

DRAWN BY: SUMAN KADURU

**SCHEDULE OF DOOR & WINDOWS**

NO	WIDTH	HEIGHT	TYPE
D1	1200	2100	PANELLED
D2	1800	2100	DO
D3	900	2100	DO
D4	750	2100	DO
W1	1500	1200	GLAZED
W2	1200	1200	GLAZED
W3	1000	1200	GLAZED
W4	800	1200	GLAZED

SCALE: 1:100, 1:50, 1:200, 1:500, 1:400

- SPECIFICATION**
- GRADE OF CONCRETE: M30.
  - GRADE OF STEEL: FE-415.
  - DOOR & WINDOW: AS PER ARCHITECT'S DRAWING.
  - ALL OTHER RELEVANT SPECIFICATIONS TO BE FOLLOWED AS PER IS CODES & IS STANDARDS.
  - ASSUMING BEARING CAPACITY OF SOIL: 150 TON.

PLAN FOR PROPOSED G+4V STORED RESIDENTIAL BUILDING AT PREMISES NO. 6, RAM SARAN PODDER LANE, WARD-117, BOUGH- XII, P.S. - PEHALA, KOLKATA-700025.

DATE: 20/03/2023

NAME OF OWNER: M/S MODCON REALTY PVT. LTD. REPRESENTED BY ITS DIRECTOR: MR. TAPAN GUHA BOY.

**STATEMENT OF THE PLAN PROGRAM**

Sl. No.	Description	Area (sqm)
1	GROUND COVERAGE	600.00
2	PERMISSIBLE - 600.00 SQM (100%)	600.00
3	PROPOSED - 529.07 SQM (88.18%)	529.07
4	2 F.A.R.	1.75
5	PERMISSIBLE - 1050.00	1050.00
6	PROPOSED - 529.07 SQM (50.38%)	529.07
7	3 FLD GROUND FLOOR AREA - 512.44 SQM	512.44
8	1 FLD GROUND FLOOR AREA - 101.49 SQM	101.49
9	2 FLD GROUND FLOOR AREA - 40.57 SQM	40.57
10	3 FLD GROUND FLOOR AREA - 20.28 SQM	20.28
11	4 FLD GROUND FLOOR AREA - 10.14 SQM	10.14
12	5 FLD GROUND FLOOR AREA - 5.07 SQM	5.07
13	TOTAL GROUND FLOOR AREA - 700.99 SQM	700.99
14	1 FLD GROUND FLOOR AREA - 200.25 SQM (INCLUDING EXEMPTED AREA IN THIS PLAN)	200.25
15	EXEMPTED AREA	500.74
16	1 FLD 1ST FLOOR AREA - 104.90 SQM	104.90
17	2 FLD 1ST FLOOR AREA - 104.90 SQM	104.90
18	3 FLD 1ST FLOOR AREA - 104.90 SQM	104.90
19	4 FLD 1ST FLOOR AREA - 104.90 SQM	104.90
20	5 FLD 1ST FLOOR AREA - 104.90 SQM	104.90
21	TOTAL 1ST FLOOR AREA - 529.07 SQM	529.07
22	2 FLD 2ND FLOOR AREA - 104.90 SQM	104.90
23	3 FLD 2ND FLOOR AREA - 104.90 SQM	104.90
24	4 FLD 2ND FLOOR AREA - 104.90 SQM	104.90
25	5 FLD 2ND FLOOR AREA - 104.90 SQM	104.90
26	TOTAL 2ND FLOOR AREA - 529.07 SQM	529.07
27	3 FLD 3RD FLOOR AREA - 104.90 SQM	104.90
28	4 FLD 3RD FLOOR AREA - 104.90 SQM	104.90
29	5 FLD 3RD FLOOR AREA - 104.90 SQM	104.90
30	TOTAL 3RD FLOOR AREA - 529.07 SQM	529.07
31	4 FLD 4TH FLOOR AREA - 104.90 SQM	104.90
32	5 FLD 4TH FLOOR AREA - 104.90 SQM	104.90
33	TOTAL 4TH FLOOR AREA - 529.07 SQM	529.07
34	TOTAL COVERED AREA - 2645.28 SQM	2645.28

**B. PROPOSED COVERED AREA (IN SQM)**

Floor	Mid	Covered Area	Net Floor Area
Ground Floor	512.44	512.44	481.00
1st Floor	529.07	529.07	507.57
2nd Floor	529.07	529.07	507.57
3rd Floor	529.07	529.07	507.57
4th Floor	529.07	529.07	507.57
Total	2645.28	2645.28	2511.30

S.P. NO. 2022/13027 DATE: 20/03/2023 VALID UPTO: 20/03/2025

MRC MEETING NO: 612 MEETING DATE: 28/02/2023

MRC AGENDA NO: 359/22-23

DIGITAL SIGNATURE OF A/E (B)

DIGITAL SIGNATURE OF EEB (B)

DECLARATION OF ARCHITECT

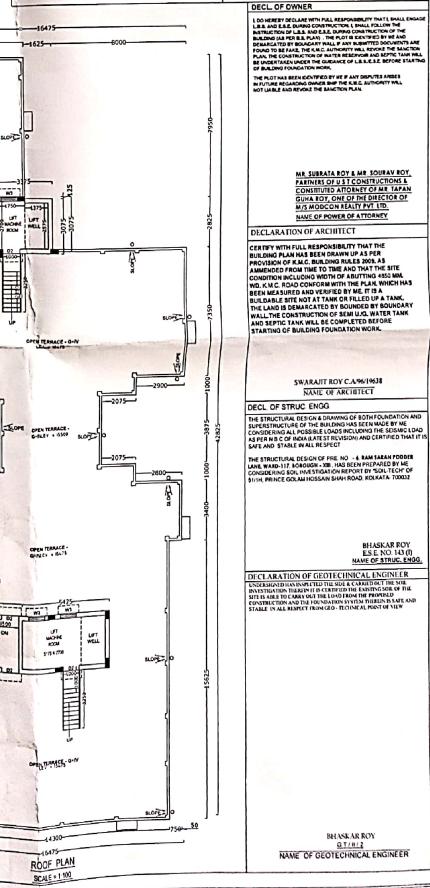
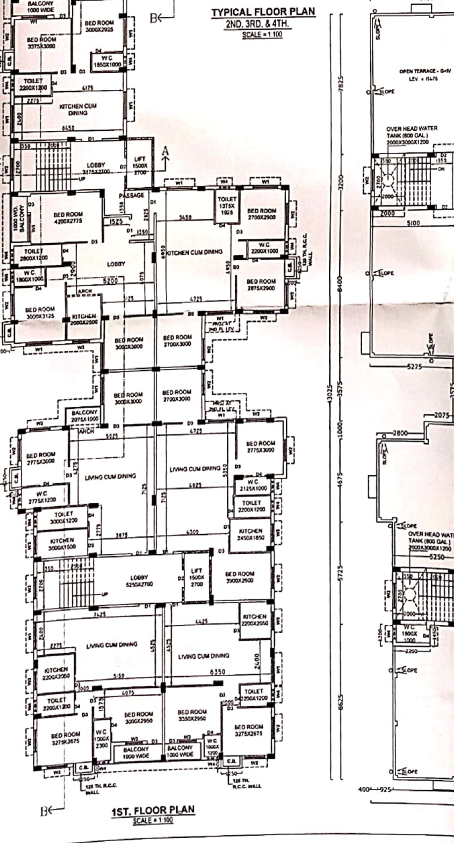
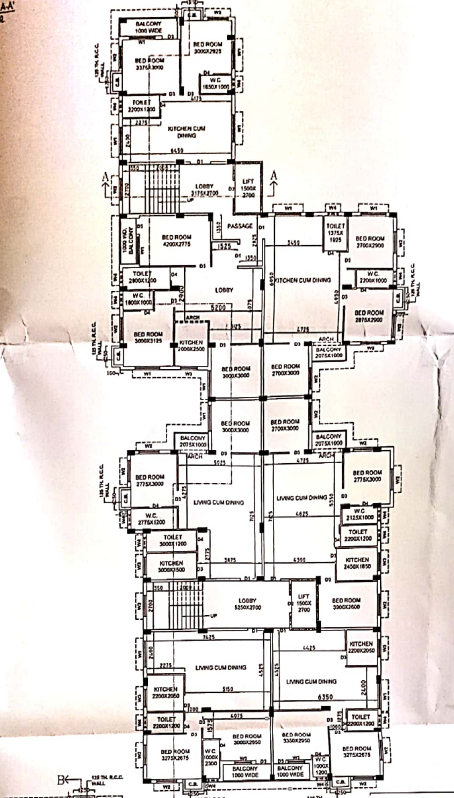
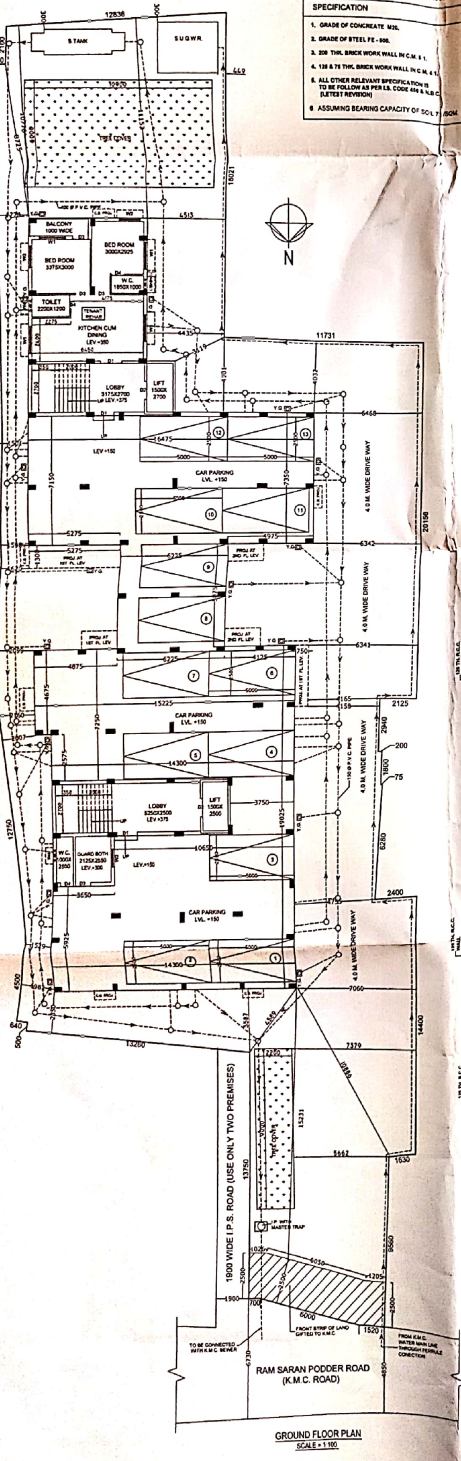
MR. SIBASITA BOY & MR. SOHAY BOY, PARTNERS OF S&S CONSTRUCTION & CONSULTANCY PRIVATE LIMITED, 10/1, RAM SARAN PODDER LANE, WARD-117, BOUGH- XII, P.S. - PEHALA, KOLKATA-700025.

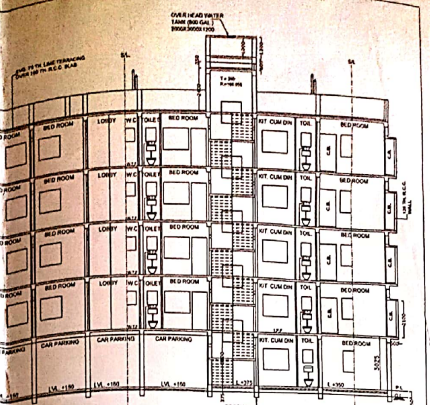
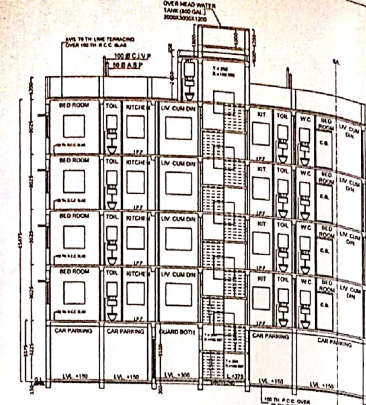
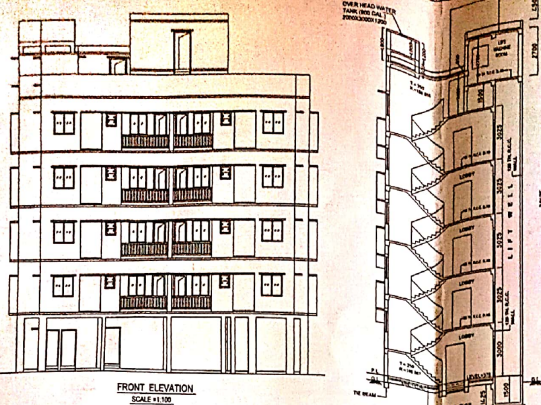
DECLARATION OF STRUCTURAL ENGINEER

MR. SIBASITA BOY & MR. SOHAY BOY, PARTNERS OF S&S CONSTRUCTION & CONSULTANCY PRIVATE LIMITED, 10/1, RAM SARAN PODDER LANE, WARD-117, BOUGH- XII, P.S. - PEHALA, KOLKATA-700025.

DECLARATION OF GEOTECHNICAL ENGINEER

MR. SIBASITA BOY & MR. SOHAY BOY, PARTNERS OF S&S CONSTRUCTION & CONSULTANCY PRIVATE LIMITED, 10/1, RAM SARAN PODDER LANE, WARD-117, BOUGH- XII, P.S. - PEHALA, KOLKATA-700025.





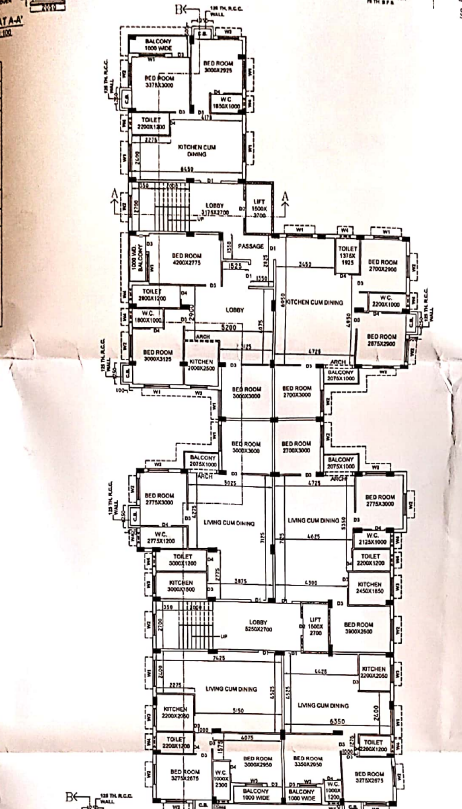
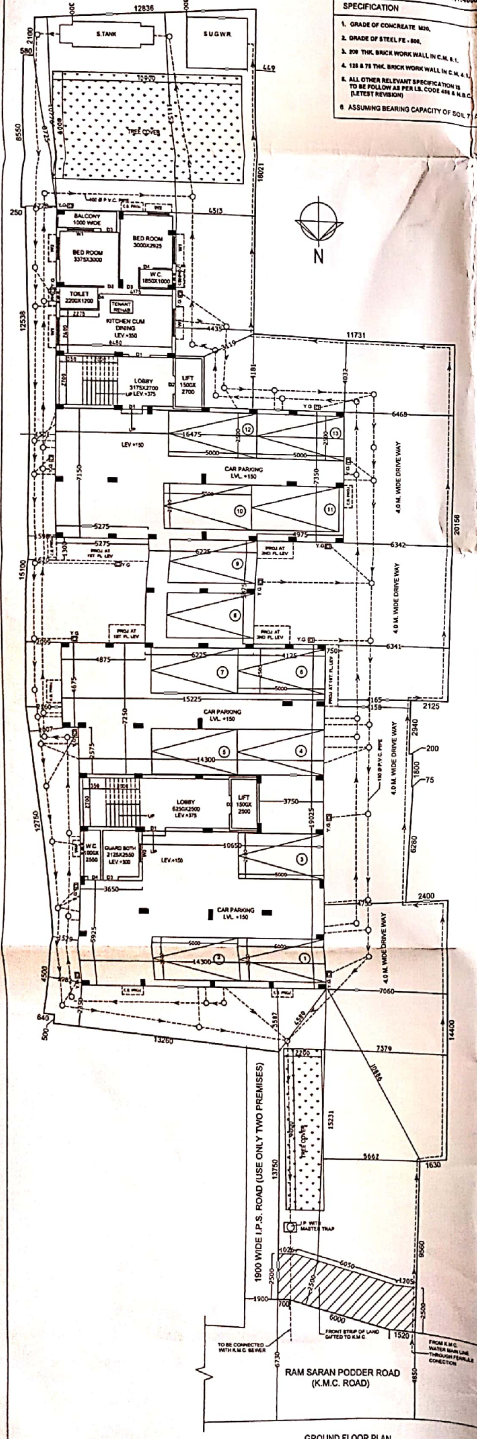
DRAWN BY: SUMAN KASIRAJ  
SCHEDULE OF DOOR & WINDOWS

NO.	WIDTH	HEIGHT	TYPE
D	1000	2100	PANELLED
D1	1000	2100	DO
D2	1000	2100	DO
D3	1000	2100	DO
D4	1000	2100	DO
W1	1000	1300	GLAZED
W2	1000	1300	DO
W3	1000	1300	DO
W4	1000	1300	DO

SCALE: 1:100, 1:200, 1:400, 1:4000

SPECIFICATION

- GRADE OF CONCRETE SOL.
- GRADE OF STEEL FE. BAR.
- BRICKS TO BE USED WORK IN C.A.S. R.C.
- 18% B.T.S. BRICKS WORK IN C.A.S. R.C.
- TO BE FOLLOWED PER L.C. CODE AND S.B.C. (LETTER REFERRED)
- ALL OTHER RELEVANT SPECIFICATIONS
- TO BE FOLLOWED PER L.C. CODE AND S.B.C. (LETTER REFERRED)
- ASSUMING BEARING CAPACITY OF SOIL 7.5 TON



PLAN FOR PROPOSED G+IV STORED RESIDENTIAL BUILDING AT PREMISES NO. 6, RAM SARAN PODDER LANE, WARD-117, BOUGH XIII, P.S. - BEHALA, KOLKATA-700035, U.S. 393 (A) OF K.M.C. ACT, 1959 ALONG WITH THE K.M.C. BUILDING RULES 2009

NAME OF OWNER - M/S MODCON REALTY PVT. LTD. REPRESENTED BY ITS DIRECTOR MR TAPAN GUHA ROY

STATEMENT OF THE PLAN PROPOSAL

- GROUND COVERAGE
- PERMISSIBLE: 800 SQ.M (50%)
- PROPOSED: 528.07 SQ.M (65.9%)
- F.F.A.
- PERMISSIBLE: 1.75
- PROPOSED: 1.78
- PROG. GROUND FLOOR AREA = 512.844 SQ.M
- PROG. 1ST FLOOR AREA = 528.07 SQ.M
- PROG. 2ND FLOOR AREA = 528.07 SQ.M
- PROG. 3RD FLOOR AREA = 528.07 SQ.M
- PROG. 4TH FLOOR AREA = 528.07 SQ.M
- PROG. TOTAL FLOOR AREA = 2088.22 SQ.M INCLUDING EXHAUSTED AREA IN THE BLOCK.
- EXHAUSTED AREA =
- CAR PARKING SPACES = 118 SQ.M SQ.M
- PROG. TOTAL FLOOR AREA = 2401.302 SQ.M INCLUDING EXHAUSTED AREA IN THE BLOCK.
- 1ST FLOOR OVER HEAD TANK AREA = 13.920 SQ.M
- 2ND FLOOR OVER HEAD TANK AREA = 13.920 SQ.M
- 3RD FLOOR OVER HEAD TANK AREA = 13.920 SQ.M
- 4TH FLOOR OVER HEAD TANK AREA = 13.920 SQ.M
- TOTAL OVER HEAD TANK AREA = 55.680 SQ.M
- TOTAL AREA OF C.S. = 174.55 SQ.M
- TOTAL FLOOR AREA = 2575.852 SQ.M
- CAR PARKING FEED = 12 NOS
- CAR PARKING PROVIDED = 12 NOS
- CAR PARKING AREA = 289.301 SQ.M
- FRONTAGE OF THE PLOT = 22.20 M
- HEIGHT OF THE BUILDING = 15.475 M
- DEPTH OF THE BUILDING = 47.025 M
- 1ST FLOOR OVER HEAD TANK AREA = 13.920 SQ.M
- 2ND FLOOR OVER HEAD TANK AREA = 13.920 SQ.M
- 3RD FLOOR OVER HEAD TANK AREA = 13.920 SQ.M
- 4TH FLOOR OVER HEAD TANK AREA = 13.920 SQ.M
- TOTAL AREA OF C.S. = 174.55 SQ.M
- TOTAL FLOOR AREA = 2575.852 SQ.M

6. PROPOSED COVERED AREA (IN SQ.M) - Exempted Area

Floor	Mid	Covered Area	Open	Void	Gross	Car	Clap	Net Floor
Ground Floor	512.844	5.000	15.300		512.844	5.000	15.300	451.544
1st Floor	528.077		9.100		515.877	5.000	15.300	454.447
2nd Floor	528.077		9.100		515.877	5.000	15.300	454.577
3rd Floor	528.077		9.100		515.877	5.000	15.300	454.577
4th Floor	528.077		9.100		515.877	5.000	15.300	454.577
Total	2620.002		32.400		2588.202	20.000	60.200	1247.902

B.P. NO. 2022/30327 DATE: 27.03.2023 VALID UPTO: 26.03.2025

MBC MEETING NO-612 MEETING DATE- 28.02.2023

MBC AGENDA NO-35922-23

DIGITAL SIGNATURE OF A/E (B)

DIGITAL SIGNATURE OF E/E (B)

DECLARATION OF OWNER

MR. BEHALA ROY & MR. SUDIP ROY PARTNERS OF M/S MODCON REALTY PVT. LTD. ONE OF THE DIRECTORS OF M/S MODCON REALTY PVT. LTD. HAVE POWER OF ATTORNEY.

DECLARATION OF ARCHITECT

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING IS IN ACCORDANCE WITH THE PROVISIONS OF K.M.C. BUILDING RULES 2009 & IS IN ACCORDANCE WITH THE CITY COMPLETION CERTIFICATE OF 1485 SQ.M. AND K.M.C. TANK CODE WITH THE CITY COMPLETION CERTIFICATE OF 1485 SQ.M. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF OVER HEAD TANK AND MHTPC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SHANKAR ROY C.A.M. (REG) ROY OF ARCHITECT

DECLARATION OF STRUCT. ENGG

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME AS PER K.M.C. BUILDING RULES 2009 & IS IN ACCORDANCE WITH THE CITY COMPLETION CERTIFICATE OF 1485 SQ.M. THE STRUCTURAL DESIGN OF THE BUILDING HAS BEEN MADE BY ME AS PER K.M.C. BUILDING RULES 2009 & IS IN ACCORDANCE WITH THE CITY COMPLETION CERTIFICATE OF 1485 SQ.M.

BIHASKAR ROY C.E. (REG) (NO. 12173) NAME OF STRUCT. ENGG

DECLARATION OF GEOTECHNICAL ENGINEER

THE GEOTECHNICAL INVESTIGATION REPORT HAS BEEN MADE BY ME AS PER K.M.C. BUILDING RULES 2009 & IS IN ACCORDANCE WITH THE CITY COMPLETION CERTIFICATE OF 1485 SQ.M. THE GEOTECHNICAL INVESTIGATION REPORT HAS BEEN MADE BY ME AS PER K.M.C. BUILDING RULES 2009 & IS IN ACCORDANCE WITH THE CITY COMPLETION CERTIFICATE OF 1485 SQ.M.

BIHASKAR ROY C.E. (REG) (NO. 12173) NAME OF GEOTECHNICAL ENGINEER