

STATEMENT OF THE PLAN PROPOSAL

A. DETAIL OF PLAN PROPOSAL :-

- ASSEESSEE NO. - 11-081-19-0034-5
- DETAILS OF REG. DEED & DEED PLAN
BOOK NO. 1, VOL. NO. 773
PAGE NO. 172 TO 178
BEING NO. 5186, DATED 08.06.1961.
SUB REGISTRAR OF ALIPUR SADAR, KOLKATA.
PROBATE - PLA NO. 58 OF 1909, DATED 17.04.1999
- DETAILS OF REG. POWER OF ATTORNEY :-
BOOK NO. IV, VOL. NO. 1903-2018
PAGE NO. 153220 TO 153273
BEING NO. 19030584 FOR THE YEAR 2018
DATED 31.08.2018, ARA - III - KOLKATA.
- DETAILS OF REG. BOUNDARY DECLARATION :-
BOOK NO. 1, VOL. NO. 1904-2020
PAGE NO. 238480 TO 238506
BEING NO. 19040651 FOR THE YEAR 2020
DATED 18.09.2020, A.R.A. - IV - KOLKATA.
- G.C.B (GREEN BUILDING) :-
(REG. NO. - G.H.20014), AUGUST 2020
- DETAILS OF FIRE SAFETY RECOMMENDATION :-
MEMO NO. IN.DW.FES.20180208111, DATED - 23.07.2021.
- DETAILS OF U.L.C. :-
NO. 052/U.L. XXIV/40/2019, DATED - 19.07.2019.
- AREA OF LAND = 584.615 SQ.M.
(B) NO. OF STOREY = G + VI (21.50 M.)
- NO. OF TENEMENTS = 9 NOS.
- SIZE OF TENEMENT = 75 x 100 = 1 NOS.
100 x 200 = 7 NOS.
500 x 600 = 1 NOS.

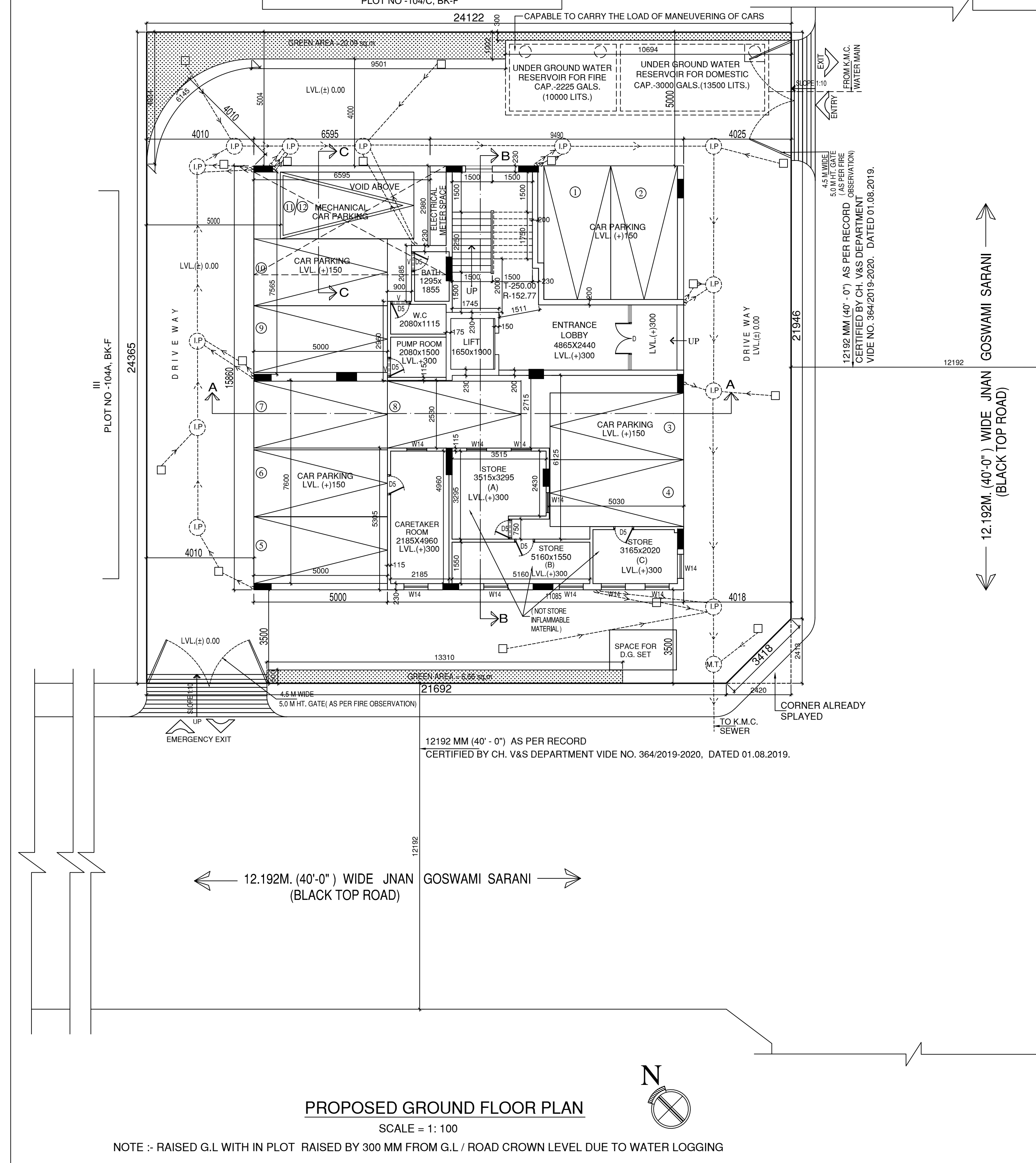
B. 1. PROPOSED GROUND COVERAGE (43.64%) = 255.11 SQ.M.
2. F.A.R. CONSUMED = 2.473 x 2.475
3. TOTAL COVERED AREA = 1448.01 SQ.M.
4. TOTAL SERVICE AREA IN GR. FL. = 95.97 SQ.M.
5. TOTAL CAR PARKING AREA IN GR. FL. = 159.14 SQ.M.

6. NO. OF CAR PARKING :-
 REQUIRED - 12 NOS.
 PROVIDED - 12 NOS. (GR. FL. COVERED)
 COVERED - 12 NOS. MECHANICAL CAR PARKING

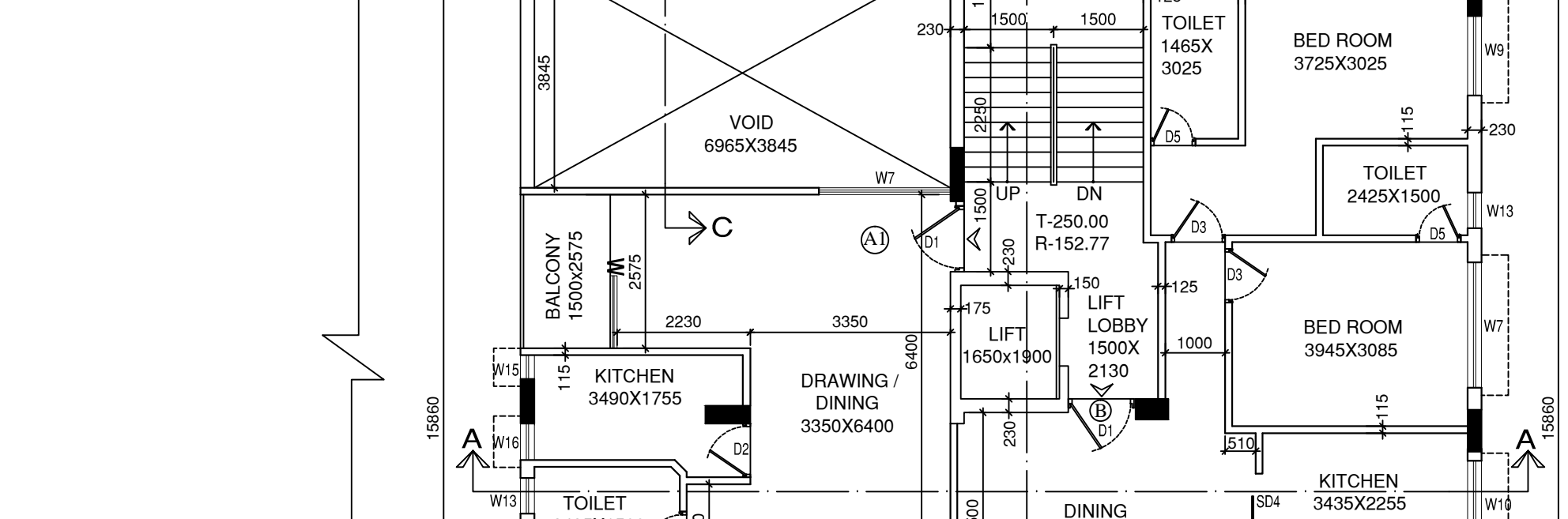
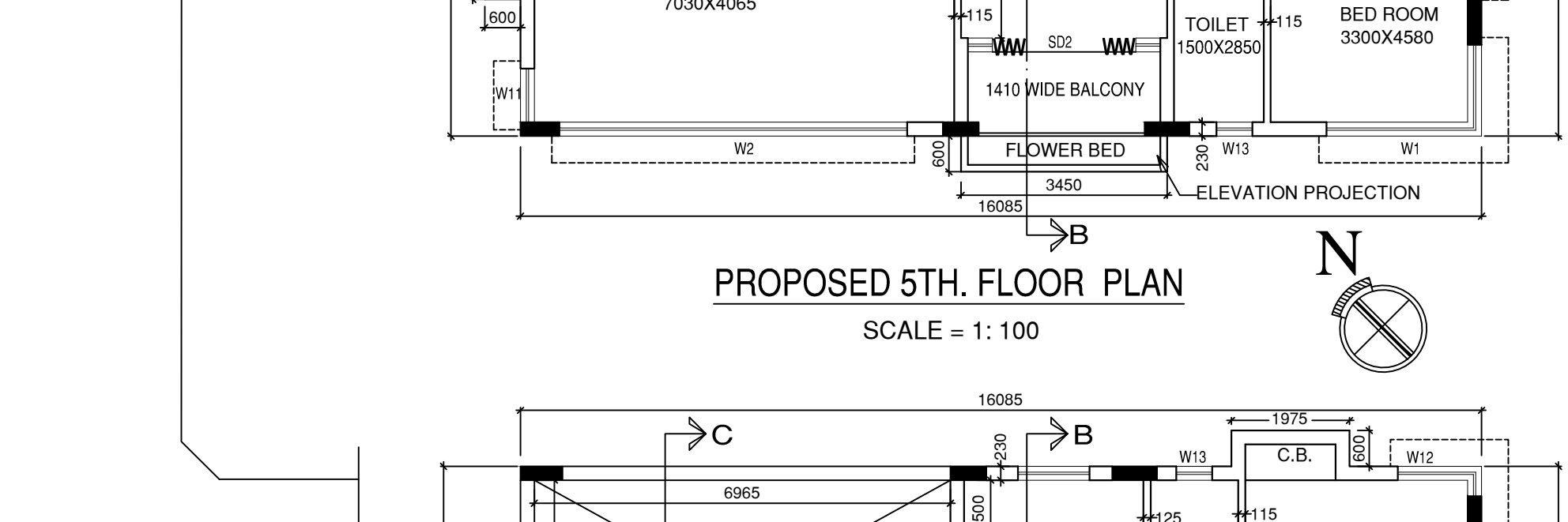
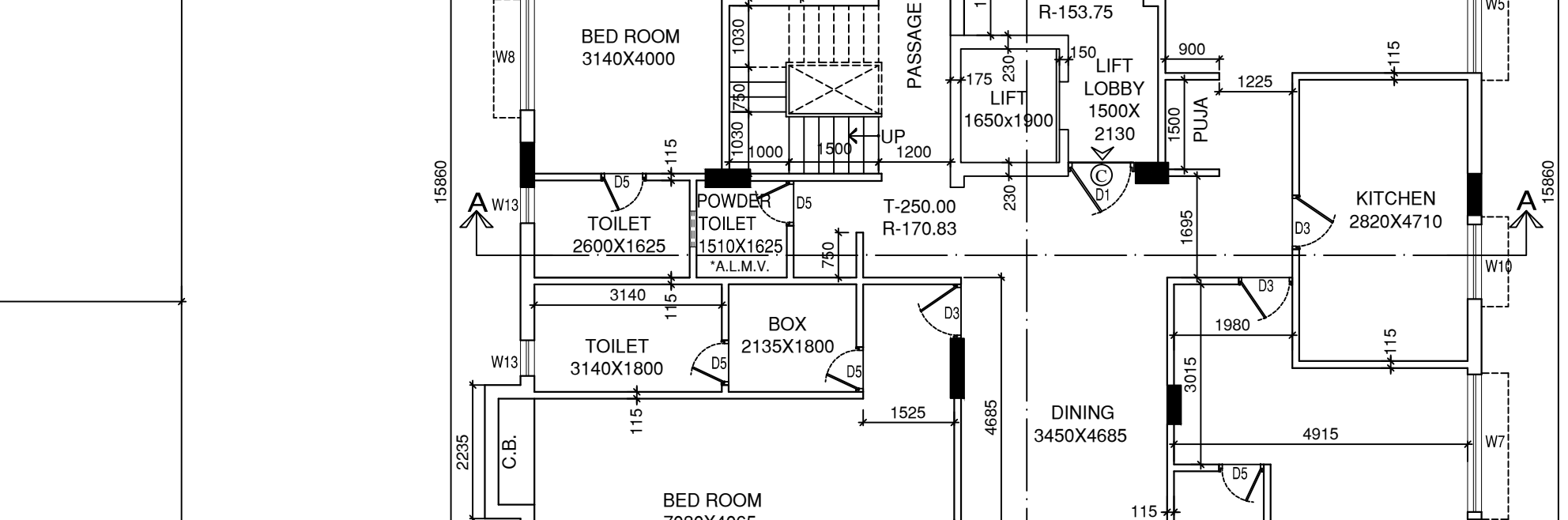
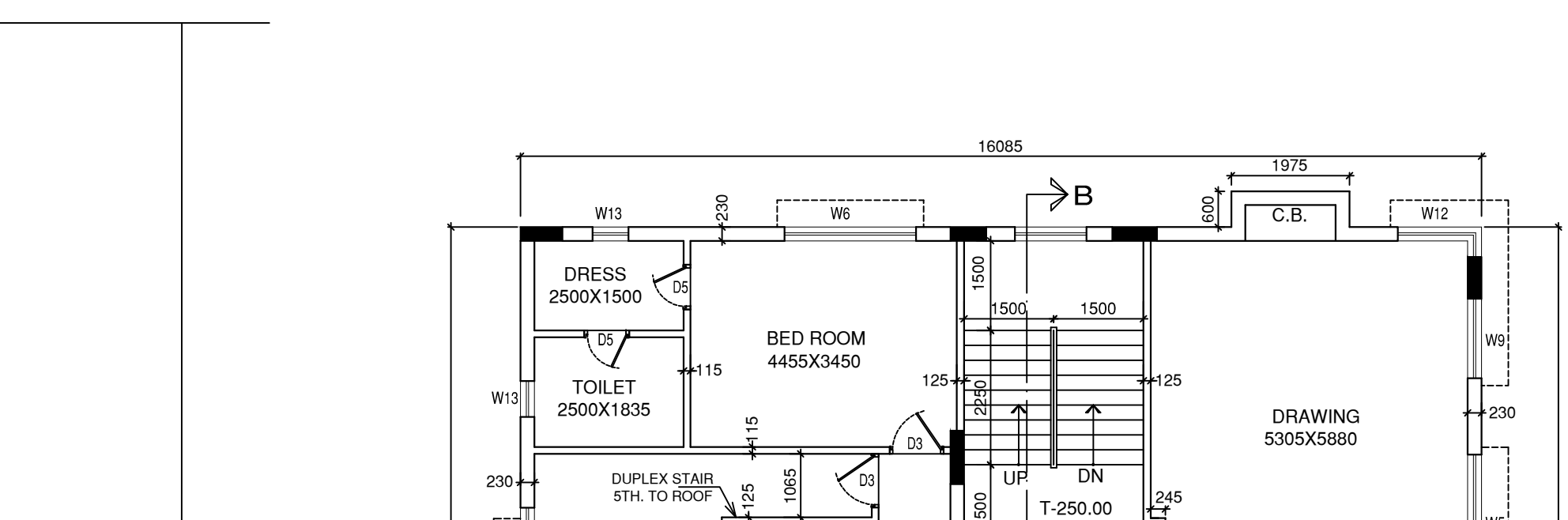
SCHEDULE OF DOORS & WINDOWS

NO.	SILL	ENTRE	SIZE	NO.	SILL	ENTRE	SIZE
D	2150	1100	X 2150	12	100	100	X 2150
D1	2150	1100	X 2150	13	100	100	X 2150
D2	2150	950	X 2150	14	100	100	X 2150
D3	2150	900	X 2150	15	100	100	X 2150
D4	2150	800	X 2150	16	100	100	X 2150
D5	2150	750	X 2150	17	100	100	X 2150
SD1	2150	2465	X 2150	18	100	100	X 2150
SD2	2150	2400	X 2150	19	100	100	X 2150
SD3	2150	2000	X 2150	20	100	100	X 2150
SD4	2150	800	X 2150	21	100	100	X 2150
W1	350	2150	2500X1800	22	100	100	X 2150
W2	350	2150	2500 X 1800	23	100	100	X 2150
W3	350	2150	2500 X 1800	24	100	100	X 2150
W4	350	2150	2400X1800				
W5	350	2150	2300X1800				
W6	350	2150	2200X1800				
W7	350	2150	2200X1800				
W8	350	2150	1700X1800				
W9	350	2150	1330X1800				
W10	1050	2150	1250 X 1100				
W11	350	2150	800X1800				
W12	1250	2150	1400X1800				
W13	1250	2150	600X300				
W14	1050	2150	900X1100				
W15	1050	2150	1000X1100				
V			AS PER ELEVATION				

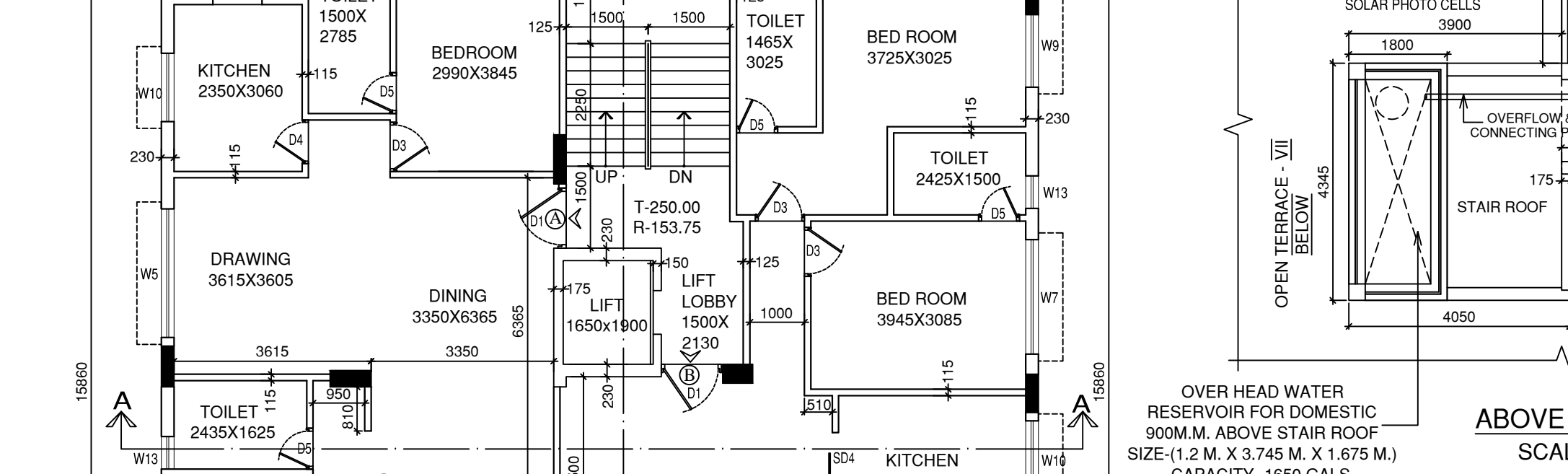
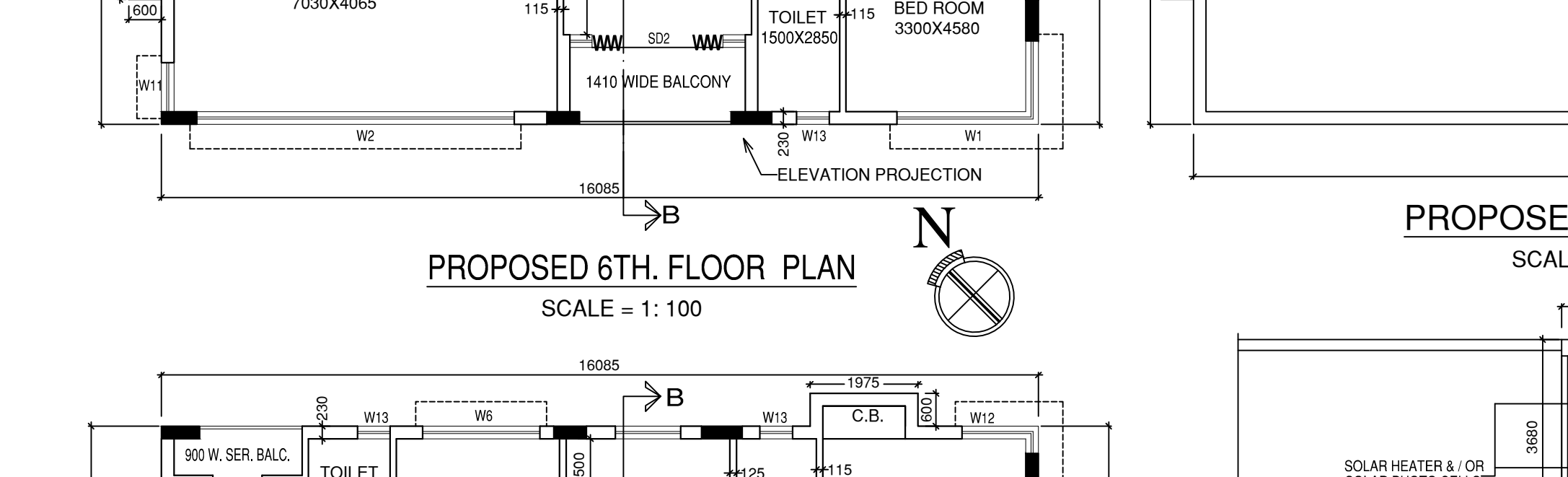
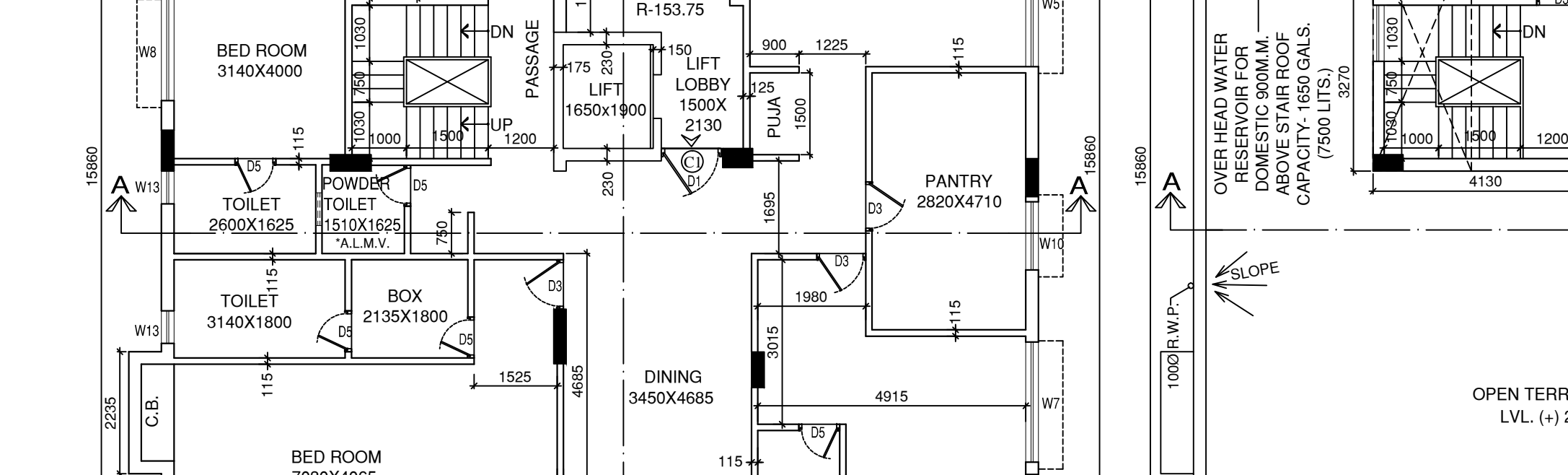
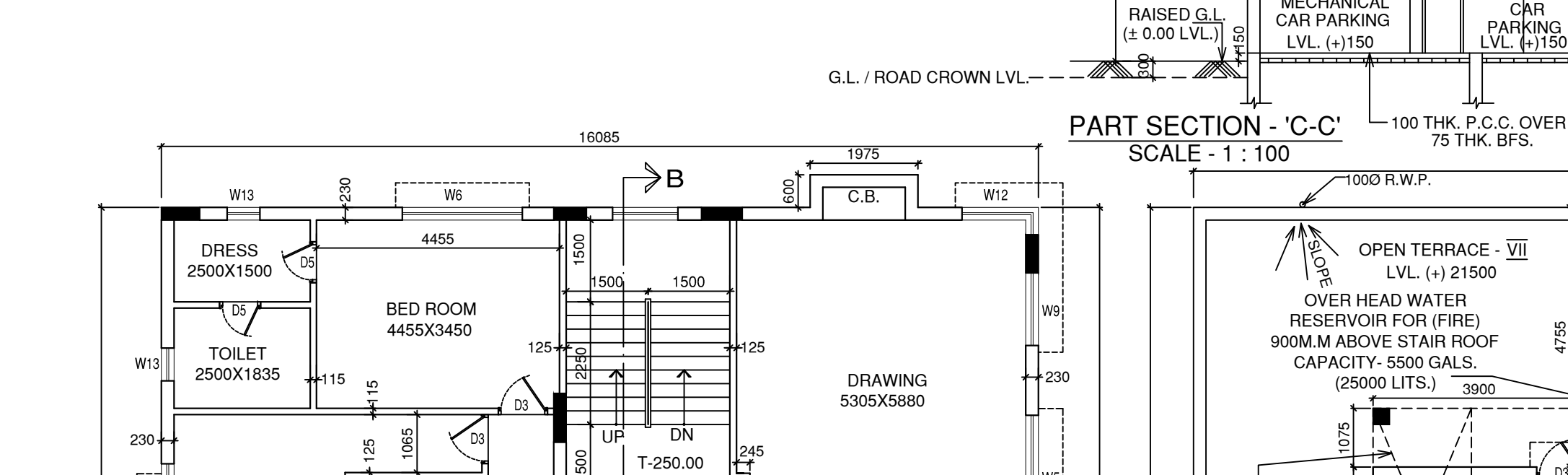
NOTE :-
 1) THE DEPTH OF THE U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE COLUMN.
 2) ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE & AT THE TIME OF CONSTRUCTION OF BUILDING ALONG WITH CONSTRUCTION OF U.G.W.R.



SECTION - 'A-A'
 SCALE - 1 : 100
 (RAISED G.L WITH IN PLOT RAISED BY 300 MM FROM G.L / ROAD CROWN LEVEL DUE TO WATER LOGGING)



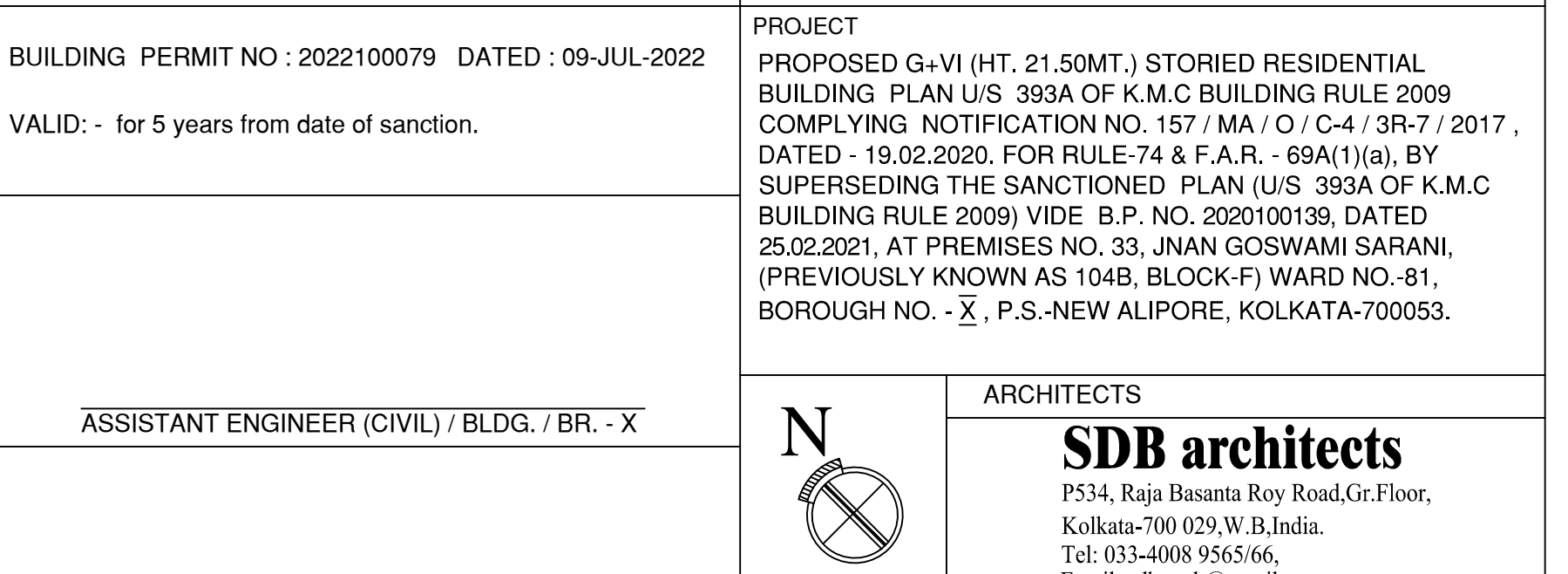
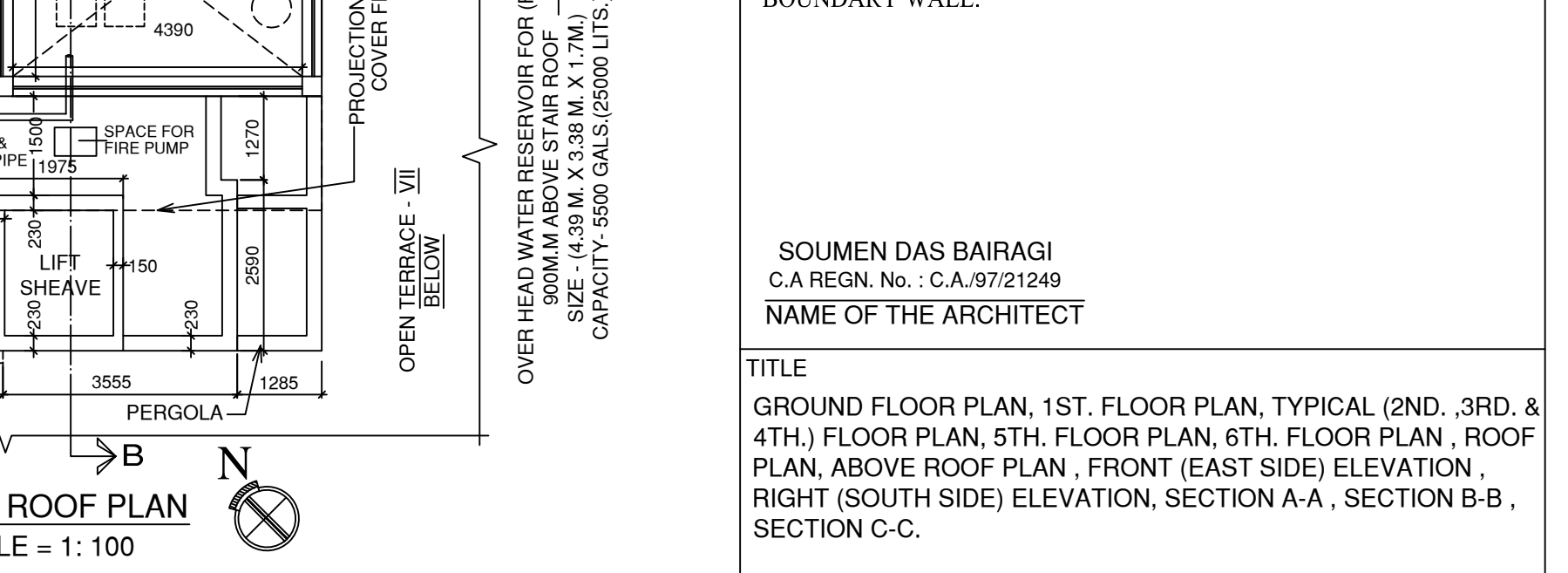
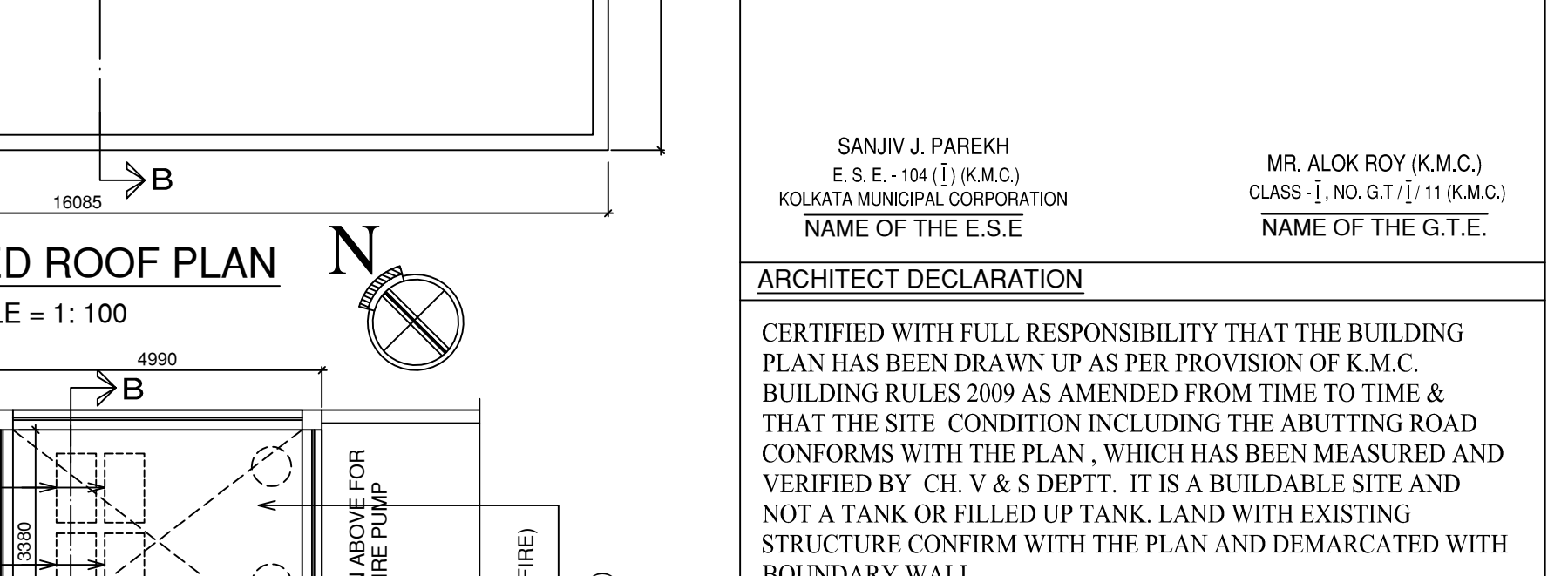
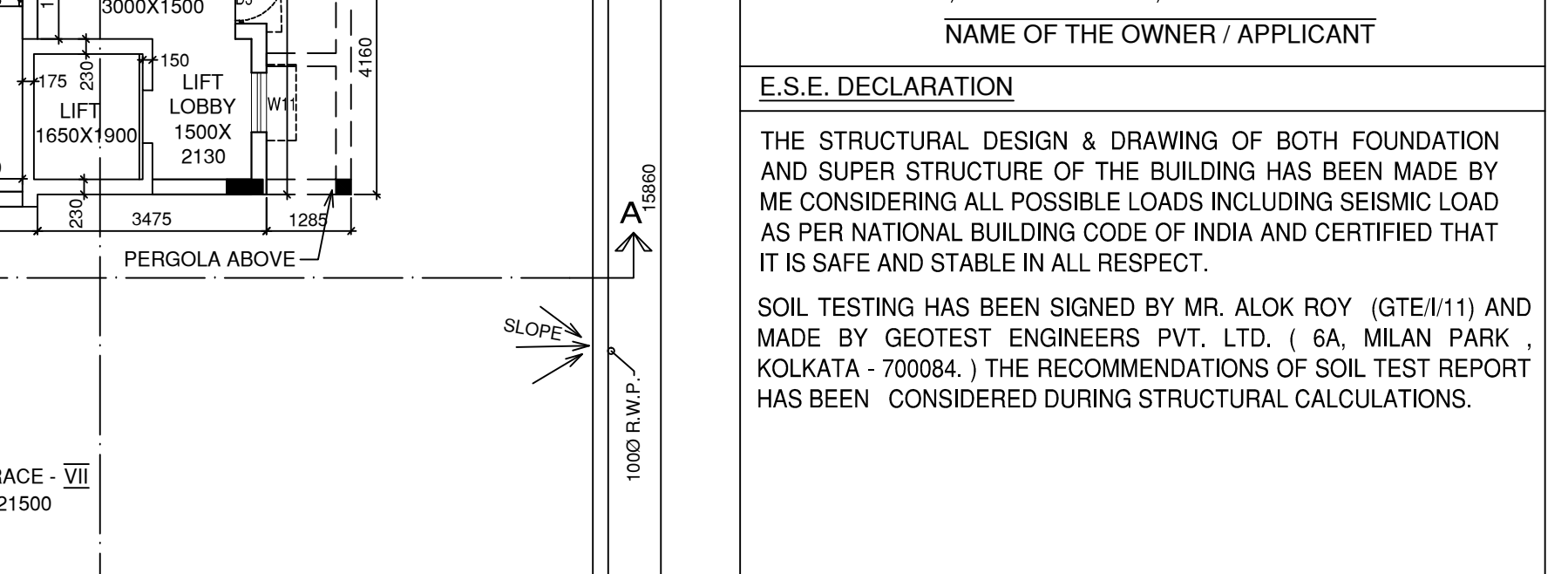
SECTION - 'B-B'
 SCALE - 1 : 100
 (RAISED G.L WITH IN PLOT RAISED BY 300 MM FROM G.L / ROAD CROWN LEVEL DUE TO WATER LOGGING)



DECLARATION OF OWNERS / APPLICANT

- I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT, E.S.E. & G.T.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, E.S.E. & G.T.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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.
- EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THE BUILDING IS FULLY OCCUPIED BY OWNER & THERE ARE NO TENANTS.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

NOTE :-
 1. ALL EXTERNAL WALLS ARE 230 MM AND INTERNAL WALLS ARE 115 MM THK. (UNLESS OTHERWISE STATED)
 2. C.C. = CURB BOARD
 3. R. = RISER
 4. W.T.F. = WATER TIGHT FLOOR
 5. F.B. = FLOWER BED
 6. A.L.M.V. = ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED



PROJCT
 PROPOSED G+VI (HT. 21.50M.T) STORED RESIDENTIAL BUILDING PLAN US 393A OF K.M.C BUILDING RULE 2009 COMPLYING NOTIFICATION NO. 157 / MA / O / C-4 / 3R / 2017, DATED - 19.02.2020, FOR FLOOR F-7A & F.A.R. - 59A/119A, BY SUPERSEDING THE SANCTIONED PLAN (US 393A OF K.M.C BUILDING RULE 2009) VIDE B.P. NO. 2020/00139, DATED 25.02.2021, AT PREMISES NO. 33, JNAN GOSWAMI SARANI, (PREVIOUSLY KNOWN AS 104B, BLOCK-F) WARD NO. -81, BOROUGHO NO. - X, P.S.- NEW ALIPORE, KOLKATA-700053.

STATEMENT OF THE PLAN PROPOSAL

PRINCIPLE USE GROUP :- RESIDENTIAL

1. AREA OF LANDS PER DEED PLAN (674 K)	584.615	SQ.M
2. AREA OF LAND AS PER BOUNDARY DECLARATION	584.615 <td>SQ.M</td>	SQ.M
3. NET AREA OF LAND AFTER STRIP & STRIP OF LAND =	584.615 <td>SQ.M</td>	SQ.M
4. PERMISSIBLE GROUND COVERAGE =	50.00	% = 292.308 SQ.M
5. PROPOSED GROUND COVERAGE =	43.64	% = 255.11 SQ.M
6. HEIGHT = 21.50 M. (B) DEPTH = 15.890 M. (C) ROAD WIDTH = 12.192 M		

7. PROPOSED AREA CALCULATION :-

FLOOR	COVERED AREA	CUT OFF WELL AREA	GR. RESIDENTIAL AREA	STAIR AREA	LOBBY AREA	NET FLOOR AREA	
GROUND	255.11	0.00	0.00	255.11	15.75	3.00	236.36
1ST	255.11	3.14	0.00	222.65	15.75	3.00	203.90
2ND	255.11	3.14	0.00	219.97	15.75	3.00	233.22
3RD	255.11	3.14	0.00	219.97	15.75	3.00	233.22
4TH	255.11	3.14	0.00	219.97	15.75	3.00	233.22
5TH	255.11	3.14	0.00	219.97	15.75	3.00	233.22
6TH	255.11	3.14	1.22	250.78	15.75	3.00	232.01
TOTAL	1785.77	18.84	1.22	1796.40	119.25	21.00	1605.15

8. TEMINENTS & CAR PARKING CALCULATION :-

MARKED	TEMPINENT SIZE (SQ.M)	PROP. AREA (SQ.M)	ACTUAL TEMINENT AREA (SQ.M)	NOS. OF CAR PARKING
FLAT - A (2ND TO 4TH FL.)	116.22	18.83	135.05	3
FLAT - B (1ST TO 4TH FL.)	115.30	18.86	133.98	4
FLAT - C (1ST TO 4TH FL.)	85.90	13.67	99.99	1
FLAT - D (1ST TO 4TH FL.)	231.54	23.35	215.97	1
BA. TOTAL REQUIRED CAR PARKING :-				12
88. TOTAL PROVIDED CAR PARKING :-				12
9. PERMISSIBLE AREA FOR PARKING - MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED ALLOCATION. (IN SQ.M)				27.00
10. PROVIDED AREA OF PARKING				159.14
11. PERMISSIBLE F.A.R. =				2.25
12. 10% EXTRA FOR GREEN BUILDING (2.25x1.25)				2.81
13. PROPOSED F.A.R. = (105.15 - 106.14) / 584.615 = 144.01 / 584.615				2.47
14. OVER HEAD TANK AREA				27.68
15. AREA OF CURB BOARD 2.337 x 2.766 x 3 + 2.526 x 2 + 3.00 x 2				15.68
16. TERRACE AREA				55.61
17. ADDITIONAL AREA FOR FEES = (C.B. AREA + S.H.R. + L.M.R. + M.H.R. PERGOLA) = (36.90 + 3.00 + 4.64 + 6.73)				51.27
18. ROOF STRUCTURE = (STAIR HEAD ROOM + ROOF W.C. + L.M.H. PERGOLA) = (36.90 + 3.00 + 4.64 + 6.73)				49.29
19. REQUIRED GREEN AREA (5.9%) =				35.31
20. PROPOSED GREEN AREA (4.9%) =				26.75
21. TOTAL COMMON AREA				238.83
22. TOTAL TEMINENT AREA				1387.66
23. TOTAL RESIDENTIAL AREA				1736.40
24. TOTAL AREA FOR FEES				1801.364

DECLARATION OF OWNERS / APPLICANT

NOTE :-
 1. ALL EXTERNAL WALLS ARE 230 MM AND INTERNAL WALLS ARE 115 MM THK. (UNLESS OTHERWISE STATED)
 2. C.C. = CURB BOARD
 3. R. = RISER
 4. W.T.F. = WATER TIGHT FLOOR
 5. F.B. = FLOWER BED
 6. A.L.M.V. = ARTIFICIALLY LIGHTED & MECHANICALLY VENTILATED

ARCHITECTS
SDB architects
 P514, Raja Basanta Roy Road, G.F. Floor, Kolkata-700029, W.B. India.
 Tel: 03-4086-956166.
 Email: sdbarch@gmail.com