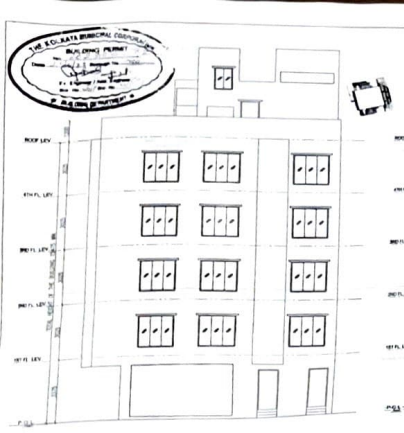
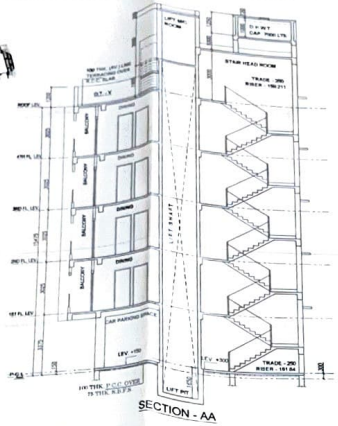
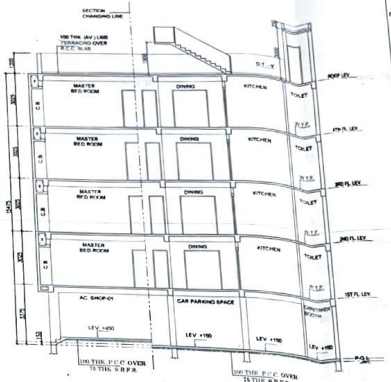


FRONT SIDE ELEVATION

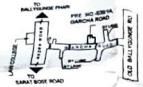


SECTION - AA

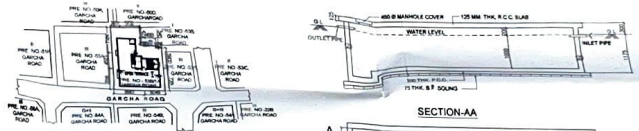


SECTION - BB

NOTE :-
1.ALL PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING BLDG. CONSTRUCTION OF BLDG. SEPTIC TANK WATER RESERVOIR
2.DEPTH OF THE U.G.W.R. SHOULD NOT EXCEED DEPTH OF THE FOUNDATION OF THE BUILDING / ADJOINING STRUCTURE



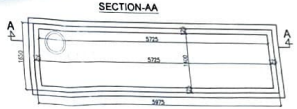
LOCATION PLAN
SCALE-1.4000



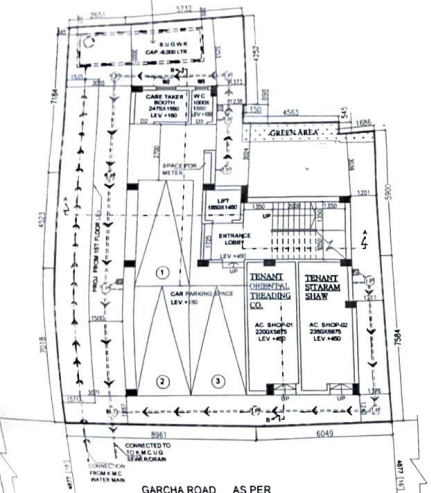
SITE PLAN
SCALE-1:600



SECTION-AA

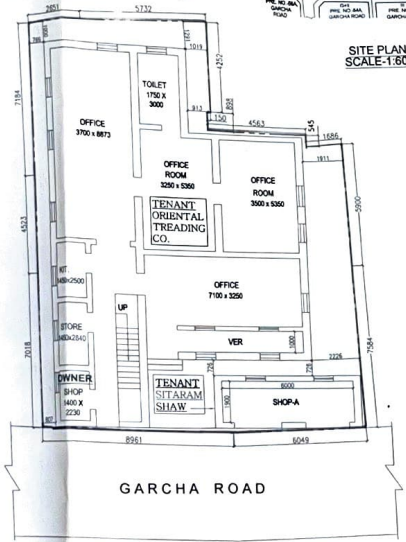


DETAIL OF S.U.G.W.RESERVOIR
CAP. : 8,000 LTR.
(SCALE -1.50)

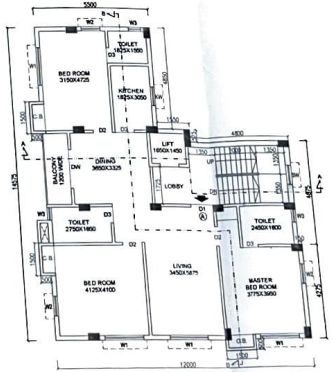


PROPOSED GROUND FLOOR PLAN
SCALE- 1:100

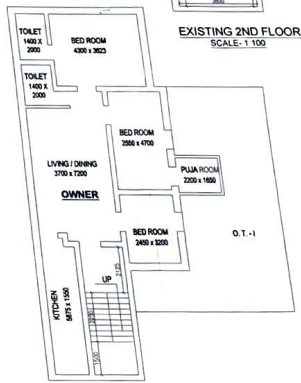
GARCHA ROAD AS PER
RECORD VIDE S.O.R. (CH.V & S. DEPT.)
NO. 804/2022-2023 , DT. 02-11-2023



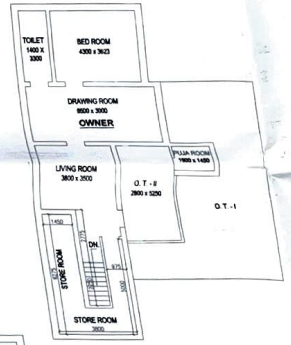
EXISTING GROUND FLOOR PLAN
SCALE- 1:100



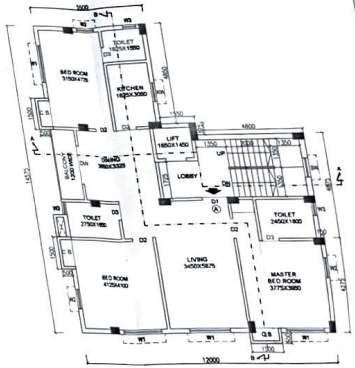
PROPOSED FIRST FLOOR PLAN
SCALE- 1:100



EXISTING 1ST FLOOR PLAN
SCALE- 1:100



EXISTING 2ND FLOOR PLAN
SCALE- 1:100



PROPOSED SECOND FLOOR PLAN
SCALE- 1:100

AREA STATEMENT OF OWNER -

| SL NO | NAME OF THE OWNER | USE | FLOOR | EXISTING AS PER PHYSICAL AREA(SQ.M.) OCCUPIED | COMMON | TOTAL | USE | FLOOR | EXISTING (AS/LB) 01/2017-2018 AREA(SQ.M.) OCCUPIED | COMMON | TOTAL | EFFECTIVE AREA USE | FLOOR | TOTAL | PROPOSED AREA(SQ.M.) USE | FLOOR | OCCUPIED | COMMON | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | OWNER | SHOP | GR. FL. | 5 595 | 8 170 | 13 765 | SHOP | GR. FL. | 7 432 | - | 7 432 | SHOP | GR. FL. | 7 432 | RESI | ST. FL. | 118 845 | 7 404 | 126 249 |
| | | RESI | ST. FL. | 115 417 | - | 115 417 | RESI | ST. FL. | 104 608 | - | 104 608 | RESI | ST. FL. | 104 608 | | 2ND FL. | 118 845 | 7 404 | 126 249 |
| | | | 2ND FL. | 100 717 | - | 100 929 | | 2ND FL. | 88 907 | - | 88 907 | RESI | 2ND FL. | 88 907 | | 3RD FL. | 118 845 | 7 404 | 126 249 |
| | | | TOTAL | | | 230 111 | | TOTAL | | | 200 947 | | TOTAL | 200 947 | | TOTAL | | | 378 747 |

AREA STATEMENT OF TENANT(S) -

| SL NO | NAME OF THE TENANT | USE | FLOOR | EXISTING AS PER PHYSICAL AREA(SQ.M.) OCCUPIED | COMMON | TOTAL | USE | FLOOR | EXISTING (AS/LB) 01/2017-2018 AREA(SQ.M.) OCCUPIED | COMMON | TOTAL | EFFECTIVE AREA USE | FLOOR | TOTAL | PROPOSED AREA(SQ.M.) USE | FLOOR | OCCUPIED | COMMON | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | SITARAM SHAW | Shop | GR. FL. | 16 080 | - | 16 080 | Shop | GR. FL. | 15 793 | - | 15 793 | Shop | GR. FL. | 15 793 | Shop | GR. FL. | 15 76 | - | 15 76 |
| 02 | ORIENTAL TREADING CO | office | | 152 409 | - | 152 409 | RESI | | 163 508 | - | 163 508 | office | | 152 409 | Shop | GR. FL. | 14 653 | - | 14 653 |
| | | | TOTAL | | | 168 489 | | TOTAL | | | 179 301 | | TOTAL | 168 202 | RESI | 4TH FL. | 118 845 | 7 404 | 126 249 |
| | | | | | | | | | | | | | | | | TOTAL | | | 156 642 |

PERMISSIBLE FLOOR AREA :[A+(CX2)] = [200 947+(168 202*2)] = 537 351 SQM.

1 Percentage (%) of Tenant's occupancy
Total Ex. Owner area = 200 947 sq.m. 168 202 / 369 149 X 100 = 45 565 %
Total Ex. Tenant area = 168 202 sq.m.
Total Existing floor area = (200 947 +168 202) sq.m.
= 369 149 sq.m.
Existing Total Stair Area 28 985 sqm (AS/LB ) 01/2017-2018
Existing Total Stair Area 25 576 sqm (AS/PHYSICAL)

| | Ground Coverage (Sq.M.) | | Proposed Floor Area(Sq.M.) (Excluding Exempted Area) | | Car parking Area (Sq.M.) |
|---|---|---|---|---|---|
| Existing | 73 779 | 182.254 | 343 573 / 369 149 - 25 576 = 343 573 | | 0 |
| Permissible | 60 | 148.216 | 537 351 / A+2C = [200 947+(168 202*2)] = 537 395 | 51 426 / (102.852x50%)=51 426 | |
| Proposed | 56 592 | 139 798 | 537 395 / ( 592.140 - 56 745) = 535 395 | 56 745 | |

EXISTING TOTAL STAIR AREA (13 781 +3 625 + 8 170) = 25 576 SQM

PERMISSIBLE F.A.R.
(2)AREA OCCUPIED BY TENANT(S) (1)AREA OCCUPIED BY OWNER
LAND AREA
537 351 / 347 087 = 2 175

| MARKED | TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|---|---|---|---|---|---|
| A | 118 845 SQ.M | 28 258 SQ.M | 145 101 SQ.M | 4 | 4 NOS. |

SCHEDULE OF DOORS & WINDOWS

| | DOOR | | WINDOWS | |
|---|---|---|---|---|
| D | 1000x2150 | W1 | 1800x1250 | |
| D1 | 900x2150 | W2 | 900x1350 | |
| D2 | 750x2150 | W3 | 600x1040 | |
| DW | 1800x2150 | W4 | 900x1050 | |
| | | SW | 900x1250 | |

NOTE :-
REQUIRED GREEN AREA = 4 316 SQ m (1 747 %)
PROVIDED OF GREEN AREA = 4 798 SQ m (1 942%)

PART A

1 ASSESSEE NO. : 110990001838
2 DETAIL OF REGISTERED DEED
BOOK NO. - 1 PIN NO. 700 PLACE NO. : 86 / 87 / 88
BEING NO. 10784 YEAR 1986 DATE 10-10-1986 PLACE OF REGISTRATION : SEALDAH
3 DETAIL OF REGISTERED BOUNDARY DECLARATION
BOOK NO. - 1 PIN NO. 700 PLACE NO. : 86 / 87 / 88
BEING NO. 10784 YEAR 1986 DATE 10-10-1986 PLACE OF REGISTRATION : SEALDAH
4 DETAIL OF REGISTERED POWER OF ATTORNEY
BOOK NO. - 4 PIN NO. 700 PLACE NO. : 86 / 87 / 88
BEING NO. 10784 YEAR 1986 DATE 10-10-1986 PLACE OF REGISTRATION : SEALDAH
5 REGISTERED UNDERTAKING FOR REHABILITATION OF TENANT
BOOK NO. - 1 PIN NO. 700 PLACE NO. : 86 / 87 / 88
BEING NO. 10784 YEAR 1986 DATE 10-10-1986 PLACE OF REGISTRATION : SEALDAH
5 a) AREA OF LAND LAND AREA :
= 53K 1.5CH 22SQFT = 257 981 SQM (AS PER DEED)
= 53K 1.5CH 0SQFT = 247 522 SQM (AS PER PHYSICAL)
b) NO OF STOREY G+7
6 NO OF TENAMENTS 4 NOS.
7 SIZE OF TENAMENTS ABOVE 100 SQ.M = 4 NO.

PART B :-

1 AREA OF LAND :-
LAND AREA= 53K. 1.5CH. 22SQFT = 257 981 SQM.(AS PER DEED)
LAND AREA= 53K. 1.5CH. 0SQFT = 247 522 SQM.(AS PER PHYSICAL)
2 (a) PERMISSIBLE GROUND COVERAGE (60%) = 148 216 sqm
(b) PROPOSED GROUND COVERAGE (56.592%) = 139 798 sqm
3 PROPOSED HEIGHT = 15.475 SQM

4 PROPOSED AREA

| | BUILT UP (CARPET) AREA (SQ. M.) | LIFT AREA (SQ. M.) | EFFECTIVE AREA (SQ. M.) | ST.AIR CUMTY (SQ. M.) | LIFT M/C ROOM (SQ. M.) | NET AREA (SQ. M.) |
|---|---|---|---|---|---|---|
| PROPOSED GR. FLOOR PLAN | 139 798 | 11.863 | 117 935 | 12 690 | 2.993 | 102 951 |
| PROPOSED 1ST FLOOR PLAN | 139 798 | 11.863 | 117 935 | 12 690 | 2.993 | 102 951 |
| PROPOSED 2ND FLOOR PLAN | 139 798 | 11.863 | 117 935 | 12 690 | 2.993 | 102 951 |
| PROPOSED 3RD FLOOR PLAN | 139 798 | - | 127 935 | 12 690 | 2.993 | 112 251 |
| PROPOSED 4TH FLOOR PLAN | 56 745 | - | 46 882 | 5 063 | 1.194 | 40 625 |
| TOTAL BUILT-UP AREA | 595 936 | 23.863 | 529 622 | 55 143 | 10.173 | 461 804 |

5 PROVIDED CAR PARKING AREA = 56 745 sqm.
6 PROPOSED BUILT-UP AREA = 592.14
7 NET BUILT-UP AREA = (592.140 - 56 745 ) = 535 395 SQ.M.
8 PROPOSED F.A.R = 535 395 / 247 027 = 2.167
9 SHOP BUILT-UP AREA = 30 467 sqm
10 SHOP CARPET AREA = 25 600 sqm.
11 CAR PARKING FOR SHOP AREA = NIL
12. STAIR HEAD ROOM AREA = 15 840 sqm
13 LIFT MACHINE ROOM AREA = 7 827 sqm
14 OVER HEAD TANK AREA = 10 240 SQ M
15 AREA OF LIFT M/C ROOM STAIR = 4 043 SQ M
16. TOTAL C.B. AREA = 9 000 sqm
17 TOILET AT ROOF AREA = 2 970 sqm

ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. CONDITION ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE AND CLEARANCE OF SITE. FOUNDATION, CONFIRM TIMBER IN WALL AND EXISTING STRUCTURE AFTER DEMOLITION. FOUNDATION, CONFIRM TIMBER IN WALL AND EXISTING STRUCTURE AFTER DEMOLITION. FOUNDATION, CONFIRM TIMBER IN WALL AND EXISTING STRUCTURE AFTER DEMOLITION. FOUNDATION, CONFIRM TIMBER IN WALL AND EXISTING STRUCTURE AFTER DEMOLITION. FOUNDATION, CONFIRM TIMBER IN WALL AND EXISTING STRUCTURE AFTER DEMOLITION. FOUNDATION, CONFIRM TIMBER IN WALL AND SOIL TESTING IS NOT POSSIBLE

(DR. SUJIT KUMAR BOSE)
(G.T.E-V12)
SIG. OF GEOTECNICAL ENGINEER

(DEBANJAN GHOSH)
(E.S.E-I/242)
SIG. OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN PREPARED BY ME/US 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 TO THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS COMPLIED WITH THE PLAN. IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK.

ANJAN UKIL
Architect
I.I.A Regn. No.: CA/94/16721
I.B.A.A.271
(ANJAN UKIL CA/94/16721)
SIG. OF ARCHITECT

DECLARATION OF OWNER / APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E&E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E&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. THE CONSTRUCTION OF U.G.W.R TANKER UNDER THE GUIDENCE OF ARCHITECT & E&E BEFORE STARTING OF BUILDING FOUNDATION.

SOURAV ROY PARTNER OF
M/S. UST CONSTRUCTIONS &
C.A OF SMT. SUDIPTA MALLICK
SRI MAINAK MALLICK
SMT. MAITREYEE MALLICK
SIG OF OWNER

TITLE :-
PROPOSED GROUND FLOOR PLAN,EXISTING GROUND FLOOR PLAN, PROPOSED 1ST FLOOR PLAN, EXISTING 1ST FLOOR PLAN, SITE PLAN, LOCATION PLAN , DETAILS OF U.G.W.RESERVOIR

PROJECT :-
PROP. G+V (15.475 MT.) STORIED RESIDENTIAL BUILDING AT PRE. NO.- 53B/1A, GARCHA ROAD, KOLKATA - 700019, WARD NO. - 86, BOROUGH-VIII, P.S. - GARIAHAT
UNDER RULE-142 OF K.M.C. BUILDING RULE 2009
PLAN CAD NO

| JOB NO | DRG NO | DATE | DEALT |
|---|---|---|---|
| 1142 | ARCH/C/1142/CORP-01 | 23.11.2023 | DIPAN |

NORTH
SCALE-1:100

Anjan Ukil
architect