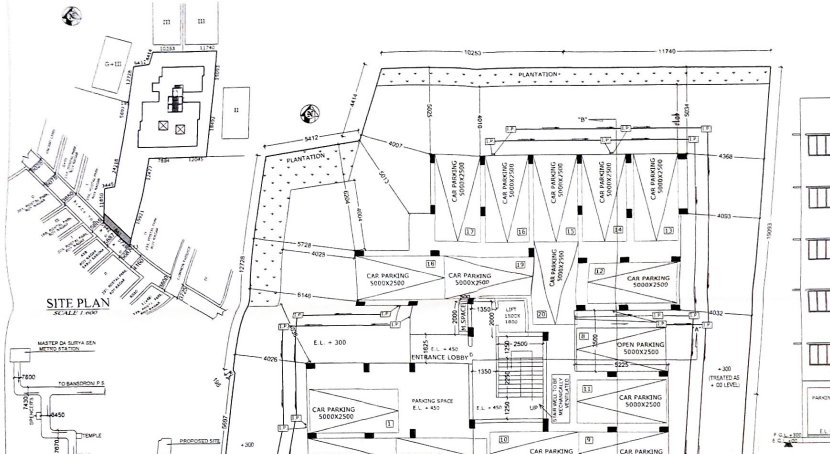
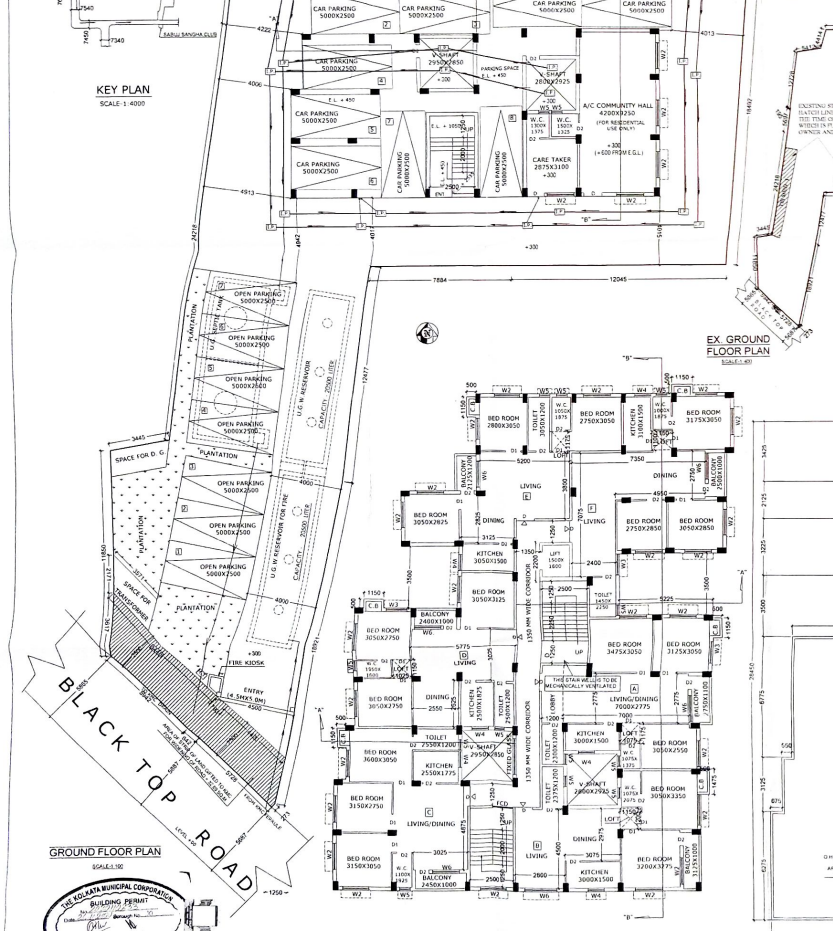
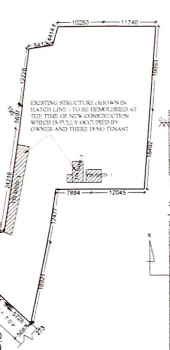
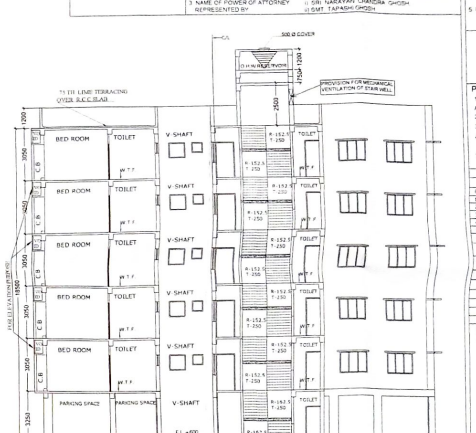
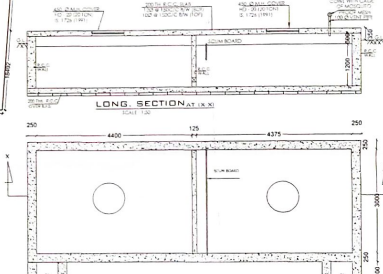


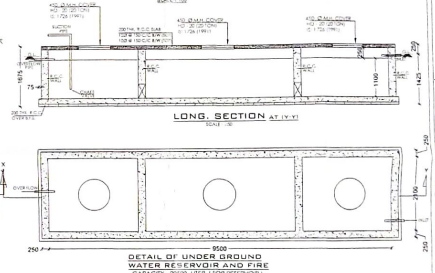
KEY PLAN
SCALE- 1: 4000

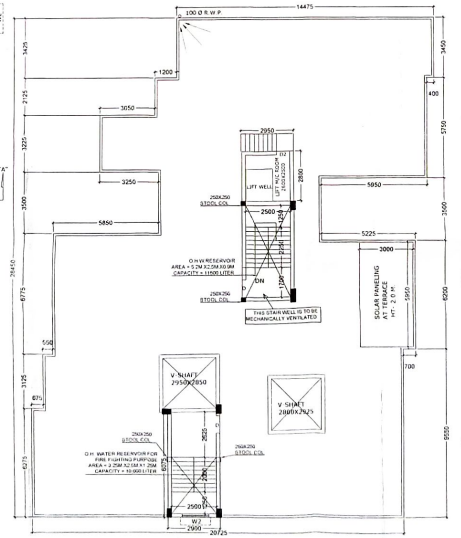












STATEMENT OF THE PLAN PROPOSAL

PART-A	1. ASSESSEE NO : 311121105152	2. NAME OF THE OWNER : i) SRI NARAYAN CHANDRA GHOSH ii) SRI SUBHAJIT GHOSH iii) SRI ARIJIT GHOSH iv) SMT. TAPASHI GHOSH
	3. NAME OF POWER OF ATTORNEY REPRESENTED BY	i) SRI NARAYAN CHANDRA GHOSH ii) SMT. TAPASHI GHOSH
4. DETAILS OF REGISTERED DEED	BOOK : 1 VOLUME NO. 98 PAGE NO. 204 TO 217 BEING NO. 3896 DATED : 16/06/1983 PLACE : S.R. ALIPORE SADAR	BOOK : VOLUME NO. 1905-2017 PAGE NO. 139642 TO 139677 BEING NO. 190502017 DATED : 19/04/2017 PLACE : A.D.S.R. ALIPORE
5. DETAILS OF STRIP OF LAND	BOOK : 1 VOLUME NO. 1905 - 2015 PAGE NO. 167525 TO 167545 BEING NO. 190502015 DATED : 29/09/2015 PLACE : A.D.S.R. ALIPORE	6. DETAILS OF L.P.C. MEMO NO. 2396/10/LC/GHOSH/15 Dated : 31/07/2015
9. a) AREA OF LAND : 1357.95 Sqm - 225 KA 04 Ch. 27 Sq.Ft.		7. DETAILS OF POWER OF ATTORNEY
b) NO OF STOREY : G+V		BOOK : VOLUME NO. 1905-2020
8. a) NO. OF TENAMENTS : 20 NOS.		PAGE NO. 857 TO 858 BEING NO. 190501440
b) SIZE OF TENAMENTS : a) BELOW 50 Sqm : 0 NOS		DATED : 02/01/2020 PLACE : A.D.S.R. ALIPORE
b) 50 SQ.M TO 75 Sqm : 05 NOS		
c) 75 SQ.M TO 100 Sqm : 25 NOS.		

PART-B

1. AREA OF LAND :
AS PER TITLE DEED = 1357.95 SQ.M
2. AS PER BOUNDARY DECLARATION = 1357.95 SQ.M
3 NET LAND AREA = 1357.95 SQ.M - 32.89 (STRIP) = 1325.06 SQ.M
4. (i) PERMISSIBLE GROUND COVERAGE (50%) = 678.97 SQ.M
(ii) PROPOSED GROUND COVERAGE (35.807%) = 486.25 SQ.M
5. PROPOSED HEIGHT= 18.3 M (Height of the building relaxed by the MSC vide meeting No - 573 Dt - 18.09.2020 and Item No - 2020 (P))

8. DETAILS OF B.L.L.R.O. MUTATION
i) MEMO NO. - 1904/MUTATION/BL_ROA/TAPASHI/2017 DATED : 29/11/2017 REF. MEMO NO. : 2017/P
ii) MEMO NO. - 1904/MUTATION/BL_ROA/TAPASHI/2017 DATED : 29/11/2017 REF. MEMO NO. : 2017/P
iii) MEMO NO. - 1904/MUTATION/BL_ROA/TAPASHI/2017 DATED : 29/11/2017 REF. MEMO NO. : 2017/P
iv) MEMO NO. - 1904/MUTATION/BL_ROA/TAPASHI/2017 DATED : 29/11/2017 REF. MEMO NO. : 2017/P

6. PROPOSED AREA

FLOOR	TOTAL COVERED AREA	CUT-OUT	STAIR LOBBY	EXEMPTED AREA: STAIR (20%)	LIFT (100%)	NET FLOOR AREA
GROUND FLOOR	162.85 SQ.M	16.62 SQ.M	11.89 SQ.M	11.25 SQ.M	2.75 SQ.M	462.10 SQ.M
1ST FLOOR	162.85 SQ.M	16.62 SQ.M	11.89 SQ.M	11.25 SQ.M	2.37 SQ.M	2.75 SQ.M 457.45 SQ.M
2ND FLOOR	162.85 SQ.M	16.62 SQ.M	11.89 SQ.M	11.25 SQ.M	2.37 SQ.M	2.75 SQ.M 457.45 SQ.M
3RD FLOOR	162.85 SQ.M	16.62 SQ.M	11.89 SQ.M	11.25 SQ.M	2.37 SQ.M	2.75 SQ.M 457.45 SQ.M
4TH FLOOR	162.85 SQ.M	16.62 SQ.M	11.89 SQ.M	11.25 SQ.M	2.37 SQ.M	2.75 SQ.M 457.45 SQ.M
5TH FLOOR	162.85 SQ.M	16.62 SQ.M	11.89 SQ.M	11.25 SQ.M	2.37 SQ.M	2.75 SQ.M 457.45 SQ.M
TOTAL	3041.1 SQ.M	99.68 SQ.M	71.28 SQ.M	67.50 SQ.M	17.15 SQ.M	13.75 SQ.M 2741.67 SQ.M

7. TENEMENTS & CAR PARKING CALCULATION

MARKED	TENEMENT SIZE	PROPORTIONAL AREA & TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	72.37 SQ.M	12.87 SQ.M	85.20 SQ.M	5	
B	64.37 SQ.M	11.42 SQ.M	75.79 SQ.M	5	
C	68.50 SQ.M	12.15 SQ.M	80.65 SQ.M	5	15
D	79.15 SQ.M	14.04 SQ.M	93.19 SQ.M	1	
E	73.85 SQ.M	13.12 SQ.M	86.95 SQ.M	5	
F	71.18 SQ.M	12.62 SQ.M	83.78 SQ.M	1	

8. TOTAL REQUIRED CAR PARKING = 15 NOS.
8A. TOTAL PROVIDED CAR PARKING = 20 NOS (COVERED) 08 NOS (OPEN)
9. TOTAL COVERED CAR PARKING AREA ACTUALLY PROVIDED = 373.69 SQ.M.
10. MAXIMUM COVERED CAR PARKING AREA FOR F.A.R. EXEMPTION = 15 X 25 = 375 SQ.M.
11. ACTUAL CAR PARKING AREA FOR F.A.R. EXEMPTION = 373.69 SQ.M.
12. ACTUAL AREA FOR F.A.R. = 2747.67 SQ.M - 373.69 SQ.M = 2373.98 SQ.M.
13. PROPOSED F.A.R. = 2373.98 SQ.M / 1357.95 SQ.M = 1.748
14 AREA OF STAIR HEAD ROOM = 18.20+18.02 = 34.22 SQ.M.
15 AREA OF LIFT MACHINE ROOM = 4.48 SQ.M.
16. AREA OF OVER HEAD WATER TANK = 13.00+8.13 = 21.13 SQ.M.
17 SERVICE AREA = 60.43 SQ.M. (CARE TAKER + COMMUNITY HALL)
18. AREA OF STAIR LEADING TO UMR = 2.95 SQ.M
19 C.B AREA = 18.06 SQ.M.
20. LOFT AREA = 31.31 SQ.M.
21. OTHER AREA ONLY FOR FEES = 71.25 + 87.5 + 17.55 + 18.06 + 2.95 + 177.34 SQ.M.
22. PERMISSIBLE PLANTATION AREA = 7.3% = 96.73 SQ.M.
23. PROPOSED PLANTATION AREA = 7.47% = 103.19 SQ.M.

DOOR SCHEDULE

TYPE	SIZE (Bxh)	
D	1200mm X 2100mm (H)	FLASH
D1	900mm X 2100mm (H)	FLASH
D2	750mm X 2100mm (H)	FLASH

WINDOW SCHEDULE

TYPE	SIZE (Bxh)
W1	1400 mm x 1200 mm (H)
W2	1500 mm x 1200 mm (H)
W3	1200mm X 1200mm (H)
W4	900mm X 900mm (H)
W5	600 mm x 600 mm (H)
W6	1150 mm x 1450 mm (H)
W7	1500 mm x 1350 mm (H)

1. ALL DIMENSIONS ARE IN mm.
2. ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R.SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF EXCAVATION WILL BE UNDER THE OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.R.

SPECIFICATIONS

1 EXTERNAL WALLS ARE 200 mm AND INTERNAL WALL WALLS 75 mm THICK WITH CEMENT MORTER (1:6 AND 1:4 RESPECTIVELY
2. THICKNESS LIME TERRACING (2.2.7). R.C.C SLAB (1:1.5:3) AND P.C.C ARE 100mm.
3 GRADES OF STEEL IS Fe 415 AND GRADE OF CONCRETE IS M-20.
4 ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE
5. ALL R.C.C. WORK FOR STRUCTURE MEMBER LIKE FOOTING, SLAB, COLUMN, BEAM, LINTEL, CHAJJAH ETC. SHALL BE CARRIED OUT WITH (1:2:3) PROPORTION.
6. 450 mm PROJECTED CHAJJAH.
7. 16 mm DIA STONE CHIPS WILL BE USED IN FOUNDATION, LINTEL, CHAJJAH, ETC.

GEO-TECHNICAL DECLARATION

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION. 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Geo Technical Engineer
KMC Empanelment No. G.T./12/14
SRI KALLOL KR. GHOSHAL
LICENCE NO : G.T./12/14 (K.M.C.)
SIG. OF G.T.E (K.M.C.)

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 AMMENDED 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. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT. THE ABUTTING ROAD IS 5.68M. WIDE BLACK TOP ROAD ON SOUTHERN SIDE.

MIHIR KANTI GHOSH
DIPLOMA ENGINEER (MECHANICAL)
REGISTRATION : 2015-16
24 MOTILAL GHOSH SARANI, KOL-75
S. ANON, CA - 7710664
Ph.: 98374 23307
MIHIR KANTI GHOSH
CA/7710664
SIG. OF ARCHITECT

DECLARATION OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFIED THAT IT IS A SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATIONS OF SOIL TEST REPORT PROPOSED BY SRI KALLOL KR. GHOSHAL M/S MAS ADDRESS : 4 GARFA MAIN ROAD, KOLKATA - 700078 HAS BEEN BE CONSIDERED DURING STRUCTURAL CALCULATION.

SUTRIPTA SEN ROY
M.E. (STRUCTURE), S.S.E. (CU)
(1766, BANSTARA), KOL-53

SUTRIPTA SEN ROY
L.S.E. NO : 12500
SIG. OF STRUCTURAL ENGINEER

OWNERS DECLARATION

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S & E. ENGINEER DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E. ENGINEER 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.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S.E.E. BEFORE STARTING OF BUILDING FOUNDATION. DURING DEPT INSPECTION THE SITE IS IDENTIFIED BY ME.

T. N. ASSOCIATE
Partner

T. N. ASSOCIATE
Partner

T.N. ASSOCIATE PARTNER SRI NARAYAN CHANDRA GHOSH AND SMT. TAPASHI GHOSH SELF & CONTITUTED ATTORNEY OF SRI SUBHAJIT GHOSH SRI ARIJIT GHOSH

Self and as Constituted Attorney of Sri Subhajit Ghosh & Sri Arijit Ghosh

SIGNATURE OF OWNERS

GROUND FLOOR PLAN, 1ST FLOOR PLAN, 2ND TO 5TH FLOOR PLAN, SITE PLAN, KEY PLAN, SEPTIC TANK, UNDER GROUND WATER RESERVOIR

PROPOSED PLAN OF THE G+V STORIED (H.T-18.5 M.) RESIDENTIAL BUILDING AT PRE. NO - **39/1 MADHYA PARA,** R.S.DAG NO - 201, R.S.KHATIAN NO - 428, J.L.NO - 47, MOUZA - RAY NAGAR, P.S. & P.O - BANSDRONI, KOLKATA - 700070, K.M.C. WARD NO -112, BR. - XI.
(APPROVED BY THE MSC VIDE MEETING NO - 573 DT - 18.09.2020 AND ITEM NO - 2020 (P))

DRAWN BY	A.ADHARI
CHECKED BY	S. SEN ROY
SCALE	1:100 U.N.O.
DATE	04.11.2020

CONSULTANTS
SAYUZ TECHNOLOGIES
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Email : sayuz@hotmail.com