PLAN CASE NO :- 2022070151

DETAILS OF DOOR					
MKD.	SIZE	FRAME	LINTEL	SILL	DESCRIPTION
D	1200x2100	100x75	2100	- -	PANEELED DOOR WITH WOODEN FRAME
D1	1050x2100	100x75	2100	- -	
D2	900x2100	75x75	2100	- -	
D3	750x2100	75x75	2100	- -	
DW	2000x2100	- -	2100	- -	SLIDING/FOLDING ALUMINIUM FARAME WITH GLAZING DOOR

DETAILS OF WINDOW					
MKD.	SIZE	FRAME	LINTEL	SILL	DESCRIPTION
W	1800x1200	- -	2100	300	2/3 - SLIDING ALUMINIUM FARAME WITH GLAZING
W1	1500x1200	- -	2100	300	
W2	1200x1200	- -	2100	300	
W3	900x1050	- -	2100	1050	
V	600x900	- -	2100	1200	LUVER

PART - A

1. ASSESSE NO : 110653200043
2. DETAIL OF REGISTERED DEED OF CONVEANCE
   a) BOOK NO : I, VOL NO : 91, REGD. AT :A.R.A. CALCUTTA, PAGES : 95 TO 118, BEING NO : 1239 & YEAR : 1998
   b) BOOK NO : I, VOL NO : 91, REGD. AT :A.R.A. CALCUTTA, PAGES : 416 TO 439, BEING NO : 1240 & YEAR : 1998
   c) BOOK NO : I, VOL NO : 91, REGD. AT :A.R.A. CALCUTTA, PAGES : 368 TO 391, BEING NO : 1237 & YEAR : 1998
   d) BOOK NO : I, VOL NO : 91, REGD. AT :A.R.A. CALCUTTA, PAGES : 392 TO 413, BEING NO : 1238 & YEAR : 1998
3. DETAIL OF REGISTERED DECLARATION
   BOOK NO : I, VOL NO : 25, REGD. AT :A.R.A. CALCUTTA, PAGES : 4428 TO 4438 BEING NO : 11378 & YEAR : 2011.
4. DETAIL OF BOUNDARY DECLARATION.
   BOOK NO : I, VOL NO : 1606-2015 REGD. AT : A R SEALDAH PAGES : 33010 TO 33028 , BEING NO : 160602640 & YEAR : 2015
5. DETAIL OF STRIP OF LAND
   A) BOOK NO : I, VOL NO : 1606-2018, REGD. AT :A R SEALDAH KOLKATA, DATE : 15.07.2002, PAGES : 18499 TO 18517, BEING NO : 160600575 & YEAR : 2018.
   B) BOOK NO : I, VOL NO : 1606-2023, REGD. AT :A.D.S.R. SEALDAH KOLKATA. DATE : 13.04.2023, PAGES : 36454 TO 36467, BEING NO : 160601321 & YEAR : 2023.
6. DETAIL OF DEED OF GIFT FOR ALIGNMENT AFFECTED AREA.
   BOOK NO : I, VOL NO : 1606-2022, REGD. AT :A .D.S.R SEALDAH, DATE : 17.08.2022, PAGES : 123583 TO 123600, BEING NO : 160603946 & YEAR : 2022.

PART - B

1. AREA OF LAND
   - i) AREA OF LAND (as per deed) : 30k 14dh 19.95sft (2067.071 m²),
   - ii) ENCROACHMENT AREA OF LAND : NIL .
   - iii) AS PER BOUNDARY DECLARATION : 2066.684 m²
   - iv) STRIP OF LAND AREA : (73.718+2.549) =76.267 m²
   - iv) Alignment affected Land : 1.718 m²
2. NET LAND AREA : 2066.684 m²
3. AREA OF WATER BODY : 96.1525 m²
4. i) PERMISSIBLE GROUND COVERAGE : 1033.34 m² (50 %)
   - ii)PROPOSED GROUND COVERAGE : 696.668 m² (33.710 %)
5. PROPOSED HEIGHT : 25.5 Mtr.
6. a) AREA OF LAND : 30k 14dh 19.95sft (2067.071 m²).
   b) NO OF STOREY : PARTLY G+VII and PARTLY G+VI
7. NO. OF TENAMENTS : 38 NOS.
8. SIZE OF TENAMENTS :
   - a) BELOW 50 m² : NIL.
   - b) 50 m² TO 75 m² : 1
   - c) 75 m² TO 100 m² : 6
   - d) 100 m² TO 200 m²: 31 Nos.

(B) Tenement with more than 50 m² but less than 75 m² of floor area- ial Up to 3 such tenements - no parking space.
(C) Tenement with more than 75 m² but less than 100 m² for every two such tenement additional one car parking space.
(D) Tenement with more than 100 m² floor area - one car parking space for 100 m² and one car parking space for every additional 100 m².

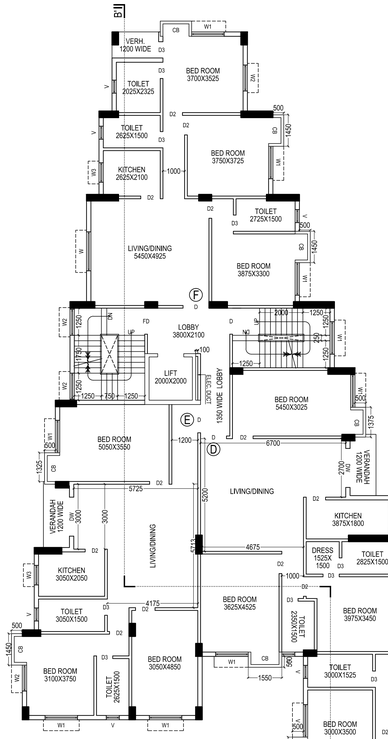
9. PROPOSED AREA (RESIDENTIAL)

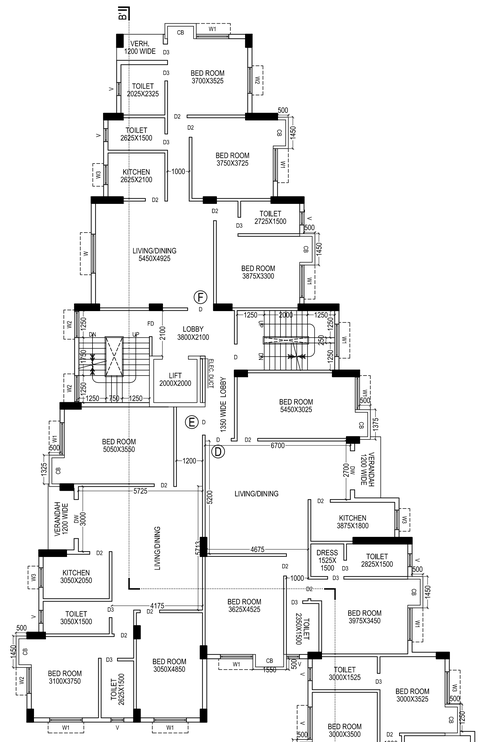
FLOOR MKD	TOTAL COVERED AREA	SHAFT/ LIFT WELL/ STAIR DUCT	NET COVERED AREA	EXEMPTION AREA		NET FLOOR AREA
				STAIR + STAIR LOBBY	LIFT LOBBY	
Gr Floor	693.558	******	693.558	50.938	6.000	636.620
1st Floor	696.668	10.8125	685.855	48.125	6.000	631.730
2nd Floor	696.668	10.8125	685.855	48.125	6.000	631.730
3rd Floor	696.668	10.8125	685.855	48.125	6.000	631.730
4th Floor	696.668	10.8125	685.855	48.125	6.000	631.730
5th Floor	696.668	10.8125	685.855	48.125	6.000	631.730
6th Floor	696.668	10.8125	685.855	48.125	6.000	631.730
7th Floor	193.586	5	188.586	23.750	3.000	161.836
TOTAL	5067.149	69.875	4997.274	363.438	45.000	4588.836

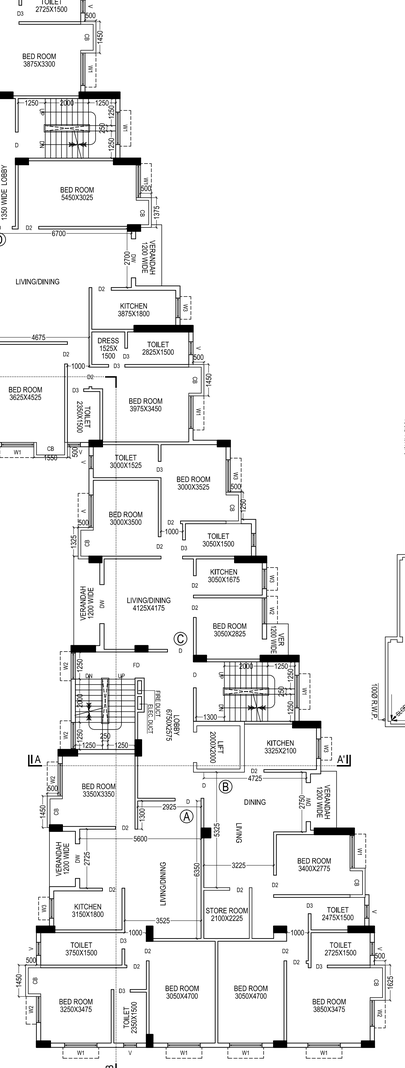
10. TENEMENTS & CAR PARKING CALCULATION (m²)

TENEMENT MKD	TENEMENT AREA	COMMON AREA PERCENTAGE	PROPOP AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED PARKING
FLAT A	95.583	18.992 %	18.153	113.736	6	6
FLAT B	99.003	18.992 %	18.802	117.805	6	6
FLAT C	78.897	18.992 %	14.984	93.881	6	3
FLAT D	110.208	18.992 %	20.930	131.138	6	6
FLAT E	110.120	18.992 %	20.914	131.033	6	6
FLAT F	105.290	18.992 %	19.996	125.286	6	6
FLAT G	97.628	18.992 %	18.541	116.169	1	1
FLAT H	44.646	18.992 %	8.479	53.125	1	0

11. TOTAL REQ. CAR PARKING (Residential) : 34 Nos.
12. (i) COVERED CAR PARKING : 19 Nos
    (ii) TWO LAYER PARKING AT GROUND FLOOR (COVER): [10X2] = 20 Nos.
    TOTAL CAR PARKING PROVIDED : [19+20] = 39 Nos.
12. PROPOSED AREA OF PARKING : 550.706 m²
13. PERMISSIBLE F.A.R. : 2
14. PROPOSED F.A.R. = [(4588.836 - 550.706) / 2066.685] = 1.95 < 2
15. STAIR HEAD ROOM AREA : 63.278 m²
16. LIFT MACHINE ROOM AREA : NIL
17. OVER HEAD TANK AREA : 41.655 m²
18. AREA OF CUP-BOARD : 60.700 m²
19. OTHER AREA FOR FEES (EXCLUDING EXEMTED AREA) : 123.978 m²
20. LIFT MACHINE ROOM STAIR AREA : NIL
21. TOTAL COMMON AREA : 709.697 m²
22. TERRACE AREA : 696.668 m²
23. TREE COVER AREA (Reqd 258.194 m²) : 300.518 m²







TYP.(2ND to 6TH) FLOOR PLAN
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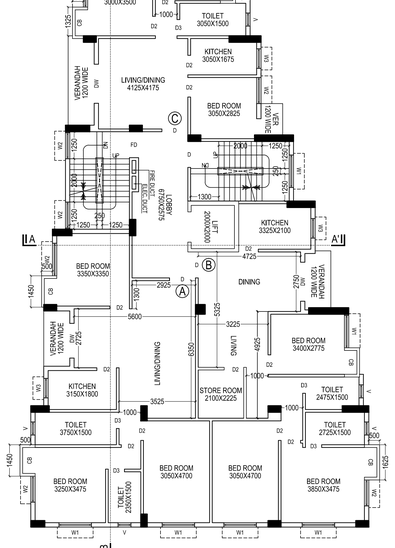

1ST FLOOR PLAN
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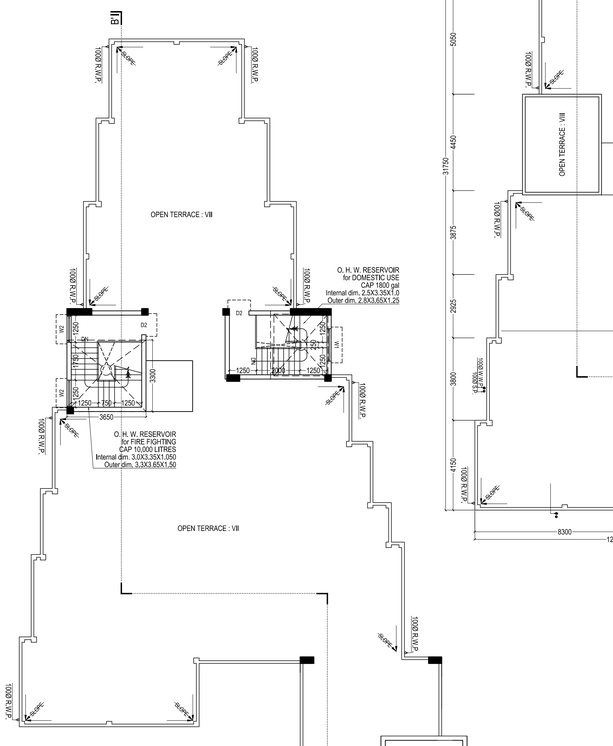

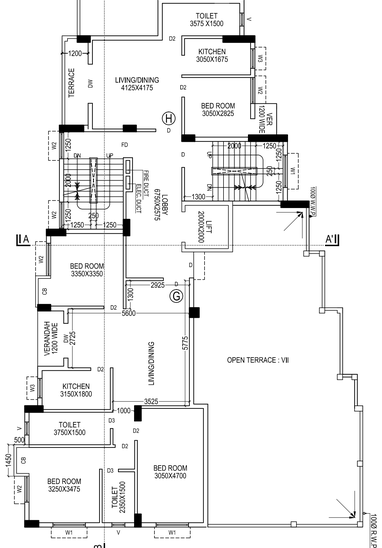

7TH FLOOR PLAN
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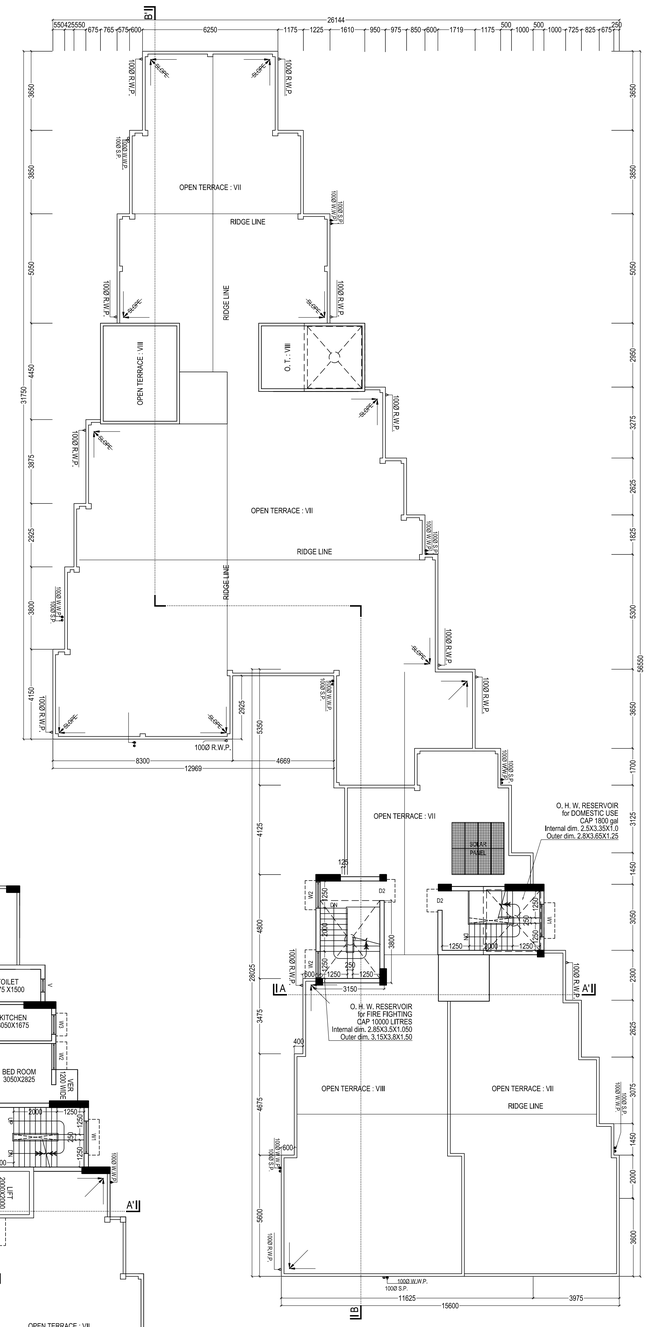

ROOF PLAN
SCALE - 1:100

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL Z- 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.

DECLARATION OF STRUCTURAL ENGINEER

"THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE N.B.C. OF INDIA & CERTIFIED THAT THE BUILDING IS SAFE AND STABLE IN ALL RESPECTS".

SUBRATA MONDAL
Chartered Engineer (Civil)
B.C.E., A.M.I.E. C-END (I)
L.B.S. 750/1, E.S.E. I/154
STER/MKD/A/100/0062
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED 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.

KAUSHIK ABHILASH DASGUPTA
B.ARCH
REG NO : CA/00/30/0635
NAME OF ARCHITECT

DECLARATION 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.

Dr SUJIT BOSE
G.T / I / 5
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. WE 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 STABILTY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTURCTION OF S.U.G.W.R TAKEN UNDER THE GUIDENCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.THERE IS NO TENANT.

JAVED AKHTER
SHAHEDA PARVEEN
REHAN JAVED
IRFAN JAVED
NAME OF OWNER

TITLE:-
1st. FLOOR PLAN, TYPICAL 2nd. TO 6th. **FLOOR PLAN, 7th. FLOOR PLAN, ROOF PLAN**

PROJECT :-
PROPOSED PARTLY G+VII and PARTLY G+VI STORIED RESIDENTIAL BUILDING AT PREMISES NO. 7A, TILJALA PLACE, KOLKATA :- 700017, K. M. C. WARD NO.:- 65; BOROUGH NO.:- VII. UNDER KOLKATA MUNICIPAL CORPORATION. (ht of Building 25.5m) u/s 393A of K.M.C Building Rule , 2009

JOB NO.	SHEET. NO.	DATE		DRAWN BY
	A -02			

SCALE -1:100

DCS ARCHITECTS & ENGINEERS
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Ring : +91 980 484 3728, +91 983 016 3728
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email : sdcshome@hotmail.com
website : www.sdcshome.com

B. P. NO.- 2023070080

DATE- 15/07/2023
VALID UP TO- 14/07/2028

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

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