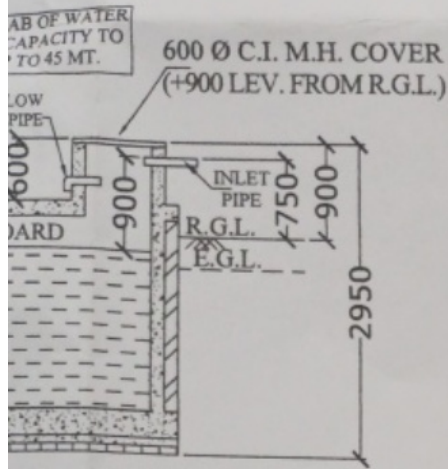


**ED GROUND FLOOR PLAN
SCALE :- 1:100**



100 THK. R.C.C. SLAB
100 THK. P.C.C. OVER
75 THK. B.F.S.
SECTION AT B-B'
SCALE : 1:50

**SCHEDULE OF DOOR & WINDOW
(for proposed plan only)**

DOORS		WINDOWS		
WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
1100	2100	W1	1500	1350
1000	2100	W2	1200	1350
900	2100	W3	900	1350
750	2100	W4	600	600
1200	2100	S/W	2400	2100

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY CALCUTTA TEST CENTRE (DULY SIGNED BY MR. RUPAK KUMAR BANERJEE), 4K, SISIR BAGAN ROAD, KOLKATA- 700 034, CERTIFY THAT IT IS SAFE & STABLE IN ALL RESPECT.

PRADIP KUMAR DHAR
MIE (Civil) [India]
E.S.E. No. 502/II of
Kolkata Municipal Corporation
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S. :-

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class I, No.1365
SIGNATURE OF L.B.S

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

THE 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 AND STABLE IN ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
BCE, M.E., MGS
M.I.E., CHARTERED ENGINEER
ENLISTED GEO-TECHNICAL ENGINEER (K.M.C.)
G.T.V/03 (K.M.C), L.M-4279, M-153878-5
SIGNATURE OF GEO-TECHNICAL ENGINEER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. SUBMITTED DOCUMENT IF ANY ARE FAKE THEN K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. IF ANY TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

SRI TARUN BANERJEE
SMT. JONAKI BANERJEE
SIGNATURE OF OWNER / APPLICANT

CONTENT:- EXISTING GROUND FLOOR PLAN, PROPOSED GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, S.U.G.R. DETAILS, D/W SCHEDULE.

PROJECT:- PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING OF HEIGHT - 15.490 M. FROM R.G.L. FOR SANCTION U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BLDG. RULE 2009 AT PREMISE NO.- 13/1B/1, BALARAM GHOSH STREET, KOLKATA - 700 004, P.S.- SHYAMPUKUR, P.O.- SHYAMBAZAR, UNDER KMC WARD NO. 010, BR. - II.

SCALE -1:100 (UNLESS OTHERWISE MENTIONED)



PIONEER ENGINEERING & ASSOCIATES
35A, DR. NARAYAN ROY SARANI, KOLKOTA - 700 006.
MOB. - 98831 92148.

PLAN CASE NO. - 2021020025
BUILDING PERMIT NO. - 2022020020

SANCTION DATE - 24/08/2022
VALID UP TO - 23/08/2027

**PANKAJ
KUMAR
SARKAR**

Digitally signed by
PANKAJ KUMAR
SARKAR
Date: 2022.08.26
18:03:33 +05'30'

**SOMNATH
BHADURY**

Digitally signed by
SOMNATH BHADURY
Date: 2022.08.26
18:08:17 +05'30'

DIGITAL SIGNATURE OF A.E.(C)/Bldg./BR.-II/KMC

DIGITAL SIGNATURE OF E.E.(C)/Bldg./BR.-II/KMC

PART-A :

1. ASSESSEE NO:- 11-010-04-0202-6.
2. **DETAIL OF REGISTERED DEED OF CONVEYANCE :-**
 - a) BOOK NO. - I, VOL. NO.- 1902-2018, PAGES FROM 25554 TO 25582, BEING NO. - 190200750, REGISTERED BEFORE A.R.A.-II, KOLKATA, FOR THE YEAR -2018.
 - b) BOOK NO. - I, CD VOL. NO.- 59, PAGES FROM 3884 TO 3901, BEING NO. - 14981, REGISTERED BEFORE A.R.A.-II, KOLKATA, FOR THE YEAR -2012.
3. **DETAILS OF REGISTERED BOUNDARY DECLARATION:-**
BOOK NO. - I, VOL. NO.- 1902-2021, PAGES FROM 191954 TO 191968, BEING NO. - 190203632, REGISTERED BEFORE A.R.A.-II, KOLKATA, FOR THE YEAR -2021.
4. **DETAILS OF REGISTERED DECLARATION OF STRIP OF LAND:-**
BOOK NO. - I, VOL. NO.- 1902-2021, PAGES FROM 191938 TO 191953, BEING NO. - 190203631, REGISTERED BEFORE A.R.A.-II, KOLKATA, FOR THE YEAR -2021.
5. i) PRE. NO.- 13/1B, BALARAM GHOSH STREET WAS SEPARATED AND RE-NUMBERED AS 13/1B/1, BALARAM GHOSH STREET AS PER ORDER OF D.A.C. (N) DATED 01.08.18.
ii) PRE. NO.- 13/1B/1, BALARAM GHOSH STREET AND 13/1F, BALARAM GHOSH STREET, KOLKATA WAS AMALGAMATED AS PER ORDER OF SPECIAL MUNICIPAL COMMISSIONER REVENUE DATE- 20.12.2019 AND THE AMALGAMATED PREMISE NO. IS 13/1B/1, BALARAM GHOSH STREET, KOLKATA.
6. a) **AREA OF LAND:-**
788.55 SQ.M. OR, 11 K.- 12 CH.- 28 SFT. (M/L) (AS PER DEED)
787.931 SQ.M. OR, 11 K.- 12 CH.- 21 SFT. (M/L) (AS PER PHYSICAL MEASUREMENT)
b) **AREA OF STRIP OF LAND GIFTED TO KMC:-**
16.377 SQ.M. OR, 03 CH.- 41 SFT. (M/L) (AT NORTH-WESTERN SIDE OF THE PREMISES)
c) **NO OF STOREY:-** G+IV.
7. **NO. OF TENEMENTS :** 15 NOS.
8. **SIZE OF TENEMENTS :** A) FROM 50 TO 75 SQ.M. -- 3 NOS., B) FROM 75 TO 100 SQ.M. -- 4 NOS., C) ABOVE 100 SQ.M. -- 8 NOS.

PART-B :

1. a) **AREA OF LAND:-**
788.55 SQ.M. OR, 11 K.- 12 CH.- 28 SFT. (M/L) (AS PER DEED)
787.931 SQ.M. OR, 11 K.- 12 CH.- 21 SFT. (M/L) (AS PER PHYSICAL MEASUREMENT)
b) **AREA OF STRIP OF LAND GIFTED TO KMC:-**
16.377 SQ.M. OR, 03 CH.- 41 SFT. (M/L) (AT NORTH-WESTERN SIDE OF THE PREMISES)
2. i) **PERMISSIBLE GROUND COVERAGE :** (50.00% on 787.931 SQ.M.) = 393.9655 SQ.M.
ii) **PROPOSED GROUND COVERAGE :** (49.037% on 787.931 SQ.M.) = 386.381 SQ.M.
3. **PROPOSED HEIGHT = 15.490 MTR. (FROM R.G.L.)**

4. PROPOSED AREA :-

FLOORS	COVERED AREA (in SQ.M.)	CUT OUT		COVERED FLOOR AREA (in SQ.M.)	EXEMPTED AREA (in SQ.M.)		FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
		DUCT (in SQ.M.)	LIFT WELL (in SQ.M.)		STAIR & STAIR LOBBY	LIFT LOBBY	
GRND FLR.	352.306	14.825	-----	337.481	35.539	6.00	295.942
1ST FLR.	401.206	14.825	4.940	381.441	29.160	6.00	346.281
2ND FLR.	401.206	14.825	4.940	381.441	29.160	6.00	346.281
3RD FLR.	401.206	14.825	4.940	381.441	29.160	6.00	346.281
4TH FLR.	341.831	7.875	4.940	329.016	29.160	6.00	293.856
TOTAL	1897.755	67.175	19.760	1810.820	152.179	30.00	1628.641

5. TENEMENTS & CAR PARKING CALCULATION :-

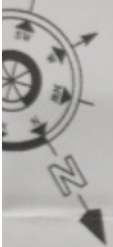
A. RESIDENTIAL:-

MARKED.	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
A (1ST TO 3RD)	84.354	15.826	100.180	03	i) 0 (FROM 50 TO 75 SQ.M.)
B (1ST TO 3RD)	64.546	12.109	76.655	03	ii) 2 (FROM 75 TO 100 SQ.M.)
C (1ST TO 3RD)	138.480	25.980	164.460	03	iii) 8 (ABOVE 100 SQ.M.)
D (1ST TO 3RD)	54.631	10.249	64.880	03	
A (4TH)	84.354	15.826	100.180	01	
B (4TH)	64.546	12.109	76.655	01	
C (4TH)	139.177	26.111	165.288	01	

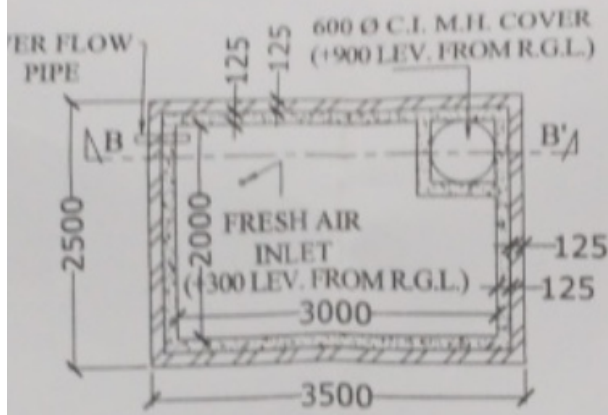
- 6A. TOTAL REQUIRED CAR PARKING = 10 NOS.
 - 6B. TOTAL PROPOSED CAR PARKING = 13 NOS. (COVERED-11, OPEN-02)
 7. PERMISSIBLE AREA FOR PARKING = 250.00 SQ.M.
 8. PROPOSED AREA OF PARKING = 250.175 SQ.M. (COVERED)
 9. EXEMPTED AREA OF PARKING = 250.00 SQ.M.
 10. PERMISSIBLE F.A.R = 1.75
 11. PROPOSED F.A.R. = [(1628.641 - 250.00) / 787.931] = [1378.641 / 787.931] = 1.7497
 12. STAIR HEAD ROOM AREA = 36.580 SQ.M.
 13. LIFT MACHINE ROOM AREA = 25.894 SQ.M.
 14. TERRACE AREA = 386.381 SQ.M.
 15. RELAXATION OF AUTHORITY, IF ANY = N.A.
 16. OVER HEAD TANK AREA (FOR DRINKING) = 14.960 SQ.M.
 17. GROUND FLOOR SERVICE AREA = 28.450 SQ.M.
 18. TOTAL AREA OF CUP-BOARD = 21.310 SQ.M.
 19. TOTAL AREA OF LOFT = 21.480 SQ.M.
 20. LIFT MACHINE ROOM STAIR AREA = 08.167 SQ.M.
 21. AREA OF W.C. AT ROOF = 03.000 SQ.M.
 22. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 04.143 SQ.M.
 23. AREA OF PERMISSIBLE TREE COVER = 35.670 SQ.M. (4.527% OF LAND AREA)
 24. AREA OF PROPOSED TREE COVER = 36.162 SQ.M. (4.589% OF LAND AREA)
 25. OTHER AREA ONLY FOR FEES = 240.279 SQ.M.
- (Exemption + L.M.R. Stair + Cup-board + Loft + Pergola + W.C. at roof)

SPECIFICATIONS :-

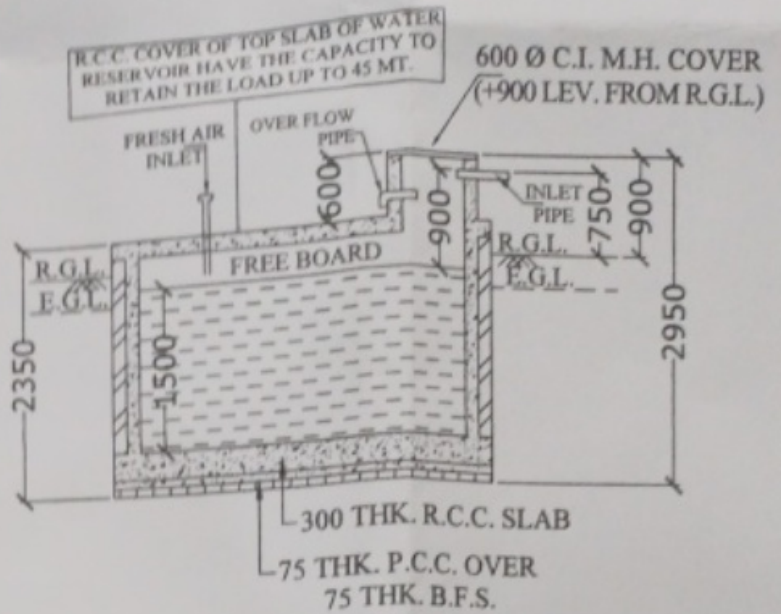
1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
2. FIGURED DIMENSIONS SHOULD BE FOLLOWED.
3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. -2005
4. ALL EXTERNAL WALLS ARE 200 MM TH & INTERNAL WALLS ARE 125 TH, 75 MM TH. AS MENTIONED.
5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.
6. ALL REINFORCEMENT SHALL BE AT LEAST Fe-500 CONFORMING TO IS CODE.
7. CLEAR COVER FOR TO MAIN-REINFORCEMENT
- 8) FOUNDATION - 50 MM, b) COLUMN - 40 MM, c) BEAM - 25 MM, d) SLAB - 15 MM.
8. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
9. ALL FLOORS ESPECIALLY BELOW TOILET, W.C. KITCHEN ARE IMPERMEABLE FLOOR & WELL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
10. P.L.D. MEANS PIPE LINE DUCT & R.W.P. MEANS RAIN WATER PIPE.



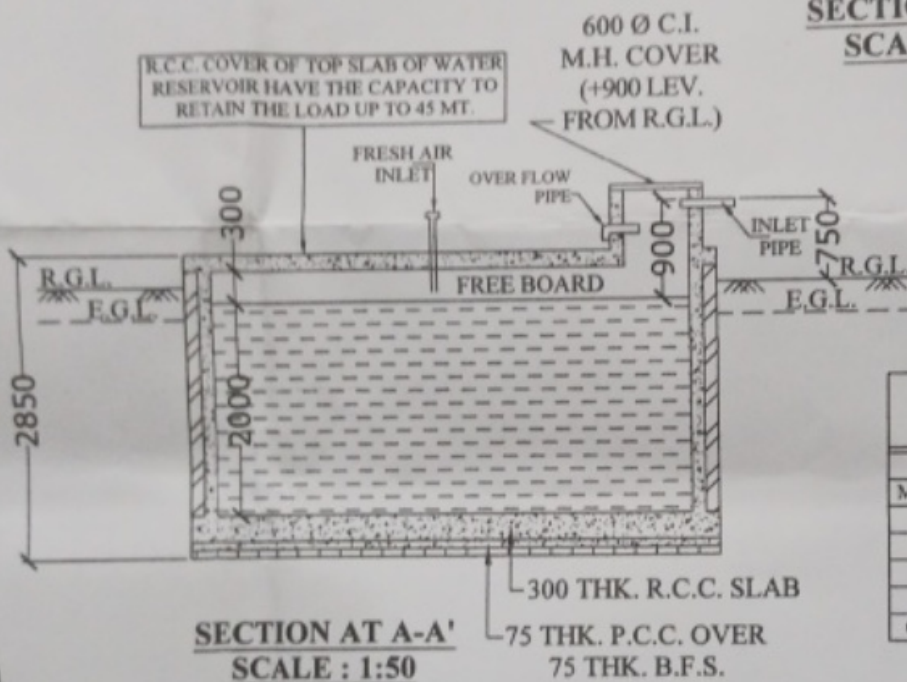
BALARAM GHOSH STREET
6247 [20'-6"]



DETAILS OF R.W.H.T.
(CAPACITY- 2000 GAL.)
SCALE : 1:50



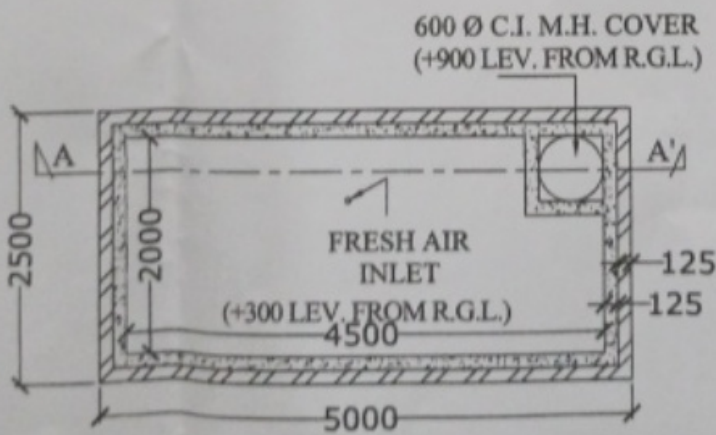
SECTION AT B-B'
SCALE : 1:50



SECTION AT A-A'
SCALE : 1:50

SCHEDULE OF DOOR & WINDOW
(for proposed plan only)

DOORS			WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D	1100	2100	W1	1500	1350
D'	1000	2100	W2	1200	1350
D1	900	2100	W3	900	1350
D2	750	2100	W4	600	600
C.G.	1200	2100	S/W	2400	2100



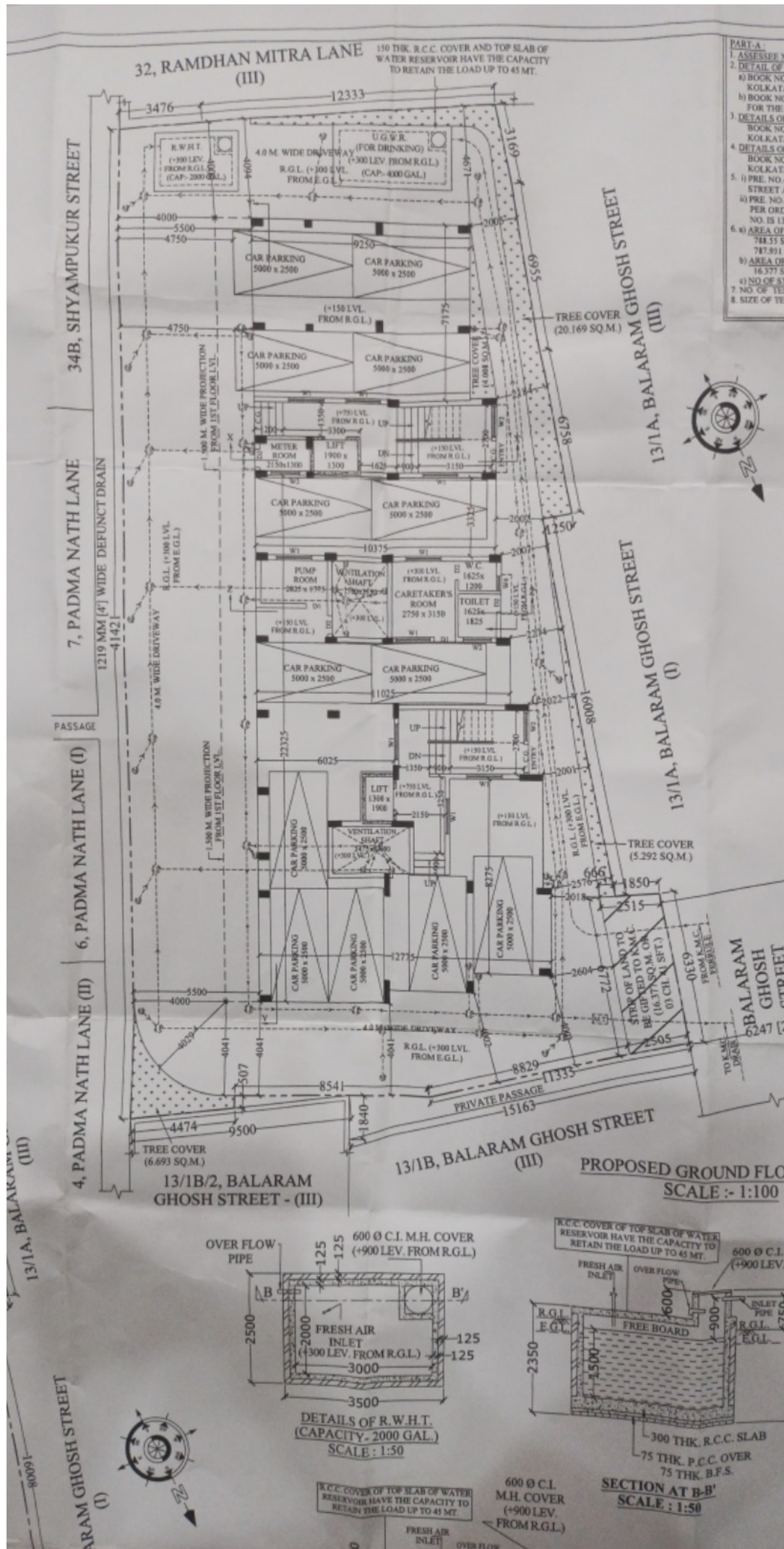
DETAILS OF S.U.G.W.R.
(CAPACITY- 4000 GAL.)
SCALE : 1:50

PLAN CASE NO. - 20210
BUILDING PERMIT NO. - 20220

PANKAJ
KUMAR
SARKAR

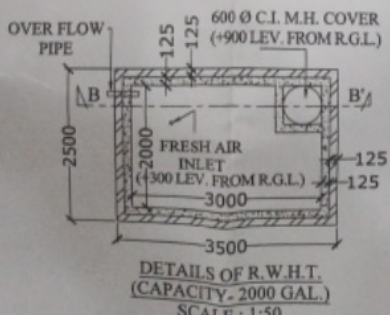
Digitall
PANKA
SARKA
Date: 2
18:03:3

DIGITAL SIGNATURE OF A.E.(C

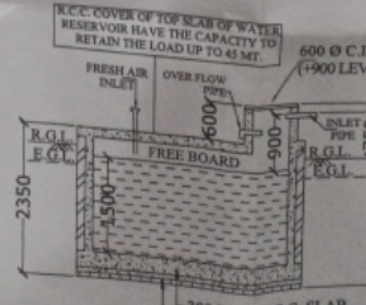


13/B/2, BALARAM GHOSH STREET - (III)

PROPOSED GROUND FLOOR SCALE :- 1:100



DETAILS OF R.W.T. (CAPACITY- 2000 GAL.) SCALE : 1:50



SECTION AT B-B' SCALE : 1:50

