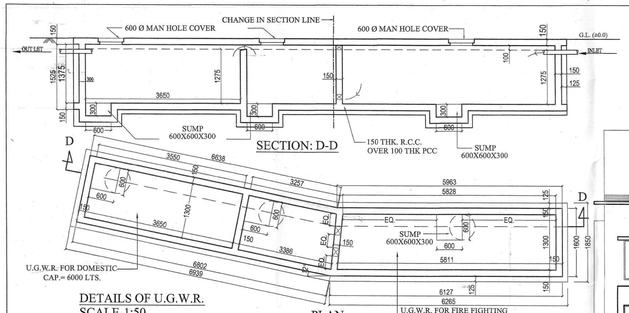
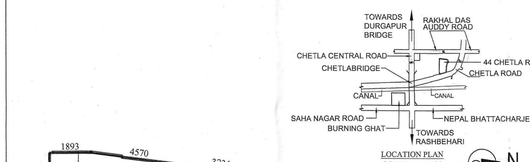
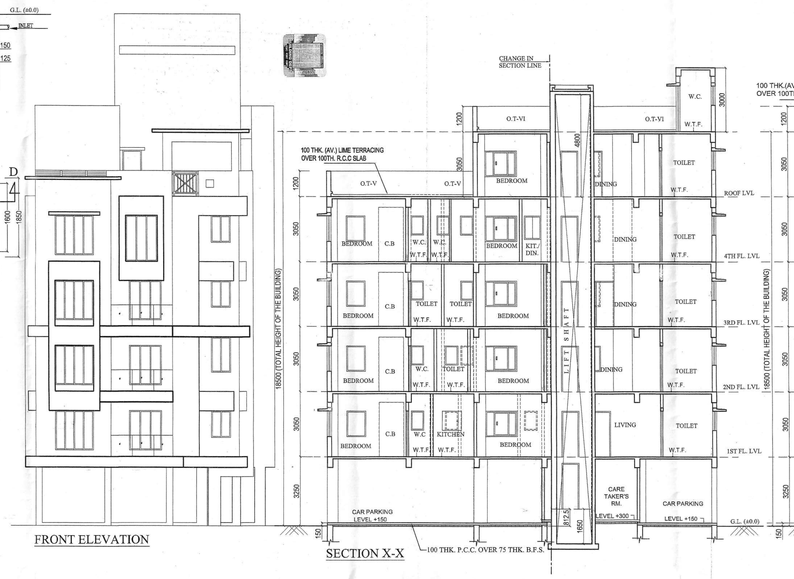


DETAILS OF U.G.W.R.
SCALE-1:50

PLAN

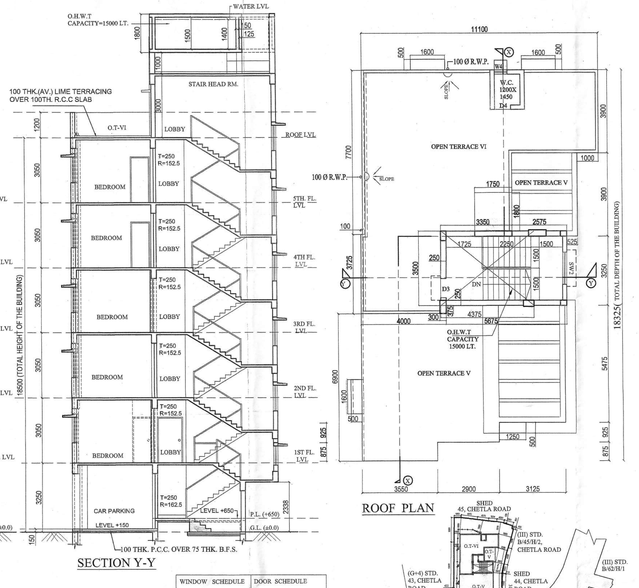


LOCATION PLAN
SCALE = 1 : 4000



FRONT ELEVATION

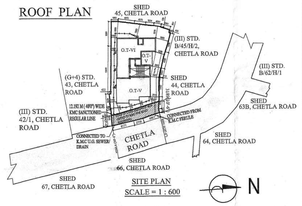
SECTION X-X



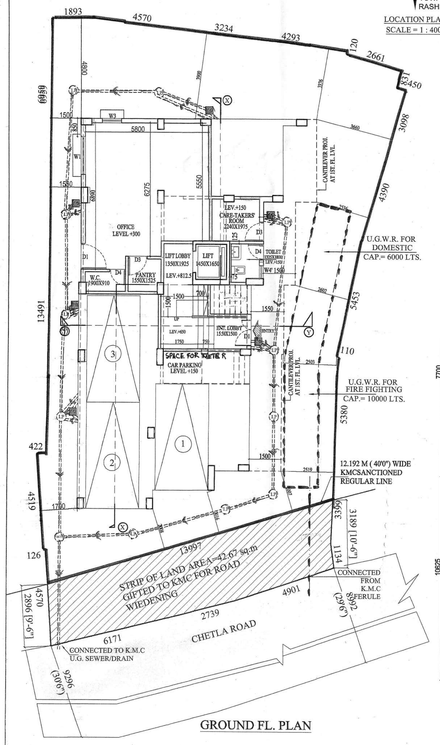
SECTION Y-Y

ROOF PLAN

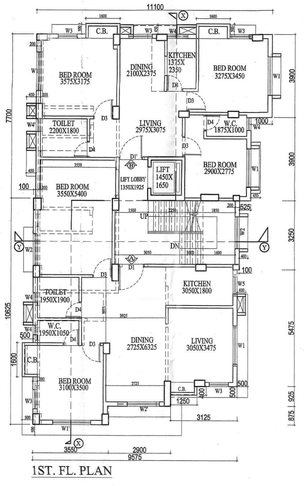
WINDOW SCHEDULE				DOOR SCHEDULE			
TYPE	WIDTH	HT.	SILL	TYPE	WIDTH	HT.	SILL
W1	1800	1200	950	D1	1200	2150	-
W2	1500	1200	950	D2	1000	2150	-
W3	900	1200	950	D3	900	2150	-
W4	600	900	950	D4	750	2150	-
W5	1000	1200	950				
SW	1500	900	700				
SW2	1500	1200	900				

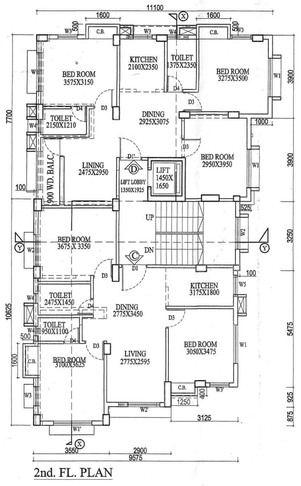


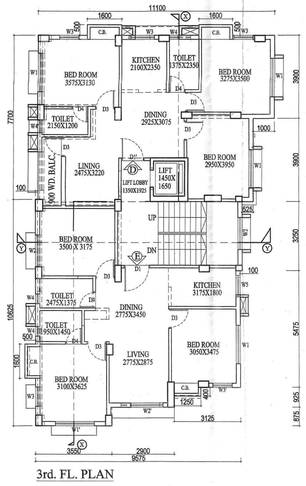
SITE PLAN
SCALE = 1 : 600

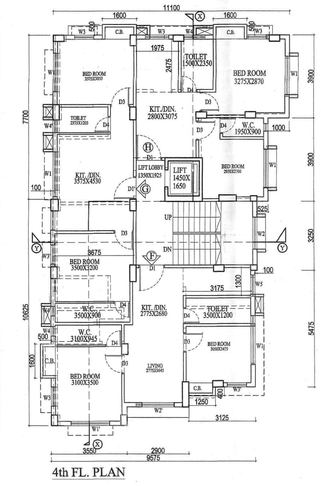


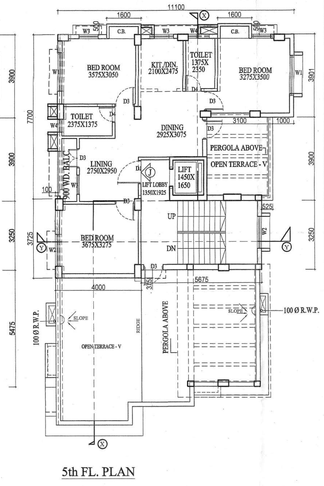
GROUND FL. PLAN











STATEMENT OF THE PLAN PROPOSAL

A

1. ASSESSE NO : 110820400914
2. DETAILS OF REGISTERED DEED
   BOOK NO : 1 — VOL. NO. : 1601-2018
   BEING NO. : 160101126 — PAGE NO. : 41061-41091
   YEAR : 2018 — PLACE : D.S.R.-I SOUTH 24 PARGANAS
3. DETAILS OF POWER
   BOOK NO : 1 — VOL. NO. : 1605-2019
   BEING NO. : 160503343 — PAGE NO. : 116131-116154
   YEAR : 2019 — PLACE : A.D.S.R ALIPORE
4. DETAILS OF BOUNDERY DECLARATION DEED
   BOOK NO : 1 — VOL. NO. : 1605-2019
   BEING NO. : 160503919 — PAGE NO. : 137597-137613
   YEAR : 2019 — PLACE : A.D.S.R ALIPORE
   LAND AREA(AS PER DEED) : 5K-13CH-43 SQFT = 392.79 SQM
   LAND AREA(AS PER PHYSICAL MEASUREMENT) : 391.99 SQM
   NO. OF STORY'S : G+V

B

1. GROUND COVERAGE	: 175.629 sq.m
2. PROPOSED F.A.R	: 1.956
3. TOTAL COVERED AREA	: 841.802 sq.m
4. PROVIDED CAR PARKING AREA	: 76.704 sq.m
5. NO. OF REQUIRED CAR PARKING SPACE	: 03 NOS
6. NO. OF PROVIDED CAR PARKING SPACE	: 03 NOS
7. PROPOSED HEIGHT	: 18.5 M.

STATEMENT OF AREA

LAND AREA: 5K-13CH-43 SQFT = 392.79 SQM
(AS PER DEED)
LAND AREA(AS PER PHYSICAL MEASUREMENT):391.99 SQM
STRIP OF LAND AREA=42.67 sq.m
GIFTED TO KMC FOR
ROAD WIEDENING
NET LAND AREA= (391.99-42.67)= 349.314 sq.m

PERMISSIBLE F.A.R..... : 2.25

PERMISSIBLE GROUND COVERAGE..... : 192.206 SQ.M. (55.033%)

PROPOSED GROUND COVERAGE..... : 175.629 sq.m (50.278%)

	RESIDENTIAL	DEDUCTION AREA (IF ANY IN SQTO) LIFT WELL	LIFT LOBBY	STAIR WAY	NET COVER AREA
SANC. GR. FL. AREA	150.727	0.00	2.599	9.319	138.809
SANC. 1ST. FL. AREA	175.629	2.393	2.599	15.75	154.887
SANC. 2ND. FL. AREA	175.629	2.393	2.599	15.75	154.887
SANC. 3RD. FL. AREA	175.629	2.393	2.599	15.75	154.887
SANC. 4TH. FL. AREA	175.629	2.393	2.599	15.75	154.887
PROP. 5TH. FL. AREA	104.187	2.393	2.599	15.75	83.445
TOTAL AREA	957.43	11.965	15.594	88.069	841.802

PERMISSIBLE BUILT - UP AREA ..... : 881.977 SQ.M.

PROPOSED BUILT UP AREA ..... : 841.802 SQ.M

BONUS CAR PARKING AREA ..... : 75 SQ.M

NET BUILT UP AREA (841.802 - 75) ..... : 766.802 SQ.M

PROPOSED F.A.R : (766.802 / 391.99) : 1.956

TENEMENT CALCULATION
(all area in sqmt)

TENEMENT/ MKD	TENEMENT AREA	AREA TO BE ADDED	TENEMENT AREA (ACT)	NO. OF FLAT	NO. OF CAR
FLAT A	83.132	16.047	99.179	1	
FLAT B	69.387	13.394	82.781	1	
FLAT C	74.864	14.451	89.315	1	3
FLAT D	78.101	15.076	93.177	2	
FLAT E	74.418	14.365	88.783	1	
FLAT J	79.176	15.283	95.459	1	
FLAT G	52.381	10.111	62.492	1	0
FLAT F	53.596	10.345	63.941	1	
FLAT H	46.99	9.07	56.06	1	

BUILT-UP-AREA OF OFFICE = 45.402 sq.m

CARPET AREA OF OFFICE = 40.23 sq.m

CAR PARKING REQUIRED : 03 NO.

CAR PARKING PROVIDED : 03 NO.

PROVIDED CAR PARKING AREA : 76.704 sq.m

PERMISSABLE CAR PARKING AREA : 75 SQ.M.

EXEMPTED AREA : LIFT LOBBY + STAIR :
15.594+88.069 = 103.663 SQ.M.

STAIR HEAD ROOM AREA : 20.738 SQ.M.

OVER HEAD TANK AREA : 15.312 SQ.M.

SERVICE TOILET : 2.96 SQ.M.

AREA OF CUP-BOARD :
= (2.9 SQM. PER FL. X 4 FLOORS)+ 1.6
= (11.6+1.6)
= 13.2 SQ.M.

OTHER AREA FOR FEES : EX. +CB
= (103.663+13.2)
= 116.863 SQM.

CERTIFICATE OF STRUCTURAL ENGINEER

I HERE BY CERTIFIED THAT THE ERECTION OF G+V STORIED RESIDENTIAL BUILDING OF PRE. NO.- 44, CHETLA ROAD, KOLKATA- 700027, BOROUGH NO. - IX, WARD NO.- 82 , P.S.- CHETLA , HAVE BEEN ERECTED . SANCTION VIDE B.P. NO : 2019090047 , DATE : 26.09.19. ADDITION FROM U/C 4 SANCTION VIDE B.P. NO. 2020090031 ; DATE : 05.11.2020 WITH SOME CHANGES, THE WORK HAS BEEN COMPLETED TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MEITERIALS (QUALITY AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENARAL AND DETAILS SPECIFICATIONS. NO PROVISIONS OF K.M.C. BUILDING RULE 2009. HAVE BEEN VIOLATED IN COURSE OF WORK. THE STRUCTURE IS SAFE AND STABLE IN ALL RESPECTS AND FIT FOR USE.

TAMAL KANTI BANDYOPADHYAY
BCE (J.U)
FSE / I/39)
TAMAL KANTI BANDYOPADHYAY
E.S.E.-II/393
SIG. OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

I HERE BY CERTIFIED THAT THE ERECTION OF G+V STORIED RESIDENTIAL BUILDING OF PRE. NO.- 44, CHETLA ROAD, KOLKATA- 700027, BOROUGH NO. - IX, WARD NO.- 82 , P.S.- CHETLA , HAVE BEEN ERECTED SANCTION VIDE B.P. NO : 2019090047 , DATE : 26.09.19. ADDITION FROM U/C 4 SANCTION VIDE B.P. NO. 2020090031 , DATE : 05.11.2020. WITH SOME CHANGES, THE WORK HAS BEEN COMPLETED TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE METERIALS (QUALITY AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENARAL AND DETAILS SPECIFICATIONS. NO PROVISIONS OF K.M.C. BUILDING RULE 2009. HAVE BEEN VIOLATED IN COURSE OF WORK.

ANJAN UKIL
Architect
C.O.A. Regn. No.- CA/94/16721
L.B.A. A-271
ANJAN UKIL (CA/94/16721)
SIG. OF ARCHITECT.

DECLARATION OF OWNER.

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT I ENGAGED L.B.A. & E.S.E.AND FOLLOWED THEIR INSTRUCTION DURING CONSTRUCTION OF THE BUILDING (AS PER BS PLAN).THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

PIONEER CONSTRUCTION
Proprietor
SRI TARAK SINGHA ROY,
PROPRIETOR OF PIONEER CONSTRUCTION,
C/O SMT. MAHUYA SAIN, M/S. VIOLA SAIN
SIGNATURE OF OWNER

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL 2- SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

TITLE :-
GROUND FLOOR PLAN, FIRST FLOOR PLAN , 2ND. FLOOR PLAN, 3RD. FLOOR PLAN, 4TH. FLOOR PLAN , 5TH. FLOOR PLAN , ROOF PLAN, DETAIL OF U.G.WATER RESERVOIR, SITE PLAN , LOCATION PLAN, SECTIONS, ELEVATION.

PROJECT :-
REGULARISATION PLAN U/R 26 (2a & 2b) OF K.M.C.
BUILDING RULE 2009 FOR (G+V) STORIED (18.50 M. HT.) RESIDENTIAL BUILDING AT PREMISES NO. 44, CHETLA ROAD, KOLKATA- 700027, WARD NO.- 82 , BOROUGH NO. - IX, P.S.- CHETLA, SANCTION VIDE B.P. NO : 2019090047 DATE : 26.09.19
ADDITION PARTLY ONE FLOOR U/S 394 READ WITH CIRCULAR 4 DATED-5.8.2019, SANCTION VIDE B.P. NO. 2020090031, DATE : 5.11.2020

JOB NO.	1084	
DRG. NO.	ARCH/CORP-01	
DATE	10.11.2020	
DEALT	SULAGNA	SCALE -1:100

Anjan Ukil
architect