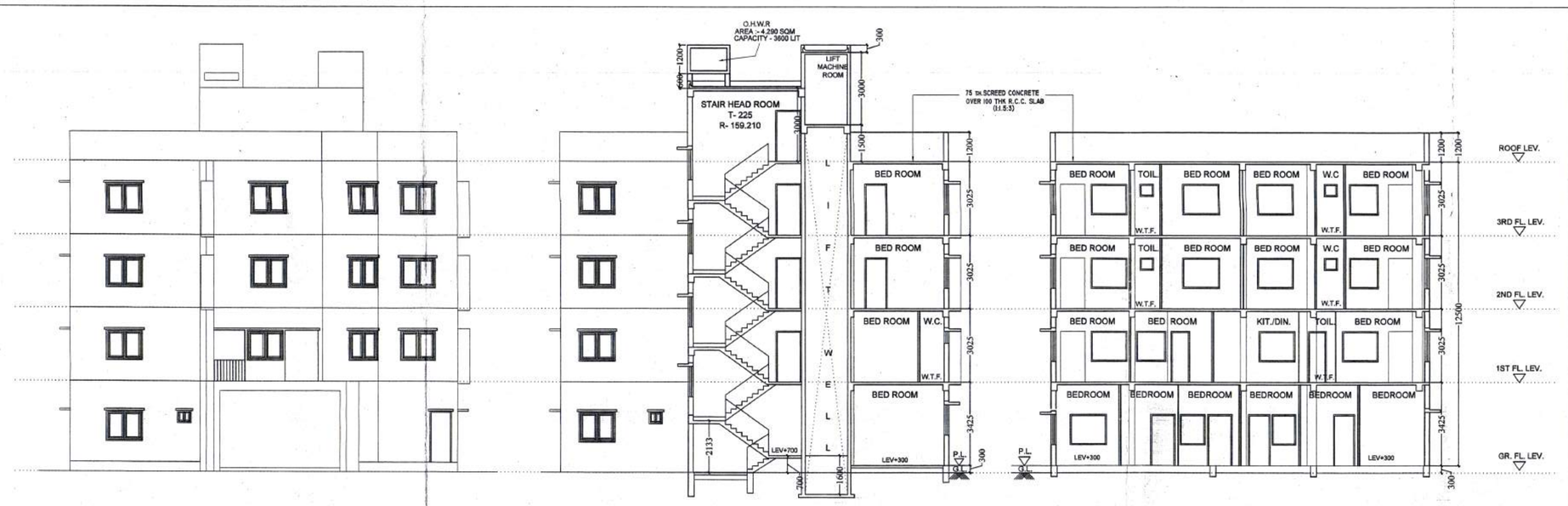
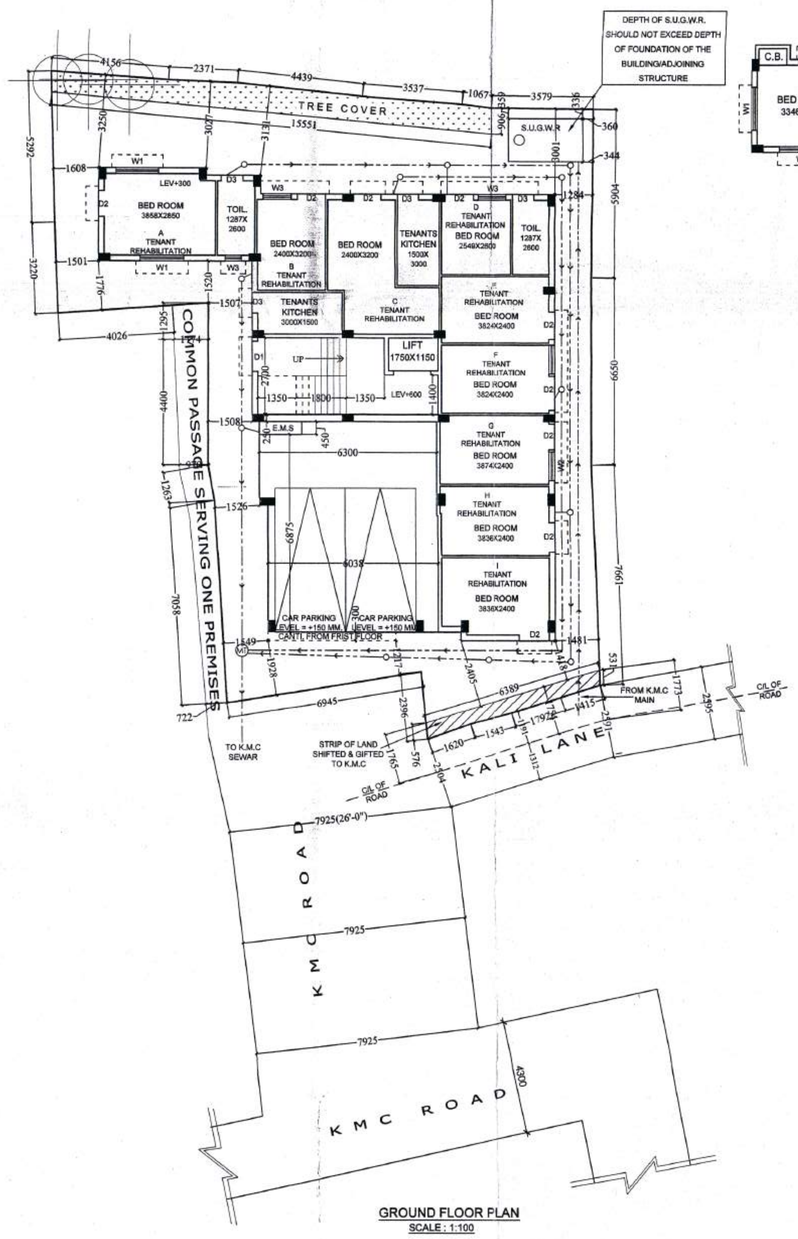


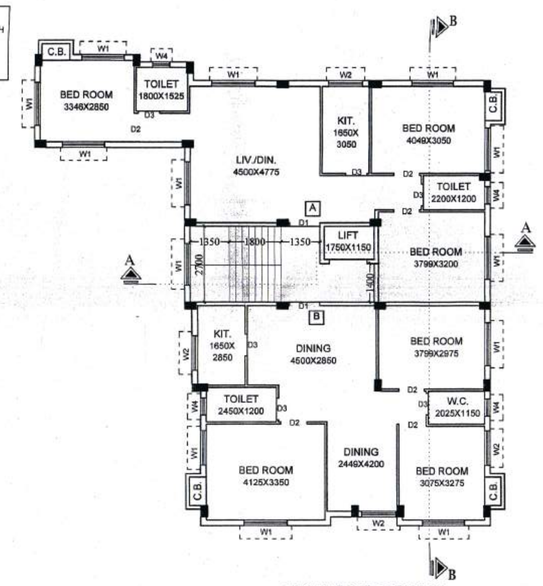

FRONT ELEVATION
SCALE : 1:100

SECTION :- A-A
SCALE : 1:100

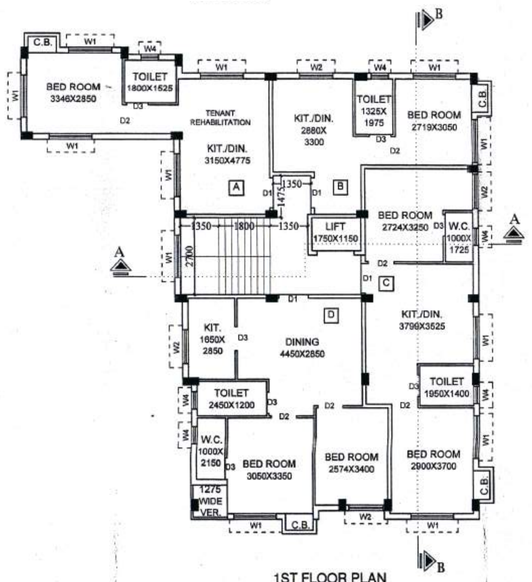
SECTION :- B-B
SCALE : 1:100



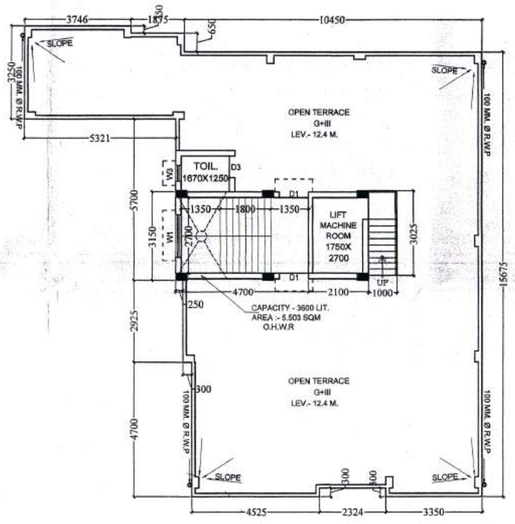

GROUND FLOOR PLAN
SCALE : 1:100




2ND & 3RD FLOOR PLAN
SCALE :- 1:100




1ST FLOOR PLAN
SCALE :- 1:100




ROOF PLAN
SCALE : 1:100

SCHEDULE OF DOORS &WINDOWS

| DOOR MKD | SIZE | WIN MKD | SIZE |
|---|---|---|---|
| D1 | 1050X2100 | W1 | 1500X1200 |
| D2 | 900X2100 | W2 | 900X1200 |
| D3 | 750X2100 | W3 | 1000X750 |
| | | W4 | 600X750 |
| | | W5 | 900X900 |

N

## SPECIFICATION

1. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M. M.
2. 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.
3. 200 TH. OUTER WALL WITH (1:6) SAND CEMENT MORTER AND 75/125 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTER.
4. 75MM SCREED CONCRETE WILL BE USING WATER PROOFING COMPOUND OVER 100 MM THK. R.C.C ROOF.
5. ALL CEILING AND R.C.C. PLASTER 12 mmTH. WITH (1:4) SAND CEMENT MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) SAND CEMENT MORTER.
6. ALL STEEL GRADE IS Fe500.
7. ALL CONCRETE GRADE IS M20.
8. ALL SHORTS OF PRECAUTIONERY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
9. ALL BUILDING MATERIALS WILL BE AS PER I.S.CODE AND N.B.C, RECOMENDATION.
10. ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

CERTIFICATE OF STRUCTURAL ENGINEER :

I DO HEREBY UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S.CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK.THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWIN G, SOIL TEST REPORT (IF APPLICABLE) ETC. AT THE TIME OF PLINTH LEVEL APPLICATION. I DO, HEREBY. ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES .

ASHISH KUMAR MUKHERJEE ESE / I / 128
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER :

I DO,HEREBY UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S.CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK.THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT (IF APPLICABLE) ETC. AT THE TIME OF PLINTH LEVEL APPLICATION. I DO, HEREBY. ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES .

(BHASKAR JYOTI ROY)
(G.T.E.- I/50)
NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF ARCHITECT :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 20, KALI LANE,IN WARD NO. - 83 OF BOROUGH NO. VIII, PS - KALIGHAT, KOLKATA, HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING 8.38M(MIN) WIDE BLACK TOP ROAD ON THE NORTHERN SIDE OF THE PREMISES CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS WITH STRUCTURE DEMARCATED BY BRICK BOUNDARY WALL.

ASHISH KUMAR MUKHERJEE C.A / 77/3779
NAME OF ARCHITECT

CERTIFICATE OF OWNER :

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
2.WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING(AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5.THE CONSTRUCTION OF WATER RESERVOIR WILL BE CONSTRUCTED UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6.THE SITE IS PHYSICALLY IDENTIFIED BY US DURING THE SITE INSPECTION BY K.M.C ENGINEER.
7.THE EXISTING STRUCTURE OCCUPIED BY ME AND MY TENANT.

SMT. GANGA DAS
NAME OF OWNERS

PLAN CASE NO.- 2023080098

BUILDING PERMIT NUMBER - 2023080104

DATE:- 29-01-2024 VALID UPTO:- 28-01-2029

BISWAJIT DATTA Digitally signed by BISWAJIT DATTA Date: 2024.01.29 17:32:16 +05'30'

DIGITAL SIGNATURE OF A.E/ BR -VIII

TUSHAR JATI Digitally signed by TUSHAR JATI Date: 2024.01.29 17:35:39 +05'30'

DIGITAL SIGNATURE OF E.E (C)/BR -VIII

## STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 11-083-17-0049 - 0
2. DETAILS OF NON- EVICTION OF TENANT :- BOOK NO. - IV ; VOL. NO.- 1605-2021, PGS:- 6089 TO 6100, BEING NO. - 160500284 YEAR -2021; DATED :-16/09/2021; FORM - A.D.S.R. ALIPORE
3. DETAILS OF REGD. BOUNDARY DECLARATION - BEING NO. -160502298 ; BOOK NO. - I; VOL. NO. - 1605-2021 ; PGS:- 97494 TO 97508 YEAR -2021; DATED :- 17 /09 /2021; FORM - A.D.S.R. ALIPORE
4. DETAILS OF REGD. DEED OF GIFT - BEING NO. -160502299 ; BOOK NO. -I ; VOL. NO. - 1605-2021 ; PGS:- 97082 TO 97096 YEAR -2021; DATED :- 16 / 09 /2021; FORM - A.D.S.R. ALIPORE
5. DETAILS OF REGD. DEED (1) - BEING NO. -13254 ; BOOK NO. -I ; VOL. NO. - 354 ; PGS:- 123 TO 134 YEAR -1983; DATED :- 30 / 09 /1983; FORM - D.S.R. ALIPORE
6. DETAILS OF REGD. DEED (2) - BEING NO. - 4897 ; BOOK NO. -I ; VOL. NO. - 121 ; PGS:- 198 TO 210 YEAR -1983; DATED :- 04 / 10 /1983; FORM - D.S.R. ALIPORE

5. AREA OF LAND

| | |
|---|---|
| AS PER DEED (4K- 14CH-10 SFT.) | 327.03 SQM. |
| AS PER BOUNDARY DECLERATION | 327.03 SQM. |
| AREA STRIP OF LAND | 3.42 SQM. |
| NET LAND AREA | 323.61 SQM. |

6. NO. OF TENANTS - 8 NOS.
7. SIZE OF TENEMENT - < 50 SQM. - 2 NOS.
   50 SQM. TO 75 SQM. - 2 NOS.
   75 SQM. TO 100 SQM. - 4 NOS.

B

1. PERMISSIBLE GROUND COVERAGE (55.776%) = 182.372 SQM.
2. PROPOSED GROUND COVERAGE (55.52%) = 181.57 SQM.
3. PERMISSIBLE F. A. R. = 2.0
4. PROPOSED F. A. R. = 1.88
5. TOTAL COVERED AREA = 724.923 SQM.
6. REQUIRED AREA OF TREE COVERED AREA = 13.135 SQM.
7. PROPOSED AREA OF TREE COVERED AREA = 13.53 SQM.

## AREA STATEMENT

7. FLOOR AREA STATEMENT

| FLOOR | TOTAL COVERED AREA IN m² | LIFT Well | LESS COVERED AREA LESS CUT OUT IN m² | Lift lobby | STAIR | COVERED AREA LESS EXEMPTED FLOOR AREA IN m² |
|---|---|---|---|---|---|---|
| GROUND | 180.212 | —— | 180.212 | 2.66 | 12.15 | 165.402 |
| FIRST | 181.57 | 2.013 | 179.557 | 2.66 | 12.15 | 164.747 |
| SECOND | 181.57 | 2.013 | 179.557 | 2.66 | 12.15 | 164.747 |
| THIRD | 181.57 | 2.013 | 179.557 | 2.66 | 12.15 | 164.747 |
| TOTAL | 724.923 | 6.039 | 718.883 | 10.64 | 48.6 | 659.643 |

8. TENAMENT AREA

| TENEMENT MARKED | TENEMENT SIZE in m² | | | | | | | | | No Of Tenement | No Of CAR REQUIRED |
|---|---|---|---|---|---|---|---|---|---|---|---|
| F1 | 39.51 | 32.06 | 53.61 | 59.57 | —— | —— | —— | —— | —— | 4 | |
| S1 | 95.23 | 91.80 | —— | —— | —— | —— | —— | —— | —— | 2 | 1 |
| T1 | 95.23 | 91.80 | —— | —— | —— | —— | —— | —— | —— | 2 | 1 |
| | | | | | | | | | TOTAL | 8 | 2 |

9. CALCULATION OF F.A.R

| | |
|---|---|
| TOTAL REQUIRED CAR PARKING | 2 |
| TOTAL COVERD CAR PARKING PROVIDED | 2 |
| ACTUAL CAR PARKING AREA PROVIDED IN m ² | 44.305 SQM. |
| PERMISSABLE F.A.R | 2 |
| PROPOSED F.A.R = 659.643 - 44.305 / 327.03 = 1.882 | 1.882 |

10. STATEMENT FOR OTHER AREA

| FLOOR | LOFT m² | CUPBOARD m² | LEDGE m² |
|---|---|---|---|
| GR.FL. | 0.00 | 0.00 | 0.00 |
| 1ST.FL. | 0.00 | 0.625X4= 2.5 | 0.00 |
| 2ND.FL. | 0.00 | 0.625X4= 2.5 | 0.00 |
| 3RD.FL. | 0.00 | 0.625X4= 2.5 | 0.00 |
| TOTAL | 0.00 | 7.5 | 0.00 |

11. CALCULATION OF OTHER FEES

| | m² |
|---|---|
| STAIR HEAD ROOM AREA | |
| LIFT MACHINE ROOM AREA | 6.51 m² |
| LIFT MACHINE ROOM STAIR AREA | 3.025 m² |
| ROOF TOILET AREA | 3.00 m² |
| OTHER AREA FOR FEES INCLUDING ALL | 814.848 m² |
| TOTAL COMMON AREA | 66.984 m² |
| TOTAL ROOF AREA | 181.57m² |
| TREE COVERED AREA | 13.54 m² |
| OVER HEAD RESERVOIR AREA | 5.503 m² |

ARCHITECTURAL DRAWING ( SHEET NO - 1 OF 2 )

PROPOSED **G + THREE** (HEIGHT = 12.50M.) STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AT PREMISES NO. - 20 KALI LANE, AMALGAMATED WITH 20/1 KALI LANE IN WARD NO. - 83 OF BOROUGH NO. VIII, P.S .- KALIGHAT, KOLKATA - 700 026 UNDER THE KOLKATA MUNICIPAL CORPORATION.