



ROAD

6.096 MT. WIDE FERN ROAD

CONNECTED TO K.M.C. U.G. SEWER/DRAIN

CONNECT FROM K.M.C. WATER SUPPLY MAIN

DOOR WINDOW SCHEDULE			
TYPE	WIDTH	HT.	HT.
D	1930	2150	1920
W1	1800	2150	1920
D1	1020	2150	900
D2	1050	2150	900
D3	800	2150	900
D4	750	2150	900

STATEMENT OF THE PLAN PROPOSAL

PART-A
 1. ASSESSE NO: 11-069-22-0643-1
 2. a) DETAIL OF DEED (I)
 BOOK NO: 1 VOL. NO: 5
 BEING NO: 36 YEAR: 1934
 PLACE: D.D.R ALIPORE
 b) DETAIL OF DEED (II)
 BOOK NO: 1 VOL. NO: 46
 BEING NO: 1896 YEAR: 1934
 PLACE: D.D.R ALIPORE
 2. b) DETAIL OF BOUNDARY DECLARATION
 BOOK NO: 01 VOL. NO: 1608-2016
 BEING NO: 1605/284 YEAR: 2016
 PLACE: A.D.S R. ALIPORE
 3. a) AREA OF LAND : 751.170 sqm. (11K-303CH-305QRT.)
 b) NO OF STORED : 0 NOS.
 c) NO OF TOWERMENTS : 10 NOS.
 4. a) NO OF TOWERMENTS : 10 NOS.
 b) 50 SQ.M TO 75 SQ.M : 2 NOS.
 c) 75 SQ.M TO 100 SQ.M : 8 NOS.
 5. SIZE OF TOWERMENTS : 8 NOS.

PART-B
 1. AREA OF LAND - AS PER TITLE DEED (11K-303CH-305QRT.) = 751.300 SQ.M.
 2. AS PER BOUNDARY DECLARATION (11K-303CH-305QRT.) = 751.170 SQ.M.
 3. (i) PERMISSIBLE GROUND COVERAGE (60%) = 450.822 SQ.M.
 (ii) PROPOSED GROUND COVERAGE (48.033%) = 360.816 SQ.M.
 4. PROPOSED HEIGHT = 12.500 SQ.M.

DESCRIPTION	AREA (SQ.M)	NO. OF TOWERMENTS	NO. OF FLOORS
A	25.95	2	2
B	51.75	2	2
C	77.25	2	2
D	32.33	2	2
E	93.95	2	2

6. TENEMENTS & CAR PARKING CALCULATION -

(A) RESIDENTIAL

NO. OF FLOORS	NO. OF TENEMENTS	NO. OF FLOORS	NO. OF TENEMENTS
2	2	2	2
2	2	2	2
2	2	2	2
2	2	2	2

- (B) OFFICE
 (i) OFFICE BUILDUP AREA = 324.65 SQ.M.
 (ii) OFFICE CARPET AREA = 301.266 SQ.M. - REQUIRED CAR PARKING = 6 NO.
 7A. TOTAL REQUIRED CAR PARKING > 10 NOS.
 7B. TOTAL PROVIDED CAR PARKING = 10 NOS.
 8. PERMISSIBLE AREA FOR PARKING = 248 SQ.M.
 9. PROVIDED AREA FOR PARKING = 180.364 SQ.M.
 10. PROPOSED F.A.R = 3.00
 11. PROPOSED F.A.R = (1252.708 - 180.364) / 751.170 = 1.428-3.00
 12. STAR HEAD ROOM AREA = 48.947 SQ.M.
 13. LIFT MACHINE ROOM AREA = 26.629 SQ.M.
 14. TERRACE AREA = 365.318 SQ.M.
 15. RELAXATION OF AUTHORITY, IF ANY : - M.B.C. CHASE
 16. COVER HEAD TANK AREA = 14.250 SQ.M.
 17. AREA OF CIP-ROOF = 8.609 SQ.M.
 18. OTHER AREA ONLY FOR FEES = (133.460-24.000) = 109.460 SQ.M.

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 STEEL 2. SECTON MORTAR JOINTS.
 150 M.M THK. CONCRETE FLOORING.
 12.5 M.M CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 WATER PROOFING TREATMENT.
 P.O.P. PLANNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS. THE SOIL TEST REPORT HAS BEEN DONE BY M/S GEO STAR SOILCHIT KALKATA-700089. THE RECOMMENDATIONS OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

ANJAN UKIL
 O.A. Reg. No. CA/841/8721
 L.B.A.-A/271
 SIG. OF ARCHITECT.
ANJAN UKIL (CA/841/8721)
 SIG. OF ARCHITECT.
ROUSHIK SENGUPTA
 O.E. (REGD.) M.E. STRUCTURE
 E.S.E. - 17/76 (K.M.C.)
KOUSHIK SENGUPTA (E.S.E. - 1776)
 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 AREA AND IS COMPATIBLE WITH THE PLAN IS FULLY OCCUPIED BY THE TENANT COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER, THERE IS NO TENANT.

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

RUPAK KUMAR BANERJEE
 M.I.E., CHARTERED ENGINEER
 ENLISTED GEO-TECHNICAL ENGINEER (K.M.C.)
 K/130 (K.M.C.) L/5874, W/15874
RUPAK KUMAR BANERJEE (OTE-10)
 SIG. OF GEO-TECHNICAL 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. NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADDING TO THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM BEYOND THE SANCTION PLAN. THE CONSTRUCTION OF LIFT IN RECEPTOR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A. (E.S.E.) BEFORE STARTING OF BUILDING FOUNDATION.

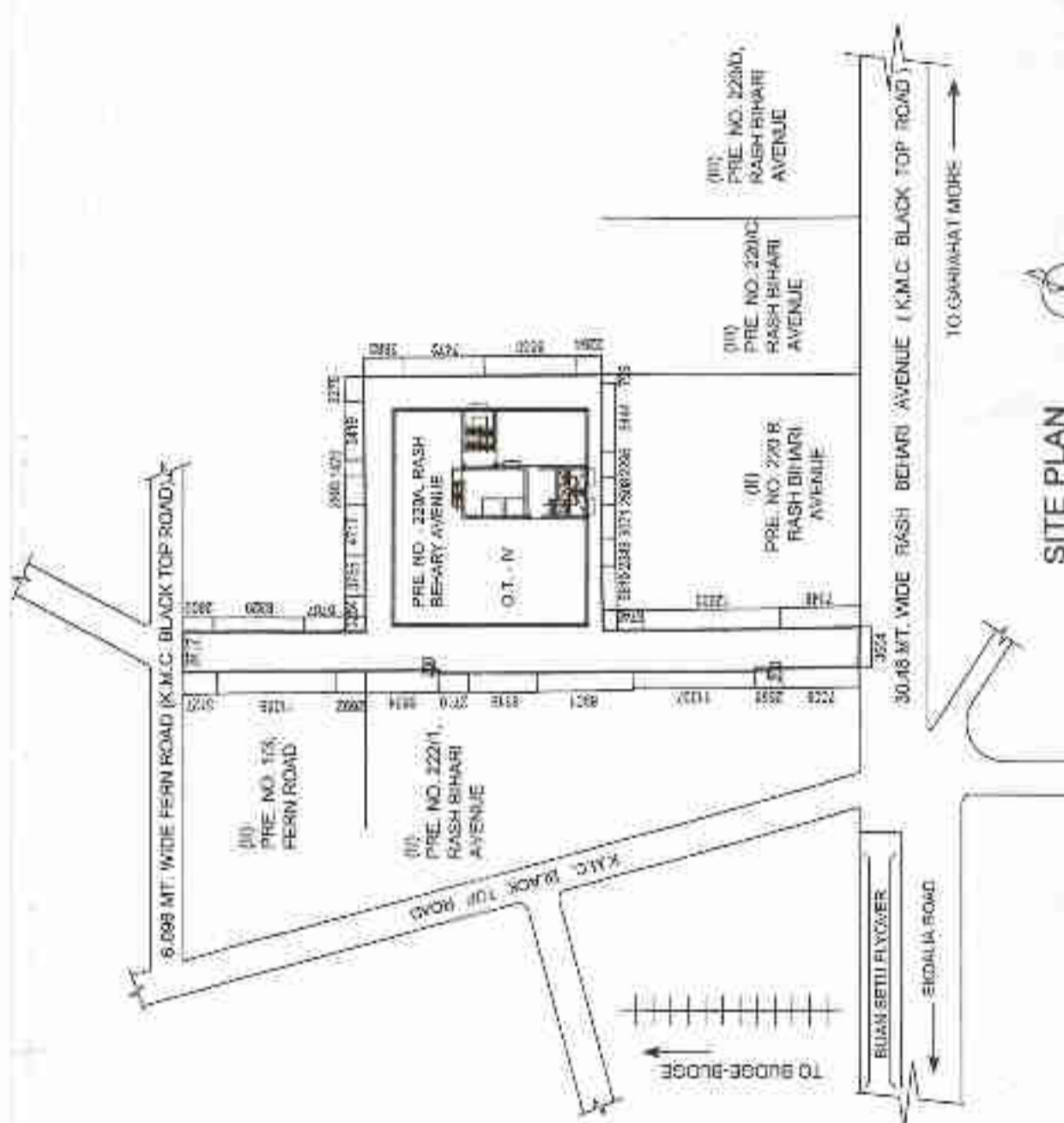
DEBSANKAR SINHA
 (DIRECTOR OF BALLYGUNGE ESTATES PVT. LTD.)
 SIGNATURE OF OWNER

TOPIC: GROUND FLOOR PLAN, FIRST FLOOR PLAN, LOCATION PLAN, SITE PLAN

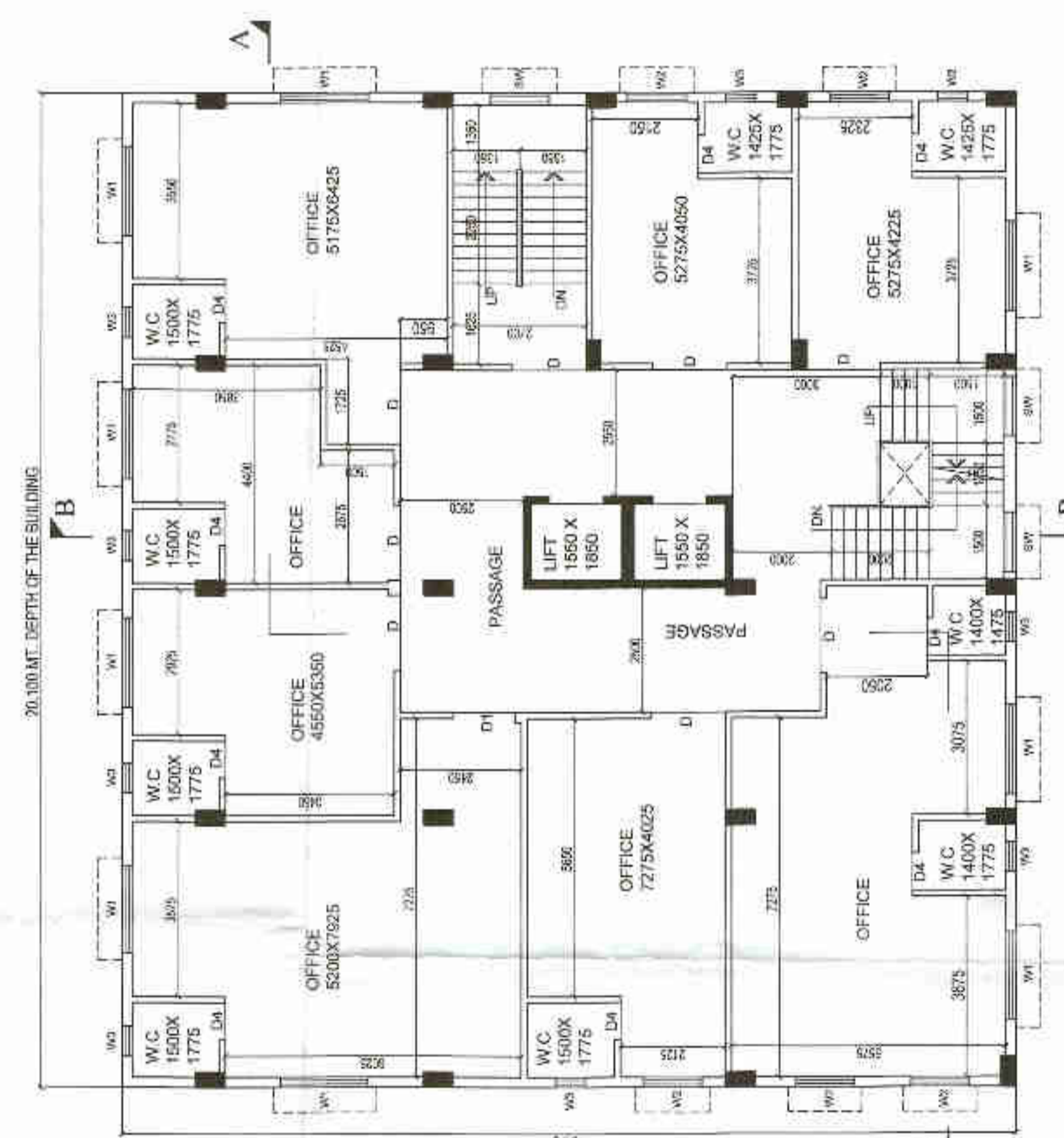
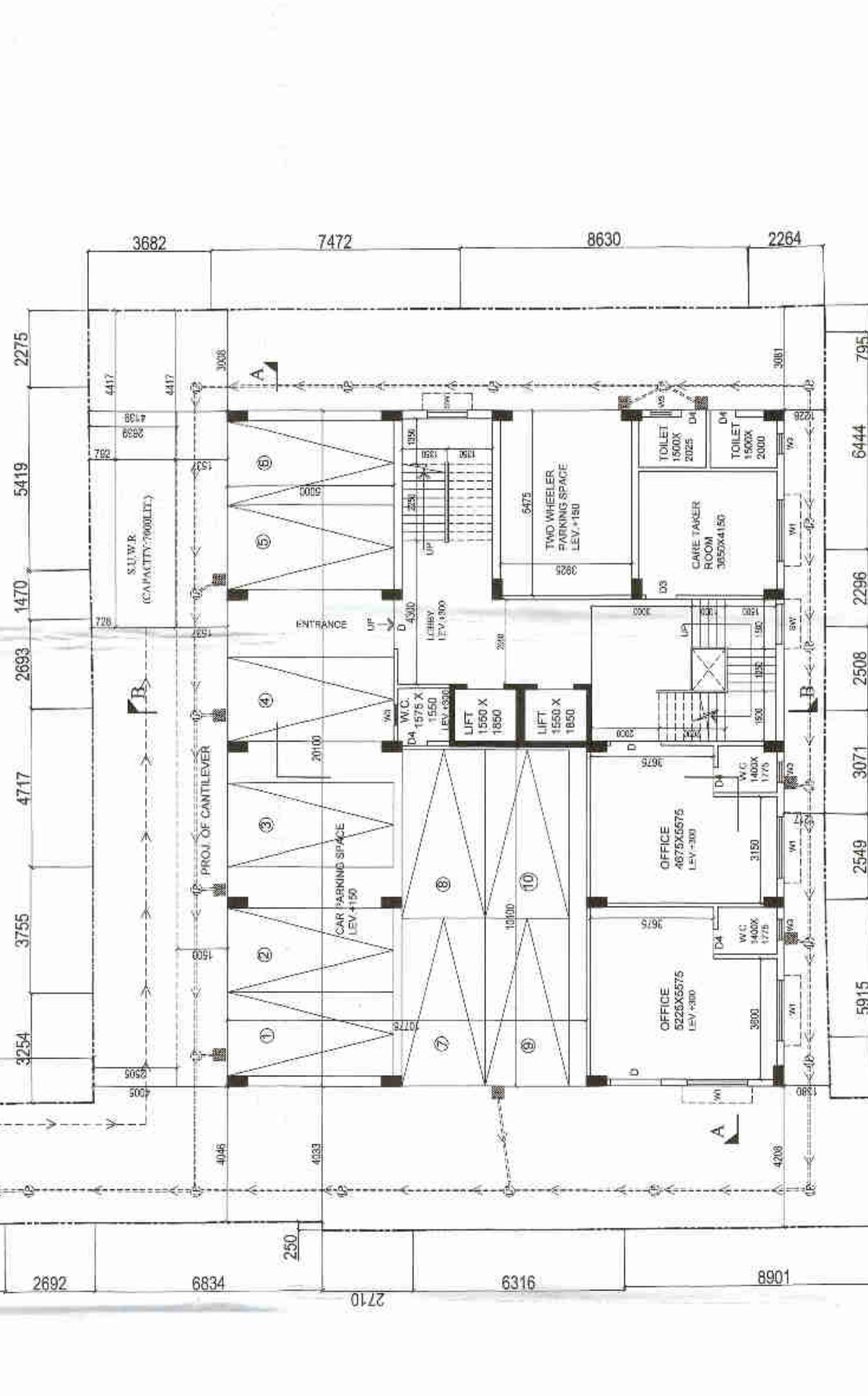
PROJECT: PROPOSED G+III STORED (HT. - 12.500MT.) RESIDENTIAL BUILDING U/S 593 A OF K.M.C. ACT 1980 AT - 220A, RASH BEHARI AVENUE, KOLKATA - 700019, BOROUGH NO. - VIII, WARD NO. - 68, P.S. - GARIAHAT.

JOB NO.	DRG. NO.	DATE	DRAWN
940	ARCH/DRG/01	19/07/18	ANJAN

SCALE - 1:100 AND AS MENTIONED



LOCATION PLAN SCALE-1:4000



1ST FLOOR PLAN

30.48 MT. WIDE RASH BEHARI AVENUE

GROUND FLOOR PLAN