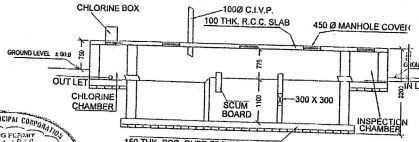
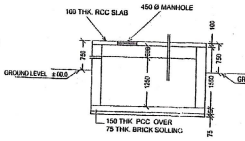
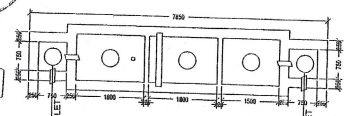


SECTION THROUGH 1 - 1 SCALE : 1 : 50



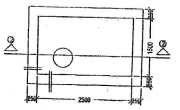
SECTION AT 2 - 2 SCALE : 1 : 50



PLAN

DETAIL OF SEPTIC TANK (FOR 100 USERS)

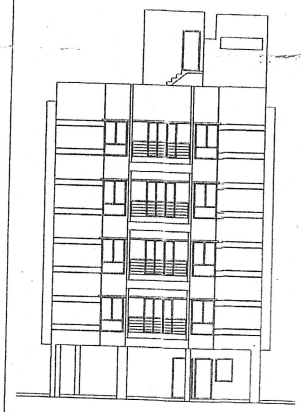
SCALE : 1 : 50



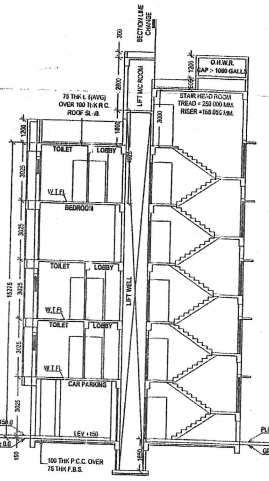
SEMI UNDER GROUND WATER RESERVOIR

(CAPACITY : 1000 GAL)

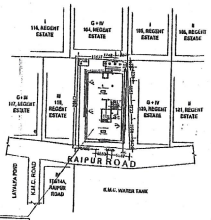
SCALE : 1 : 50



FRONT ELEVATION

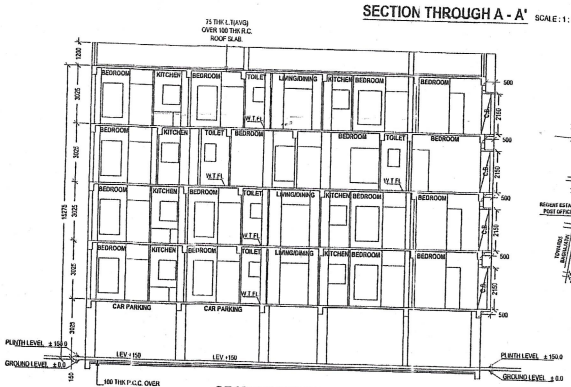


SECTION THROUGH A - A' SCALE : 1 : 100



SITE PLAN

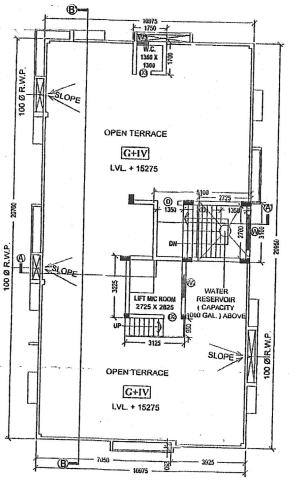
SCALE- 1:600



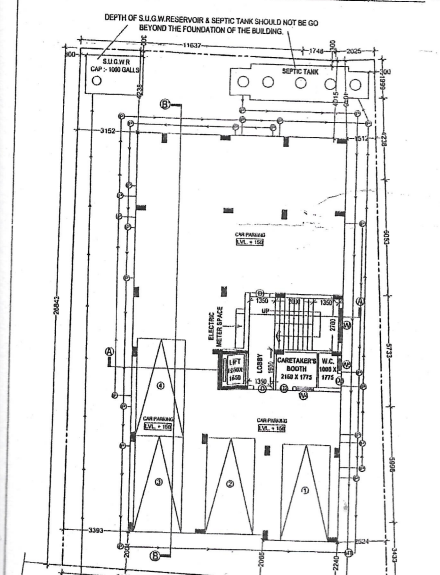
SECTION THROUGH B - B' SCALE : 1:100

KEY PLAN

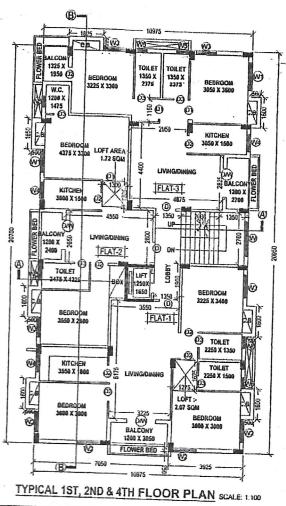
SCALE- 1:4000



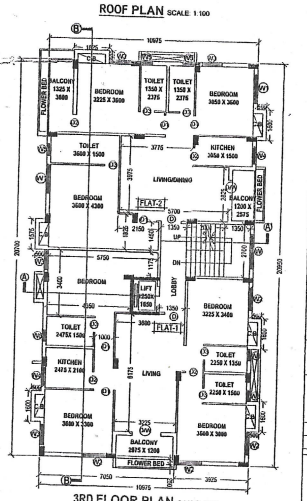
ROOF PLAN SCALE 1:100



GROUND FLOOR PLAN. SCALE: 1:100



TYPICAL 1ST, 2ND & 4TH FLOOR PLAN SCALE: 1:100



3RD FLOOR PLAN SCALE: 1:100

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2150	W	1800	1200
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	1050	1200
DW	1500	2100	W4	900	1000
			W5	600	600

STATEMENT OF THE PLAN PROPOSAL

PART-A.

1. ASSESSE NO: 210990701306
2. DETAIL OF REGISTERED DEED(I).
   BOOK NO : I, VOL. NO : 71, PAGE NO : 194 TO 208,
   BEING NO : 1691, DATED :03.10.1977
   PLACE : REGISTRAR OF ASSURANCE, CAL CUTTA
3. DETAIL CF REGISTERED POWER OF ATTORNEY
   WOOLCOLOSA, NEW SOUTH WALES, 2450 AUSTRALIA
   DATED :- 09.09.2017
4. DETAIL OF REGISTERED BOUNDARY DECLARATION
   BOOK NO : I VOL. NO : 1605-2018, PAGE NO : 95918 TO 95921,
   BEING NO : 160503082, DATED :25.05.2018,
   PLACE : A.D.S.R., ALIPORE
5. a) AREA OF LAND : 6K - 08CH - 33SFT = 442.028 SQM (AS PER DEED)
   : 6K - 08CH - 43.29SFT = 438.804 SQM (AS PER PHYSICAL)
   b) NO OF STOREY : G+IV
6. a) NO. OF TENEMENTS : 11 NOS.
7. SIZE OF TENEMENTS : a) 50 Sqm TO 75 Sqm ... 6 NOS.
   : b) 75 Sqm TO 100 Sqm ... 3 NOS.
   : c) 100 Sqm TO 200 Sqm ... 2 NOS.

PART-B.

1. AREA OF LAND:-
   AS PER TITLE DEED(6K-08CH-33SFT) = 442.028 SQM.
2. AS PER BOUNDARY DECLEARATION = 6K - 08CH - 43.29SFT = 438.804 SQM
3. NET LAND AREA= 438.804 SQM.
4. (i) PERMISSIBLE GROUND COVERAGE (52.04 %) = 228.35 SQM
   (ii) PROPOSED GROUND COVERAGE (52.00 %) = 228.17 SQM
5. PROPOSED HEIGHT= + 16.275 SQM.

5. PROPOSED AREA :-

	Out Out	Colculations			
	GRO.G.COVERAGE	LIFT WELL	STAIRCASE/LOBBY	LIFT ROOM	LIFT OVER AREA
GROUND FLOOR	218.01 SQM	-	10.60 SQM	2.97 SQM	7.13 SQM
1ST FLOOR	218.01 SQM	2.08 SQM	10.60 SQM	2.97 SQM	7.13 SQM
2ND FLOOR	218.01 SQM	2.08 SQM	10.60 SQM	2.97 SQM	7.13 SQM
3RD FLOOR	218.01 SQM	2.08 SQM	10.60 SQM	2.97 SQM	7.13 SQM
4TH FLOOR	218.01 SQM	2.08 SQM	10.60 SQM	2.97 SQM	7.13 SQM
TOTAL	1090.05 SQM	8.32 SQM	42.40 SQM	11.88 SQM	28.52 SQM

6. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL

FLOOR	FLOOR TENEMENT AREA	NO OF TENEMENT	REQUIRED CAR PARKING
1	51.97 SQM	2	
2	51.97 SQM	2	
3	71.81 SQM	2	04 NOS
4	51.15 SQM	1	
5	102.30 SQM	1	

7A. TOTAL REQUIRED CAR PARKING :- 4 NOS.
7B. TOTAL PROVIDED CAR PARKING :- 4 NOS.
8. PERMISSIBLE AREA FOR PARKING :- = 109 SQ.M.
9. PROVIDED AREA OF PARKING :- = 109.71 SQ.M.
10. PERMISSIBLE F.A.R = 2.25
11. PROPOSED F.A.R= (1056.31 - 100.00) / 438.804 = 2.179=2.25
12. STAIR HEAD ROOM AREA :- 10.61 SQ.M.
13. ROOF TOP W.C. AREA :- 2.98 SQ.M.
14. LIFT MACHINE ROOM AREA :- 9.73 SQ.M. LIFT STAIR AREA :- 2.97 SQM
15. TERRACE AREA :- 228.17 SQ.M.
16. RELAXATION OF AUTHORITY, IF ANY :- NO
17. OVER HEAD TANK AREA :- 8.45 SQ.M.
18. TOTAL LOFT AREA :- 11.37 SQ.M.
19. AREA OF CUP-BOARD = 22.12 SQM
20. OTHER AREA ONLY FOR FEES = (76.3+22.12+2.97)=101.39 SQM.

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL :- SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE 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 ACUMEN GEO CONSULTANTS. (DR SANTOSH KUMAR CHAKRABORTY) 2F, NANA ROY LANE, ALIPORE, KOLKATA - 700 027, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DR. SANTOSH KUMAR CHAKRABORTY
B.C.E. ME. (Soil., Roorkee)
P.H.D (Foundation Engineering)
F.I.E.I.,F.I.G.S., F.I.M.E.S. (London)
The Kolkata Municipal Corporation
Licence no. GT/1/01
Consulting Geotechnical Engr.

DR. SANTOSH KUMAR CHAKRABORTY
B.C.E, ME. (SOIL, ROORKEE).
P.H.D (FOUNDATION ENGINEER)
G.T.E. - 16(I)
SIG. OF GEO-TECHNICAL ENGINEER

JOYDEEP MUKHERJEE
B.E. (CIVIL) E.S.E. - 178(I)
SIG. OF STRUCTURAL ENGINEER

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 2009, AS AMMENDED 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 TENENT.

ARJUN PAL (B.ARCH)
Registered Architect
Regn No - CA/2010/47578
SIG. OF ARCHITECT.

I DO HERE BY 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 FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTURCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF L.B.A.E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

SRI DEBABRATA SARKAR
DIRECTOR OF
M/S. DEBABRATA PROPERTIES PVT LTD
CONSTITUTED ATTORNEY OF
SRI. BIMAL RANJAN AICH ROY
SIGNATURE OF LESSEE

DEV COMMISSIONER, DEV DEPTT.
GOVT OF WEST BENGAL
LESSOR

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, S.U.G.WATER RESERVOIR, SEPTIC TANK, LOCATION PLAN, SITE PLAN, SECTION-AA & BB, FRONT SIDE ELEVATION

PROJECT.
PROPOSED G+IV STORIED (HT -15.275MT) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009 AT-
176/14/19, RAIPUR ROAD,
WARD NO - 99, BOROUGH NO - X, P.S. - JADAVPUR, KOLKATA - 700 032.

JOB NO.	DRG. NO.	DATE	DEALT
1	ARCH/CORP-01	03.01.2019	AYAN

SCALE -1:100

ARCHITECTURAL CONSULTANT

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