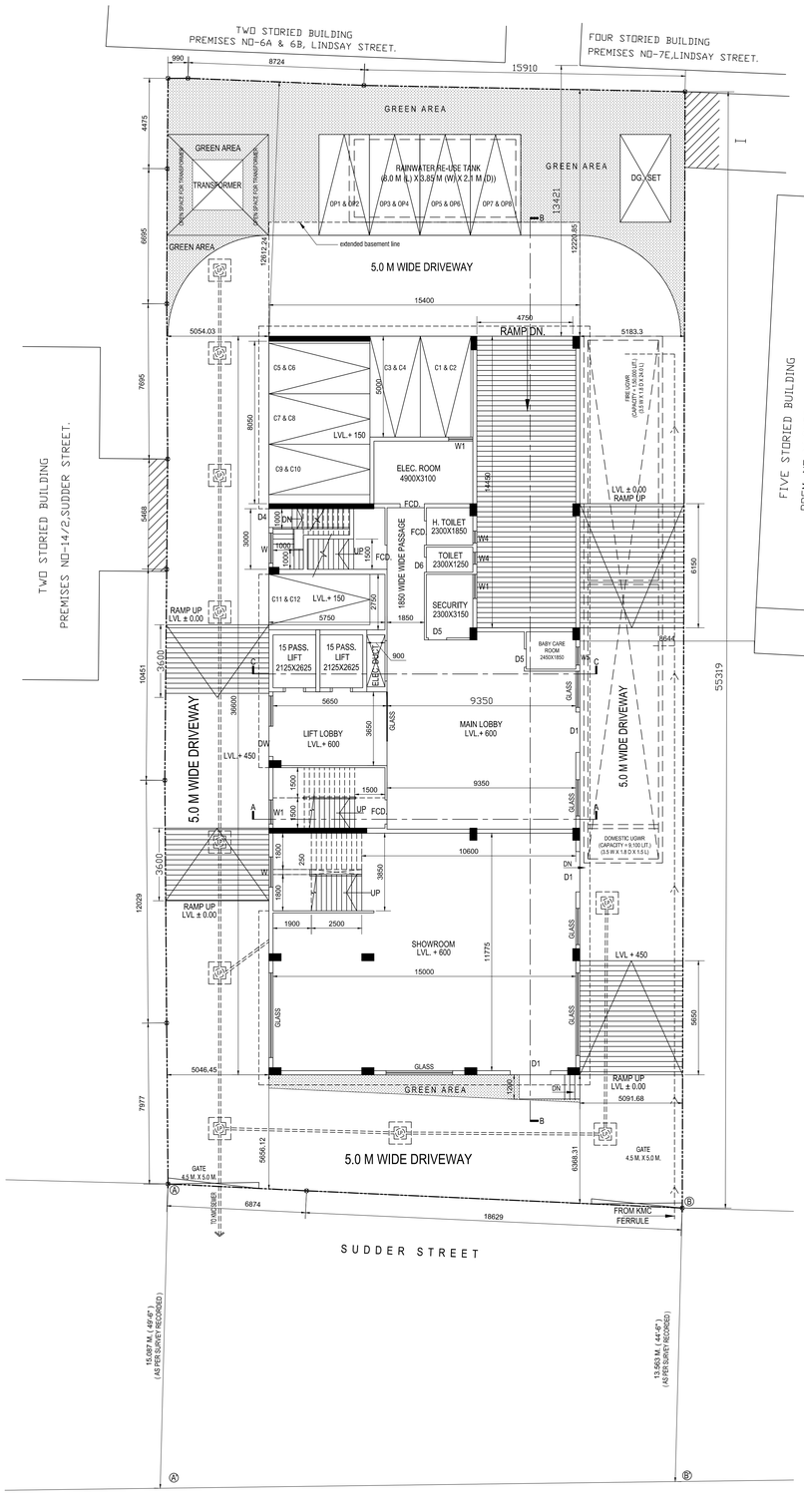
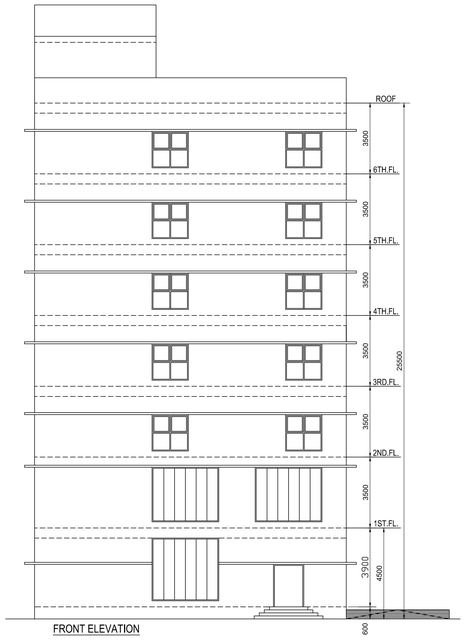
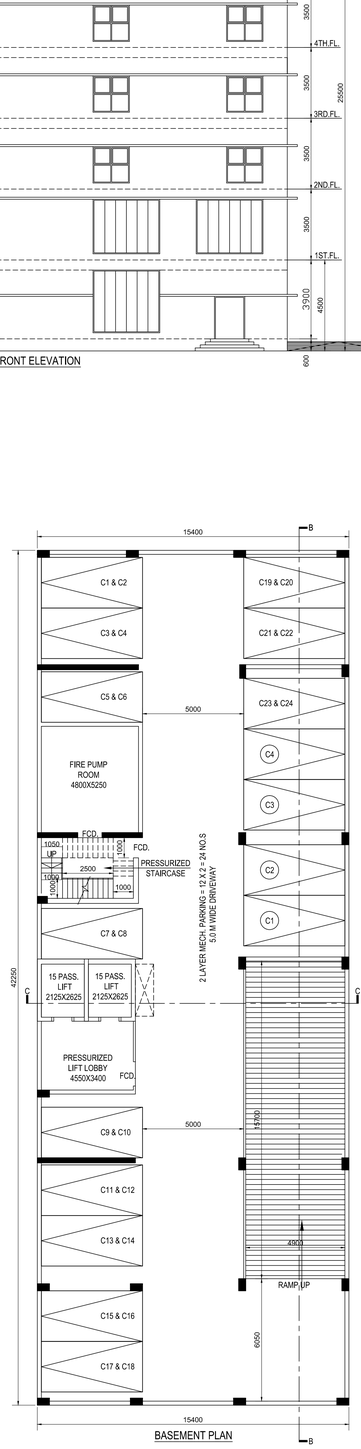


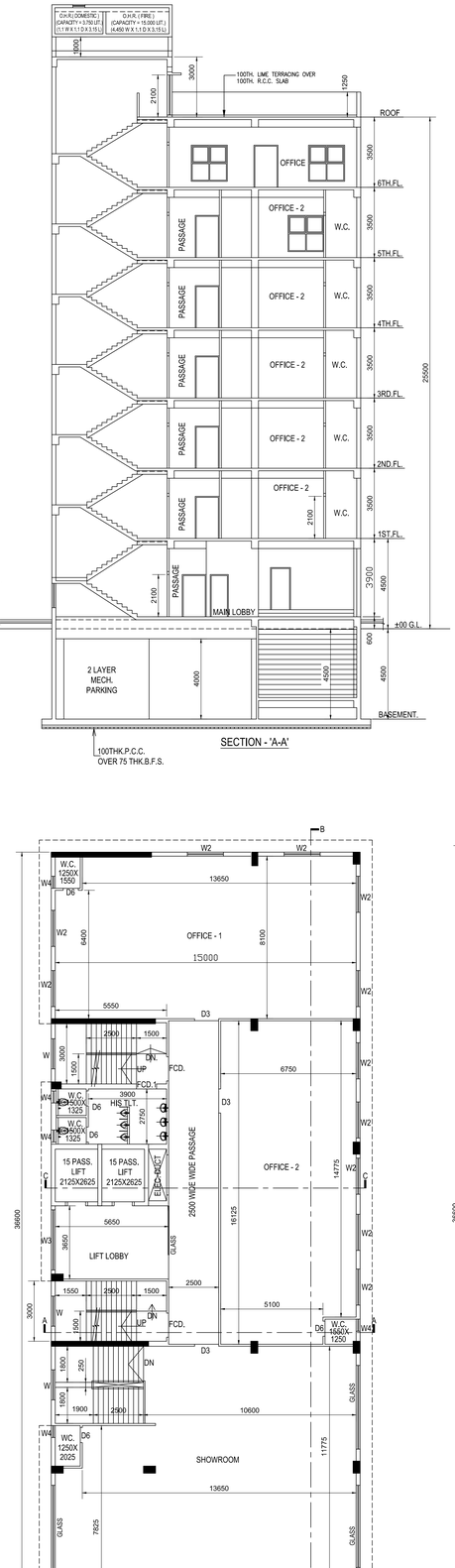
GROUND FLOOR PLAN ON SITE



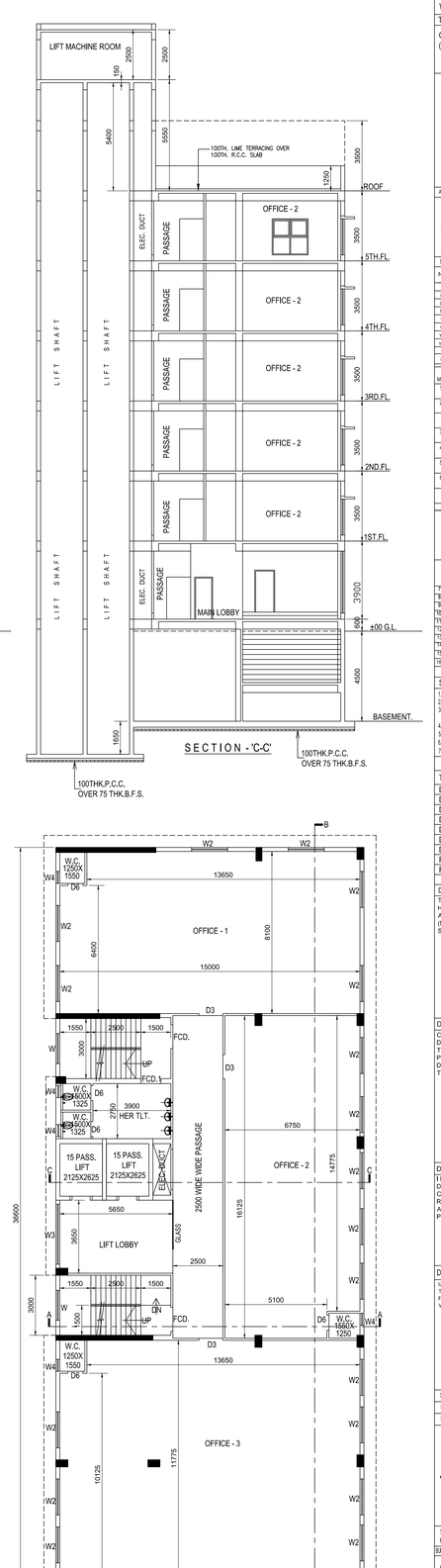
FRONT ELEVATION



BASEMENT PLAN



SECTION - 'A-A'



SECTION - 'C-C'

1ST. FLOOR PLAN

TYPICAL FLOOR PLAN
(2ND - 4TH)

PROJECT

PLAN PROPOSAL OF A B+G+V+I STORIED BUSINESS BUILDING AT PREMISES NO. -14/1, SUDDER STREET, KOLKATA-700016.
U/S- 393A OF K.M.C. ACT, 1980 READ WITH B/R-69A (1a) OF K.M.C. BUILDING RULE 2009. PS. - NEW MARKET
WARD NO. - 63 BOROUGH NO. - VII

TITLE-

GR.FL.PLAN, BASEMENT PLAN, FIRST FLOOR PLAN, TYP.FLOOR PLAN (2ND, TO 4TH.), FRONT ELEVATION, SECTION -'A-A', SECTION- 'C-C',

N

1. ASSESSEE NO = 11-063-51-0022-9
2. DETAILS OF DEED
i) DEED OF CONVEYANCE
a. BOOK NO.- 1
b. VOLUME NO.,- 7
c. PAGES FROM 1 TO 17
d. BEING NO. - 08721 FOR THE YEAR - 2005.
DATED - 17.11.2005
e. KOLKATA
ii) DEED OF CONVEYANCE
a. BOOK NO.- 1,
b. CD VOLUME NO. - 1994-2020
c. PAGES FROM 54847 TO 54888
d. BEING NO. - 190400571 FOR THE YEAR - 2020.
DATED - 04.02.2020
e. A.R.A. - IV KOLKATA WEST BANGAL

iii) DEED OF DECLARATION FOR BOUNDARY
a. BOOK NO.- 1,
b. VOLUME NO. - 1904 - 2020
c. PAGES FROM 54825 TO 54846
d. BEING NO. - 190400571 FOR THE YEAR - 2020.
DATED - 04.02.2020
e. A.R.A. - IV - KOLKATA

AREA STATEMENT :-

1. Area of land :-
As per title of deed = 01B-.01K-.01CH.-055 Q.FT. = 1409.34 SQ.M
As per Boundary declaration = 01B-.01K-.01CH.-055 Q.FT. = 1409.34 SQ.M
2. Permissible F.A.R = 2.20
Proposed F.A.R. = 2.194
3. Permissible Ground Coverage = 40% = 563.74SQ.M
4. Proposed Ground Coverage = 39.99% = 563.64 SQ.M.

5.

NO.	Floors	plate area	CUTOUT Lift well+stair well+shaft/void	Total Exempted Area in sqm. Stair landing (excl.out sit. well)	Lift lobby	Net Floor Area in sqm.	Area for fees GROSS Floor Area in sqm.
i)	Basement	650.650 sq.m.	NIL	13.650 sq.m.	6.0 sq.m.	631.000 sq.m.	650.650 sq.m.
ii)	Ground Floor	563.640 sq.m.	84.279 sq.m.	57.170 sq.m.	6.0 sq.m.	416.191 sq.m.	479.361 sq.m.
iii)	1st. Floor.	563.640 sq.m.	14.099 sq.m.	33.300 sq.m.	6.0 sq.m.	510.241 sq.m.	549.541 sq.m.
iv)	2nd. Floor.	563.640 sq.m.	13.474 sq.m.	33.300 sq.m.	6.0 sq.m.	510.866 sq.m.	550.166 sq.m.
v)	3rd. Floor.	563.640 sq.m.	13.474 sq.m.	33.300 sq.m.	6.0 sq.m.	510.866 sq.m.	550.166 sq.m.
vi)	4th. Floor.	563.640 sq.m.	13.474 sq.m.	33.300 sq.m.	6.0 sq.m.	510.866 sq.m.	550.166 sq.m.
vii)	5th. Floor.	435.020 sq.m.	13.474 sq.m.	33.300 sq.m.	6.0 sq.m.	383.046 sq.m.	422.346 sq.m.
viii)	6th. Floor.	315.860 sq.m.	13.474 sq.m.	18.650 sq.m.	6.0 sq.m.	274.736 sq.m.	297.409 sq.m.
	TOTAL	4215.55 sq.m.	165.748 sq.m.	253.970 sq.m.	48.0 sq.m.	3747.834 sq.m.	4049.804 sq.m.

6. Parking Calculation

Mkt.	Office & mercantile size in sqm. Floor nos.	Area		Required car parking 1no. for 35 sqm.	
1.	Gnd. floor-Retail area (carpet)	176.625 sq.m.	TOTAL = 335.870 SQ.M.	9 nos	
2.	1st. floor-Retail area (carpet)	159.245 sq.m.			
				Required car parking 1500 for 50 sqm./ parking	Required car parking for rest area 1961.523 - 1500 = 461.523 for 75 sqm./ parking
3.	1st. floor-Office area (carpet)	121.5+108.844 = 230.344 sq.m.	1961.523 sq.m.	30 nos.	6 nos.
4.	2nd,fl.,3rd,fl,4th,fl.- office areas(carpet)	406.969X3 =1220.906 sq.m.			
5.	5th. floor-Office area (carpet)	284.794 sq.m.			
6.	6th. floor-Office area (carpet)	225.478 sq.m.			

TOTAL PARKING REQUIRED FOR MERCANTILE & OFFICE = 9 + 30 + 6 = 45 NOS.

B) No. of Parking provided
Covered = 350 sq.m. Basement = 12X2 =24+9=(9) + (GR.= 6X2 = 12)
Open = (4 X 2) = 8 nos.
Total parking = 29 + 12 + 8 = 48 nos.
C) Permissible area of parking
a) Ground floor = 6 X 25= 150 SQ.M.
b) Basement = 16 X 40 = 640 SQ.M.

D) Actual area of parking provided =
a) Ground floor = 15.812 + 67.00 = 82.81 SQM.
b) Basement = 572.39 SQM.
Total Parking Area = 655.20 SQM.

FAR Calculation = (Net area - Carparking provided)/ Land Area = (3747.834 - 82.81 - 572.39) / 1409.34 = 2.194
Area for fees = Stair Landing + Lift Lobby + Lift Machine room stair
= 253.970 sq.m. + 48 sq.m. + 4 sq.m. = 305.97 sq.m.

7.	Permissible FAR = 2.00+0.20 (Green Bldg. 10%) = 2.20	17.	Service Area at Ground Floor if any = N.A.
8.	Proposed FAR: = 2.194	18.	Relaxation of authority, if any :-
9.	Statement of other Area for Fees = N.A.	19.	Current Declaration of Owner: ESE, LBS :-
10.	Stair Cover Area = 20.825 sq.m.+20.10 sq.m.+ 40.925 sq.m.	20.	Covered Area for Mercantile , retail = 372.786 sqm.
11.	Lift Machine Room Area = 39.750 sq.m.	21.	Covered Area for Business, office = 3677.018 sq.m.
12.	Roof Tank Area ..... = 20.528 + 20.72 = 41.228 sq.m.	22.	Existing area = N.A.
13.	Terrace Area = 563.640 sq.m.	23.	Fire refuge area = N.A.
14.	C.B Area ..... = N.A.	24.	Tree cover area = 143.20 sqm. (10.125%)
15.	Roof Toilet Area, if any = 2.97 sqm.	25.	Total Electrical demand load = 413 kw.
16.	Goomty area = N.A.	26.	Proposed solar load = 4.13 kw. (1% of total load)

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED.
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED.
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF1:6 & 1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING.
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT AS PER IS 1176.
5. ALL R.C.C. WORKS ARE IN THE RATIO 1:1:3.
6. ALL PRECAUTIONERY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF 50Nl UNDERGROUND WATER RESERVOIR.
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.

DOOR SCHEDULE

TYPE	WIDTH	HEIGHT
D1	2000	2100
D2	1500	2100
D3	1200	2100
D4	1000	2100
D5	900	2100
D6	750	2100
DW	3000	2100
FCD.	1200	2100
FCD.1	1000	2100

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	LINTEL
W	1500	1500	AT STAIR
W1	1200	1200	2100
W2	1800	1800	2100
W3	3000	1800	2100
W4	600	900	2100
WS	900	900	2100

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASES OF SOIL INVESTIGATION REPORT BY GEOTEST (MR. ALOK ROY) 6A, MILAN PARK, GARIA, KOLKATA. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SANJIV PAREKH
E.S.E. - 1040(K.M.C.
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK, THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER, THERE IS NO TENANT.

DEBATOSH SAHU
Regn. No. CA/99/12388
35A, Dr. Sarat Banerjee Road, Kolkata-700 029
SIGNATURE OF ARCHITECT

DECLARATION OF OWNER.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION, I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & 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 WILL REVOKE THE SANCTION PLAN.

Rameswar Prasad
as Constituted Attorney of Lytton Hotel Pvt.Ltd.
SIGNATURE OF OWNER

DECLARATION OF GEOTECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME: ALOK ROY
G.T.E. (-11
SIGNATURE OF GEOTECH ENGINEER

SCALE :	1 :100	JOB NO. ESP-	
DATE :			
DEALT :	LOVELY	DWG.NO.- AR. - 01	

ESPACE
35-4, DR. SARAT BANERJEE ROAD, KOLKATA-700029
Tele/Fax : 91-33-24854138 (4139
e-mail : info@espaceindia.com
WEBSITE : www.espaceindia.com

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BUILDING PERMIT NO. 2021070973 DATE: 24/09/2021 VALID UPTO DATE : 23/09/2026

RAJAT MAJUMDAR — Digitally signed by RAJAT MAJUMDAR Date: 2021.09.24 16:15:12 +05'30'
DIGITAL SIGNATURE OF A.E.

DIBYENDU PAL — Digitally signed by DIBYENDU PAL Date: 2021.09.24 16:21:48 +05'30'
DIGITAL SIGNATURE OF E.S.