



DETAILS OF PLAN PROPOSAL :-

A.

- ASSEESSEE NO - 41-124-06-0093-0
- DETAILS OF REG. DEED -
 - 1-21-2848 TO 2868 - 06550 - A.D.S.R. BEHALA - 10.09.10
 - 1-5-888 TO 1000 - 01677 - A.D.S.R. BEHALA - 03.09.11
 - 1-2-3078 TO 3094 - 00747 - A.D.S.R. BEHALA - 21.01.11
 - 1-2-3956 TO 3975 - 00746 - A.D.S.R. BEHALA - 25.01.11
- DETAILS OF REG. P.O.A - N/A
- (a) AREA OF LAND (18-11K-09CH-11SF.FT.) = 2112.226 SQ.M.
 (b) AREA OF LAND AS PER PHYSICAL MEASUREMENT = 2087.514 SQ.M.
 (c) NO. OF STOREY (PART-1) - (G + VII)
 (PART-2) - (G + XII)
- NO. OF TENANTS - 47
- SIZE OF TENAMENT - (100 SQ.M.-200 SQ.M.) - 47 NOS.

B.

- GROUND COVERAGE (27.29%) = 569.71 SQ.M.
- F.A.R. CONSUMED = 2.494
- TOTAL COVERED AREA = 6148.35 SQ.M.
- TOTAL SERVICE AREA (IN GR.FL. OF TWO PARTS) = 165.07 SQ.M.
- TOTAL CAR PARKING AREA (IN GR.FL. IN PART-1 & PART-2) = 320.42 SQ.M.
- TOTAL SHOP AREA (IN GR.FL. PART-1) = 81.18 SQ.M.
- CARPET AREA OF SHOP (IN GR.FL. PART-1) = 70.84 SQ.M.
- TOTAL SHOP AREA (IN 1ST FL. PART-1) = 70.50 SQ.M.
- CARPET AREA OF SHOP (IN 1ST FL. PART-1) = 59.62 SQ.M.
- NO. OF CAR PARKING (REQUIRED) = 51 NOS.
- TOTAL GROUND FLOOR PARKING AREA = 320.42 SQ.M.
- CAR PARKING AREA (PROVIDED) = 171.76 SQ.M.
 (PART-1) COVERED = 0 NOS.
 (PART-1) MECHANICAL = 8 NOS.
- CAR PARKING AREA (PROVIDED) = 248.66 SQ.M.
 (PART-2) COVERED = 6 NOS.
 (PART-2) MECHANICAL = 10 NOS.
 OPEN PARKING = 27 NOS.
 OPEN MECH. PARKING = 0 NOS.
 TOTAL NO. OF PARKING (PART-1+PART-2) = 51 NOS.

AREA STATEMENT :-

- LAND AREA (18-11K-09CH-11SQ.FT.) = 2112.226 SQ.M.
- AREA OF LAND AS PER PHYSICAL MEASUREMENT = 2087.514 SQ.M.
- ROAD WIDTH = 16.15 M.
- F.A.R. PERMISSIBLE = 2.50
- PERMISSIBLE GROUND COVERAGE (50.00%) = 1043.76 SQ.M.
- PROPOSED GROUND COVERAGE (27.29%) = 569.71 SQ.M.
- PERMISSIBLE TOTAL BUILT-UP AREA (EXCL. EXEMPTED AREAS GIVEN BELOW) = 5218.78 SQ.M.
- PROPOSED TOTAL BUILT-UP AREA (INCL. EXEMPTED AREAS GIVEN BELOW) = 6148.35 SQ.M.
- PROPOSED AREAS:
 - (PART-1: G+7)
 GROUND FLOOR = 210.76 SQ.M.
 FIRST FLOOR = 185.87 SQ.M.
 TYPICAL FLOOR (208.46 X 6) = 1250.76 SQ.M.
 (2ND. TO 7TH.)
 TOTAL = 1657.39 SQ.M.
 - (PART-2: G+12)
 GROUND FLOOR = 359.91 SQ.M.
 FIRST FLOOR = 340.88 SQ.M.
 TYPICAL FLOOR (340.88 X 11) = 3749.68 SQ.M.
 (2ND. TO 12TH.)
 TOTAL = 4446.47 SQ.M.
- FIRE PUMP RM. = 44.49 SQ.M.
 TOTAL PROPOSED AREA (8a+8b+8c) = 6148.35 SQ.M.
- TOTAL CAR PARKING AREA (71.76+248.66)SQ.M. = 320.42 SQ.M.
- TOTAL AREA EXEMPTED FOR:
 - TOTAL AREA OF STAIRWAYS (PART-1) = 495.04 SQ.M.
 (PART-1) = 186.29 SQ.M.
 (PART-2) = 308.75 SQ.M.
 - TOTAL AREA OF LIFT LOBBY (PART-1) 1NO.8.00 SQ.M.X 8FL. = 126.00 SQ.M.
 (PART-2) 1NO.8.00 SQ.M.X13FL. = 48.00 SQ.M.
 (PART-2) 1NO.8.00 SQ.M.X13FL. = 78.00 SQ.M.
- PROPOSED TOTAL BUILT-UP AREA (EXCL. EXEMPTED AREAS BUT INCLUDING CAR PARKING AREA) = 5527.31 SQ.M.
- PROPOSED F.A.R. $\frac{5527.31 - 320.42}{2087.514} = 2.494$
- TOTAL C.B. AREA = 103.69 SQ.M.
 (i) TOTAL C.B. AREA OF PART-1 = 20.99 SQ.M.
 (ii) TOTAL C.B. AREA OF PART-2 = 82.70 SQ.M.
- AREA OF GATE GOOMTY = 3.87 SQ.M.
- TOTAL F.B. AREA = 80.61 SQ.M.
 (i) TOTAL F.B. AREA OF PART-1 = 13.86 SQ.M.
 (ii) TOTAL F.B. AREA OF PART-2 = 66.75 SQ.M.
- TOTAL LOFT AREA = 107.11 SQ.M.
 (i) TOTAL LOFT AREA OF PART-1 = 33.39 SQ.M.
 (ii) TOTAL LOFT AREA OF PART-2 = 73.72 SQ.M.
- TOTAL GREEN AREA (8.87%) = 185.14 SQ.M.

PLAN OF LAGOON TYPE S.T.P.
 CAPACITY - 30 K.L.D.
 SCALE = 1 : 100

UNDER GROUND WATER RESERVOIR
 FOR FIRE CAPACITY - 75,000 LITS.
 FOR DOMESTIC CAPACITY - 5,000 GALS.

LOCATION PLAN
 SCALE = 1 : 4000

SITE PLAN
 SCALE = 1 : 600

SCHEDULE OF DOORS & WINDOWS

NO.	SILL	LINTEL	SIZE
D	-	2150	1500X2150
D1	-	2150	1100X2150
DA	-	2150	2000X2150
D2A	-	2150	1000X2150
D1A	-	2150	1200X2150
D2	-	2150	900X2150
D3	-	2150	750X2150
FCD	-	2300	1000X2050
SD	-	2150	2400X2150
W1	350	2150	1800X1800
W1a	350	2150	1400X1800
W2	350	2150	750X1800
W2a	350	2150	850X1800
W3	1100	2150	900X1050
W3a	1100	2150	750X1050
W4	1250	2150	600X900
W5	350	2150	850X1800
SW	950	2150	1000X1200
DW1	AS PER ELEVATION/ DETAILS		
V	AS PER ELEVATION/ DETAILS		

SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGG. **STRUCTURAL REVIEWER**

CERTIFICATE OF ARCHITECT

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME THAT THE WORK OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN, LOCATION PLAN AGREES WITH THE SITE. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN.

SIGNATURE OF ARCHITECT

TITLE
 GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAILS OF U.G.W.R. & SEWERAGE TREATMENT PLANT. PART-1 & PART-2

PROJECT
 PLAN SHOWING CHANGES U/R-26(2a) & (2b) OF K.M.C. BLDG. RULE 2009 FROM THE SANCTIONED PLAN VIDE B.P. NO.2015130296, DATED -23.12.15 FOR PARTLY (G+VII) & PARTLY (G+XII) STORED RESIDENTIAL BLDG. AT PREMISES NO. 95, MAHATMA GANDHI ROAD, KOLKATA-700 063. BOROUGH -XVII, WARD NO. -124, P.S.-THIAKURPUKUR.

ARCHITECTS
AGRAWAL & AGRAWAL
 BARODA KOLKATA

SCALE	DATE	DEALT	CHECKED
1:100	10.10.22	SUDIP	SOHAM

Red + site + Lr
PARTY'S COPY

01/UR-26(2a)(2b)/XVI/23-24

dt-12/4/2023

This Plan is To Be Treated As Part
And Parcel And Contiguous To
B. S. Plan No. 23/23/24
Dated 12/4/2023
Ex. Engineer (C-B)
Br. No. XVI

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENT
PLANS APPROVED U/R 26 (2a) & (2b) of
C.M.C. BUILDING RULES 2009
B.P. No. 23/23/24 XVI dt. 12/4/2023
Assistant Engineer Ex. Engr. (C/B)
Br. No. XVI Br. No. XVI