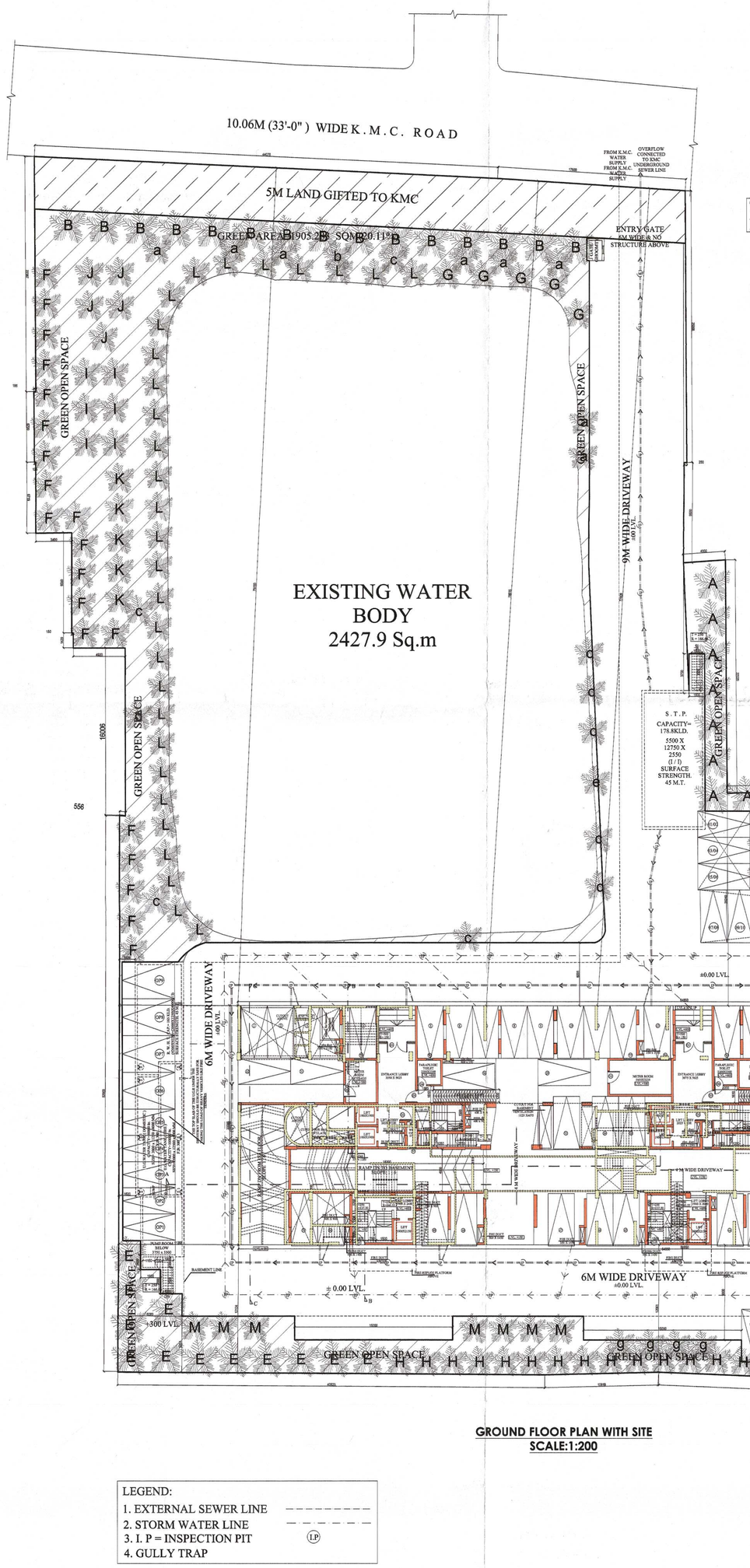
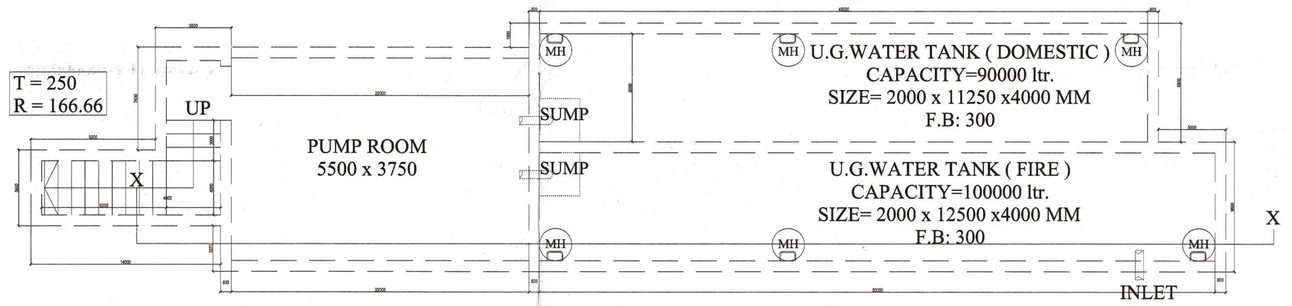
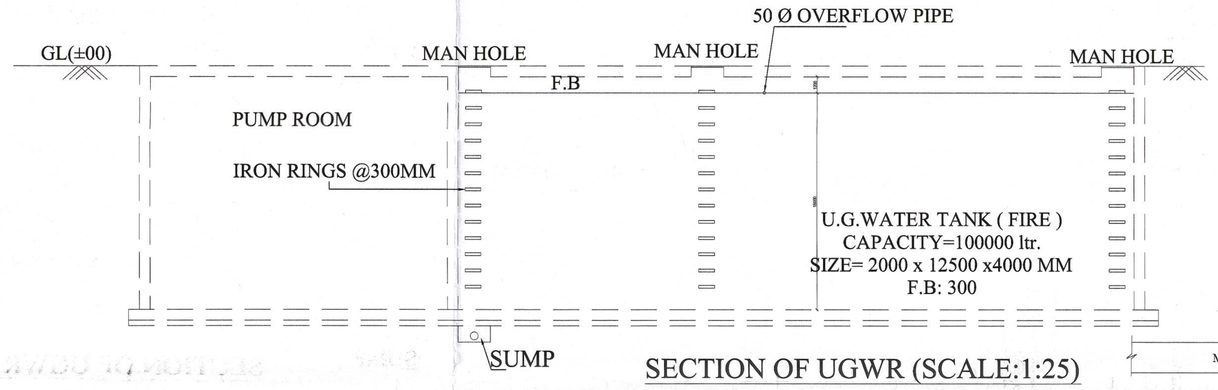


GROUND FLOOR PLAN WITH SITE
SCALE:1:200

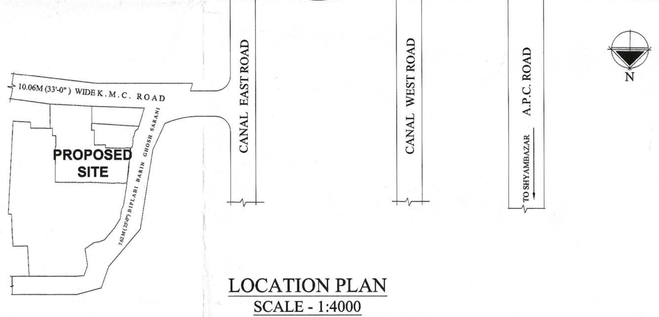
LEGEND:
1. EXTERNAL SEWER LINE
2. STORM WATER LINE
3. I. P = INSPECTION PIT (I.P)
4. GULLY TRAP



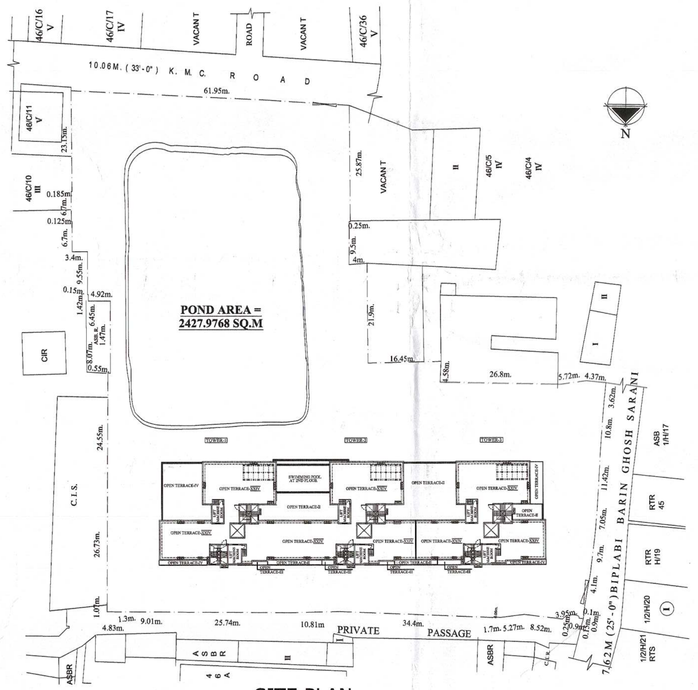
PLAN OF UGWR (SCALE:1:25)



SECTION OF UGWR (SCALE:1:25)



LOCATION PLAN
SCALE - 1:4000



SITE PLAN
SCALE - 1:600

STATEMENT OF THIS PLAN PROPOSAL

PART-A

1. ASSESSE NO: 110140305390
2. DETAL OF REGD.DEED
   i) — VOL NO.= 13, BEING NO. = 08671, BOOK NO. = 1, PAGE NO. =4584-4714 ,YEAR= 2013
   ii) VOL NO.= 1601-2016, BEING NO. =160102672, BOOK NO. = 1, PAGE NO.=4715-4735 ,YEAR= 2013
3. DETAL OF POWER OF ATTORNEY
   i) VOL NO.= 1601-2016, BEING NO. =160102672, BOOK NO. = 1, PAGE NO. =NA ,YEAR=NA
4. DETAL OF BOUNDARY DECLARATION
   VOL NO.= 1601-2016, BEING NO. =160102423, BOOK NO. = 1, PAGE NO. =8557-8559 , YEAR=2016
5. a) AREA OF LAND : 9474 sq.m.
   b) NO OF STOREY : B+G+XXII
6. a) NO. OF TENAMENTS : 248 NOS.

LIST OF EXISTING TREES

SL.NO.	COMMON NAME	MARK AS
1	COCONUT	a
2	DISNDARU	b
3	MANGO	c
4	TAL	d
5	BAKUL	e
6	JAAM	f
7	KATHAL	g

LIST OF PROPOSED TREES

SL.NO.	COMMON NAME	MARK AS
1	RADHACHURA	A
2	BLUE GULMOHAR	B
3	GRANTA	C
4	NEEM TREE	D
5	AMALTAS	E
6	COLUMBOOR	F
7	JARUL	G
8	PORUS	H
9	KUSUM	I
10	MANGO	J
11	JAMUN	K
12	DEBDARU	L
13	ARJUNA	M
14	BAKUL	N

AS PER SANCTION				AS BUILT U/R-2(A) & (B)			
PRINCIPLE USE GROUP :- RESIDENTIAL				PRINCIPLE USE GROUP :- RESIDENTIAL			
PART-B				PART-B			
1. AREA OF LAND = (AS PER DEED) =	9474.0	SQM		1. AREA OF LAND = (AS PER DEED) =	9474.00	SQM	
2. AS PER BOUNDARY DECLEARATION=	9474.0	SQM.		2. AS PER BOUNDARY DECLEARATION=	9474.00	SQM.	
3. A) SPLAY 0.0000 SQM B) STRIP OF LAND	314.62	SQM.		3. A) SPLAY 0.00 SQM B) STRIP OF LAND	0.00	SQM.	
3. C) NET AREA OF LAND AFTER SPLAY & STRIP OF LAND =	9159.18	SQM.		3. C) NET AREA OF LAND AFTER SPLAY & STRIP OF LAND =	9474.00	SQM.	
4. (i) PERMISSIBLE GROUND COVERAGE = 45.0 % =	4263.24	SQM.		4. (i) PERMISSIBLE GROUND COVERAGE =	45.0	% =	4263.30 SQM.
(ii) PROPOSED GROUND COVERAGE = 22.41 % =	1933.47	SQM.		(ii) PROPOSED GROUND COVERAGE =	20.406	% =	1933.31 SQM.
5. A) BUILDING HEIGHT = 79.75 M	5. B) ROAD WIDTH = 10.068 M			4. (i) HEIGHT =	79.75	M	5. B) ROAD WIDTH = 10.06 M
6. PROPOSED AREA CALCULATION :-				5. PROPOSED AREA CALCULATION :-			
A. TOTAL PROPOSAL				A. FOR RESIDENTIAL :			

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
BASEMENT	2822.07	54.34	10.57	0.00	2777.16
GROUND	1933.47	332.94	58.68	24.00	1497.85
1ST	1933.47	318.35	91.50	24.00	1501.62
2ND	1402.23	123.71	91.50	24.00	1293.02
3RD	1273.33	350.85	91.50	18.00	774.98
4TH	1243.68	72.83	91.50	24.00	1055.35
5TH	1242.87	71.55	91.50	24.00	1056.82
6TH	1242.87	71.55	91.50	24.00	1056.82
7th	1242.87	70.65	91.50	24.00	1056.82
8th	1242.87	71.55	91.50	24.00	1056.82
9th	1242.87	71.55	91.50	24.00	1056.82
10th	1242.87	71.55	91.50	24.00	1056.82
11th	1242.87	70.65	91.50	24.00	1056.82
12th	1242.87	71.55	91.50	24.00	1056.82
13th	1242.87	71.55	91.50	24.00	1056.82
14th	1242.87	71.55	91.50	24.00	1056.82
15th	1242.87	70.65	91.50	24.00	1056.82
16th	1242.87	71.55	91.50	24.00	1056.82
17th	1242.87	71.55	91.50	24.00	1056.82
18th	1242.87	71.55	91.50	24.00	1056.82
19th	1242.87	70.65	91.50	24.00	1056.82
20th	1242.87	71.55	91.50	24.00	1056.82
21st	1242.87	71.55	91.50	24.00	1056.82
22nd	1242.87	71.55	91.50	24.00	1056.82
23rd	1228.14	69.65	91.50	24.00	1043.99
TOTAL =	34392.45	2832.97	2203.95	570.00	28886.53

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
BASEMENT	2817.97	00.00	24.56	18.00	2775.41
GROUND	1933.31	385.93	54.50	27.00	1346.28
1ST	1933.31	351.31	54.50	27.00	1460.50
2ND	1451.44	75.65	54.50	27.00	1294.15
3RD	742.18	68.23	90.00	27.00	556.94
4TH	1346.52	69.37	90.00	27.00	1060.15
5TH,8TH, 11TH,14TH, 20TH & 23RD	1346.52X6=7479.12	69.37X6=416.22	540.00	162.00	6360.90
6TH,7TH,9,10TH, 12TH,13TH,15TH, & 22ND	1346.52X3=4233.06	69.37X3=346.85	450.00	135.00	3300.70
16TH,17TH,18TH, & 19TH	1346.52X4=5386.08	69.37X4=277.48	360.00	108.00	4240.60
21ST & 22ND	1346.52X2=2693.04	69.37X2=138.74	180.00	54.00	2120.30
12TH	1346.52	69.37	90.00	27.00	1060.15
17TH	1346.52	69.37	90.00	27.00	1060.15
TOTAL =	33808.61	2148.07	2198.06	666.00	28796.46

6. TENEMENTS & CAR PARKING CALCULATION :- (A) RESIDENTIAL :						
MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	TENAMENT SIZE & NO.	
A	88.39	22.74	109.13	42	50=475 1 NO.	
B	82.34	21.67	104.01	42		
C	88.56	22.78	109.34	38		
D	80.84	21.27	102.11	2		
E	70.57	18.57	89.14	20	75=1100 79 NOS.	
F	70.59	18.58	89.17	20		
G	71.54	18.66	89.10	15		
H	72.48	18.54	89.00	15		
I	80.65	21.22	101.87	19	100=1080 168 NOS.	
J	80.67	21.23	101.90	19		
K	85.88	22.60	108.48	4		
L	70.62	18.64	89.46	4		
M	69.49	18.66	78.15	4		
N	68.48	18.68	86.46	1		
O	67.84	15.17	72.81	1		
P	80.73	21.25	101.98	2		

(D) ASSEMBLY				
TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA	NO OF FIXED SEAT	
1365.29	0.00	693.43	0	

7A. TOTAL REQUIRED CAR PARKING :-						
7B. TOTAL PROVIDED CAR PARKING :-						
OPEN (1 LAYER) =	OPEN (2 LAYER) =	COVERED (GR) 1 LAYER=	COVERED(GR) 2 LAYER=	COVERED (OTHER) 1 LAYER=	COVERED (OTHER) 2 LAYER=	
11	80	50	0	128	0	269

8. PERMISSIBLE AREA FOR PARKING :- MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQM)	8370.00	7720.00
9. PROVIDED AREA OF PARKING :- TOTAL	5487.36	SQM
GROUND 1223.6 OTHER THAN GROUND	4263.76	SQM
10. PERMISSIBLE F.A.R =	2.475	
11. PROPOSED F.A.R =	2.471	

6. TENEMENTS & CAR PARKING CALCULATION :- (A) RESIDENTIAL :						
MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQ./ADD CAR PARKING	
T1 FLAT-A	95.81	33.95	128.76	20	01	
T1 FLAT-B	139.88	47.47	186.66	20	01	
T1 FLAT-C	90.09	30.99	121.08	20	01	
T2 FLAT-A	94.65	33.55	127.20	20	01	
T2 FLAT-B	138.61	47.67	186.28	20	01	
T2 FLAT-C	91.31	31.37	122.68	20	01	
T3 FLAT-A	95.81	32.95	128.76	20	01	
T3 FLAT-B	138.61	47.67	186.28	20	01	
T3 FLAT-C	90.62	31.17	122.12	20	01	
7A. TOTAL REQUIRED CAR PARKING :-					180	
7B. TOTAL PROVIDED CAR PARKING :-					269	

OPEN (3 LAYER) =	OPEN (2 LAYER) =	COVERED (GR) 1 LAYER=	COVERED(GR) 2 LAYER=	COVERED (1ST) 1 LAYER=	COVERED (FIRST) LAYER=	TOTAL
9	39 X2 = 78	51	0	58	43	269

8A. PERMISSIBLE AREA FOR PARKING IN BASEMENT:-	AS PER NOC	ACTUAL	EXEMPTED
	3320	2704.71	2704.71
8B. PERMISSIBLE AREA FOR PARKING IN GROUND:-	1275	1258.20	1258.20
8C. PERMISSIBLE AREA FOR PARKING IN FIRST:-	1720	1396.41	1396.41
9. PROVIDED AREA OF PARKING :-	6313	5359.32	5359.32
10. PERMISSIBLE F.A.R =	2.5= 225 (50%) =2.475		
11. PROPOSED F.A.R =	2.474		
13. STAIR HEAD ROOM AREA :-	115.67	SQM	
15. LIFT MACHINE ROOM AREA :-	80.27	SQM	
14. OVER HEAD TANK AREA :-	115.67	SQM	
15. AREA OF CUP BOARD =	317.41	SQM	
16. AREA OF FIRE REFUGE PLATFORM =	189.00	SQM	
17. LIFT MACHINE ROOM STAIR AREA =	15.75	SQM	
18. TRUE J HEIGHT BALCONY	56.50	SQM	
19. OTHER AREA ONLY FOR FEES [EXEMPTED AREA =1226.68E] =	4481.83	SQM	
20. TREE COVER AREA	= 1855.85	SQM	20.338%

NOTES :

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THICK. INTERNAL WALLS ARE125 THK. IF NOT MENTIONED OTHERWISE IN DRAWING.
3. ALL DIMENSIONS & DIRECTIONS ARE MM. PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.
6. R.C.C. FRAMED STRUCTURE.
7. IN CASE DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

DOORS & WINDOWS SCHEDULE

DOORS				WINDOWS			
MKD.	WIDTH	LINTEL HT.	SILL HT.	MKD.	WIDTH	HEIGHT	SILL HT.
D1	2000	2250	-	W1	1500	1950	300
D2	1500	2250	-	W2	1200	1950	300
D3	1200	2250	-	W3	1000	1950	300
D3'	1200	2200	-	W4	1000	1200	1050
D4	1150	2250	-	W5	600	1000	1250
D5	1000	2250	-	W6	1200	1000	1250
D6	900	2250	-	W7	600	1000	1250
D7	750	2250	-	V	3000	600	1650
SD	2250	2250	-	SW	1200	1650	600
FCD	1200	2250	-	D/W	1500	2250	300
SD1	1200	2250		D/W1	1500	2250	1050
F.G.	FIXED GLASS AS PER STRUCTURE						

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE U.B.A & SIE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & S.E DURING CONSTRUCTION. I SHALL ENGAGE S.E FOR STRUCTURE. I SHALL BE SOLELY 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 U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF LIASENE BEFORE STARTING OF BUILDING FOUNDATION.

For Swastik Projects Pvt. Ltd.
K.C.Lunawat
Director
K.C.LUNAWAT
SWASTIK PROJECTS PVT. LTD.
13,BRADDEPARI SARANI
KOLKATA-700001
SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER
CERTIFIED THAT, THE STRUCTURAL DESIGN &DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN DESIGNED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PERTHE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SANJIB GUHA
B.SC., B.E., FIE-(F-11545-5)
CHARTERED ENGINEER
ENLISTED STRUCTURAL REVIEWER, K.M.C.

SANJIV J. PAREKH
M.E.(STRUCT.), M.E.(CONST. ENG), B.E., FIE-(F-818202-4)
CHARTERED ENGINEER
L. S. E. No. 104 (1) K. M. C.
SIGNATURE OF S.E.

CERTIFICATE OF GEO-TECHNICAL ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ASIM SARKAR
BCE, ME (SOIL), M. TECH (STRUCTURE), MIGS MNE
EMPANELLED GEOTECHNICAL ENGINEER
K.M.C. REGISTRATION NO. 1/2
SIGNATURE OF G.T.E.

CERTIFICATE OF ARCHITECT
CERTIFIED THAT I HAVE PREPARED THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING THEREIN HAS BEEN DESIGNED AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN. NO PROVISION OF KMC BUILDING RULES VIOLATED

INDRANIL GHOSH.
CA/2002/70794
COUNCIL OF ARCHITECTURE
GOVT. OF INDIA.
INDRANIL GHOSH
ARCHITECT
SIGNATURE OF ARCHITECT

PROJECT :

REGULARIZATION PLAN U/R -26(2A) FOR B+G+XXIII STORIEDHT.=79.75 MTS.)RESIDENTIAL BUILDING AT PREMISES NO. 46A/1 BIPLABI BARIN GHOSH SARANI,WARD NO. 14,BOROUGH-III,P.S.-MANICTALA,KOLKATA-700015,IN DEVIATION FROM SANCTION VIDE B.P. NO.-2021030076, DATED 29.11.2021

CONTENTS :
GROUND FLOOR PLAN WITH SITE,SITE PLAN, KEY PLAN,UGR DETAILS

SUBMISSION DRAWING

NORTH	DRG.NO.	MA/AR/46ABISNG(III)DS(R/0)	
	REV. DATE	REV. NO.	
	SCALE	1:50, 1:200, 1:600, 1:4000,	DEALT AMIT
	DATE 27.09.2022		CHECKED KAJAL

akriti
ARCHITECTS ENGINEERS INTERIORS
3/1, RAJA RAJKRISHNA ROAD, BALLY, HOWRAH
Ar.Indranil Ghosh