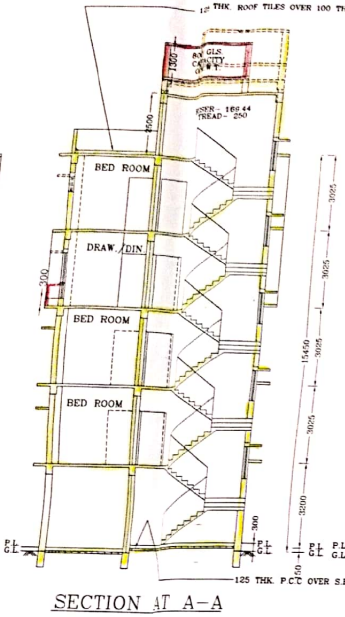
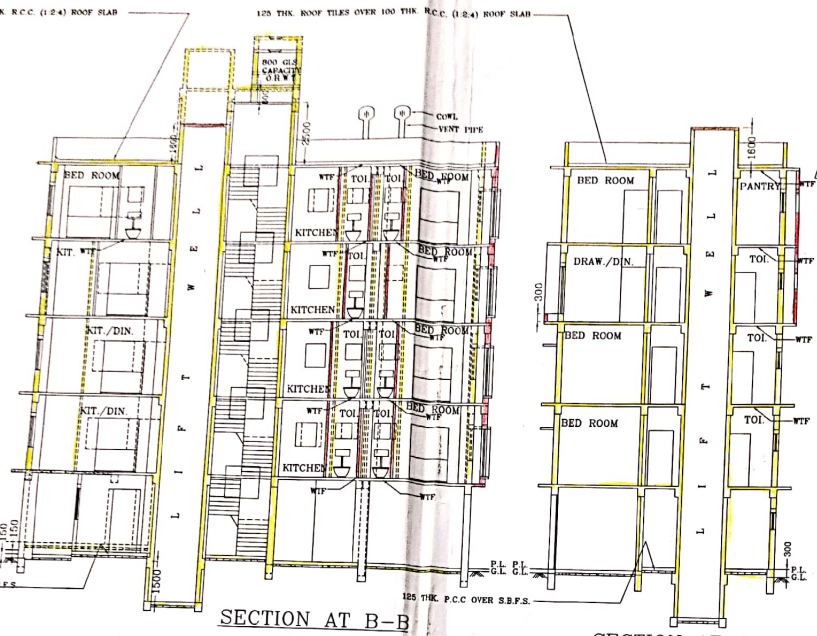
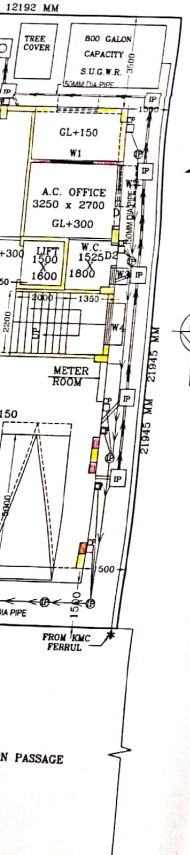


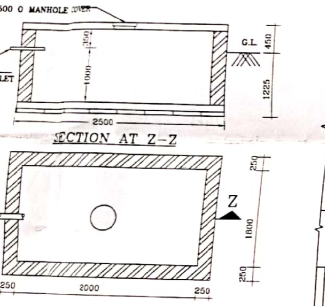
SECTION AT A–A



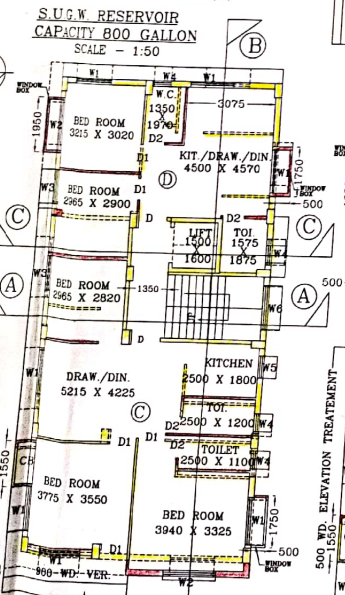
SECTION AT B–B

SECTION AT C–C

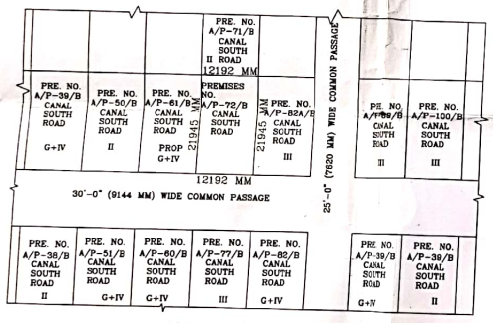




SECTION AT Z–Z

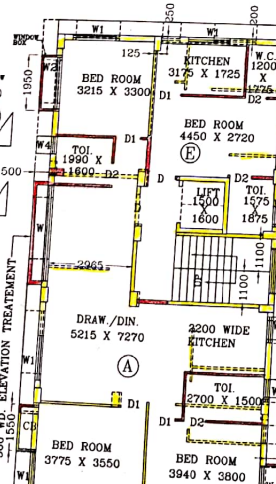


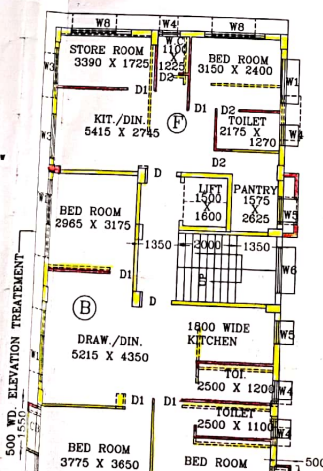
S.U.G.W RESERVOIR CAPACITY 800 GALLON
SCALE – 1:50

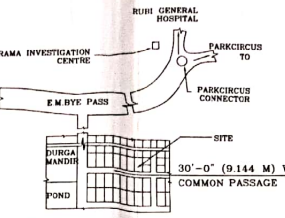


SITE PLAN
SCALE– 1:600

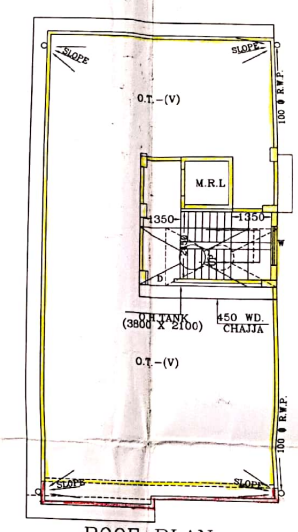
DOORS WINDOWS SCHEDULE	
MARKED	SIZE (L X H)
W	3265 X 1800
W1	1500 X 1200
W2	1800 X 1200
W3	1200 X 1200
W4	600 X 600
W5	750 X 900
W6	1500 X 900
W7	900 X 1200
W8	2100 X 1800
D	1000 X 2100
D1	900 X 2100
D2	750 X 2100







LOCATION PLAN
SCALE – 1:4000



ROOF PLAN

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

1. ASSESSE NO : 140570202406
2. NAME OF THE OWNERS : 1. GOUR GOPAL CHATTERJEE 2. GOURAB CHATTERJEE
3. DETAIL OF REGISTERED DEED
   BOOK NO : 1 VOLUME NO : 13 BEING NO : 2487
   PAGE NO FROM 167 TO 181 YEAR 1984 (17.08.1984)
   PLACE : SUB-REGISTRAR, ALIPORE, DIST - 24 PARGANAS
4. DETAIL OF BOUNDARY DECLARATION :-
   BOOK NO : 1 VOLUME NO : 1606-2023 BEING NO : 160602366
   PAGE FROM 64670 TO 64680 YEAR 2023(28.06.2023)
   PLACE : A.D.S.R., SEALDAH
5. DETAIL OF REGISTERED COMMON PASSAGE :-
   BOOK NO : 1 VOLUME NO : 1606-2023 BEING NO : 160602367
   PAGE FROM 64661 TO 64669 YEAR : 2023(28.06.2023)
   PLACE : A.D.S.R., SEALDAH
6. AREA STATEMENT AS PER SANCTION :-
   1. AREA OF LAND AS PER TITLE DEED (4K.-0CH.-0SFT)=267.553 m²
   2. AS PER BOUNDARY DECLARATION = 267.553 m²
   3. (i) PERMISSIBLE GROUND COVERAGE (57.748%) = 154.507 m²
      (ii) PROPOSED GROUND COVERAGE (50.34%) = 134.685 m²
   4. PROPOSED HEIGHT= 15.450 M
7. AREA AS PER SANCTION :-

	GROSS AREA	DEDUCTION CUT OUT	COVERED AREA	EXEMPTED AREA STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	134.685 m²	–	134.685 m²	10.340 m²	2.363m²	121.982 m²
1ST FLOOR	134.685 m²	2.400 m²	132.285 m²	10.340 m²	2.363m²	119.582 m²
2ND FLOOR	134.685 m²	2.400 m²	132.285 m²	10.340 m²	2.363m²	119.582 m²
3RD FLOOR	134.685 m²	2.400 m²	132.285 m²	10.340 m²	2.363m²	119.582 m²
4TH FLOOR	134.685 m²	2.400 m²	132.285 m²	10.340 m²	2.363m²	119.582 m²
TOTAL	673.425 m²	9.600 m²	663.825 m²	51.700 m²	11.815 m²	600.310 m²

8. TENEMENTS & CAR PARKING CALCULATION AS PER SANCTION :-
   (A) RESIDENTIAL

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	43.563 m²	7.510 m²	51.12 m²	4 NOS.	3 NOS.
B	74.748 m²	12.886 m²	87.607 m²	4 NOS.	

   10.(a). Buairess Floor Area = 40.164 m²
   10.(b). Business Carpet Area = 35.687 m²

10. TOTAL REQUIRED CAR PARKING = 3 NOS.
11. TOTAL PROVIDED CAR PARKING = 3 NOS.
12. PROVIDED AREA OF PARKING = 68.562 m²
13. PERMISSIBLE F.A.R = 2.25
14. PROPOSED F.A.R. = [(600.310 - 68.581) / 267.553] = 1.987 < 2.25
15. LIFT MACHINE ROOM AREA = NIL
16. STAIR HEAD ROOM AREA = 13.408 m²
17. OTHER AREA FOR FEES (EXCLUDING EXEMPTED AREA) = 13.408 m²
18. Tree Cover AREA = 2.819 m²
19. OVER HEAD TANK AREA = 7.980 m²
20. TERRACE AREA = 134.685 m²

8. AREA STATEMENT AS PER SITE :-
   1. AREA OF LAND AS PER TITLE DEED (4K.-0CH.-0SFT)=267.553 m²
   2. AS PER BOUNDARY DECLARATION = 267.553 m²
   3. (i) PERMISSIBLE GROUND COVERAGE (57.748%) = 154.507 m²
      (ii) PROPOSED GROUND COVERAGE (51.870%) = 138.779 m²
   4. PROPOSED HEIGHT= 15.450 M.

6A. PROPOSED AREA STATEMENT AS PER SITE

FLOOR	TOTAL FLOOR AREA (SqM.)	CUTOUT SHAFT & LIFT WELL/STAIR DUCT (Sq.M.)	NET FLOOR AREA (Sq.M.)	TOTAL EXEMPTED AREA STAIR-STAIR (Sq.M.)	LIFT LOBBY (Sq.M.)	FOR F.A.R. CALCULATION (Sq.M.)
GR.FL.	138.779	—	138.779	10.340	2.497	125.942
1st. FL.	138.779	2.400	136.379	10.340	2.497	123.542
2nd. FL.	138.779	2.400	136.379	10.340	2.497	123.542
3rd. FL.	138.779	2.400	136.379	10.340	2.497	123.542
4th. FL.	138.779	2.400	136.379	10.340	2.497	123.542
TOTAL	693.895	9.600	684.295	51.700	12.485	620.110

6B. TENEMENTS & CAR PARKING AREA AS PER SITE
RESIDENTIAL

MKD.	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA(SQ.M.)	NO. OF TENEMENT	NUMBER OF CAR PARKING REQUIRED
A	95.747	17.175	112.922	1 NO.	2 NOS.
B	87.843	14.143	92.860	1 NO.	
C	74.238	13.317	87.555	2 NOS.	
D	48.257	8.565	56.913	2 NOS.	
E	26.748	4.798	31.546	1 NO.	
F	43.652	7.830	51.482	1 NO.	

7. TOTAL REQUIRED CAR PARKING = 2 NOS.
8. TOTAL PROVIDED CAR PARKING = 2 NOS.
9. PROVIDED AREA OF PARKING = 76.787 m².
10. PERMISSIBLE F.A.R = 2.25
11. PROPOSED F.A.R = [(620.110 - 50) / 267.553] = 2.13 < 2.25
12. LIFT MACHINE ROOM AREA = NIL
13. STAIR HEAD ROOM AREA = 13.408 m²
14. OTHER AREA FOR FEES (EXCLUDING EXEMPTED AREA) = 64.185+ 12.15=76.335 m²
15. Tree Cover AREA = 2.819 m²
16. OVER HEAD TANK AREA = 7.980 m²
17. TERRACE AREA = 138.779 m²
18. LIFT MACHINE ROOM LESS AREA = 2.4 m²
18. C.B. AREA = 12.15 m²

SPECIFICATION:

1. FOUNDATION & PLINTH: BRICK WORK IN FOUNDATION & PLINTH SHALL BE OF THE 1ST CLASS BRICK IN 1:4 CEMENT SAND MORTAR OVER 1:2:4 P.C.C.
2. FILLING: FOUNDATION TRENCHES AND PLINTH SHALL BE FILLED UP WITH LOCAL EARTH.
3. D.P.C.: D.P.C. SHALL BE 2.5 CM. TH. IN 1:2:4 CEMENT CONCRETE WITH 5% WATER PROOFING COMPOUND BY WEIGHT OF CEMENT.
4. SUPERSTRUCTURE: SUPERSTRUCTURE SHALL BE OF THE 1ST CLASS BRICK IN 1:6 CEMENT SAND (WATER 1:4 IN CASE OF 125/75TH. B.W.) MORTER.
5. CONCRETING : ALL CONCRETE WORK SHALL IN 1 : 1.5 : 3 MIX (M20).
6. FLOORING : FLOORING SHALL BE 25 TH. MARBLE FLOORING.
7. PLASTERING : INSIDE 12 MM.TH. WITH 1:6 MORTER OUTSIDE 19MM WITH 1:4 MORTER & CEILING 10 MM. TH. WITH 1:4 MORTER.
8. PAINTING : INSIDE WALL SHALL BE THREE COATS OF WHITE WASH AND OUT- SIDE WALL SHALL BE COLOUR WASHED OVER THREE COATS OF WHITE WASH.
9. DOOR : FRAMES SHALL BE SEASONED SAL WOOD (100X75 SECTIONED) SHUTTER WILL BE OF GAMAR WOOD (4 CM THICK).
10. WINDOW : M.S. WINDOW WILL BE USED WITH GLASS PANELS.

DRAWING NOTES:

1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.
2. THE DEPTH OF SEPTIC TANK AND SEMI U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.
3. ALL OUTSIDE WALL SHALL BE 200MM. ALL PARTITION WALL SHALL BE 125MM & 75MM THICK.
4. BOUNDARY IS DEMARCATED.
5. THE PLOT CONFORMS WITH DEED SITE PLAN & BUILDING PLAN.
6. GRADE OF CONCRETE = M20, AND GRADE OF STEEL = Fe 500.

CERTIFICATE OF GEO -TECHNICAL ENGINEER.

UNDERSIGNED HAS INSPECTED THE SITE, CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

Dr. S. K. Chakraborty
(Gold. Roorkee) Ph.D (Foundation Engg)
(M-12), G.T.E. - 16/I, K.M.C
Geotechnical

Dr.S.K.CHAKRABORTY G.T.E -16/I.
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF BUILDING HAVE BEEN MADE BY UNDERSIGNED

DECLARATION OF OWNER

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES IF ANY. SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL BE REVOKE THE SANCTION PLAN.

Gour Gopal Chatterjee.
Gourab Chatterjee.

SIGNATURE OF OWNERS
GOUR GOPAL CHATTERJEE
GOURAB CHATTERJEE

DECLARATION OF L.B.S

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.

Scanned with OKEN Scanner