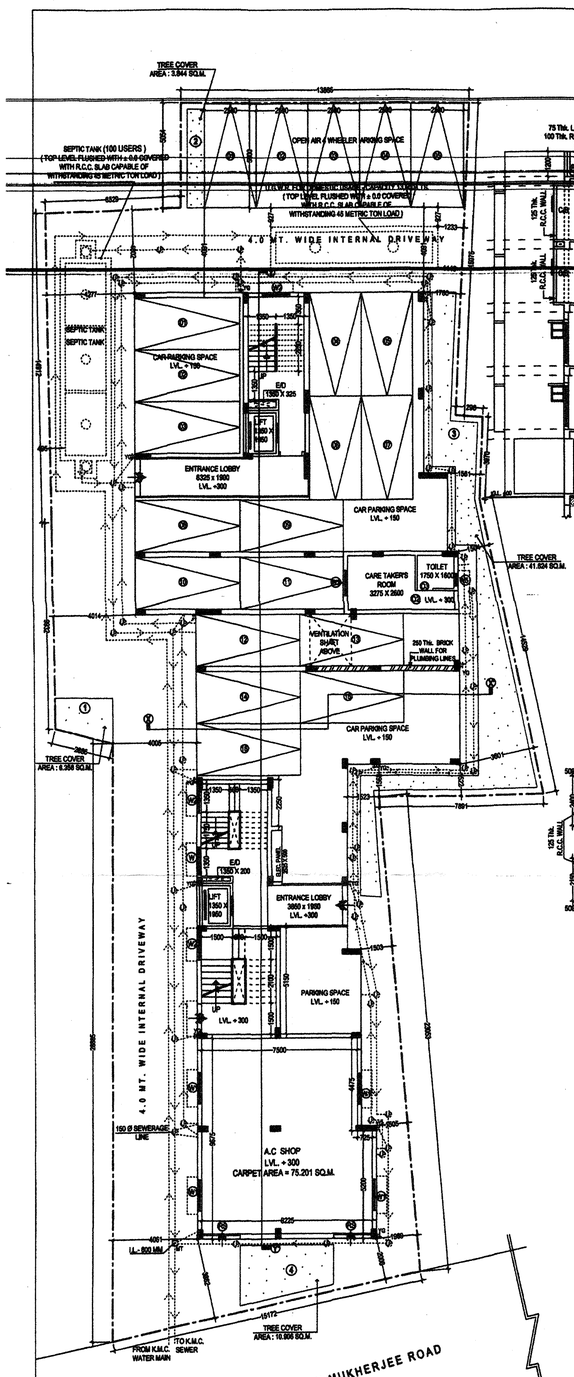
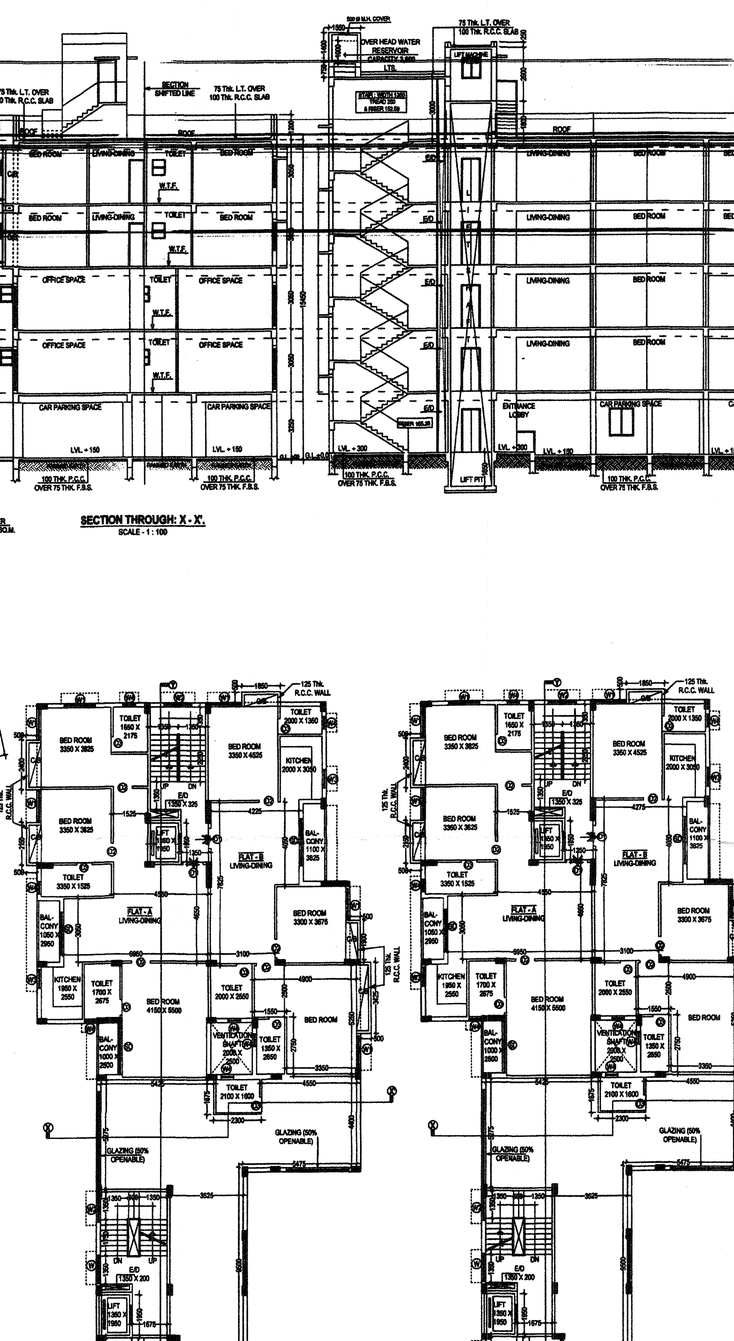
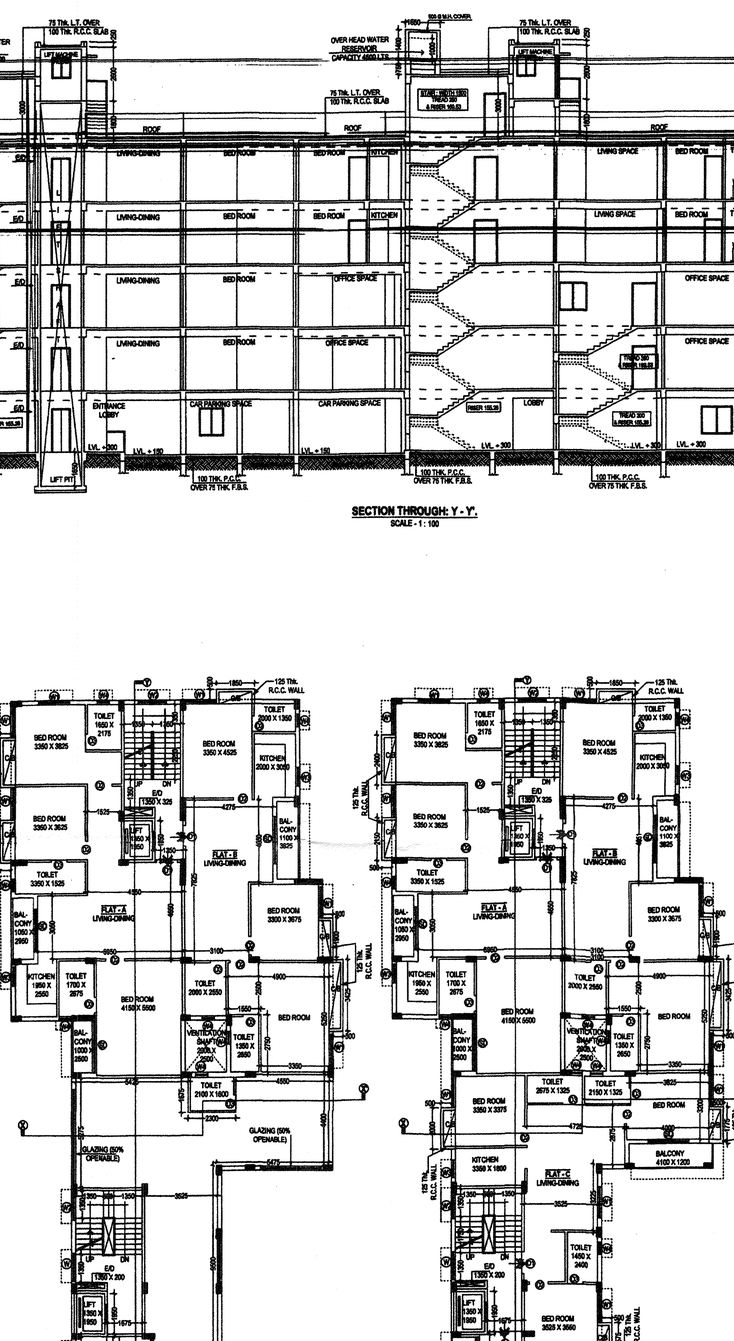


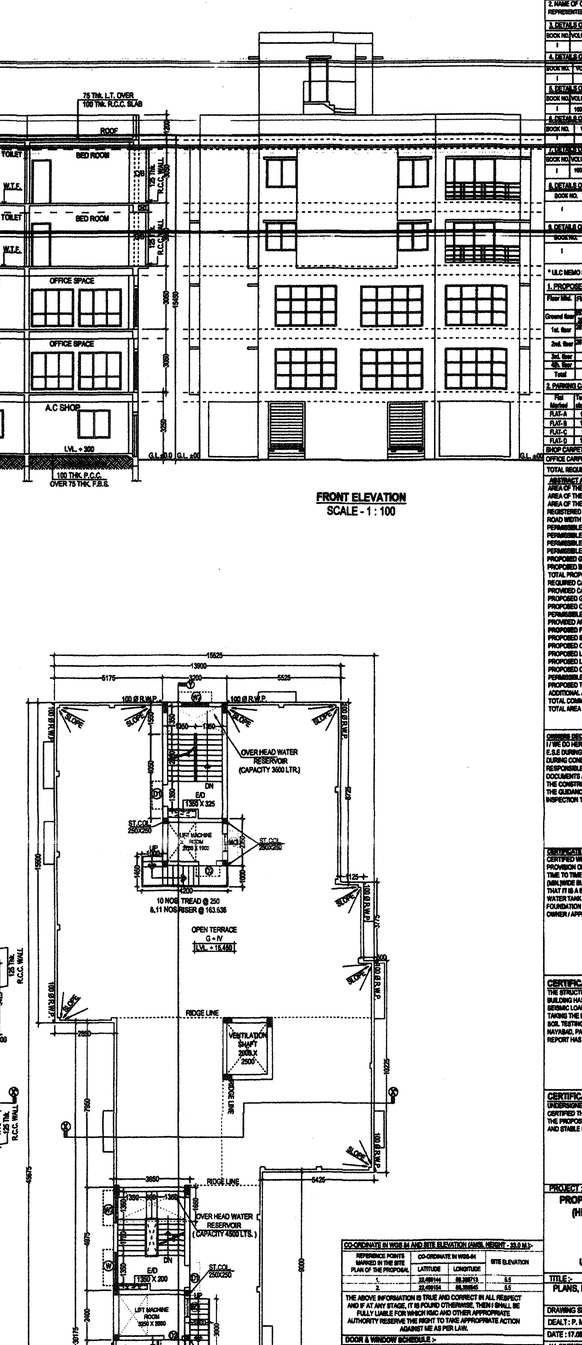
PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100



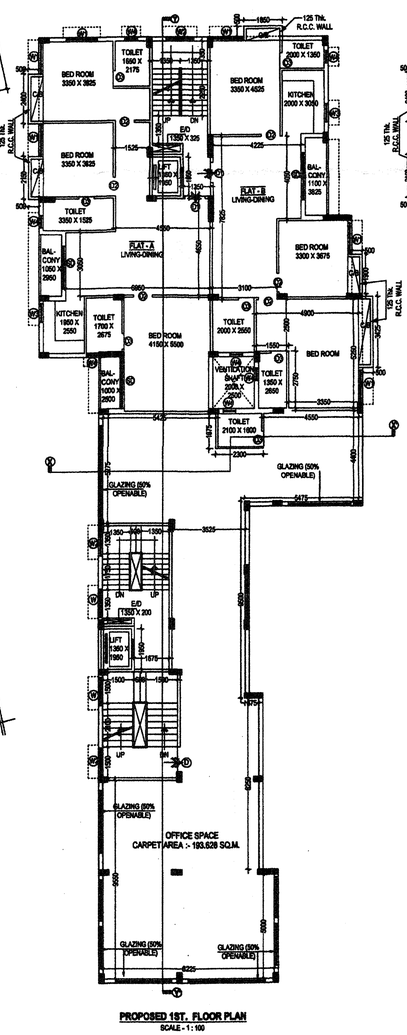
SECTION THROUGH: X - X'.
SCALE - 1 : 100



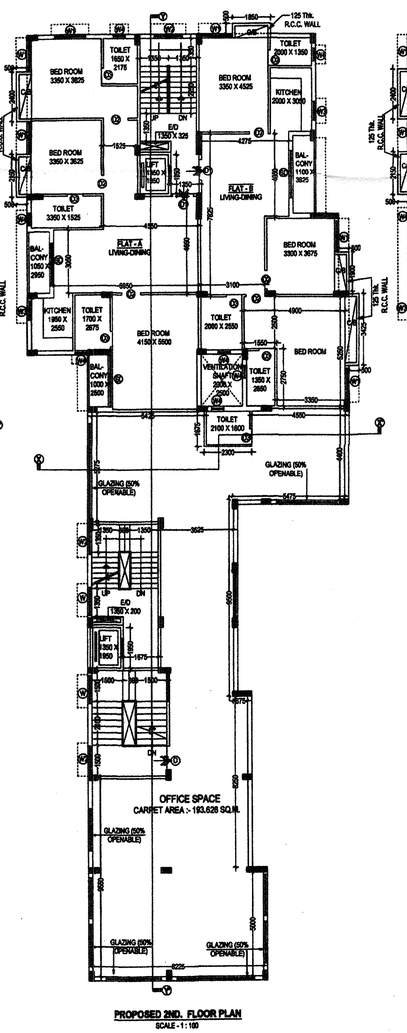
SECTION THROUGH: Y - Y'.
SCALE - 1 : 100



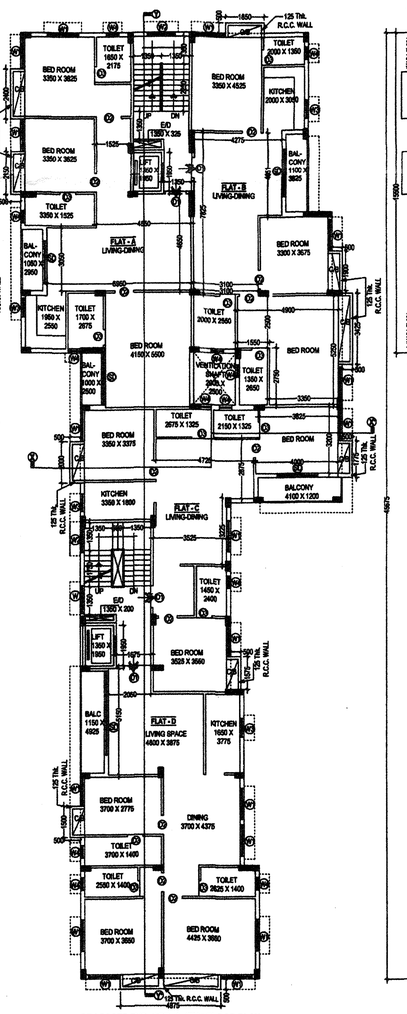
FRONT ELEVATION
SCALE - 1 : 100



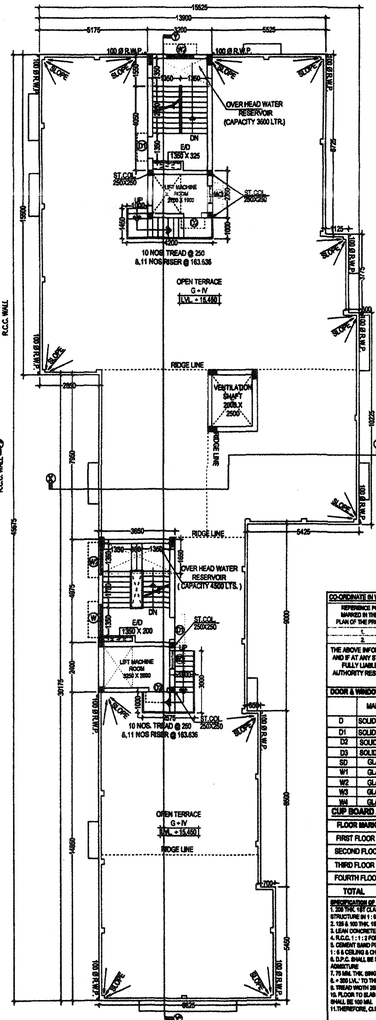
PROPOSED 1ST. FLOOR PLAN
SCALE - 1 : 100



PROPOSED 2ND. FLOOR PLAN
SCALE - 1 : 100



PROPOSED TYP. (3RD. & 4TH.) FLOOR PLAN
SCALE - 1 : 100



PROPOSED ROOF PLAN
SCALE - 1 : 100

MAIN CHARACTERISTICS OF THE PROPOSAL
PART - A

1. ASSESSEE NO :- 11- 073 - 15 - 0005- 8
2. NAME OF OWNERS :- M/S. SHARDA MINERAL S PVT LTD.
REPRESENTED BY ON ONE OF ITS DIRECTOR MR. SANJAY KUMAR SHARDA & LEENA SHARDA.

3. DETAILS OF DEED OF INDENTURE:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	15	3951 TO 3977	09959	30.12.2013	A.D.S.R. - ALIPORE

4. DETAILS OF DEED OF INDENTURE:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	19	4934 TO 4963	04415	23.06.2014	A.D.S.R. - ALIPORE

5. DETAILS OF DEED OF CONVEYANCE:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1606-2017	216882 TO 216710	160607227	22.12.2017	A.D.S.R. - ALIPORE

6. DETAILS OF DEED OF GIFT:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	Revised	63911 TO 63941	160501257	01.04.2019	A.D.S.R. - ALIPORE

7. DETAILS OF DEED OF GIFT:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1606-2019	84707 TO 84418	160601630	01.04.2019	A.D.S.R. - ALIPORE

8. DETAILS OF REGD. BOUNDARY DEMARCATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1606-2022	43629 TO 43641	163001460	18.05.2022	D.S.R.-V 24 PARGANAS(S)

9. DETAILS OF REGD. MORTGAGE OF TENANCY:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1606-2022	69623 TO 69644	163002443	14.06.2022	D.S.R.-V 24 PARGANAS(S)

* ULC MEMO NO : 951 / ULC / KOLKATA / 2023, DATED - 03.07.2023

1. PROPOSED AREA:

Floor Mtd.	Floor area	Lift Well	Stair Well	Void Well	E/D	Gross Area	Total Exempted Area Stair Area	Lift Lobby	Net Floor Area
Ground Floor	305.150 + 214.569 + 486.886	—	—	—	—	486.886	43.629	6.391	446.324
1st. floor	305.150 + 214.569 + 486.886	6.360	2.100	6.850	8.709	482.445	43.629	6.833	432.983
2nd. floor	305.150 + 214.569 + 486.886	6.360	2.100	6.850	8.709	482.445	43.629	6.833	432.983
3rd. floor	486.886	6.360	2.100	6.850	8.709	482.445	43.629	6.833	432.983
4th. floor	486.886	6.360	2.100	6.850	8.709	482.445	43.629	6.833	432.983
Sub. floor	486.886	6.360	2.100	6.850	8.709	482.445	43.629	6.833	431.353
Total	3477.775	31.80	8.400	20.550	8.709	3427.889	194.560	27.023	2314.999

2. PARKING CALCULATION:

Flat Marked	Tenement Area (Sq.m.)	Status of Dwelling Unit	Carpet Area (Sq.m.)	Total No.	Required Parking No.	Basement	Parking No.
FLAT-A	630.793	21.611	142.883	04 NOS.			
FLAT-B	410.865	19.965	139.535	04 NOS.			
FLAT-C	97.899	13.535	75.579	02 NOS.	160+399 SQ.M.	12 NOS.	12 NOS.
FLAT-D	1117.348	21.118	139.555	02 NOS.			
SHOP CARPET AREA :- 75.201 SQ.M.							02 NOS.
OFFICE CARPET AREA :- 179.113 SQ.M. X 2 = 358.226 SQ.M.							07 NOS.
TOTAL REQUIRED CAR PARKING							21 NOS.

ABSTRACT AREA STATEMENT :
AREA OF THE LAND : 14 K. - 10 CH. - 07 SQ.FT. : 999.814 SQ.M. i.e 10762 SQ.FT. [AS PER DEED]
AREA OF THE LAND : 14 K. - 10 CH. - 05 SQ.FT. : 999.72 SQ.M. i.e 10761 SQ.FT. [AS PER ULC]
AREA OF THE LAND : 14 K. - 10 CH. - 05 SQ.FT. : 999.727 SQ.M. i.e 10761 SQ.FT. [AS PER
REGISTERED BOUNDARY DECLARATION]
ROAD WIDTH : 18.650 METER(MIN.) WIDE H.M.C. BLACK TOP ROAD [HARISH MUKHERJEE ROAD]
PERMISSIBLE F.A.R. : 2.80
PERMISSIBLE TOTAL BUILT UP AREA : 2800.712 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 15.300 METER.
PERMISSIBLE GROUND COVERAGE : 65 % i.e. 499.864 SQ.M.
PROPOSED GROUND COVERAGE : 48.689 % i.e. 486.886 SQ.M.
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]
TOTAL PROPOSED BUILT-UP AREA :- 3477.889 SQ.M.
REQUIRED CAR PARKING : 21 NOS.
PROVIDED CAR PARKING : 21 NOS.[8 NOS.IS COVERED & 05 NOS OPEN]
PROPOSED GROUND FLOOR SHOP BUILT-UP AREA :- 81.084 SQ.M.
PROPOSED OFFICE BUILT-UP AREA :- [(213.130 SQ.M. X 2) + 20.410] = 446.886 SQ.M.
PERMISSIBLE AREA FOR PARKING : 835.86 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 350.054 SQ.M.
PROPOSED F.A.R. :- [(1214.886 - 350.054) / 999.727] = 1.415 = 3.00
PROPOSED STAIR COVERED AREA : 17.491 = 18.264 = 34.755 SQ.M.
PROPOSED O.H.W. TANK AREA : 4.880 = 6.366 = 11.246 SQ.M.
PROPOSED LIFT MACHINE ROOM AREA : 7.220 + 8.700 = 15.290 SQ.M.
PROPOSED LIFT MACHINE ROOM STAIR AREA : 4.650 + 4.575 = 9.225 SQ.M.
PROPOSED CUPBOARD AREA : 35.176 SQ.M.
PERMISSIBLE TREE COVER AREA : 81.472 SQ.M. i.e. 8.144 %
PROPOSED TREE COVER AREA :- 6.366 + 3.944 + 41.824 + 10.806 = 62.732 SQ.M. i.e. 6.275 %
ADDITIONAL AREA :- 35.176 + 15.290 + 9.225 = 35.176 = 99.418 SQ.M.
TOTAL COMMON AREA : 344.597 SQ.M.
TOTAL AREA FOR FEES : 2427.889 + 99.418 = 2634.275 SQ.M.

OWNERS DECLARATION :-
I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER S. D PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK DURING INSPECTION THE PLOT IS EXISTING BY ME.

NAME OF OWNERS / APPLICANTS

M/S. SHARDA MINERALS PVT LTD.
REPRESENTED BY ON ONE OF ITS DIRECTOR
MR. SANJAY KUMAR SHARDA & LEENA SHARDA.

CERTIFICATE OF ARCHITECT :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 18.650 M. (MIN.)WIDE BLACK TOP ROAD ON WEST SIDE OF THE PREMISES CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS DEMARCATED BY BOUNDARY WALL. SIGNATURE OF THE OWNER / APPLICANT IS AUTHENTICATED BY ME.

NAME OF ARCHITECT

Ar. ANUPAM GHOSH
Registered Architect
Reg. No. CA / 2006 / 36684

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE 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.
SOIL TESTING HAS BEEN DONE BY DR. S. K. CHAKRABORTY OF J.B. ASSOCIATES, 141/8, MAYABAG, PANCHASAYER , KOLKATA - 700 094, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER

MR. BIBEK BIKASH MULLICK
STRUCTURAL ENGINEER (ESE / I / 75)

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
UNDERSIGNED HAS DIRECTED 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 FRO THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER

Mr. SANTOSH KUMAR CHAKRABORTY
(G.T. I / 16)

PROJECT :-
PROPOSED G + FOUR STORIED RESIDENTIAL BUILDING (HEIGHT 15.450 M.) AT PREMISES NO. 87A, HARISH MUKHERJEE ROAD, P.S.- BHOWANIPORE, KOLKATA 700 026, WARD NO. 073, UNDER BOROUGH IX [K.M.C.] U/S 393A OF AS PER K.M.C ACT 1980 & K.M.C BIR 2009

TITLE :- PLANS, ELEVATION, SECTIONS,

DRAWING SHEET NO.

DEALT : P. MONDAL

SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)

DATE : 17.08.2023

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants :-
COLLAGE ARCHITECTS
148B, RADHA MANI ROAD, (OPPOSITE PUSHA ANGAN), OF BLOCK I, KOLKATA 700 107, INDIA
PHONE NO. (033) 4002 9924, E-MAIL : collage.architects.kol@gmail.com

THIS DRAWING IS A PROPERTY OF COLLAGE , ANY MODIFICATION, CHANGES, SIGNATURE, IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

BUILDING PERMIT NO:-2023060081
DATED:- 06/11/2023
VALID UPTO:-05/01/2029

SPACE FOR DIGITAL SIGNATURE

ANIMESH KANTI BISWAS Digitally signed by ANIMESH KANTI BISWAS Date: 2024.01.06 14:28:44 +05'30'

DIGITAL SIGNATURE OF A.E. (C) / Bldg.
BOROUGH - IX [K.M.C]

RANJAN DAS Digitally signed by RANJAN DAS Date: 2024.01.06 14:32:17 +05'30'

DIGITAL SIGNATURE OF E.E. (C) / Bldg.
BOROUGH - IX [K.M.C]

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL HEIGHT - 20.0 M.) :-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION
	LATITUDE	LONGITUDE	
1.	22.499144	88.336713	6.6
2.	22.499164	88.336845	6.6

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

DOOR & WINDOW SCHEDULE :-

	MARKED	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D	SOLID FLUSH	*****	2100	1200 X 2100
D1	SOLID FLUSH	*****	2100	1050 X 2100
D2	SOLID FLUSH	*****	2100	900 X 2100
D3	SOLID FLUSH	*****	2100	750 X 2100
SD	GLAZED	*****	2100	AS PER DWG.
W1	GLAZED	750	2100	1500 X 1350
W2	GLAZED	750	2100	1350 X 1350
W3	GLAZED	1100	2100	900 X 1000
W4	GLAZED	1350	2100	600 X 750

CUP BOARD AREA :-

FLOOR MARK	CUP BOARD
FIRST FLOOR	5.863 SQ.M.
SECOND FLOOR	5.863 SQ.M.
THIRD FLOOR	11.725 SQ.M.
FOURTH FLOOR	11.725 SQ.M.
TOTAL	35.176 SQ.M.

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 100 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1 : 3 : 6 WITH 10 MM DOWN GRADED STONE CHIPS (16 - 40)
4. R.C.C. 1 : 1 : 2 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 15 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6
6. 1 : 6 CEILING & CHAJJA IN U.G.
7. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 STONE WITH WATER PROOFING ADMIXTURE
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. + 300 LVL. TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 150 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3000 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
11. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2900 MM.

MATERIALS :-
STEEL GRADE CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 35 (C : S : ST : : 1 : 1 : 2) & 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