



JAMES LONG SARANI
TO TARATALA



Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Approved by M.B.C. dt. 20/02/2023

JAMES LONG SARANI
TO THAKURPUKUR

SANTOSH ROY ROAD

GROUND FLOOR PLAN

DOOR WINDOW SCHEDULE	TYPE	WIDTH	HT.
D1	1200	2150	
D2	900	2150	
D3	750	2150	
W1	1800	1250	
W2	1500	1250	
W3	1275	1250	
W4	600	900	
WK	900	1050	
SW	1200	1250	
FW	1200	1850	

PART-A :-
 1. ASSESSE NO : 41-123-19-0096-6
 2.a) DETAIL OF DEED (I).
 BOOK NO : 1 VOL. NO : 151 PAGE NO : 27 TO 30
 BEING NO : 8231 YEAR : 1959 PLACE : THE COLLECTOR OF STAMP REVENUE CALCUTTA
 2.b) DETAIL OF POWER OF ATTORNEY.
 BOOK NO : I VOL. NO : 1602-2018 PAGE NO : 55272 TO 55300
 BEING NO : 160201567 YEAR : 2018 PLACE : D.S.R.-II SOUTH 24 PARGANAS
 2.c) DETAIL OF BOUNDARY DECLARATION.
 BOOK NO : I VOL. NO : 1602-2018 PAGE NO : 191414 TO 191426
 BEING NO : 160205687 YEAR : 2018 PLACE : D.S.R.-II SOUTH 24 PARGANAS

3. a) LAND AREA = 19K.-12CH.-10SQFT. = 1321.999 SQM.(AS PER DEED)
 b) LAND AREA = (19 KH.-09 CH.-26 SQ.FT.) = 1310.99 SQM.(AS PER PHYSICAL MEASUREMENT)
 b) NO OF STORIED : G+VII
 4. a) NO. OF TENAMENTS : 26 NOS.
 5. SIZE OF TENAMENTS : a) 75 Sq.m to 100 Sq.m..... 7 NOS.
 b) ABOVE 100 Sq.m..... 19 NOS.

PART-B :-
 1. AREA OF LAND:-
 LAND AREA = 19K.-12CH.-10SQFT. = 1321.999 SQM.(AS PER DEED)
 LAND AREA = (19 KH.-09 CH.-26 SQ.FT.) = 1310.99 SQM.(AS PER PHYSICAL MEASUREMENT)
 2. CORNER SPLAY AREA = 2.977 SQM.
 3. (i) PERMISSIBLE GROUND COVERAGE (50%) = 655.495 SQM.
 (ii) PROPOSED GROUND COVERAGE (36.015%) = 472.151 SQM.
 4. PROPOSED HEIGHT = 25.500 SQM.

	COVERED AREA LESS DUCT OF 9.825 SQ.M.	INTERNAL DUCT AREA	CUTOUT (LIFT WELLS ST. WELLS)	STAIR WAYS	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	460.902 SQ.M			23.125 SQ.M	5.728 SQ.M	432.049 SQ.M
1ST FLOOR	434.111 SQ.M	3.283+10.483 SQ.M	6.914 SQ.M	23.125 SQ.M	5.728 SQ.M	384.608 SQ.M
2ND FLOOR	434.111 SQ.M	3.283 SQ.M	6.914 SQ.M	23.125 SQ.M	5.728 SQ.M	395.061 SQ.M
3RD FLOOR	434.111 SQ.M	3.283 SQ.M	6.914 SQ.M	23.125 SQ.M	5.728 SQ.M	395.061 SQ.M
4TH FLOOR	434.111 SQ.M	3.283 SQ.M	6.914 SQ.M	23.125 SQ.M	5.728 SQ.M	395.061 SQ.M
5TH FLOOR	434.111 SQ.M	3.283 SQ.M	6.914 SQ.M	23.125 SQ.M	5.728 SQ.M	395.061 SQ.M
6TH FLOOR	434.111 SQ.M	3.283 SQ.M	6.914 SQ.M	23.125 SQ.M	5.728 SQ.M	395.061 SQ.M
7TH FLOOR	434.111 SQ.M	3.283 SQ.M	6.914 SQ.M	23.125 SQ.M	5.728 SQ.M	395.061 SQ.M
TOTAL	3499.679 SQ.M	33.434 SQ.M	48.398 SQ.M	185.438 SQ.M	45.824 SQ.M	3187.023 SQ.M

6. (C) SHOP:
 (i) SHOP BUILT-UP AREA = 65.275 SQM.
 (ii) SHOP CARPET AREA = 56.979 SQM. - REQUIRED CAR PARKING = 1 NO.
 7. (i) TOTAL ASSEMBLY BUILT-UP AREA = 190.273 SQM. (COMMUNITY OFFICE & BANQUET HALL - I)
 (ii) TOTAL ASSEMBLY CARPET AREA = 165.448 SQM. - REQUIRED CAR PARKING = 4 NOS.
 8. TOTAL REQUIRED CAR PARKING :- 27 NOS.
 9. TOTAL PROVIDED CAR PARKING :- 29 NOS.
 10. PERMISSIBLE AREA FOR PARKING :- = 700 SQ.M.
 11. PROVIDED AREA OF PARKING :- = 272.135 SQ.M.
 12. PERMISSIBLE F.A.R = 2.25
 13. PROPOSED F.A.R = (3187.023 - 272.135) / 1310.99 = 2.223
 14. STAIR HEAD ROOM AREA = 32.088 SQ.M.
 15. LIFT MACHINE ROOM AREA = 17.132 SQ.M.
 16. TERRACE - I AREA :- 38.04 SQ.M.
 TERRACE - VIII AREA :- 434.111 SQ.M.
 17. RELAXATION OF AUTHORITY, IF ANY :- M.B.C
 18. OVER HEAD TANK AREA :- 29.888 SQ.M.
 19. AREA OF CUP-BOARD = 65.541 SQ.M.
 20. AREA OF LIFT M/C ROOM STAIR = 4.345 SQ.M.
 21. GREEN AREA = 121.38 SQ.M. (9.258%)
 22. OTHER AREA ONLY FOR FEES = (185.438+45.824+4.345) = 235.169 SQ.M.

22. TENEMENTS & CAR PARKING CALCULATION :-
 (A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO OF TENEMENT	REQUIRED CAR PARKING
A	89.742 SQ.M	19.095 SQ.M	89.742 SQ.M	7	3 NO.
B	92.250 SQ.M	21.843 SQ.M	114.093 SQ.M	7	7 NO.
C	93.081 SQ.M	22.039 SQ.M	115.120 SQ.M	6	6 NO.
D	94.681 SQ.M	22.418 SQ.M	117.099 SQ.M	6	6 NO.

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 MORTAR JOINTS.
 STEEL Z-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.

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 AND CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. SOIL TESTING WILL BE DONE BY M/S GEO STAR 50, CHIT KALIKAPUR, KOLKATA -700099. THE RECOMMENDATIONS OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

BIBEK BIKASH MULLICK
 B.E. (CIVIL)
 STRUCTURAL ENGINEER (K.M.C.)
 S.E.S. - 1/76/7

Koushik Sengupta
 B.E. (CIVIL), M.E. (STRUCTURE)
 E.S.E. - 1/76 (K.M.C.)
 KOUSHIK SENGUPTA (E.S.E. 1/76)
 SIG. 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 AND 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 EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.

ANJAN UKIL
 Architect
 C.O.A. Regr. No. CA/74/16721
 I.B.A. A-271
 ANJAN UKIL (CA/94/16721)
 SIG. OF ARCHITECT.

UNDER SIGNED HAS INSPECTED THE SITE & WILL CARRY OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THERE IN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
 RUPAK KUMAR BANERJEE
 B.C.E., M.E., MGS
 M.I.E., CHARTERED ENGINEER
 ENLISTED GEO TECHNICAL ENGINEER (K.M.C.)
 G.T.103 (K.M.C.) LM-4275, M-153275-5
 RUPAK KUMAR BANERJEE (GTE-1/3)
 SIG. OF GEO-TECNICAL ENGINEER

DECLARATION OF OWNER.
 I DO HEREBY 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 U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

As the Constituted Attorney
 of Sri Sunil Batra, Smt. Shanta Kesh,
 Smt. Nita Batra, Smt. Bela Batra,
 Sri Chirag Batra, Sri Deep Batra.
 MR. JAY S. KAMDAR C.A. OF
 SUNIL BATRA, SANTA KESH, NITA BATRA,
 BELA BATRA, CHIRAG BATRA, DEEP BATRA
 SIGNATURE OF OWNER

TOPIC :-
 GROUND FLOOR PLAN.

PROJECT :-
 PROPOSED (G+VII) STORIED 25.5 MT. HT. RESIDENTIAL BUILDING AT PREM. NO- 99, SANTOSH ROY ROAD, KOLKATA - 700008, BOROUGH NO. - XVI, WARD NO.-123. P.S.- HARIDEVPUR.

JOB NO.	1017
DRG. NO.	ARCH/CORP-01
DATE	15.01.2019
DEALT	DIPAN

SCALE - 1:100

architect
 Anjan Ukil