

**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**

1. ASSESSEE NO :- 11-072-34-0149-5

2. NAME OF OWNERS : SMT. MITRA DUTTA, MANJUSRI DUTTA.

3. NAME OF APPLICANT : SRI RAJESH KUMAR JHAJHARIA , THE CONSTITUTE ATTORNEY OF SMT. MITRA DUTTA, MANJUSRI DUTTA.

4. DETAILS OF REGISTERED DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	228	119 TO 138	03248	26.09.2005	D.S.R. - II, SOUTH 24 PARGANAS.

5. DETAILS OF POWER OF ATTORNEY :-

BOOK NO./VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	
I	1602-2024	337006 TO 337023	160209592	18.07.2024	D.S.R. - II, SOUTH 24 PARGANAS.

6. DETAILS OF REGD. BOUNDARY DECLARATION :-

BOOK NO./VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	
I	1602-2025	459428 TO 459440	160210819	28.07.2025	D.S.R. - II, SOUTH 24 PARGANAS.

7. DETAILS OF REGD. STRIP OF LAND :-

BOOK NO./VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	
I	1602-2025	591718 TO 591732	160213343	11.09.2025	D.S.R. - II, SOUTH 24 PARGANAS.

8. DETAILS OF REGD. SPLAYED CORNER :-

BOOK NO./VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	
I	1602-2025	808461 TO 808474	160216545	26.11.2025	D.S.R. - II, SOUTH 24 PARGANAS.

**SPECIFICATION OF CONSTRUCTION :-**

- 200 & 250 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 : 1 : 2 FOR ROOF SLAB, BEAM, INTERNAL CHAJJA ETC.
- CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 4
- D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
- 7.5 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
- 8 + 300 LVL TO THE FINISHED GROUND FLOOR LVL.
- TREAD WIDTH 250 EACH & RISER HEIGHT IS 152.500 EACH
- FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
- 11.THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

**MATERIALS :-**

STEEL MUST CONFORMED WITH IS 1786  
 GRADE OF CONCRETE :- M 25 (C : S : ST : 1 : 1 : 2) & GRADE OF STEEL :- Fe500  
 CEMENT :- ORDINARY PORTLAND CEMENT & 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.	22.52728	88.34941	5.5
2.	22.52720	88.34939	5.5

**1. PROPOSED AREA:**

Floor Mkd.	Floor Area	Lift Well	Stair Well	Gross Area	Stair Area	Lift Lobby	Total Exempted Area	Net Floor Area
Ground Floor	165.283 SQ.M.	-----	-----	165.283 SQ.M.	11.425 SQ.M.	2.730 SQ.M.	151.128 SQ.M.	151.128 SQ.M.
1st. Floor	172.826 SQ.M.	2.280 SQ.M.	0.500 SQ.M.	170.046 SQ.M.	11.425 SQ.M.	2.698 SQ.M.	155.923 SQ.M.	155.923 SQ.M.
2nd. Floor	172.826 SQ.M.	2.280 SQ.M.	0.500 SQ.M.	170.046 SQ.M.	11.425 SQ.M.	2.698 SQ.M.	155.923 SQ.M.	155.923 SQ.M.
3rd. Floor	172.826 SQ.M.	2.280 SQ.M.	0.500 SQ.M.	170.046 SQ.M.	11.425 SQ.M.	2.698 SQ.M.	155.923 SQ.M.	155.923 SQ.M.
4TH. Floor	172.826 SQ.M.	2.280 SQ.M.	0.500 SQ.M.	170.046 SQ.M.	11.425 SQ.M.	2.698 SQ.M.	155.923 SQ.M.	155.923 SQ.M.
<b>Total</b>	<b>856.587 SQ.M.</b>	<b>9.120 SQ.M.</b>	<b>2.000 SQ.M.</b>	<b>845.467 SQ.M.</b>	<b>57.125 SQ.M.</b>	<b>13.522 SQ.M.</b>	<b>774.820 SQ.M.</b>	<b>774.820 SQ.M.</b>

**2. PARKING CALCULATION:**

Flat Marked	Tenement size(SQ.M.)	Share of Service(SQ.M.)	Tenement Area(SQ.M.)	No. of Tenement	Required Parking Size	Parking No.
FLAT - A	83.894	13.443	97.337	04 NOS.	75 < 100 SQ.M.	02 NOS.
FLAT - B	70.018	11.220	81.238	04 NOS.	75 < 100 SQ.M.	02 NOS.
<b>SHOP BUILT UP AREA: (SHOP 01 + SHOP 02 + SHOP 03) AREA : 56.141 SQ.M.</b>						
<b>TOTAL REQUIRED CAR PARKING</b>						<b>05 NOS.</b>

**ABSTRACT AREA STATEMENT :-**

AREA OF THE LAND : 04 K. - 12 Ch. - 00 SQ.Ft. i.e 317.726 SQ.M. i.e. 3420 SQ.Ft. [ AS PER REGISTERED DEED ]

AREA OF CORNER STRIP : 0.506 SQ.M.

AREA OF STRIP OF LAND : 2.393 SQ.M.

NET LAND AREA : [ 316.261 + ( 0.506 + 2.393 ) ] = 313.362 SQ.M.

ROAD WIDTH : 15.240 METER WIDE RAJSEKHAR BOSE SARANI [ K.M.C. BLACK TOP ROAD ] AS PER S.O.R.

PERMISSIBLE F.A.R. : 2.50

PERMISSIBLE TOTAL BUILT UP AREA : 790.653 SQ.M.

PERMISSIBLE BUILDING HEIGHT : NO RESTRICTION.

PERMISSIBLE GROUND COVER : 60 % i.e. 189.757 SQ.M.

PROPOSED GROUND COVER : 54.647 % i.e. 172.826 SQ.M.

PROPOSED BUILDING HEIGHT : 15.450 METER [ G + FOUR STORED ]

REQUIRED CAR PARKING : 05 NOS.

PROVIDED CAR PARKING : 05 NOS.

ACTUAL CAR PARKING AREA : 75.026 SQ.M.

PROPOSED EXEMPTED AREA : 70.647 SQ.M.

PROPOSED COMMON AREA : 98.652 SQ.M.

**PROPOSED F.A.R. = [ NET AREA + ( CAR PARKING + E.A.S. + CARETAKER BOTH AREA ) / LAND AREA ] = 174.820 + 1.885 + 8.343 / 316.261 = 2.190 + 2.50**

PROPOSED FLOOR SHOP CARPET AREA : 48.208 SQ.M.

PROPOSED O.H.W. RESERVOIR AREA : 5.749 SQ.M.

PROPOSED STAIR COVERED AREA : 15.986 SQ.M.

PROPOSED LIFT MACHINE ROOM LESS AREA : 7.324 SQ.M.

PROPOSED CUPBOARD AREA : 23.260 SQ.M.

PROPOSED LOFT AREA : 11.432 SQ.M.

PROPOSED CARETAKER BOOTH AREA : 8.343 SQ.M.

PROPOSED ELECTRICAL METER SPACE AREA : 1.885 SQ.M.

ADDITIONAL AREA : 15.986 + 7.324 + 23.260 + 11.432 = 58.000 SQ.M.

TOTAL AREA FOR FEES : 845.467 + 58.000 = 903.467 SQ.M.

PERMISSIBLE TREE COVER AREA : 7.143 SQ.M. i.e. 2.259 %

PROPOSED TREE COVER AREA : 7.297 SQ.M. i.e. 2.299 %

PROPOSED TERRACE AREA : 172.826 SQ.M.

**DECLARATION OF OWNER :-**

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :-

- I / WE SHALL ENGAGE ARCHITECT - G.T.E & E.S. DURING CONSTRUCTION.
- I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT / G.T.E & E.S. 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 STRUCTURE .
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER TAKEN UNDER THE GUIDANCE OF ARCHITECT & E.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE EXISTING STRUCTURE OCCUPIED BY THE OWNER, THERE IS NO TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.
- DURING DEPARTMENTAL JOINT INSPECTION THE PLOT IS IDENTIFIED BY ME.
- THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES .

**CERTIFICATE OF ARCHITECT :-**

I 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 CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK (1) THE SITE IS DEMARCATED WITH BOUNDARY WALL,(2)THE SITE PLAN AND THE KEY PLAN SHOWN IN PLAN ARE AS PER SITE. (3) EXISTING STRUCTURE OCCUPIED BY THE OWNER, THERE IS NO TENANT, TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. THERE IS TENANT SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE SITE WILL BE SUPERVISED BY ME.

**NAME OF OWNERS/APPLICANTS**  
 SRI RAJESH KUMAR JHAJHARIA,  
 SRI RAJESH KUMAR JHAJHARIA  
 Constitute Attorney of  
 SMT. MITRA DUTTA, MANJUSRI DUTTA.

**NAME OF THE ARCHITECT**  
**Ar. MILIA GHOSH**  
 Registered Architect  
 Reg. No. C.A/2016/75359.

**CERTIFICATE OF THE STRUCTURAL ENGINEER :-**

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

SOIL TEST WILL BE DONE BY :- **MR. ALOK ROY**  
**OF GEOTECH ENGINEERS PRIVATE LIMITED,** HAVING ITS OFFICE AT  
 6A, MILAN PARK, KOLKATA 700 094.

**NAME OF STRUCTURAL ENGINEER**  
 MR. ASHIM KUMAR DAS  
 E.S.E. - 1/90 [K.M.C.]

**CERTIFICATE OF THE GEO TECHNICAL ENGINEER :-**

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE 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 HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

**NAME OF GEO-TECHNICAL ENGINEER**  
 MR. ALOK ROY  
 (G.T. 1/11)

**PROJECT :-**

**PROPOSED GROUND + FOURTH STORED ( 15.450 M. HEIGHT ) RESIDENTIAL BUILDING AT PREMISES NO. 150, RAJ SEKHAR BOSE SARANI , WARD NO. 072, P.S. BHAWANIPUR, KOLKATA 700 025, BOROUGH VIII [ K.M.C. ]**  
 U / S 393A OF K.M.C. ACT. 1980 & COMPLYING K.M.C. BLDG. RULE 2009.

**TITLE :-**

GROUND FLOOR PLAN, EXISTING PLAN, SITE PLAN, LOCATION PLAN,  
 SEMI UNDER GROUND WATER RESERVOIR

**PLAN CASE NO. :**  
**DRAWING SHEET NO.**  
**DEALT : D. SAHA**  
**DATED : 27.11.2025**

**SCALE 1 : 100**  
 ( 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.

**BUILDING PERMIT NO. :** 2025080108  
**DATED :-** 11-12-2025  
**VALID UPTO :-** 10-12-2030  
**SPACE FOR DIGITAL SIGNATURE**

**2. PARKING CALCULATION:**

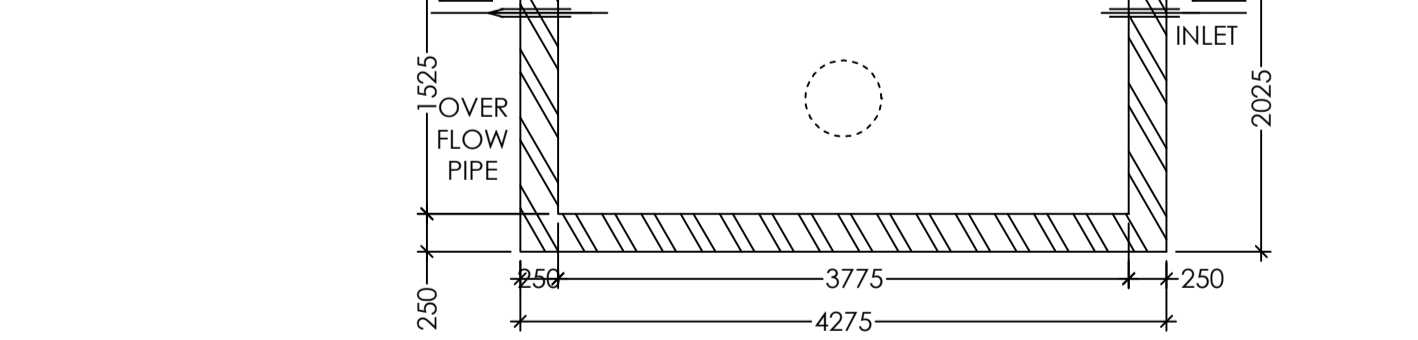
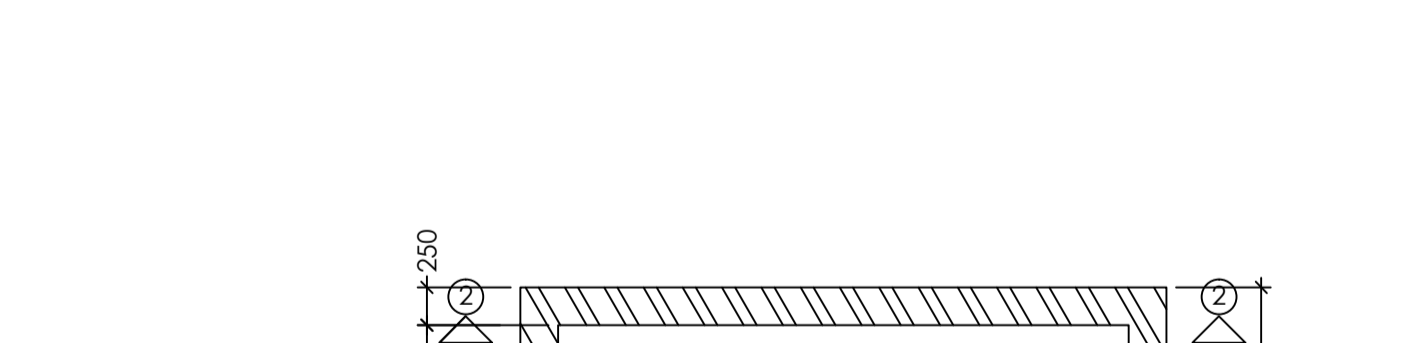
Flat Marked	Tenement size(SQ.M.)	Share of Service(SQ.M.)	Tenement Area(SQ.M.)	No. of Tenement	Required Parking Size	Parking No.
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<b>SHOP BUILT UP AREA: (SHOP 01 + SHOP 02 + SHOP 03) AREA : 56.141 SQ.M.</b>						
<b>TOTAL REQUIRED CAR PARKING</b>						<b>05 NOS.</b>

**CUP BOARD & LOFT AREA :-**

FLOOR MARK	LOFT AREA	CUP BOARD
1ST FLOOR	2.858 SQ.M.	5.815 SQ.M.
2ND FLOOR	2.858 SQ.M.	5.815 SQ.M.
3RD FLOOR	2.858 SQ.M.	5.815 SQ.M.
4TH FLOOR	2.858 SQ.M.	5.815 SQ.M.
<b>TOTAL</b>	<b>11.432 SQ.M.</b>	<b>23.260 SQ.M.</b>

**DOOR & WINDOW SCHEDULE :-**

MARKED	TYPE	SILL TO LINTEL HEIGHT		SIZE
		FROM FLOOR	FROM FLOOR	
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	1200 X 1350
W3	GLAZED	1100	2100	900 X 1000
W4	GLAZED	1350	2100	600 X 750



**SEMI UNDER GROUND WATER RESERVOIR CAPACITY : 4,500 LITS.**  
 SCALE - 1 : 50

**SECTION AT 2 - 2.**  
 SCALE - 1 : 50

DIGITAL SIGNATURE OF A.E.(C)Bldg., BR. - VIII

DIGITAL SIGNATURE OF E.E.(C)Bldg., BR. - VIII