



FRONT ELEVATION

REAR SIDE ELEVATION

SECTION A-A

STATEMENT OF THE PLAN PROPOSAL

PART-A

- ASSESS NO: 41-115-05-0180-9
- DETAIL OF REGISTERED DEED
BOOK NO: 01 VOL: 1602-2018 PAGE NO: 261183 TO 261220
BENG NO: 160207817 YEAR: 2018 PLACE: D.S.R 104 PARGANAS DATE: 20.07.2018
- DETAIL OF BOUNDARY DECLARATION
BOOK NO: 1 VOL: 1602-2019 PAGE NO: 240072 TO 240084
BENG NO: 160206836 YEAR: 2019 PLACE: D.S.R -II SOUTH24 PARGANAS DATE: 28.08.19
- DETAIL OF POWER OF ATTORNEY
BOOK NO: IV CD VOL: NO: 1 PAGE NO: 21 TO 30
BENG NO: 00003 YEAR: 2014 PLACE: A.D.S.R. BEHALA DATE: 06.01.14
- NO. OF STOREY : 4
a) AREA OF LAND AS PER TITLE DEED: 748.328 SQM (11K-3CH-0S0FT)
- NO. OF TENANTS : 20 NOS
- SIZE OF TENANTS : a) 50 SQM TO 75 SQM : 12 NOS
b) 75 SQM TO 100 SQM : 4 NOS
c) BELOW 50 SQM : 4 NOS

PART-B

AREA OF LAND:
AS PER TITLE DEED (11K-3CH-0S0FT) = 748.328 SQM
AS PER PHYSICAL MEASUREMENT = 748.32 SQM

2. (i) PERMISSIBLE GROUND COVERAGE (50%) = 374.16 SQM
(ii) PROPOSED GROUND COVERAGE (38.000%) = 291.894 SQM

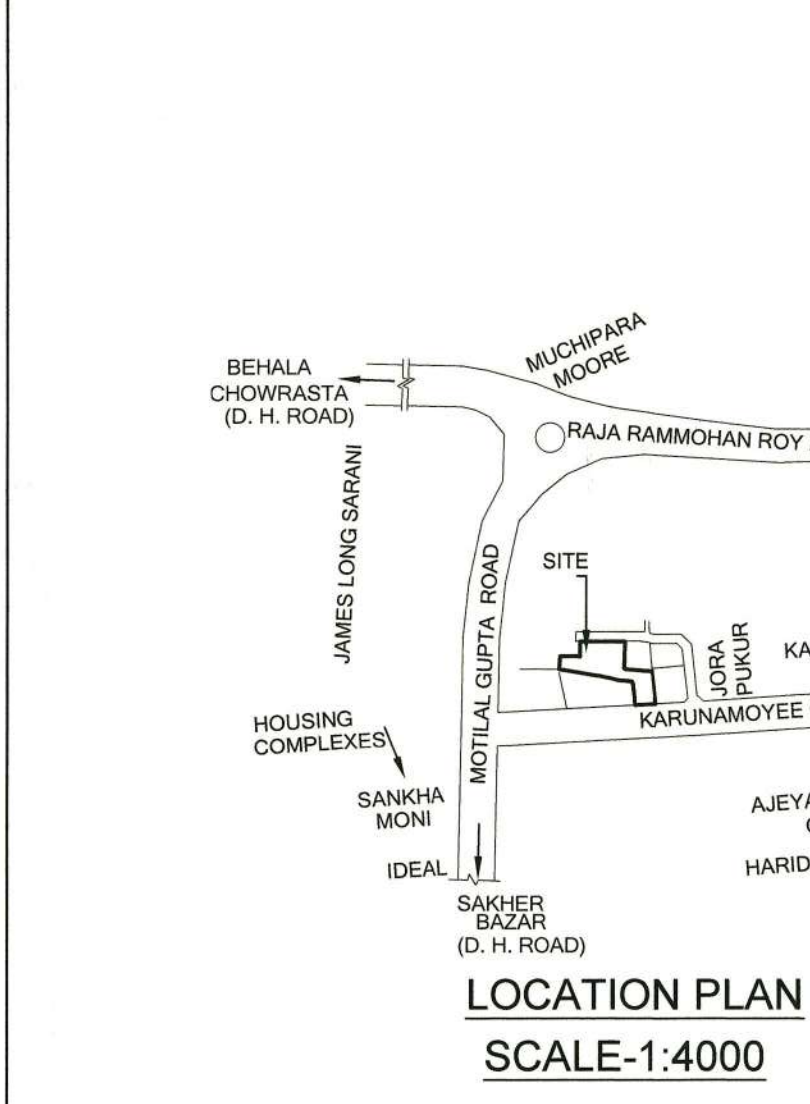
3. PROPOSED HEIGHT = 15.450 SQM

FLOOR	COVERED AREA	GRAB	STAR & LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	291.894 SQM	2.498 SQM	8.719 SQM	2.303 SQM	295.414 SQM
1ST FLOOR	291.894 SQM	2.498 SQM	8.719 SQM	2.303 SQM	295.414 SQM
2ND FLOOR	291.894 SQM	2.498 SQM	8.719 SQM	2.303 SQM	295.414 SQM
3RD FLOOR	291.894 SQM	2.498 SQM	8.719 SQM	2.303 SQM	295.414 SQM
TOTAL	1168.476 SQM	9.992 SQM	34.876 SQM	9.212 SQM	1222.556 SQM

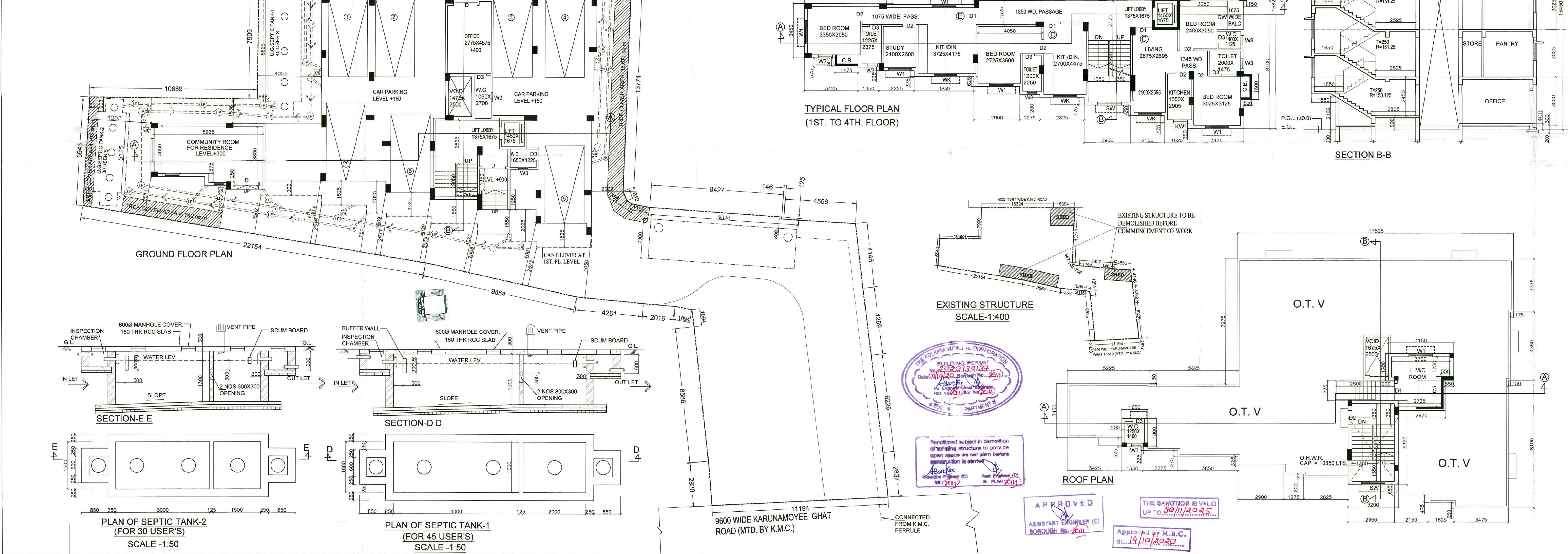
5. TENANTS & CAR PARKING CALCULATION :-

MARKED TENMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENMENT AREA	NO. OF TENMENT	REQUIRED CAR PARKING
A 11.988 SQM	11.988 SQM	12.981 SQM	4	1 NOS
B 88.808 SQM	13.145 SQM	80.663 SQM	4	2 NOS
C 11.887 SQM	11.887 SQM	12.880 SQM	4	1 NOS
D 31.209 SQM	13.527 SQM	30.701 SQM	4	2 NOS
E 45.179 SQM	13.527 SQM	33.652 SQM	4	2 NOS

6. TOTAL PROVIDED CAR PARKING - 07 NOS
7. BUILT UP AREA OF OFFICE - 19.72 SQM
8. CARPET AREA OF OFFICE - 16.357 SQM
9. PERMISSIBLE AREA FOR PARKING - 125 SQM
10. PROVIDED AREA OF PARKING - 181.896 SQM
11. BONUS FOR CAR PARKING - 125 SQM
12. EXEMPTED AREA (LIFT LOBBY + STAIR) = 11.515 + 62.878 = 74.393 SQM
13. PERMISSIBLE F.A.R = 2.25
14. PROPOSED F.A.R (1344.788 - 125) / 748.334 = 1.63
15. STAIR HEAD ROOM AREA - 17.12 SQM
16. LIFT MIC ROOM AREA - 13.101 SQM
17. VOID AREA - 291.894 SQM
18. W.C AREA AT ROOF - 2.97 SQM
19. RELAXATION OF AUTHORITY, IF ANY - N/A
20. OVER HEAD RESERVOIR AREA - 13.6 SQM
21. AREA OF CLIP BOARD = 15.252 SQM
22. LIFT STAIR AREA = 4.718 SQM
23. PROPOSED TREE COVER AREA = 27.206 SQM (3.638%)
24. REQUIRED TREE COVER AREA = 28.242 SQM (3.847%)



LOCATION PLAN SCALE-1:4000



GROUND FLOOR PLAN

TYPICAL FLOOR PLAN (1ST. TO 4TH. FLOOR)

ROOF PLAN

SECTION B-B

SECTION-E-E

SECTION-D-D

PLAN OF SEPTIC TANK-2 (FOR 30 USER'S) SCALE -1:50

PLAN OF SEPTIC TANK-1 (FOR 45 USER'S) SCALE -1:50

9600 WIDE KARUNAMOYEE GHAT ROAD (MTD. BY K.M.C.)

CERTIFICATE :-

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA-45M
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
"A"	2729208.30'N 88°19'52.21'E	10.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

(MS ESHA INVESTMENT AND PVT. LTD.)
SIGNATURE OF OWNER

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1500	2150	W1	1500	1250
D1	1875	2150	W2	900	1250
D2	900	2150	W3	600	900
D3	750	2150	W4	1800	1850
DW	1800	2150	KW1	900	1100
			SW	1500	1250

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE +11.53
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS
STEEL 2. SECTION WINDOWS
CAST-IN-SITU MOSAIC FLOORING
1.6 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY
WATER PROOFING TREATMENT
P.O.P. PUNNING ON INTERNAL WALLS & CEILING

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY ACUMEN GEO CONSULTANTS (RUPAK KR. BANERJEE) 2F NABAROY LANE, ALPORE KOLKATA-700027, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

TAMAL KANTI BANERJEE
DICE (I.I.I.T.)
ESE (I/352)
TAMAL KANTI BANERJEE
E.S.E.-II/393
SIG. OF STRUCTURAL ENGINEER

CERTIFICATE OF GEOTECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & WILL CARRY OUT THE SOIL INVESTIGATION THEREIN IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
B.C.E., M.E., M.I.S., M.I.E.,
G.I.O (K.M.C.), BANERJEE TECH-HR02
MBRP SO/MS/10214-15, GTER-HR02/09/0014
(RUPAK KR. BANERJEE G.T.E.- I/3)
SIG. OF GEOTECHNICAL ENGINEER

DECLARATION OF ARCHITECT.

CERTIFIED THAT THE PLAN PREPARED 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 ABUTTING ROAD 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.

ANJAN UKIL
Archit
COA Reg. No. CA/11/19/11
L.B.A. A-271
ANJAN UKIL
(CA/94/16721)
SIG. OF ARCHITECT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W/R UNDER THE GUIDANCE OF LBA/EBE BEFORE STARTING OF BUILDING FOUNDATION.

ESHA INVESTMENT & TRADING PVT. LTD.
Director

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, LOCATION PLAN, SITE PLAN, SECTION-A-A & B-B, SOUTH EAST SIDE ELEVATION & NORTH WEST SIDE ELEVATION & DOOR WINDOW SCHEDULE

PROJECT:
PROPOSED G+V STORED (HT.-15.450MT.) RESIDENTIAL BUILDING AT PREMISES NO-05 KARUNAMOYEE GHAT ROAD, KOLKATA-700082, BOROUGH XIII, WARD NO-115 P.S.-HARIDVEPUR U/S 393A OF KMC ACT 1980 WITH BUILDING RULE 2009.

JOB NO.	DRG. NO.	DATE	DEALT
1088	ARCH/CORP-01	06.08.2020	SUSAMA

architect