



LAND USE STATEMENT - 224, A.J.C. BOSE ROAD

DETAILS	AREA (SQ.M.)	%
LAND AREA	18612.439	100.000
DRIFTED LAND AREA	2.875	0.020
GROUND COVER AREA	175.291	1.751
ROAD PAVED AREA	3664.374	36.811
EXCLUSIVE TREE PLANTATION AREA	2992.817	29.867
OTHER GREENERY AREA	701.896	7.272
OPEN PARKING AREA	514.652	5.191
SERVICE AREA	371.336	3.710
TOTAL	18913.439	100.000

NOTE:  
 1. Fly ash and Fly ash based material will be used in the project.  
 2. Solar energy of 1% of the connected load will be used in this project.

PROJECT  
 PLAN PROPOSED U/S-304 OF K.M.C. ACT, 1980 FOR COMMERCIAL BUILDING COMPLEX (BLOCK-A, B+G+16 STORED OFFICE BUILDING, BLOCK-B, G+12 STORED RESIDENTIAL BUILDING FOR HOTEL ACCOMMODATION & BLOCK-C, G+4 STORED RESIDENTIAL BUILDING AND EXISTING BLOCK-1 TWO STORED HOTEL, EXISTING BLOCK-2 TWO STORED LIBRARY & EXISTING BLOCK-3 FOUR STORED RESIDENTIAL BUILDING)  
 AT PREMISES NO. - 224, ACH JAGADISH BOSE ROAD (A.J.C. BOSE ROAD); KOLKATA - 700017, WARD NO. - 69; BOROUGH - VIII; P.S. - KARAYA, P.O. - CIRCUS AVENUE. LEGALITY OF EXISTING STRUCTURES ARE MORE OR LESS AS PER BS. NO. 108 (I-V) DATED 09.12.1983.

SCHEDULE OF DOORS & WINDOWS

DOORS		WINDOWS	
TYPE	HEIGHT	TYPE	HEIGHT
D1	2000	W1	2400
D2	2000	W2	1800
D3	1000	W3	1200
D4	900	W4	900
D5	2150	W5	900
S.D.1	2400	W6	750
S.D.2	2000	W7	450
S.D.3	1800	W8	2150

SPECIFICATION  
 1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED.  
 2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED OTHERWISE.  
 3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF 1:3:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING.  
 4. ALL CIVIL WORKS ARE AS PER IS 486 AND ALL REINFORCEMENT AS PER IS 1785.  
 5. ALL R.C.C. WORKS ARE IN THE RATIO - 1:1.5:3.  
 6. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF UNDERGROUND WATER RESERVOIR & S.T.P.  
 7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.  
 8. U.G.W.R. & S.T.P. WILL BE CONSTRUCTED IN A PHASE WISE MANNER AND ALL SCALES OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING CONSTRUCTION OF THE SAME.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL INVOKE ARCHITECT & E.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 FALSE. THE K.M.C. AUTHORITY MAY REMOVE THE SANCTION PLAN, THE CONSTRUCTION OF U/S 304 & T.P. TAKEN UNDER THE GUIDANCE OF ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION.

For INDIAN CHURCH TRUSTEES  
 Certified/Checked/Architectural Signature  
 SIGNATURE OF OWNER

TITLE: MASTER PLAN  
 MASTER GROUND FLOOR PLAN  
 DETAIL OF RAINWATER HARVESTING TANK AND SECTION  
 MASTER PLAN 1

SHEET NO. - ESP/224AJCARCH-01  
 CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROADS IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

DEBATOUSH SAHU  
 ARCHITECT  
 MARCH, 1984, P.D. & A.D.  
 Reg. No. CA/97/1984  
 SIGNATURE OF ARCHITECT

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.E.C.O. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY MR. JISHNU PAL (REGISTERED ENGINEERS) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SANJAY J. PAREKH  
 E.S.E. - 100/K.M.C.  
 U.S.E. NO. 184/16/83/2  
 SIGNATURE OF STRUCTURAL ENGINEER

SANJAY GUHA  
 E.S.E. - 89/16/K.M.C.  
 SIGNATURE OF STRUCTURAL REVIEWER

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

JISHNU PAL  
 R. Tech. (Civil), M.E. (Geo-tech)  
 OTHER REG. NO. 17/2024-3  
 B.M.C. Reg. No. EOT/CLASS-1/15  
 JISHNU PAL, G.T.E. - 1/12  
 SEAL OF GEO-TECHNICAL ENGINEER

DESIGNED: DRG  
 CHECKED: SCALE = 1:200, 400  
 DEALT: LOVELY  
 DATE

ESPACE  
 35-A, DR. SARAY BANERJEE ROAD,  
 KOLKATA 700020  
 Tel: 81-32-2465-4130 / 4139  
 e-mail: info@espaceindia.com  
 WEBSITE: www.espaceindia.com  
 THIS DRAWING IS A PROPERTY OF ESPACE AND BY NO MEANS SHALL THIS BE COPIED, LENT OUT IN WHOLE OR PART, WITHOUT PRIOR PERMISSION FROM THE CONSULTANTS.

