

SHEET TITLE
BASEMENT, GROUND, FIRST, SECOND, THIRD & FOURTH FLOOR PLANS, ELEVATIONS, SECTIONS.

DATE: 16.11.2022

DEALT BY: J.D.

SCALE: 1:100

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

ASSESSER No. 21100704044

1. NAME OF THE OWNERS
SRI GOPAL KUNDU, SMT RUNA KUNDU

2. DETAILS OF REGISTERED DEED
DEED 1: BOOK No. 1 VOLUME No. 1991-2016, PAGE FROM 112657 TO 112676. BEING No. 16010704, DATED 15-12-2016. AT D.S.R. 4, SOUTH 24-PARGANAS.

DEED 2: BOOK No. 1 VOLUME No. 2, PAGE FROM 1132 TO 1148. BEING No. 0919, DATED 29-01-2013. AT D.S.R. 4, SOUTH 24-PARGANAS.

DEED 3: BOOK No. 1 VOLUME No. 4, PAGE FROM 3212 TO 3226. BEING No. 0157, DATED 01-03-2012. AT A.R.A. JI KOLKATA.

DEED 4: BOOK No. 1 VOLUME No. 99, PAGE FROM 41 TO 46. BEING No. 2041, DATED 25-06-1960. AT S.R. ALPORE RADAR.

2. DETAILS OF REGISTERED BOUNDARY DECLARATION
BOOK No. 1 VOLUME No. 1601-2021, PAGE FROM 18397 TO 18404. BEING No. 16016371, DATED 24-10-2021 AT D.S.R. 4 - SOUTH 24-PARGANAS.

PART - B:

1. AREA OF THE LAND - 8 K. - 11 Ch. - 36 Sq.R.
AS PER DEED - 58448 Sq.M.

2. AS PER REGISTERED BOUNDARY DECLARATION - 58448 Sq.M.

3. PERMISSIBLE GROUND COVERAGE - 292.224 Sq.M. (50.00%)

4. PROPOSED GROUND COVERAGE - 292.132 Sq.M. (49.98%)

5. PROPOSED AREA

FLOOR	TOTAL FLOOR AREA	CUT OUT LIFT VOID & DUCT	EFFECTIVE FLOOR AREA	EXEMPTED AREA STAIRWAY LIFT LOBBY	NET FLOOR AREA
BASEMENT	292.132	—	292.132	6.498	285.634
GROUND	B = 292.101	2	292.101	21.983	270.118
	R = 40.03	2.85	R = 37.180	12.89	2.43
	B = 270.074	2	268.074	21.893	246.181
	R = 22.258	2.85	19.258	12.89	4.068
	B = 178.347	2	174.347	21.893	146.454
	R = 115.765	2.85	112.905	12.89	97.815
SECOND	292.132	4.85	287.282	12.89	274.392
THIRD	292.132	2.85	289.282	12.89	276.392
FOURTH	292.132	2.85	289.282	12.89	276.392
TOTAL	1752.791	20.25	1732.541	135.627	1597.37

6. CAR PARKING CALCULATION

TENEMENT SIZE	TENEMENT SIZE RANGE	TENEMENT	REQUIRED PARKING
FLAT - A: 116.879	—	1	—
FLAT - B: 106.601	ABOVE 100 Sq.m.	2	5
FLAT - C: 123.117	—	2	—
FLAT - D: 98.832	75 Sq.m. - 100 Sq.m.	1	1
FLAT - E: 97.527	—	1	—
BUSINESS	COMPET AREA	COVERED AREA	
	G ₁ = 216.806 Sq.m.	G ₂ = 252.101 Sq.m.	
	16 = 230.767 Sq.m.	16 = 268.074 Sq.m.	
	16 = 139.977 Sq.m.	16 = 174.347 Sq.m.	
	587.549 Sq.m.	684.522 Sq.m.	
	TOTAL Nos. OF CAR PARKING REQUIRED		17

(B) Nos. OF CAR PARKING PROVIDED
AT GROUND FLOOR (TWO-LAYER COVERED) = 10 x 2 = 20 Nos.

(C) PERMISSIBLE AREA FOR PARKING (GROUND FLOOR): 10 x 25 = 400

(D) ACTUAL AREA FOR PARKING PROVIDED: 268.543 Sq.m.

7. PERMISSIBLE F.A.R.: 2.25

8. STATEMENT OF OTHER AREAS

FLOOR	LOFT	CURIOBOARD	LEDGE / TEND
GROUND	—	—	—
FIRST	—	—	—
SECOND	—	0.867 + 0.825 + 0.825 = 2.517	—
THIRD	2.372	0.873 + 0.825 + 0.85 + 1.488 + 0.85 + 0.85 + 1.088 = 6.869	—
FOURTH	—	0.873 + 0.825 + 0.85 + 1.488 + 0.85 + 0.85 + 1.088 = 6.869	—
TOTAL	2.372	16.315	—

10. TOTAL FLOOR AREA FOR FEES

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
1732.541 Sq.M.	41.768 Sq.M.	1774.309 Sq.M.

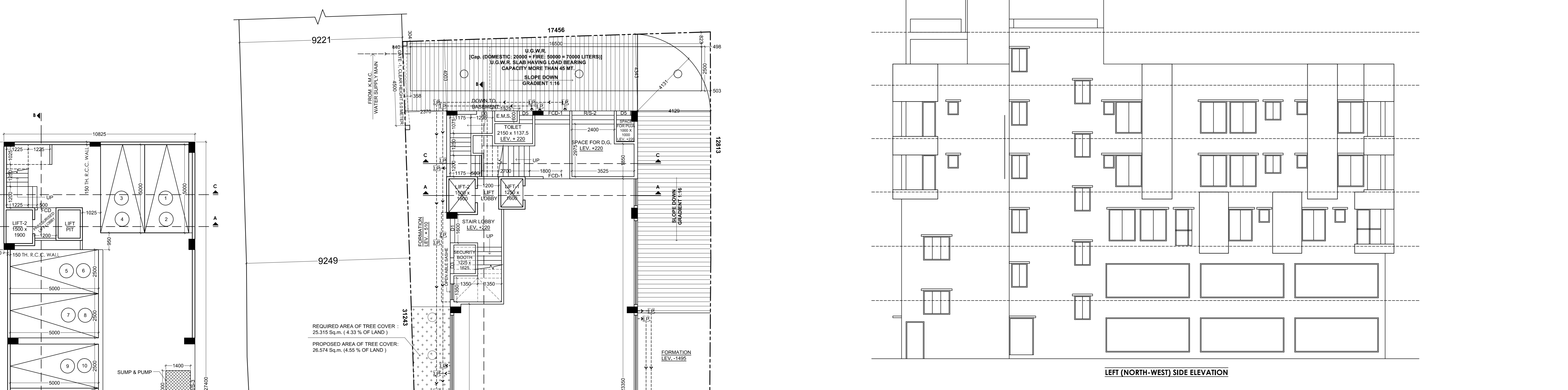
11. STAIR HEADROOM AREA: 15.965 Sq.M.

12. AREA OF OVERHEAD FIRE WATER RESERVOIR CAPACITY: 1000 LITERS

13. AREA OF LIFT MACHINE ROOM: 7.116 Sq.M.

14. PROPOSED AREA OF TREE COVER: 26.314 Sq.M. (4.35% OF LAND)

REQUIRED: 26.314 Sq.M. (4.35% OF LAND)



CERTIFICATE OF THE ARCHITECT

I HEREBY CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ADJUTING ROAD (13.22 METERS) CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. (1) THE SITE IS DEMARCATED BY BOUNDARY WALL. (2) SITE PLAN AND KEY PLAN AS PER SITE.

ARCHITECT
Jaydeep Deb
B. Arch (U.S.) M. Arch (Urban Design)
CoA Regn. No. CA20030584
Associate of IIA.

OWNERS
SRI GOPAL KUNDU,
SMT RUNA KUNDU

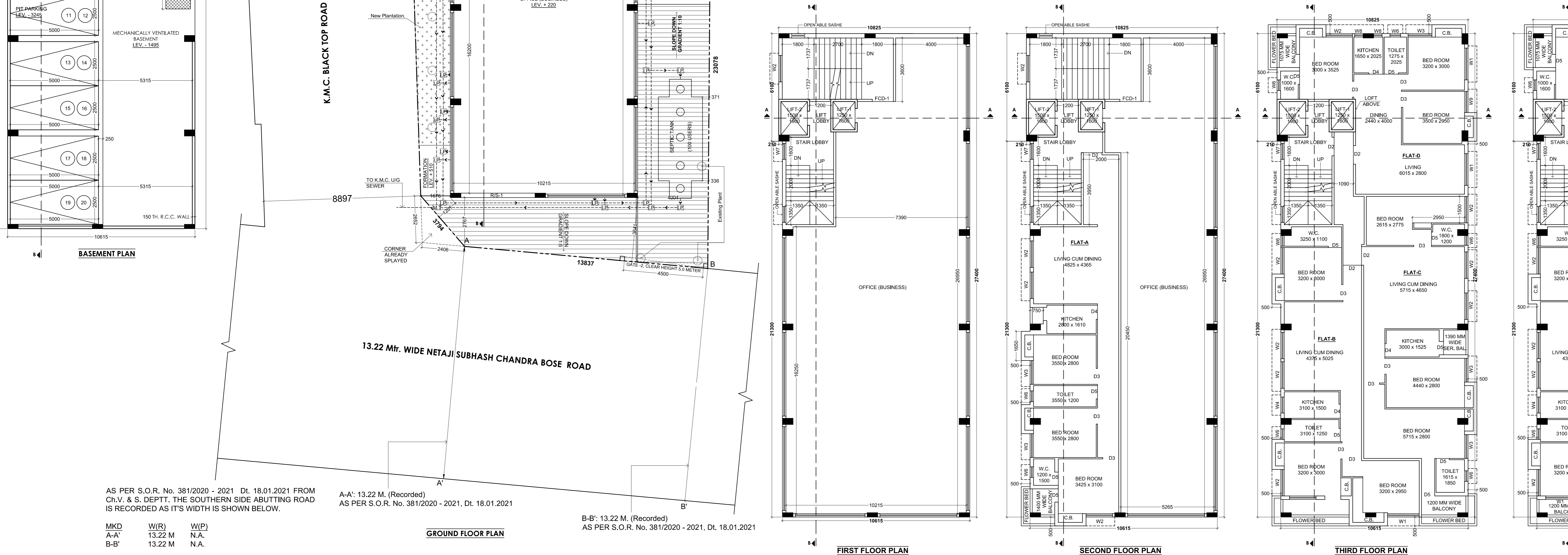
PROPOSED G+1V STORED (15.495 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 364/23A, META II SUBHAS CHANDRA BOSE ROAD, WARD - 100, BOROUGH - X, P.S.: NETAJI NAGAR, KOLKATA: 700 047, PREVIOUSLY SANCTIONED WIDE B.P. No. 2022100075, DATED: 08-07-2022. (PLAN CASE No. 2022100190)

BUILDING PERMIT No.: 2022100197 **DATE:** 13-JAN-2023
VALID FOR 5 YEARS FROM DATE OF SANCTION.

DEBARATI CHAKRABORTY **TUSHAR JATI**

SIGNATURE OF A.E. **SIGNATURE OF E.E.**

SHEET No. 2 of 2



AS PER S.O.R. No. 381/2020 - 2021 Dt. 18.01.2021 FROM Ch.V. & S. DEPTT. THE SOUTHERN SIDE ABUTTING ROAD IS RECORDED AS ITS WIDTH IS SHOWN BELOW.

MKD	W(R)	W(P)
A-A'	13.22 M	N.A.
B-B'	13.22 M	N.A.

A-A': 13.22 M. (Recorded)
AS PER S.O.R. No. 381/2020 - 2021, Dt. 18.01.2021

B-B': 13.22 M. (Recorded)
AS PER S.O.R. No. 381/2020 - 2021, Dt. 18.01.2021