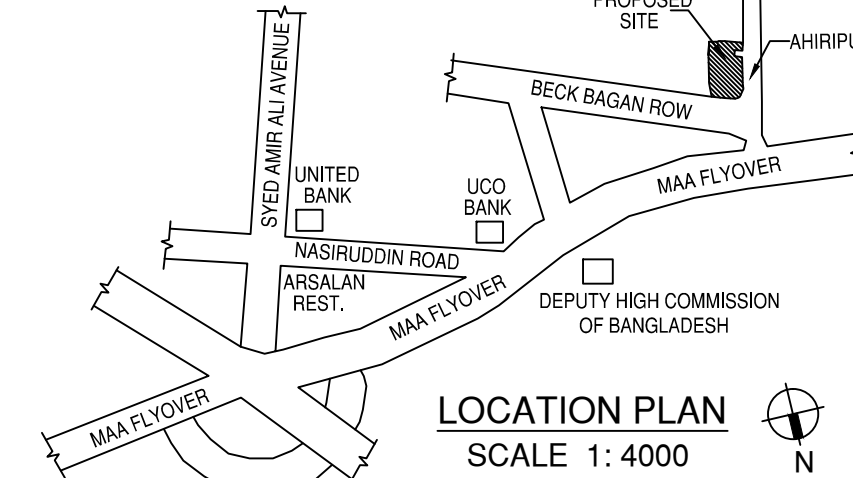
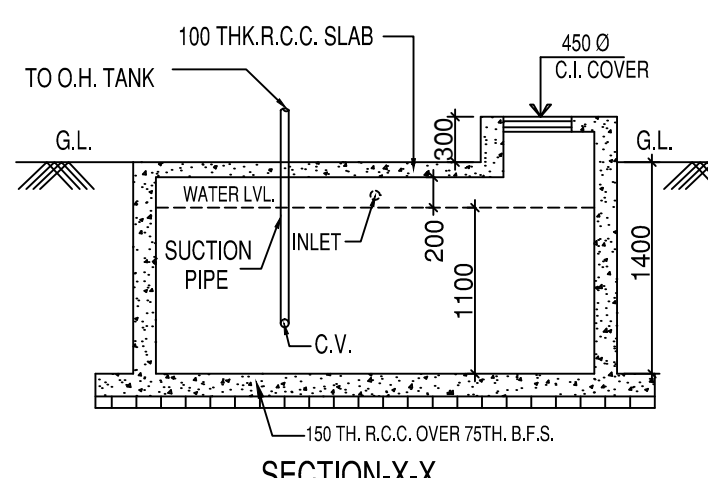


THE DEPTH OF THE S.U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION / ADJOINING STRUCTURE OF THE BUILDING.



SITE PLAN SCALE 1: 600

SCHEDULE OF DOORS & WINDOWS

NO	SILL	LINTEL	SIZE
D	---	2150	1575 X 2150
DW	---	2150	2875 X 2150
D1	---	2150	1100 X 2150
D2	---	2150	900 X 2150
D3	---	2150	750 X 2150
SD	---	2150	1175X 2150
SD1	---	2150	3550 X 2150
W1	350	2150	1800 X 1800
W2	350	2150	1200 X 1800
W3	350	2150	1000 X 1800
W4	1050	2150	900 X 1100
W5	950	2150	900 X 1200
W6	1250	2150	900 X 900
W7	350	2150	(350-1250) X 1800
W8	350	2150	(1025-950) X 1800
W9	350	2150	(1025-925) X 1800
W10	350	2150	(2950-900) X 1800
W11	350	2150	(1175-750) X 1800
SW	950	2150	1150 X 1500
V1	AS PER ELEVATION	625 X 1800	
V2	AS PER ELEVATION	575 X 1800	
C.G.	350	2150	AS PER ELEVATION

NOTE:
 1. ALL EXTERNAL WALLS ARE 200 MM AND INTERNAL WALLS ARE 125 MM THK. (UNLESS OTHERWISE STATED)
 2. T. = TREAD
 3. R. = RISER
 4. F.B. = FLOWER BED
 5. C.B. = CUP BOARD
 6. W.T.F. = WATER TIGHT FLOOR

DETAIL OF PLAN PROPOSAL :-
 A. ASSESSEE NO. :- 11-069-09-0001-4
 2. DETAILS OF REG. DEED - 1 :-
 BOOK NO. - I ; VOL. NO. - 1901-2018
 PAGE NO. - 378712 TO 378737 ;
 BEING NO. - 190108948 ; DATED 07.12.2018.
 A.R.A. - I, KOLKATA, WEST BENGAL.
 3. DETAILS OF REG. DEED - 2 :-
 BOOK NO. - I ; VOL. NO. - 1901-2018
 PAGE NO. - 378242 TO 378267 ;
 BEING NO. - 190109151 ; DATED 13.12.2018.
 A.R.A. - I, KOLKATA, WEST BENGAL.
 4. DETAILS OF REG. DEED - 3 :-
 BOOK NO. - I ; VOL. NO. - 1901-2018
 PAGE NO. - 387268 TO 387294 ;
 BEING NO. - 190109152 ; DATED 13.12.2018.
 A.R.A. - I, KOLKATA, WEST BENGAL.
 5. DETAILS OF REG. DEED - 4 :-
 BOOK NO. - I ; VOL. NO. - 1901-2018
 PAGE NO. - 387295 TO 387320 ;
 BEING NO. - 190109153 ; DATED 13.12.2018.
 A.R.A. - I, KOLKATA, WEST BENGAL.
 6. DETAILS OF REG. DEED - 5 :-
 BOOK NO. - I ; VOL. NO. - 199 - ;
 PAGE NO. - 188 TO 199 ;
 BEING NO. - 1683 ; DATED 23.03.1974.
 R.O.A KOLKATA, WEST BENGAL.
 7. DETAILS OF REG. P.O.A. -
 BOOK NO. - IV ; VOL. NO. - 1903 - 2019
 PAGE NO. - 6832 TO 6864 ;
 BEING NO. - 190307979 ; DATED 01.07. 2019.
 A.R.A. - III KOLKATA, WEST BENGAL.
 8. DETAILS OF REG. BOUNDARY DECLARATION -
 BOOK NO. - I ; VOL. NO. - 1904 - 2019
 PAGE NO. - 449413 TO 449433 ;
 BEING NO. - 190409286 ; DATED 09.10. 2019.
 A.R.A. - IV KOLKATA, WEST BENGAL.
 9. DETAILS OF REG. CORNER SPLAY -
 BOOK NO. - I ; VOL. NO. - 1904 - 2022
 PAGE NO. - 469456 TO 469467 ;
 BEING NO. - 190406557 ; DATED 12.04. 2022.
 A.R.A. - IV KOLKATA, WEST BENGAL.
 10. (a) AREA OF LAND = 7 K - 9 CH. - 3 SQ.FT.
 = 506.178 SQ.M.
 (b) NO. OF STOREY = G + IV
 11. NO. OF TENEMENTS = 6 NOS.
 12. SIZE OF TENEMENT = (100 - 200) = 6 NOS.
 B.
 1. PROPOSED GROUND COVERAGE (47.99 %) = 242.962 SQ.M.
 2. F.A.R. CONSUMED = 1.846
 3. TOTAL COVERED AREA = 934.290 SQ.M.
 4. TOTAL SERVICE AREA IN GR. FL. = 61.415 SQ.M.
 5. TOTAL CAR PARKING AREA IN GR. FL. = 158.462 SQ.M.
 6. OFFICE BUILT-UP AREA IN GR. FL. = 21.038 SQ.M.
 7. OFFICE BUILT-UP AREA IN 1ST. FL. = 206.780 SQ.M.
 i. OFFICE CARPET AREA IN 1ST. FL. = 183.581 SQ.M.
 9. NO. OF CAR PARKING :-
 REQUIRED - 09 NOS.
 PROVIDED - 09 NOS.
 COVERED - 09 NOS. (GR.FL.)

PLAN CASE NO. :- 2021080044

STATEMENT OF THE PLAN PROPOSAL

PRINCIPLE USE GROUP :- RESIDENTIAL

PART-B:

1. AREA OF LAND = (AS PER DEED PLAN) =	7K - 15CH. 17 SQ.FT.	532.515	SQ.M		
2. AREA OF LAND = (AS PER BOUNDARY DECLARATION) =	7K - 9CH. 3 SQ.FT.	506.178	SQ.M.		
3. A) SPLAY	1.546 SQ.M.	0.000	SQ.M.		
3. C) NET AREA OF LAND AFTER SPLAY & STRIP OF LAND =		504.632	SQ.M.		
4. (i) PERMISSIBLE GROUND COVERAGE	50.00 %	=	253.089 SQ.M.		
(ii) PROPOSED GROUND COVERAGE	47.99 %	=	242.962 SQ.M.		
5. A) HEIGHT =	15.475	M	5 B) ROAD WIDTH (avg.)	15.240	M

6. PROPOSED AREA CALCULATION :-

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA	NET FLOOR AREA
GROUND	240.915	0.00	0.00	240.915
1ST.	242.962	0.00	16.477	13.365
2ND.	242.962	0.00	2.805	13.365
3RD.	242.962	0.00	2.805	13.365
4TH.	242.962	0.00	2.805	13.365
TOTAL =	1212.763	0.00	11.220	16.477
				78.150
				14.164
				1092.752

7. 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	REQUIRED NO. CAR PARKING
FLAT-A (2ND TO 4TH)	119.864	23.089	142.953	3	3
FLAT-B (2ND TO 4TH)	103.389	19.916	123.305	3	3

(B) BUSINESS / OFFICE =
 BUILT UP AREA IN GR. FL. = 21.038 SQ.M.
 BUILT UP AREA IN 1ST. FL. = 206.780 SQ.M. CARPET AREA = 183.581 SQ.M.
 REQUIRED CAR PARKING = 3.0 NOS.
 8A. TOTAL REQUIRED CAR PARKING :- 9
 8B. TOTAL PROVIDED CAR PARKING :- 9

OPEN (1 LAYER)	OPEN (2 LAYER)	COVERED (1 LAYER)	COVERED (2 LAYER)	COVERED (OTHER) (1 LAYER)	COVERED (OTHER) (2 LAYER)
0	0	9	0	0	0

9. PERMISSIBLE AREA FOR PARKING :- MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQ.M.) 225.000
 10. PROVIDED AREA OF PARKING 158.462 SQ.M.
 11. PERMISSIBLE F.A.R 2.50
 12. PROPOSED F.A.R = (1092.752 - 158.462) / 506.178 1.846
 13. STAIR HEAD ROOM AREA 19.708 SQ.M.
 14. OVER HEAD TANK AREA 6.851 SQ.M.
 15. AREA OF CUP-BOARD (5.64 X 3 FLOORS) 16.920 SQ.M.
 16. AREA OF W.C. AT ROOF 2.965 SQ.M.
 17. TERRACE AREA 242.962 SQ.M.
 18. OTHER AREA ONLY FOR FEES (EXEMPTED AREA + C.B. AREA + ROOF W.C. AREA) 112.199 SQ.M.
 19. REQUIRED GREEN AREA (2.963%) = 14.998 SQ.M
 20. PROPOSED GREEN AREA (2.965%) = 15.007 SQ.M

OWNER'S DECLARATION
 I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.

I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND 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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.

E.S.E. DECLARATION
 THE STRUCTURAL DESIGN & 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 DR. S.K. CHAKRABORTY OF M/S J. B. ASSOCIATES (1418, NAYABAD, PANCHASAYAL KOLKATA - 700 094.) THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN DURING CONSIDERED STRUCTURAL CALCULATIONS.

SANJIV J. PAREKH
 E. S. E. - 104 / (i)
 KOLKATA MUNICIPAL CORPORATION
 NAME OF THE E. S. E.
 DR. S.K. CHAKRABORTY
 CLASS - i, NO. G.T. / i / 16 (K.M.C.)
 NAME OF THE G. T. E.

ARCHITECT DECLARATION
 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 INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

SOU MEN DAS BAIRAGI
 C.A. REG. No. : C.A./97/2149
 NAME OF THE ARCHITECT

SHRI RISHAB JAIN
 CONSTITUTED ATTORNEY OF
 1) KAUSHIK KUMAR ATHA
 2) SANJAY KUMAR ATHA
 NAME OF THE APPLICANT

FOR OFFICE USE
 B. P. NO. : 2022080061 DATED - 30/07/2022

VALID UPTO :- 29/07/2027

DIGITAL SIGNATURE OF THE A. E. (C.) BLDG./BR-VIII

DIGITAL SIGNATURE OF THE E. E. (C.) BLDG./BR-VIII

TITLE
 GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN & DETAIL OF UNDER GROUND WATER RESERVOIR .

PROJECT
 PROPOSED G+IV STORIED (HT. - 15.475 M.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & KMC BUILDING RULE -2009 AT PREMISES NO.-2, BECK BAGAN ROW, WARD NO. - 69, BOROUGH - VIII , P.S. - KARAYA , KOLKATA - 700 017.

ARCHITECTS
SDB architects
 P534, Raja Basanta Roy Road, Gr.Floor,
 Kolkata-700 029,W.B.India.
 Tel: 033-4008 9565/66,
 Email: sdb.arch@gmail.com

SCALE	DWG. NO.	DATE	DEALT	CHECKED
1 : 100	AS-01/02	02.08.2021	MITHU	

NOTES:
 * THE HATCHED PORTION OF THE EXISTING BUILDING TO BE DEMOLISHED BEFORE CONSTRUCTION.

EXISTING BUILDING PLAN SCALE 1: 100

GROUND FLOOR PLAN SCALE 1:100