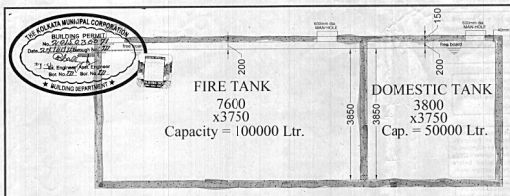
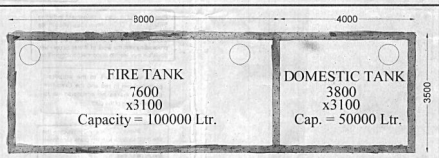


SECTION-AA
SCALE- 1:50



PLAN OF U.G.W.R.
SCALE- 1:50

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART: A

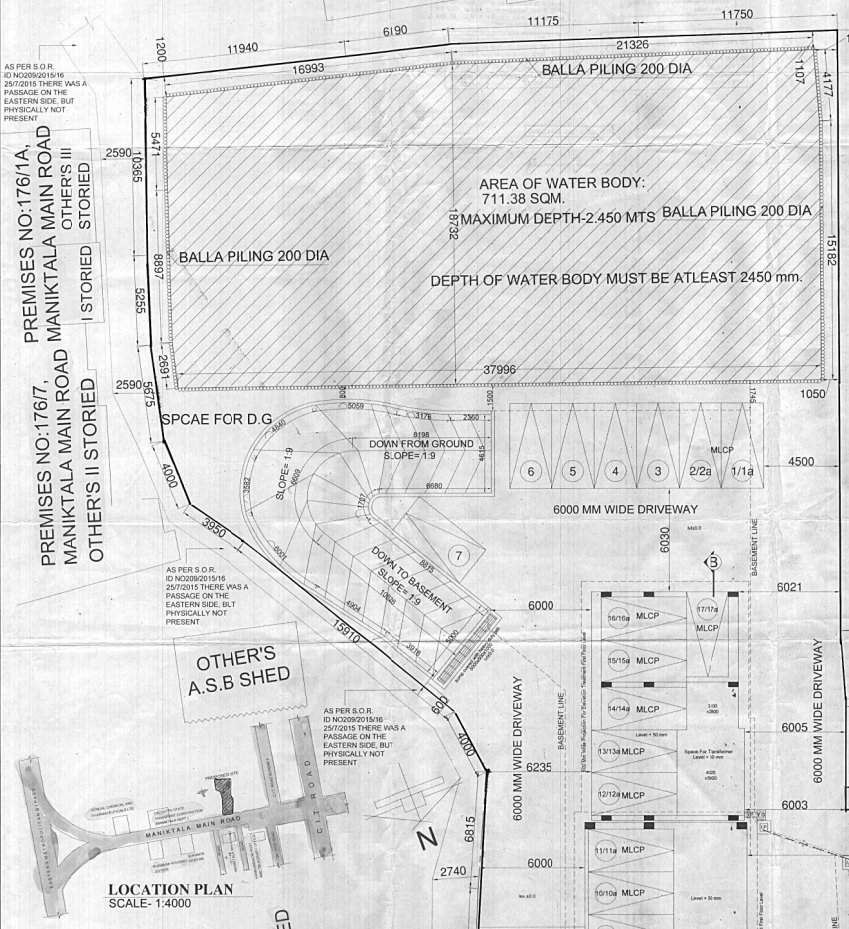
1. ASSESSE NO:- 110311400447
2. DETAILS OF REGISTERED DEED:
   DISTRICT SUB-REGISTER-III
   ALIPORE, SOUTH 24 PGS. (08/04/2014)
   BOOK : 1
   VOLUME NO. : 7
   BEEING NO. : 03015 FOR YEAR 2014
   PAGES : 4543 TO 4579
3. AREA OF PLOT OF LAND :
   AS PER DOCUMENT: 2642.76 SQMT.
4. AREA OF PLOT OF LAND :
   AS PER MEASUREMENT: 2602.98 SQMT.
5. NO. OF TENAMENTS:- 40 NOS.
   SIZE OF TENAMENTS:- 167.91 SQM.(20 NOS)
   197.51 SQM.(20 NOS)
6. ASSEMBLY AREA :- 243.06 NOS.

PART: B

1. GROUND COVERAGE: 514.05 SQMT.(19.75%)
2. F.A.R. CONSUMED : 2.486
3. TOTAL COVERED AREA : 8708.52 SQMT
4. TOTAL CAR PARKING(MANDATORY) :47 NOS
5. NO OF CAR PARKING(PROPOSED) :73 NOS

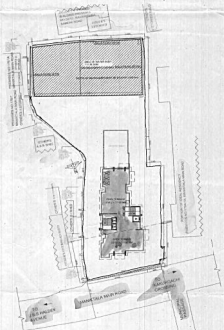
AREA STATEMENT :-

1. AREA OF LAND :2602.98 sqmt
1A. AREA OF WATERBODY :711.38 sqmt
2. PERMISSIBLE GROUND COVERAGE : 50% = 1301.48 sqmt
3. PROPOSED GROUND COVERAGE:514.05 sqmt (19.75%)
4. PROPOSED GROUND COVERAGE OF EXTENDED BASEMENT:823.09 sqmt (31.62%)
4. PERMISSIBLE F.A.R= 2.5
5. MAX.PERMISSIBLE COVERED AREA =8745.72 sqmt.
6. TYPICAL FLOOR (2ND TO 6TH, 9TH, 12TH, 15TH, 18TH & 21ST)
   @ 348.64 sqmt x 10 = 3486.40 sqm.
   7TH, 10TH, 13TH, 16TH & 19TH
   @ 362.14 sqmt x 5 = 1810.70 sqm.
   8TH, 11TH, 14TH, 17TH & 20TH
   @ 361.24 sqmt x 5 = 1806.20 sqm.
   1ST FLOOR AREA=309.55 SQM.
   GROUND FLOOR AREA =362.07 SQM.
7. COMBINED GROUND FLOOR AREA = 118.07 SQM.
8. BASEMENT AREA = 812.53 SQM.
9. TERRACE TOILET AREA = 3.00 SQM.
10. GROUND FLOOR EFFECTIVE CAR PARKING AREA = 318.74 SQM.
11. BASEMENT EFFECTIVE CAR PARKING AREA = 789.78 SQM.
12. PROPOSED CAR PARKING AREA = 1108.52 SQM.
13. CAR PARKING ALLOWANCE = 1108.52 SQM.
14. REQUIRED CAR PARKING AS PER K.M.C = 47 NOS
15. PROPOSED CAR PARKING = 73 NOS.
    COVERED CAR PARKING AT BASEMENT = 26 NOS
    COVERED CAR PARKING AT GROUND FLOOR = 19 NOS
    OPEN CAR PARKING AT GROUND FLOOR = 7 NOS
    COVERED MLCP CAR PARKING AT GROUND LEVEL = 19 NOS
    OPEN MLCP CAR PARKING AT GROUND LEVEL = 2 NOS
16. EXEMPTED AREA FOR STAIR & LIFT LOBBY= 919.50 SQM.
17. PROPOSED & EXEMPTED AREA FOR CUPBOARD= 76.80 SQM(1.01 %)
18. PROPOSED & EXEMPTED ALT FIRE REFUGE AREA= 130.50 SQM.(1.72 %
19. EXEMPTED ROOF TOILET AREA= 3.0 SQM.
20. MAX. PERMISSIBLE COVERED AREA INCLUDING COVERED CAR PARKING, STAIR & LIFT LOBBY, CUPBOARD, ALTERNATE TERRACE & TERRACE TOILET =8745.72 SQM.
21. PROPOSED COVERED AREA =8708.52 SQMT.
22. PROPOSED F.A.R =2.486



LOCATION PLAN
SCALE- 1:4000

SITE PLAN
SCALE- 1:600



GROUND FLOOR PLAN
SCALE- 1:100

DOOR AND WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	REMARKS
SLD	3000	2400	
FCD	1000	2400	
D	1200	2400	
D1	1000	2100	
D2	900	2100	
D3	750	2100	
W1	1800	3000	
W2	2000	3000	
W3	+1000	750	
W4	750	750	

All Dimensions Are In mm
All Internal Brick Wall Are 100 mm
All Outer Brick Wall Are 200 mm

For, IDEAL REAL ESTATES PVT. LTD.
DIRECTOR

SIGNATURE OF OWNER :

I HAVE CHECKED THE STRUCTURAL CALCULATIONS MADE BY SRI CHANDI PROSAD KHANRA, E.S.E. I/2. UNDER KOLKATA MUNICIPAL CORPORATION. THE CALCULATION IS FOUND CORRECT AND STRUCTURE IS SAFE AND STABLE IN ALL RESPECT.

MS. MITA SAHA
M.I.E., M.E. (Struct), C.E
EBE-98(1)
AG-89, Sec-11, Salt Lake
Mob- 9831888113

SIGNATURE OF STRUCTURAL REVIEWER:

THE STRUCTURAL DESIGNS DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY MS CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

CHANDI PROSAD KHANRA
BE (Civil), ME (Struct.), MIE (India)
ESE -1/2

SIGNATURE OF STRUCTURAL ENGINEER :

THE BUILDING HAS BEEN DRAWN UP AS PER THE PROVISION OF THE K.M.C. BUILDING RULES 2009 AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING K.M.C. ROAD CONFIRM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE PLOT IS LYING VACANT IN MAJOR PORTION AND DEMARCATED BY BRICK BUILT BOUNDARY WALL

HARSH SANON
COUNCIL OF ARCHITECTURE
REGISTRATION No. CA/90/13556

SIGNATURE OF ARCHITECT :

PROJECT :
PLAN PROPOSAL OF B+G+21 STORIED (HT-77.10 MT.) RESIDENTIAL BUILDING UNDER RULE 393 OF K.M.C BUILDING ACT 2009, AT PREMISES NO. : 177, MANIKTALA MAIN ROAD, WARD-31, BOROUGH-III, KOLKATA-700054, P.S. - PHOOLBAGAN, UNDER KOLKATA MUNICIPAL CORPORATION.

JOB NO :
DRG. NO : CA/02
REVISION NO :
TITLE : GROUND FLOOR PLAN, LOCATION PLAN, SITE PLAN, DETAIL OF U.G.W.R & AREA STATEMENT
SCALE : As mentioned | DEALT BY : Moumita | CHECKED : Suvadip | DATE : 12.09.2015

S&S
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