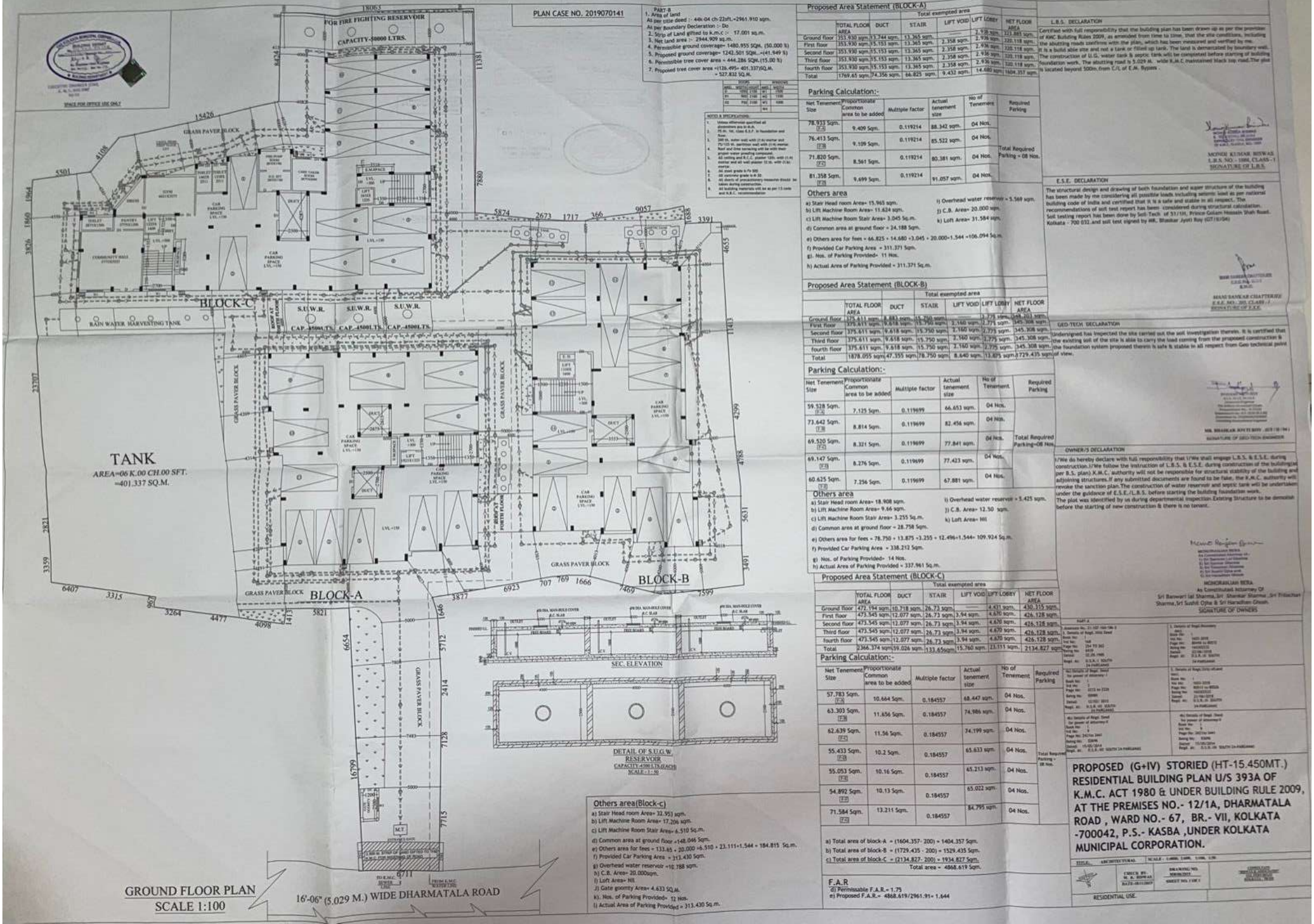

PLAN CASE NO. 2019070141

PART-B
1. Area of land
As per title deed :- 44k-04 ch-22sft.=2961.910 sqm.
As per Boundary Declaration :- Do
2. Strip of Land gifted to K.m.c :- 17.001 sq.m.
3. Net land area :- 2944.909 sq.m.
4. Permissible ground coverage= 1480.955 SQM. (50.000 %)
5. Proposed ground coverage= 1242.501 SQM.=(41.549 %)
6. Permissible tree cover area = 444.286 SQM.(15.00 %)
7. Proposed tree cover area =(126.495+ 401.337)SQ.M.
= 527.832 SQ.M.

Proposed Area Statement (BLOCK-A)

	TOTAL FLOOR AREA	Total exempted area: DUCT	STAIR	LIFT VOID	LIFT LOBBY	NET FLOOR AREA
Ground floor	353.930 sqm.	13.744 sqm.	13.365 sqm.	———	2.938 sqm.	323.883 sqm.
First floor	353.930 sqm.	15.153 sqm.	13.365 sqm.	2.358 sqm.	2.938 sqm.	320.118 sqm.
Second floor	353.930 sqm.	15.153 sqm.	13.365 sqm.	2.358 sqm.	2.938 sqm.	320.118 sqm.
Third floor	353.930 sqm.	15.153 sqm.	13.365 sqm.	2.358 sqm.	2.938 sqm.	320.118 sqm.
fourth floor	353.930 sqm.	15.153 sqm.	13.365 sqm.	2.358 sqm.	2.938 sqm.	320.118 sqm.
Total	1769.65 sqm.	74.356 sqm.	66.825 sqm.	9.432 sqm.	14.680 sqm.	1604.357 sqm.

Parking Calculation:-

Net Tenement Size	Proportionate Common area to be added	Multiple factor	Actual tenement size	No of Tenement	Required Parking
78.933 Sqm. (F-3)	9.409 Sqm.	0.119214	88.342 sqm.	04 Nos.	Total Required Parking = 08 Nos.
76.413 Sqm. (F-3)	9.109 Sqm.	0.119214	85.522 sqm.	04 Nos.	
71.820 Sqm. (F-1)	8.561 Sqm.	0.119214	80.381 sqm.	04 Nos.	
81.358 Sqm. (F-3)	9.699 Sqm.	0.119214	91.057 sqm.	04 Nos.	

Others area

a) Stair Head room Area= 15.965 sqm.
b) Lift Machine Room Area= 11.624 sqm.
c) Lift Machine Room Stair Area= 3.045 Sq.m.
d) Common area at ground floor = 24.188 Sqm.
e) Others area for fees = 66.825 + 14.680 +3.045 + 20.000=1.544 =106.094 Sq.m.
f) Provided Car Parking Area = 311.371 Sqm.
g). Nos. of Parking Provided= 11 Nos.
h) Actual Area of Parking Provided = 311.371 Sq.m.
i) Overhead water reservoir = 5.569 sqm.
j) C.B. Area= 20.000 sqm.
k) Loft Area= 31.584 sqm.

Proposed Area Statement (BLOCK-B)

	TOTAL FLOOR AREA	Total exempted area: DUCT	STAIR	LIFT VOID	LIFT LOBBY	NET FLOOR AREA
Ground floor	375.611 sqm.	9.681 sqm.	15.750 sqm.	———	2.775 sqm.	345.203 sqm.
First floor	375.611 sqm.	9.618 sqm.	15.750 sqm.	2.160 sqm.	2.775 sqm.	345.308 sqm.
Second floor	375.611 sqm.	9.618 sqm.	15.750 sqm.	2.160 sqm.	2.775 sqm.	345.308 sqm.
Third floor	375.611 sqm.	9.618 sqm.	15.750 sqm.	2.160 sqm.	2.775 sqm.	345.308 sqm.
fourth floor	375.611 sqm.	9.618 sqm.	15.750 sqm.	2.160 sqm.	2.775 sqm.	345.308 sqm.
Total	1878.055 sqm.	47.355 sqm.	78.750 sqm.	8.640 sqm.	13.875 sqm.	1729.435 sqm.

Parking Calculation:-

Net Tenement Size	Proportionate Common area to be added	Multiple factor	Actual tenement size	No of Tenement	Required Parking
59.528 Sqm. (F-2)	7.125 Sqm.	0.119699	66.653 sqm.	04 Nos.	Total Required Parking=08 Nos.
73.642 Sqm. (F-3)	8.814 Sqm.	0.119699	82.456 sqm.	04 Nos.	
69.520 Sqm. (F-1)	8.321 Sqm.	0.119699	77.841 sqm.	04 Nos.	
69.147 Sqm. (F-1)	8.276 Sqm.	0.119699	77.423 sqm.	04 Nos.	
60.625 Sqm. (F-2)	7.256 Sqm.	0.119699	67.881 sqm.	04 Nos.	

Others area

a) Stair Head room Area= 18.908 sqm.
b) Lift Machine Room Area= 9.66 sqm.
c) Lift Machine Room Stair Area= 3.255 Sq.m.
d) Common area at ground floor = 28.758 Sqm.
e) Others area for fees = 78.750 + 13.875 +3.255 + 12.496+1.544= 109.924 Sq.m.
f) Provided Car Parking Area = 338.212 Sqm.
g) Nos. of Parking Provided= 14 Nos.
h) Actual Area of Parking Provided = 337.961 Sq.m.
i) Overhead water reservoir = 5.425 sqm.
j) C.B. Area= 12.50 sqm.
k) Loft Area= Nil

Proposed Area Statement (BLOCK-C)

	TOTAL FLOOR AREA	Total exempted area: DUCT	STAIR	LIFT VOID	LIFT LOBBY	NET FLOOR AREA
Ground floor	472.194 sqm.	10.718 sqm.	26.73 sqm.	———	4.431 sqm.	430.315 sqm.
First floor	473.545 sqm.	12.077 sqm.	26.73 sqm.	3.94 sqm.	4.670 sqm.	426.128 sqm.
Second floor	473.545 sqm.	12.077 sqm.	26.73 sqm.	3.94 sqm.	4.670 sqm.	426.128 sqm.
Third floor	473.545 sqm.	12.077 sqm.	26.73 sqm.	3.94 sqm.	4.670 sqm.	426.128 sqm.
fourth floor	473.545 sqm.	12.077 sqm.	26.73 sqm.	3.94 sqm.	4.670 sqm.	426.128 sqm.
Total	2366.374 sqm.	59.026 sqm.	133.65sqm.	15.760 sqm.	23.111 sqm.	2134.827 sqm.

Parking Calculation:-

Net Tenement Size	Proportionate Common area to be added	Multiple factor	Actual tenement size	No of Tenement	Required Parking
57.783 Sqm. (F-2)	10.664 Sqm.	0.184557	68.447 sqm.	04 Nos.	Total Required Parking = 08 Nos.
63.303 Sqm. (F-3)	11.656 Sqm.	0.184557	74.986 sqm.	04 Nos.	
62.639 Sqm. (F-1)	11.56 Sqm.	0.184557	74.199 sqm.	04 Nos.	
55.433 Sqm. (F-2)	10.2 Sqm.	0.184557	65.633 sqm.	04 Nos.	
55.053 Sqm. (F-2)	10.16 Sqm.	0.184557	65.213 sqm.	04 Nos.	
54.892 Sqm. (F-2)	10.13 Sqm.	0.184557	65.022 sqm.	04 Nos.	
71.584 Sqm. (F-2)	13.211 Sqm.	0.184557	84.795 sqm.	04 Nos.	

a) Total area of block-A = (1604.357- 200) = 1404.357 Sqm.
b) Total area of block-B = (1729.435 - 200) = 1529.435 Sqm.
c) Total area of block-C = (2134.827- 200) = 1934.827 Sqm.
Total area = 4868.619 Sqm.

F.A.R

d) Permissable F.A.R.= 1.75
e) Proposed F.A.R.= 4868.619/2961.91= 1.644

Others area(Block-c)

a) Stair Head room Area= 32.953 sqm.
b) Lift Machine Room Area= 17.206 sqm.
c) Lift Machine Room Stair Area= 6.510 Sq.m.
d) Common area at ground floor =148.046 Sqm.
e) Others area for fees = 133.65 + 20.000 +6.510 + 23.111+1.544 = 184.815 Sq.m.
f) Provided Car Parking Area = 313.430 Sqm.
g) Overhead water reservoir =10.788 sqm.
h) C.B. Area= 20.000sqm.
i) Loft Area= Nil
j) Gate goomty Area= 4.633 SQ.M.
k). Nos. of Parking Provided= 12 Nos.
l) Actual Area of Parking Provided = 313.430 Sq.m.

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting roads confirms with the plan, which has been measured and verified by me. It is a build able site and not a tank or filled up tank. The land is demarcated by boundary wall. The construction of U.G. water tank & septic tank will be completed before starting of building foundation work. The abutting road is 5.029 M. wide K.M.C. maintained black top road.The plot is located beyond 500m. from C/L of E.M. Bypass .

MONOJ KUMAR BISWAS
L.B.S. NO - 1086, CLASS - I
SIGNATURE OF L.B.S.

E.S.E. DECLARATION

The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per national building code of India and certified that it is a safe and stable in all respect. The recommendations of soil test report has been considered during structural calculation. Soil testing report has been done by Soil Tech of 51/1H, Prince Golam Hossain Shah Road. Kolkata - 700 032.and soil test signed by MR. Bhaskar Jyoti Roy (GT/10/04)

MANI SANKAR CHATTERJEE
E.S.E. NO - 20, CLASS - I
SIGNATURE OF E.S.E.

GEO-TECH DECLARATION

Undersigned has inspected the site carried out the soil investigation therein. It is certified that the existing soil of the site is able to carry the load coming from the proposed construction & the foundation system proposed therein is safe & stable in all respect from Geo technical point of view.

MR. BHASKAR JYOTI ROY (GT/10/04)
SIGNATURE OF GEO-TECH ENGINEER

OWNER/S DECLARATION

I/We do hereby declare with full responsibility that I/We shall engage L.B.S. & E.S.E. during construction.I/We follow the instruction of L.B.S. & 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 and adjoining structures.If any submitted documents are found to be false, the K.M.C. authority will revoke the sanction plan.The construction of water reservoir and septic tank will be undertaken under the guidance of E.S.E./L.B.S. before starting the building foundation work.
The plot was identified by us during departmental inspection.Existing Structure to be demolish before the starting of new construction & there is no tenant.

MONORANJAN BERA
As Constituted Attorney Of
Sri Banwarilal Sharma,Sri Shankar Sharma ,Sri Trilochan Sharma,Sri Sushil Ojha & Sri Haradhan Ghosh.
SIGNATURE OF OWNERS

PROPOSED (G+IV) STORIED (HT-15.450MT.) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009, AT THE PREMISES NO.- 12/1A, DHARMATALA ROAD , WARD NO.- 67, BR.- VII, KOLKATA -700042, P.S.- KASBA ,UNDER KOLKATA MUNICIPAL CORPORATION.

TITLE: ARCHITECTURAL | SCALE - 1:400, 1:200, 1:100, 1:50 | CHECK BY: M. A. BSPR&AS | DRAWING NO. | SHEET NO. 1 OF 1

RESIDENTIAL USE.