

SPECIFICATION OF CONSTRUCTION:-
 1. 200THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1:5
 2. 125 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1:4
 3. LEAN CONCRETE 1:3:6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15)
 4. R.C.C. 1:2:4 FOR ROOF SLAB, BEAM, LINTEL, CHAUIA ETC.
 5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1:4 R.C.C. & CHAUIA IN 1:4
 6. D.P.C. SHALL BE 50MM. THICK IN 1:1.5:3 TONE WITH WATER PROOFING ADMIXTURE
 7. 25 MM. THK. MARBLE FLOOR FINISH AT TOP
 8. 75 MM. THK. SINGLE BRICK FLAT SOUND ON FOUNDATION
 9. * 600 LVL. TO THE FINISHED GROUND FLOOR LVL.
 10. FLOOR TO SLAB HEIGHT SHALL BE 302 MM & THICKNESS OF THE SLAB SHALL BE 125 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 200 MM.
MATERIALS:-
 STEEL MUST CONFORMED WITH IS 1786
 GRADE OF CONCRETE - M 20 (C : S : ST : 1 : 1.2 : 8) GRADE OF STEEL - Fe 550
 CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
 STONE CHIPS - 20MM DOWN GRADED (40-60%)
 OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

STATEMENT OF THE PLAN CASE NO. 2022/20054

PART-A: ASSESSEE NO. : 11011600417

DETAILS OF REGISTERED DOC. :

TYPE	BOOK NO.	CD VOL. NO.	PAGE FROM-TO	BEG. NO.	REG. AT	DATE & YEAR
DEED 1	I	1902-2017111488 - 111546	190203113	A.R.A. - II	KOL.	23/09/2017
DEED 2	I	1902-2017111547 - 111591	190203114	A.R.A. - II	KOL.	23/09/2017
BOUNDARY DEC.	I	1902-2021168800 - 168819	190202974	A.R.A. - II	KOL.	10/09/2021

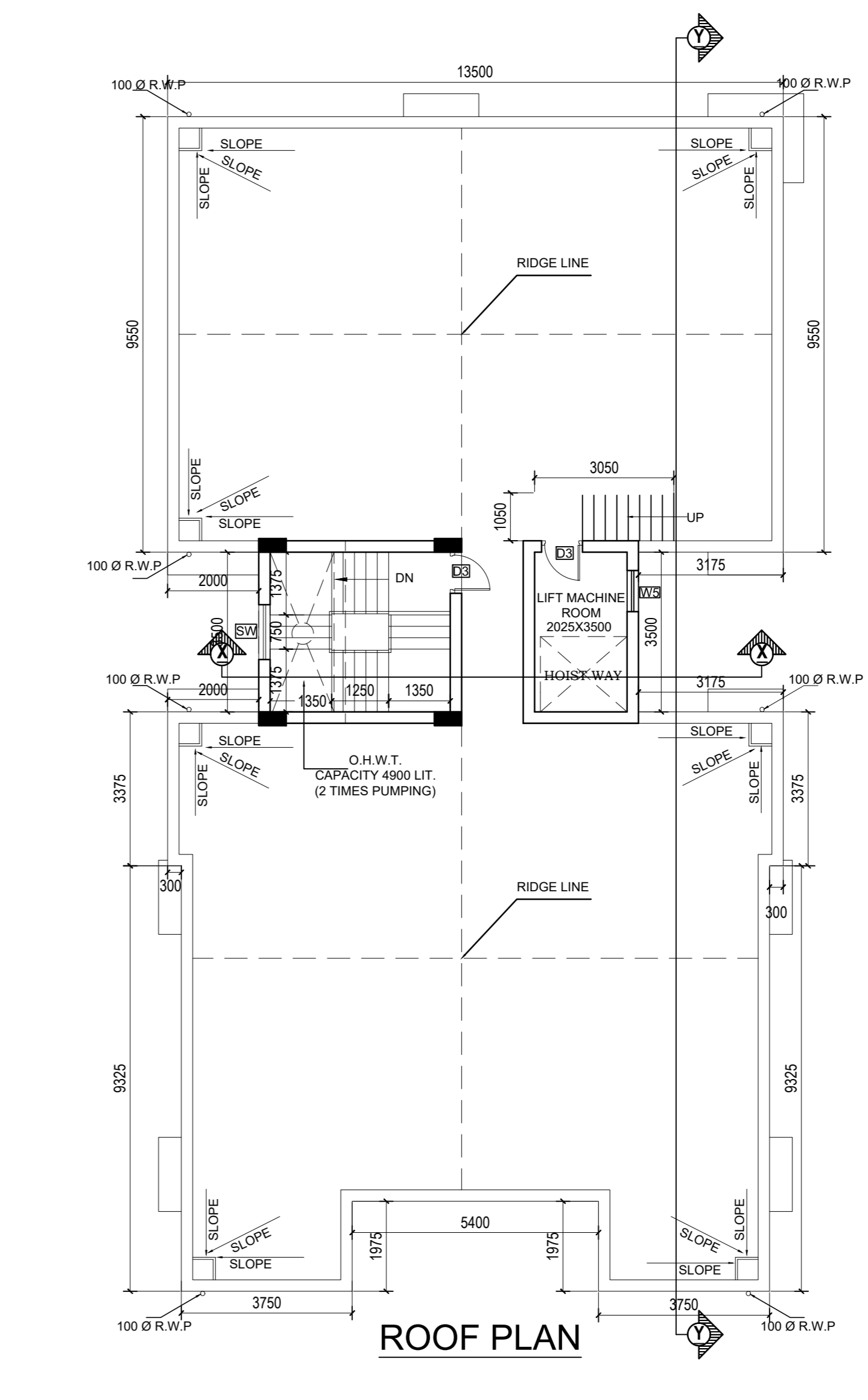
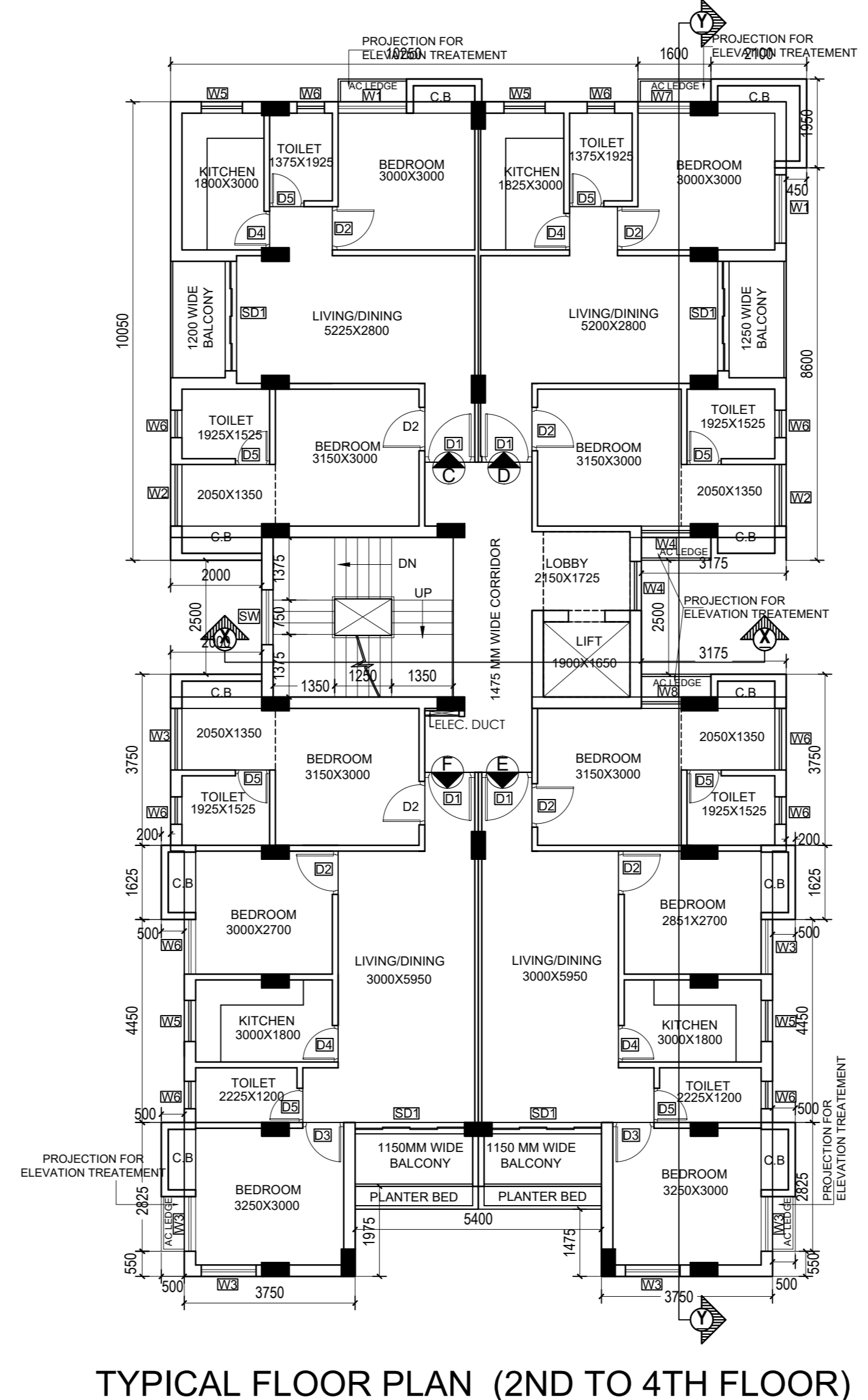
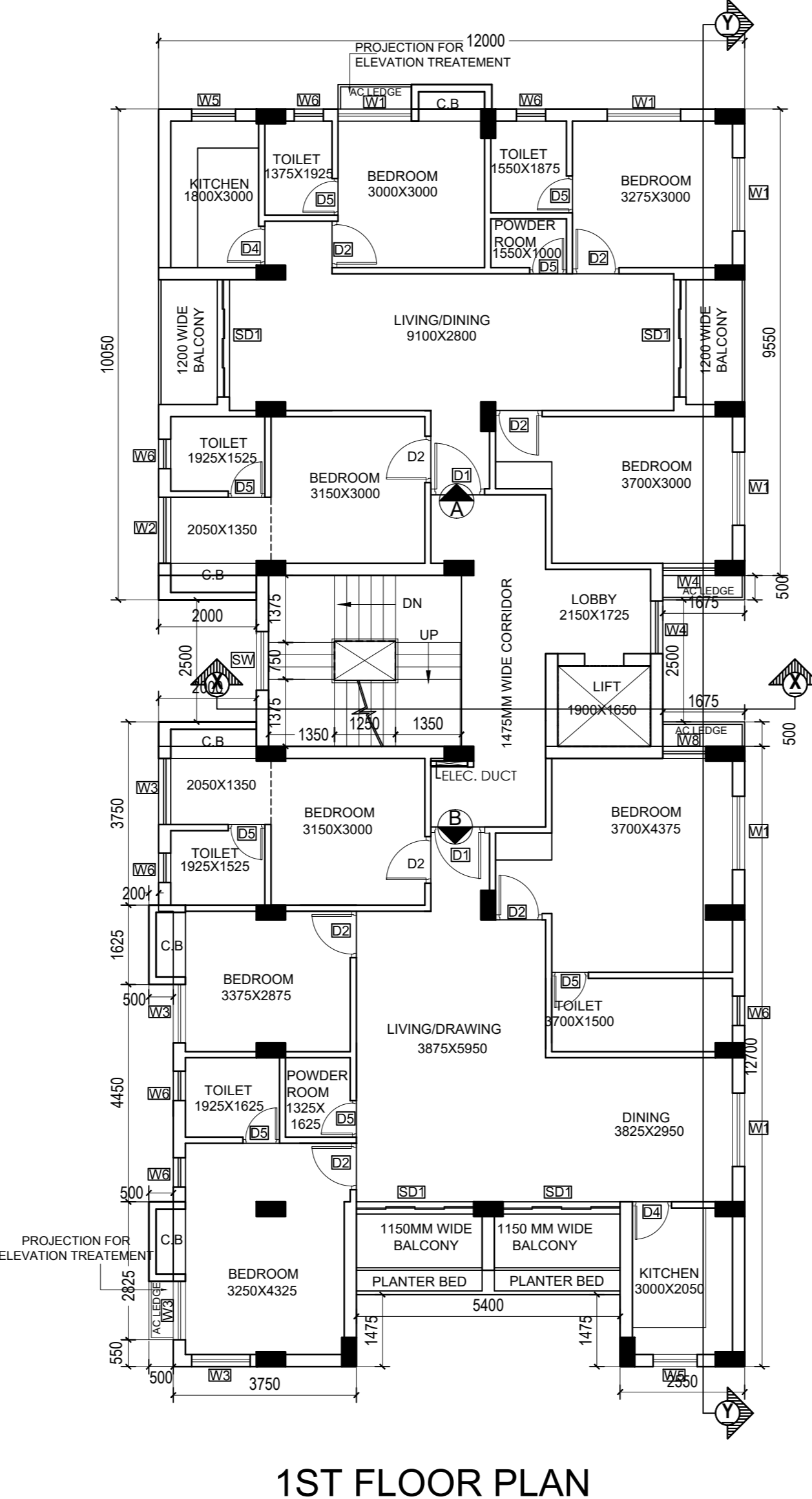
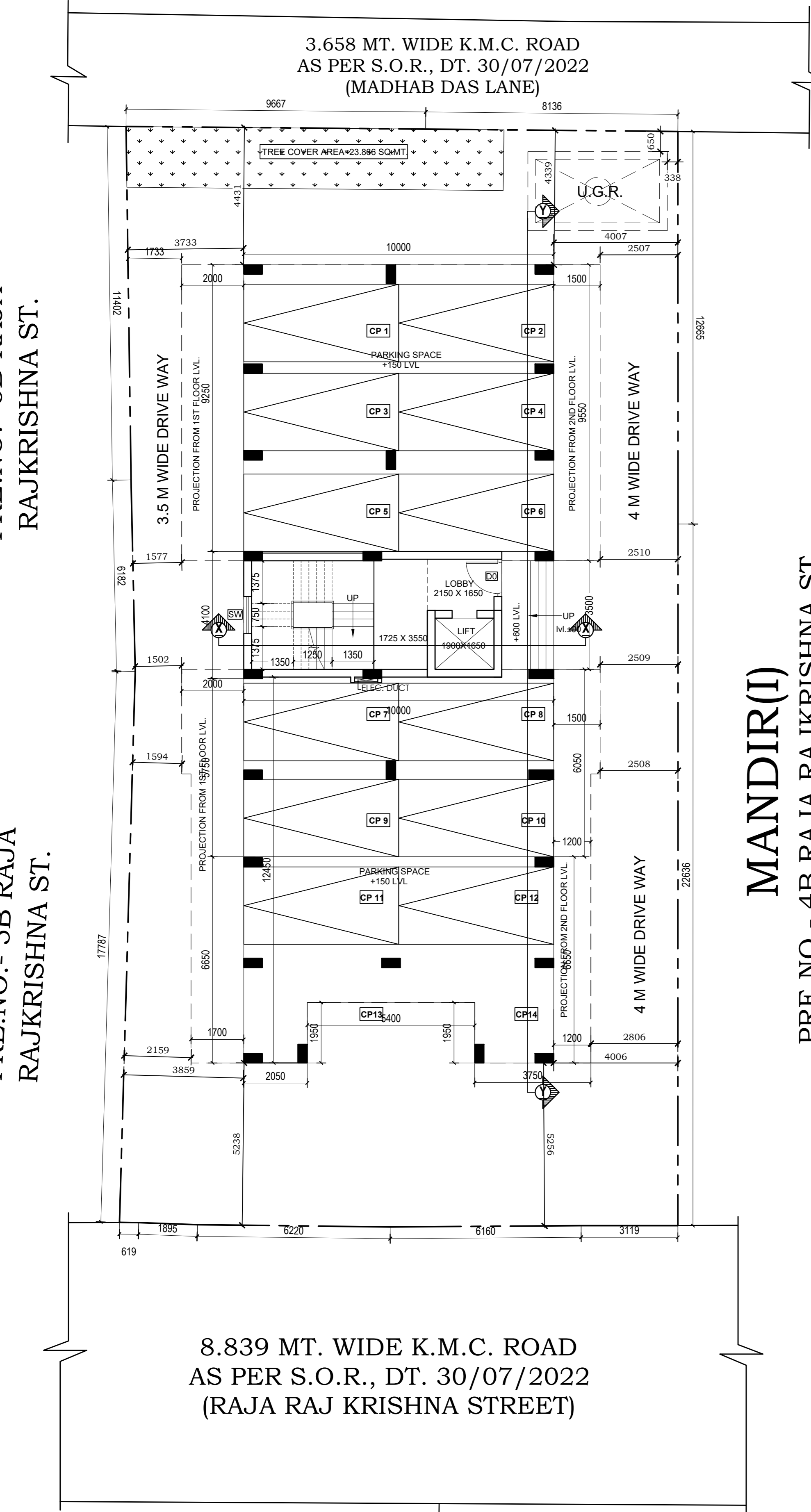
3. (a) AREA OF LAND : 626.765 Sqm. (09K-05CH-41.498 SFT)
 (b) NO OF STOREY : 04N
 4. (a) NO OF TENEMENTS : 14 NOS.
 (b) GRADE OF TENEMENTS : 50 to 75 Sqm. (05 NOS. OF TENEMENT)
 (c) ABOVE 100 Sqm. (02 NOS. OF TENEMENT)
 AREA OF LAND AS PER TITLE DEED (09K-07CH-08 SFT) IS 626.765 SQM.
 2. AS PER BOUNDARY DECLARATION (09K-05CH-43.016 SQ FT) = 626.908 SQM.
 3. PERMISSIBLE GROUND COVERAGE (50.07%) = 313.434 SQM.
 4. PROPOSED GROUND COVERAGE (49.96%) = 313.233 SQM.
 5. PROPOSED HEIGHT = 15.475 MT. 6. ROAD WIDTH = 8.839 MT.

TYPE	TOTAL AREA	DUCT	LIFT WELL	STARWELL	COVERED AREA	LIFT LOBBY	STAR LOBBY	NET FLOOR AREA
GR FLOOR	184.971 SQ.M				246.970 SQ.M	3.000 SQ.M	12.825 SQ.M	331.166 SQ.M
1ST FLOOR	282.675 SQ.M	1079.92 M ² 135.92 M ²	1.000 SQ.M	278.489 SQ.M	3.000 SQ.M	12.825 SQ.M	262.640 SQ.M	
2ND FLOOR	313.293 SQ.M	1079.92 M ² 135.92 M ²	1.000 SQ.M	309.047 SQ.M	3.000 SQ.M	12.825 SQ.M	283.278 SQ.M	
3RD FLOOR	313.293 SQ.M	1079.92 M ² 135.92 M ²	1.000 SQ.M	309.047 SQ.M	3.000 SQ.M	12.825 SQ.M	283.278 SQ.M	
4TH FLOOR	313.293 SQ.M	1079.92 M ² 135.92 M ²	1.000 SQ.M	309.047 SQ.M	3.000 SQ.M	12.825 SQ.M	283.278 SQ.M	
TOTAL	1409.424 SQ.M	4300.502 M ² 545.54 SQ.M	4.000 SQ.M	1432.964 SQ.M	15.000 SQ.M	64.125 SQ.M	1373.439 SQ.M	

7. TENEMENTS & CAR PARKING CALCULATION -
 (a) RESIDENTIAL -

FLAT	TENEMENT SIZE	PROPORTIONAL LOADING AREA	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	110.454 SQ.M	17.783 SQ.M	128.237 SQ.M	1	
B	135.060 SQ.M	21.745 SQ.M	156.805 SQ.M	1	
C	62.524 SQ.M	10.066 SQ.M	72.59 SQ.M	3	6 NOS.
D	62.255 SQ.M	10.023 SQ.M	72.278 SQ.M	3	
E	75.657 SQ.M	12.181 SQ.M	87.838 SQ.M	3	
F	75.656 SQ.M	12.181 SQ.M	87.837 SQ.M	3	

 8. TOTAL REQUIRED CAR PARKING - 08 NOS.
 9. TOTAL PROVIDED CAR PARKING - 12 NOS. (COVERED)
 10. PROVIDED AREA OF PARKING - 206.470 SQ.M
 11. PERMISSIBLE F.A.R = 2.00
 12. PROPOSED F.A.R = (1374.439 - 150) / 626.908 = 1.962 < 2.00
 13. STAR HEAD ROOM AREA = 17.800 SQ.M
 14. LIFT MACHINE ROOM AREA = 10.100 SQ.M
 15. OVER HEAD TANK AREA = 4.899 SQ.M
 16. CLIP BOARD = 32.552 SQ.M
 17. ROOF TERRACE (G+IV) = 313.253 SQ.M
 18. ROOF STRUCTURE = 36.002 SQ.M (1/3 OF ROOF AREA) (104.418 SQ.M)
 19. OTHER AREA ONLY FOR FEES = (15.000 LIFT LOBBY) + 64.125 (STAR LOBBY)
 = 22.558 CLIP BOARD AREA = 111.584 SQ.M
 20. PERMISSIBLE TREE COVERED AREA = 23.029 SQ.M (3.67%)
 PROPOSED TREE COVERED AREA = 23.866 SQ.M (3.807%)



DOOR - WINDOW SCHEDULE

WINDOWS				DOOR		
MARKED	WIDTH	HEIGHT	LINTEL	MARKED	WIDTH	LINTEL
W1	1500	1350	750	D0	1200	2100
W2	1350	1350	750	D1	1100	2100
W3	1200	1350	750	D2	950	2100
W4	1075	1350	750	D3	900	2100
W5	900	1100	1000	D4	800	2100
W6	600	900	1200	D5	750	2100
W7	1150	1350	750	SD1	2400	2100
W8	825	1350	750			

CERTIFICATE OF GEO-TECHNICAL ENGINEER
 UNDERSIGNED HAS INSPECTED THE SITE, CARRIED OUT THE SOIL 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.

NAME OF THE GEO-TECHNICAL ENGINEER
 MR. SUNIT MITRA (GEO TECH - 128)
 (M.E. P.E. OVERSEAS ENGINEER)

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS 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 SUBHANKAR ROY CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF THE STRUCTURAL ENGINEER
 MR. SUNIT MITRA (GEO TECH - 128)
 (M.E. P.E. OVERSEAS ENGINEER)

DECLARATION OF ARCHITECT
 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 ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX-STRICT. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

NAME OF THE ARCHITECT
 AMITAV BISWAS (CA / 2010 / 47702)

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF 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 IF ANY ADJUTING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. TAKEN UNDER THE GUIDENCE OF L.B.A BEFORE STARTING OF BUILDING FOUNDATION.

NAME OF THE OWNER(S)
 FUKRAJ SARDAR
 DIRECTOR OF K.C. RESOURCES LIMITED

TITLE
 GROUND - FIRST TO FOURTH FLOOR & ROOF PLAN, FRONT ELEVATION, SECTION A-A & B-B.

PROJECT
 PROPOSED G+IV STORED RESIDENTIAL BUILDING OF HEIGHT 15.475M. AT PREMISES NO. -5A, RAJA RAJ KRISHNA STREET, P.S.-BURTOLLA, KOL-06, WARD NO-11, BOROUGH -II K.M.C. BUILDING RULES 2009 UNDER SECTION 393A OF K.M.C. ACT 1980 WITHIN THE KOLKATA MUNICIPAL CORPORATION

PROJECT ARCHITECT
 PRAKALPA
 146, NANI GOPAL ROY CHOWDHURY AVENUE, Mezzanine & 2nd floor, KOLKATA - 700 014
 T: 033 84607757 WEB SITE: www.praakalpa.in
 E-MAIL: praakalpa.arch@gmail.com

DRAWN BY
 KRISHNA SARDAR

CHECKED BY
 AMITAV BISWAS

APPROVED BY
 SCALE = 1:100 (U.O.M)

DATE
 20.06.2022

DRAWING NO.
 RAJA RAJ / ARJ / SANVC-01

SUBMISSION DRAWING
 REVISION NO.- 00

BUILDING (G+4)
 PRE.NO.- 153/2B A.P.C. ROAD

RANGANA THEATRE
 PRE.NO.- 153/2A A.P.C. ROAD

GROUND FLOOR PLAN

B.P. NO. - 2022/20054

DATED - 13/12/2022

VALID UP TO - 12/12/2027

THIS PLAN PROPOSAL HAS BEEN APPROVED FOR SANCTION AS PER RESOLUTION OF MBC MEETING NO. 605 WIDE ITEM NO. 244 OF 2022 TO 2023, DT. 07.11.2022.

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

SIGNATURE OF A.E. (C)/Bldg./Br.-II

SIGNATURE OF E.E.(C)/Bldg./Br.-II