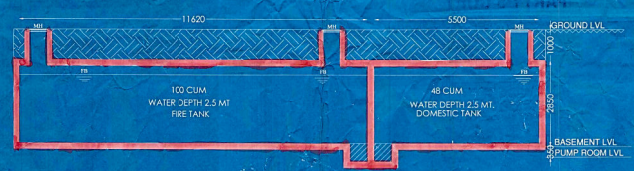
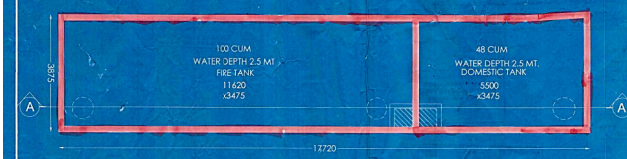


SECTION-AA
SCALE- 1:50



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

LOCATION PLAN
SCALE- 1:4000

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART: A

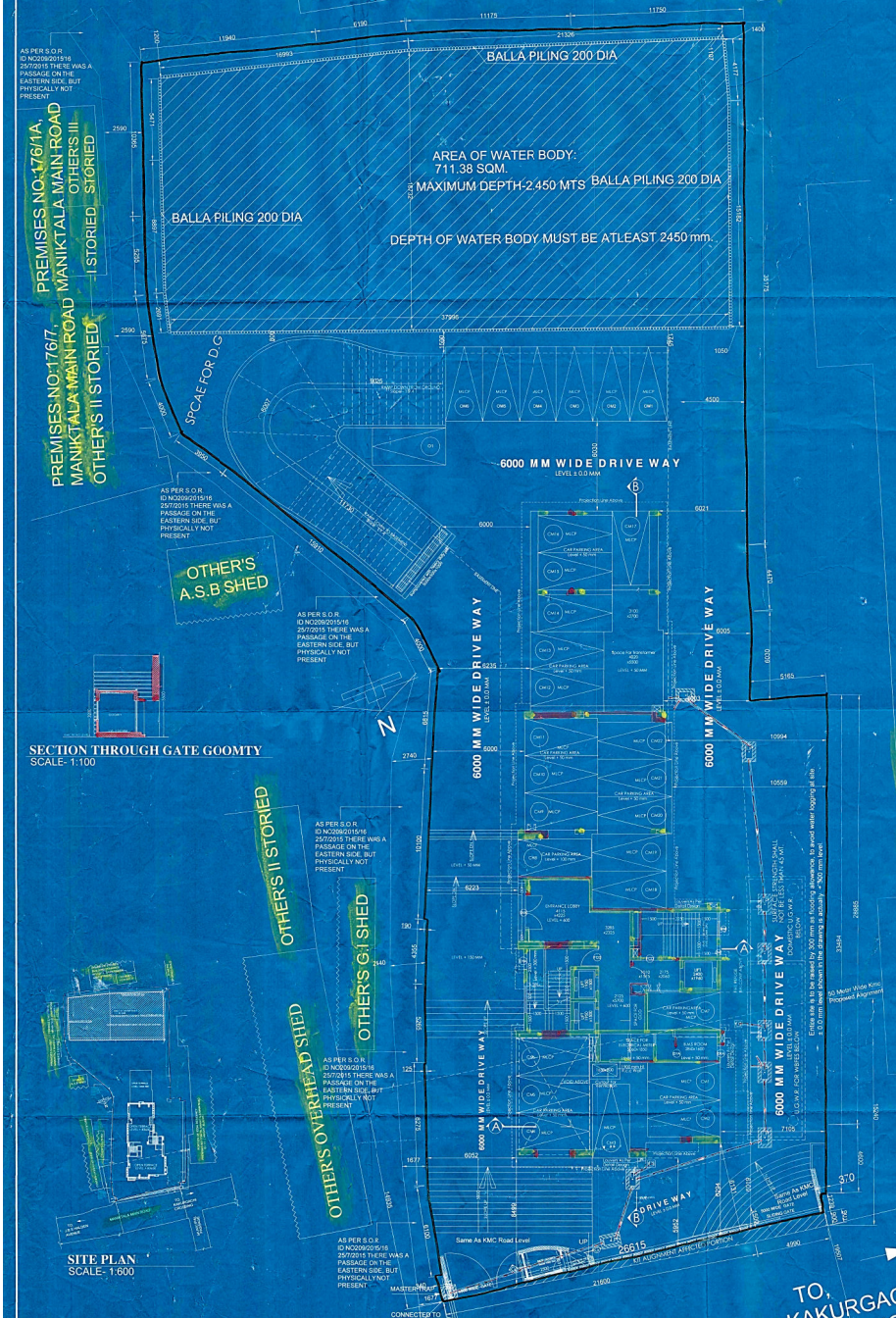
1. ASSESSE NO:- 110311400447
2. DETAILS OF REGISTERED DEED:
   DISTRICT SUB-REGISTER-III
   A.,IPORE, SOUTH 24 POS. (08/04/2014)
   BOOK - 1
   VOLUME NO:- 2
   BEING NO. :0315 FOR YEAR 2014
   PAGES: 4543 TO 4579
3. AREA OF PLOT OF LAND :-
   AS PER DOCUMENT: 2842.78 SQMT.
4. AREA OF PLOT OF LAND :-
   AS PER MEASUREMENT: 2602.98 SQMT.
5. NO. OF TENAMENTS:- 44 NOS.
   SIZE OF TENAMENTS:- 164.21 SQM (22 NOS)
   197.65 SQM.(22 NOS)
6. ASSEMBLY AREA :- 245.22 NOS.

PART: B

1. GROUND COVERAGE: 515.01 SQMT.(19.79%)
2. F.A.R. CONSUMED : 2.729
3. TOTAL COVERED AREA : 9471.10 SQMT
4. TOTAL CAR PARKING(MANDATORY) :51 NOS.
5. NO.OF CAR PARKING(PROPOSED) :83 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:515.01 sqmt (19.79%)
4. PERMISSIBLE F.A.R= 2.5+10% OF 2.5 (FOR GREEN BUILDING) =2.75
5. MAX.PERMISSIBLE COVERED AREA =7158.195 sqmt.
6. TOTAL BASEMENT:841.2577 sqmt (32.32%)
7. TYPICAL FLOOR (2ND TO 6TH, 9TH, 12TH, 15TH, 18TH & 21ST)
   @ 349.47 sqmt x 10 = 3494.70 sqmt.
   7TH, 10TH, 13TH, 16TH & 19TH
   @ 362.97 sqmt x 5 = 1814.85 sqm.
   8TH, 11TH, 14TH, 17TH & 20TH
   @ 362.07 sqmt x 5 = 1810.35 sqm.
   22ND FLOOR AREA=362.97 SQM.
   23RD FLOOR AREA =362.07 SQM.
   1ST FLOOR AREA=312.74 SQM.
   GROUND FLOOR AREA =360.75 SQM.
8. COMBINED GROUND FLOOR AREA = 118.97 SQM.
9. BASEMENT AREA (EXLUDING LIFT VOID) = 830.70 SQM.
10. TERRACE TOILET AREA = 3.00 SQM.
11. GROUND FLOOR EFFECTIVE CAR PARKING AREA = 317.86 SQM.
12. BASEMENT EFFECTIVE CAR PARKING AREA = 802.15 SQM.
13. PROPOSED CAR PARKING AREA = 1120.01 SQM.
14. CAR PARKING ALLOWANCE = 1120.01 SQM.
15. REQUIRED CAR PARKING AS PER K.M.C. = 51 NOS.
16. PROPOSED CAR PARKING = 83 NOS.
    COVERED CAR PARKING AT BASEMENT = 26 NOS
    COVERED CAR PARKING AT GROUND FLOOR = 19 NOS
    OPEN CAR PARKING AT GROUND FLOOR = 10 NOS
    COVERED MLCP CAR PARKING AT GROUND LEVEL = 19 NOS
    OPEN MLCP CAR PARKING AT GROUND LEVEL = 9 NOS
17. AREA OF RAMP AND A.C LEDGE (151.92+180.18)= 332.10 SQM.
18. EXEMPTED AREA FOR STAIR & LIFT LOBBY= 1061.21 SQM.
19. PROPOSED & EXEMPTED AREA FOR CUPBOARD= 85.80 SQM(1.02 %)
20. PROPOSED & EXEMPTED ALT FIRE REFUGE AREA= 156.60 SQM.(1.87 %)
21. EXEMPTED ROOF TOILET AREA= 3.0 SQM.
22. MAX. PERMISSIBLE COVERED AREA INCLUDING COVERED CAR PARKING, STAIR & LIFT LOBBY, CUPBOARD, ALTERNATE TERRACE & TERRACE TOILET.=9524.81 SQM.
23. PROPOSED COVERED AREA =9471.10 SQMT.
24. PROPOSED F.A.R =2.729



GROUND FLOOR PLAN
SCALE- 1:100

SECTION THROUGH GATE GOOMTY
SCALE- 1:100

SITE PLAN
SCALE- 1:600

DOOR AND WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	REMARKS	TYPE	WIDTH	HEIGHT	SILL
FCD	1200	2400		W1	1800	2225	450
D01	2400	2400		W2	1200	1475	1200
D2	900×300	2400		W3	750	1200	950
D1	1000	2400		W4	900	300	1800
D1A	1050	2400		W5	600	1200	990
D2	900	2400					
D3	750	2400					
D4	750	1825					
D5	600	2150					
SLD	2800	2400					
SLD1	1800	2400					

ENTIRE SITE IS TO BE RAISED BY 300 MM AS FLOODING ALLOWANCE.TO AVOID WATER LOGGING AT SITE. ± 0.0 MM LEVEL SHOWN IN THE DRAWING IS ACTUALLY + 300 MM LEVEL.

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, B.E.E. VZ UNDER KOLKATA MUNICIPAL CORPORATION. THE CALCULATION IS FOUND CORRECT AND STRUCTURE IS SAFE AND STABLE IN ALL RESPECT.

MS. MITASAHA
M.I.E., M.E. (Struct.), C.E.
Enrl. No. - 121047-1-1249
M.C. - M/31/08/0197

SIGNATURE OF STRUCTURAL REVIEWER:

THE STRUCTURAL DESIGNS DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE 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 CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

CHANDI PROSAD KHANRA
M.E.(Civil), M.I.E.(India), M.I.E.(India)
F.I.E., C.E.

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 :
PROPOSED ALTERATION UNDER RULE 26 (2a) & (2b) AND ADDITIONAL 2 FLOORS OVER SANCTIONED B+G+21 STORIED RESIDENTIAL BUILDING AT PREMISES NO. : 177, MANIKTALA MAIN ROAD, WARD-31, BOROUGH-III, KOLKATA-700054, P.S. - PHOOLBAGAN, PREVIOUS SANCTIONED PLAN VIDE B.P. NO.- 2015030071, DATED - 27.01.2016 UNDER KOLKATA MUNICIPAL CORPORATION.

JOB NO.
DRG. NO. CA/01
TITLE : GROUND FLOOR PLAN, LOCATION PLAN, SITE PLAN, DETAIL OF U.G.W.R & AREA STATEMENT
REVISION NO.
SCALE As mentioned
DRAWN BY Mounti
CHECKED Sourin
DATE 11.05.2016

S&S
SANON SEN & ASSOCIATES (P) LTD.
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FAX:2226 0917 www.sanonsen.com