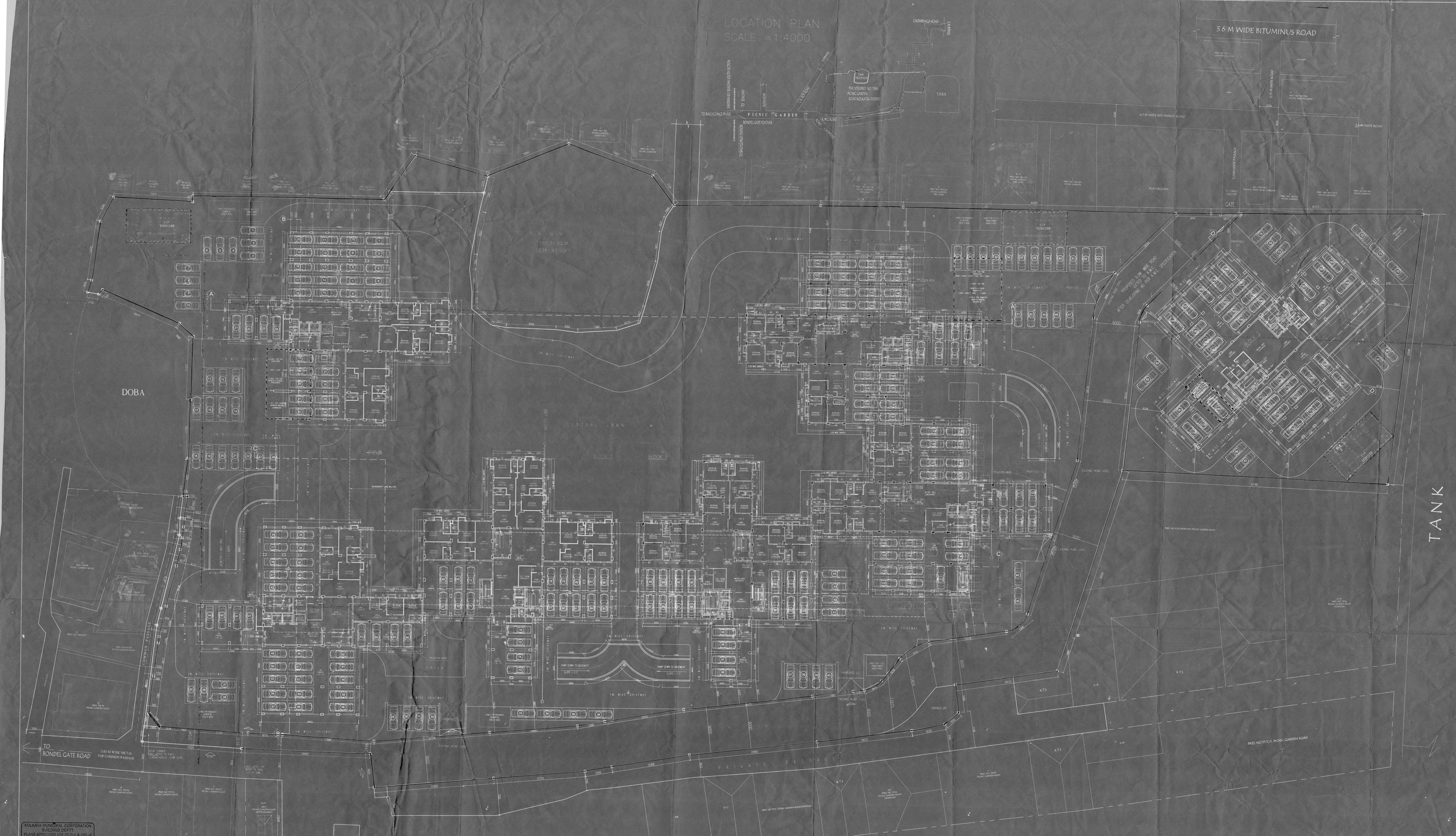

PROJECT

PLAN FOR REGULARIZATION OF CHANGES U/R-26(2A) & (2B) OF K.M.C. B/R-2009 OF THE B+G+VII STORIED RESIDENTIAL BUILDING AT PREMISES NO. 158A PICNIC GARDEN ROAD, KOLKATA - 700039 CONSTRUCTED IN MODIFICATION FROM B.P. NO. - 2015070045 DATED 17-06-2015

WARD NO- 66	BOROUGH NO- VII
P.S.- TILJALA	SCALE: 1:4000,200.

LOCATION PLAN,GROUND FLOOR PLAN.

AREA DETAILS

1. ASSESSEE NO.-210661402118
2. DETAILS OF REGISTERED DEED.

DISTRICT REGISTRAR

a)BOOK NO	I	I
b)VOLUME NO	62	--
c)DEED NO	713	1263
d)YEAR	1975	1971
e)OFFICE	R.A. KOLKATA	R.A. KOLKATA

3.DETAILS OF THE POWER OF ATTORNEY

NOT APPLICABLE

4. (A) AREA OF THE LAND-22749 SQM

(B). NOS OF STOREYS INDICATING =B+G+7

5. NO OF TENAMENTS= 337 NOS.

TYPES AREA	TYPES
BLOCK 1- GR. FLOOR	5TH,6HT& 7TH FLOOR
TYPE- A 129.92 SQM TYPE- B 75.25 SQM TYPE- C 84.68 SQM TYPE- D 79.62 SQM TYPE- E 104.65 SQM	TYPE- A 159.82 SQM TYPE- B 129.92 SQM TYPE- C 113.73 SQM TYPE- D 79.62 SQM TYPE- E 129.92 SQM TYPE- F 104.65 SQM TYPE- G 104.65 SQM TYPE- H 79.99 SQM TYPE- I 103.22 SQM
1ST & 4TH FLOOR	
TYPE- A 166.6 SQM TYPE- B 142.63 SQM TYPE- C 129.92 SQM TYPE- D 120.50 SQM TYPE- E 86.4 SQM TYPE- F 137.00 SQM TYPE- I 118.21 SQM TYPE- J 114.09 SQM TYPE- K 112.66 SQM TYPE- M 83.01 SQM TYPE- L 140.63 SQM TYPE- G 136.7 SQM TYPE- H 111.43 SQM	
2ND FLOOR	BLOCK 2- 1ST FLOOR
TYPE- A 137.686 SQM TYPE- B 112.974 SQM TYPE- C 99.59 SQM TYPE- D. 107.374 SQM TYPE- E 71.403 SQM TYPE- F 107.371 SQM TYPE- G 92.091 SQM TYPE- H 68.603 SQM TYPE- I 90.91 SQM	TYPE- N 127.43 SQM TYPE- O 140.36 SQM TYPE- P 159.25 SQM TYPE- Q 159.90 SQM 2ND & 3RD FLOOR TYPE- J 134.15 SQM TYPE- L 165.97SQM TYPE- K 166.62 SQM
3RD FLOOR	4TH FLOOR
TYPE- A 137.686 SQM TYPE- B 112.974 SQM TYPE- C 99.59 SQM TYPE- D 67.753 SQM TYPE- E 113.224 SQM TYPE- F 92.091 SQM TYPE- G 94.291 SQM TYPE- H 68.904 SQM TYPE- I 93.106 SQM	TYPE- O 127.43 SQM TYPE- N 140.36 SQM TYPE- P 165.97 SQM TYPE- Q 166.62 SQM 5TH, 6TH, 7TH FLOOR TYPE- J 127.43 SQM TYPE- K 159.25SQM TYPE- L 159.90 SQM
TOTAL NO OF FLATS = 337	

PLOT AREA =(17B-0K-1CH. 23 SQ.FT.) =22749 SQM
PERMISSIBLE GROUND COVERAGE = 45 % =10237.050 SQ.M.
PROPOSED GROUND COVERAGE = 33.741% = 7675.687 SQ.M.
PERMISSIBLE F.A.R = 1.75
PROPOSED F.A.R = 1.692
PERMISSIBLE BUILT-UP AREA =22749X 1.75 = 39810.75 SQ.M.
PROPOSED BUILT-UP AREA = 38533.724 SQ.M.

PROPOSED BUILT-UP AREA (BLOCK 1) :-		PROPOSED BUILT-UP AREA (BLOCK 2) :-	
FLOOR	BUILTUP AREA	FLOOR	BUILTUP AREA
BASEMENT	3616.036 SQM	BASEMENT	587.496 SQM
GROUND FLOOR	5735.688 SQM	GROUND FLOOR	947.488 SQM
FIRST FLOOR	4654.590 SQM	FIRST FLOOR	819.519 SQM
SECOND FLOOR	4585.145 SQM	SECOND FLOOR	818.128 SQM
THIRD FLOOR	4565.823 SQM	THIRD FLOOR	818.128 SQM
FOURTH FLOOR	4571.120 SQM	FOURTH FLOOR	816.728 SQM
FIFTH FLOOR	4360.244 SQM	FIFTH FLOOR	784.528 SQM
SIXTH FLOOR	4360.244 SQM	SIXTH FLOOR	784.528 SQM
SEVENTH FLOOR	4784.633 SQM	SEVENTH FLOOR	784.528 SQM
TOTAL BUILT-UP AREA = 41233.523 SQM		TOTAL BUILT-UP AREA = 7161.071 SQM	

TOTAL BUILT-UP AREA(BLOCK1+BLOCK2) = 48394.594 SQM

AREA EXEMTED FOR STAIR AND LIFT LOBY(BLOCK 1)= 1890.4 SQM
AREA EXEMTED FOR STAIR AND LIFT LOBY(BLOCK 2)= 301.45 SQM
AREA EXEMTED FOR STAIR AND LIFT LOBY(BLOCK 1+ BLOCK 2)= 2143.85 SQM

TOTAL BUILTUP(BLOCK 1+ BLOCK 2)= 48394.594 SQM
EXEMPTED AREA BLOCK 1+ BLOCK 2)= (1842.4+301.45) = 2191.85 SQM

NET BUILTUP(BLOCK 1+ BLOCK 2)= 46202.744 SQM
LESS FOR PARKING(BLOCK 1+ BLOCK 2)= (6400.981+1316.039) =7717.02 SQM

TOTAL BUILT UP AREA FOR F.A.R. = 38485.72 SQM

PROPOSED F.A.R. = 38485.72/22749=1.692

REQUIREMENT OF PARKING:-
FOR FLATS = 337 NOS OF PARKING=304
PARKING POVIDED :-

BLOCK-1	BLOCK-2
GR (COV)=160 NOS.	GR (COV)=36 NOS.
OPEN = 63 NOS.	OPEN = 12 NOS.
BASEMENT =122NOS.	BASEMENT =19 NOS.

TOTAL = 412 NOS.

HEIGHT OF THE BUILDING=25.50 M.

STAIR HEAD ROOM

BLOCK-1	BLOCK-2
296.23	21.26+21.18 = 42.44

LIFT MACHINE ROOM+(STAIRHEAD ROOM AREA TO REACH LIFT MACHINE ROOM)

BLOCK-1	BLOCK-2
266.81	44.47

M.R.L LIFT AND LOBBY AREA = 31.36 SQM

O.H.W.R. AREA

BLOCK-1	BLOCK-2
254.63	42.44

ROOF SWIMMING POOL CHANGING AREA = 56.65 SQ.M.

GROUND FL. C.B. AREA - BLOCK 1-27.75 SQ.M.(0.99%)
1ST & 4TH FL. C.B. AREA - BLOCK 1-77.26 SQ.M.(1.65%) - BLOCK 2- 14.4 SQ.M.(1.8%)
2ND & 5TH FL. C.B. AREA - BLOCK 1-70.29 SQ.M.(1.53%) - BLOCK 2- 12.6 SQ.M.(1.57%)
3RD & 6TH FL. C.B. AREA - BLOCK 1-67.29 SQ.M.(1.47%) - BLOCK 2- 12.6 SQ.M.(1.57%)
7TH FL. C.B. AREA - BLOCK 1-70.06 SQ.M.(1.46%) - BLOCK 2- 14.4 SQ.M.(1.8%)

SPECIFICATION

1. ALL DIMENSIONS ARE IN MM UNLESS IT IS MENTIONED.
2. ALL EXTERNAL BRICK WALLS ARE 200 MM THICK AND INTERNAL 100 MM THICK UNLESS IT IS MENTIONED.
3. ALL BRICKWORK PLASTERING INSIDE OR OUTSIDE ARE IN THE RATIO OF1:6&1:4 RESPECTIVELY AND OUTSIDE PLASTERING CONTAINS WATER PROOFING.
4. ALL CIVIL WORKS ARE AS PER IS 456 AND ALL REINFORCEMENT AS PER IS 1176.
5. ALL R.C.C. WORKS ARE IN M25 GRADE.
6. ALL PRECAUTIONERY MEASURES SHALL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEMI UNDERGROUND.
7. DEPTH OF WATER RESERVOIR SHALL NOT BE MORE THAN THE DEPTH OF MAIN COLUMN FOUNDATION.

SCHEDULE OF DOORS & WINDOWS

DOORS

TYPE	WIDTH	HEIGHT	SPECIFICATION
D1	900	2100	—
D2	750	2100	—
D3	1000	2100	—
D4	1200	2100	—
FD1	1000	2100	—
SD1	2100	2100	—

WINDOWS

TYPE	WIDTH	HEIGHT	SPECIFICATION
W1	1200	1800	—
W2	1800	1800	—
W3	1500	1200	—
W4	900	1200	—
W5	600	900	—
W6	800X800	1800	CORNER WINDOW

For Metflow Corporation Pvt. Ltd
For Wellmet (Calcutta) Pvt. Ltd.
Ashoksaraf
Director

SIGNATURE OF OWNER & SEAL

K. Sengupta
KOUSHIK SENGUPTA
B.E.(CIVIL), M.E.(STRUCTURE)
ESE - L/78 (K.M.C.)

KOUSHIK SENGUPTA
SIGNATURE OF STRUCTURAL ENGINEER & SEAL
ADDRESS :

MALAY KUMAR GHOSH
Regn. No. CA/92/14854
35A, Dr. Sarat Banerjee Road
Kolkata - 700 029

MALAY KUMAR GHOSH
COUNCIL REGISTRATION NO. : CA/92/14854
SIGNATURE OF ARCHITECT & SEAL
ADDRESS : 35A, Dr. SARAT BANERJEE ROAD, KOLKATA -700029

DRAWN - DEBASISH	DWG NO. - ESP / SUGAM PICNIC / MUNI / ARCH - 01
CHECKED	

ESPACE
ESPACE PLANNING SERVICES PRIVATE LTD.

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KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26 (2a) & (2b) of
K.M.C. BUILDING RULES 2009
By D.G(Bldg) ~~Dy. C.E(S/N) Ex.Engr.~~
ON 17/2/17
B.P. No. 2015070045 Dt. 17/6/15 BR. No. VII
Assistant Engineer
Br. No. : VII
Ex. Engr.
Dy. Chief Eng. (Civil)
Bldg. Deptt.
Br-VII

This Plan Is To Be Treated As Part
And Parcel And Contiguiees To
B. S. Plan No. 2015070045
Dated 17/6/15
Ex. Engineer (C-B)
Bor. No. : - VII
Dy. Ch. Engr. (C)
Bldg. Deptt.
Br-VII