

FRONT ELEVATION SCALE: 1:100

SECTION THROUGH Y - Y' SCALE: 1:100

SECTION THROUGH X - X' SCALE: 1:100

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL	SIZE
D1	SOLID FLUSH	2100	1050 X 2100	
D3	SOLID FLUSH	2100	900 X 2100	
D2	SOLID FLUSH	2100	750 X 2100	
DW	ROLLING SHUTTER	2100	2050 X 2100	
W1	GLAZED	750	1350 X 1350	
W2	GLAZED	750	1200 X 1350	
W3	GLAZED	1200	1000 X 900	
W4	GLAZED	1350	600 X 750	

3. STATEMENT OF LOFT & CUPBOARD :

Floor	Cupboard	Loft
1st floor	N / A	N / A
2nd floor	2.400 SQ.M.	4.280 SQ.M.
3rd floor	2.400 SQ.M.	4.280 SQ.M.
4th floor	2.400 SQ.M.	4.280 SQ.M.
Total	9.600 SQ.M.	17.120 SQ.M.

- 1. F.A.R. CONSUMED : 1.950**
2. TOTAL COVERED AREA : 1186.812 SQ.M
3. TOTAL CAR PARKING AREA : 154.926 SQ.M.
4. NO. OF CAR PARKING : PROVIDED : 08 [EIGHT] NOS. REQUIRED : 09 [NINE] NOS. i.e. (ADVANTAGE TAKEN 154.926 SQ.M.)
5. NET TOTAL FLOOR AREA : 1096.812 SQ.M. [EXCLUDING EXEMPTED AREA : 90.00 SQ.M.]
6. STAIR HEAD ROOM AREA : 18.394 SQ.M.
7. LIFT MACHINE ROOM AREA : 8.304 SQ.M.
8. O.H.W.R. AREA : 5.584 SQ.M.
9. NO. OF STORIES : (GROUND + FOUR)
10. NO. OF TENEMENTS : 08 (EIGHT) NOS.
11. PERMISSIBLE TREE COVER AREA: 14.333 SQ.M.
12. PROVIDE TREE COVER AREA : 15.623 SQ.M.

BLOCK WISE AREA FOR F.A.R. CALCULATION

BLOCK	FLOOR AREA (SQ.M)	STAIR AREA (SQ.M)	LIFT LOBBY (SQ.M)	CAR PARKING AREA (SQ.M)	CAR PARKING AREA MAX. LIMIT (SQ.M)	TOTAL FLOOR AREA FOR F.A.R.	PROPOSED F.A.R.
A	1186.812 SQ.M.	75.000 SQ.M.	15.000 SQ.M.	200.000 SQ.M.	154.926 SQ.M.	941.886 SQ.M.	1.950

2. TENAMENT CALCULATION :

Type	Tenament size	Proposed Area To Be Added (SQ.M)	Tenament Area (SQ.M)	Tenament No.	Required Parking
A	108.884 SQ.M.	17.942 SQ.M.	126.826 SQ.M.	04 NOS.	04 NO.
B	112.592 SQ.M.	18.553 SQ.M.	131.145 SQ.M.	04 NOS.	04 NO.
Total Required Parking =					08 NOS.

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (S.Q.M.] (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, LMR, SHR, CUPBOARDS & LOFT)

BLOCK	FLOOR AREA (SQ.M)	STAIR LOBBY (SQ.M)	LIFT LOBBY (SQ.M)	L.M.R. AREA (SQ.M)	S.H.R. AREA (SQ.M)	CUPBOARD AREA (SQ.M)	LOFT AREA (SQ.M)	ROOF W.C AREA (SQ.M)	TOTAL AREA (SQ.M)
A	1096.812 SQ.M.	75.000 SQ.M.	15.000 SQ.M.	8.304 SQ.M.	18.394 SQ.M.	9.600 SQ.M.	17.120 SQ.M.	2.879 SQ.M.	1243.109 SQ.M.

- ASSEESSEE NO. : 11 - 072 - 04 - 0033 - 9
- DETAIL OF REGISTERED DEED OF ASSIGNMENT :- BOOK NO. : I, VOLUME NO. 1601 - 2017 PAGES: 27928 TO 27951 BEING NO. 160100945 FOR THE DATED : 20.04.2017 PLACE : D.S.R. - I SOUTH 24 P.G.S
- REGISTERED BOUNDARY DECLARATION :- BOOK NO. : I, VOLUME NO. 1604 - 2023 PAGES: 27400 TO 274011 BEING NO. 160408635 DATED : 17.07.2023 PLACE : D.S.R. - IV SOUTH 24 P.G.S.
- REGISTERED NON EVICTION OF TENANT DECLARATION :- BOOK NO. : I, VOLUME NO. 1604 - 2023 PAGES: 27447 TO 274458 BEING NO. 160408636 DATED : 17.07.2023 PLACE : D.S.R. - IV SOUTH 24 P.G.S.
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 1 BEING NO. 7982 TO 8016 BEING NO. 00386 FOR THE DATED : 17.01.2013 PLACE : A.R.A - I KOLKATA
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 24 PAGES: 8241 TO 8063 BEING NO. 11968 FOR THE DATED : 02.01.2013 PLACE : A.R.A - I KOLKATA
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 37 PAGES: 2905 TO 2935 BEING NO. 08441 FOR THE DATED : 02.11.2012 PLACE : A.D.S.R ALIPORE
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 36 PAGES: 381 TO 413 BEING NO. 08051 FOR THE DATED : 11.10.2012 PLACE : A.D.S.R ALIPORE
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 33 PAGES: 1040 TO 1069 BEING NO. 07396 FOR THE DATED : 19.09.2012 PLACE : A.D.S.R ALIPORE
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 37 PAGES: 2469 TO 2469 BEING NO. 08413 FOR THE DATED : 01.11.2012 PLACE : A.D.S.R ALIPORE
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 33 PAGES: 1637 TO 1666 BEING NO. 07416 FOR THE DATED : 20.09.2012 PLACE : A.D.S.R ALIPORE
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 24 PAGES: 2139 TO 2157 BEING NO. 09734 FOR THE DATED : 13.10.2010 PLACE : A.R.A - I KOLKATA
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 26 PAGES: 9711 TO 9729 BEING NO. 10961 FOR THE DATED : 26.11.2010 PLACE : A.R.A - I KOLKATA
- DETAIL OF REGISTERED DEED :- BOOK NO. : I, VOLUME NO. 1605 - 2016 PAGES: 62120 TO 62140 BEING NO. 160502277 FOR THE DATED : 05.04.2016 PLACE : A.D.S.R ALIPORE

- SPECIFICATION OF CONSTRUCTION :-**
- 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
 - 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
 - LEAN CONCRETE, 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M - 15)
 - R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
 - CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4.
 - D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
 - 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
 - 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
 - 9" + 150 LVL" TO THE FINISHED GROUND FLOOR LVL.
 - TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.440 EACH
 - FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 3000 MM.

MATERIALS :-
 STEEL MUST CONFIRMED WITH IS 1786
 GRADE OF CONCRETE - M 20 (C : S : ST :: 1 : 1.5 : 3) & GRADE OF STEEL - Fe500
 CEMENT - ORDINARY PORTLAND & SAND - MEDIUM COARSE
 STONE CHIPS - 20 MM DOWN GRADED
 OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

ABSTRACT AREA STATEMENT :
 AREA OF THE LAND : 07 KATHA - 03 CH - 39 SQ.FT. i.e. 5214 SQ.FT. i.e. 484.392 SQ.M. [AS PER REGISTERED DEED OF CONVEYANCE]

AREA OF THE LAND : 07 KATHA - 03 CH - 25 SQ.FT. i.e. 5200 SQ.FT. i.e. 483.092 SQ.M. [AS PER PHYSICAL MEASUREMENT]

PERMISSIBLE F. A. R. : 2.250
 EXISTING ACCESS : 30' - 6" i.e. 9.296 METER WIDE BAKUL BAGAN ROW [i.e. K.M.C. BLACK TOP ROAD] AS PER SOR
 PERMISSIBLE TOTAL BUILT UP AREA : 1086.957 SQ.M.
 PERMISSIBLE BUILDING HEIGHT : 40.000 METER
 PERMISSIBLE GROUND COVERAGE : 50.564 % i.e. 244.271 SQ.M.

PROPOSED GROUND FLOOR BUILT UP AREA : 222.880 SQ.M.
 PROPOSED TYPICAL [1st, 2nd, 3rd & 4th] FLOOR BUILT UP AREA : 240.983 SQ.M. EACH
 PROPOSED TOTAL BUILT UP AREA : [222.880 + (4 X 240.983)] = 1186.812 SQ.M.
 CAR PARKING REQUIRED : 08 [EIGHT] NOS.
 CAR PARKING PROVIDED : 09 [NINE] NOS. i.e. ADVANTAGE TAKEN : 154.926 SQ.M. ONLY.
 PROPOSED BUILDING HEIGHT : 15.425 METER [GROUND + FOUR STORIED]
 PROPOSED GROUND COVERAGE : 50.532 % i.e. 244.118 SQ.M.
 PROPOSED F. A. R. : 1.950 < 2.250

1. PROPOSED AREA:

FLOOR	FLOOR AREA	LIFT WELL	GROSS FLOOR	EXEMPTED AREA STAIR LOBBY	LIFT LOBBY	NET COVER AREA
Ground floor	222.880 SQ.M.	---	222.880 SQ.M.	15.000 SQ.M.	3.000 SQ.M.	204.880 SQ.M.
1st floor	244.118 SQ.M.	3.135 SQ.M.	240.983 SQ.M.	15.000 SQ.M.	3.000 SQ.M.	222.983 SQ.M.
2nd floor	244.118 SQ.M.	3.135 SQ.M.	240.983 SQ.M.	15.000 SQ.M.	3.000 SQ.M.	222.983 SQ.M.
3rd floor	244.118 SQ.M.	3.135 SQ.M.	240.983 SQ.M.	15.000 SQ.M.	3.000 SQ.M.	222.983 SQ.M.
3rd floor	244.118 SQ.M.	3.135 SQ.M.	240.983 SQ.M.	15.000 SQ.M.	3.000 SQ.M.	222.983 SQ.M.
Total	1199.352 SQ.M.	12.540 SQ.M.	1186.812 SQ.M.	75.000 SQ.M.	15.000 SQ.M.	1096.812 SQ.M.

OWNERS DECLARATION:-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E 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 MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

- (i) MR. PRADIP KUMAR GOENKA ,
- (ii) MRS. ANITA GOENKA , (ASSIGNEES)
- (iii) MR. RISHAB GOENKA

NAME OF THE OWNER / S .

CERTIFICATE OF ARCHITECT :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.

MR. ARUNAVA DAS,
 REGISTERED ARCHITECT,
 REG. NO. C. A. / 2007 / 39855
NAME OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS .

NAME OF STRUCTURAL ENGINEER
 MR. BIBEK BIKASH MULLICK ,
 STRUCTURAL ENGINEER (E. S. E. / 11 / 75) .

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 AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

MR. RUPAK KUMAR BANERJEE,
 (GT / 11 / 3 / K. M. C.) .

SIGNATURE OF GEO - TECHNICAL ENGINEER.

PROJECT : PLAN CASE NO. 2023080075

**PROPOSED GROUND + FOUR STORIED [15.425 METER HEIGHT]
 RESIDENTIAL BUILDING AT PREMISES NO. 30 A, BAKUL BAGAN
 ROW, P. O. &, P. S. BHAWANIPURE, WARD NO. 072, KOLKATA 700
 025 UNDER BOROUGH VIII [K. M. C.] AS PER U / S 393 A OF THE K.
 M. C. ACT 1980, &, THE K. M. C. BUILDING RULES 2009 [AMENDED]**

TITLE :

FLOOR PLANS, ELEVATION, &, SECTIONS

DRAWING SHEET NO.

DEALT : A.DAS

DATE : 06.03.2024

SCALE : 1 : 100 .

[UNLESS OTHERWISE MENTIONED]

ALL DIMENSIONS ARE IN M. M. [UNLESS OTHERWISE MENTIONED]

Architectural Consultants :

archisn work

ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
 02, LAKE ROAD [BESIDE LAKE MARKET], FIRST FLOOR, KOLKATA 700 029
 phone : (0) 62914 - 22243 . e - mail : archisn_work@yahoo.com

BUILDING PERMIT NUMBER : 2024080001

DATE - 02-04-2024

VALID UP TO : 01-04-2029

DIGITAL SIGNATURE OF THE A. E. (C) BUILDING / BR.VIII

DIGITAL SIGNATURE OF THE E. E. (C) BUILDING / BR.VIII

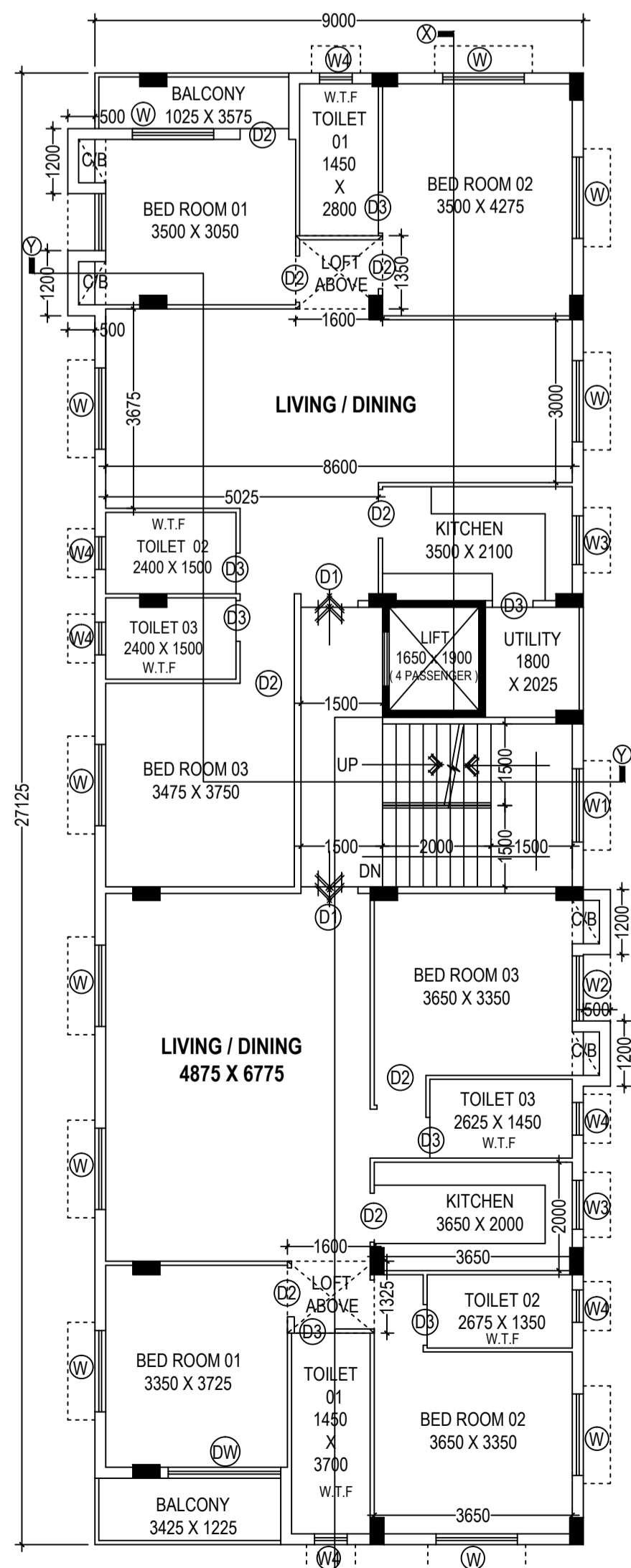
PERMISSIBLE HEIGHT IN REFERENCE TO CC2M ISSUED BY AAJ : 33.00 METER

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
A	22°52'74" N	88°39'10" E
		5.000 M

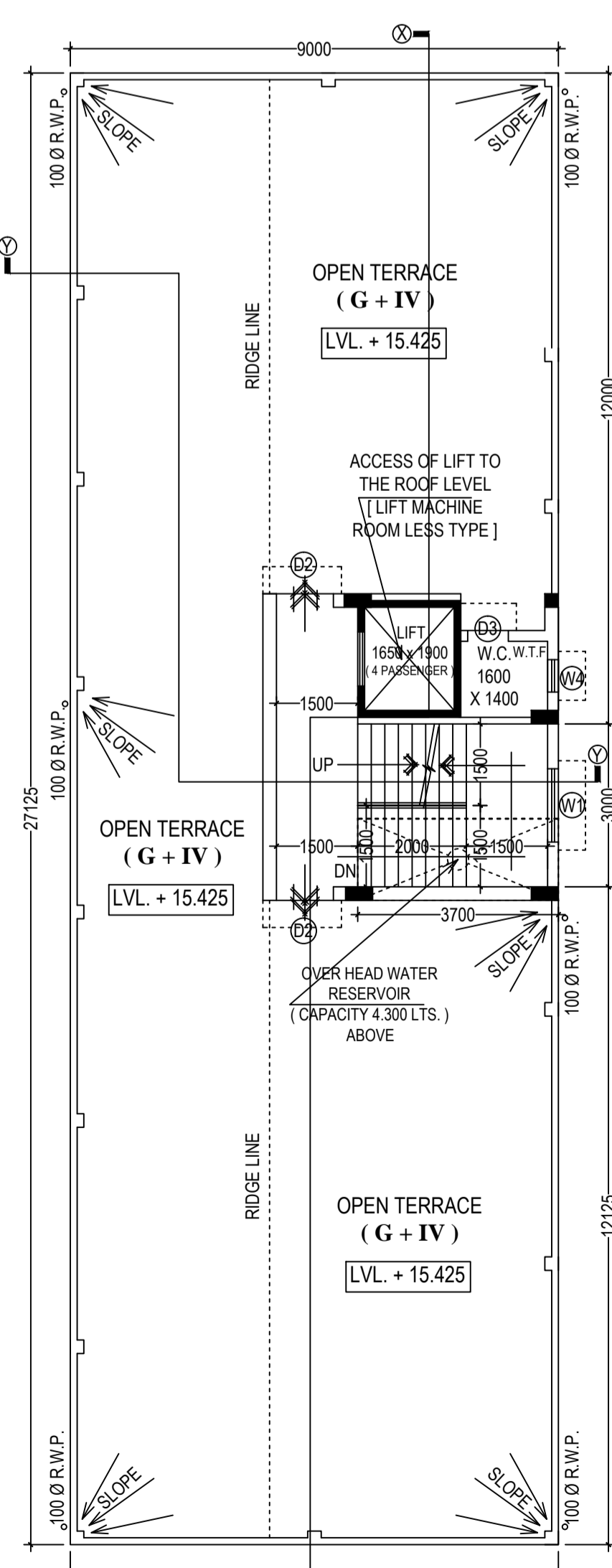
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN SHALL BE FULLY LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

(I) MR. PRADIP KUMAR GOENKA,
 (II) MRS. ANITA GOENKA (ASSIGNEES),
 (III) MR. RISHAB GOENKA,
 NAME OF THE OWNER ' T .

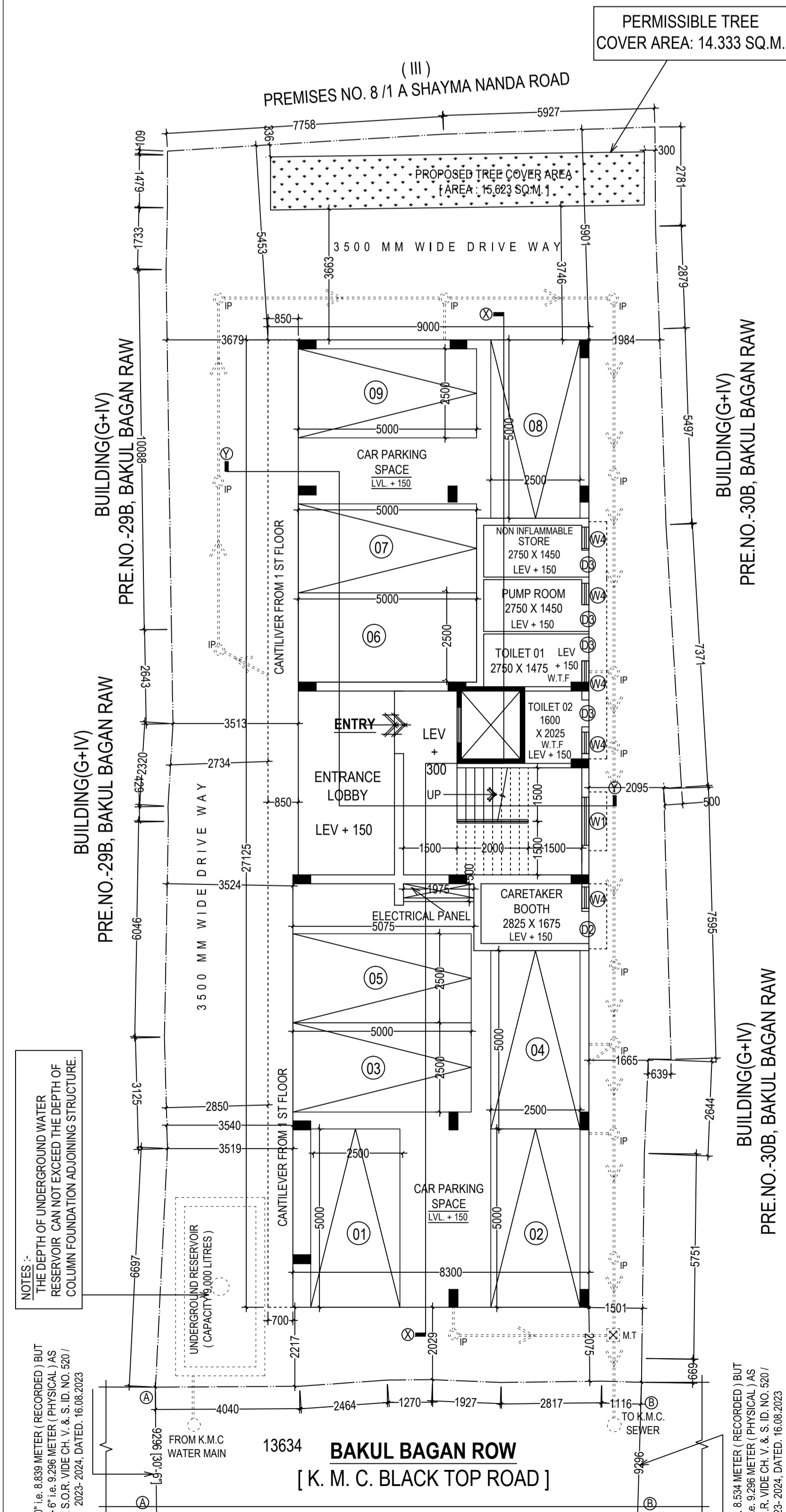
NAME OF ARCHITECT
 MR. ARUNAVA DAS,
 REGISTERED ARCHITECT,
 REG. NO. C. A. / 2007 / 39855 .



PROPOSED TYPICAL [1st , 2nd , 3rd , & 4th] FLOOR PLAN SCALE : 1 : 100



ROOF PLAN SCALE : 1 : 100



PROPOSED GROUND FLOOR PLAN. SCALE : 1 : 100