



**POND WITH EMBANKMENT**  
**AREA = 803.119 SQ.M.**  
**= (12 K - 0 CH - 05 SQ.FT.)**

**GROUND FLOOR PLAN**  
**SCALE - 1:100**

**SCHEDULE OF DOORS & WINDOWS:-**

MKD.	WIDTH	HEIGHT
D	1200	2100
D1	1050	2100
D2	900	2100
D3	800	2100
D/V	2850	2100
D/V1	2400	1200
D/V2	1800	2100
W1A	2160	1650
W1	1800	1650
W2A	1640	1650
W2	1500	1650
W3	1200	1650
W4	1000	1650
W6	1000	1100
W7	600	600
W7A	600	600

- NOTES:**
1. ALL DIMENSIONS ARE IN MM, UNLESS OTHERWISE MENTIONED
  2. FIGURED DIMENSIONS SHOULD BE FOLLOWED
  3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW B.C.C. CODE
  4. ALL EXTERNAL WALLS ARE 230 MM THK. & ALL INTERNAL WALLS ARE EITHER 125 MM THK. 5 MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE
  6. ALL REINFORCEMENTS SHALL BE FE-500 CONFORMING TO I.S. CODE
  7. CLEAR COVER TO MAIN REINFORCEMENT - FOUNDATION-50 MM, COLUMN-40 MM (BEAM-25 MM, SLAB-20 MM)
  8. THE DEPTH OF SEMI-UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN OF FOUNDATION
  9. NET BEARING CAPACITY OF SOIL IS CONSIDERED AS PER SOIL TEST REPORT.

**STATEMENT OF THE PLAN PROPOSAL (CASE NO. - 2019030210)**

- PART-A. 1. ASSESSEE NO. - 11-01-00-0005-0**
- 2. DETAILS OF READ DEED - I :-**
- |                    |                       |                        |
|--------------------|-----------------------|------------------------|
| a). BOOK NO. - 1   | b). CD VOLUME NO. - 3 | c). PAGES - 282 TO 286 |
| d). BEING NO. - 37 | e). YEAR - 1945       | f). PLACE - KOLKATA    |
- 3. POWER OF ATTORNEY - I :-**
- |                       |                       |                          |
|-----------------------|-----------------------|--------------------------|
| a). BOOK NO. - 4      | b). CD VOLUME NO. - 6 | c). PAGES - 562A TO 563A |
| d). BEING NO. - 03932 | e). YEAR - 2013       | f). PLACE - KOLKATA      |
- 4. POWER OF ATTORNEY - II :-**
- |                       |                       |                     |
|-----------------------|-----------------------|---------------------|
| a). BOOK NO. - 4      | b). CD VOLUME NO. - 6 | c). PAGES - KOLKATA |
| d). BEING NO. - 03933 | e). YEAR - 2013       | f). PLACE - KOLKATA |
- 5. DETAILS OF BOUNDARY DECL. :-**
- |                           |                            |                                 |
|---------------------------|----------------------------|---------------------------------|
| a). BOOK NO. - 1          | b). VOLUME NO. - 1902-2023 | c). PAGES - 90553 TO 90563      |
| d). BEING NO. - 190202720 | e). DATE - 02.03.2023      | f). PLACE - A.R.A.-II, Kolkata. |
- 6. A). AREA OF LAND : 2555.88 SQ.M. (38 K - 03 CH - 16.488 SQ.FT.)**
- 7. NO. OF FLOORS : G+IV**
- 8. NO. OF TENEMENTS : 44 NO.S**
- 9. SIZE OF TENEMENTS : A) 59 SQ.M. < 75 SQ.M. - 01 NO.S**  
**B) 75 SQ.M. < 100 SQ.M. - 22 NO.S**  
**C) 100 SQ.M. > 200 SQ.M. - 21 NO.S**

**PRINCIPLE USE GROUP :** RESIDENTIAL

**PART-B:**

1. AS PER BOUNDARY DECLARATION = (38 K - 03 CH - 16.488 SQ.FT.) =	2555.88	SQ.M.
(i) Water Body area =	803.119	SQ.M.
(ii) Land Area =	1752.761	SQ.M.
(iii) Net Area of Strip of Land to be gifted =	42.678	SQ.M.
(iv) Net Area of Solid Land after Splay & Strip of Land =	1710.083	SQ.M.
(v) Formidable Ground Coverage % =	127.754	%
(vi) Proposed Ground Coverage =	43.74	%
(vii) Proposed Ground Coverage =	1117.983	SQ.M.
(viii) A) HEIGHT =	15.495	M
(ix) B) DPTH =	21.32	M
(x) Proposed Area Calculation :-	6.844	M.

**A : FOR RESIDENTIAL :**

FLOOR	GROSS COVERED AREA	CUTOUT AREA	NET COVERED AREA	STAIR & LIFT LOBBY AREA	NET FLOOR AREA
GROUND	1907.480	0.00	1907.480	0.00	1907.480
1ST	1028.684	9.962	1028.722	46.461	972.261
2ND	1117.983	9.962	1108.021	46.461	1052.560
3RD	1117.983	9.962	1108.021	46.461	1052.560
4TH	1117.983	9.962	1108.021	46.461	1052.560
<b>TOTAL</b>	<b>5382.110</b>	<b>39.886</b>	<b>5342.224</b>	<b>185.843</b>	<b>5156.381</b>

**6. TENEMENTS & CAR PARKING CALCULATION :-**

**(A) RESIDENTIAL :**

MARKED	TENEMENT SIZE (SQ.M.)	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	NUMBER OF FLAT IN BETWEEN
A	115.247	16.78	132.027	4	
B	102.458	14.918	117.376	4	
C	87.253	12.704	99.957	4	
D1	76.403	11.124	87.527	1	
E1	92.365	13.448	105.813	1	
F	81.599	11.633	93.232	4	00-75
G	83.48	12.155	95.635	4	
H1	58.559	8.526	67.085	1	01
J1	85.86	12.501	98.361	1	
K1	77.112	11.238	88.350	1	
L1	82.537	12.017	94.554	1	75-100
D	86.268	12.561	98.829	3	
E	102.236	14.886	117.122	3	
H	88.666	9.998	98.664	3	100-200
I	102.577	14.935	117.512	3	<21
K	96.981	14.062	111.043	3	
L	95.805	13.949	109.754	3	

**7A. TOTAL REQUIRED CAR PARKING :-** 32

**7B. TOTAL PROVIDED CAR PARKING :-** 38

OPEN (1) LAYER	OPEN (2) LAYER	COVERED (G+IV) LAYER	COVERED (G+IV) LAYER	COVERED (G+IV) LAYER
03	0	35	0	0

**8. PERMISSIBLE AREA FOR PARKING :-** MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQ.M.)

**9. PROVIDED AREA OF PARKING :-** 762.799 SQ.M.

**10. PERMISSIBLE P.A.R. :-** 5.78

**11. PROPOSED P.A.R. :-** (5074.178 - 762.799) / 2555.88 = 1.687

**12. STAIR HEAD ROOM AREA :-** 61.341 SQ.M.

**13. LIFT MACHINE ROOM AREA :-** 31.411 SQ.M.

**14. OVER HEAD TANK AREA :-** 29.754 SQ.M.

**15. TOTAL AREA OF CIP ROOMS :-** 67.11 SQ.M.

**16. AREA OF LIFT / LOBBY / STAIR :-** - SQ.M.

**17. LIFT MACHINE ROOM STAIR AREA :-** 8.1 SQ.M.

**18. TERRACE AREA :-** 1117.983 SQ.M.

**19. OTHER AREA ONLY FOR FEES :-** (EXEMPTED AREA + SL.15 + SL.17) = 355.297 SQ.M.

**20. NO. OF TREE & 45 NOS. & AREA OF TREE COVER :-** 241.5 SQ.M. (9.4 % OF TOTAL LAND AREA AND 13.78 % OF SOILD LAND AREA)

**21. WATER BODY AREA :-** 803.119 SQ.M.

**CERTIFICATE OF STRUCTURAL ENGINEER :**

THIS IS TO CERTIFY THAT THE ERECTION OF G+IV STORED RESIDENTIAL BUILDING AT ABOVE MENTIONED PREMISES HAS BEEN SUPERVISED BY ME AND HAS BEEN CONSTRUCTED WHOLLY ACCORDING TO THE PLANS SANCTIONED VIDE B.P. NO. - 2020030058, DT - 22.11.2020, TO MY BEST SATISFACTION THE STRUCTURE IS SAFE & STABLE IN ALL RESPECTS CONSIDERING ALL POSSIBLE LOADS INCLUDING THE LOADS OF STAIRHEAD ROOM, LIFT MACHINE ROOM & O.H.W.R. AS PER SAFE BEARING CAPACITY OF SOIL, CONSIDERING THE LOAD OF STAIR HEAD ROOM, LIFT MACHINE ROOM & OVERHEAD WATER RESERVOIR. I ALSO CERTIFY THAT THE WORKMANSHIP & MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY ACCORDING TO THE GENERAL & DETAILED SPECIFICATIONS AS PER LATEST EDITION OF NATIONAL BUILDING CODE.

MRS. MITA SAHA  
 B.S.E. M.I.E., C.E.  
 E.S. MITA SAHA (ESE/92)  
 SIGNATURE OF STRUCTURAL ENGINEER

**CERTIFICATE 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.

RUPAK KUMAR BANERJEE  
 B.C.E. M.E., MGS  
 M.I.E., CHARTERED ENGINEER  
 ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)  
 G.T./13(K.M.C.)  
 LM-4279, M-153679-5  
 SIGNATURE OF GEO TECHNICAL ENGINEER

**CERTIFICATE OF ARCHITECT:**

THIS IS TO CERTIFY 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 INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN THAT IT IS A BUILDING SITE AND NOT A TANK OR FILLED UP TANK.

SANJOY SARKAR  
 M. Arch, Registered Architect  
 Regd. No. - CA/89/12284  
 SIGNATURE OF ARCHITECT

**DECLARATION OF OWNERS:**

I/WE, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT & STRU. ENGG. DURING CONSTRUCTION. I/WE, SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & STRU. ENGG. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN, K.M.C.) WILL NOT BE RESPONSIBLE FOR THE 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 SEMI U/G WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF ARCHITECT & STRU. ENGG. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EX. STRUCTURE TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WITH FULLY OCCUPIED BY THE OWNERS).

RAJIB AHUJA DIRECTOR OF RADHASHREE APARTMENTS PVT. LTD. & CONSTITUTION ATTORNEY OF JAYDEEP BANERJEA, ANIMA BANERJEA, SUKANYA PAKRASHI, MAHASWETA BANERJEA, SUMITA BANERJEE, SUPRIYA CHAKRABORTY, RAMA BHATTACHARYA  
 SIGNATURE OF OWNER(S)/C.A

**PROJECT -**  
 REVISED DRAWING FOR REGULARISATION OF SANCTIONED PLAN VIDE B.P. NO. - 2202030058, DATED - 22/12/20, OF A G+IV STORED (HT - 15.495 M) RESIDENTIAL BUILDING AT PREMISES NO. - 30, MATILAL BASAK LANE, KOLKATA - 700 054, WARD NO - 31, BOROUGH - III, P.S. - PHOOL BAGAN, UNDER KOLKATA MUNICIPAL CORPORATION, U/R 26(2a & 2b) OF K.M.C. BUILDING RULES, 2009.

JOB NO.	DRG. NO.	DATE	DEALT

ARCHITECT - INTERARCH  
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SCALE - 1:100

**PARTY'S COPY**

No: B/04/III/2023-24 dt: 04-04-2023

KOLKATA MUNICIPAL CORPORATION  
BUILDING DEPTT.  
PLANS APPROVED U/R 26 (2a) & (2b) of  
C.M.C. BUILDING RULES-1990  
B.P. No. 2603/2023 Dt. 22.12.20  
Assistant Engineer Ex. Engr. (Civil)  
Br. No. III Br. No. III

Necessary steps should be taken  
for the safety of the lives of the  
adjoining public and private  
properties during construction.

This Plan is To Be Treated As Part  
And Parcel And Contiguous To  
B. S. Plan No. 2020/3005  
Dated 22.12.2020  
Ex. Engineer (C-3)  
Br. No. III

Approved by 23/03/2023  
D.G. (Bldg.) dt.

RESIDENTIAL BUILDING

Building Department  
By: 23/03/2023  
Date: 23/03/2023 Sign: [Signature]  
Content's Not Verified