



PART - A					
1. ASSESSEE NO :- 31 - 105 - 29 - 0012 - 1.					
2. NAME OF OWNER'S : (I) SUJIT KUMAR ROY, (II) SAIKAT BANERJEE, (III) SUVANKAR ROY, (IV) PRADIP ROY					
3. NAME OF THE APPLICANT : SRI. SHAMBHU KUNDU PROPRIETOR OF M/S. LOKENATH CONSTRUCTION AS CONSTITUTED ATTORNEY OF (I) SUJIT KUMAR ROY, (II) SAIKAT BANERJEE, (III) SUVANKAR ROY, (IV) PRADIP ROY					
4. DETAILS OF REGISTERED DEED OF AMALGAMATION :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	417874 - 417911	160315980	19.09.2024	D.S.R. - III 24-PARGANAS (S)
5. DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	417755 - 417775	160315985	19.09.2024	D.S.R - III 24-PARGANAS (S)
6. DETAILS OF REGISTERED BOUNDARY DECLARATION:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	476029 - 476039	160318738	13.11.2024	D.S.R - III 24-PARGANAS (S)
* K.M.C MUTATION CASE NO : M / 105 / 05 - OCT - 24 / 1325, DATED - 05.10.2024					
ABSTRACT AREA STATEMENT :-					
AREA OF LAND : 03 K. - 00 CH. - 00 SQ.Ft. i.e. 200.669 SQ.M. i.e. 2160 SQ.Ft. [AS PER DEED]					
AREA OF LAND : 02 K. - 15 CH. - 44 SQ.Ft. i.e. 200.576 SQ.M. i.e. 2159 SQ.Ft. [AS PER PHYSICAL MEASUREMENT]					
ROAD WIDTH : 5.486 MT. (MINIMUM) WIDE K.M.C. BLACK TOP ROAD					
PERMISSIBLE F.A.R. : 1.750					
PERMISSIBLE TOTAL BUILT UP AREA : 351.008 SQ.M.					
PERMISSIBLE BUILDING HEIGHT : 12.500 METER [G + THREE STORIED]					
PERMISSIBLE GROUND COVERAGE : 59.981 % i.e. 120.307 SQ.M.					
PROPOSED GROUND COVERAGE : 54.747 % i.e. 109.809 SQ.M.					
PROPOSED TOTAL BUILT UP AREA : 424.330 SQ.M.					
PROPOSED BUILDING HEIGHT : 12.450 METER [G + THREE STORIED]					
REQUIRED CAR PARKING : 01 (ONE) NOS.					
PROVIDED CAR PARKING : 03 (THREE) NOS.					
PERMISSIBLE AREA FOR PARKING : 25 SQ.M.					
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 73.674 SQ.M.					
PROPOSED F.A.R. : (374.666 - 25.000) / 200.576 = 1.743 < 1.750					
SHOP BUILT UP AREA : 14.150 SQ.M.					
STAIR COVERED AREA : 14.418 SQ.M.					
LIFT MACHINE ROOM AREA : 7.901 SQ.M.					
LIFT MACHINE ROOM STAIR AREA : 4.325 SQ.M.					
CUPBOARD AREA : 9.150 SQ.M.					
LOFT AREA : 3.144 SQ.M.					
ROOF TANK AREA : 4.380 SQ.M.					
TERRACE AREA : 103.824 SQ.M.					
ADDITIONAL AREA : 14.418 + 7.901 + 4.325 + 9.150 + 3.144 = 38.938 SQ.M.					
TOTAL OTHERS AREA : (424.330 + 38.938)= 463.268 SQ.M.					
TOTAL COMMON AREA : 64.978 SQ.M.					
PERMISSIBLE TREE COVER AREA : 2.323 SQ.M. i.e. 1.158 %					
PROPOSED TREE COVER AREA : 2.408 SQ.M. i.e. 1.201 %					
CUP BOARD & LOFT AREA :-					
FLOOR MARK		LOFT		CUP BOARD	
FIRST FLOOR		1.048 SQ.M.		3.050 SQ.M.	
SECOND FLOOR		1.048 SQ.M.		3.050 SQ.M.	
THIRD FLOOR		1.048 SQ.M.		3.050 SQ.M.	
TOTAL		3.144 SQ.M.		9.150 SQ.M.	
DOOR & WINDOW SCHEDULE :-					
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE	
D1	SOLID FLUSH	-----	2100	1050 X 2100	
D2	SOLID FLUSH	-----	2100	900 X 2100	
D3	SOLID FLUSH	-----	2100	750 X 2100	
W1	GLAZED	750	2100	1350 X 1350	
W2	GLAZED	750	2100	1000 X 1350	
W2	GLAZED	1000	2100	1200 X 1350	
W3	GLAZED	1100	2100	1000 X 1000	
W4	GLAZED	1350	2100	600 X 750	
W5	GLAZED	900	2100	750 X 1350	
R.S.	ROLLING SHUTTER	-----	2600	AS PER DWG.	
SPECIFICATION OF CONSTRUCTION :-					
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6					
2. 125 & 75 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 - 25) R.C.C. 1 : 1 : 2 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.					
4. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.					
5. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE					
6. 25 MM. THK. L.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP					
7. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION					
8. TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 EACH					
9. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.					
10.THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.					
11. DEPTH OF UNDER GROUND WATER RESERVOIR & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.					
MATERIALS :-					
STEEL MUST CONFIRMED WITH IS 1786					
GRADE OF CONCRETE : M 25 & 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					
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		
	LATITUDE	LONGITUDE			
	1.	22.509401	88.386299	5.5	
	2.	22.509308	88.386336	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 KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.					
NAME OF THE APPLICANT / OWNER					
SRI. SHAMBHU KUNDU PROPRIETOR OF					
M/S. LOKENATH CONSTRUCTION AS					
CONSTITUTED ATTORNEY OF					
(I) SUJIT KUMAR ROY, (II) SAIKAT BANERJEE,					
(III) SUVANKAR ROY, (IV) PRADIP ROY.					
NAME OF THE ARCHITECT					
Ar. MILIA GHOSH					
Registered Architect					
Reg. No. C.A/2016/75359.					

1. PROPOSED AREA :-					
Floor Mkd.	Floor area	Lift Well	Stair Well	Gross Area	Stair Area
Ground Floor	109.809 SQ.M.	---	---	109.809 SQ.M.	---
1st Floor	109.193 SQ.M.	1.813 SQ.M.	0.750 SQ.M.	106.630 SQ.M.	10.290 SQ.M.
2nd Floor	109.193 SQ.M.	1.813 SQ.M.	0.750 SQ.M.	106.630 SQ.M.	10.290 SQ.M.
3rd Floor	103.824 SQ.M.	1.813 SQ.M.	0.750 SQ.M.	101.261 SQ.M.	10.290 SQ.M.
Total	432.019 SQ.M.	5.439 SQ.M.	2.250 SQ.M.	424.330 SQ.M.	41.160 SQ.M.
2. PARKING CALCULATION :-					
Flat	Tenement	Share of Service	Tenement	Tenement	Required Parking
Marked size (SQ.M.)	(SQ.M.)	(SQ.M.)	Area (SQ.M.)	No	Size
FLAT-A	45.682	10.932	56.614	02 NOS.	50 < 75 SQ.M.
FLAT-B	46.617	11.156	57.773	02 NOS.	50 < 75 SQ.M.
FLAT-A	42.557	10.184	52.741	01 NO.	50 < 75 SQ.M.
FLAT-B	44.373	10.619	54.992	01 NO.	50 < 75 SQ.M.
SHOP CARPET AREA : 11.436 SQ.M.					
TOTAL REQUIRED PARKING					
OWNERS DECLARATION :-					
I / WE DO HERE BY 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 & 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.					
THE EXISTING BUILDING IS FULLY OCCUPIED BY ME AND THERE IS NO TENANT.					
NAME OF THE APPLICANT / OWNER SRI. SHAMBHU KUNDU PROPRIETOR OF M/S. LOKENATH CONSTRUCTION AS CONSTITUTED ATTORNEY OF (I) SUJIT KUMAR ROY, (II) SAIKAT BANERJEE, (III) SUVANKAR ROY, (IV) PRADIP ROY					
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 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. THE PLOT IS BEYOND 500M. FROM C/L OF E.M. BYPASS.					
NAME OF THE 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 MR. KALLOL KUMAR GHOSHAL OF TECHNO SOIL, F-6B, CIT MARKET, JADAVPUR, KOLKATA - 700 032.THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.					
NAME OF STRUCTURAL ENGINEER KUNAL SINHA MAHAPATRA ESE / II / 617					
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 KALLOL KUMAR GHOSHAL G.T.E.- I / 49					
PROJECT :-					
PROPOSED GROUND + THREE STORIED (12.450 M.HEIGHT) RESIDENTIAL BUILDING AT PREMISES NO. 12, SUCHETA NAGAR-3 , WARD NO. 105, P.S.- GARFA, UNDER DAG NO.-3424, KHATIAN NO.-774,J.L. NO.-13, MOUZA-KASBA, KOLKATA 700 078, UNDER BOROUGH XII [K. M. C.]					
U / S 393A OF K.M.C. ACT. 1980 & COMPLYING K.M.C. BLDG. RULE 2009. READ WITH CIRCULAR NO. 07 OF 2019-2020 AS PER RESOLUTION OF MIC VIDE ITEM NO. MOA - 90.11, DATED : 23 / 10 / 2019.					
TITLE :-					
PLANS, ELEVATION, SECTIONS,					
PLAN CASE NO. : DRAWING SHEET NO. DEALT : D.SAHA DATE : 07.03.2025					
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 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.					
B.P. NO. - 2025120014 DATED - 12-APR-25 VALID UPTO - 11-APR-30					
SPACE FOR DIGITAL SIGNATURE					
N.A.					
DIGITAL SIGNATURE OF A.E.(C)Bldg., BR. - XII					
DIGITAL SIGNATURE OF E.E.(C)Bldg., BR. - XII					