

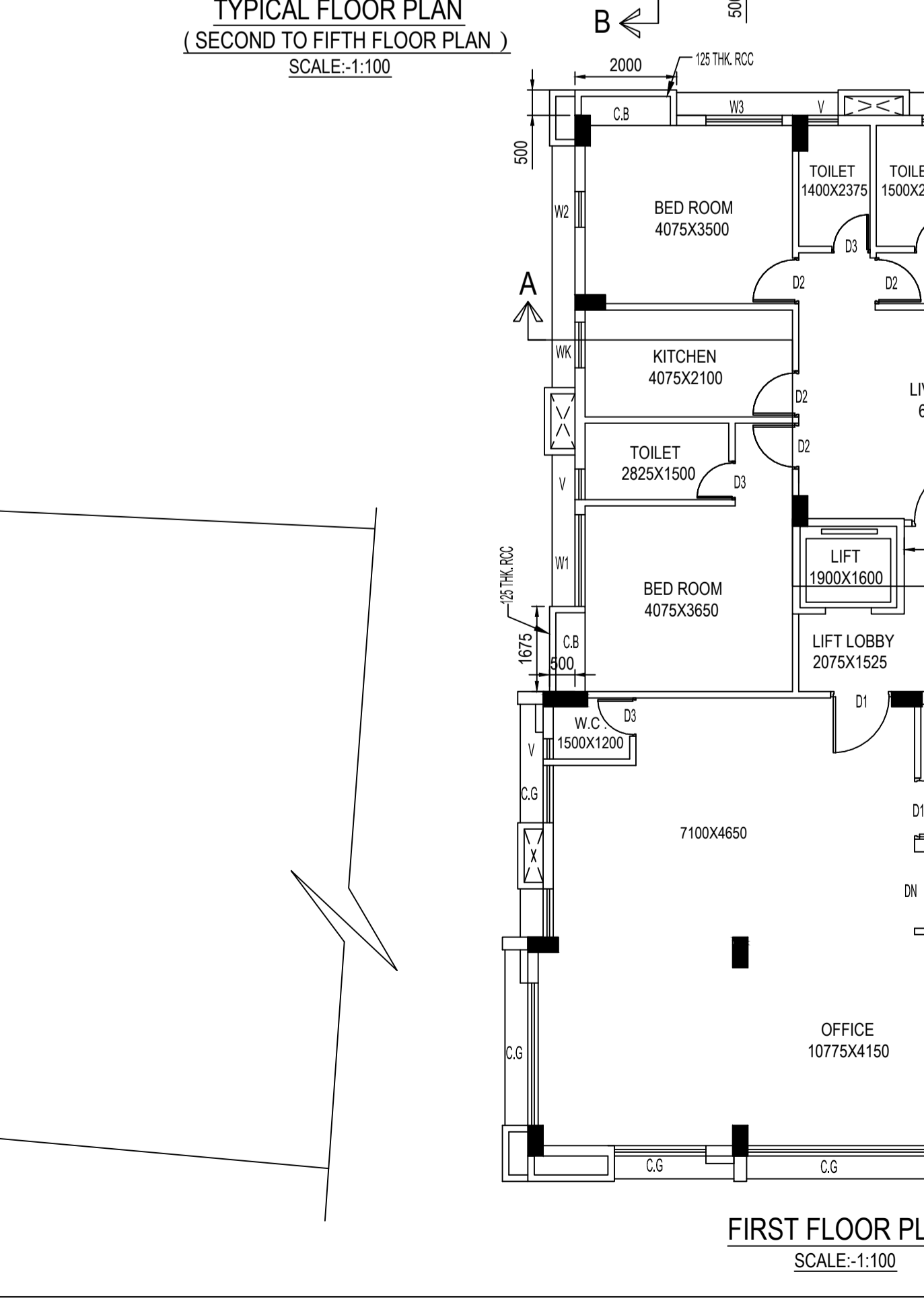
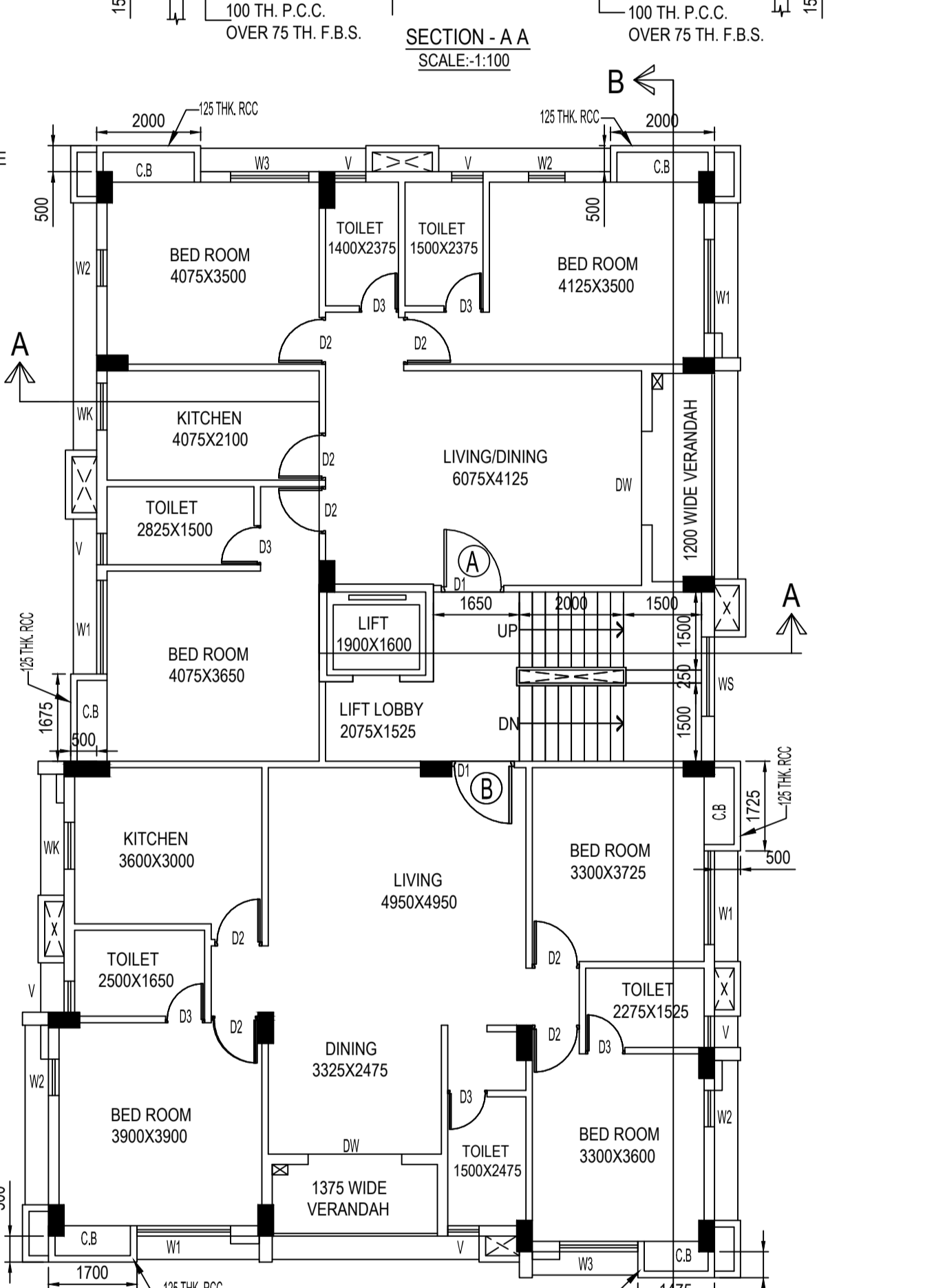
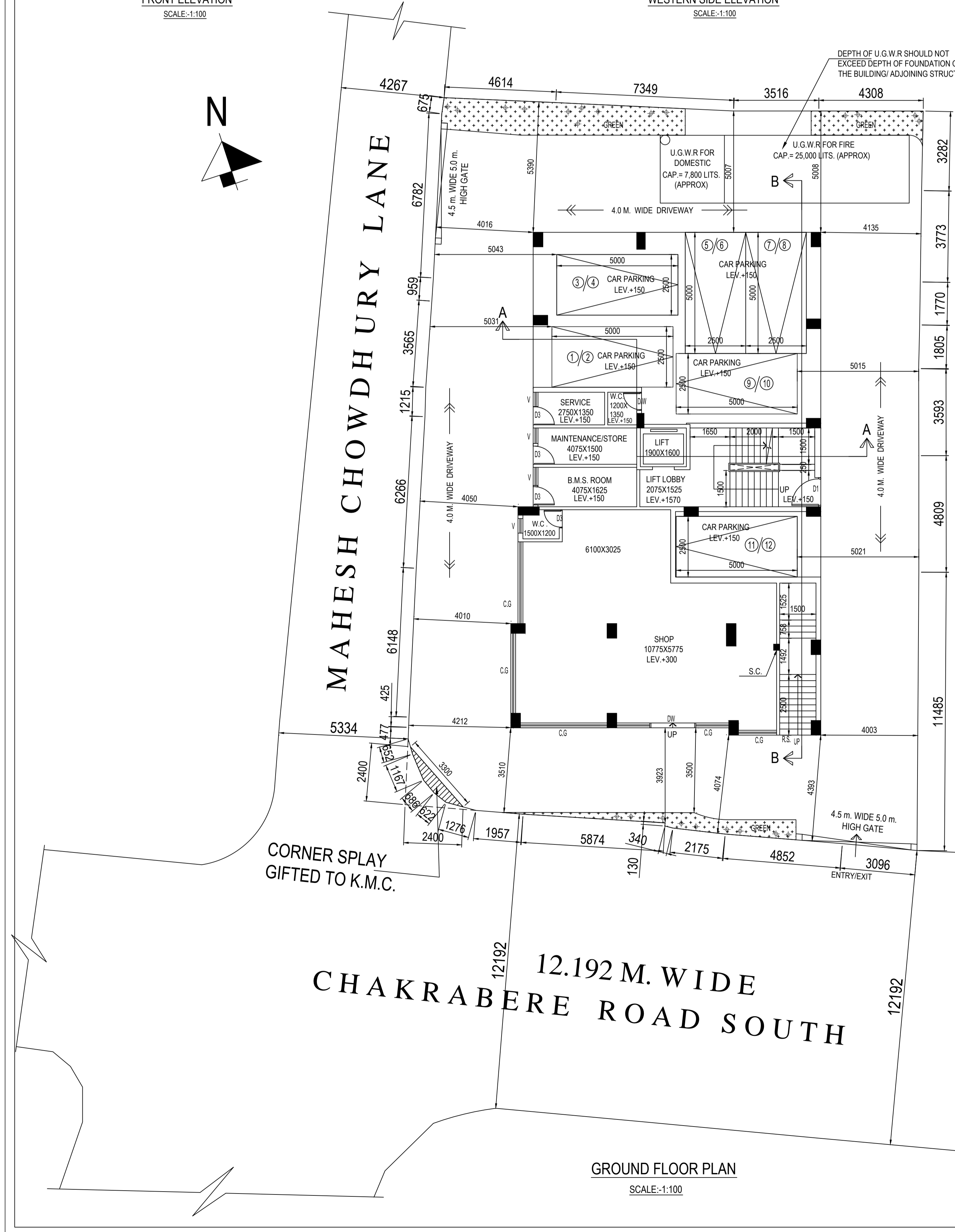
I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:
 I/WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
 I/WE SHALL FOLLOW THE INSTRUCTIONS OF B.S. ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
 K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
 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 E.S.E. ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME. THE PLOT IS BUITED AND BOUNDED BY BOUNDARY WALL BY MEUS.

SRI. JATANAL PAREKH & SRI. PURUSHOTTAM DASS GOEL
 NAME OF OWNERS

RAJ KUMAR AGARWAL
 COUNCIL REGISTRATION NO. CA5417940
 NAME OF ARCHITECT

SANJIV J. PAREKH
 E.S.E. 1/104
 NAME OF STRUCTURAL ENGINEER

JISHNU PAL
 G.T. 132
 NAME OF GEO - TECH ENGINEER



SCHEDULE OF DOORS & WINDOWS

TYPE	ALL	UNIT	QTY	TYPE	ALL	UNIT	QTY
D1	-	2100	1200X2100	W1	800	2100	1800X2100
D2	-	2100	1800X2100	W2	800	2100	1500X2100
D3	-	2100	1500X2100	W3	800	2100	1200X2100
D4	-	2100	1200X2100	W4	800	2100	900X2100
D5	-	2100	900X2100	W5	800	2100	600X2100

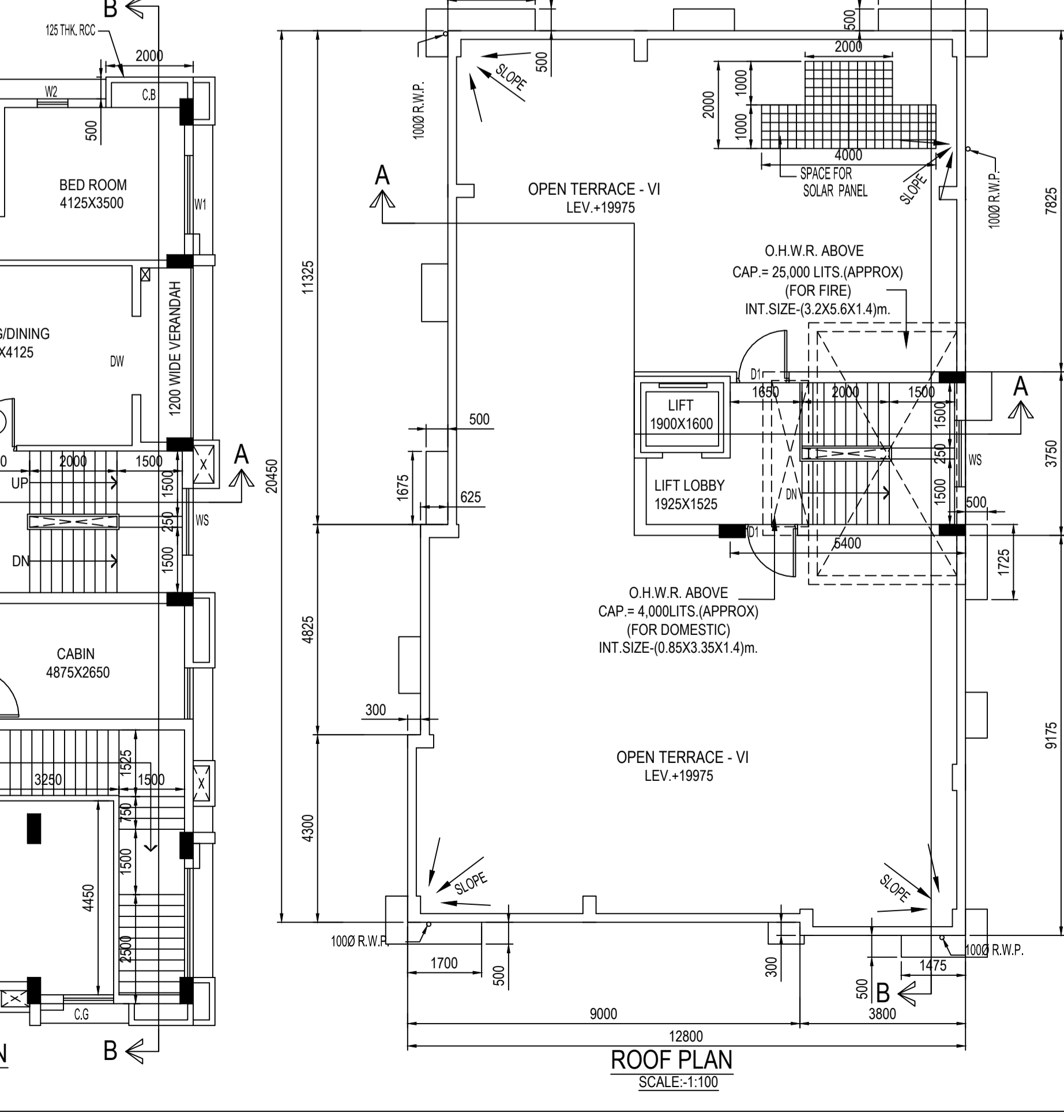
GENERAL NOTES

- ALL DIMENSIONS ARE IN MM.
- ALL EXTERNAL WALLS TO BE 230TH & INTERNAL WALLS 125 & 75 THK. UNLESS OTHERWISE MENTIONED.
- ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
- EXTERNAL PLASTER IS 20TH & INTERNAL PLASTER IS 10MM THK. WITH 14 MESH.
- ALL CONC. GRADE IS M20 (1:1.5).

SOLAR AREA CALCULATION [LUR - 147] :

SO. TOTAL ELECTRICAL LOAD OF THE BUILDING = 123.322 KW.
 1% OF TOTAL ELECTRICAL LOAD = 1% OF 123.322 KW = 1.233 KW.
 SO. TOTAL NOS. OF PANEL = 1.233 KW / 0.5 KW = 03 [0.5 KW LOAD IN EVERY 1M. PANEL]

MARKED	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
"A"	115.99 SQ.M	17.42 SQ.M	133.41 SQ.M	4	09
"B"	116.718 SQ.M	17.42 SQ.M	134.138 SQ.M	4	09
TOTAL TENEMENTS = 09 NOS.		TOTAL TENEMENTS = 09 NOS.		TOTAL REQUIRED CAR PARKING = 18	



MAIN CHARACTERISTICS OF PLAN PROPOSAL

- ASSESSOR NO.-11-070-12-0046-9
- NAME OF THE OWNERS: SRI. JATANAL PAREKH & SRI. PURUSHOTTAM DASS GOEL
- DETAILS OF REGISTERED DEED: BOOK NO.-1 VOL. NO.-10
- DETAILS OF REGISTERED DEED: BOOK NO.-1 VOL. NO.-10
- DETAILS OF REGISTERED BOUNDARY DECLARATION: BOOK NO.-1 VOL. NO.-10

PART-B

- AREA OF LAND:
 - AS PER TITLE DEED = 618.729 Sqn. (09KH - 04CH - 00 SFT)
 - AS PER BOUNDARY DECLARATION = 607.185 Sqn. (09KH - 01CH - 18.947 SFT)
- TOTAL STRIP OF LAND AREA = NIL
- NET LAND AREA = 488.973 Sqn.
- PERMISSIBLE GROUND COVERAGE = 303.598 SQ.M (50%)
- PROPOSED GROUND COVERAGE = 250.977 SQ.M (41.334%)
- PERMISSIBLE HEIGHT = 45.0 M
- PROPOSED HEIGHT = 19.975 M

8.A) SHOP/RETAIL (RETAIL) BUILT UP AREA AT GROUND FLOOR = 87.377 SQ.M
8.B) SHOP/RETAIL (RETAIL) CARPET AREA AT GROUND FLOOR = 80.509 SQ.M
9.A) TOTAL OFFICE (BUSINESS) BUILT UP AREA = 113.83 SQ.M
9.B) TOTAL OFFICE (BUSINESS) CARPET AREA = 91.223 SQ.M
10.A) NOS. OF CAR PARKING REQD. = 12
10.B) NOS. OF CAR PARKING PROVIDED = M.L.C.P. = 6 x 2 = 12
10.C) NOS. OF CAR PARKING MANDATORY (12 X 2.5) = 300 SQ.M
11. CAR PARKING AREA PROVIDED = (87.006+16.200) = 103.206 SQ.M
12. PERMISSIBLE F.A.R. = 2.25
13. PROPOSED F.A.R. = 1352.361 - 103.208 / 607.195 = 2.057 < 2.25
14. STATEMENT OF OTHER AREAS FOR FEES:

FLOOR	LIFT (SQ.M)	CUPBOARD (SQ.M)	LEDGE/TEND (SQ.M)
TOTAL	NIL	23.94	NIL

15. STAIR HEAD ROOM AREA = 20.250 SQ.M
16. LIFT MACHINE ROOM AREA = 8.250 SQ.M
17. LIFT MACHINE ROOM STAIR AREA = NIL
18. ROOF AREA = 250.977 SQ.M
19. RELAXATION OF AUTHORITY IF ANY -
20. ROOF SERVICE AREA = NIL
21. ROOF TANK AREA = 25.538 SQ.M
22. TOTAL COMMON AREA = 152.465 SQ.M
23. TOTAL ADDITIONAL AREA FOR FEES = (20.250+8.250+23.94) = 52.494 SQ.M
24. TOTAL SOLAR PANEL AREA = 6.5 SQ.M
GREENERY AREA COVERAGE AT GROUND FLOOR [LUR - 144 (2)]
TOTAL COVERED AREA = 1474.274 SQ.M
GREENERY AREA TO BE PROVIDED AT GROUND FLOOR = 150000 / 1474.274 x 3.685 %
50. GREENERY AREA TO BE PROVIDED AT GROUND FLOOR IS = 3.685 % OF 607.195 = 22.375 SQ.M
GREENERY AREA PROVIDED AT GROUND FLOOR = 22.651 SQ.M

GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND TO FIFTH FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, WESTERN SIDE ELEVATION, SECTION A-A, SECTION B-B

PROJECT:
PROPOSED PLAN OF A G+V (FIVE) STORIED RESIDENTIAL BUILDING (HT. 19.975 M.) AT K.M.C. PREMISES NO. - 6, CHAKRABERE ROAD SOUTH, WARD NO - 70, BR. NO - VIII, P.S. - BHOWANIPORE, KOLKATA - 700 025. UNDER SECTION 393A KMC ACT. 1980 UNDER BUILDING RULE - 2009.

BUILDING PERMIT. NO. : 2022080047
DATE : 04/07/2022 VALID UP TO : 03/07/2027

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

SIGNATURE OF ASSISTANT ENGINEER (C) **SIGNATURE OF EXECUTIVE ENGINEER (C)**