



GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS 25TH & 200TH & INTERNAL WALLS 125 & 75 THK UNLESS OTHERWISE MENTIONED.
3. ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4. EXTERNAL PLASTER IS 25TH & INTERNAL PLASTER IS 12MM THK WITH 1:4 MORTAR.
5. ALL CONC. GRADE IS M200 (1:1.5:3).

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION HAS BEEN MEASURED AND K.M.C. ROAD WIDTH 12.192 M. (SOUTHERN SIDE) & MIN. 4.267 M. (WESTERN SIDE) VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G.WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
NAME OF ARCHITECT

THE STRUCTURAL DESIGN & CALCULATION DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SANJIV J. PAREKH
E.S.E. I/104
NAME OF STRUCTURAL ENGINEER

UNDERSIGNED 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 THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW. SOIL INVESTIGATION WORK EXECUTED BY - J.P. GEO CONSULTANTS 66, ANDUL ROAD, HOWRAH - 711 109

JISHNU PAL
G.T. I/32
NAME OF GEO-TECH. ENGINEER

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :
I/WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION
I/WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 & ADJOINING STRUCTURES.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY MEJUS.

SRI. JATANAL PAREKH & SRI. PURUSHOTTAM DASS GOEL
NAME OF OWNERS

MAIN CHARACTERISTICS OF PLAN PROPOSAL

1. ASSESSEE NO. - 11-070-12-0046-9	DETAILS OF CORNER SPLAY DECLARATION :- BOOK NO.-1, VOL. NO. -1630-2021 BENG NO. - 1630/2021, YEAR- 2021
2. NAME OF THE OWNERS :- SRI. JATANAL PAREKH & SRI. PURUSHOTTAM DASS GOEL	PAGES NO. - 105830 TO 105842, DATED - 06/09/2021 REGD. AT - D.S.R. - V SOUTH 24-PARGANAS
DETAILS OF REGISTERED DEED :- BOOK NO.-1, VOL. NO. -123 BENG NO. - 7286, YEAR- 1991 PAGES NO. - 63 TO 69, DATED - 10/05/1991 REGD. AT - A.D.S.R. - KOLKATA	SURVEY OBSERVATION REPORT NO. -26/Chv./S/W/2000-2001/BR - VIII/70, DATED - 02.08.2000
DETAILS OF REGISTERED DEED :- BOOK NO.-1, VOL. NO. -51 BENG NO. - 1978, YEAR- 1990 PAGES NO. - 189 TO 214, DATED - 14/02/1990 REGD. AT - A.D.S.R. - KOLKATA	K.I.T. NO. - 2E/V-331, DATED - 02.08.2000 U.L.C. VIDE NO. - 7 - U.L. - 1746 / 2000, DATED - 18.01.2001
DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO.-1, VOL. NO. -1630-2021 BENG NO. -1630/2021, YEAR-2021 PAGES NO. -105817 TO 105829, DATED - 06/09/2021 REGD. AT - D.S.R. - V SOUTH 24-PARGANAS	FIRE SAFETY RECOMMENDATION VIDE MEMO NO. - FSR/01251862008706269, DATED - 05.02.2021

PART-B

1. AREA OF LAND:
 - a) AS PER TITLE DEED = 618.729 Sqm. (09KH - 04CH - 00 SFT)
 - b) AS PER BOUNDARY DECLARATION = 607.196 Sqm. (09KH - 01CH - 10.847 SFT)
2. a) TOTAL STRIP OF LAND AREA = NIL
b) TOTAL CORNER SPLAY OF LAND AREA = 1.125 Sqm.
3. NET LAND AREA = 606.070 Sqm.
- 4.) PERMISSIBLE GROUND COVERAGE - 303.598 SQ.M. (50 %)
i) PROPOSED GROUND COVERAGE - 250.977 SQ.M. (41.334 %)
5. i) PERMISSIBLE HEIGHT - 60.0 M.
ii) PROPOSED HEIGHT - 19.975 M.

COVERED AREA (SQ.M)	TOTAL EXEMPTED AREA (SQ.M)	STAIR & STAIR LOBBY (SQ.M)	LIFT LOBBY (SQ.M)	LIFT WELL (SQ.M)	STAIR WELL (SQ.M)	CUTOUT (SQ.M)	NET FLOOR AREA (SQ.M)	GROSS AREA (SQ.M)
250.977	(16.25 - 0.50) x 41.33 = 25.163	3.000	3.040	0.500	13.888		222.814	250.977
250.977	(16.25 - 0.50) x 15.750	3.000	3.040	0.500			214.799	233.549
250.977	(16.25 - 0.50) x 15.750	3.000	3.040	0.500			228.687	247.437
250.977	(16.25 - 0.50) x 15.750	3.000	3.040	0.500			228.687	247.437
250.977	(16.25 - 0.50) x 15.750	3.000	3.040	0.500			228.687	247.437
1505.862	103.913	18.000	15.200	2.500	13.888		1352.361	1474.274

MARKED	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
A	110.509 SQ.M.	16.565 SQ.M.	127.074 SQ.M.	5	09
B	116.218 SQ.M.	17.420 SQ.M.	133.639 SQ.M.	4	
			TOTAL TENEMENTS = 09 NOS.	TOTAL REQUIRED CAR PARKING = 09	

- 8.A) SHOP/MERCANTILE (RETAIL) BUILT UP AREA AT GROUND FLOOR = 87.317 SQ.M.
- 8.B) SHOP/MERCANTILE (RETAIL) CARPET AREA AT GROUND FLOOR = 80.528 SQ.M.
- 9.A) TOTAL OFFICE(BUSINESS) BUILT UP AREA = 113.83 SQ.M.
- 9.B) TOTAL OFFICE(BUSINESS) CARPET AREA = 91.323 SQ.M.
- 10.A) NOS. OF CAR PARKING REQD. - 12
- 10.B) NOS. OF CAR PARKING PROVIDED - M.L.C.P. = 6 x 2 = 12
- 10.C) NOS. OF CAR PARKING MANDATORY (12 X 25) = 300 SQ.M.
11. CAR PARKING AREA PROVIDED = (87.008 + 16.200) = 103.208 SQ.M.
12. PERMISSIBLE F.A.R. = 2.25
13. PROPOSED F.A.R. = 1352.361 - 103.208 / 607.195 = 2.057 < 2.25
14. STATEMENT OF OTHER AREAS FOR FEES:-

FLOOR	LOFT (SQ.M.)	CUPBOARD (SQ.M.)	LEDGE/TEND (SQ.M.)
TOTAL	NIL	23.994	NIL

15. STAIR HEAD ROOM AREA :- 20.250 SQ.M.
 16. LIFT MACHINE ROOM AREA :- 8.250 SQ.M.
 17. LIFT MACHINE ROOM STAIR AREA :- NIL.
 18. ROOF AREA :- 250.977 SQ.M.
 19. RELAXATION OF AUTHORITY IF ANY :-
 20. ROOF SERVICE AREA :- NIL.
 21. ROOF TANK AREA - 25.538 SQ.M.
 22. TOTAL COMMON AREA - 152.465 SQ.M.
 23. TOTAL ADDITIONAL AREA FOR FEES = (20.250 + 8.250 + 23.994) = 52.494 SQ.M.
 24. TOTAL SOLAR PANEL AREA = 6.0 SQ.M.
- GREENERY AREA COVERAGE AT GROUND FLOOR [U.R - 144 (2)]
TOTAL COVERED AREA = 1474.274 SQ.M.
GREENERY AREA TO BE PROVIDED AT GROUND FLOOR = 156000 x 1474.274 = 3.685 %
SO, GREENERY AREA TO BE PROVIDED AT GROUND FLOOR IS = 3.685 % OF 607.195 = 22.375 SQ.M.
GREENERY AREA PROVIDED AT GROUND FLOOR = 22.851 SQ.M.

GROUND FLOOR PLAN, EXISTING FLOOR PLAN, DETAILS OF U.G.W.R. , SITE PLAN, KEY PLAN

PROJECT:
PROPOSED PLAN OF A G+V (FIVE) STORIED RESIDENTIAL BUILDING (HT. 19.975 M.) AT K.M.C. PREMISES NO. - 6, CHAKRABERE ROAD SOUTH, WARD NO. - 70, BR. NO. - VIII, P.S.- BHOWANIPORE, KOLKATA - 700 025. UNDER SECTION 393A KMC ACT. 1980 UNDER BUILDING RULE - 2009.

BUILDING PERMIT. NO. : 2022080047
DATE : 04/07/2022 VALID UP TO : 03/07/2027

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

SIGNATURE OF ASSISTANT ENGINEER (C) SIGNATURE OF EXECUTIVE ENGINEER (C)