

LOCATION PLAN. (SCALE = 1: 4000)

SITE PLAN.
(SCALE = 1: 600)

CO-ORDINATES IN WGS-84 SYSTEM AND SITE ELEVATION FROM A.M.S.L. OF PROPOSED PREMISES

POINT	CO-ORDINATES		SITE ELEVATION FROM A.M.S.L.
	LATITUDE	LONGITUDE	
A	22°29'15.6" N	88°22'05.9" E	8.0 M.
B	22°29'15.7" N	88°22'05.3" E	8.0 M.
C	22°29'15.1" N	88°22'05.2" E	8.0 M.
D	22°29'15.0" N	88°22'05.8" E	8.0 M.

Permissible height from AMSL in reference to CCZM issued by AAI is 33 Metres.

SECTION = M - M

DETAILS OF SEPTIC TANK.
(45 USERS) (SCALE- 1:50)

SECTION = C -
(SCALE- 1:50)

DETAILS OF UNDER
GROUND WATER RESERVOIR.
(CAP - 800 GALLONS = 3648 Lts.) (SCALE - 1:50)

SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2100	W1	1500 x 1650
D1	1000 x 2100	W2	1200 x 1200
D2	900 x 2100	W3	900 x 1050
D3	850 x 2100	W6	600 x 600
D4	750 x 2100		

SPECIFICATION	
1.	ALL DIMENSIONS ARE IN MM.
2.	THE HEIGHT OF THE BUILDING IS 15.400 m.
3.	THE BUILDING IS R.C.C. FRAME STRUCTURE.
4.	ALL OUTER WALL ARE 250 / 200 mm. THICK.
5.	ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6.	GRADE OF CONCRETE IS M25.
7.	GRADE OF STEEL IS Fe - 500.
8.	100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9.	12 MM. THICK PLASTER TO ALL STRUCTURE WALL WITH (1 : 5) CEMENT SAND MORTER.
10.	HEIGHT OF PARAPET WALL IS 1200 mm.

PROPOSED GROUND FLOOR PLAN
SCALE 1: 100

TWO STORIED EXISTING STRUCTURE PLAN.
(SCALE = 1 : 100)

PART - B							
1. AREA OF LAND : As per Title deed & Assessment Map Copy (5 K. - 5 CH. - 19 SQFT.) As per Boundary Declaration : 355.20 Sqm. (5 K. - 4 CH. - 44.126 SQFT.)				2. NET AREA OF LAND : 355.20 Sqm.			
3. PERMISSIBLE GROUND COVERAGE = 54.824 % = 194.773 Sqm.				4. PROPOSED GROUND COVERAGE = 52.154 % = 185.289 Sqm.			
5. PROPOSED AREA :							
	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT			EXEMPTED		Floor Area (Excluding Stair, Lift Duct & Lobby)
		Stair Void Area	Lift Duct Area	Total Area	(Excluding Stair Void)	Lift Lobby	
Ground Floor	172.765 Sqm.				13.635 Sqm.	2.531 Sqm.	156.599 Sqm.
First Floor	185.289 Sqm.	225 Sqm.	2.319 Sqm.	2.544 Sqm.	13.635 Sqm.	2.531 Sqm.	166.579 Sqm.
Second Floor	185.289 Sqm.	225 Sqm.	2.319 Sqm.	2.544 Sqm.	13.635 Sqm.	2.531 Sqm.	166.579 Sqm.
Third Floor	185.289 Sqm.	225 Sqm.	2.319 Sqm.	2.544 Sqm.	13.635 Sqm.	2.531 Sqm.	166.579 Sqm.
Fourth Floor	185.289 Sqm.	225 Sqm.	2.319 Sqm.	2.544 Sqm.	13.635 Sqm.	2.531 Sqm.	166.579 Sqm.
Total	913.921 Sqm.	0.930 Sqm.	9.276 Sqm.	10.176 Sqm.	68.175 Sqm.	12.655 Sqm.	822.915 Sqm.

TOTAL EXEMPTED AREA = 80.83 Sqm.				
6. PARKING CALCULATION :				
A)	Prop. Share	Tenantment Size	Tenantment No	Required Parking
Between 75 to 100 Sqm.				
1 - 82.628 Sqm.	13.472	96.100 Sqm.	4 Nos.	2 Nos.
Between 75 to 100 Sqm.				
2 - 82.651 Sqm.	13.509	96.360 Sqm.	4 Nos.	2 Nos.
Total Required Parking			=	4 Nos.

B) NOS. OF PARKING PROVIDED = 7 Nos.

C) Permissible area for parking : GROUND FLOOR = 4 No. x 25

D) Actual area of parking provided : GROUND FLOOR PARKING = 133.908 Sqm.

7. PERMISSIBLE F. A. R. = 2.25

8. PROPOSED F. A. R. = $(822.915 - 100) / 355.27 = 2.035$

9. STATEMENT OF OTHER AREAS FOR FEES			
FLOOR	LOFT	CUPBOARD	LEDGE / TEND
Ground Floor			
First Floor		4.381 Sqm.	
Second Floor		4.381 Sqm.	
Third Floor		5.013 Sqm.	
Fourth Floor		5.013 Sqm.	
Total		18.788 Sqm	

10.	STAIR HEAD ROOM AREA	=	17.560 Sqm.
11.	OVER HEAD TANK AREA	=	6.930 Sqm.
12.	AREA OF TOP COVER OF MIC RM LESS LIFT	=	3.613 Sqm.
13.	TOTAL ADDITIONAL FLOOR AREA FOR FEES (CUPBOARD + STAIR HEAD ROOM + COVER OF LIFT)	=	39.961 Sqm.
14.	HEIGHT OF THE BUILDING	=	15.40 m.
15.	RELAXATION OF AUTHORITY	=	UOR 76 (%) OF KMC BUILDING RULE
16.	PERMISSABLE TREE COVER AREA	=	(903.745 X 15% X 355.270) 6000 = 8.027 Sqm.
18.	PROPOSED TREE COVER AREA	=	8.428 Sqm.

DECLARATION OF LESSEES/APPLICANT

DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:

1. I SHALL ENGAGE L.B.S & E. DURING CONSTRUCTION.
2. I SHALL COMPLY WITH THE INSTRUCTION OF L.B.S & E. DURING CONSTRUCTION OF THE BUILDING (AS PER S.B. PLAN.)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. IF ANY DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN & THE L.B.S & E. WILL BE UNDER OBLIGATION OF L.B.S & E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. IF ANY DOCUMENTS ARE STORED EXISTING AT THE SITE TO BE DEMOLISHED FOR COMMENCEMENT OF NEW WORK WHICH IS FULLY OCCUPIED BY LESSEES, THERE IS NO TENANT.
7. DURING INSPECTION OF SITE IDENTIFICATION BY THE K.M.C. AUTHORITY, THERE IS NO COURT CASE PENDING IN RESPECT OF THE PREMISES.

DEV COM DEV DEPTT. GOVT OF WEST BENGAL
(LESSOR),

NAME OF LESSEES / APPLICANT.	
DECLARATION OF L.B.S. CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U, G, WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.	

MADHAB CH. PAUL.
[L.B.S. No. - 526 (Class-I)]
NAME OF L.B.S.

DECLARATION OF E & S THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN SIGNED BY DR.SANTOSH KUMAR CHAKRABORTY (G.T.E. No. - 16111) DONE BY (RA. ASSOCIATION ENGINEERS) OF (ADDRESS) 1418, NAYABAD, PANCHASAYERI, KOLKATA - 700094 THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.
--

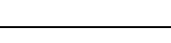
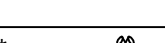
MADHAB CH. PAUL.
(E.S.E. NO. - 229 / II.)
NAME OF E.S.E.

DECLARATION OF G.T.E

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

DR. SANTOSH KUMAR CHAKRABORTY.
K.M.C. G.T.E. NO. - 19 (GUES-T)
NAME OF GEO-TECHNICAL ENGINEER.

**PROPOSED (G + IV) STORIED (Height of the Building is 15.400 m.)
RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C. Building ACT 1980 &
K.M.C. Building Rules, 2009, AT PRE. No. - 176/14/88, RAIPUR ROAD.
KOLKATA - 700 092. P. S. - JADAVPUR, P.O.- REGENT ESTATE, WARD NO. - 96,
BOROUGH - X. (PLOT NO. - 88, J. L. NO. - 34, TOUZA NO. - 151, MAUZA - BADE RAIPUR)**

*** DETAILS OF ARCHITECTURAL DRAWING ***				
	*SCALE* 1:50 1:100 1:600 1:4000	*W-96 B-(X)*	*ARCHITECTS & ENGINEERS* Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Suresh Sankar Road, Kolkatta - 700 014. E-mail: dpciko@yahoo.com	
	DRAWN BY DEBANWITA		*Checked By* M.C.Paul	

B.P NO.- 2024100127	DATED :- 28-AUG-2024
VALID UPTO :- 28-AUG-2029	

ASSISTANT ENGINEER (CIVIL)/BLDG/BR-X	EXECUTIVE ENGINEER (CIVIL)/BLDG/BR-X