

SANDIP MANDAL
Digitally signed by SANDIP MANDAL
Date: 2022.11.01 17:02:18 +05'30'

DIGITAL SIGNATURE OF A/E

SPACE FOR DIGITAL SIGNATURE

B.P NO - 2022080097 DATE - 01-11-2022 VALID UPTO - 31-10-2027

Architectural Consultants:
ARCHITECTURE, TOWN PLANNING, INTERIOR, LANDSCAPE, GRAPHIC DESIGN
02, LAKE ROAD, BESIDE LAKE MARKET, FIRST FLOOR, KOKATA 700 029
phone: (0) 52914 22343, e-mail: archiwork@vsnl.com

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ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

DATE: 20.09.2022
SCALE: 1:100
DRAWING SHEET NO.

PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN

TITLE:

PROPOSED GROUND + THREE STORED (12.450 METER HEIGHT) RESIDENTIAL BUILDING AT PREMISES NO. 18/43, DOVER LAINE, P. S. GARHAHAT, WARD NO. 086, KOLKATA 700 029 UNDER BOROUGH VIII [K.M.C.] AS PER U/S 393 A OF THE K.M.C. ACT 1980, & THE K.M.C. BUILDING RULES 2009.

PROJECT: PLAN CASE NO. 2022080076
GEO - TECHNICAL CONSULTANT [GT/1/3, K.M.C.]
MR. RUPAK KUMAR BANERJEE
SIGNATURE OF THE GEO - TECHNICAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER:
UNDESIGNED HAS INSPECTED THE SITE INVESTIGATION THEREIN 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

SIGNATURE OF THE ARCHITECT
MR. ARUNAVA DAS
REGISTERED ARCHITECT
REG. NO. C.A./2007/39865

CERTIFICATE OF ARCHITECT:
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD, CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER
MR. SUVANKAR CHAUDHURI
STRUCTURAL ENGINEER (E. S. E./1715)

OWNERS DECLARATION:
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.A. & E&E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & REMAINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF L.B.A. BEFORE STARTING OF BUILDING FOUNDATION. THERE IS NO TENANT.

CERTIFICATE OF ARCHITECT:
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

DECLARATION:
BOOK NO: 1, VOLUME NO: 1603 - 2022
FOR THE YEAR: 24.05.2022
PAGES: 441858 TO 441878
BEING NO. 160312857
FOR THE YEAR: 18.08.2022
PLACE: D.S.R. - III SOUTH 24 P.G.S

DETAILS OF REGISTERED PARTITION DEED:
2. TOTAL COVERED AREA: 564,985 SQ.M.
3. TOTAL CAR PARKING AREA: 98,276 SQ.M.
4. NO. OF CAR PARKING: (ADVANTAGE TAKEN 50.00 SQ.M.)
5. NET TOTAL FLOOR AREA: 511,989 SQ.M.
[EXCLUDING EXEMPTED AREA: 53,120 SQ.M.]
6. STAIR HEAD ROOM AREA: 14,830 SQ.M.
7. LIFT MACHINE ROOM AREA: 5,874 SQ.M.
8. O.H.W.R. AREA: 6,600 SQ.M.
9. ROOF W.C. AREA: 2,936 SQ.M.
10. LAND AREA: 256,039 SQ.M.
11. NO. OF STORES: 03 (THREE)
12. NO. OF TENEMENTS: 06 (SIX) (FIVE) NOS.

DETAILS OF REGISTERED BOUNDARY:
DECLARATION:
BOOK NO: 1, VOLUME NO: 1603 - 2022
FOR THE YEAR: 24.05.2022
PAGES: 123593 TO 123649
BEING NO. 1630014
FOR THE YEAR: 18.08.2022
PLACE: D.S.R. - V, SOUTH 24 PARAGANAS.

4. DETAILS OF REGISTERED POWER OF ATTORNEY:
3. DETAIL OF REGISTERED POWER OF ATTORNEY:
BOOK NO: 1, VOLUME NO: 1630 - 2022
FOR THE YEAR: 24.05.2022
PAGES: 123593 TO 123649
BEING NO. 1630014
FOR THE YEAR: 18.08.2022
PLACE: D.S.R. - III SOUTH 24 P.G.S

1. ASSEESSE NO: 11-086-05-0087-5
1. F.A.R. CONSUMED: 1.904
2. TOTAL COVERED AREA: 564,985 SQ.M.
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PROPOSED F.A.R.: 1.804 < 2.250
PROPOSED GROUND COVERAGE: 58.132% i.e. 148,841 SQ.M.
PERMISSIBLE BUILDING HEIGHT: 60.000 METER
PERMISSIBLE TOTAL BUILT UP AREA: 576,088 SQ.M.
[K.M.C. BLACK TOP ROAD]
EXISTING ACCESS: 40'-0" i.e. 12.192 METER WIDE DOVER LAINE
PERMISSIBLE F.A.R.: 2.250
AS PER REGISTERED DEED OF CONVEYANCE & PHYSICAL MEASUREMENT]

ABSTRACT AREA STATEMENT:
AREA OF THE LAND: 03 K. - 13 CH. - 11 SQ.FT. i.e. 256.039 SQ.M.
PROPOSED GROUND FLOOR BUILT UP AREA: 127,504 SQ.M.
PROPOSED THIRD FLOOR BUILT UP AREA: 145,827 SQ.M.
PROPOSED TYPICAL 1st, 2nd FLOOR BUILT UP AREA: 145,827 SQ.M.
PROPOSED TOTAL BUILT UP AREA: 127,504 + [3 X 145,827] = 564,985 SQ.M.
CAR PARKING REQUIRED: 02 [TWO] NOS.
PROPOSED BUILDING HEIGHT: 12.450 METER [GROUND + THREE STORED]
PROPOSED GROUND COVERAGE: 58.030% i.e. 148,579 SQ.M.
PROPOSED F.A.R.: 1.804 < 2.250

2. CALCULATION:

| Type | Floor Area | Net Floor Area |
|-------|---------------|----------------|
| 1 | Gr. Floor | 127,504 SQ.M. |
| 2 | 1st Floor | 145,827 SQ.M. |
| 3 | 2nd Floor | 145,827 SQ.M. |
| 4 | 3rd Floor | 145,827 SQ.M. |
| Total | 573,244 SQ.M. | 511,985 SQ.M. |

3. STATEMENT OF OTHER AREAS FOR FEES:

| Floor | Lot | Cupboard | Ledge/Tand | Total |
|--------------|-------------|-------------|------------|--------------|
| Ground floor | N/A | N/A | NA | NA |
| 1st floor | 3,108 SQ.M. | 2,000 SQ.M. | NA | 5,108 SQ.M. |
| 2nd floor | N/A | 2,000 SQ.M. | NA | 2,000 SQ.M. |
| 3rd floor | 3,198 SQ.M. | 2,000 SQ.M. | NA | 5,198 SQ.M. |
| Total | 6,306 SQ.M. | 6,000 SQ.M. | NA | 12,306 SQ.M. |

DOOR & WINDOW SCHEDULE:

| MARKED | TYPE | SILL HEIGHT FROM FLOOR | UNTL HEIGHT | SIZE |
|--------|-----------------|------------------------|-------------|-------------|
| D1 | SOLID FLUSH | 2100 | 1050 X 2100 | 900 X 2100 |
| D2 | SOLID FLUSH | 2100 | 750 X 2100 | 750 X 2100 |
| D3 | SOLID FLUSH | 2100 | 900 X 2100 | 900 X 2100 |
| D4 | SOLID FLUSH | 2100 | 750 X 2100 | 750 X 2100 |
| D5 | ROLLING SHUTTER | 2100 | 2050 X 2100 | 2050 X 2100 |
| W1 | GLAZED | 750 | 1500 X 1550 | 1500 X 1550 |
| W2 | GLAZED | 750 | 1200 X 1350 | 1200 X 1350 |
| W3 | GLAZED | 1200 | 1000 X 900 | 1000 X 900 |
| W4 | GLAZED | 1350 | 600 X 750 | 600 X 750 |
| W5A | GLAZED | 750 | 900 X 750 | 900 X 750 |

SECTION THROUGH: X - X'
SCALE: 1:100

SECTION THROUGH: Y - Y'
SCALE: 1:100

FRONT ELEVATION
SCALE: 1:100

