

SPECIFICATION		
1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED.		
2. ALL EXTERNAL BRICK WALLS ARE 250/200 MM THICK AND INTERNAL 125/100 MM THICK UNLESS IT IS MENTIONED.		
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:6 & 1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONSIST OF WATER PROOFING.		
4. ALL EXTERNAL WALLS PER 1000 SQ.M ARE 10 MM REINFORCEMENT AS PER IS 1348.		
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:1.5:3.		
6. ALL REINFORCEMENT ARE AS PER IS 4467-1984.		
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.		

1. ASSESSEE NO = 21030700370

2. DETAILS OF REGISTERED DEED (DEED OF SALE)

BOOK NO. - I VOLUME NO. - 1 PAGES FROM 74 TO 83 BEING NO. - 1629 OFFICE - D.S.R.V. SUB REGISTER, ALIPORE, 24 - PARGANAS, DATED - YEAR 1982.

3. DETAILS OF REGISTERED DEED (DEED OF GIFT)

BOOK NO. - I VOLUME NO. - 388 PAGES FROM 189 TO 197 BEING NO. - 956 OFFICE - D.S.R.V. SUB REGISTER, ALIPORE, 24 - PARGANAS, DATED - YEAR 2003.

4. DETAILS OF REGISTERED DEED (DEED OF GIFT)

BOOK NO. - I VOLUME NO. - 1604-2024 PAGES FROM 34290 TO 34308 BEING NO. - 1604-2024 OFFICE - D.S.R.V. SOUTH 24-PARGANAS, DATED - 26-12-2024.

5. DETAILS OF REGISTERED POWER OF ATTORNEY

BOOK NO. - I VOLUME NO. - 1604-2024 PAGES FROM 34785 TO 37858 BEING NO. - 1604-2024 OFFICE - D.S.R.V. SOUTH 24-PARGANAS, DATED - 09-12-2024.

6. DETAILS OF REGISTERED POWER OF ATTORNEY

BOOK NO. - I VOLUME NO. - 1604-2024 PAGES FROM 34785 TO 37858 BEING NO. - 1604-2024 OFFICE - D.S.R.V. SOUTH 24-PARGANAS, DATED - 09-12-2024.

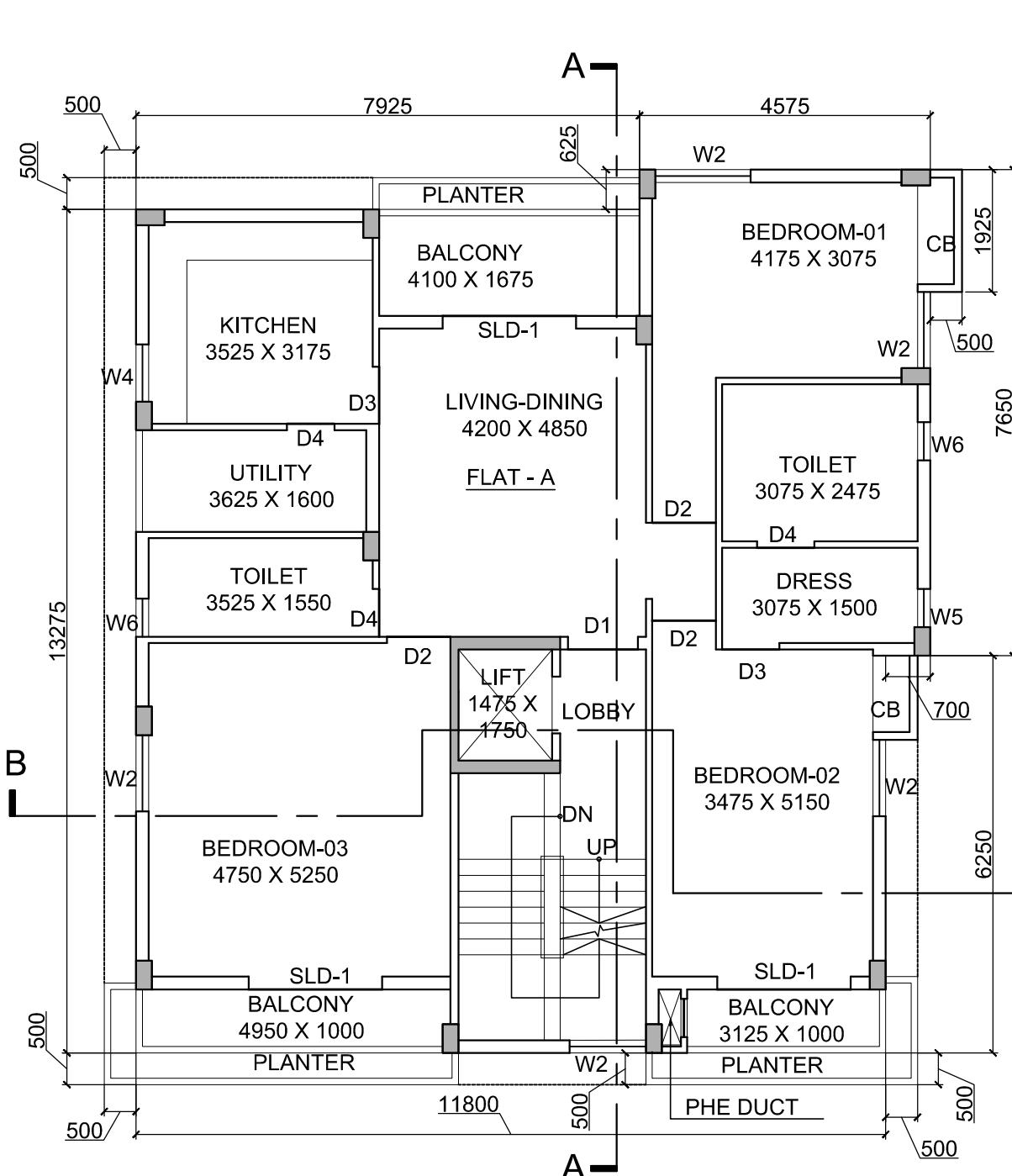
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.

ELEVATION (WEST SIDE)

SCALE - 1:100

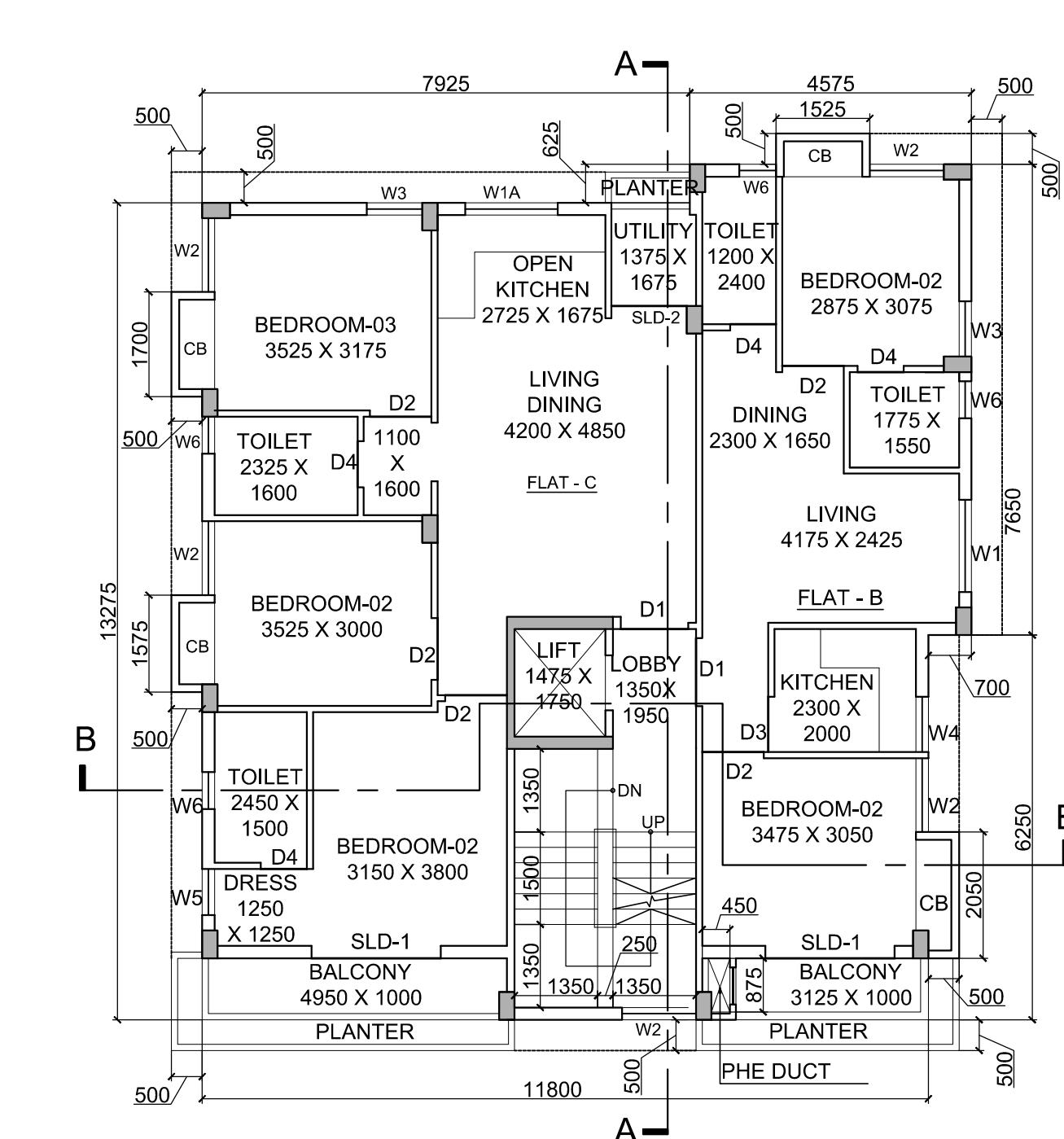
SECTION BB

SCALE - 1:100



PROPOSED 1ST FLOOR PLAN

SCALE - 1:100

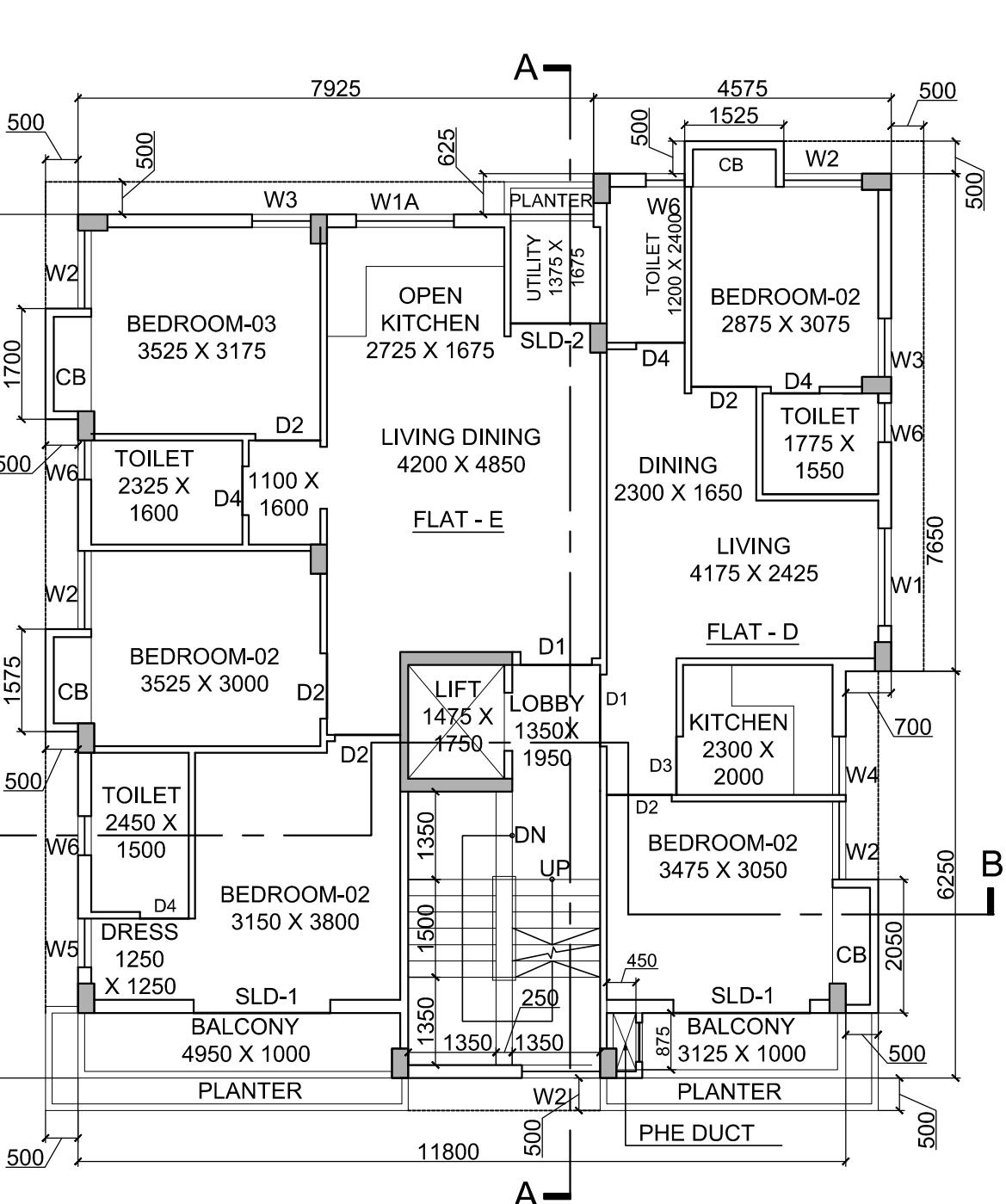


PROPOSED 2ND FLOOR PLAN

SCALE - 1:100

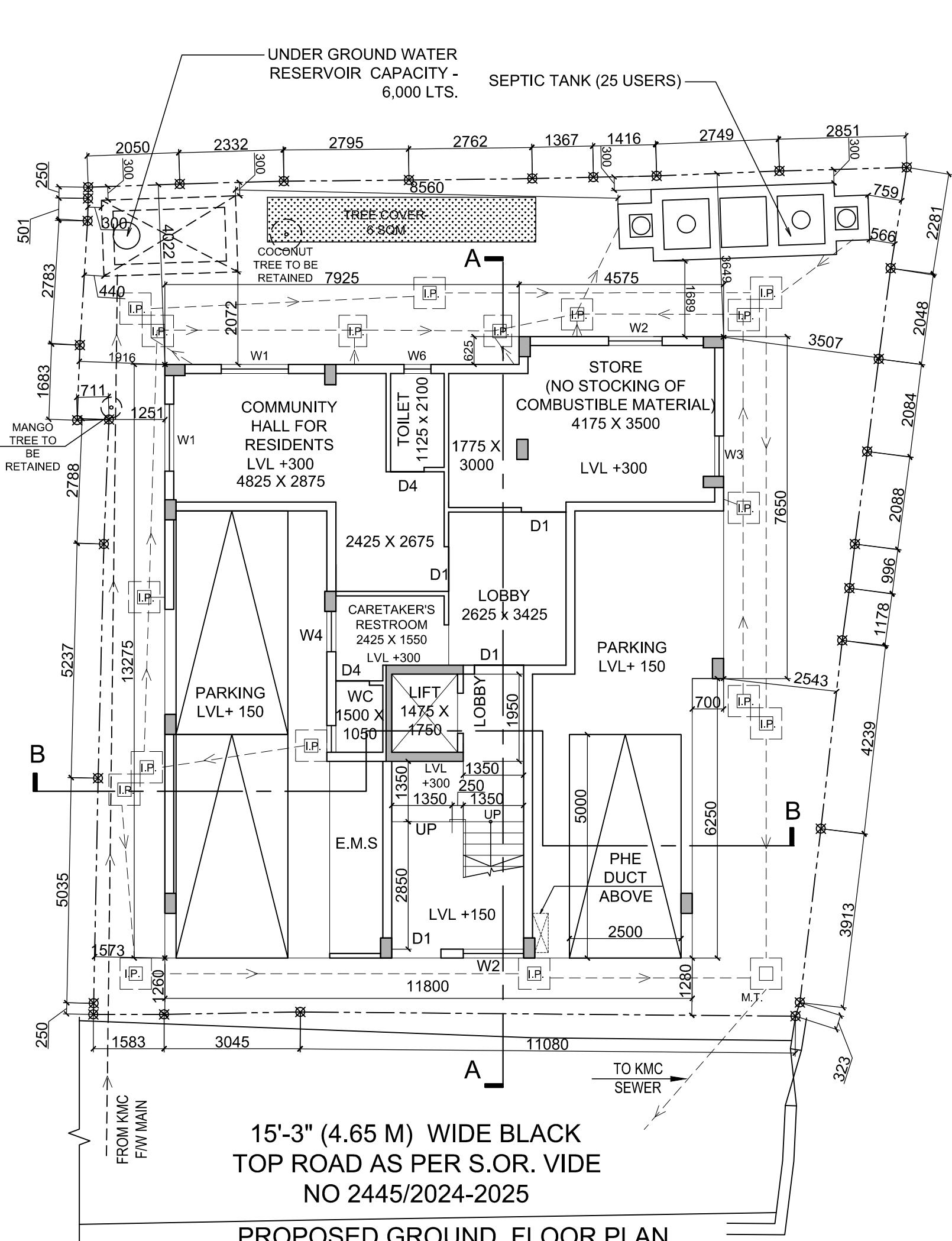
SECTION AA

SCALE - 1:100



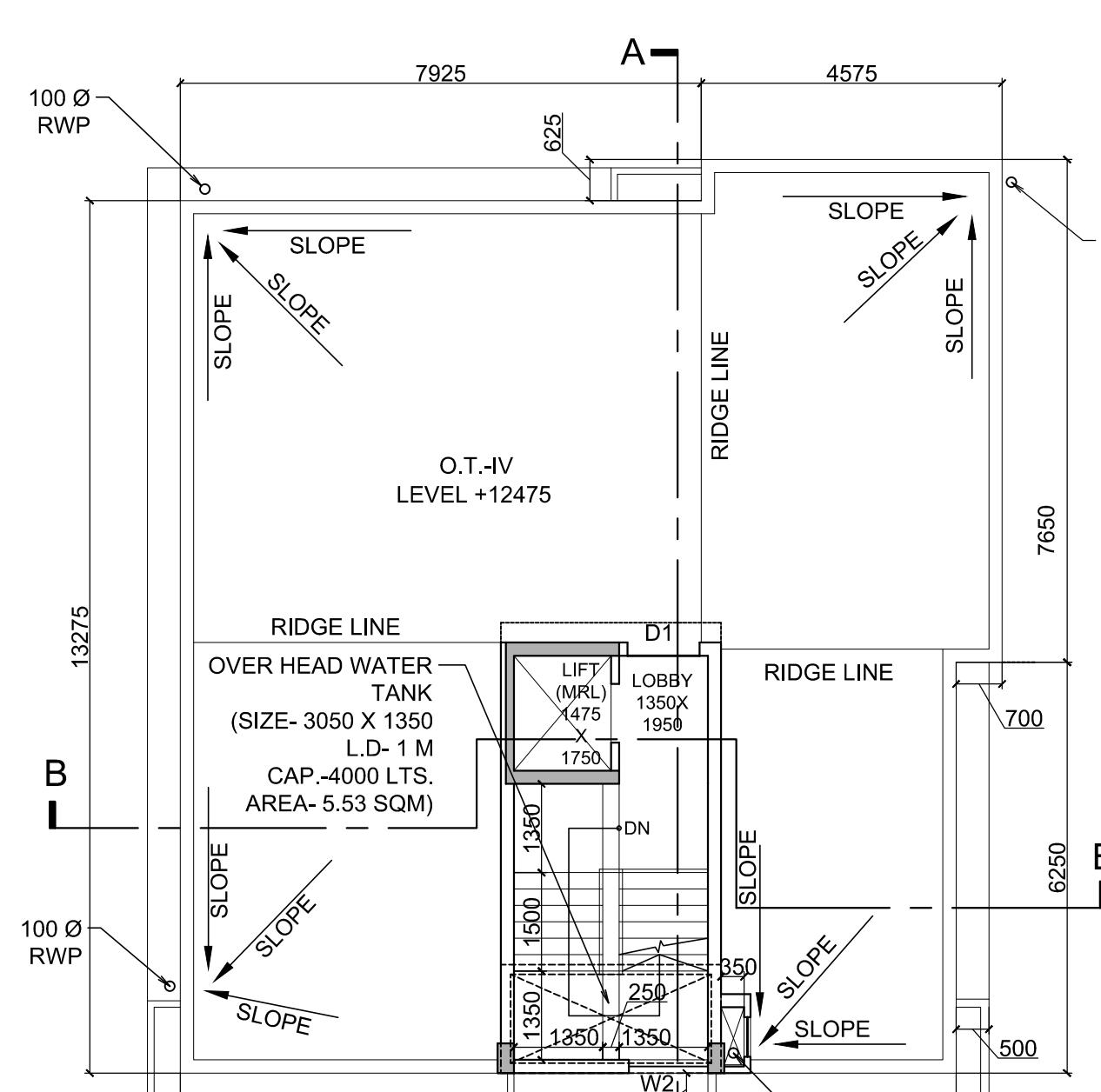
PROPOSED 3RD FLOOR PLAN

SCALE - 1:100



PROPOSED GROUND FLOOR PLAN

SCALE - 1:100



PROPOSED ROOF PLAN

SCALE - 1:100

AREA STATEMENT

1. Area of land - As per Title of Deed and Assessment Book	= 4 K - 9 CH - 20 SQ.FT.	= 307.042 SQ.M.
And Boundary declaration	= 4 K - 11 CH - 22 SQ.FT.	= 315.391 SQ.M
2. Permissible F.A.R	= 1.750 (Road width between 3.5 M to 7 M)	
Proposed F.A.R	= 1.667	
3. Permissible Ground Coverage	= 53.57 %	= 164.482 Sqm (Calculated by Direct Method of Interpolation)
Proposed Ground Coverage	= 164.424 Sqm	= 53.55%
4. Permissible Tree Cover	= 1.69 %	= 6 Sqm
Proposed Tree Cover	= 1.9 %	= 6 Sqm

S.N.	Floors	Floor area	Cut-outs	Area for fees	Total Exempted Area in sqm.
i)	Ground Floor	164.424 sq.m.	Lift well / Stair well	Gross Floor Area in sqm.	Staircase Lift lobby Net Floor Area in sqm.
ii)	1st. Floor	3.246 sq.m.	-	164.424 sq.m.	12.01 sq.m. 2.63 sq.m. 149.784 sq.m.
iii)	2nd. Floor	3.246 sq.m.	-	161.178 sq.m.	12.01 sq.m. 2.63 sq.m. 146.538 sq.m.
iv)	3rd. Floor	3.246 sq.m.	-	161.178 sq.m.	12.01 sq.m. 2.63 sq.m. 146.538 sq.m.
	TOTAL	657.696 sq.m.	9.738 sq.m. 647.958 sq.m.	48.04 sq.m.	10.52 sq.m. 589.398 sq.m.

TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL : Total Common Area = @ 16.745 x 3 x 69.885 = 120.2685 sqm.

Total Tenement Size = 432.15 sqm.

FLOOR	TENEMENT	AREA OF COMMON SPACE (sqm.)	TENEMENT AREA (sqm.)	NO. OF TENEMENT	REQUIRED CAR PARKING WITH SIZE (sqm)	PARKING
GROUND FLOOR						0
1ST FLOOR	FLAT-A 143.384	FLAT-A 40.090	FLAT-A 184.474	1	(1 PARKING FOR EACH)	1
2ND FLOOR	FLAT-C 87.446	FLAT-C 24.280	FLAT-C 111.26	1	(1 PARKING FOR EACH)	1
3RD FLOOR	FLAT-B 56.937	FLAT-B 15.090	FLAT-B 72.746	1	(1 PARKING FOR EACH 4 TENEMENTS)	0
	FLAT-E 87.446	FLAT-E 24.280	FLAT-E 111.26	1	(1 PARKING FOR EACH)	1
	FLAT-D 56.937	FLAT-D 15.090	FLAT-D 72.746	1	(1 PARKING FOR EACH 4 TENEMENTS)	0
TOTAL	433.15			5	TOTAL	3

B) No. of Covered Parking provided = 3 nos.

C) Permissible Car parking provided = 3 nos.

Ground floor = 3.5 x 69.885 = 231.58 sq.m.

D) Actual area of parking provided.

Ground floor = 1.426 sq.m.

FAR CALCULATION

FAR = (Net area - Carpark provided) / Land Area

= (589.398 - 71.426) / 307.042 = 1.687

AREA FOR FEES CALCULATION

1. Stair Head Room Area = 18.43 sq.m.

2. MRL Lift = 3.51 sq.m.

3. C.B Area = 8.48 sq.m.

4. ROFL Toilet Area = Nil

Additional Area for Fees = Stair Head Room + MRL + Cupboard

= 18.43 sq.m. + 3.51 sq.m. + 8.48 sq.m. = 30.42 sq.m.

Total Area for Fees = Total Gross Floor Area + Additional Area for Fees = (647.958 + 30.42) sqm

= 678.378 sqm

OTHER AREAS:

1. Gate Gantry Area = Nil

2. Relaxation from Authority = Nil

3. Existing Area = 321.16 Sqm

4. Over Head Water Tank = 5.53 Sqm

5. Terrace Area = 164.424 Sqm

THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF THE ARCHITECT AND IS ISSUED TO THE PARTY FOR THE SPECIFIC PURPOSE OF MUNICIPAL SANCTION AND IT SHALL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OFF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY OTHER PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

BUILDING PERMIT NO. 2025100074

DATE : 24/07/2025

VALID UP TO : 23/07/2030

ASSISTANT ENGINEER

(CIVIL)Bldg/BR-X

EXECUTIVE ENGINEER

(CIVIL)Bldg/BR-X

NOTE:
1. ALL SORTS OF PRECAUTIONARY MEASUREMENTS WILL BE TAKEN AT THE TIME OF DEMOLISHING EXISTING BUILDING AND CONSTRUCTION OF THE PROPOSED BUILDING.
2. THE DEPTH OF SEPTIC TANK AND U.G.W.R. WILL NOT EXCEED THE DEPTH OF THE NEIGHBORING CONSTRUCTION OF THE PROPOSED BUILDING.
3. TOP SLAB, SEPTIC TANK AND U.G.W.R. IS 150mm THK R.C.C. SLAB TO BEAR WHEEL LOAD, FINISHED AT DRIVEWAY LEVEL. ALL SURFACE STRENGTH NOT LESS THAN 45M. LOADING CAPACITY.

CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL)
REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL
LATITUDE LONGITUDE SITE ELEVATION (AMSL)
A 22°29'49.5"N 88°22'03.0"E 9 M
CALCULATION AS PER OFFICE CIRCULAR NO. 13 OF 2022-23 DTD. 07/12/2022-
(PERMISSIBLE TOP LEVEL AS PER CIRC. NO. 16) - 65 M
(HEIGHT OF THE TOP OF THE ROOF STRUCTURE WHICH INCLUDE SHR, LMR, ANTENNA ETC) = 4.8 M
PERMISSIBLE HEIGHT OF THE BUILDING (65 M + 9.42 M) = 51.2 M

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECTS AND IF AT ANY STAGE IT IS FOUND OTHERWISE THEN IT SHALL BE TAKEN AS A FAULT AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW. THE SITE DOES NOT FALL WITHIN RED ZONE OF CZZ/MAJ.

BUJOY SINGH
BIKASH SINGH
PARTNERS OF "KRISHNA"
AND C.A. OF SUDIP BHATTACHARJEE
NAME OF THE APPLICANT

KOYEL BHATTACHARYYA
CA/2013/61409
(COUNCIL OF ARCHITECTURE)
NAME OF THE ARCHITECT