



PLAN OF S.T.P.
CAPACITY = 300 KLD

LOCATION PLAN.
SCALE - 1:4000



GROUND FLOOR PLAN WITH SITE
SCALE - 1 : 200

SITE PLAN
SCALE - 1:600

- ASSEESSEE NO #11090900235
- CONVEYANCE DEED A.D.S.R. SEALDAH
- BOOK NO - 1
- VOL. NO - 14, DEED NO - 09063
- DEED NO - 6889 TO 6973
- YEAR - 2011
- Details of register boundary declaration
- VOL. NO - 19012015, DEED NO - 190107819
- PAGE NO - 119158 TO 119170
- YEAR - 2015
- CONVEYANCE DEED A.D.S.R. SEALDAH
- BOOK NO - 1
- VOL. NO - 14, DEED NO - 09063
- PAGE NO - 6347 TO 6362 (C)
- YEAR - 2014
- AS PER SITE & BOUNDARY DECLARATION = 48.88 SQM, 12 FT = 63597 SQFT = 5808.30 SQM.

USE GROUP - RESIDENTIAL

PART-B:

1. AREA OF LAND (AS PER DEED) =	5908.30	SQM
2. AS PER BOUNDARY DECLARATION =	5808.30	SQM
3. A) SPILL =	137.15	SQM
B) STRIP OF LAND =	5771.15	SQM
3. G NET AREA OF LAND AFTER SPILL & STRIP OF LAND =	5771.15	SQM
4. PERMISSIBLE GROUND COVERAGE =	45.00	% = 2608.74
5. PROPOSED GROUND COVERAGE =	40.88	% = 2385.99
6. A) HEIGHT =	39.925	M
B) ROAD WIDTH =	12.496	M

6. PROPOSED AREA CALCULATION -

A. FOR RESIDENTIAL:

AT FLOOR	COVERED AREA	CUTOUT	STAIR & LOBBY	NET FLOOR AREA
0. G. FIRE RAMP RM	64.313	0.000	0.000	64.313
GROUND FLOOR	2341.872	177.640	63.751	2100.481
1ST FLOOR	2341.871	38.936	63.749	2212.176
2ND FLOOR	1235.776	38.936	63.749	1108.991
3RD FLOOR	1235.776	38.936	63.749	1108.991
4TH FLOOR	1235.776	38.936	63.749	1108.991
5TH FLOOR	1235.776	38.936	63.749	1108.991
6TH FLOOR	1235.776	38.936	63.749	1108.991
7TH FLOOR	1235.776	38.936	63.749	1108.991
8TH FLOOR	1235.776	38.936	63.749	1108.991
9TH FLOOR	1235.776	38.936	63.749	1108.991
10TH FLOOR	1235.776	38.936	63.749	1108.991
11TH FLOOR	1235.776	38.936	63.749	1108.991
12TH FLOOR	1001.522	38.936	63.749	878.837
TOTAL	18194.228	844.872	628.739	16279.617

B. TENEMENTS & CAR PARKING CALCULATION:

(B) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	85.74	21.67	107.41	22	<50
B	86.68	21.91	108.59	42	0.00
C	86.43	24.37	110.80	21	0.00
D	76.03	19.45	95.38	21	50-75
E	95.49	24.14	119.63	9	0.00
F	75.93	19.21	95.14	9	0.00
G	86.62	24.42	111.04	1	75-100
H	97.56	24.66	122.22	1	30.00
I	87.81	22.20	110.01	1	0.00

(C) ASSEMBLY:

TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA	REQ. CAR PARKINGS
623.504	455.229	410.640	12

7A. TOTAL REQUIRED CAR PARKINGS = 137

7B. TOTAL PROVIDED CAR PARKINGS = 137

OPEN (1 LAYER) + OPEN (2 LAYER) + COVERED (GR) 2 LAYER	COVERED (GR) 1 LAYER	COVERED (OTHER) 1 LAYER	COVERED (OTHER) 2 LAYER
38	0	57	44

8. PERMISSIBLE AREA FOR PARKING - MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQM)
9. PROVIDED AREA OF PARKING = 3002.798 SQM
10. PERMISSIBLE F.A.R. = 2.25
11. PROPOSED F.A.R. = 2.247
12. STAIR HEAD ROOM AREA = 80.71 SQM
13. LEFT MACHINE ROOM AREA = 80.05 SQM
14. OVER HEAD TANK AREA = 89.05 SQM
15. AREA OF CLIPBOARD = 75.54 SQM
16. AREA OF LOFT / LEDGE / TEND = 0.00 SQM
17. AREA OF TOILET AT ROOF = 0.00 SQM
18. AREA OF FIRE RESISTE PLATFORM = 75.54 SQM
19. LEFT MACHINE ROOM STAIR AREA = 21.70 SQM
20. SWIMMING POOL AREA = (10% TO BE ADDED IN OTHER AREAS) = 297.46 SQM
21. TERRACE AREA = 2360.85 SQM
22. GATE GUMTY AREA = 0.00 SQM
23. OTHER AREA ONLY FOR FEES = (EX. AREA * SL. 19-20 & 22) = 1316.025 SQM

SPECIFICATION

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.

200 MM THK. EXTERNAL 100 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.

ALUMINUM CASEMENT WINDOWS.

CASTING STU MOSAIC FLOORING.

1.8 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.

WATER PROOFING TREATMENT.

P.O.P. PLUNNING ON INTERNAL WALLS & CEILING.

SCHEDULE OF DOORS

NO.	TYPE	SIZE	REMARKS	LINTEL HEIGHT
1)	D1	1000 X 2100		2100
2)	D2	900 X 2100		2100
3)	D3	750 X 2100		2100
4)	SD1	3600 X 2100		2100
5)	SD2	2400 X 2100		2100
6)	SD3	1500 X 2100		2100
7)	FCD	1000 X 2100	FIRE DOOR	2100

SCHEDULE OF WINDOWS

NO.	TYPE	SIZE	REMARKS	LINTEL HEIGHT
1)	W1	1500 X 1200		900
2)	W2	1200 X 1600		300
3)	W3	1000 X 1200		2100
4)	W4	600 X 1000		1100
5)	W5	400 X 1000		1100
6)	W6	600 X 900		1200

ALOK ROY
Registered Professional Engineer
Kolkata Municipal Corporation
No. 008 / G.T. Eng. Class I

ALOK ROY
GREATEST ENGINEERS PVT. LTD.
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY GEOTEST ENGINEERS PVT. LTD. (MR. ALOK ROY, RAJAN PARK, KOLKATA-700094).

CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

K. Sengupta
KOUSHIK SENGUPTA
B.L.(CIVIL), M.T.S. (REGISTERED)
801-1/79 (G.T. 27)

KOUSHIK SENGUPTA
B.E. (CIVIL), M.T.S. (REGISTERED)
ESE - 978 (K.M.C.)

SIGNATURE OF STRUCTURAL ENGINEER & SEAL

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 2006, 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 TENANT.

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

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

SIGNATURE OF ARCHITECT & SEAL

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.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBSEBE BEFORE STARTING OF BUILDING FOUNDATION.

For VENUS COMPLEX PVT. LTD.
CHIRAL KUMAR BANERJEE
DIRECTOR
VENUS COMPLEX PVT. LTD.
SIGNATURE OF OWNER

TITLE

GROUND FLOOR PLAN WITH SITE,
LOCATION PLAN, SITE PLAN, & S.T.P.

PROJECT

PROPOSED G+12 TH. STORIED (HT. = 39.925 MT.)
RESIDENTIAL BUILDING U/S 53 A OF K.M.C. ACT 1980
AT PREMISES NO - 18 GOBRA GORISTHAN ROAD,
KOLKATA - 700046, WARD NO. 59, BOROUGH - VII

ARCHITECT

ESPACE
35-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029
Telf: 91-33-2465-4130 / 4159
e-mail: espace@vsnl.net
WEBSITE: www.espaceindia.com

JOB NO.	DESIGN BY	DEALT BY	DATE	DRG. NO.
	M.G	SUBRATS	22.03.2016	ARCH / K.M.C. - A-01

