

MR. SUVANKAR CHAUDHURI,
STRUCTURAL ENGINEER (E. S. E. /1/215)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-

UDNERSINGED 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.

MR. RUPAK KUMAR BANERJEE
GEO - TECHNICAL CONSULTANT [G.T. /1/3 . K. M. C.]
NAME OF THE GEO - TECHNICAL ENGINEER

PROJECT : PLAN CASE NO.

**PROPOSED GROUND + FOUR STORIED [15.425 METER HEIGHT] RESIDENTIAL BUILDING PLAN
AT PREMISES NO . 29 / 7 / 1 B, PADDAPUKUR ROAD [MAILING ADDRESS AS 74 A , ASHOKE
AVENUE], C. S. PLOT NO. 29, 30, &, 31, KHATIAN NO. 66, 172, &, 99, SUB - KHATIAN NO. 100, 215,
&, 216, MOUZA : KHANPUR, P. S. NETAJI NAGAR, WARD NO. 098, KOLKATA 700 092 UNDER
BOROUGH X (TEN) [K. M. C.] AS PER U / S 393 A OF THE K. M. C. ACT 1980 &
THE K. M. C. BUILDING RULES 2009 [AMENDED]**

TITLE :-

PLANS, ELEVATION, SECTIONS,
SITE PLAN & LOCATION PLAN



DRAWING SHEET NO.

DEALT : A. DAS

DATE : 17.08.2022

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

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

Architectural Consultants :

archisn work

ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
02, LAKE ROAD [BESIDE LAKE MARKET], GROUND FLOOR, KOLKATA 700 029
phone : (0) 62914 22243 . e - mail : archisn_work@yahoo.com

BUILDING PERMIT NUMBER : 2022100147

DATE - 29-SEP-22

VALID FOR 5 YEARS FROM DATE OF SANCTION.

SPACE FOR DIGITAL SIGNATURE

DIBAKAR
CHOWDHURY

Digitally signed by DIBAKAR
CHOWDHURY
Date: 2022.09.29 13:31:59
+05'30'

TUSHAR JATI

Digitally signed by TUSHAR JATI
Date: 2022.09.29 14:20:00 +05'30'

DIGITAL SIGNATURE OF A.E.(C)/B/KMC

DIGITAL SIGNATURE OF E.E.(C)/B/KMC

ABSTRACT AREA STATEMENT :

- 1) AREA OF THE LAND : 06 K - 07 CH. - 05 SQ.FT. i.e. 431.066 SQ.M. i.e. 4640 SQ.FT.
[AS PER REGISTERED DEED OF CONVEYANCE & PHYSICAL MEASUREMENT]
- 2) AREA OF STRIP OF LAND : 43.595 SQ.M.
- 3) NET LAND AREA : (431.066 - 43.595) = 387.471 SQ.M.
- 4) PERMISSIBLE GROUND COVERAGE : 52.298 % i.e. 225.439 SQ.M.
- 5) PROPOSED GROUND COVERAGE : 49.718 % i.e. 214.317 SQ.M.
- 6) [EXISTING ACCESS : 20'-00" i.e. 6.096 METER WIDE PADDAPUKUR ROAD]
- 7) PERMISSIBLE F.A.R. : 1.750
- 8) PROPOSED F.A.R. : 1.742
- 11) PROPOSED BUILDING HEIGHT : 15.425 METER [GROUND + FOUR STORIED]
- 12) DEPTH OF BUILDING : 15.875 SQ.M
- 13) FRONTAGE OF THE PLOT = 17.412 SQ.M
- 14) COMMON AREA : 103.866 SQ.M.
- 15) OPEN TERRACE AREA : 214.317 SQ.M.
- 16) PROPOSED TREE COVER AREA :
9.787 SQ.M. > 8.621 SQ.M. i.e. 2.0 %
- 17) ROOF STRUCTURE :
 - a. STAIR CASE AREA = 16.819 SQ.M.
 - b. LIFT MACHINE ROOM AREA = 7.762 SQ.M.
 - c. O. H. W. AREA = 6.210 SQ.M.

SPECIFICATION OF CONSTRUCTION :-

1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 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 -25)
4. R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA 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. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. '+ 150 LVL.' TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 151.250 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.

MATERIALS :-

STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 20 (C : S : ST :: 1 : 1.5 : 3) & GRADE OF STEEL :- Fe 415
CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN CHARGE

MAIN CHARACTERISTICS OF THE PROPOSAL

1. Assessee No :- 21 - 098 - 07 - 0157 - 8

2.Name of the owners :
I) MR. INDRANIL CHAKRABORTY

1. DETAIL OF REGISTERED DEED :-
BOOK NO : I ,
VOLUME NO. 98
PAGES 247 TO 258
BEING NO. 2844
FOR THE DATED : 14.05.1977
PLACE : SUB - REGISTER ALIPORE

2. DETAILS BOUNDARY DECLARATION :-
BOOK NO : I
VOLUME NO. 1630 - 2022
PAGES 29299 TO 29314
BEING NO. 163001090
FOR THE DATED : 07.02.2022
PLACE : D.S.R. V - SOUTH 24 - P.G.S

3. DETAIL OF POWER ATTORNEY :-
BOOK NO : I ,
VOLUME NO. 1605 - 2021
PAGES 142741 TO 142771 ,
BEING NO. 160503435
FOR THE DATED : 22.12.2021
PLACE : A.D.S.R. ALIPORE

4. DETAIL OF DEED OF GIFT [STRIP OF LAND]:-
BOOK NO : I ,
VOLUME NO. 1630 - 2022
PAGES 29394 TO 29411 ,
BEING NO. 163001088
FOR THE DATED : 07.02.2022
PLACE : D.S.R. - V SOUTH 24 PGS.

5. DETAIL OF DEED OF DECLARATION :-
BOOK NO : I, VOLUME NO. 4
PAGES 125 TO 135, BEING NO. 65
DATED : 05.01.1962
PLACE : SUB - REGISTER ALIPORE SADAR

6. DETAIL OF DEED OF DECLARATION :-
BOOK NO : I, VOLUME NO. 4
PAGES 136 TO 146, BEING NO. 110
DATED : 08.01.1962
PLACE : SUB - REGISTER ALIPORE SADAR

7. PROBATE OF WILL :-
DATED : 18.09.2000
ADDL. DISTRICT JUDGE 2ND COURT, ALIPORE

8. DETAIL OF SURVEY :
Ch. V. & S. Id No 178 / 2022 - 2023
DATED : 27/05 / 2022

BLOCK WISE AREA FOR F.A.R CALCULATION

BLOCK	FLOOR AREA (SQ.M)	STAIR AREA (SQ.M)	LIFT LOBBY (SQ.M)	CAR PARKING AREA	CAR PARKING AREA MAX. LIMIT (SQ.M)	TOTAL FLOOR AREA FOR F.A.R	PROPOSED F.A.R
A	997.842 SQ.M.	66.825 SQ.M.	14.220 SQ.M.	165.706 SQ.M.	175.000 SQ.M.	751.091 SQ.M.	1.742

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (S.Q.M.) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR , CUPBOARDS & LOFT)

BLOCK	FLOOR AREA (SQ.M)	STAIR LOBBY (SQ.M)	LIFT LOBBY (SQ.M)	L.M.R. AREA (SQ.M)	S. H. R. AREA (SQ.M)	CUPBOARD AREA (SQ.M)	LOFT AREA (SQ.M)	TOTAL AREA (SQ.M)
A	916.797 SQ.M.	66.825 SQ.M.	14.220 SQ.M.	7.762 SQ.M.	16.819 SQ.M.	15.737 SQ.M.	13.369 SQ.M.	1051.529 SQ.M.

1. PROPOSED AREA :

Floor	Floor area	Cut out	Lift Well	Stair Well	GROSS FLOOR AREA	Total Exempted Area		Net Floor area
						Lift Lobby	Stair Area	
Ground floor	198.442 SQ.M.	—	—	—	198.442 SQ.M.	2.844 SQ.M.	13.365 SQ.M.	182.233 SQ.M.
1st floor	214.317 SQ.M.	—	2.100 SQ.M.	0.500 SQ.M.	211.717 SQ.M.	2.844 SQ.M.	13.365 SQ.M.	195.508 SQ.M.
2nd floor	214.317 SQ.M.	—	2.100 SQ.M.	0.500 SQ.M.	211.717 SQ.M.	2.844 SQ.M.	13.365 SQ.M.	195.508 SQ.M.
3rd floor	214.317 SQ.M.	—	2.100 SQ.M.	0.500 SQ.M.	211.717 SQ.M.	2.844 SQ.M.	13.365 SQ.M.	195.508 SQ.M.
4th floor	169.824 SQ.M.	2.975 SQ.M.	2.100 SQ.M.	0.500 SQ.M.	164.249 SQ.M.	2.844 SQ.M.	13.365 SQ.M.	148.040 SQ.M.
Total	1011.217 SQ.M.	2.975 SQ.M.	8.400 SQ.M.	2.000 SQ.M.	997.842 SQ.M.	14.220 SQ.M.	66.825 SQ.M.	916.797 SQ.M.

2. PARKING CALCULATION

Type	Tenament size	Service Area	Tenament Area	Tenament No	Required Parking
A	103.199 SQ.M.	14.654 SQ.M.	117.853 SQ.M.	02 NOS.	07 NO.
B	90.837 SQ.M.	12.899 SQ.M.	103.736 SQ.M.	03 NOS.	
C	182.195 SQ.M.	29.27 SQ.M.	211.465 SQ.M.	01 NOS.	
D	67.165 SQ.M.	9.537 SQ.M.	76.702 SQ.M.	01 NOS.	
TOTAL REQUIRED PARKING =					07 NO.

BLOCK	USE GROUP	FLOOR AREA
A	RESIDENTIAL	997.842 SQ.M

3. AREA STATEMENT OF LOFT & CUPBOARD

Floor	Loft	Cupboard
Ground floor	NA	NA
1st floor	3.584 SQ.M.	4.025 SQ.M.
2nd floor	3.584 SQ.M.	4.025 SQ.M.
3rd floor	4.302 SQ.M.	4.025 SQ.M.
4th floor	1,899 SQ.M.	3.662 SQ.M.
Total	13.369 SQ.M.	15.737 SQ.M.

TOTAL FLOOR AREA FEES :		
FLOOR AREA (SQ.M)	TOTAL ADDITIONAL FLOOR AREA FOR FEES (SQ.M)	TOTAL AREA FOR FEES (SQ.M)
997.842 SQ.M.	53.687 SQ.M.	1051.529 SQ.M.

OWNERS DECLARATION:-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE 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 STABILITY OF THE BUILDING & ADJOINING 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 LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

MR. PRABIR GHOSH & MR. BAPI DAS PARTNERS
OF M / S SUCHANA LAWFUL CONSTITUTE
ATTORNEY OF MR. INDRANIL CHAKRABORTY
NAME OF THE OWNERS

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.

MR. ARUNAVA DAS,
REGISTERED ARCHITECT,
REG. NO. C. A. / 2007 / 39855
NAME OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER :-

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.

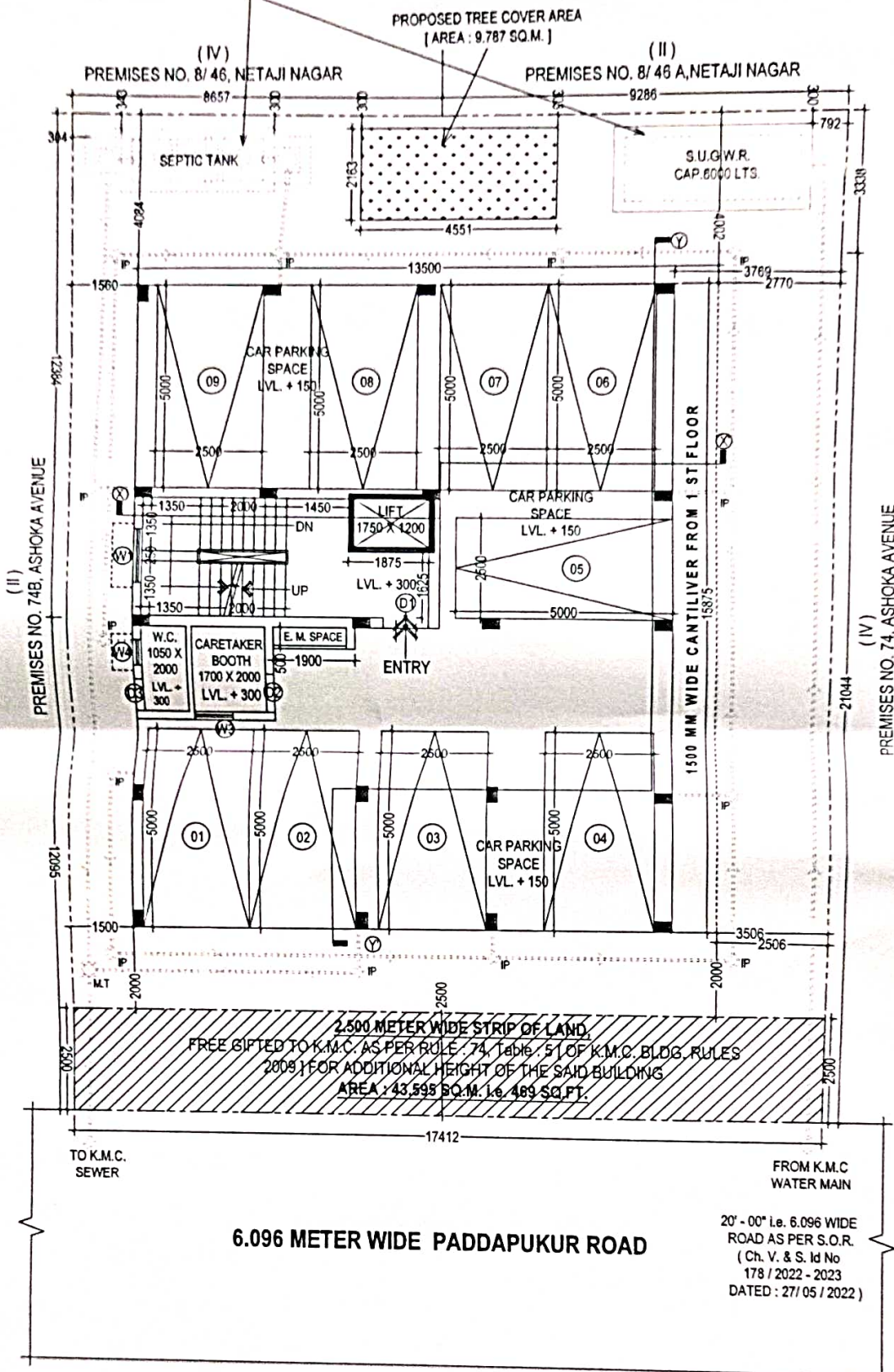
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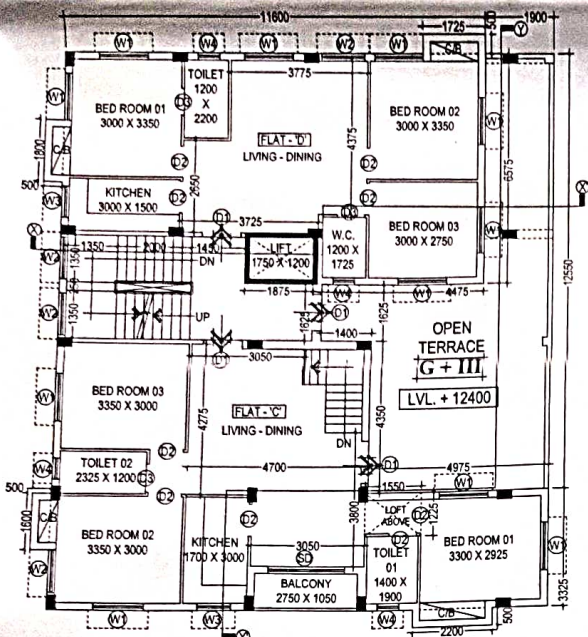
MR. RUPAK KUMAR BANERJEE
GEO - TECHNICAL CONSULTANT [G.T. / 1 / 3 . K. M. C.]
NAME OF THE GEO - TECHNICAL ENGINEER

NOTES -
 1) THE DEPTH OF S.U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE BUILDING. [HAVING CAPACITY TO TAKE THE LOAD OF 45.0 MT.]
 2) PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE ALONG WITH CONSTRUCTION OF BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR

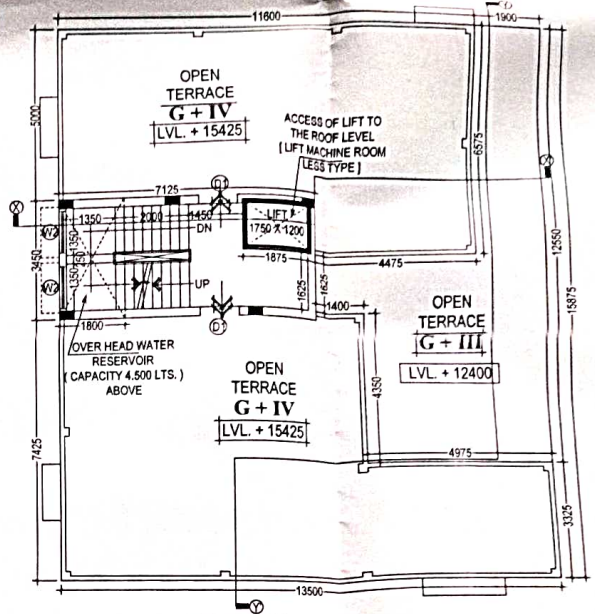


PROPOSED GROUND FLOOR PLAN. SCALE : 1 : 100

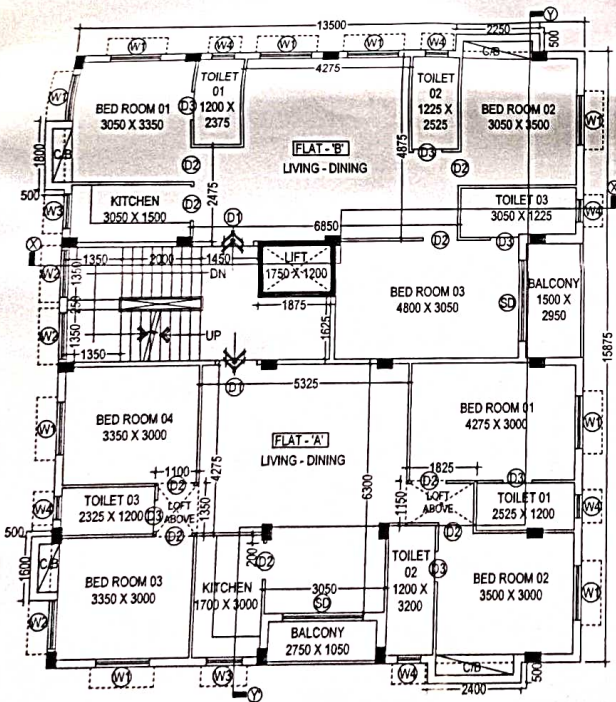
20' - 00" I.e. 6.096 WIDE ROAD AS PER S.O.R. (Ch. V. & S. Id No 178 / 2022 - 2023 DATED : 27/05 / 2022)



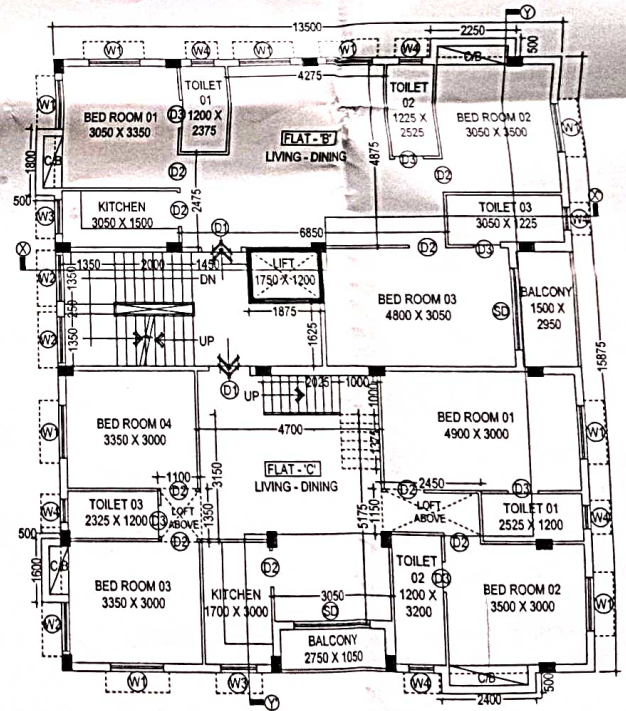
PROPOSED 4TH FLOOR PLAN. SCALE : 1:100



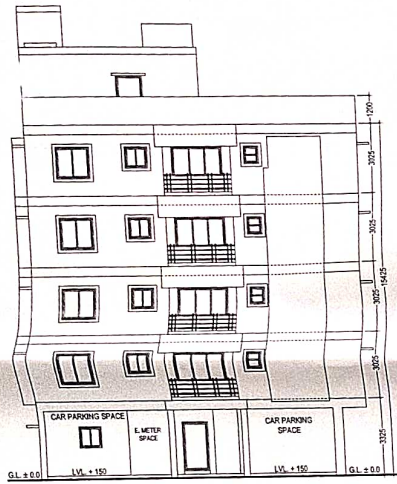
ROOF PLAN. SCALE : 1:100



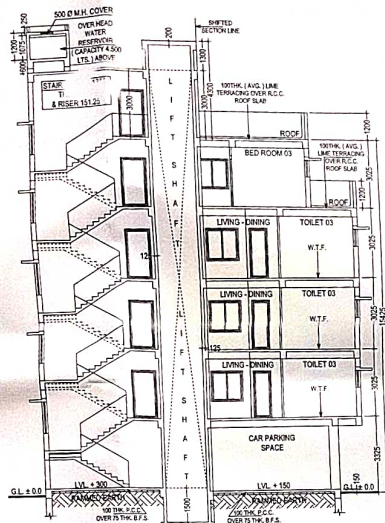
PROPOSED 1ST & 2ND FLOOR PLAN. SCALE : 1:100



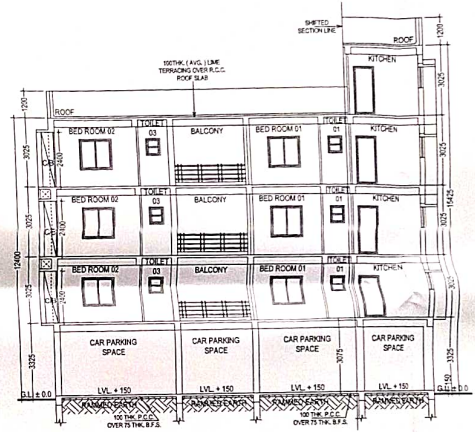
PROPOSED 3RD FLOOR PLAN. SCALE : 1:100



FRONT SIDE ELEVATION SCALE: 1:100



SECTION THROUGH X - X' SCALE: 1:100



SECTION THROUGH Y - Y' SCALE: 1:100