



PART - A

1. ASSESEE NO - 31-109-06-0112-3.

2. NAME OF OWNER/APPLICANTS: NITU AGARWAL

3. DETAILS OF REGISTERED DEED -

BOOK NO.	VOLUME NO.	PAGES	BEGING NO.	DATED	OFFICE
1	276	232-239	11234	30.07.1990	SOUTH 24 PARGANAS, ALPORE

4. DETAILS OF REGISTERED DEED -

BOOK NO.	VOLUME NO.	PAGES	BEGING NO.	DATED	OFFICE
1	276	218-224	11232	30.07.1990	SOUTH 24 PARGANAS, ALPORE

5. DETAILS OF REGISTERED DEED -

BOOK NO.	VOLUME NO.	PAGES	BEGING NO.	DATED	OFFICE
1	276	225-231	11233	30.07.1990	SOUTH 24 PARGANAS, ALPORE

6. DETAILS OF REGISTERED GIFT DEED -

BOOK NO.	VOLUME NO.	PAGES	BEGING NO.	DATED	OFFICE
1	CD VOLUME NO-25	620 TO 621	10232	20.11.2014	A.R.A-L KOLKATA
1	CD VOLUME NO-25	6189 TO 6191	10231	20.11.2014	A.R.A-L KOLKATA

7. DETAILS OF REGISTERED DEED -

BOOK NO.	VOLUME NO.	PAGES	BEGING NO.	DATED	OFFICE
1	1603-2023	462/59 TO 463	160316645	06.11.2023	24 PGS (SOUTH)

8. DETAILS OF REGISTERED BOUNDARY DECLARATION -

BOOK NO.	VOLUME NO.	PAGES	BEGING NO.	DATED	OFFICE
1	1630-2024	8173 TO 8175	163000335	02.02.2024	D.S.R - V 24 PGS (SOUTH)

9. DETAILS OF REGISTERED STRIP OF LAND [74] -

BOOK NO.	VOLUME NO.	PAGES	BEGING NO.	DATED	OFFICE
1	1630-2024	8183 TO 8192	163000334	02.02.2024	D.S.R - V 24 PGS (SOUTH)

ABSTRACT AREA STATEMENT

AREA OF THE LAND: 04 K. - 00 CH. - 35 SQ.FT. i.e. 4355 SQ.FT. i.e. 404.589 SQ.M. [AS PER DEED]

AREA OF THE LAND: 05 K. - 12 CH. - 08 SQ.FT. i.e. 4148 SQ.FT. i.e. 385.382 SQ.M. [AS PER REGISTERED BOUNDARY DECLARATION]

ROAD WIDTH: 6.050 METER WIDE K.M.C. BLACK TOP ROAD

STRIP OF LAND AREA: 34.346 SQ.M. i.e. 370 SQ.FT.

NET LAND AREA: 385.382 - 34.346 = 351.036 SQ.M.

PERMISSIBLE F.A.R.: 1.75

PERMISSIBLE TOTAL BUILT UP AREA: 674.419 SQ.M.

PERMISSIBLE BUILDING HEIGHT: 15.500 METRE.

[AFTER GIFTING OF STRIP OF LAND UNDER TABLE 51 OF 2.500 METRE]

PERMISSIBLE GROUND COVERAGE: 53.821% i.e. 207.416 SQ.M.

PROPOSED GROUND COVERAGE: 45.202% i.e. 174.202 SQ.M.

PROPOSED TOTAL BUILT UP AREA: 831.546 SQ.M.

PROPOSED BUILDING HEIGHT: 15.450 METRE (G+ FOUR STORED)

REQUIRED CAR PARKING: 04 (FOUR) NOS.

PROVIDED CAR PARKING: 04 (FOUR) NOS.

PERMISSIBLE AREA FOR PARKING: 300 SQ.M.

PROVIDED AREA FOR PARKING AT GROUND FLOOR: 97.471 SQ.M.

[AFTER GIFTING OF STRIP OF LAND UNDER TABLE 51 OF 2.500 METRE]

PROPOSED A.R. (1753-921-87471) 385.382 = 1.783 + 1.75

PROPOSED SHOP FLOOR AREA: 1.079 SQ.M.

PROPOSED STAIR COVERED AREA: 16.320 SQ.M.

PROPOSED LIFT MACHINE ROOM AREA: 6.678 SQ.M.

PROPOSED LIFT MACHINE ROOM STAIR AREA: 3.650 SQ.M.

PROPOSED CUPBOARD AREA: 21.156 SQ.M.

PROPOSED ROOF TANK AREA: 5.800 SQ.M.

PROPOSED COMMON AREA: 107.05 SQ.M.

ADDITIONAL AREA FOR FEES: 16.320 + 6.678 + 3.650 + 21.156 = 48.004 SQ.M.

TOTAL AREA FOR FEES: 831.546 SQ.M. + 48.004 SQ.M. = 879.55 SQ.M.

PROPOSED TERRACE AREA: 174.202 SQ.M.

REQUIRED TREE COVER AREA: 2.079% i.e. 8.012 SQ.M.

PROVIDED TREE COVER AREA: 8.057 SQ.M. i.e. 2.091%

NAME OF THE OWNER/APPLICANT: NITU AGARWAL

NAME OF THE ARCHITECT: Mrs. MITA SAHA Registered Architect Reg. No. C.A/2016/75359.

CERTIFICATE OF ARCHITECT -

I, THE ARCHITECT, HEREBY CERTIFY 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 ADJACENT 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 WITHIN 500 MTS. FROM CENTRAL LINE OF E.M. BYPASS.

CERTIFICATE OF STRUCTURAL ENGINEER -

I, THE STRUCTURAL ENGINEER, HEREBY CERTIFY THAT THE 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, PANCHASATYER, KOLKATA - 700 094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER: Mrs. MITA SAHA Structural Engineer (ESE / I / 92)

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: Mr. SANTOSH KUMAR CHAKRABORTY (G.T.I / 16)

PROJECT -

PROPOSED GROUND + FOUR STORED (15.450 M. HEIGHT) RESIDENTIAL BUILDING U / S 393A OF K.M.C. ACT, 1980 & COMPLYING K.M.C. BLDG. RULE 2009, AT PREMISES NO. 112, KALIKAPUR, WARD NO. 109, UNDER R.S. DAG NO & L.R. DAG NO - 270, R.S. KHATAN NO - 360 L.R. KHATAN NO - 877 J.L. NO. - 20, R.S. NO. - 2, TOLU NO. - 3-5 AND 12 MOUZA - KALIKAPUR, P. S. KASBA, KOLKATA 700 099, UNDER BOROUGH XII [K. M. C.]

PLANS, ELEVATION, & SECTIONS.

PLAN CASE NO.:
DRAWING SHEET NO.:
DEALT: J. CHOWDHURY
DATE: 20.04.2024
ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants: **COLLAGE ARCHITECTS**
148, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN, DF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4662 6909. EMAIL: collage.architects@gmail.com

B.P. NO. - 2024120058
DATED - 11-MAY-24
VALID UPTO - 10-MAY-29

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E.(C) BOROUGH - XII, K.M.C.
DIGITAL SIGNATURE OF E.E.(C) BOROUGH - XII, K.M.C.

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	1500 X 1350
W3	GLAZED	750	2100	1200 X 1350
W4	GLAZED	1100	2100	900 X 1000
W5	GLAZED	1350	2100	600 X 750