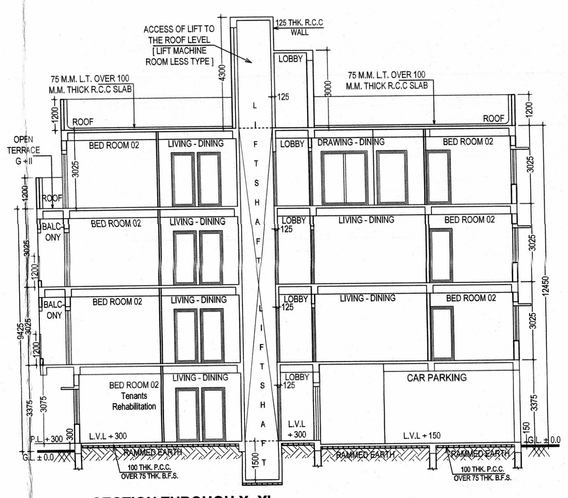
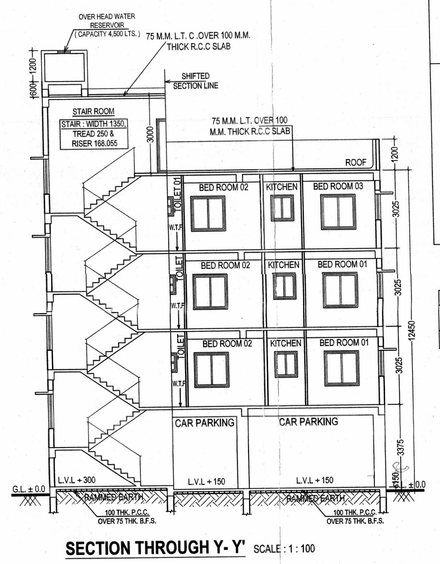
FRONT ELEVATION SCALE : 1 : 100



SECTION THROUGH X- X' SCALE : 1 : 100



SECTION THROUGH Y- Y' SCALE : 1 : 100

ROOF STRUCTURE :
1. STAIR COVER AREA : 17.680 SQ.M.
2. LIFT MACHINE ROOM COVER AREA: 7.280 SQ.M.
3. O.H.W. TANK AREA : 5.759 SQ.M.
4. OPEN TERRACE AREA : 183.279 SQ.M.

1) PERMISSIBLE TREE COVER AREA : 6.30 SQ.M
2. PROPOSED TREE COVER AREA : 7.734 SQ.M.
3. PROPOSED F.A.R = (649.859 - 75.00) / 329.246 = 1.746

ABSTRACT AREA STATEMENT :

1) AREA OF THE LAND : 04 KATHA - 14 CH. - 34 SQ.FT. i.e. 329.246 SQ.M. i.e. 3544 SQ.FT. [AS PER REGISTERED AMALGAMATION DEED OF CONVEYANCE OF CONVEYANCE , PHYSICAL MEASUREMENT & ASSESSMENT BOOK COPY]
2) AREA OF STRIP OF LAND : 25.065 SQ.M.
3) NET LAND AREA : (329.246 - 25.065) = 304.181 SQ.M.
4) PERMISSIBLE GROUND COVERAGE : 55.692 % i.e. 183.364 SQ.M.
5) PROPOSED GROUND COVERAGE : 55.666 % i.e. 183.279 SQ.M.
6) PERMISSIBLE F.A.R. : 1.750
7) PROPOSED F.A.R. : 1.746
8) PROPOSED BUILDING HEIGHT : 12.450 METER [GROUND +THREE STORIED]
9) DEPTH OF BUILDING : 16.075 SQ.M
10) FRONTAGE OF THE PLOT (0.356 + 5.475 + 4.136) = 9.967 SQ.M
11) COMMON AREA : 83.671 SQ.M.

1. PROPOSED AREA:

FLOOR	FLOOR AREA	LIFT WELL	ELECTRICAL DUCT	GROSS FLOOR	EXEMPTED AREA		NET COVER AREA
					STAIR WAY	LIFT LOBBY	
Ground floor	175.518 SQ.M.	---	---	175.518 SQ.M.	12.690 SQ.M.	2.582 SQ.M.	160.246 SQ.M.
1st floor	183.279 SQ.M.	2.470 SQ.M.	0.390 SQ.M.	180.419 SQ.M.	12.690 SQ.M.	2.582 SQ.M.	165.147 SQ.M.
2nd floor	183.279 SQ.M.	2.470 SQ.M.	0.390 SQ.M.	180.419 SQ.M.	12.690 SQ.M.	2.582 SQ.M.	165.147 SQ.M.
3rd floor	177.451 SQ.M.	2.470 SQ.M.	0.390 SQ.M.	174.591 SQ.M.	12.690 SQ.M.	2.582 SQ.M.	159.319 SQ.M.
Total	719.527 SQ.M.	7.410 SQ.M.	1.170 SQ.M.	710.947 SQ.M.	50.760 SQ.M.	10.328 SQ.M.	649.859 SQ.M.

2. PARKING CALCULATION :

Type	Tenament size	Proposed Area To Be Added	Tenament Area	Tenament No	Required Parking
A	51.039 SQ.M.	8.038 SQ.M.	59.077 SQ.M.	01 NO.	03 NOS.
B	54.228 SQ.M.	8.540 SQ.M.	62.768 SQ.M.	02 NOS.	
C	51.947 SQ.M.	8.181 SQ.M.	60.128 SQ.M.	02 NOS.	
D	55.938 SQ.M.	8.809 SQ.M.	64.747 SQ.M.	02 NOS.	
E	103.537 SQ.M.	16.305 SQ.M.	119.842 SQ.M.	01 NO.	
F	52.497 SQ.M.	8.267 SQ.M.	60.764 SQ.M.	01 NO.	
				Total Required Parking =	03 NOS.
				Covered Provided Parking =	04 NOS.

3. STATEMENT OF LOFT & CUPBOARD :

Floor	Loft	Cupboard
Ground floor	NA	NA
1st floor	3.192 SQ.M.	2.791 SQ.M.
2nd floor	3.192 SQ.M.	2.791 SQ.M.
3rd floor	3.264 SQ.M.	2.791 SQ.M.
Total	9.648 SQ.M.	8.373 SQ.M.

BLOCK WISE AREA FOR F.A.R CALCULATION

BLOCK	FLOOR AREA (SQ.M)	STAIR AREA (SQ.M)	LIFT LOBBY (SQ.M)	CAR PARKING AREA	CAR PARKING AREA MAX. LIMIT (SQ.M.)	TOTAL FLOOR AREA FOR F.A.R	PROPOSED F.A.R
A	710.947 SQ.M.	50.760 SQ.M.	10.328 SQ.M.	95.977 SQ.M.	75.000 SQ.M.	574.859 SQ.M.	1.746

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (S.QM.) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, CUPBOARDS & LOFT)

BLOCK	FLOOR AREA (SQ.M.)	STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	LM.R. AREA (SQ.M.)	S. H. R. AREA (SQ.M.)	CUPBOARD AREA (SQ.M.)	LOFT AREA (SQ.M.)	TOTAL AREA (SQ.M.)
A	649.859 SQ.M.	50.760 SQ.M.	10.328 SQ.M.	7.280 SQ.M.	17.680 SQ.M.	8.373 SQ.M.	9.648 SQ.M.	753.928 SQ.M.

TOTAL FLOOR AREA FEES :

FLOOR AREA (SQ.M)	TOTAL ADDITIONAL FLOOR AREA FOR FEES (SQ.M)	TOTAL AREA FOR FEES (SQ.M)
710.947 SQ.M.	42.981 SQ.M.	753.928 SQ.M.

BLOCK	USE GROUP	GROUND FLOOR AREA	TYPICAL (1ST. & 2ND.) FLOOR AREA	3RD FLOOR AREA	TOTAL FLOOR AREA
A	RESIDENTIAL	175.518 SQ.M	180.419 X 2 = 360.838 SQ.M.	174.591 SQ.M.	710.947 SQ.M.

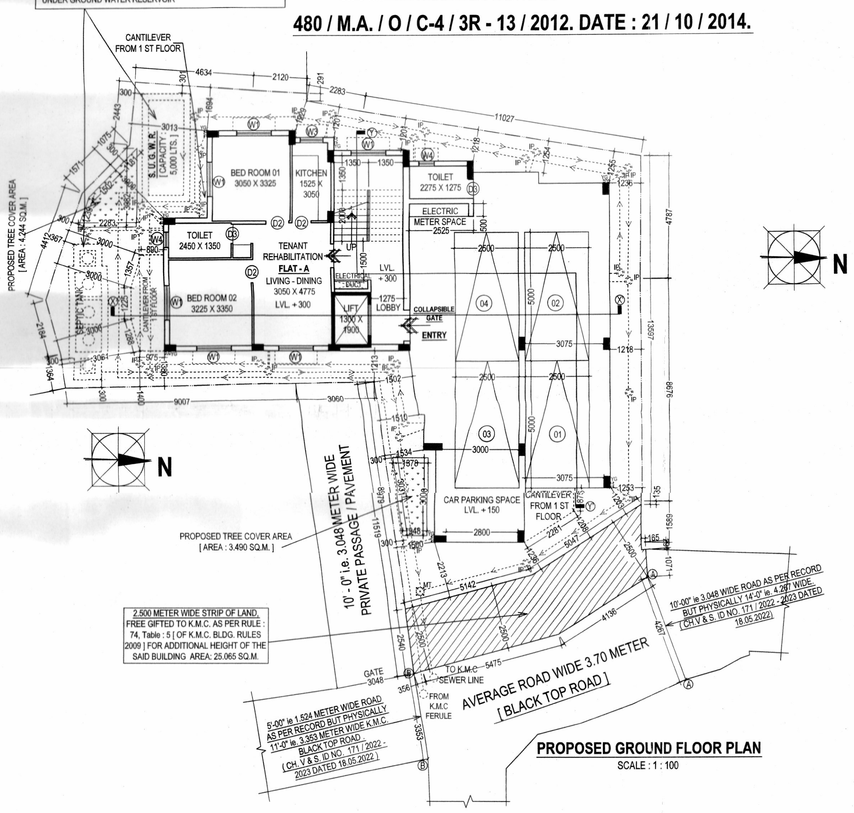
DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	-----	2100	1050 X 2100
D2	SOLID FLUSH	-----	2100	900 X 2100
D3	SOLID FLUSH	-----	2100	750 X 2100
DW	SOLID FLUSH	-----	2100	AS PER DESIGN
W	GLAZED	750	2100	1500 X 1350
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1100	2100	1000 X 1000
W4	GLAZED	1350	2100	600 X 750

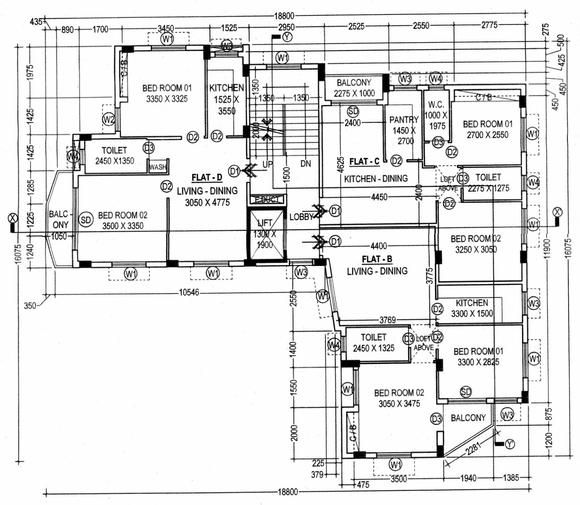
SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
4. R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. ' + 150 LVL.' TO THE FINISHED GROUND FLOOR LVL.
10. *TREAD WIDTH 250 EACH & RISER HEIGHT IS 168.055 EACH*
11. FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 20 (C : S : ST : : 1 : 1.5 : 3) & GRADE OF STEEL :- Fe500
CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

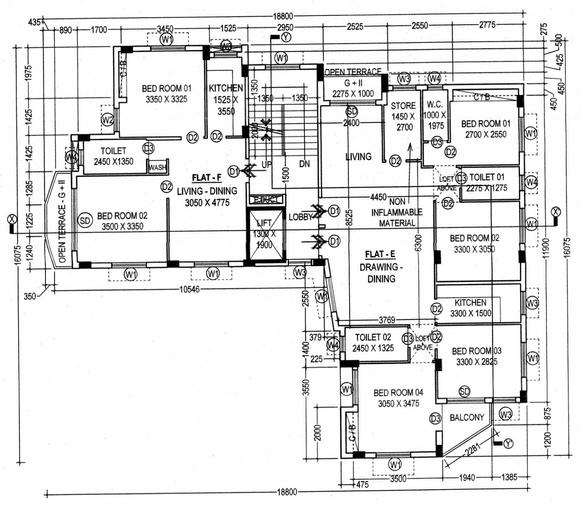
ROOF PLAN SCALE : 1 : 100



PROPOSED GROUND FLOOR PLAN
SCALE : 1 : 100



PROPOSED TYPICAL (1ST & 2ND) FLOOR PLAN
SCALE : 1 : 100



PROPOSED 3RD FLOOR PLAN
SCALE : 1 : 100

NOTES :-
1) THE DEPTH OF SEPTIC TANK AND SEMI UNDERGROUND WATER RESERVOIR NOT EXCEED THE DEPTH OF COLUMN FOUNDATION.
2) PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION, *"IS 4130(TING STRUCTURE ALONG WITH CONSTRUCTION, OF BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR*

AVERAGE ROAD WIDE CALCULATION :
(AREA OF THE ROAD / TOTAL FRONTAGE OF THE PLOT)
= 36.945 / (0.356 + 5.475 + 4.136)
= 36.945 / 9.967
= 3.70 METER WIDE AVERAGE ROAD.

480 / M.A. / O / C-4 / 3R - 13 / 2012. DATE : 21 / 10 / 2014.

1. ASSESSEE NO. : 21 - 092 - 23 - 0210 - 8

2. DETAIL OF REGISTERED DEED OF AMALGAMATION :-
BOOK NO : I , VOLUME NO. 1603 - 2022
PAGES 7602 TO 7632
BEING NO. 160300145
FOR THE DATED : 07.01.2022
PLACE : D.S.R- III, SOUTH 24 P.G.S.

3. REGISTERED POWER OF ATTORNEY :-
BOOK NO : I , VOLUME NO. 1630 - 2021
PAGES 198382 TO 198434
BEING NO. 163005684
DATED : 21.12.2021
PLACE : D.S.R. V, SOUTH 24 P.G.S.

4. REGISTERED BOUNDARY DECLARATION :-
BOOK NO : I , VOLUME NO. 1630 - 2022
PAGES 96264 TO 96280
BEING NO. 163002198
DATED : 06.04.2022
PLACE : D.S.R. - V, SOUTH 24 P.G.S.

5. REGISTERED UNDERTAKING FOR NON EVICTION TENANTS :-
BOOK NO : I , VOLUME NO. 1630 - 2022
PAGES 96250 TO 96263
BEING NO. 163002200
DATED : 06.04.2022
PLACE : D.S.R. - V SOUTH 24 P.G.S.

6. REGISTERED DEED OF GIFT [STRIP OF LAND] :-
BOOK NO : I , VOLUME NO. 1630 - 2022
PAGES 96281 TO 96297
BEING NO. 163002199
DATED : 06.04.2022
PLACE : D.S.R. - V SOUTH 24 P.G.S.

7. MUTATION CERTIFICATE:
CASE NO : M / 092 / 03 - MAR - 22 / 969.
DATED :- 21 / 03 / 2022

DECLARATION OF OWNERS/ APPLICANT:-
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT,
(1) WE SHALL ENGAGE L.B.A , G.T.E. & ESE DURING CONSTRUCTION.
(2) WE SHALL FOLLOW THE INSTRUCTION OF L.B.A ,G.T.E , & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
(3) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES
(4) IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.
(5) THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A. - / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
(6) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US .
(7) EXISTING STRUCTURE WILL BE DEMOLISH BEFORE COMMENCEMENT OF WORK OCCUPIED BY THE OWNER & TENANTS.
(8) THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES .
(9) SHALL SUB MIT THE STRUCTURAL DRAWING, DESIGN CALCULATION , SOIL TEST REPORT AT THE TIM E OF PLINTH LEVEL APPLICATION .

MR. KAMAL DAS
DESIGNATED DIRECTOR AS WELL AS AUTHORIZED SIGNATORY / REPRESENTATIVE OF M / S, WISPANDAN PROJECTS PRIVATE LIMITED & LAWFUL CONSTITUTE ATTORNEY OF (I) MRS. ANJALI BANERJEE & , (II) MR. SWAPAN PARIAL
NAME OF THE OWNER / APPLICANT.

CERTIFICATE OF ARCHITECT :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES,2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD EAST AND PASSAGE AT SOUTH AND EXISTING STRUCTURE ALSO CONFIRM WITH THE PLAN AND PLOT IS DEMARCATED BY BOUNDARY WALL AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

MR. ARUNAVA DAS,
REGISTERED ARCHITECT,
REG. NO. C. A. / 2007 / 39855
NAME OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY. RUPAK KUMAR BANERJEE, [G. T. / I / 3], K. M. C. CERTIFIED THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE PREMISES IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE .

MR. RUPAK KUMAR BANERJEE
GEO - TECHNICAL ENGINEER [G.T. / I / 3 . K. M. C.]
NAME OF THE GEO - TECHNICAL ENGINEER

MR. SUVANKAR CHAUDHURI,
STRUCTURAL ENGINEER (E. S. E. / I / 215)
NAME OF STRUCTURAL ENGINEER

PROJECT :

PROPOSED GROUND + THREE STORIED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 2 / 2 A, SELIMPORE LANE, DAG NOS. 1216, &, 1217, C. S. KHATIAN NOS. 37, &, 64, J. L. NO. 18, TOUZI NOS. 151, 230, &, 233, R. S.NO. 5, MOUZA : DHAKURIA, P. S. GARFA, WARD NO. 092, KOLKATA 700 031 UNDER BOROUGH X (T E N) [K. M. C.] AS PER U / S 393 A OF THE K. M. C. ACT 1980 &, THE K. M. C. BUILDING RULES 2009 [AMENDED]

TITLE :

PLANS, ELEVATION, SECTIONS

N

DRAWING SHEET NO.

DEALT : A. DAS

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants :

archisn work
ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
02, LAKE ROAD [BESIDE LAKE MARKET], FIRST FLOOR, KOLKATA 700 029
phone : (0) 62914 22243 . e - mail : archisn_work@yahoo.com

BUILDING PERMIT NUMBER : 2022100218

DATE - 28-JAN-2023

VALID : for 5 years from date of sanction.

SANJOY KUMAR GAYEN	TUSHAR JATI
Digitally signed by SANJOY KUMAR GAYEN Date: 2023.01.28 12:12:20 +05'30'	Digitally signed by TUSHAR JATI Date: 2023.01.28 12:35:30 +05'30'
ASSISTANT ENGINEER (CIVIL)	EXECUTIVE ENGINEER (CIVIL)/BLDG. DEPT/BR - X