

AREA STATEMENT OF OWNER(S)										
NAME OF THE OWNER(S)	EXISTING			PROPOSED						
	USE	FLOOR	AREA(SQ.M)			USE	FLOOR	AREA(SQ.M)		
			OCCUPIED	COMMON	TOTAL			PROPOSED	COMMON	TOTAL
SMT. VIMALA ACHARYA	RESIDENTIAL	SECOND FLOOR	157.93		157.93	RESIDENTIAL	2nd Flr. FLAT A 3rd Flr. FLAT B	62.05 72.979		62.05 72.979
SRI RAJIV ACHARYA	RESIDENTIAL	SECOND FLOOR				RESIDENTIAL	2nd Flr. FLAT B	83.311		83.311
SMT. SHAILJA AGARWAL	RESIDENTIAL	SECOND FLOOR AND ROOF	32.515			RESIDENTIAL	4th Flr. FLAT A	62.05		62.05
SMT. SHALINI IYER	RESIDENTIAL	SECOND FLOOR				RESIDENTIAL	4th Flr. FLAT B	83.311		83.311
			190.445					363.701		363.701

DETAILS CALCULATION OF AREA AND F.A.R.
UNDER RULE 142 OF K.M.C. BUILDING RULE-2009
(AS PER PHYSICAL MEASUREMENT)

AREA OF LAND = 274.98SQM.

1. EXISTING COVERED AREA AS PER SANCTION PLAN:-

A) EXISTING GROUND FLOOR AREA = 185.80 SQM.
EXISTING PARKING AREA = 11.148 SQM.

B) EXISTING FIRST FLOOR AREA = 185.80 SQM.
C) EXISTING SECOND FLOOR AREA = 185.80 SQM
D) EXISTING ROOF AREA = 32.515SQM.
EXISTING TOTAL B.U.AREA AREA = 601.063SQM.

i) EXISTING OCCUPIED FLAT AREA OF SHANTI ROY (TENANT) AT GROUND FLOOR = 157.93SQM.
EXISTING PARKING AREA = 11.148 SQM. OR 120 = 157.93 SQM. OR 1700 SQFT.

ii) EXISTING OCCUPIED FLAT AREA OF SUKHENDU MAZUMDER (TENANT) AT FIRST FLOOR AREA
= 157.93 SQM. OR 1700 SQFT.

iii) EXISTING OCCUPIED FLAT AREA OF OWNERS AT SECOND FLOOR AND ROOF AREA
= 157.93 (1700SQFT) + 32.515 (350SQFT) = 190.445 SQM.

TOTAL TENANT AREA = 327.008SQM.
TOTAL OWNER AREA = 190.445SQM.

517.453SQM.

E) EXISTING COMMON AREA

i) GROUND FLOOR COMMON AREA = 27.875SQM.

ii) FIRST FLOOR COMMON AREA = 27.875SQM.

iii) SECOND FLOOR COMMON AREA = 27.875SQM.

EXISTING TOTAL COMMON AREA = 83.615SQM.

2. PROPOSAL

LIFT DUCK AREA = 1.35 X 1.60 = 2.16 SQM
 PROPOSED CAR PARKING AREA = 72.24 SQM

$$\text{PROPOSED F.A.R.} = \frac{734.375 - 72.24}{274.99} = 2.408$$

$$\text{PERMISSIBLE F.A.R.} = \frac{\text{TENANTED AREA X 2 + OWNERS AREA}}{\text{LAND AREA}}$$

$$= \frac{315.86 \times 2 + 190.445}{274.99} = 822.165 / 274.99 = 2.989$$

3. PROPOSED ACCOMMODATION OF TENNANT

a) GROUND FLOOR FLAT "A" = 69.87 SQM. (SHANTI ROY)
(INCLUDING COMMON AREA)

b) FIRST FLOOR FLAT "A" =82.88 SQM. (SHANTI ROY)
(INCLUDING COMMON AREA)

c) THIRD FLOOR FLAT "A" = 82.88 SQM. (SUKHENDU MAZUMDER)
(INCLUDING COMMON AREA)

d) FIRST FLOOR FLAT "B" =83.569 SQM. (SUKHENDU MAZUMDER)
(INCLUDING COMMON AREA)

4. GROUND COVERAGE COMPARATIVE STATEMENT:-

a) PROPOSED GROUND COV.=164.08 SQM.(@ 59.66 % OF LAND AREA)

b) EXISTING GROUND COV.=191.20 SQM.(@ 69.52 % OF LAND AREA)

c) PERMISSIBLE GROUND COV.=164.994 SQM.(@ 60 % OF LAND AREA)

5. FLOOR AREA RATIO COMPARATIVE STATEMENT:-
a) PROPOSED F.A.R.= 2.408

b) PERMISSIBLE F.A.R.=2.99

6. CAR PARKING COMPARATIVE STATEMENT:-

- PROPOSED PARKING AREA = 72.24 SQM(50% OF 144.48 SQM
NET GROUND FLOOR AREA = 164.08-19.6 = 144.48SQM
- EXISTING PARKING AREA = 11.148 SQM.
- PERMISSIBLE PARKING AREA = 82.025 SQM. (50% OF GROUND

7. COMPARATIVE STATEMENT OF BUILDING HEIGHT:-

- a) PROPOSED HEIGHT OF BUILDING = 15.475 M.
- b) EXISTING HEIGHT OF BUILDING = 10.500 M.
- c) PERMISSIBLE HEIGHT OF BUILDING = 20.00 M.

8. C.B.AREA FOR 1ST AND 3RD FLOOR

$$= (2.008 \times .5) + (1.483 \times .5) + (1.2 \times .5) + (1.013 \times .5) + (1.088 \times .5) + (1.450 \times .5) + (1.215 \times .5)$$

= 4.728SQM


C.B AREA FOR 2ND & 4TH FLOOR =

$$= (1.458 \times .5) + (1.482 \times .5) + (1.013 \times .5) + (1.088 \times .5) + (.950 \times .5) + (2.260 \times .5) + (1.375 \times .5)$$

= 4.812SQM

=

TOTAL C.B. AREA = (4.72X2) + (4.81 X2) = 19.064SQM < 24.57 (819.24X.03=24.57)


- THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH
FOUNDATION AND SUPER-STRUCTURE OF THE
BUILDING HAS BEEN MADE BY ME CONSIDERING ALL
POSSIBLE LOADS INCLUDING THE SEISMIC
LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA
AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL
RESPECT.
- 
- SANJIV J. PAREKH**
M.E.(STRUCT.), M.E.(CONST. ENG.),
B.C.E. - FIE-(F-018202-4)
E. S. No. 104 (I) K. M. C.

PRANAB CHATTERJEE
B. ARCH M.C.A., A.I.I.A.
Reg. No. CA/92/14916
326 (A)

- I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER S.B. PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL IMPOSE THE SANCTIONS AS PER THE RULES.
- THE CONSTRUCTION OF WATER RESERVOIR SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

PRANAB CHATTERJEE
DIRECTOR OF
MODULE PROPERTIES PVT. LTD.
&
AS CONSTITUTE ATTORNEY OF
SMT VIMALA ACHARYA
SRI. RAJIV ACHARYA
SMT SHAILJA AGARWAL
SMT SALINI IYER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW. THE REPORT OF SOIL TEST DONE BY GEO-TEST- REGISTRATION NO. HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.



DR. SUJIT KUMAR BOSE
PhD, M.C.E.(Soil), B.C.E.(Hons.)
MGS, MIRC
Empaneled Geotechnical
Engineer under KMC
License No.-G.T./1/12

PROPOSAL FOR CONSTRUCTION OF G-IV STORIED RESIDENTIAL BUILDING AT PREMISES NO 136 LAKE GARDENS , KOLKATA-700045, WARD - 093, UNDER K.M.C. BR-X, P.S - LAKE, UNDER KOLKATA POLICE. PLAN PROPOSAL UNDER RULE 142 K.M.C. BUILDING RULE 2009 READ WITH ITEM NO OUT OF AGENDA-01/09-10. DATED 28-01-10.

ARCHITECTURAL DRAWING

DEALT - SUSMITA DEY

SCALE:= 1:50; 1:200;1:100; 1:600; 1:4000



PRANAB CHATTERJEE & ASSOCIATES
ARCHITECTS INTERIOR DESIGNERS,
URBAN DESIGNERS & ENGINEERS.
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