M.	17.943 SQ.M.	7.808 SQ.M.	7.540 SQ.M.	2.975 SQ.M.	696.356 SQ.M.

BLOCK	USE GROUP	FLOOR AREA
A	RESIDENTIAL	653.610 SQ.M.

OWNERS DECLARATION:-
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & ESE DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF LBS&ESE BEFORE STARTING OF BUILDING FOUNDATION.

NAME OF THE OWNER / AUTHORITY.

- MR. JAY S. KAMDAR, DESIGNATED DIRECTOR OF M / S. SUNRAY DEVCON PRIVATE LIMITED.
- MRS. RITA KIRTI MEHTA ALIAS RITA MEHTA.
- MR. HEMAL KUMAR DOSHI.

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 ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

NAME OF ARCHITECT

- MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. CA / 2007 / 39855

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE 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.

Mr. SANTANU DUTTA,

[E.S.E. - 1/288 - K.M.C.]

NAME OF STRUCTURAL ENGINEER

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 THE GEO - TECHNICAL ENGINEER

MR. SANTANU DUTTA
GEO - TECHNICAL CONSULTANT [GT / II / 069 - K. M. C.]

PROJECT :

**PROPOSED GROUND + FOUR STORIED [HEIGHT 15.450 METER]
RESIDENTIAL BUILDING AT PREMISES NO. 79 / 1, RAJ SEKHAR BOSE
SARANI, [PREVIOUSLY / FORMERLY KNOW AS BAKUL BAGAN ROAD] ,
P. S. BHOWANIPORE, WARD NO. 072, KOLKATA 700 025
UNDERBOROUGH VIII [K. M. C.] AS PER U / S 393 A [E.O.D.B] OF THE K.
M. C. ACT 1980, & THE K. M. C. BUILDING RULES 2009 [AMENDED]**

TITLE :

FLOOR PLANS, ELEVATION, &, SECTIONS

DRAWING SHEET NO.

DEALT : A.DAS

SCALE 1 : 100

DATE : 18.05.2024

(UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants :

archisn work

ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
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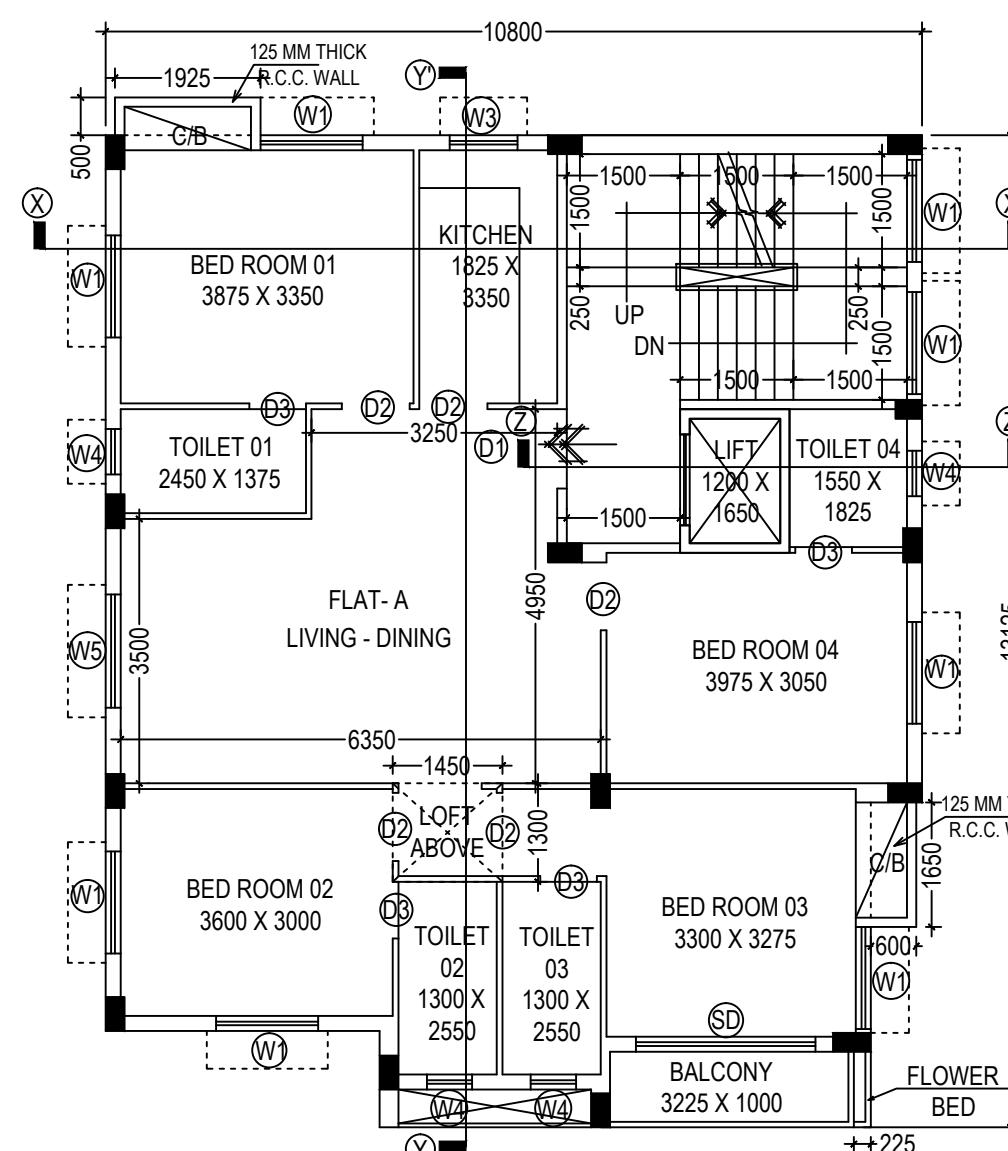
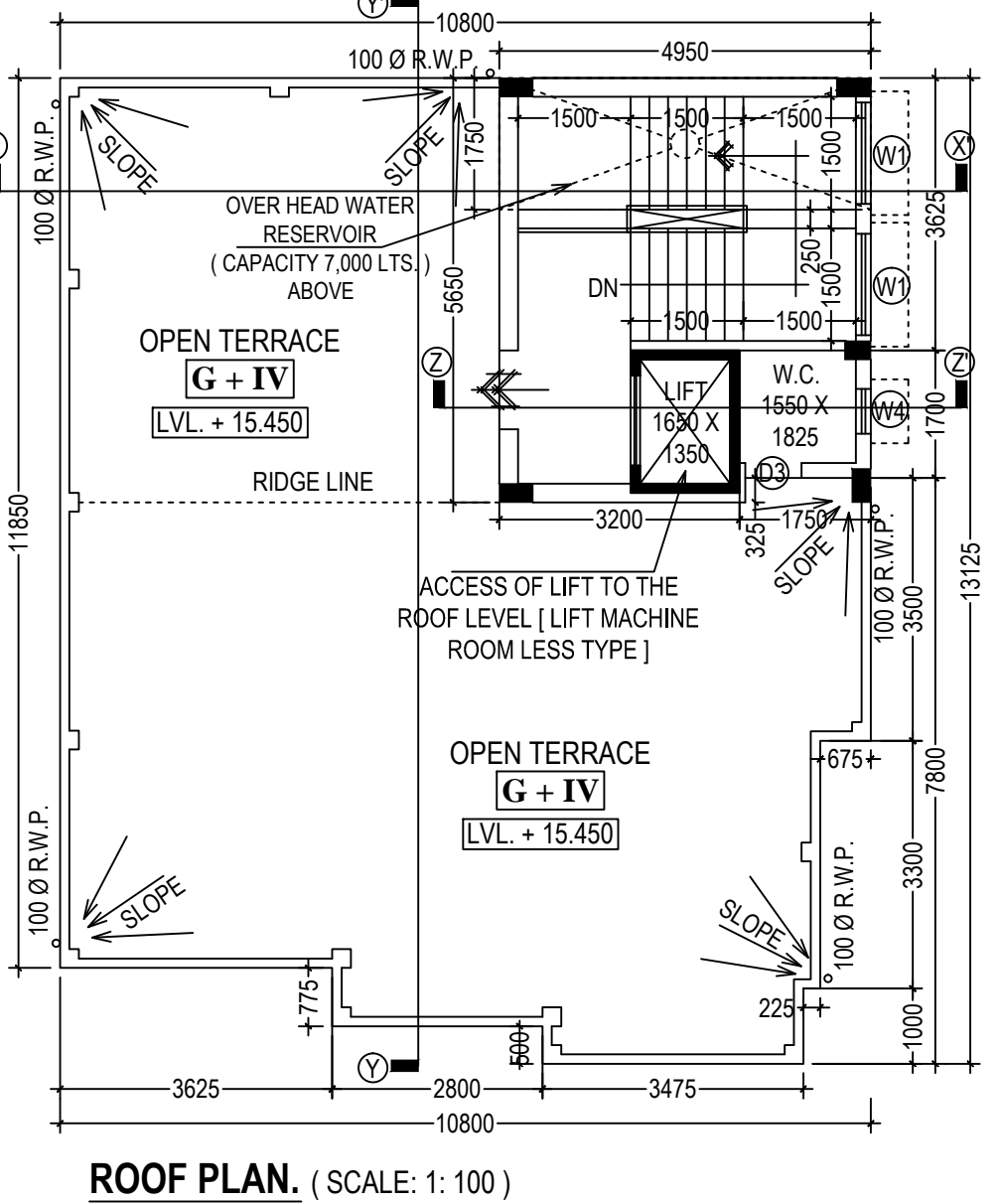
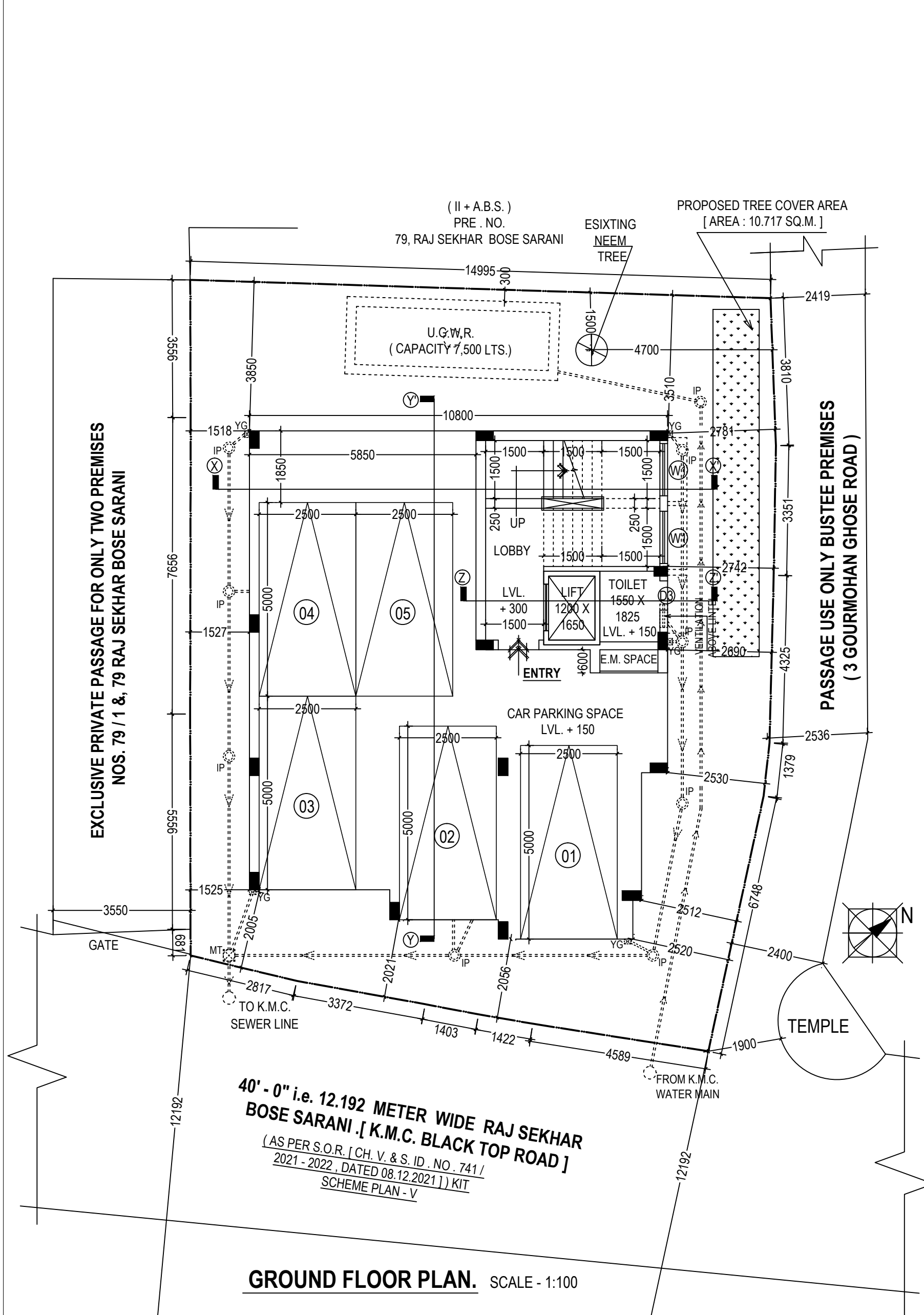
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B.P NO - 2024080061 DATE - 12-09-2024 VALID UPTO - 11-09-2029

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E. (CIVIL) / BR - VIII

DIGITAL SIGNATURE OF E. E. (CIVIL) / BR - VIII



Floor	Loft	Cupboard	Ledge / Tend
Ground floor	NA	NA	NA
1st floor	1.885 SQ.M.	1.952 SQ.M.	NA
2nd floor	1.885 SQ.M.	1.952 SQ.M.	NA
3rd floor	1.885 SQ.M.	1.952 SQ.M.	NA
4th floor	1.885 SQ.M.	1.952 SQ.M.	NA
Total	7.540 SQ.M.	7.808 SQ.M.	NA

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.00 METER		
REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL		
CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
LATITUDE	LONGITUDE	
A	22°52'80" N	88°35'03" E
		5.000 M
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 TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.		
NAME OF THE OWNER / AUTHORITY. (i) MR. JAY S. KAMDAR, DESIGNATED DIRECTOR OF M / S. SUNRAY DEVCON PRIVATE LIMITED. (ii) MRS. RITA KIRTI MEHTA ALIAS RITA MEHTA. (iii) MR. HEMAL KUMAR DOSHI.		
		NAME OF ARCHITECT MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855.

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	UNTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	-----	2100	1050 X 2100
D3	SOLID FLUSH	-----	2100	900 X 2100
D2	SOLID FLUSH	-----	2100	750 X 2100
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1500 X 1350
W3	GLAZED	1100	2100	1000 X 1000
W4	GLAZED	1350	2100	600 X 750

SPECIFICATION OF CONSTRUCTION :-

- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
- 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 (M - 15)
- R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
- CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4.
- D.P.C. SHALL BE 50MM. THICK IN 1 : 2 ; 32 G. TONE WITH WATER PROOFING ADMIXTURE
- 75 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
- 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- 9 " - 150 LVL. TO THE FINISHED GROUND FLOOR LVL.
- TREAD WIDTH 250 EACH & RISER HEIGHT IS 160.055 EACH
- FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2825 MM.

MATERIALS :-
STEEL SHALL BE CONFIRMED WITH IS 1786
GRADE OF CONCRETE - M 25 (C - 35) ; 1 : 2) & GRADE OF STEEL - Fe500
CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
STONE CHIPS - 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

