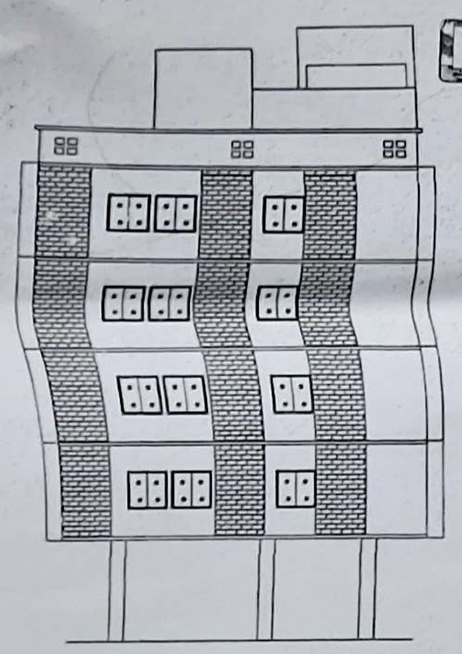
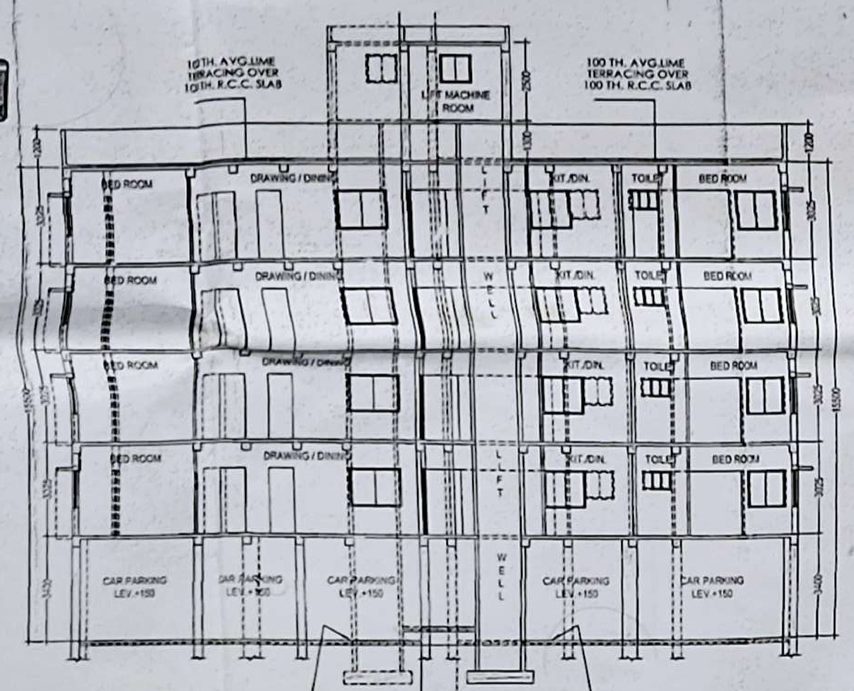


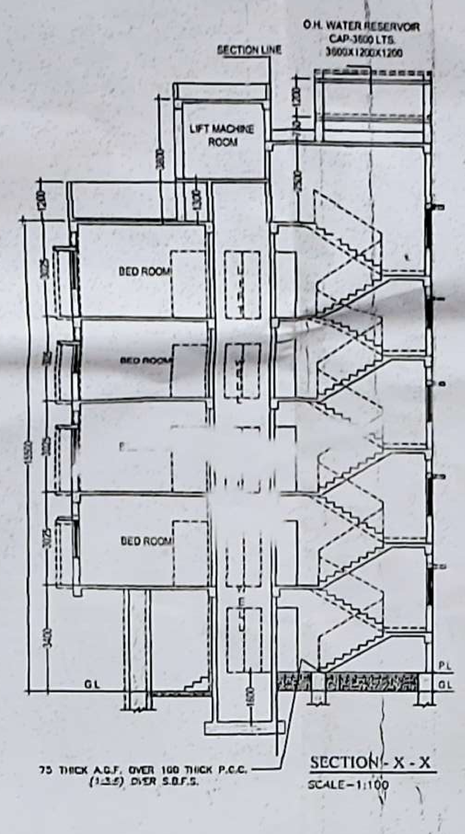
FRONT SIDE ELEVATION

SCALE-1:100



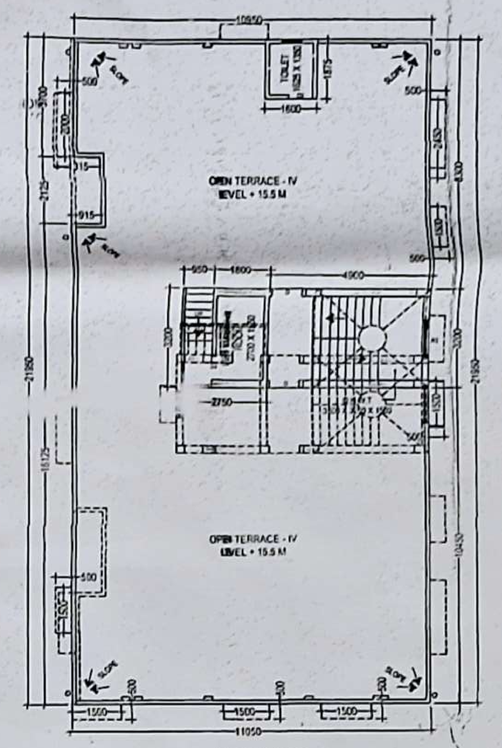

SECTION - Y - Y

SCALE-1:100



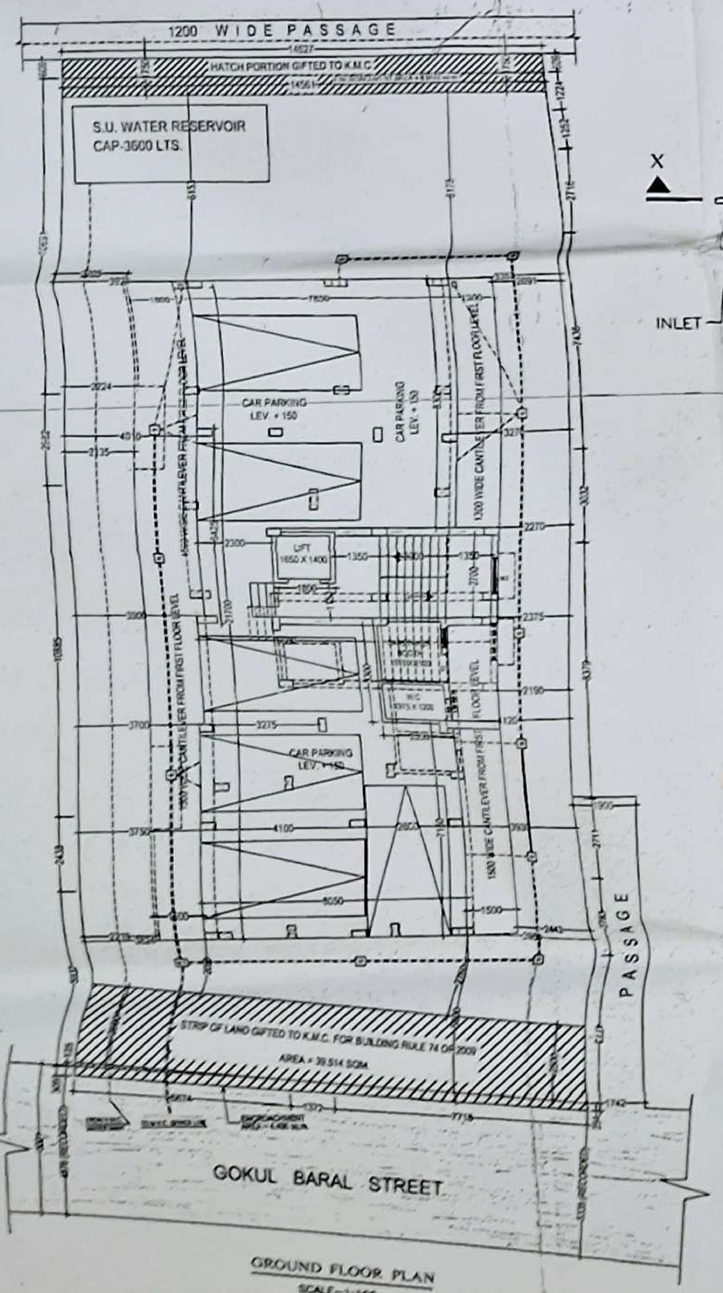

SECTION - X - X

SCALE-1:100



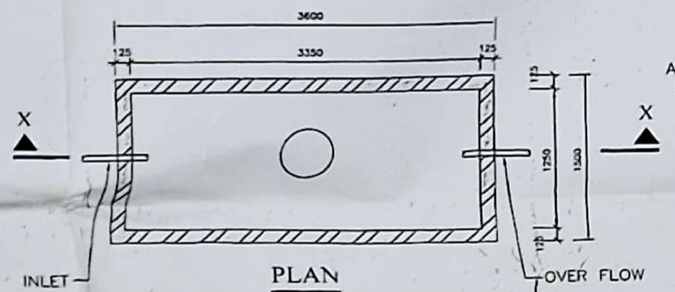

ROOF PLAN

SCALE-1:100




GROUND FLOOR PLAN

SCALE-1:100

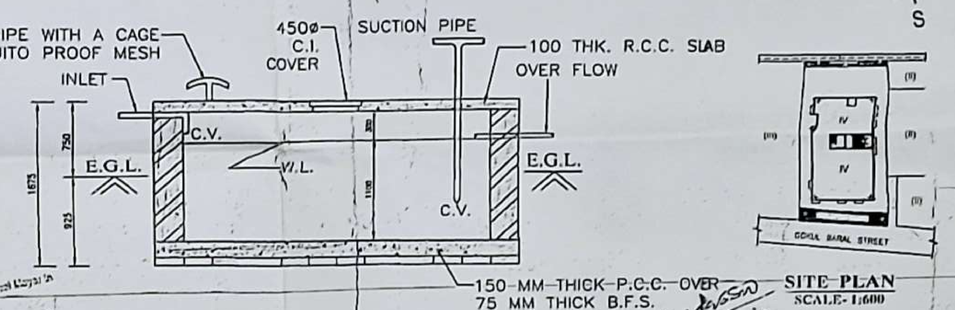



PLAN

S.U.G.W. RESERVOIR

CAP.- 400 GALS. (1800 Ltrs.)

SCALE-1:50

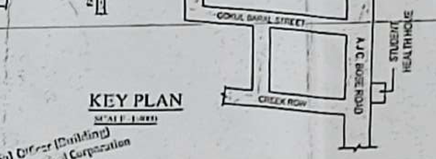



SECTION X-X



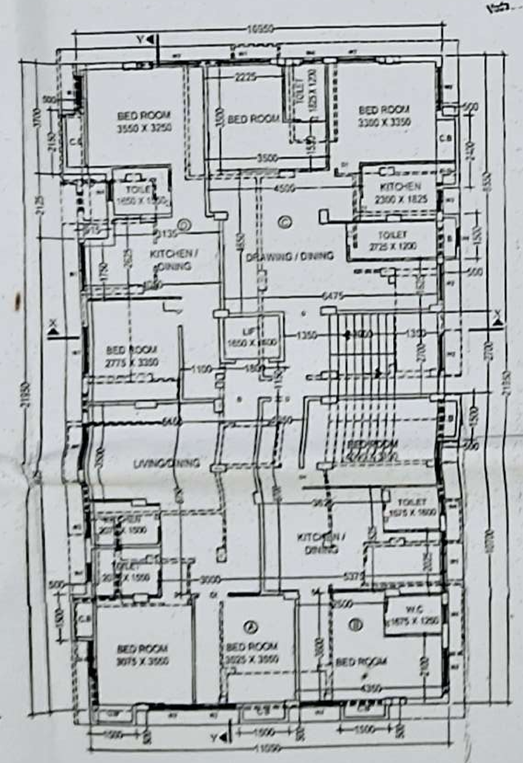

SITE PLAN

SCALE-1:600



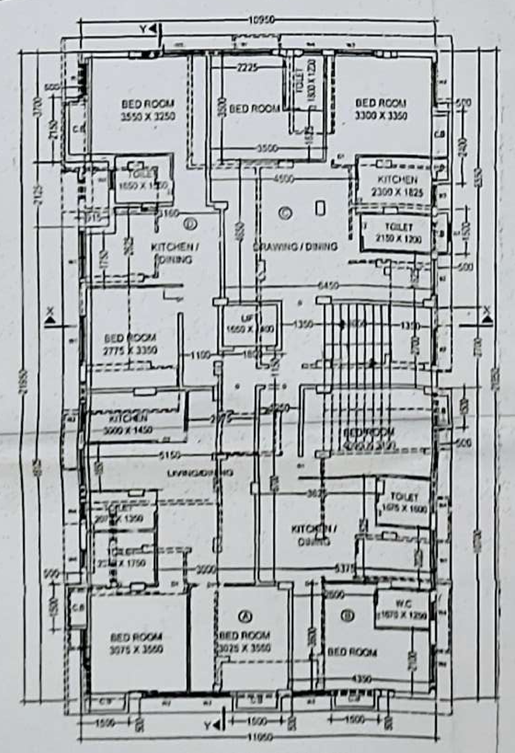

KEY PLAN

SCALE-1:4000



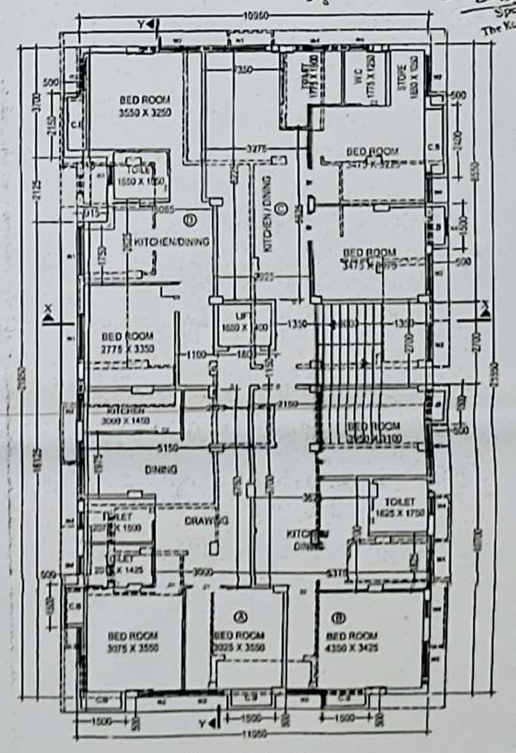

1ST. FLOOR PLAN

SCALE-1:100



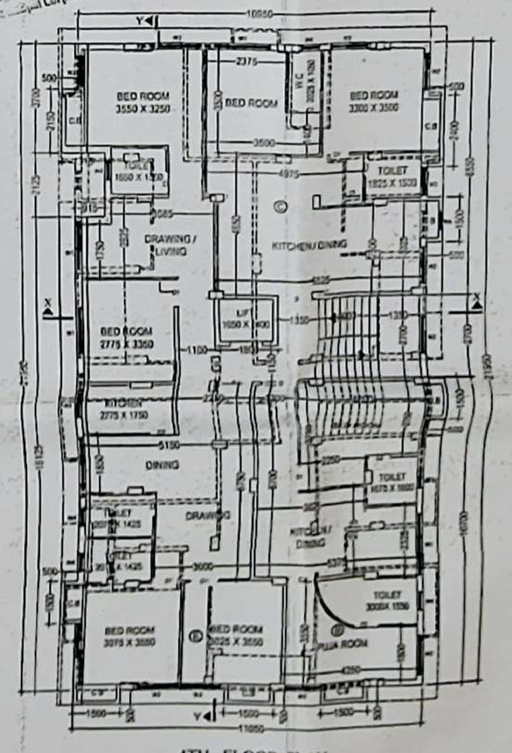

2ND. FLOOR PLAN

SCALE-1:100




3RD. FLOOR PLAN

SCALE-1:100




4TH. FLOOR PLAN

SCALE-1:100

## STATEMENT OF THE PLAN PROPOSAL

**PART-A:**

01. ASSESSEE No. : 11-051-10-0025-7
02. NAME OF THE OWNER AND APPLICANT : SYED ASGAR HOSSAIN
03. DETAILS OF REGISTERED DEED :
    BOOK No. : I, VOLUME No. : 34, PAGE FROM. : 6173 TO 6193
    BEING No.: 11697, DATE: 17.08.2013, PLACE : A.R.A II, KOLKATA.
04. DETAILS OF REGISTERED DEED :
    BOOK No. : I, VOL. No. : 34, PAGE FROM. : 6194 TO 6215,
    BEING No. :11698, DATE:17.08.2013, PLACE : A.R.A II, KOLKATA.
05. DETAILS OF REGISTERED BOUNDARY DECLARATION :
    BOOK No. : I, VOL. No. : 1902-2015, PAGE No. : 128313-128323,
    BEING No. :190200584, DATE:26.09.2015, PLACE : D.S.R II, 24 KOLKATA
06. K.M.C. MUTATION CASE No.: Q/051/23-SEP-13/78940, DATED-23.09.2013
07. No. OF STOREY = FIVE (G+IV)
08. No. OF TENEMENTS = 12 Nos.(SANCTIONED)
09. SIZE OF TENEMENTS : 75 TO 100 SQM..... 12 Nos.(SANCTIONED)
10. No. OF TENEMENTS = 15 Nos.(EXECUTED)
11. SIZE OF TENEMENTS (EXECUTED) : BELOW 50 SQM..... 3 Nos.
    50 TO 75 SQM..... 11 Nos.
    ABOVE 150 SQM..... 1 No.

**PART-B:**

01. AREA OF LAND :
    AS PER TITLE DEED (08 K - 08 CH - 00 SFT) = 568.561 SQM
02. AS PER BOUNDARY DECLARATION (07K-14CH-35 SQF) = 529.989 SQM
03. ENCROACHMENT AREA = 08.867+4.406 =13.273 SQM
04. NET LAND AREA = 529.989-13.273 =516.716 SQM
05. STRIP OF LAND =7.867 +39.514 +0.488 =47.869 SQM
06. ROAD WIDTH = 5.105 M(AVERAGE ROAD WIDTH)
07. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 254.9945 SQM
    (ii) EXECUTED GROUND COVERAGE (45.328%) = 240.233 SQM
08. PROPOSED HEIGHT = 15.500 M
09. EXECUTED AREA :

| FLOORS | GROSS COVERED AREA (SQM) | EXEMPTED AREA: LESS LIFT WELL | EXEMPTED AREA: STAIR | EXEMPTED AREA: LIFT LOBBY | NET FLOOR AREA (SQM) |
|---|---|---|---|---|---|
| GROUND FLOOR | 178.114 | — | 12.6900 | 2.070 | 163.354 |
| 1ST FLOOR | 240.233 | 2.3100 | 12.6900 | 2.070 | 223.163 |
| 2ND FLOOR | 240.233 | 2.3100 | 12.6900 | 2.070 | 223.163 |
| 3RD FLOOR | 240.233 | 2.3100 | 12.6900 | 2.070 | 223.163 |
| 4TH FLOOR | 240.233 | 2.3100 | 12.6900 | 2.070 | 223.163 |
| TOTAL | 1139.046 | 9.2400 | 63.4500 | 10.350 | 1056.066 |

10. EXECUTED TENEMENTS & CAR PARKING CALCULATION :
(A) RESIDENTIAL :

| MARKS | TENEMENT SIZE (SQM) | PROPORTIONAL AREA TO BE ADDED (SQM) | ACTUAL TENEMENT AREA (SQM) | No. OF TENEMENT (SQM) | REQUIRED CAR PARKING (SQM) |
|---|---|---|---|---|---|
| A | 61.549 | 4.308 | 65.857 | 3 | 3 |
| B | 56.413 | 3.948 | 60.361 | 4 | |
| C | 59.661 | 4.176 | 63.837 | 4 | |
| D | 44.52 | 3.116 | 47.636 | 3 | |
| E | 106.069 | 7.424 | 113.493 | 1 | |

11. SANCTIONED AREA :

| FLOORS | GROSS COVERED AREA (SQM) | LESS LIFT WELL | EXEMPTED AREA: STAIR | EXEMPTED AREA: LIFT LOBBY | NET FLOOR AREA (SQM) |
|---|---|---|---|---|---|
| GROUND FLOOR | 178.6487 | — | 12.6900 | 2.3962 | 163.5625 |
| 1ST FLOOR | 239.7212 | 2.0625 | 12.6900 | 2.3962 | 222.5725 |
| 2ND FLOOR | 239.7212 | 2.0625 | 12.6900 | 2.3962 | 222.5725 |
| 3RD FLOOR | 239.7212 | 2.0625 | 12.6900 | 2.3962 | 222.5725 |
| 4TH FLOOR | 239.7212 | 2.0625 | 12.6900 | 2.3962 | 222.5725 |
| TOTAL | 1137.5335 | 8.2500 | 63.4500 | 11.9810 | 1053.8525 |

12. SANCTIONED TENEMENTS & CAR PARKING CALCULATION :
(A) RESIDENTIAL :

| MARKS | TENEMENT SIZE (SQM) | PROPORTIONAL AREA TO BE ADDED (SQM) | ACTUAL TENEMENT AREA (SQM) | No. OF TENEMENT (SQM) | REQUIRED CAR PARKING (SQM) |
|---|---|---|---|---|---|
| 1A,2A 3A,4A | 82.8448 | 08.6939 | 91.5387 | 4 | 2 |
| 1B,2B 3B,4B | 70.4518 | 07.3933 | 77.8451 | 4 | 2 |
| 1C,2C 3C,4C | 68.2670 | 07.1641 | 75.4311 | 4 | 2 |

13. SANCTIONED AREA :
14. TOTAL REQUIRED CAR PARKING = 6 NOS.
15. TOTAL PROVIDED CAR PARKING = 7 NOS.
16. PERMISSIBLE AREA OF CAR PARKING = 150.0000 SQM.
17. PROVIDED AREA OF PARKING = 150.0229 SQM.
18. PERMISSIBLE F.A.R =1.75
19. PROPOSED F.A.R =1053.8525 -150(CAR BONUS)/529.989 =1.705<1.75
20. WATER RESERVOIR AREA(AT ROOF) =11.52 SQM.
21. LIFT MACHINE ROOM AREA =009.2800 SQM.
22. STAIR HEADROOM AREA =015.8400 SQM.
23. SERVICE TOILET AREA(AT ROOF) =002.9990 SQM.
24. LIFT MACHINE ROOM STAIR AREA(AT ROOF) =002.8500 SQM.
25. TERRACE AREA =239.7212 SQM.
26. GROUND FLOOR SERVICE AREA =28.6257 SQM.
27. AREA OF CUP-BOARD =28.4985 SQM.
28. OTHER AREA ONLY FOR FEES = 70.988 SQM.
29. EXEMPTED AREA=63.4500+11.9810 = 75.4310
30. TOTAL COMMON AREA = 93.0057 SQM.
31. TOTAL TENEMENT AREA = 886.2544 SQM.

14. EXECUTED AREA :
33. TOTAL REQUIRED CAR PARKING = 3 NOS.
34. TOTAL PROVIDED CAR PARKING = 4 NOS.
35. PERMISSIBLE AREA OF CAR PARKING = 75.0000 SQM.
36. PROVIDED AREA OF PARKING = 148.4437 SQM.
37. PERMISSIBLE F.A.R =1.75
38. EXECUTED F.A.R =1056.066 -75(CAR BONUS)/529.989 =1.850>1.75
39. WATER RESERVOIR AREA(AT ROOF) =11.200 SQM.
40. LIFT MACHINE ROOM AREA =5.76 SQM.
41. STAIR HEAD ROOM AREA =16.08 SQM.
42. SERVICE TOILET AREA(AT ROOF) =002.9900 SQM.
43. LIFT MACHINE ROOM STAIR AREA(AT ROOF) =3.04 SQM.
44. TERRACE AREA =239.7212 SQM.
45. GROUND FLOOR SERVICE AREA =29.510 SQM.
46. AREA OF CUP-BOARD =24.100 SQM.
47. OTHER AREA ONLY FOR FEES = 60.180 SQM.
48. TOTAL COMMON AREA = 92.62 SQM.

## DOOR & WINDOW SCHEDULE

| TYPE | WIDTH | HEIGHT | TYPE | WIDTH | HEIGHT |
|---|---|---|---|---|---|
| D | 1100 | 2100 | W1 | 1800 | 1200 |
| D1 | 900 | 2100 | W2 | 1500 | 1200 |
| D2 | 800 | 2100 | W3 | 1200 | 1200 |
| D3 | 750 | 2100 | W4 | 600 | 750 |

## SPECIFICATIONS

1. ALL GRADE OF CONCRETE - M20.
2. ALL GRADE OF STEEL - Fe 415
3. ALL OUTER WALL - 200mm THK. 1:6 MORTER.
4. ALL INTERNAL WALL-75mm THK WITH 1:4 MORTER EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER - 12mm THK WITH 1:4 MORTER.
6. ALL OTHER MATERIALS USED AS PER IS CODE :
   a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY.
   b) ALL DIMENSIONS ARE IN MM.

**PROJECT :**

D/SKETCH PLAN OF G+IV STORIED RESIDENTAL BUILDING AT KMC PREMISES NO PREMISES No.-27, GOKUL BARAL STREET, WARD No. -51, BOROUGH-VI, KOLKATA -700012, SANCTIONED VIDE B.P. NO.-2016060042, DATED - 27.01.2017 ,

SIGNATURE OF A.E(C) | SIGNATURE OF S.A.E(C)

PREMISES NO - 27, GOKUL BARAL STREET

### CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY CERTIFY THAT THE G+IV STORIED RESIDENTIAL BUILDING ON PREMISES NO-27, GOKUL BARAL STRECT, WARD NO-51, BOROUGH-VI, HAVE BEEN SUPERVISED BY ME AND HAD BEEN EXECUTED ACCORDINGLY TO THE B.P. NO.-2016060042, DATED-27.01.2017, THE WORK HAS BEEN COMPLETED TO BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. ACT 1980 K.M.C. BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF WORK.

Koushik Chatterjee

SIGNATURE OF STRUCTURAL ENGINEER

### DECLARATION OF GEO TECHNICAL

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON IT IS CERTIFIED THAT THE EXISTINGSOIL OF THE 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.

Suvojit Roy
SUVOJIT ROY

SIGNATURE OF GEO TECHNICAL ENGINEER

### DECLARATION OF L.B.S.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STAMED EFFECT ON THE PREMISES NO-27, GOKUL BARAL STREET, WARD NO-51, BOROUGH-VI, HAS BEEN SUPERVISED BY ME AND HAD BEEN EXECUTED ACCORDINGLY TO THE B.P. NO.-2016060042, DATED-27.01.2017, THE WORK HAS BEEN EXECUTED IN ACCORDANCE WITH THE SANCTIONED PLAN AND TO MY BEST SATISFACTION. THE WORKMANSHIP AND THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILS SPECIFICATION. NO PROVISION OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

GK KOUSHIK CHATTERJEE
& ASSOCIATES
LICENSED LBS 134
CHARTERED ARCHITECTURE
CONSULTANT - G - LICENSED

Koushik Chatterjee

SIGNATURE OF L.B.S.

### DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & S.E. DURING DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & S.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.

FISTA CONSTRUCTION PVT. LTD.
Syed Asgar Hossain
DIRECTOR

SIGNATURE OF OWNER

**PARTY'S COPY**

THE KOLKATA MUNICIPAL CORPORATION
Building Department

Certified Copy of the approved demolition sketch plan as per order of Special Officer (Building) dated 26/07/2023 in Building demolition on Case No. 64-D/B for the year of 22-23 in respect of Premises No 27, Gokul Bonal Street in Ward No. 51 under Borough No. VI

26/09/2023

Verified by A.E. (C) E.E. (C-B)

Borough Nos. VI