PROJECT

PROPOSED RESIDENTIAL COMPLEX OF 3 NOS (G+XX) BUILDINGS & 1NO (G+XIX) BUILDING & CLUB BUILDING (G+I),AT -2, KONA EXPRESSWAY, WARD NO-46,BOROUGH NO-7,JL. NO-110, MOUZA-UNSANI, P.S.-JAGACHA,DIST.-HOWRAH, UNDER HOWRAH MUNICIPAL CORPORATION

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS 200 THK. & 160 THK. & INTERNAL WALLS 100 THK. UNLESS OTHERWISE MENTIONED.
3. ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4. EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 15MM. THK. & CEILING PLASTER IS 10 MM. THK. WITH 1:4 MORTAR.
5. ALL CONC. GRADE IS M20
6. ALL INTERNAL ROADS/DRIVEWAY & FIRE-TENDER PITCH ARE CAPABLE OF HAVING 45 MT. LOAD BEARING CAPACITY.

SCHEDULE OF DOORS				SCHEDULE OF WINDOWS			
NO.	SILL	LINTEL	SIZE	NO.	SILL	LINTEL	SIZE
DA	-	2150	2000X2150	W1	200	2150	2000X1950
D1	-	2150	1500X2150	W2	800	2150	1500X1350
D2	-	2150	1100X2150	W3	AS PER ELEVATION		
D3	-	2150	1000X2150	W4	800	2150	1150X1350
D4	-	2150	900X2150	W5	1150	2150	1000X1000
D5	-	2150	800X2150	W6	800	2150	1050X1350
D6	-	2150	750X2150	W7	800	2150	600X1350
FCD	-	2150	1100X2150	W8	1550	2150	600X600

UNDERTAKING

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 THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW

Prasanta Kumar Ghosh
Geo. Tech. Engg. Class-I
License No.-EGTE (I)-1
of Howrah Municipal Corporation

SIGNATURE OF GEOTECH ENGINEER

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION.
2. I FOLLOWED THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. H.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FAKE THE H.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDANCE OF ARCHITECT & E.S.E.
6. THE GARDEN AREA WILL BE CONSTRUCTED / MADE AND MAINTAINED BY US AT OUR OWN COST.

Park Real Con Private Limited
Constituted Attorney

SIGNATURE OF OWNERS

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF H.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

Karunamay Kolay
L.B.A. of H.M.C
L.B.A. License No. 51

SIGNATURE OF ARCHITECT

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 CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY MR. PRASANTA KUMAR GHOSH, ADDRESS- 55,BAGAN ROY LANE, BELIAGHATA, CALCUTTA- 700010, THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

CHANDI PROSAD KHANRA
BE (Civil), ME (Struct.), MIE (India)
ESE-I/2

SIGNATURE OF STRUCTURAL ENGINEER

UTPAL SANTRA
B.C.E, M.C.E, (STRUCT)
F.I.E-F1212601
HMC Empanelled Structural Reviewer
No.-1

SIGNATURE OF STRUCTURAL REVIEWER

TITLE: MASTER PLAN & AREA STATEMENT

DRAWN BY- SS	ARCHITECT: BEYOND ARCHITECTURE PLANNING STUDIO PVT.LTD. Regd. Office: 17A/1A, SARAT GHOSH GARDEN ROAD, KOLKATA - 700031 www.beyondarchitecture.co.in			
CKD BY- TM				
FILE NO-	SCALE 1:250	SHEET NO 01/13	DATE 03.09.2020	

SPACE FOR OFFICE USE :

THE HOWRAH MUNICIPAL CORPORATION
BUILDING PERMIT
BRC No. 354/19-20
Date 03.09.2020
BUILDING DEPARTMENT

SHEET SIZE - 1050X900

AREA STATEMENT OF RESIDENTIAL COMPLEX AT 2, KONA EXPRESSWAY

1). DETAIL OF REGISTERED DEED					
DEED NO.	I 0501 11234/2017 & OTHERS				
2). DETAIL OF BOUNDARY DECLARATION					
BOOK NO.=	1	VOLUM NO.=	501-2000		
BEING NO.=	50111234	YEAR=	2017		
3). ASSESSE NO=			133750		
3). AREA OF LAND (AS PER DEED)=			5.1652 ACRE =	20902.82	SQ.M.
4). AREA OF LAND(AS PER PHYSICAL MEASUREMENT)=			5.1652 ACRE =	20902.82	SQ.M.
5). NET LAND AREA =			5.1652 ACRE =	20902.82	SQ.M.
6). PERMISSIBLE GROUND COVERAGE=			45%=	10,451.41	SQ.M.
7). PROPOSED GROUND COVERAGE=			3715.00	17.77%	SQ.M.
8). PERMISSIBLE FAR=			2.50		
9). PERMISSIBLE FAR AREA=			52,257.05	SQ.M.	
10). PROPOSED FAR AREA=			52,130.30	SQ.M.	
11). PROPOSED FAR =			2.4955		
12). FAR LEFT IN HAND=			126.76	SQM	
13). PROPOSED TOTAL BUA (F+Y)			[illegible]	SQM	
14). ROAD WIDTH =			15.5	M (AVG.)	
15). PROPOSED BUILDING HEIGHT=			64.65 M		
16). OPEN SPACE REQUIREMENT (FOR BUILDING HEIGHT 65 M)=			PERMISSIBLE OPEN SPACE		PROPOSED OPEN SPACE
A			FRONT	10 M	FRONT 10 M
B			REAR	12 M	REAR 12 M
C			SIDE-1	10 M	SIDE-1 10 M
D			SIDE-2	10 M	SIDE-2 10 M

17). PROPOSED AREA CALCULATION (IN SQM)

FLOOR	COVERED AREA (A)	EXEMPTED AREA: CUT-OUT (B)	STAIR & STAIR LOBBY (C)	PARKING (D)	LIFT LOBBY (E)	NET FLOOR AREA(FAR) (F)=[(A-(B+C+D+E)]
PUMP ROOM	166.64					166.64
GROUND	3782.80	180.48	152.52	1977.13	36.00	1436.67
1ST.	3452.47	235.34	150.72	-	36.00	[illegible]
2ND.	2922.48	232.17	123.00	-	36.00	2531.31
3RD.	2922.48	232.17	123.00	-	36.00	2531.31
4TH.	2922.48	232.17	123.00	-	36.00	2531.31
5TH.	2922.48	232.17	123.00	-	36.00	2531.31
6TH.	2922.48	232.17	123.00	-	36.00	2531.31
7TH.	2922.48	232.17	123.00	-	36.00	2531.31
8TH.	2922.48	232.17	123.00	-	36.00	2531.31
9TH.	2922.48	232.17	123.00	-	36.00	2531.31
10TH.	2922.48	232.17	123.00	-	36.00	2531.31
11TH.	2922.48	232.17	123.00	-	36.00	2531.31
12TH.	2922.48	232.17	123.00	-	36.00	2531.31
13TH.	2922.48	232.17	123.00	-	36.00	2531.31
14TH.	2922.48	232.17	123.00	-	36.00	2531.31
15th.	2922.48	232.17	123.00	-	36.00	2531.31
16th.	2922.48	232.17	123.00	-	36.00	2531.31
17th.	2922.48	232.17	123.00	-	36.00	2531.31
18th.	2922.48	232.17	123.00	-	36.00	2531.31
19th.	2922.48	232.17	123.00	-	36.00	2531.31
20th.	2347.42	175.68	92.21		27.00	2052.50
TOTAL	62234.17	4750.46	[illegible]	1977.13	747.00	[illegible]

18.A) TENAMENTS & CAR PARKING CALCULATION =

UNITS	TENAMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENAMENT AREA		NO. OF TENAMENTS	REQUIRED CAR PARKING
TOWER-1 (3BHK)						
A	65.61	15.04	80.65		20	[illegible]
B	63.60	14.63	78.23		20	[illegible]
C	63.60	14.63	78.23		20	[illegible]
D	65.88	15.15	81.03		20	[illegible]

MASTER PLAN

PARTY'S COPY

APPLICANT HAS TO EXHIBIT AT A CONSPICUOUS PLACE:

PREMISES NO :-
NAME OF THE LBA . LBS :
NAME OF THE STRUCTURAL ENGG.:-
NAME OF THE GEO-TECHNICAL ENGINEER :-
NAME OF OWNER :-
NAME OF THE APPLICANT
BUILDING PERMIT :-

THE SANCTION IS VALID UP TO 12.05.2022

APPROVED AS PER ORDER OF COMMISSIONER DT. 08.06.2021

PLACED IN MUNICIPAL BUILDING COMMITTEE DATED 28.06.2021

Applicant shall keep at the site one set of plans and Specifications and shall also Exhibit at a Conspicuous place the number of the Premises. The Name of the Architect or Licensed Building Surveyor, Structural Engineer and Geo Technical Engineer Name of Owner and number and date of Building Permit.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY ONCE A WEEK.

Sanctioned Conditionally on undertaking from the owner that if any part of the building to be constructed falls within the alignment of HMC, the same will be demolished by the owner at his/her risk and for this the owner will not claim any compensation from HMC

Plan for water connection arrangement SEMI U. G. should be submitted at the Office of the Assistant Engineer of Borough and sanction to be obtained before proceeding with the work of Water Supply. Any deviation may lead to disconnection / demolition.

Rain water pipe should be fixed or discharged on Road or Footpath.
Drainage plan should be submitted at the Borough Assistant Engineer's Office and the sanction obtained before proceeding with the drainage work.

THE HOWRAH MUNICIPAL CORPORATION
BUILDING DEPARTMENT
BRC No. 354/19-20
Date 03.02.20
Sub. Asst. Engineer
Building Department
Howrah Municipal Corporation
13/06/2022

CORRECTION PLAN
BRC No. 354/19-20 Ward No. 46
Sub. Asst. Engineer
Bldg. Department
Howrah Municipal Corporation
13/6/22

Structural ... by the structural ... with B.P. No. 354/19-20 Date 03.02.2020 for record of the Howrah Municipal Corporation without verification. No deviation from the submitted structural plan should be made in the terms of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of Human Life during construction.

Assistant Engineer
Building Department
Howrah Municipal Corporation
13/06/2022

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started.

Before starting any Construction to site must conform with the plan sanctioned and all the conditions as proposed in the plan should be fulfilled.

The validity of the written permission to execute the work is subject to the above conditions.

The Building Materials necessary for construction should conform to standard specified in the National Building Code of India.

Design of all structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

Non Commencement of Erection / Re-Erection within Two Year will Require Fresh Application for Sanction.

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction. Also to avoid pollution as per WBPCB Guidelines in VAGUE.