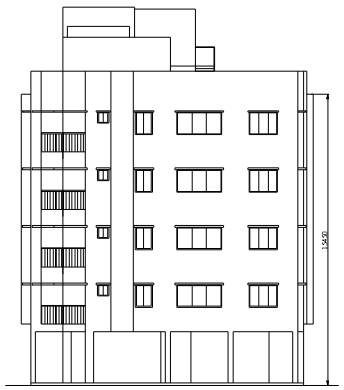
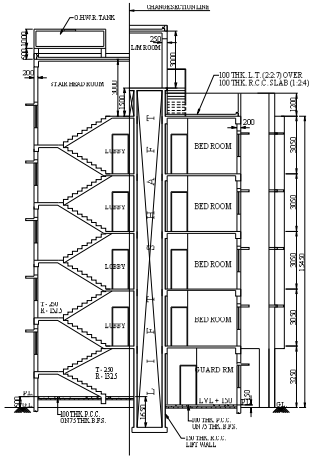


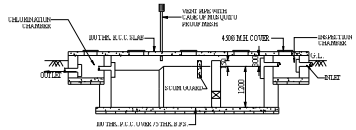
FRONT ELEVATION

SOUTH WEST ELEVATION



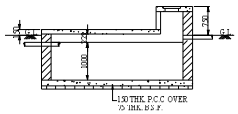
SECTION - A - A

EXISTING GROUND FLOOR PLAN



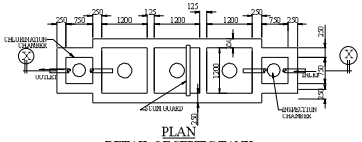
SECTION AT -X - X

SCALE - 1:50



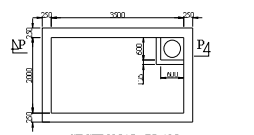
SEC - P - P
SECTIONAL ELEVATION

SCALE - 1:50



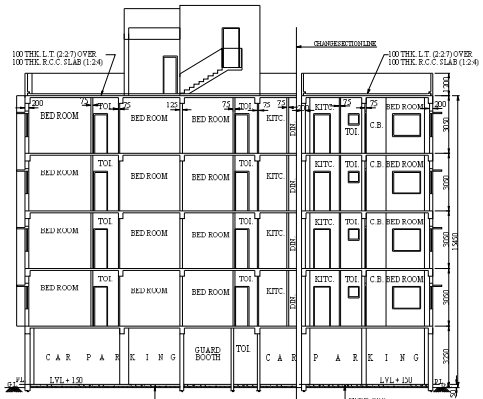
PLAN
DETAIL OF SEPTIC TANK
FOR 100 USERS.

SCALE - 1:50

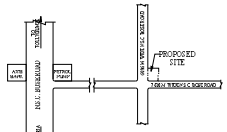


SECTIONAL PLAN
DETAIL OF SEMI U.G. WATER RESERVOIR
CAPACITY = 800 GALLONS

SCALE - 1:50

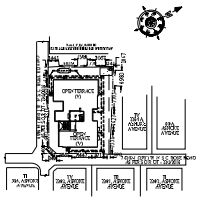


SECTION - B - B



LOCATION PLAN

SCALE - 1:4000

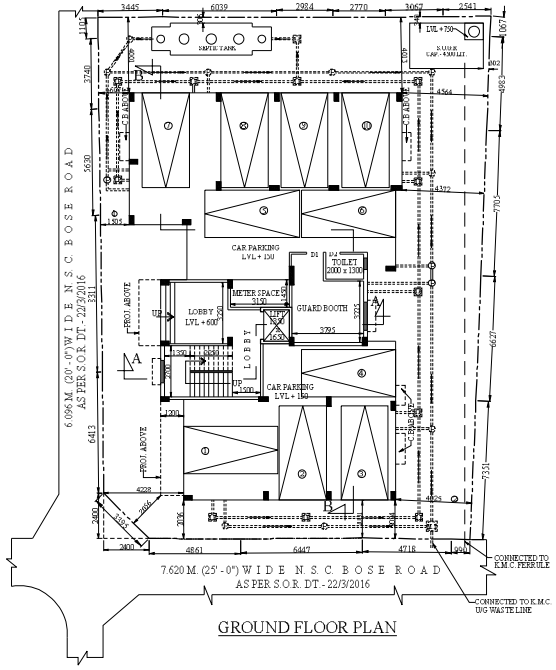


SITE PLAN

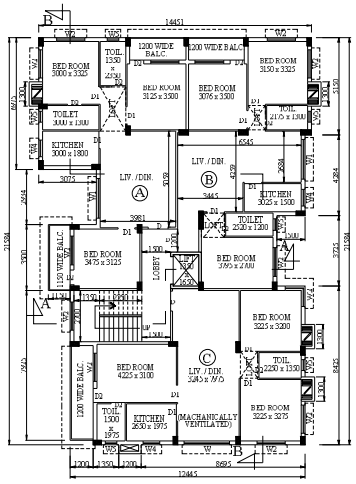
SCALE - 1:500

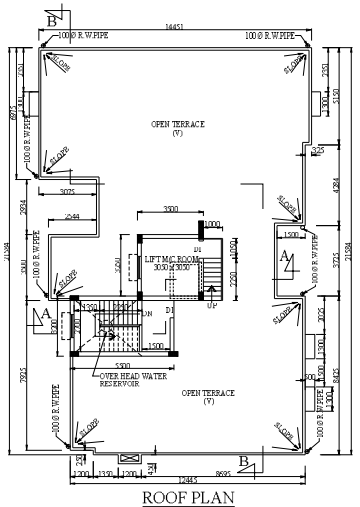
SCHEDULE OF DOOR		
TYPE	WIDTH	HEIGHT
D	1000	2100
D1	900	2100
D2	750	2100

SCHEDULE OF WINDOW			
TYPE	WIDTH	HEIGHT	SILL
W1	2400	1200	900
W2	1200	1200	900
W3	900	900	1200
W4	600	600	1500
W	2400	1200	900



GROUND FLOOR PLAN





ROOF PLAN

NOTES & SPECIFICATIONS

1. ALL SORTS PRECAUTIONARY MEASURE WILL BE TAKE AT THE TIME OF CONST.
2. ALL MAIN WALL 200 TH. ALL PARTITION WALL 125 TH.& 75 TH.
3. BRICK WORK 200 TH. MORTER 1:6 & BRICK WORK 125 TH & 75 TH. MORTER 1:4.
4. ALL R.C.C. WORKS SHOULD BE (1:1.5:3)
5. GRADE OF STEEL Fe - 500, I.S.CODE 1786 1979.
6. GRADE OF CONC. M-20.
7. ALL OTHER MATERIALS USED AS PER I.S. CODE.
8. 25 TH D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
9. LIME TERRACING BRICK KHOA SURKI & LIME 7:2:2.
10. THE DEOTH OF U.G.W. RESV. WILL NOT BE EXCEED THE DEPTH BUILDING FOUNDATION.
11. THE FLOOR WILL BE FINISH BY MARBLE TILES.

SPACE FOR K. M. C. SEAL

MAIN CHARACTERISTICS OF THE PROPOSAL

Part - A

1. Assessee No :- 21898602667
2. Details of Registered Power of Attorney - NIL
3. Name of the Owner :- M/S PUNITA PROPERTIES PVT. LTD.
4. Name of the Applicant :- RAMESH CHAND SINGH (DIRECTOR)
5. Details of Sale of Land - NIL
6.(a) Details of Registered deed : Book No. - 1, C.D. Volume No - 24, Pages. - 1316 to 1337, Being No. - 09216, For the year 2014 Registered at - A.R.A. - I.
(b) Details of Registered boundary Declaration : Book No. - 1, Volume No. - 1901-2016, Pages. - 160093 to 156105, Being No. - 190104618, For the year 2016, Reg. at - A.R.A. - I Kolkata.

Part - B

01. Area of Land
As per deed = 588.34 sq.m.
As per boundary declaration = 582.79 sq.m.
As per D.L.C. = 588.34 sq.m.
Permissible Ground Coverage = 276.395 sq.m. (50 %)
Proposed Ground Coverage = 276.088 sq.m. (49.939 %)

02. Net area of land = 582.79 sq.m. (as per measurement)

7.

	Covered Area (Including Stair, Lift Duct & Lobby)	Total Exempted Area: Stair Way Area	Total Exempted Area: Lift Lobby	Lift Duct Area	Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	260.949 sq.m.	13.77 sq.m.	2.738 sq.m.	-	249.461 sq.m.
First Floor	276.088 sq.m.	13.77 sq.m.	2.738 sq.m.	2.228 sq.m.	257.322 sq.m.
Second Floor	276.088 sq.m.	13.77 sq.m.	2.738 sq.m.	2.228 sq.m.	257.322 sq.m.
Third Floor	276.088 sq.m.	13.77 sq.m.	2.738 sq.m.	2.228 sq.m.	257.322 sq.m.
Fourth Floor	276.088 sq.m.	13.77 sq.m.	2.738 sq.m.	2.228 sq.m.	257.322 sq.m.
Total	1376.301 sq.m.	68.85 sq.m.	13.69 sq.m.	8.912 sq.m.	1278.749 sq.m.

Service Area
1. Service Area at Ground Floor = 49.761 sq.m.
2. Service Area at Typ. Floor = 19.432 sq.m.

8.(A) Parking Calculation

Mid.	Tenement Size	Proportional Area to be added	Actual Tenement Area	No. of Tenement	Required Car parking
1St, 2Nd, 3Rd. & 4Th Floor	Between 75 to 100 sq.m.				
	A	84.103 sq.m.	11.363 sq.m.	95.466 sq.m.	4	4 Nos.
	B	82.110 sq.m.	11.094 sq.m.	93.204 sq.m.	4	
	Above 100 sq.m.					4 Nos.
	C	88.134 sq.m.	11.915 sq.m.	100.099 sq.m.	4	
	Total Parking Required					8 Nos.

B) No. of Parking Provided = 10 Nos. Covered & Open = Nil.
C) Permissible Area of Parking = Ground Floor 8 Nos. x 25 = 200 sq.m.
D) Actual Area of Parking provided = Ground Floor = 206.388 sq.m.

9. Permissible F. A. R. = 2
Proposed F. A. R. = 1278.749 / 582.79 = 1.951

10. Statement of Other Areas for Fees

Floor	Left	Cupboard
Ground Floor	-	-
First Floor	7.02 sq.m.	2.6 sq.m.
Second Floor	7.02 sq.m.	2.6 sq.m.
Third Floor	7.02 sq.m.	2.6 sq.m.
Fourth Floor	7.02 sq.m.	2.6 sq.m.
Total	28.08 sq.m.	10.4 sq.m.

11. Stair Case Area = 17.372 sq.m.
12. Roof Tank Area = 12.16 sq.m.
13. Roof Toilet Area if Any = NIL
14. Lift Machine Room Area = 11.99 sq.m.
15. Lift Machine Room Stair Area = 3.30 sq.m.

Total Other Areas for Fees = (68.85 + 13.69 + 8.91+10.4) = 96.24 sq.m.

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE KMC BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME. THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THE SITE IS COVERED BY AN EXISTING STRUCTURE. ITS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKATED BY BOUNDARY WALL. THE WIDTH OF THE ROAD IN FRONT OF THE SITE IS 7.62 M. WIDE. THE CONSTRUCTION OF SEMI UG WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SANKAR DAS (L.B.S.NO. - 575[II])
SIGATURE OF L.B.S.

STRUCTURAL CERTIFICATE

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING REPORT HAS BEEN DONE BY GRI ALOK ROY OF M/S. GEOTECH ENGINEERS PVT. LTD. HAVING OFFICE AT 6A, MILAN PARK, KOLKATA. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SIGNATURE OF STRUCTURAL ENGINEER.
SANKAR DAS (NO. - E.S.E. - I / 12)

DECLARATION OF OWNER

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I WILL ENGAGE L.B.S. /E.S.E DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L.B.S. /E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER PROPOSE PLAN & M.C. AUTHORITY SHALL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF THE SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDENCE OF L.B.S. /E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

RAMESH CHAND SINGH DIRECTOR OF M/S. PUNITA PROPERTIES PVT. LTD.
SIGNATURE OF OWNER

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S - 393A OF K. M. C. ACT. 1980 AT PRE. NO.- 226/1, N. S. C. BOSE ROAD, KOLKATA , P.S. NETAJI NAGAR, WARD NO.- 98, BOROUGH - X

PLAN CASE NO - 2016100008

JOB NO.	C/1253	DATE	30/05/2016
DRG NO. -	1	REVISION -	0
SCALE -	1:100,UNLESS OTHERWISE		
TITLE :	ARCHITECTURAL PLAN, SECTION, ELEVATION , SITE PLAN, KEY PLAN SEMI U.G.W. RESERVOIR, & SEPTIC TANK		
DRAWN BY	SHILA NAG		

CONSULTANT
TETRAGON ENGINEERING CONSULTANCY (P) LTD.
2T CORNFIELD ROAD,
KOLKATA - 700019.
PHONE NO. 033 4072 8600
E-mail : tecpl.kolkata@gmail.com