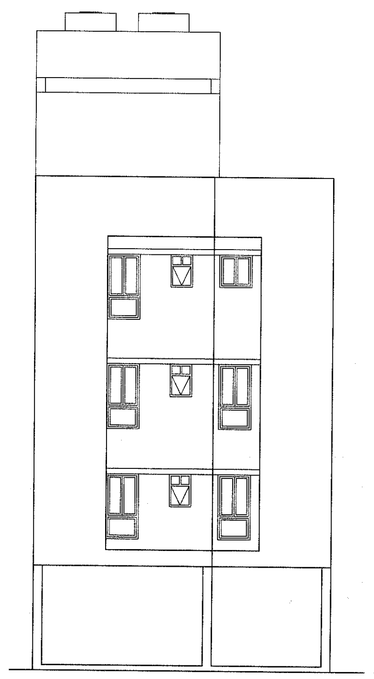
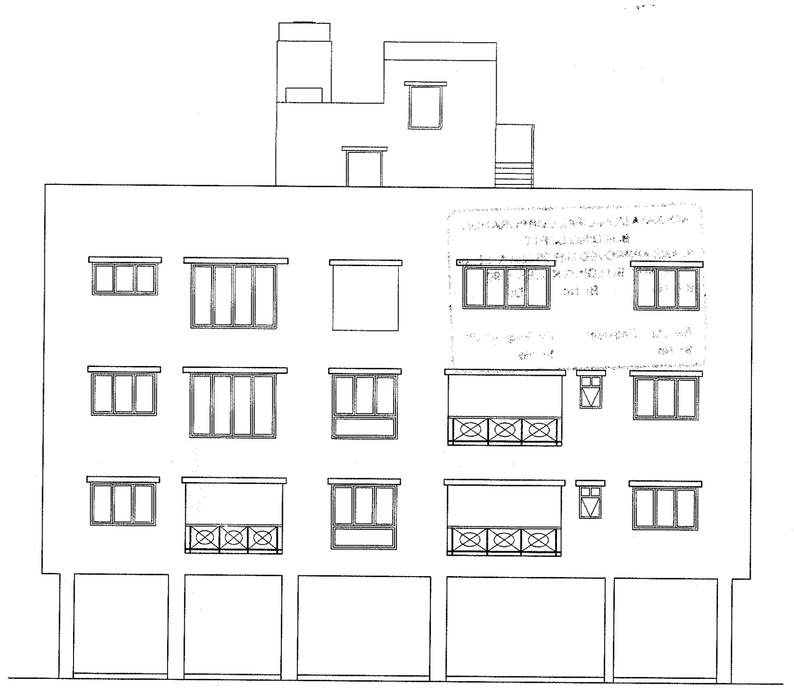
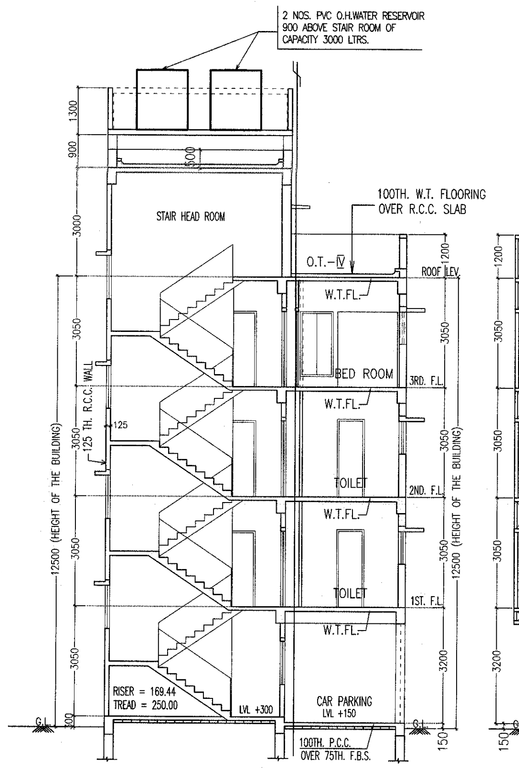


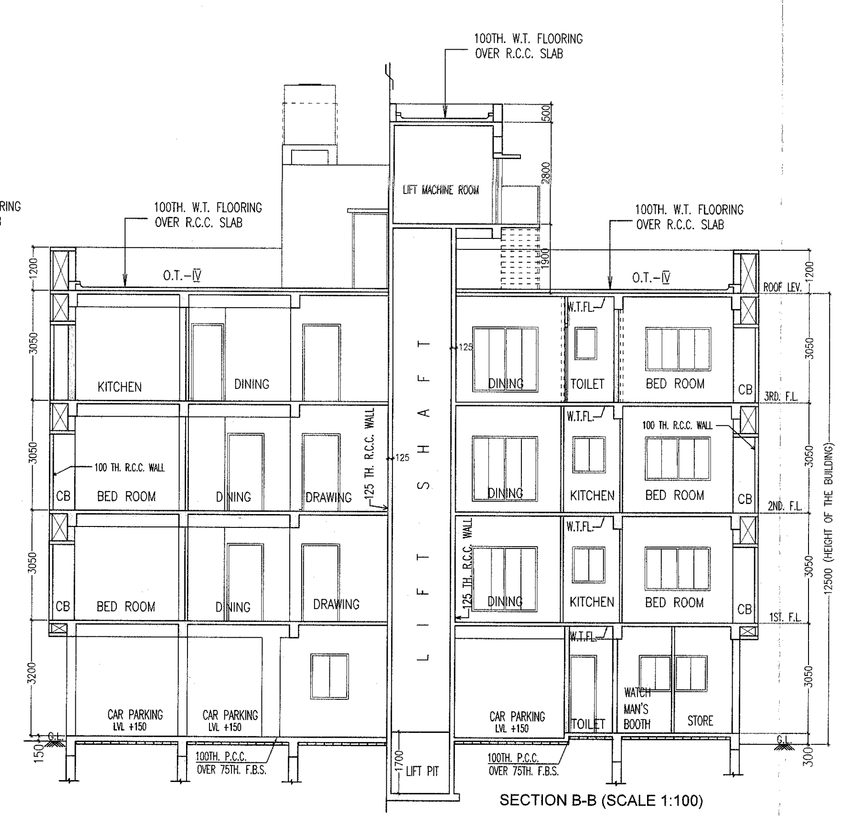
FRONT ELEVATION



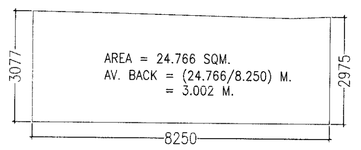
EAST SIDE ELEVATION



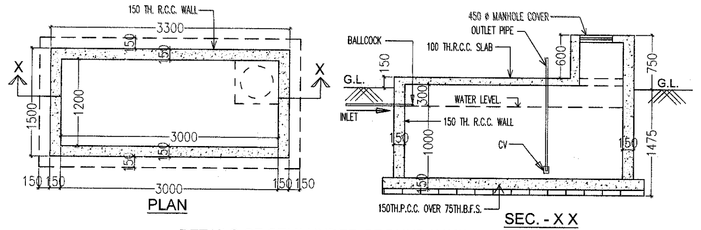
SECTION A-A (SCALE 1:100)



SECTION B-B (SCALE 1:100)



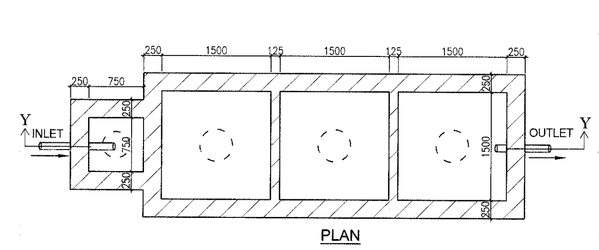
CALCULATION FOR AVERAGE BACK



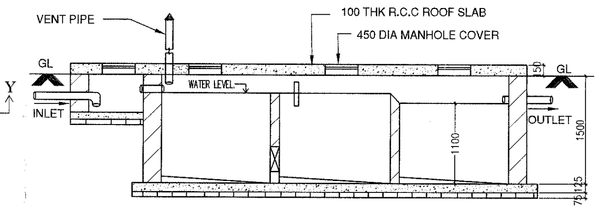
PLAN SEC. - X X

DETAILS OF SEMI UNDER GROUND WATER RESERVOIR,CAPACITY - 3600 LTRS.

SCALE-1:50



PLAN



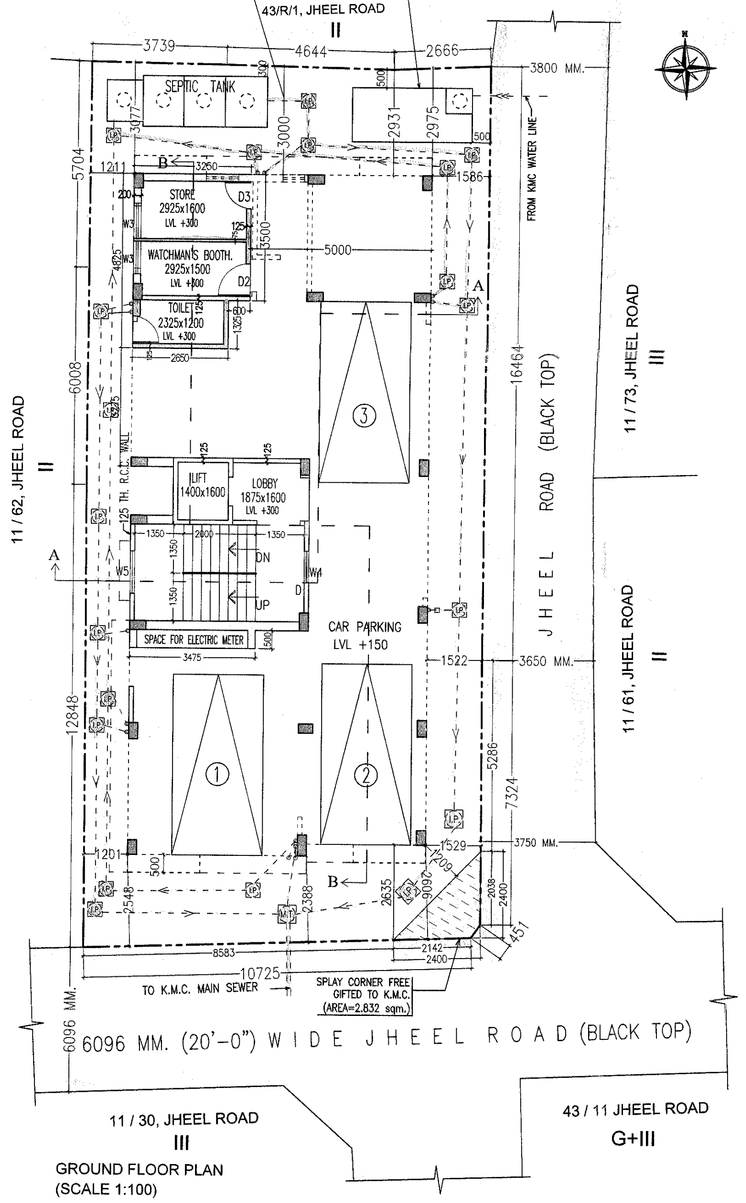
SECTION Y-Y

SEPTIC TANK DETAILS (SCALE-1:50)

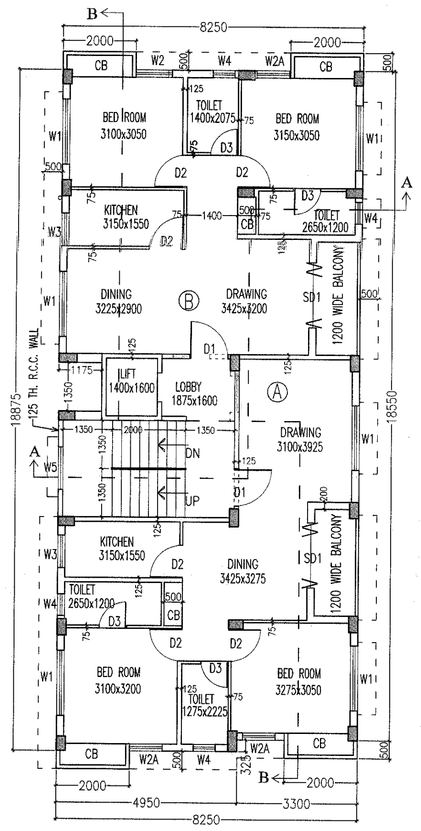
NOTE:
1. DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF COLUMN FOUNDATION.
2. PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF THE BUILDING, SEPTIC TANK & SEMI UNDERGROUND WATER RESERVOIR AND DURING DEMOLITION OF THE EXISTING BUILDING & ADJOINING STRUCTURES.

AVERAGE BACK AS PER AMENMEND RULE 480/MA/O/C-4/3R/13/2012, DATED 21.10.2014.

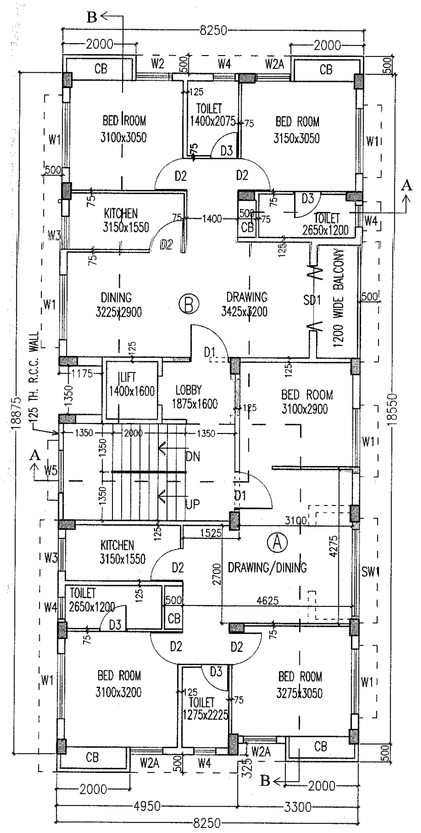
SEMI UNDER GROUND WATER RESERVOIR (CAPACITY 3600 LTRS.)



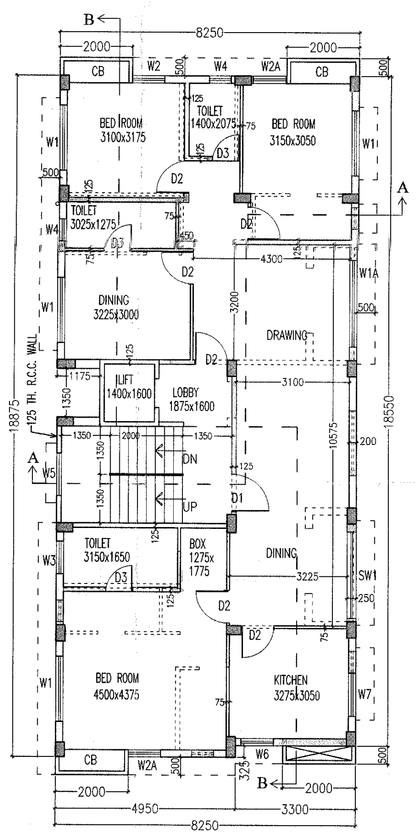
GROUND FLOOR PLAN (SCALE 1:100)



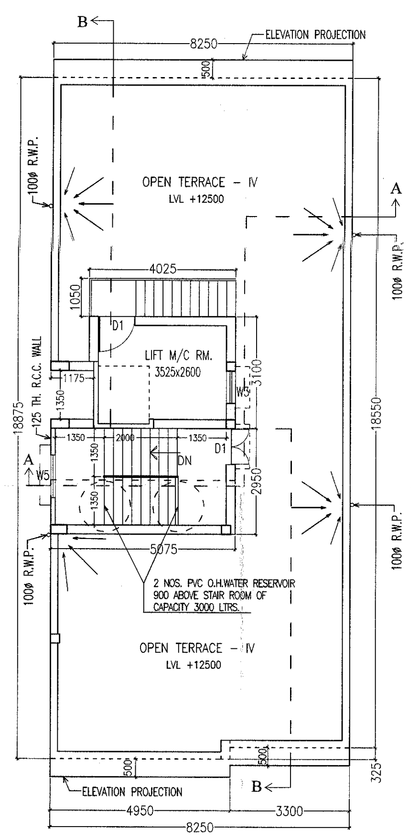
FIRST FLOOR PLAN (SCALE 1:100)



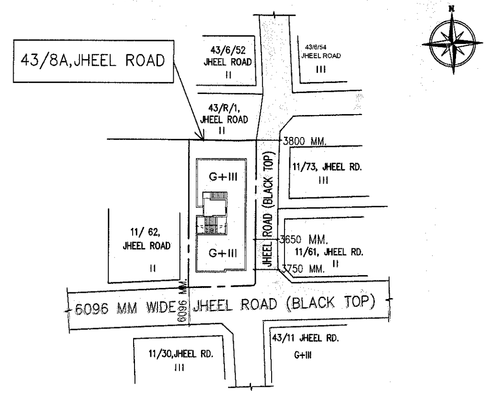
SECOND FLOOR PLAN (SCALE 1:100)



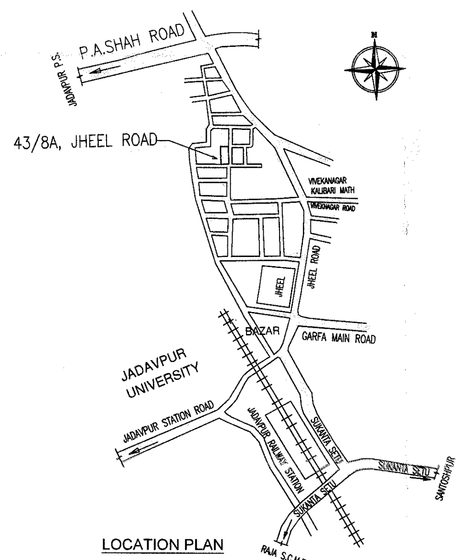
THIRD FLOOR PLAN (SCALE 1:100)



ROOF PLAN (SCALE 1:100)



SITE PLAN (SCALE=1:600)



LOCATION PLAN

(SCALE=1:4000)

NOTES:
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE STATED.
2. UNLESS OTHERWISE MENTIONED ALL EXTERNAL WALLS ARE 200 MM TH & ALL INTERNAL WALLS ARE 125 MM THK.
3. THE PLOT IS NOT A TANK OR FILLED UP TANK

AREA STATEMENT

1	LAND AREA AS PER DEED =		267.561	LAND AREA AS PER BOUNDARY DEC. =		267.561
2	PERMISSIBLE GROUND COVERAGE				57.748%	154.511
3	PERMISSIBLE F.A.R.					1.75
4	PROPOSED GROUND COVERAGE				57.206 %	153.060

5	FLOOR	TOTAL FLOOR AREA	STAIR WELL	LIFT WELL	TOTAL FL. AREA EXCLUDING STAIR WELL & LIFT WELL	TOTAL EXEMPTED AREA		
						STAIR & STAIR LOBBY	LIFT LOBBY	NET COVER AREA
	GROUND	153.060	0	0	153.060	12.690	3.000	137.370
	FIRST	153.060	0	2.240	150.820	12.690	3.000	135.130
	SECOND	153.060	0	2.240	150.820	12.690	3.000	135.130
	THIRD	153.060	0	2.240	150.820	12.690	3.000	135.130
	TOTAL	612.240	0.000	6.720	605.520	50.760	12.000	542.760

6.1	CAR PARKING AREA	114.556
6.2	PERMISSIBLE AREA FOR 3 NO. COVERED CAR PARKING AT GROUND FLOOR	75.000
7	PROPOSED F. A. R. = (542.760 - 25 X 3) / 267.561 =	1.748
8	REQUIRED NO OF CAR PARKING	3
9	PROPOSED NO OF CAR PARKING	3
10	TOTAL CUP-BOARD AREA	11.000
11	AREA OF STAIR HEAD ROOM	15.265
12	AREA OF LIFT M/C ROOM	12.278
13	AREA OF OVER HEAD TANK	7.613
14	AREA OF STAIR FOR LIFT M/C ROOM	4.226
15	OTHER AREA ONLY FOR FEES (EXEMPTED AREA + C.B. AREA + LIFT M/C RM. ST.)	78.986
16	AREA OF W.C. AT ROOF	0
17	AREA OF TERRRACE	153.060

TENAMENT AREA & CAR PARKING

MKD.	TENAMENT SIZE	TENAMENT INCLD. SERVICES	TENAMENT GROUP	NO OF TENAMENT	TOTAL NO OF TENAMENT
A	67.939	83.186	75 - 100	2	5
B	65.719	80.468	75 - 100	2	
C	133.658	163.655	100 - 200	1	
TOTAL TENAMENT AREA	400.974	PERCENTAGE OF SERVICE	TOTAL REQUIRED NO OF CAR PARKING		3
TOTAL SER. AREA	89.990	22.443			
PROPOSED NO OF CAR PARKING (COVERED)					3

SCHEDULE OF DOORS & WINDOWS

DOOR MKD.	SILL	LINTEL	DOOR SIZE	WINDOW MKD.	SILL	LINTEL	WINDOW SIZE
D	0	2100	1200X2100	W1/W1A	300	2100	1800/2400X1200
D1	0	2100	1050X2100	W2	300	2100	1000X1800
D1	0	2100	1000X2100	W2A	300	2100	900X1800
D2	0	2100	900X2100	W3	1100	2100	900X1000
D3	0	2100	750X2100	W4	1200	2100	600X900
SD1	0	2100	1800X2100	W5	900	2100	1200X1200
				W6	1200	2100	900 x 900
				W7	1200	2100	900 x 1200
				SW1	300	2100	2400X1800

DETAILS OF PLAN PROPOSAL

A
1. ASSESSEE NO. = 21-092-13-0263-0
2. DEED NO. BOOK- I VOL- 51, BEING NO - 2745, PAGE - 239 to 241, S.R. ALIPORE, DATED-21.03.1958
3. DETAILS OF REG. P.O.A.: BOOK-I, VOL.-1606-2019, BEING NO.- 160603123, PAGE-116400 to 116427, A.D.S.R. SEALDAH, 24-PGS/ S, DATED. - 07.08.2019.
4. DETAILS OF REG. BOUNDARY DEC.: BOOK-I, VOL.-1603-2019, BEING NO.-160303089, PAGE- 98162 to 98176, D.S.R.-III, 24-PGS/ S, DATED - 11.09.2019.
5. DETAILS OF SPLAY CORNER: BOOK-I, VOL.-1606-2020, BEING NO.- 160601144, PAGE - 46086 to 46115, A.D.S.R. SEALDAH,24-PGS/ S, DATED-18.03.2020.
6. LAND AREA = (04 K.- 0 CH.- 0 SQ.FT.) = 267.561 SQM. (AS PER ASSESMENT BOOK COPY & REG. BOUNDARY DECLARATION)
7. CORNER SPLAY FREE GIFTED TO K.M.C. = 2.832 SQM.
8. NET LAND AREA AFTER SPLAY CORNER = 264.729 SQM.
9. NO OF STOREY = G+III
10. NO OF TENAMENTS = 6 NOS.
11. SIZE OF TENAMENT : 83.186 SQ.MT. (2 NOS.)
80.468 SQ.MT. (2 NOS.)
163.655 SQ.MT. (1 NO.)

B.
1. GROUND COVERAGE (57.206 % OF 267.561) = 153.060 SQM.
2. F.A.R. CONSUMED = (542.760 - 25 x 3) / 267.561=1.748 < 1.75
3. TOTAL COVERD AREA = 605.520 SQM.
4. TOTAL SERVICE AREA = 89.990 SQM.
5. TOTAL CAR PARKING AREA = 114.556 SQM.
6. NO.OF CAR PARKING PROVIDED = 3

DECLARATION OF OWNERS

- I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT THE ENGAGED L.B.S., E.S.E. & G.T.E. ARE FOLLOWED THEIR INSTRUCTION DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN).
- THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- DURING INSPECTION PLOT WAS INDENTIFIED BY US.

VINAY PURI
DIRECTOR OF
PENTARCH DESIGNS (P) LTD.
CONSTITUTED ATTORNEY OF
[illegible] DAS
Vinay Puri Subir Kumar Das
Director of Pentarch Designs Private Limited,
as Constituted Attoerney of Subir Kumar Das & Upama Das
SIGNATURE OF OWNER / APPLICANT

CERTIFICATE OF GEO TECHNICAL ENGINEER:
UNDERSIGNED HAD CARRIED OUT SOIL INVESTIGATION ON PREMISES NO. 43/8A, JHEEL ROAD, WARD NO- 92, BOROUGH - X, KOLKATA - 700031, P.O.- K. P. ROY LANE, P. S. - GARFA, IT IS CERTIFIED THAT THE FOUNDATION SYSTEM HAVE BEEN DESIGNED ON THE BASIS OF THAT SOIL REPORT. THE CONSTRUCTION OF BUILDING IS UNDER MY SUPERVISION & FOUNDATION SYSTEM HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
RUPAK KUMAR BANERJEE
B.C.E., M.E., MIGS
M.I.E., CHARTERED ENGINEER
ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
G.T./93 (K.M.C.) I.M.-2779, M.-153313-5
(Rupak Kumar Banerjee, G.T.E.- 1.0)
SIGNATURE OF GEO TECH. ENGG.

CERTIFICATE OF STRUCTURAL ENGINEER :
I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS ON PREMISES NO. 43/8A, JHEEL ROAD, WARD NO - 92, BOROUGH - X, KOLKATA - 700031, P.O.- K. P. ROY LANE, P. S. - GARFA, IN COMPLIANCE WITH THE B.S. PLAN NO. 2020100107, DATED - 24.12.2020. THE WORK HAS BEEN SUPERVISED & COMPLETED VIDE THE SANCTION PLAN WITH SOME CHANGES AND TO THE BEST OF MY SATISFICTION. THE WORKMANSHIP AND ALL THE MATERIALS (QUALITY AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH THE GENERAL AND DETAILED SPECIFICATION , NO PROVISION OF THE BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

SANJIV J. PAREKH
M.E.(STRUCT.)/M.E.(CONST. ENG.),
B.C.E., FIE-(F-093262-4)
E. S. E. No. 104 (I) K. M. C.
(Sanjiv J. Parekh, E.S.E. - I /104)
SIGNATURE OF STRUCTURAL ENGG.

CERTIFICATE OF L.B.S.
I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS ON PREMISES NO.43/8A, JHEEL ROAD, WARD NO - 92, BOROUGH - X, KOLKATA - 700031, P.O.- K. P. ROY LANE, P.S. - GARFA, IN COMPLIANCE WITH THE B. S. PLAN NO. 2020100107, DATED - 24.12.2020. THE WORK HAS BEEN SUPERVISED & COMPLETED VIDE THE SANCTION PLAN WITH SOME CHANGES AND TO THE BEST OF MY SATISFICTION. THE WORKMANSHIP AND ALL THE MATERIALS (QUALITY AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH THE GENERAL AND DETAILED SPECIFICATION , NO PROVISION OF THE BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

PARTHA BASAK
L.B.S. (Kolkata Municipal Corporation)
Class- I, No.- 1113
(Partha Basak, L.B.S. No. - I/1113)
SIGNATURE OF L.B.S.

PROJECT:

PLAN SHOWING CHANGES FOR REGULARISATION U/R-26 (2a) OF K.M.C. BUILDING RULE 2009, FOR G + III STORIED RESIDENTIAL BUILDING AT PREMISES NO. 43/8A, JHEEL ROAD (PORTION OF PREVIOUS 11, JHEEL ROAD), WARD NO - 92, BOROUGH - X, KOLKATA - 700031, P.O.- K. P. ROY LANE, P. S. - GARFA, DAG - 1701, KHATIAN - 806, MOUZA-DHAKURIA, FROM SANCTIONED U/S. 393A OF K.M.C. ACT 1980 & BLDG. RULE 2009 VIDE B. P. NO. 2020100107, DATED - 24.12.2020.

THIS DRAWING IS THE SOLE PROPERTY OF PARTHA BASAK & ASSOCIATES. IT IS USE FOR ANY PURPOSE OTHER THAN THAT MENTIONED IS TO BE DONE ONLY AFTER PRIOR APPROVAL.

ARCHITECT
PARTHA BASAK & ASSOCIATES
Reg. Off. : 35, New Raipur, Kolkata - 700084.
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Mobile : 98302 19596, email : basakpartha69@gmail.com

SCALE	DWG. NO.	DATE	DEALT	REV./DATE
1 : 100	CA-02	01.06.2023	partha	