



1. ASSESSEE NO. : 11 - 088 - 16 - 0004 - 3
2. DETAIL OF REGISTERED DEED :-  
BOOK NO : I , VOLUME NO. 04  
PAGES 210 TO 211  
BEING NO. 2681  
FOR THE YEAR: 1908
3. DETAIL OF REGISTERED DEED :-  
BOOK NO : I , VOLUME NO. 102  
PAGES 23 TO 25  
BEING NO. 4498  
FOR THE YEAR: 1922
4. DETAIL OF REGISTERED  
BOUNDARY DECLARATION :-  
BOOK NO : I , VOLUME NO. 1630 - 2024  
PAGES 26401 TO 26414  
BEING NO. 163000963  
FOR THE DATED : 21.03.2024  
PLACE : D.S.R. V SOUTH 24 PARGANAS
5. DETAIL OF REGISTERED  
POWER OF ATTORNEY :-  
BOOK NO : I , VOLUME NO. 1903 - 2023  
PAGES 19758 TO 19787  
BEING NO. 190300381  
FOR THE DATED : 25.01.2023  
PLACE : A.R.A. III KOLKATA

PERMISSIBLE HEIGHT : 33.000 SQ.M		
REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84 LATITUDE LONGITUDE	SITE ELEVATION (AMSL )
A	22°51'03" N 88°34'34" 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 .		
MR. NIPUN RAMNIKLAL KOTHARI(U.F.) THE SOLE PROPRIETOR OF M/S. V.K. INTERNATIONAL AS WELL AS LAWFUL CONSTITUTE ATTORNEY OF (i) MRS. GOURI BANERJEE, (ii) MRS. GITA SAMADDAR, (iii) MRS. GOPA SEN, (iv)PRATIP MUKHERJEE, (v)MR.PROJAL MUKHERJEE, (vi)MR.ASHOKJYOTI MITRA MUSTAFI, (vii) MR. AMAR JYOTI MITRA MUSTAFI, (viii) MRS. SUJATA ROY, (ix) MRS. ANJANA MUKHERJEE, (x) MRS. ANJANA MUKHERJEE, (xi) MRS. PROMITA MUKHERJEE		NAME OF ARCHITECT MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855
NAME OF OWNER / AUTHORITY		

6. STAIR HEAD ROOM AREA : 15.680 SQ.M.
7. LIFT MACHINE ROOM AREA : 6.800 SQ.M.
8. O.H.W.R. AREA : 5.600 SQ.M.
9. LAND AREA : 300.817 SQ.M.
10. NO. OF STORIES : ( GROUND + THREE )
11. NO. OF TENEMENTS : 06 ( SIX ) NOS.
12. PERMISSIBLE TREE COVER AREA : 5.048 SQ.M.
13. PROVIDE TREE COVER AREA : 5.169 SQ.M.

**ABSTRACT AREA STATEMENT :**  
AREA OF LAND : 04 KATHA - 08 CH. - 00 SQ.FT. i.e. 301.003 SQ.M. i.e. 3240 SQ.FT.  
[ AS PER REGISTERED DEED OF CONVEYANCE ]  
AREA OF LAND : 04 KATHA - 07 CH. - 43 SQ.FT. i.e. 300.817 SQ.M. i.e. 3238 SQ.FT.  
[ AS PER PHYSICAL MEASUREMENT ]  
PERMISSIBLE F. A. R. : 2.250  
EXISTING ACCESS : 37' -00" i.e. 11.278 METER [ MIN ] WIDE SHAH NAGAR ROAD [ i.e. K. M. C. BLACK TOP ROAD ]  
PERMISSIBLE TOTAL BUILT UP AREA : 676.838 SQ.M.  
PERMISSIBLE BUILDING HEIGHT : 40.000 METER  
PERMISSIBLE GROUND COVERAGE : 56.639 % i.e. 170.380 SQ.M.

PROPOSED GROUND FLOOR BUILT UP AREA : 169.406 SQ.M.  
PROPOSED TYPICAL [ 1 st , 2 nd , & 3 rd ] FLOOR BUILT UP AREA : 167.262 SQ.M. EACH  
PROPOSED TOTAL BUILT UP AREA : [ 169.406 + ( 3 X 167.262 ) ] = 671.192 SQ.M.  
CAR PARKING REQUIRED : 03 [ THREE ] NOS.  
CAR PARKING PROVIDED : 04 [ FOUR ] AVAILABLE PARKING AREA 139.380 SQ.M  
BUT ADVANTAGE TAKEN 75.000 SQ.M  
PROPOSED EXEMPTED AREA : 60.884 SQ.M.  
PROPOSED BUILDING HEIGHT : 12.425 METER [ GROUND + THREE STORIED ]  
PROPOSED GROUND COVERAGE : 56.315 % i.e. 169.406 SQ.M.  
PROPOSED F. A. R. : 1.780 < 2.250

MARKED	DOOR & WINDOW SCHEDULE :-	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM	SIZE
D1	SOLID FLUSH	-----	2100	1050 X 2100	
D2	SOLID FLUSH	-----	2100	900 X 2100	
D3	SOLID FLUSH	-----	2100	750 X 2100	
D4	ROLLING SHUTTER	-----	2100	1900 X 2100	
W1	GLAZED	750	2100	1350 X 1350	
W2	GLAZED	750	2100	1200 X 1350	
W3	GLAZED	1200	2100	1000 X 900	
W4	GLAZED	1350	2100	600 X 750	
W5	GLAZED	1350	2100	1050 X 1350	
RS	GLAZED				

**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-15)  
4. R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.  
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 4 & CEILING & CHAJJA IN 1 : 4  
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE  
7. 25 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.  
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 189.40 EACH  
11. FLOOR TO SLAB HEIGHT SHALL BE 300 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.  
THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 3000 MM.

**MATERIALS :-**  
STEEL MUST CONFORMED WITH IS 1786  
GRADE OF CONCRETE :- M 20 ( C. S. ST. : 1 : 1.5 : 3 ) & 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

**OWNERS DECLARATION:-**  
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & E.S.E 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 L.B.A. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

MR. NIPUN RAMNIKLAL KOTHARI(U.F.) THE SOLE PROPRIETOR OF M/S. V.K. INTERNATIONAL AS WELL AS LAWFUL CONSTITUTE ATTORNEY OF  
(i) MRS. GOURI BANERJEE, (ii) MRS. GITA SAMADDAR,  
(iii) MRS. GOPA SEN, (iv)PRATIP MUKHERJEE, (v)MR.PROJAL MUKHERJEE,  
(vi)MR.ASHOKJYOTI MITRA MUSTAFI, (vii) MR. AMAR JYOTI MITRA MUSTAFI,  
(viii) MRS. SUJATA ROY, (ix) MRS. SUCHETA MITRA MUSTAFI, (x) MRS. ANJANA MUKHERJEE,(xi) MRS. PROMITA MUKHERJEE

NAME OF THE OWNER / S.

**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.

MR. ARUNAVA DAS,  
REGISTERED ARCHITECT,  
REG. NO. C. A. / 2007 / 39855  
NAME OF ARCHITECT

**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. - I / 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 WILL BE 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 : PLAN CASE NO.

**PROPOSED GROUND + THREE STORIED [ 12.425 METER HEIGHT ]  
RESIDENTIAL BUILDING AT PREMISES NO. 1 A, SHAHNAGAR ROAD, P. S.  
TOLLYGUNGE, WARD NO. 088, KOLKATA 700 026 UNDER BOROUGH VIII  
( E I G H T ) [ K. M. C. ] AS PER U / S 393 A 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  
DATE : 21.03.2025  
SCALE : 1 : 100 .  
[ UNLESS OTHERWISE MENTIONED ]

ALL DIMENSIONS ARE IN M. M. [ UNLESS OTHERWISE MENTIONED ]

Architectural Consultants : **archishn work**  
ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN  
02, LAKE ROAD [ BESIDE LAKE MARKET ], FIRST FLOOR, KOLKATA 700 029  
phone : ( 0 ) 62914 - 22243 . e - mail : archishn\_work@yahoo.com

BUILDING PERMIT NUMBER : 2025080001  
DATE - 03-04-2025  
VALID UP TO : 02-04-2030

DIGITAL SIGNATURE OF THE A. E. BUILDING ( VIII )  
DIGITAL SIGNATURE OF THE E. E. BUILDING ( VIII )