

**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY SHUBHANKAR ROY G.T.E. K.M.C. NO.- 1/5, BS PROJECTS & ENGINEERS PVT. LTD. 237, KAVI NABIN SEN ROAD, NAGER BAZAR, KOLKATA-700028, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

(SHUBHANKAR ROY G.T.E.- 1/5)

(CHANDI PROSAD KHANRA)  
(E.S.E-1/2)

NAME OF GEOTECHNICAL ENGINEER

NAME OF STRUCTURAL 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. THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE ALONG WITH LAND IS DEMARKATED BY BOUNDARY WALL.THERE IS NO TENENT. OCCUPIED BY OWNER.

ANJAN UKIL  
CA/94/16721

NAME OF ARCHITECT

**DECLARATION OF OWNER./ APPLICANT**

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I 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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.EXISTING STRUCTURE NOTED IN ASSESSMENT BOOK TO BE DEMOLISHED. THERE IS NO TENENT. OCCUPIED BY OWNER.

RANAJIT CHAUDHURI & YUDHAJIT CHAUDHURI  
DIRECTORS OF M/S. R.P. JEET DEVELOPERS PVT.LTD  
AS C/A OF SRI PRADIP BISWAS ALIAS PRADIP KUMAR BISWAS  
NAME OF OWNER

GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, FORTH FLOOR PLAN, ROOF PLAN, FRONT ELEVATION & SECTIONS.

**PROJECT.**

PROPOSED G +IV (15.475 MT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO.- 25, MOULANA ABUL KALAM AZAD SARANI, KOLKATA - 700 054, WARD NO. 35, BOROUGH - III , P.S. - PHOOL BAGAN, P.O. - PHOOL BAGAN. UNDER KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DEALT
1179	ARCH/999/CORP-01	04.11.2022	DIPAN



SCALE -1:100

B.P. NO:- 2022030071

VALID UPTO: 17/11/2027

DATED:- 18/11/2022

**SANTANU  
DUTTA**

Digitally signed by  
SANTANU DUTTA  
Date: 2022.11.18  
17:20:21 +05'30'

Digital Signature of A.E(C)/Bldg/KMC OR Digital Signature of E.E(C)/Bldg/KMC

ORCA

**STATEMENT OF THE PLAN PROPOSAL**

**PART-A:**

1. ASSESSEE NO: 11-035-17-0029-4
  2. SEAL OF THE DISTRICT JUDGE'S COURT 24 - PARGANAS FILLED 06 TH. NOV. 1908.  
WILL DATED : - 24/12/1908
  3. WILL DATED : - 03/01/1908
  4. PROBATE NO. : - E - 127/17  
T.S. 30/2007  
P.L.A. NO. - 76 OF 1997
- IN THE HIGH COURT OF CALCUTTA.
5. DETAIL OF REGISTERED DEVELOPMENT POWER OF ATTORNEY :  
a) BOOK NO : I VOL NO : 1606-2022 PAGE NO : 145918 TO 145932 BEING NO : 160604930  
YEAR : 2022 PLACE : A.D.S.R , SEALDAH DATE : 27/09/2022
6. DETAIL OF DEED OF GIFT (II) :  
a) BOOK NO : I VOL. NO : 1606 - 2022 PAGE NO : 130770 TO 130780 BEING NO : 160604232  
YEAR : 2022 PLACE : A.D.S.R , SEALDAH DATE : 25/08/2022
7. DETAIL OF BOUNDARY DECLARATION :  
a) BOOK NO : I VOL. NO : 1606 - 2022 PAGE NO : 130759 TO 130769 BEING NO : 160604231  
YEAR : 2022 PLACE : A.D.S.R , SEALDAH DATE : 25/08/2022
8. a) LAND AREA = ( AS PER DOCUMENTS ) = 395.485 SQ.M. ( 5 K- 14 CH -27SQ.FT.)  
LAND AREA = ( AS PER PHYSICAL MEASUREMENT ) = 389.044 SQ.M.  
CORNER SPLAYED AREA = 2.878 SQ.MT.
- b) NO. OF STOREY : G + IV
9. a) NO. OF TENAMENT : 10 NOS.  
b) SIZE OF TENAMENT : 50 - 75 SQM. .... 04 NOS.  
75 - 100 SQM. .... 06 NOS.

**PART-B:**

1. PROPOSED GROUND COVERAGE : 208.616 SQ.M (53.623 %)
2. F.A.R. CONSUMED : 2.129
3. TOTAL COVERED AREA : 938.985 SQ.M
4. TOTAL CAR PARKING AREA : 110.848 SQM.
5. NO OF REQUIRED CAR PARKING SPACE : 06 NOS.
6. NO OF PROVIDED CAR PARKING SPACE : 06 NOS. (COVERED)
7. PROPOSED HEIGHT : 15.475 MT.

**STATEMENT OF AREA**

LAND AREA = ( AS PER DOCUMENTS ) = 395.485 SQ.M. ( 5 K- 14 CH -27SQ.FT.)  
LAND AREA = ( AS PER PHYSICAL MEASUREMENT ) = 389.044 SQ.M.  
CORNER SPLAYED AREA = 2.878 SQ.MT.

PERMISSIBLE F.A.R : 2.50  
PERMISSIBLE GROUND COVERAGE : 208.913 SQ.M (53.699 %)  
PROPOSED GROUND COVERAGE : 208.616 SQ.M (53.623 %)

**PROPOSED AREA :-**

	COVERED AREA	CUT-OUT	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR AREA	208.616 SQ.M	-	-	208.616 SQ.M	(12.858+7.350) = 20.640 SQ.M.	2.640 SQ.M	185.936 SQ.M
1ST FLOOR AREA	208.616 SQ.M	9.075 SQ.M	2.755 SQ.M	196.786 SQ.M	12.690 SQ.M	2.640 SQ.M	181.456 SQ.M
2ND FLOOR AREA	208.616 SQ.M	-	2.755 SQ.M	205.861 SQ.M	12.690 SQ.M	2.640 SQ.M	190.531 SQ.M
3RD FLOOR AREA	208.616 SQ.M	-	2.755 SQ.M	205.861 SQ.M	12.690 SQ.M	2.640 SQ.M	190.531 SQ.M
4TH FLOOR AREA	208.616 SQ.M	-	2.755 SQ.M	205.861 SQ.M	12.690 SQ.M	2.640 SQ.M	190.531 SQ.M
TOTAL FLOOR AREA	1043.082 SQ.M	9.075 SQ.M	11.02 SQ.M	1022.985 SQ.M	70.800 SQ.M	13.200 SQ.M	938.985 SQ.M

TOTAL BUILT - UP AREA = 938.985 SQ.M.  
BONUS FOR CAR PARKING = 110.848 SQ.M.

NET BUILT UP AREA (938.985 - 110.848) = 828.137 SQ.M.  
PROPOSED F.A.R = (828.137/389.044) = 2.129

**TENEMENTS & CAR PARKING CALCULATION :-**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
			208.616 SQ.M	3	3 NOS.

3RD FLOOR AREA	209.610 SQ.M	-	2.765 SQ.M	205.861 SQ.M	12.090 SQ.M	2.840 SQ.M	181.488 SQ.M
4TH FLOOR AREA	208.610 SQ.M	-	2.765 SQ.M	205.861 SQ.M	12.090 SQ.M	2.840 SQ.M	180.531 SQ.M
TOTAL FLOOR AREA	1048.082 SQ.M	0.075 SQ.M	11.02 SQ.M	1022.985 SQ.M	70.800 SQ.M	13.200 SQ.M	838.985 SQ.M

TOTAL BUILT - UP AREA = 938.985 SQ.M.  
 BONUS FOR CAR PARKING = 110.848 SQ.M.  
 NET BUILT UP AREA (938.985 - 110.848) = 828.137 SQ.M.  
 PROPOSED F.A.R = (828.137/389.044) = 2.129

**TENEMENTS & CAR PARKING CALCULATION :-**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	65.961 SQ.M	12.878 SQ.M	78.839 SQ.M	3	3 NOS.
B	65.410 SQ.M	12.770 SQ.M	78.180 SQ.M	3	
C	56.565 SQ.M	11.043 SQ.M	67.608 SQ.M	4	
TOTAL REQUIRED CAR PARKING					4 NOS.

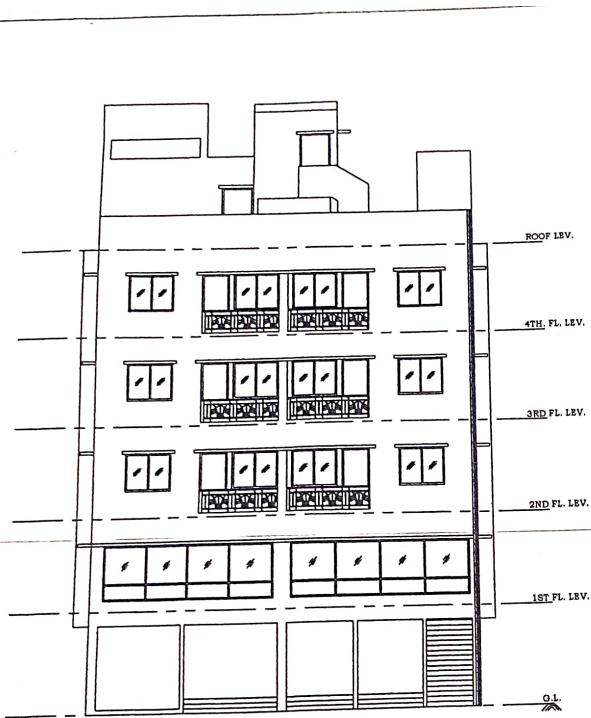
**SHOP:-**  
 (i) SHOP BUILT-UP AREA :- 39.258 SQ.M.  
 (ii) SHOP CARPET AREA :- 32.45 SQ.M.  
 CAR PARKING REQUIRED :- 0

**BUSINESS:-**  
 (i) OFFICE BUILT-UP AREA :- 131.393 SQ.M.  
 (ii) OFFICE CARPET AREA :- 113.916 SQ.M.  
 CAR PARKING REQUIRED :- 02 NOS

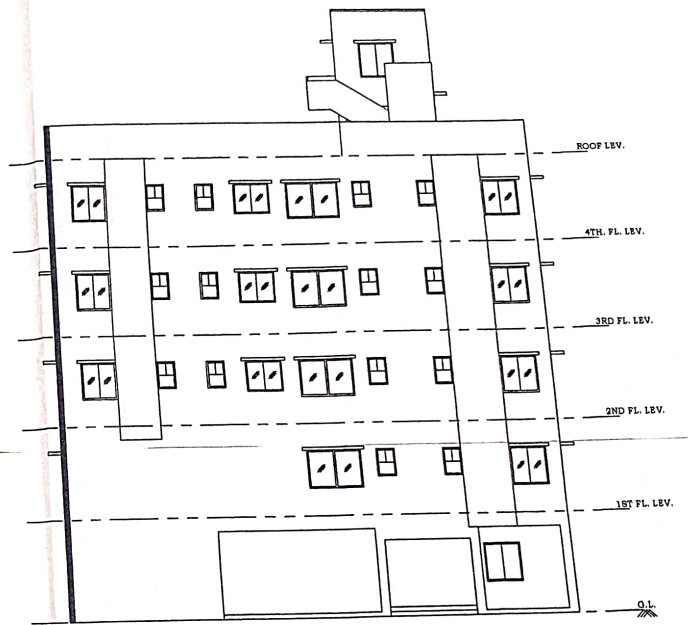
RESIDENTIAL AREA :- 852.334 SQ.M  
 TOTAL CAR PARKING REQUIRED :- 06 NOS.  
 PROVIDED CAR PARKING :- 06 NOS. (COVERED)  
 PERMISSIBLE AREA FOR PARKING :- 150 SQ.M (25X6)  
 PROVIDED AREA OF PARKING :- 110.848 SQ.M  
 COMMON AREA :- 121.115 SQ.M  
 TOTAL ADDITIONAL FLOOR AREA FOR FEES = 44.059 SQ.M  
 STAIR HEAD ROOM AREA :- 15.840 SQ.M.  
 LIFT MACHINE ROOM AREA = 9.488 SQ.M.  
 LIFT MACHINE ROOM STAIR AREA = 5.145 SQ.M.  
 OVER HEAD TANK AREA :- 11.520 SQ.M.  
 CUPBOARD AREA :- 10.626 SQ.M.  
 W.C. AREA AT ROOF :- 2.96 SQ.M.  
 TOTAL AREA FOR FEES = ( 1022.985 + 44.059 ) = 1067.044 SQ.M  
 OPEN TERRACE AREA = 208.616 SQ.M  
 ROOF STRUCTURE AREA = 33.433 SQ.M  
 PROVIDED OF GREEN AREA = 10.433 SQ.M

**SPECIFICATIONS**  
 R.C.C. FRAME STRUCTURE WITH M20 CONC. GRADE,  
 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH  
 1:4 CEMENT MORTAR JOINTS.  
 STEEL Z- SECTION / ALUMINIUM / WINDOWS.  
 MARBLE FLOORING,  
 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING  
 RESPECTIVELY.  
 WATER PROOFING TREATMENT.  
 P.O.P. PUNNING ON INTERNAL WALLS & CEILING.  
 THE DEPTH OF THE U.G. WATER RESERVOIR SHALL NOT EXCEED THE  
 DEPTH OF THE FOUNDATION OF THE BUILDING.  
 ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING  
 BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R.

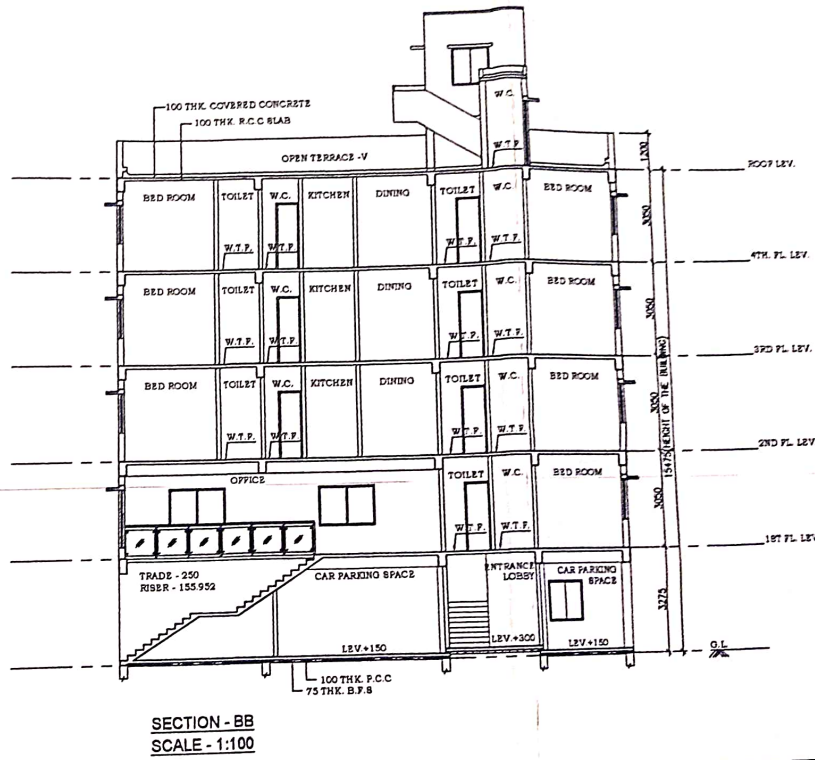
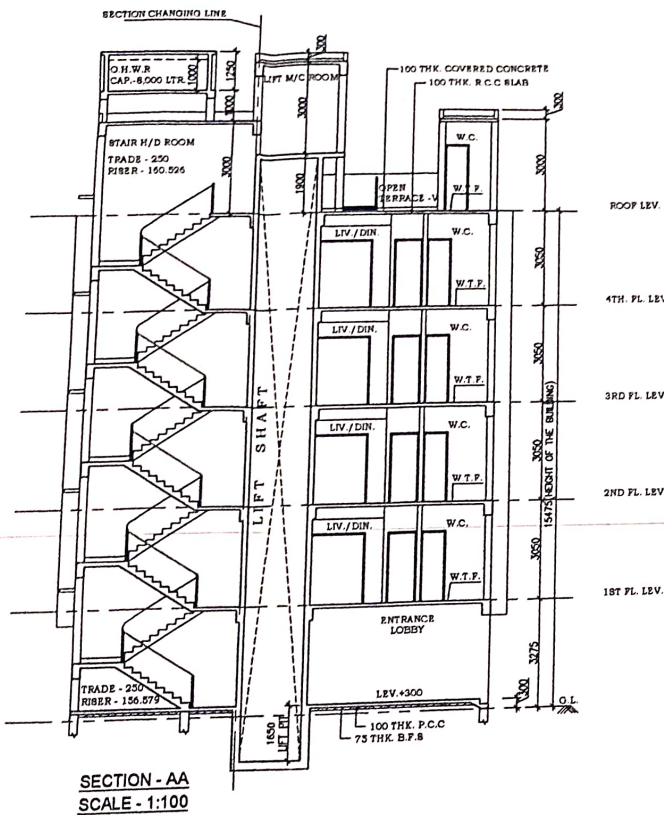
**CERTIFICATE OF STRUCTURAL ENGINEER**  
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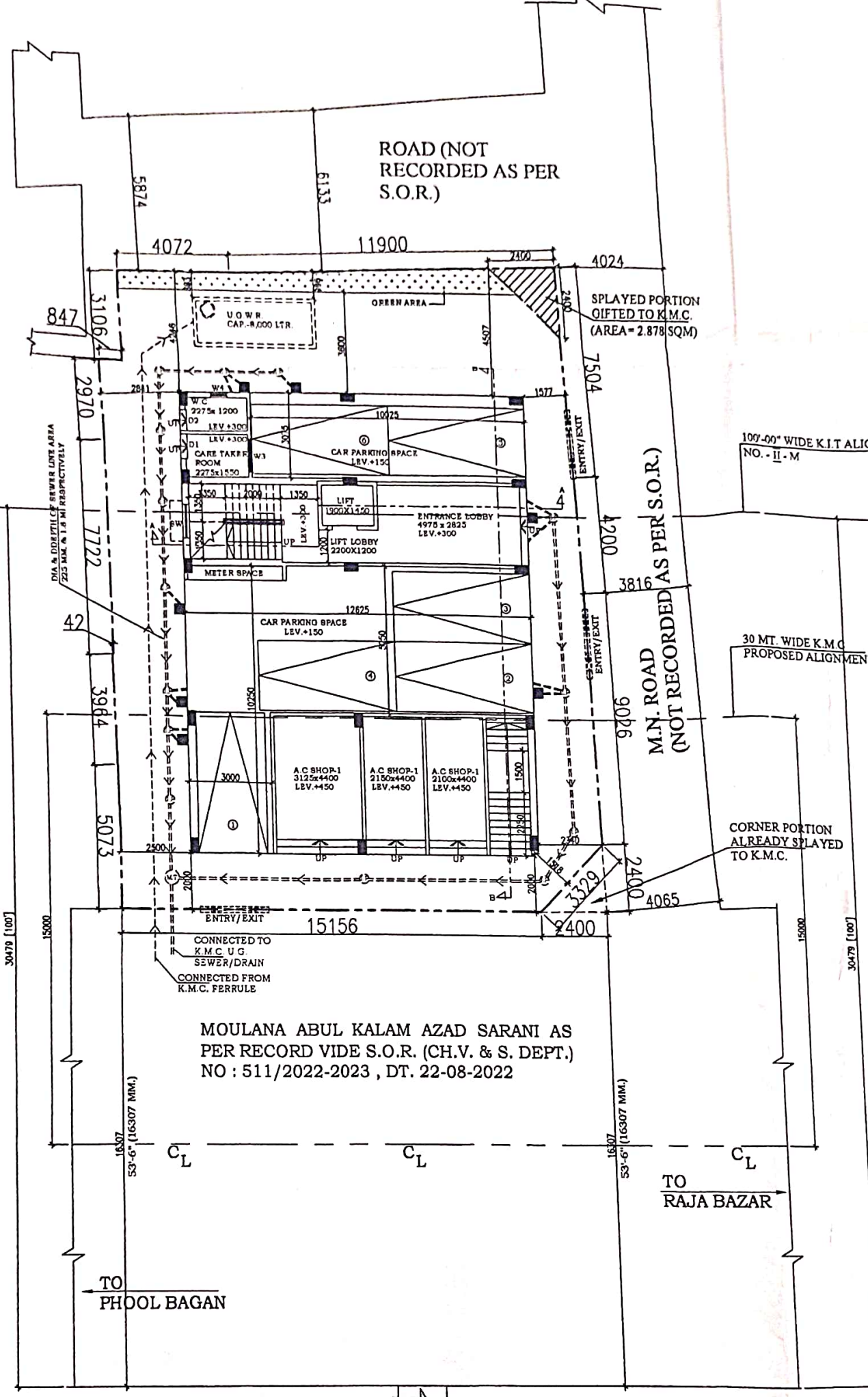
**FRONT SIDE ELEVATION**  
**SCALE- 1:100**



**RIFGT SIDE ELEVATION**  
**SCALE- 1:100**



NOTE:-  
LAND AREA = (AS PER DOCUMENTS) = 395.4  
823 E-14 C  
.....



ROAD (NOT RECORDED AS PER S.O.R.)

SPLAYED PORTION GIFTED TO K.M.C. (AREA=2.878 SQM)

100'-00" WIDE K.I.T ALIGNMENT NO. - II - M

M.N. ROAD (NOT RECORDED AS PER S.O.R.)

30 MT. WIDE K.M.C PROPOSED ALIGNMENT

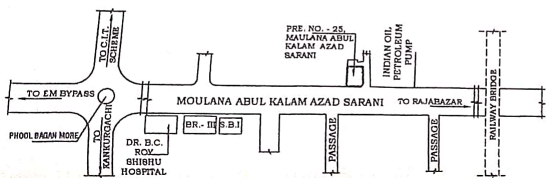
CORNER PORTION ALREADY SPLAYED TO K.M.C.

MOULANA ABUL KALAM AZAD SARANI AS PER RECORD VIDE S.O.R. (CH.V. & S. DEPT.) NO : 511/2022-2023 , DT. 22-08-2022

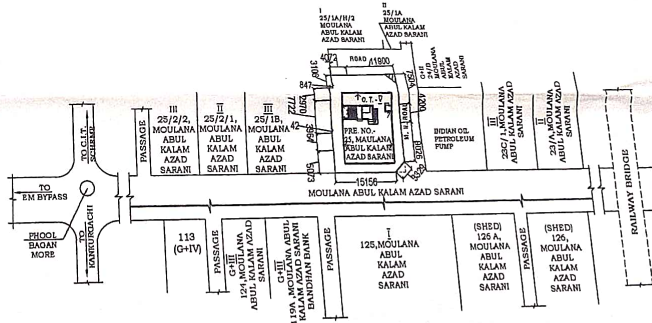
TO RAJA BAZAR

TO PHOOL BAGAN

GROUND FLOOR PLAN SCALE- 1:100



LOCATION PLAN  
SCALE-1:4000

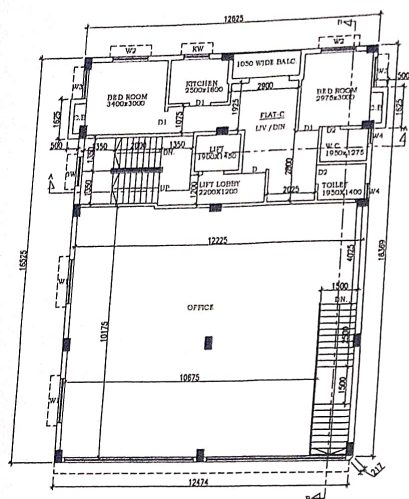


SITE PLAN  
SCALE-1:600

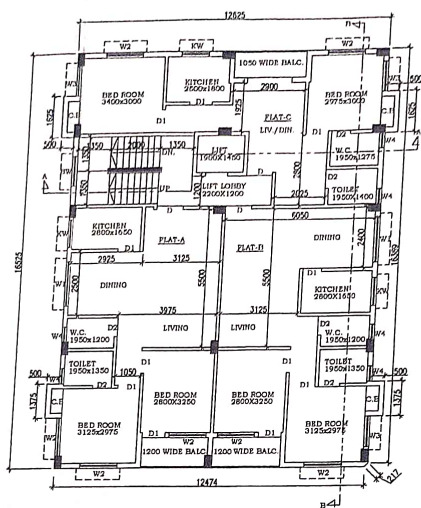


SITE -  
 LAND AREA - (AS PER DOCUMENT) = 255 445 SQ M  
 LAND AREA - (AS PER PHYSICAL MEASUREMENT) = 255 445 SQ M  
 REQUIRED GREEN AREA - 1.25% OF 255 445 SQ M  
 PROVIDED GREEN AREA = 10 430 SQ M (4.08%)

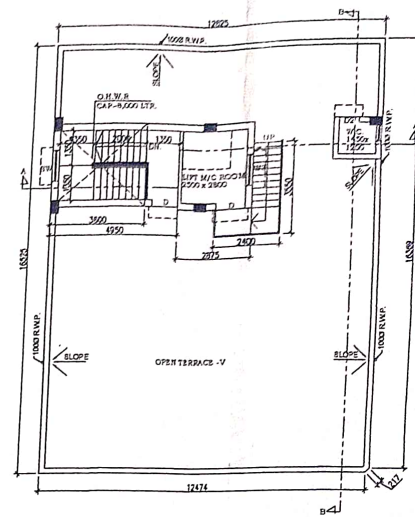
MARKED	DOORS		WIND
	FROM FLOOR	TO FLOOR	
D1	---	2150	1800x1200
D2	---	2150	900x2150
D3	---	2150	1200x1800
D4	900	2150	1800x1200
D5	900	2150	1800x1200
D6	900	2150	1800x1200
D7	1200	2150	1800x1200
D8	900	2150	1800x1200
D9	---	2150	1800x1200



FIRST FLOOR PLAN  
SCALE- 1:100



SECOND TO FOURTH FLOOR PLAN (TYPICAL)  
SCALE- 1:100



ROOF PLAN  
SCALE- 1:100