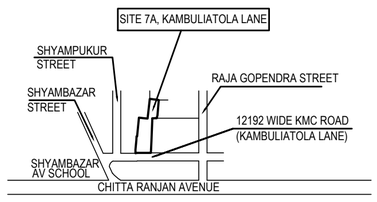
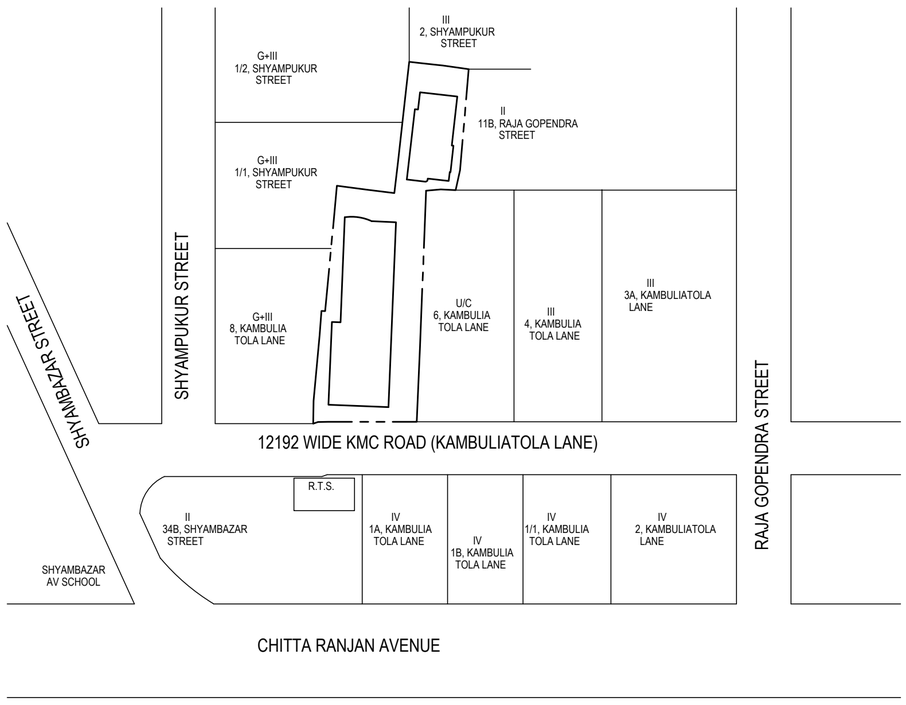
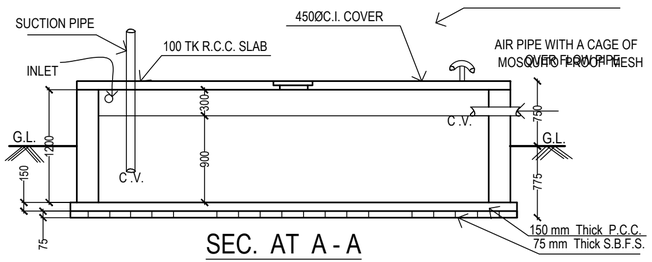


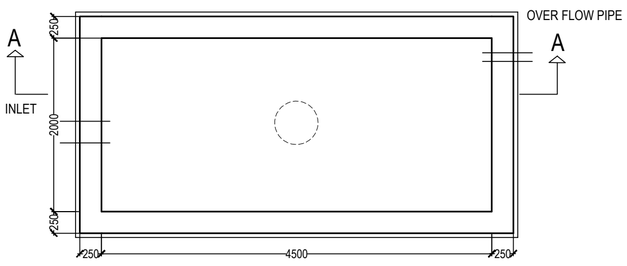
KEY PLAN
SCALE 1:4000



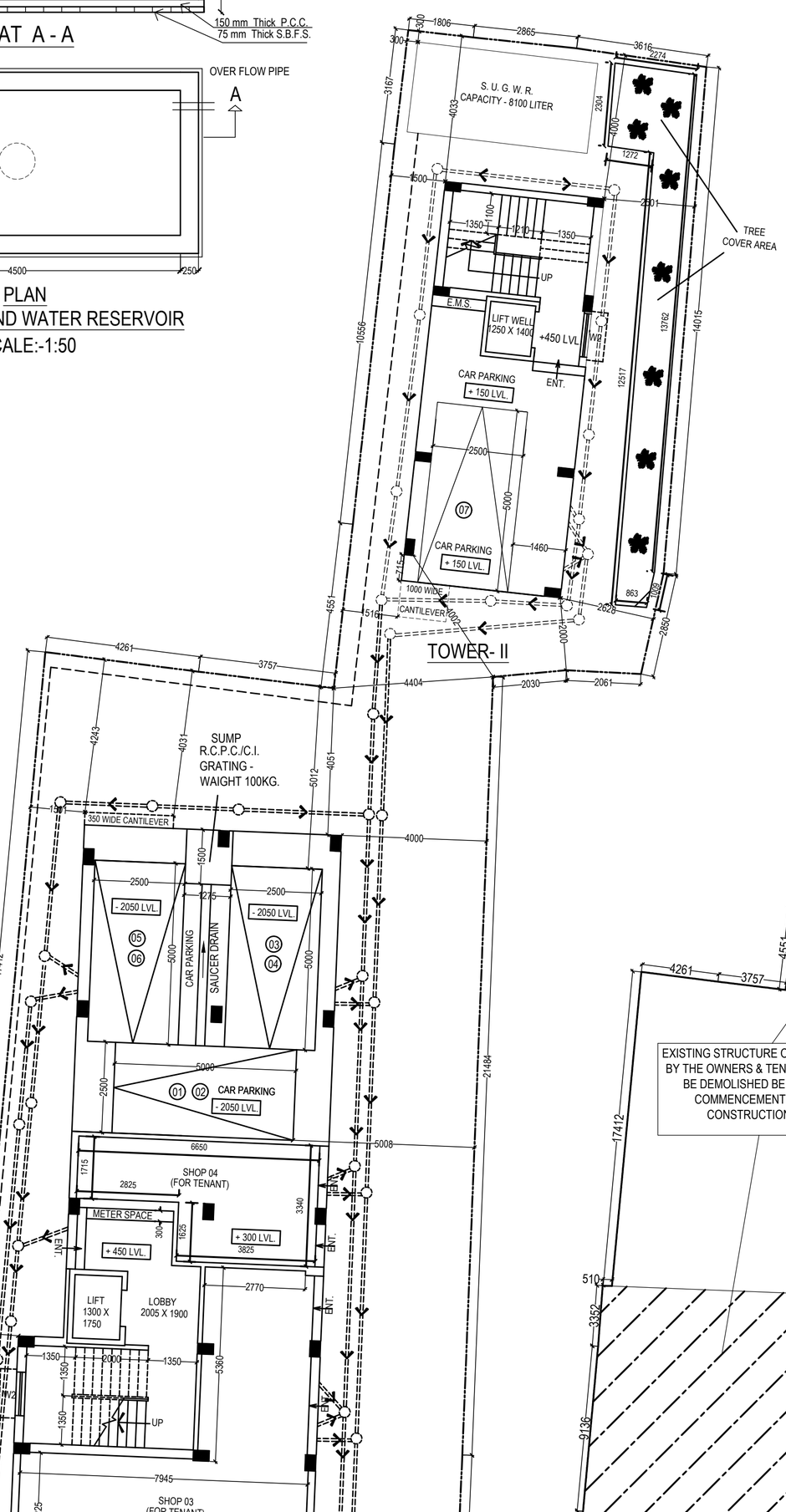
SITE PLAN
SCALE 1:600



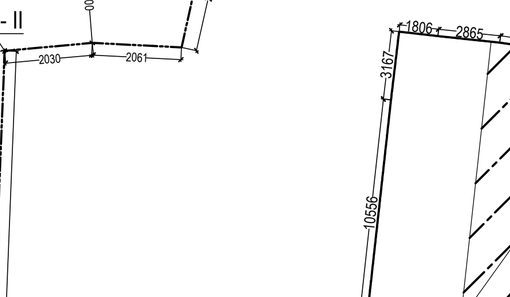
SEC. AT A - A



PLAN
SEMI UNDERGROUND WATER RESERVOIR
SCALE:-1:50



GROUND FLOOR PLAN & SANITARY LAYOUT PLAN
SCALE 1:100



EXISTING BUILDING PLAN.
SCALE - 1 : 200

MAIN CHARACTERISTICS OF PLAN CASE NO. :- 2021020033

PART- A

1. ASSESSEE NO - 11 - 010 - 18- 0012 -0

2. A. NAME OF THE OWNER/S :- ALOKE KUMAR GHOSH ,KANAK KUMAR GHOSH & AMIT KUMAR KUNDU
B. NAME OF C.A. - CHIRANJIB SAHA & DEBABRATA BHATTACHARYA, PARTNERS OF M/S STRUCTURE INDIA.

3.DETAILS OF REGISTERED DEED :-
BOOK NO - I, VOL. NO - 70,
BEING NO - 2338, YEAR- 1909
PAGES NO. - 84 TO 95 , DATED - 10/09/1909
REGD. AT - CALCUTTA REGISTRY OFFICE.

4. DETAILS OF POWER OF ATTORNEY :-
BOOK NO - I, VOL. NO - 1902-2020
BEING NO - 190204833, YEAR- 2020
PAGES NO. - 158837 TO 158882 , DATED - 05/12/2020
REGD. AT - OFFICE OF THE A.R.A- II,KOLKATA

5. DETAILS OF BOUNDARY DECLARATION:-
BOOK NO - I, VOL. NO - 1904-2022
BEING NO - 190400412, YEAR- 2022
PAGES NO. - 62468 TO 62494 , DATED - 14/01/2022
REGD. AT - A.R.A.-IV, KOLKATA

PART-B

1. a) AREA OF LAND AS PER DEED: 08 K-11 CH-20 SFT.= 582.962 SQM.
b) AREA OF LAND AS PER ASSESSMENT RECORD: 08 K-11 CH-13 SFT.= 582.311 SQM.
c) AREA OF LAND AS PER MEASURMENT: 580.151 SQM.
2. GROUND COVERAGE: a) PERMISSIBLE: 290.076 SQM.(50.00%)
b) CONSUMED: 247.147 SQM.(42.60%)

3.1. PROPOSED AREA, TOWER- I, G+IV

FLOOR	TOTAL COVERED AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COVERED AREA (SQ.M.)	EXAMPTED AREA		NET FLOOR AREA (SQ.M.)
					STAIR WAY (SQ.M.)	LIFT LOBBY (SQ.M.)	
GRD. FLR.	196.086	—	—	196.086	12.690	3.000	180.396
1ST. FLR.	196.944	—	2.275	194.669	12.690	3.000	178.979
2ND. FLR.	196.944	—	2.275	194.669	12.690	3.000	178.979
3RD. FLR.	196.944	—	2.275	194.669	12.690	3.000	178.979
4TH. FLR.	196.944	—	2.275	194.669	12.690	3.000	178.979
TOTAL	983.862	—	9.100	974.762	63.450	15.000	896.312

3.2. PROPOSED AREA, TOWER- II, G+IV

FLOOR	TOTAL COVERED AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COVERED AREA (SQ.M.)	EXAMPTED AREA		NET FLOOR AREA (SQ.M.)
					STAIR WAY (SQ.M.)	LIFT LOBBY (SQ.M.)	
GRD. FLR.	48.863	—	—	48.863	9.952	2.062	36.849
1ST. FLR.	50.203	0.605	1.750	47.848	9.952	1.938	35.958
2ND. FLR.	50.203	0.605	1.750	47.848	9.952	1.938	35.958
3RD. FLR.	50.203	0.605	1.750	47.848	9.952	1.938	35.958
4TH. FLR.	50.203	0.605	1.750	47.848	9.952	1.938	35.958
TOTAL	249.675	2.420	7.000	240.255	49.760	9.690	180.681

4. PARKING CALCULATION

TYPE OF TENEMENT	TENEMENT AREA	PROPORTIONATE COMMON AREA	ACTUAL TENEMENT AREA	NO. OF TENEMENT	PARKING REQUIRED
A (T- I)	75.219 SQM.	10.933 SQM.	86.152 SQM.	04	02
B (T- I)	35.574 SQM.	5.171 SQM.	40.745 SQM.	04	00
C (T- I)	65.014 SQM.	9.450 SQM.	74.464 SQM.	04	01
D (T- II)	32.758 SQM.	19.880 SQM.	52.638 SQM.	04	01
TOTAL SHOP AREA IN TOWER I = COVERED - 109.249 SQ.M. CARPET - 99.202 SQ.M.					02

5. REQUIRED CAR PARKING :- 6 NOS.
6. PROPOSED CAR PARKING = 7 NOS.(6 NOS.IN TOWER I & 1 NO.IN TOWER II) AREA =49.605 + 26.072= 75.677 SQM.
7. PERMISSIBLE F.A.R. = 2.25
8. PROPOSED F.A.R. = 1.702
9. STAIR HEAD ROOM AREA = 30.532 SQ.M.
10. LIFT MACHINE ROOM AREA = 15.057 SQ.M.
11. OVER HEAD TANK AREA = 11.760 SQ.M.
12. LIFT MACHINE ROOM STAIR AREA = 6.200 SQ.M.
13. ROOF AREA = 247.147 SQ.M.
14. CUP-BOARD AREA = 25.040 SQ.M.
15. OTHER AREA FOR FEES = 169.264 SQ.M.
16. Tree Cover Area - Required = 15/6000 x 1215.017 = 3.038% = 17.625 SQM.
Proposed = 17.649 SQM.(3.042%)

DOOR & WINDOW SCHEDULE

DOOR SCHEDULE	
TYPE	SIZE (BxH)
D	1000 X 2100
D1	900 X 2100
D2	750 X 2100
WINDOW SCHEDULE	
TYPE	SIZE (HxB)
W1	2400mm X 1350mm (H)
W2	1200mm X 1350mm (H)
W3	900mm X 1350mm (H)
W4	1000mm X 1000mm (H)
W5	600mm X 600mm (H)

SPECIFICATIONS

1. STRUCTURAL CEMENT CONCRETE - M20 GRADE WITH 19M.M. DOWN STONECHIPS.
2. GRADE OF REINFORCEMENTS - Fe500.
3. 200M.M. THK. FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTER
4. 75/125M.M. THK. FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTER
5. 100M.M. THK. LIME TERRACING (2:2:7) ON ROOF.
6. ALL DIMENSIONS ARE IN MILLIMETER.
7. 35M.M. THK. D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6M.M. DOWN STONE CHIPS & 5% WATERPROOFING COMPOUND.
8. 19M.M. THK. CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
9. 12M.M. THK. CEMENT PLASTER (1:6) TO INTERNAL WALLS.
10. 6M.M. THK. CEMENT PLASTER (1:4) TO BEAM, CEILING ETC.
11. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
12. 200M.M.x25M.M.x6M.M. M.S. CLAMPS FOR DOORS & WINDOWS.
13. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
14. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
15. 450M.M. CHAJJA PROJECTION.
16. DEPTH OF SEMI-UNDERGROUND WATER RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF FOUNDATION.

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY US, IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

CHIRANJIB SAHA & DEBABRATA BHATTACHARYA PARTNERS OF M/S. STRUCTURE INDIA & C.A. OF SRI ALOKE KUMAR GHOSH, SRI KANAK KUMAR GHOSH & SRI AMIT KUMAR KUNDU

NAME OF OWNERS

CERTIFICATE OF L.B.S.

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME, THAT THE NATURE & WIDTH OF THE ABUTTING ROADS CONFORM WITH THE SUBMITTED PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. EXISTING STRUCTURES OCCUPIED BY THE OWNERS & TENANT. SIGNATURE OF OWNERS IS IDENTIFIED BY ME.

SANJIB SENGUPTA L.B.S. NO. 1047(I)

NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING HAS BEEN DONE BY MR. KALLOL KUMAR GHOSHAL OF M/S. FOUNDATION NIRMAN OF 34, SATYEN ROY ROAD, KOLKATA - 700034. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

KALLOL KUMAR GHOSHAL E.S.E. NO. 60(II)

NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL 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 RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL G.T.E. 14(II)

NAME OF GEO-TECHNICAL ENGINEER

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING (TWO BLOCKS EACH HEIGHT - 15.5 M.) AT K.M.C. PREMISES NO. - 7A, KAMBULIA TOLA LANE, WARD NO. - 10, BR. NO. - II, P.S. - SHYAMPUKUR, KOLKATA - 700 004 U/S 393A OF K.M.C. ACT 1980, BUILDING RULE - 2009

SHEET 1 OF 3

B.P NO.- 2022020012 DATE - 21/06/2022
VALID UP TO - 20/06/2027

PANKAJ KUMAR SARKAR
Digitally signed by PANKAJ KUMAR SARKAR
Date: 2022.06.21 14:32:33 +05'30'

DIGITAL SIGNATURE OF A.E.

SOMNATH BHADURY
Digitally signed by SOMNATH BHADURY
Date: 2022.06.21 14:35:35 +05'30'

DIGITAL SIGNATURE OF E.E.