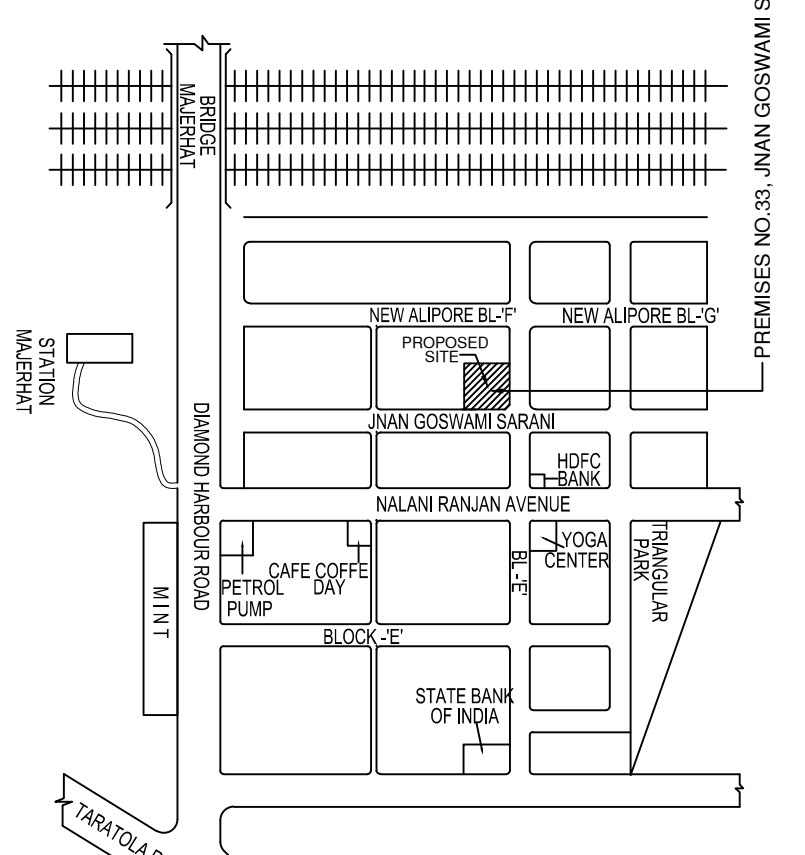
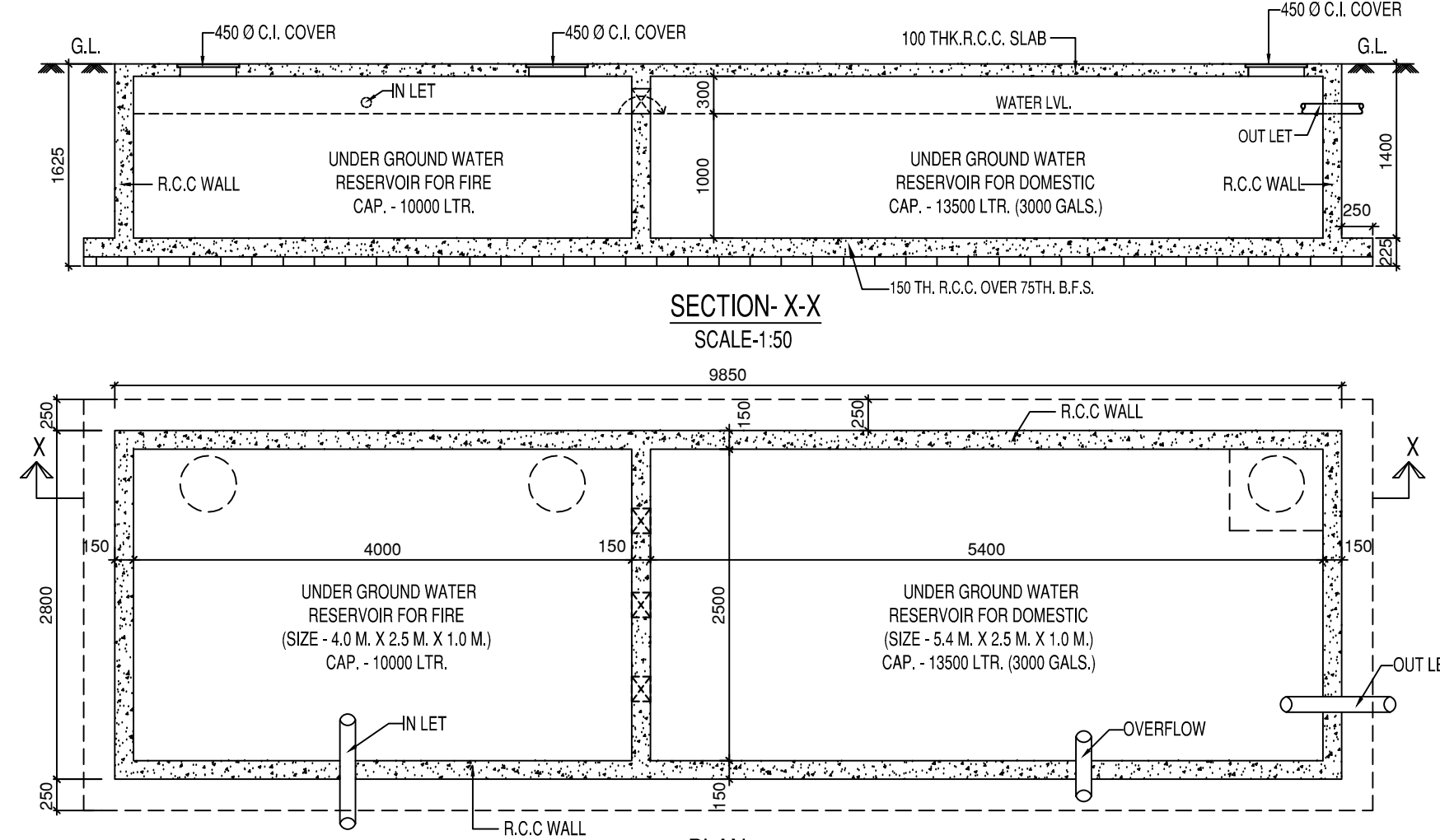


**SITE PLAN**  
SCALE = 1:600

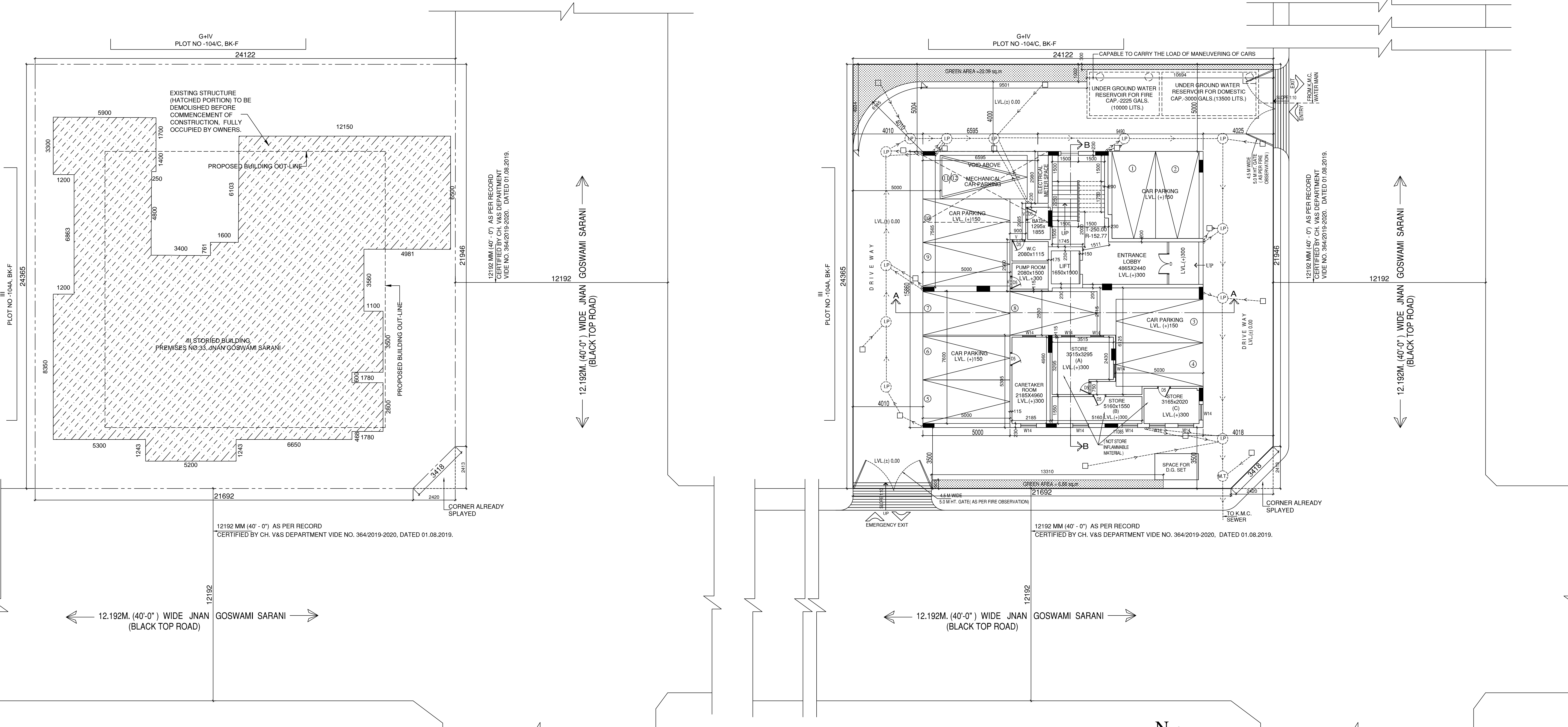


**LOCATION PLAN**  
SCALE = 1:4000



**DETAIL OF UNDER GROUND WATER RESERVOIR OF FIRE & DOMESTIC**  
SCALE=1:50

- NOTE :-**
- 1). THE DEPTH OF THE U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE COLUMN.
  - 2). ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE & AT THE TIME OF CONSTRUCTION OF BUILDING ALONG WITH CONSTRUCTION OF U.G.W.R.



**EXISTING BUILDING PLAN**  
SCALE = 1:100

**PROPOSED GROUND FLOOR PLAN**  
SCALE = 1:100

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

NOTE :- RAISED G.L WITH IN PLOT RAISED BY 300 MM FROM G.L / ROAD CROWN LEVEL DUE TO WATER LOGGING

**A. DETAIL OF PLAN PROPOSAL :-**

1. ASSESSEE NO. :- 11-081-19-0034-5

2. DETAILS OF REG. DEED & DEED PLAN  
BOOK NO. - I, VOL. NO. - 73  
PAGE NO. - 172 to 175  
BEING NO. - 5198, DATED 08.08.1951.  
SUB REGISTRAR OF ALIPUR SADARI, KOLKATA.  
PROBATE - PLA NO. - 50 OF 1909, DATED 17.04.1909

3. DETAILS OF REG. POWER OF ATTORNEY :-  
BOOK NO. - IV, VOL. NO. - 1903-2018  
PAGE NO. - 15320 to 15323  
BEING NO. - 190305384 FOR THE YEAR-2018  
DATED 31.08.2018. ARA - III - KOLKATA.

4. DETAILS OF REG. BOUNDARY DECLARATION :-  
BOOK NO. - I, VOL. NO. - 1904-2020  
PAGE NO. - 23848 to 23856  
BEING NO. - 190404051 FOR THE YEAR-2020  
DATED 14.09.2020. ARA - IV - KOLKATA.

5. I G B C (GREEN BUILDING) :-  
(REGN. NO. - G H 20014) AUGUST 2020

6. DETAILS OF FIRE SAFETY RECOMMENDATION :-  
MEMO NO. IND/WFES/20180203/68111, DATED- 23.07.2021.

7. DETAILS OF U.L.C. :-  
NO. 1552-U/L / 494/1410/2019, DATED- 19.07.2019.

8. (a) AREA OF LAND = 584.615 SQ.M.  
(b) NO. OF STOREY = G + V (21.50 M.)

9. NO. OF TENEMENTS = 9 NOS.  
10. SIZE OF TENEMENT = > 75 x 100 = 1 NOS.  
> 100 x 200 = 7 NOS.  
> 500 x 600 = 1 NOS.

**B.**

1. PROPOSED GROUND COVERAGE (43.64%) = 255.11 SQ.M.  
2. F.A.R. CONSIDERED = 2.473 x 2.475  
3. TOTAL COVERED AREA = 1446.01 SQ.M.  
4. TOTAL SERVICE AREA IN GR. FL. = 95.97 SQ.M.  
5. TOTAL CAR PARKING AREA IN GR. FL. = 158.14 SQ.M.  
6. NO OF CAR PARKING :-  
REQUIRED - 12 NOS.  
COVERED - 12 NOS. (GR. FL. COVERED)  
(1 NOS. MECHANICAL CAR PARKING)

**STATEMENT OF THE PLAN PROPOSAL.**

PRINCIPLE USE GROUP	RESIDENTIAL
1. AREA OF LANDS PER DEED PLAN ( 8.74 K )	584.615 SQ.M
2. AREA OF LAND (AS PER BOUNDARY DECLARATION)	584.615 SQ.M
3. AREA OF LAND (AS PER U.L.C.) (BK-172H/38/50 FT)	584.615 SQ.M
4. G.I. NET AREA OF LAND AFTER STRIP & STRIP OF LAND =	584.615 SQ.M
5. (a) PERMISSIBLE GROUND COVERAGE = 50.000 % =	292.308 SQ.M
(b) PROPOSED GROUND COVERAGE = 43.64 % =	255.11 SQ.M
6. A) HEIGHT = 21.500 M. B) B) DEPTH = 15.860 M. C) ROAD WIDTH =	12.192 M.

**7. PROPOSED AREA CALCULATION :-**

**A. FOR RESIDENTIAL**

FLOOR	COVERED AREA	CUTOUT WELL	GROSS AREA	EXEMPTED STAR LOBBY	NET FLOOR AREA
GROUND	255.11	0.00	255.11	15.75	239.36
1ST	255.11	3.14	258.25	15.75	242.50
2ND	255.11	3.14	258.25	15.75	242.50
3RD	255.11	3.14	258.25	15.75	242.50
4TH	255.11	3.14	258.25	15.75	242.50
5TH	255.11	3.14	258.25	15.75	242.50
6TH	255.11	3.14	258.25	15.75	242.50
TOTAL	1762.77	18.86	1781.63	119.25	1662.38

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

MARKED	TENEMENT SIZE (SQ.M)	PROP. AREA TO BE ADDED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NOS. OF TENEMENT	REQUIRED CAR PARKING NOS.
FLAT 'A'	116.22	18.83	135.05	3	
FLAT 'B'	115.30	18.68	133.98	4	12
FLAT 'C'	85.963	13.927	99.89	1	
FLAT 'D'	231.62+230.305	74.816	306.441	1	
SA. TOTAL REQUIRED CAR PARKING :-					12
SB. TOTAL PROVIDED CAR PARKING :-					12
OPEN (1 LAYER)	0	0	0	0	0
COVERED (GR. FL. COVERED)	12	12	12	12	12
COVERED (OTHER) 2 LAYER	0	0	0	0	0

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

10. PROVIDED AREA OF PARKING = 158.14 SQ.M

11. PERMISSIBLE F.A.R. = 2.25

12. 10% EXTRA FOR GREEN BUILDING (2.25+0.225) = 2.475

13. PROPOSED F.A.R. = 1462.38 / 584.615 = 2.49

14. COVER HEAD TANK AREA = 27.68 SQ.M

15. AREA OF CUP-BEARD (2.37 x 2.766 X 3 + 2.528 X 2) SQ.M = 15.687 SQ.M

16. TERRACE AREA = 255.11 SQ.M

17. ADDITIONAL AREA FOR FEES = (C.B. AREA + B.H.R. + L.M.R. + ROOF U.C. + PERGOLA) = 95.97 SQ.M

18. ROOF STRUCTURE = (STAR HEAD ROOM + ROOF U.C. + L.M.R. + PERGOLA) = 49.29 SQ.M

19. REQUIRED GREEN AREA (4.87%) = 28.31 SQ.M

20. PROPOSED GREEN AREA (4.88%) = 28.35 SQ.M

21. TOTAL COMMON AREA = 218.63 SQ.M

22. TOTAL TENEMENT AREA = 1352.64 SQ.M

23. TOTAL RESIDENTIAL AREA = 1738.03 SQ.M

24. TOTAL AREA FOR FEES = 1801.384 SQ.M

**SCHEDULE OF DOORS & WINDOWS**

NO	SILL	LINTEL	SIZE
D	2150	1200 X 2150	
D1	2150	1100 X 2150	
D2	2150	650 X 2150	
D3	2150	900 X 2150	
D4	2150	800 X 2150	
D5	2150	750 X 2150	
SD1	2150	2465 X 2150	
SD2	2150	2400 X 2150	
SD3	2150	2000 X 2150	
SD4	2150	800 X 2150	
W1	350	2150	2500 X 1800
W2	350	2150	5870 X 1800
W3	350	2150	2500 X 1800
W4	350	2150	2400 X 1800
W5	350	2150	2300 X 1800
W6	350	2150	2200 X 1800
W7	350	2150	2200 X 1800
W8	350	2150	1700 X 1800
W9	350	2150	1300 X 1800
W10	1050	2150	1250 X 1100
W11	350	2150	900 X 1800
W12	1250	2150	1400 X 1800
W13	1250	2150	900 X 1800
W14	1050	2150	900 X 1100
W15	1050	2150	1050 X 1100
V			AS PER ELEVATION

**DECLARATION OF OWNERS / APPLICANT**

• I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT, E.S.E. & G.T.E. DURING CONSTRUCTION

• I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING, (AS PER S.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.

• EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THE BUILDING IS FULLY OCCUPIED BY OWNER & THERE ARE NO TENANTS.

• DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

**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 SIGNED BY MR. ALOK ROY (G.T.E. I+II) AND MADE BY GEOTECH ENGINEERS PVT. LTD. (SA, MILAN PARK, KOLKATA - 700084). THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**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 ADJOINING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY CHIVAS DEPT. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. LAND WITH EXISTING STRUCTURE CONFORM WITH THE PLAN AND DEMARCATED WITH BOUNDARY WALL.

**SOURN DAS BAIRAGI**  
C.A. REGN. NO. - CA/0722/1948  
NAME OF THE ARCHITECT

**ARCHITECTS**  
SDB architects  
P314, Raja Basanta Roy Road, G.F. Floor,  
Kolkata-700 029, W. B. India.  
Tel: 033-4008 9565/66.  
Email: sdb.arch@gmail.com

BUILDING PERMIT NO: 2022100079 DATED: 09-JUL-2022  
VALID : for 5 years from date of sanction.

ASSISTANT ENGINEER (CIVIL) / BLDG. / BR. - X

EXECUTIVE ENGINEER (CIVIL) / BLDG. / BR. - X

TITLE :-  
GROUND FLOOR PLAN, EXISTING BUILDING PLAN, SITE PLAN, LOCATION PLAN & DETAIL OF UNDER GROUND WATER RESERVOIRS.

PROJECT :-  
PROPOSED G+V (HT. 21.50M.) STORED RESIDENTIAL BUILDING PLAN U/S 383A OF K.M.C BUILDING RULE 2009 COMPLYING NOTIFICATION NO. 157 / MA / O / C-4 / 3R-7 / 2017, DATED- 19.02.2020. FOR RULE - 74 & F.A.R. - 68A(1)(b). BY SUPERSEDING THE SANCTIONED PLAN U/S 383A OF K.M.C BUILDING RULE 2009) VIDE B.P. NO. 2020100139, DATED 25.02.2021, AT PREMISES NO. 33, JNAN GOSWAMI SARANI, (PREVIOUSLY KNOWN AS 104B, BLOCK-F) WARD NO.-01, BOROUGH NO. - X, P.S.-NEW ALIPORE, KOLKATA-700053.

SCALE	DWG. NO.	DATE	DEALT	CHECKED
1:100	AS-01/02	01.02.2022	MTHU	