



K.M.C. PASSAGE

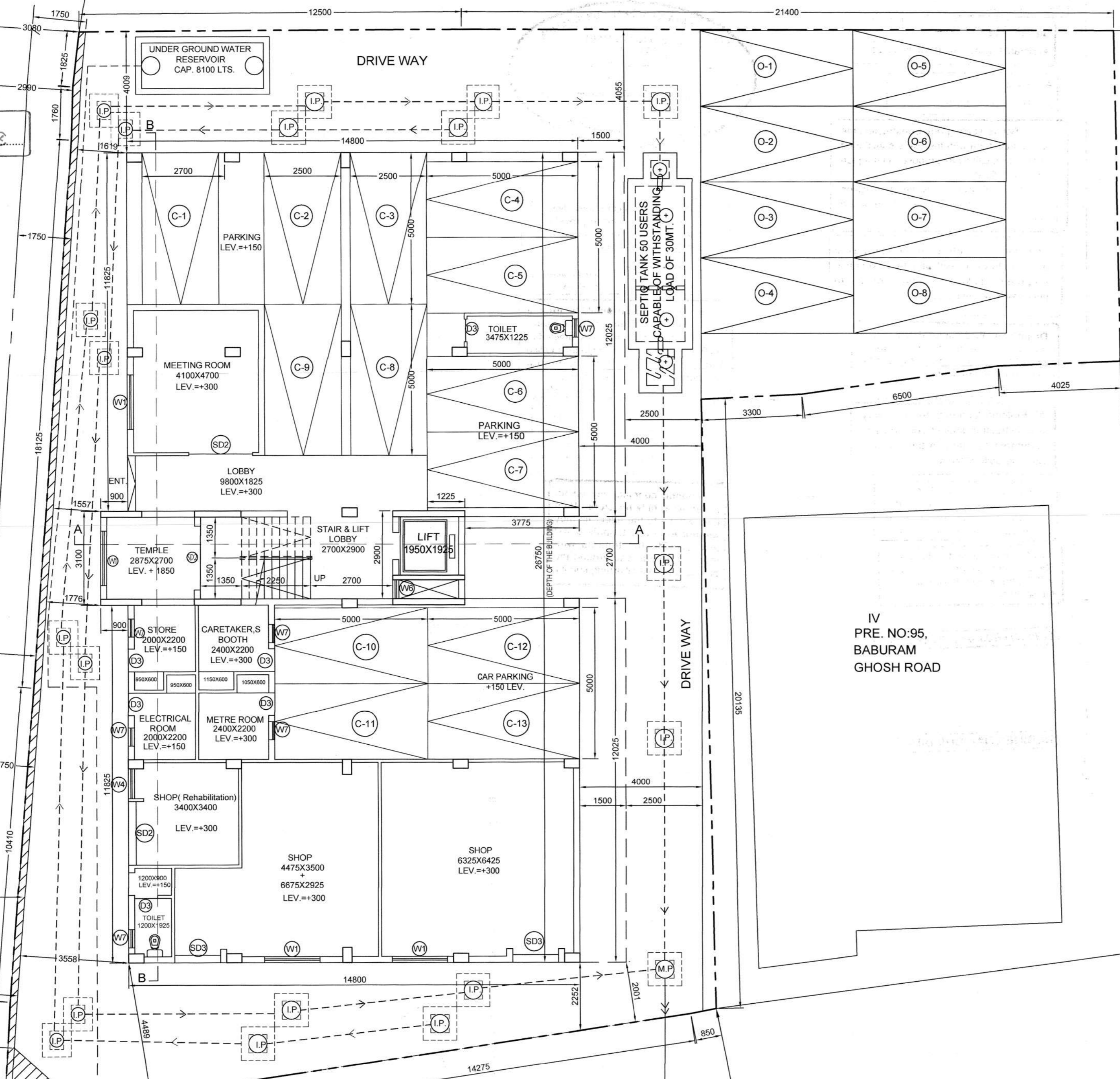
III PRE NO.88/4, BABURAM GHOSH ROAD

III PRE.NO.97, BABURAM GHOSH ROAD

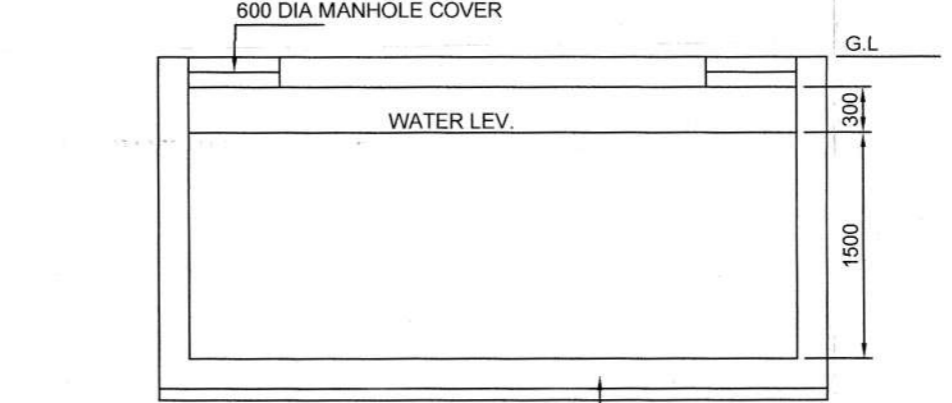
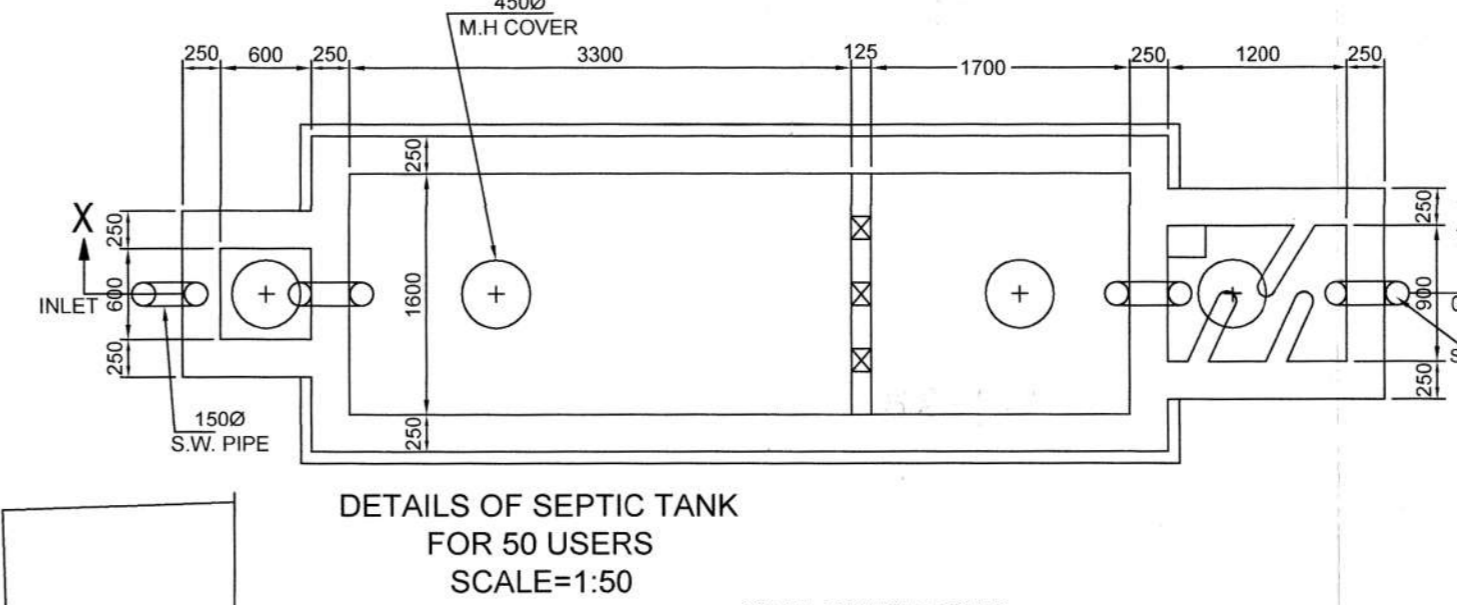
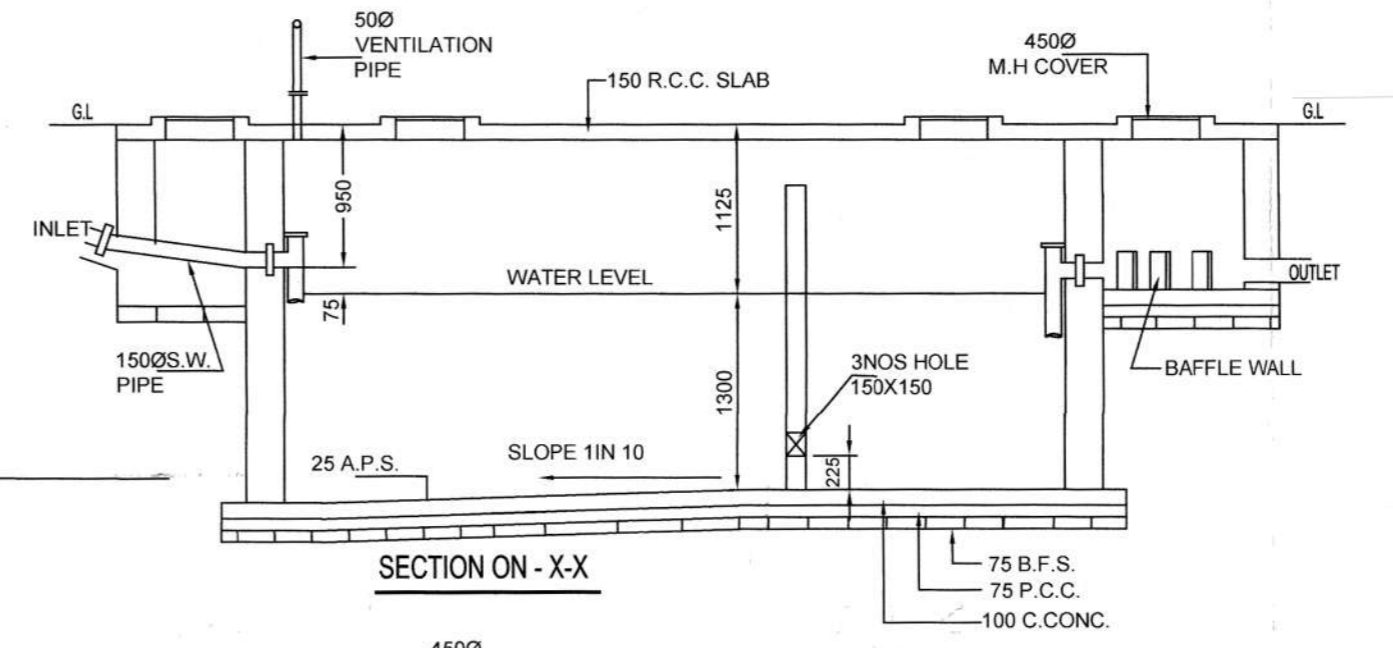
Sanctioned By: Assistant Engineer (C-B) Br. No. 1000 & 100D.

PORTION OF GUEST HOUSE UNDER INDIAN OIL CORPORATION LIMITED PRE. NO.100C & 100D, BABURAM GHOSH ROAD.

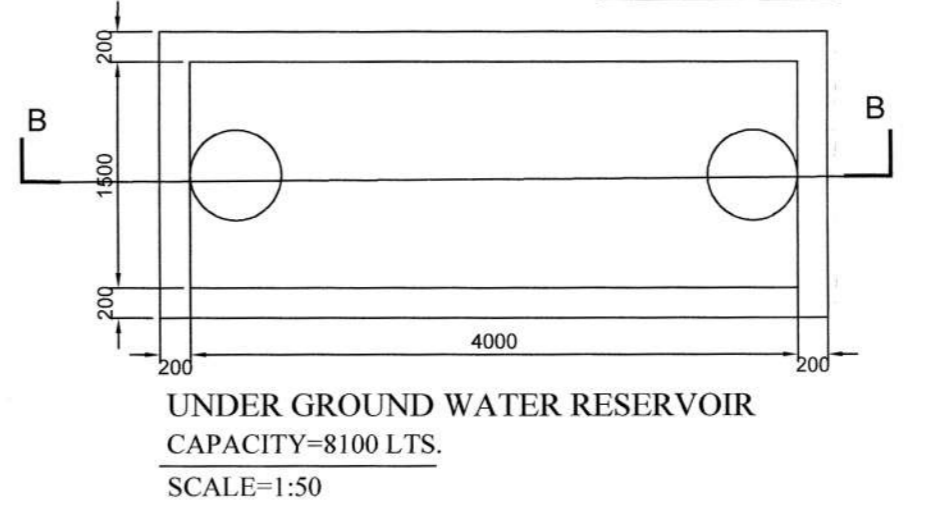
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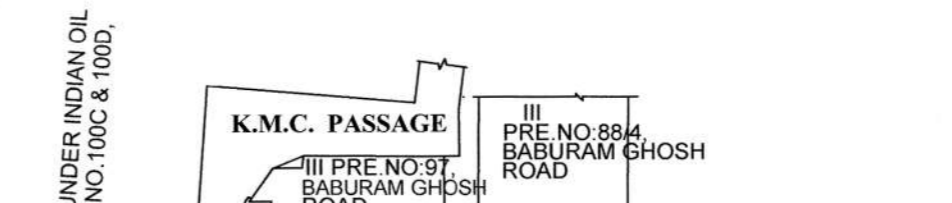
IV PRE. NO.95, BABURAM GHOSH ROAD



SECTION



SECTION



SITE PLAN

SCALE=1:600



LOCATION PLAN

SCALE=1:4000

SPECIFICATION

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3
200 M.M. THK. EXTERNAL 100 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS ALUMINIUM CASEMENT WINDOWS. CAST-IN-SITU MOSAIC FLOORING. 1:8 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

ASSEESSEE NO =210970101305
1. Area of land :-
As per title of deed = 853.864 SQM.
As per boundary declaration = 900.097 SQM.
As per U.L.C = 853.864 SQM.
2. Area of gifted strip of land to K.M.C. = 9.144 SQM. SPLAYED CORNER = 2.88 SQM.
3. Permissible Ground Coverage (50.00 %) = 426.932 SQM.
4. Proposed Ground Coverage (49.724%) = 424.573 SQM.

Proposed Area : Covered Area :	CUTOUT (Lift well + shaft)	Total Exemplified Area in sqm.	Lift lobby	Net Floor Area in sqm	GROSS Floor Area in sqm
1) Ground Floor 368.498 sqm		13.365 sqm.	3.000 sqm.	372.133 sqm.	368.498 sqm
2) 1st. Floor 423.354 sqm	3.754 sqm.	13.365 sqm.	3.000 sqm.	403.235 sqm.	419.600 sqm
3) 2nd. Floor 423.354 sqm	3.754 sqm.	13.365 sqm.	3.000 sqm.	403.235 sqm.	419.600 sqm
4) 3rd. Floor 415.591 sqm	3.754 sqm.	13.365 sqm.	3.000 sqm.	395.472 sqm.	411.837 sqm
5) 4th. Floor 421.044 sqm	3.754 sqm.	13.365 sqm.	3.000 sqm.	400.925 sqm.	417.290 sqm
TOTAL	2071.841 sqm.	15.016 sqm.	66.825 sqm.	15.000 sqm.	1975.000 sqm

Temtenent Size in sqm.	Proportional Area to be Added	Actual Temtenent Area	No of Temtenent	Required carparking (100 to 200 + 1 no.)	Actual Temtenent Area
A 1st & 2nd 84.776	10.813	95.589	4	2	382.356
B 1st & 2nd 111.231	14.188	125.419	4	4	501.676
C 3rd & 4th 136.906	25.001	221.009	2	4	442.018
D 3rd & 4th 359.538	60.847	440.485	1	2	446.485
SHOP(Carpet) 87.385					
			11	16	

Built Area of Shop = 99.53 sqm.
B) No. of Parking provided Covered = 13nos & Open = 8 nos = 21 nos. D) Actual area of parking provided = 181.756
C) Permissible area of parking : a) Ground floor = 13X25 = 325.00 a) Ground floor = 181.756

FAR Calculation = (Net area - Carparking provided) / Land Area = (1975.00-181.756) / 853.864 = 2.10
Area for fees = Stair incl. landing + Lift Lobby + Stair for LMR+ C.B Area = 66.825 + 15.000 + 4.20 + 33.915 = 119.94 sqm.
Roof Total = 3.0 sqm.

7. Permissible FAR = 2.25	14. C.B Area = 33.915 sqm.
8. Proposed FAR = 2.10	15. Roof Toilet Area, if any = 3.00 sqm.
9. Statement of other Area for Fees = 4.2 sqm. (LIFT MACHINE RM. STAIR)	16. Service Area at Ground Floor if any = sqm.
10. Stair Cover Area = 16.585 sqm.	17. Relaxation of authority, if any :
11. Lift Machine Room Area = 10.850 sqm.	18. Current Declaration of Owner, ESE, LBS :
12. Roof Tank Area = 11.780 sqm.	19. Covered Mercantile, retail area = 99.53 sqm.
13. Terrace Area = 424.573 sqm.	

SCHEDULE OF DOORS				SCHEDULE OF WINDOWS					
NO	TYPE	SIZE	REMARKS	UNTEL HEIGHT	NO	TYPE	SIZE	SILL HEIGHT	UNTEL HEIGHT
1)	D1	1000 X 2100		2100	1)	V1	1800 X 1200	300	2100
2)	D2	900 X 2100		2100	2)	V2	1500 X 1200	900	2100
3)	D3	750 X 2100		2100	3)	V3	1200 X 1200	900	2100
4)	SD1	3500 X 2100		2100	4)	V4	1000 X 1200	900	2100
5)	SD2	2100 X 2100		2100	5)	V5	1000 X 1000	1100	2100
6)	SD3	1500 X 2100		2100	6)	V6	600 X 1000	1100	2100
					7)	V7	600 X 900	1200	2100

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 GEOTECH ENGINEERS PVT. LTD. (MR. ALOK ROY) SA, MALAY KUMAR GHOSH ROAD, KOLKATA-700084. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
K. Sengupta
KOLSHIK SENGUPTA
B.E. (CIVIL), M.E. (STRUCTURE)
ESE - 176 (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 PROVISIONS OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJUTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STUIC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER AND THERE IS A 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 & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & ESE 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 FINE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBSBE BEFORE STARTING OF BUILDING FOUNDATION.
Sunbright Developers Pvt. Ltd.
Represented by its Director
Biswadeep Ganguly
as
Constituted Attorney of
Subir Karmakar, Hiranmoy Karmakar,
Samar Karmakar, Sanjay Karmakar,
Sona Karmakar, Ranju Karmakar,
Anita Biswas & Anita Chowdhury.
Sunbright Developers Pvt. Ltd.
Represented by its Director
Biswadeep Ganguly
Constituted Attorney of
Subir Karmakar, Hiranmoy Karmakar, Samar Karmakar,
Sanjay Karmakar, Sona Karmakar, Ranju Karmakar,
Anita Biswas & Anita Chowdhury.
SIGNATURE OF OWNER

TITLE
GROUND FLOOR PLAN WITH SITE, LOCATION PLAN, SITE PLAN, SEPTIC TANK & U.G.R

PROJECT.
PROPOSED G + IV STORIED (HT. = 15.500 MT.)
RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980
AT PREMISES NO. - 96, BABURAM GHOSH ROAD,
KOLKATA - 700040, WARD NO. 97, BOROUGH : X

ARCHITECT
ESPACE
35-A, DR. SARAT BANERJEE ROAD, KOLKATA-700029
TeleFax : 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	Sandhya	06.06.2016	ARCH / KMC - A-01

