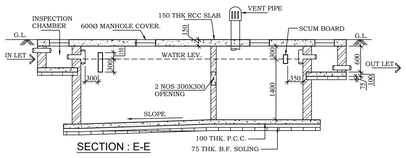

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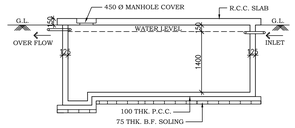
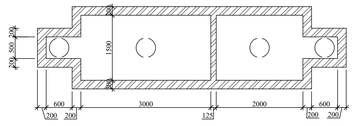
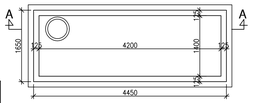


SECTION-AA



PLAN

DETAIL OF SEPTIC TANK (50 USERS)



DETAIL OF U.G.W.RESERVOIR
CAP. : 8,000 LTR.
(SCALE -1:50)

NOTE:-
1. THE DEPTH OF THE U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.
2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R.

SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	SILL	LINTEL	MKD.	SIZE	SILL	LINTEL
D1	1100x2150	---	2150	W1	1800x1250	900	2150
D2	900x2150	---	2150	W2	1500x1250	900	2150
D3	750x2150	---	2150	W3 / VENT.	1200x1250	900	2150
				W4	900x1250	900	2150
				W5	600x900	1250	2150
				KW	1200x1000	1150	2150

FLOOR	TOILET	KITCHEN	W.C.
GROUND FL.	-	-	1
1ST. FLOOR	4	2	
2ND. FLOOR	4	2	
3RD. FLOOR	4	2	
4TH. FLOOR	4	2	
ROOF			1

NOTE :-
LAND AREA = 325.065 SQ.m. (04K. -13CH. -34SQ.FT) (AS PER BOUNDARY DECLARATION)

REQUIRED GREEN AREA = 1.755 % (5.704 SQ.m)

PROVIDED OF GREEN AREA = 8.069 SQ.m (2.482%)

STATEMENT OF THE PLAN PROPOSAL

A.

1. ASSESSEE NO: 110820401270
2. DETAIL OF REGISTERED COURT ORDER :
IN THE COURT OF THE LD. DISTRICT JUDGE SOUTH 24 PARGANAS
MISC. CASE NO. - 395 OF 2019(R-395)
PRESENT: CHAITALI CHATTERJEE DAS (WB01056). DISTRICT JUDGE SOUTH 24 PGS. AT ALIPORE
ORDER NO. - 15 DATED :- 15.11.2021
3. DETAIL OF POWER OF ATTORNEY (I) :
a) BOOK NO : 1 VOL. NO : 1605 - 2022 PAGE NO : 45678 TO 45698 BEING NO : 160501201
YEAR : 2022 PLACE : A.D.S.R , ALIPORE DATE : 26/05/2022
4. DETAIL OF BOUNDARY DECLARATION :
a) BOOK NO : 1 VOL. NO : 1605 - 2022 PAGE NO : 48479 TO 48490 BEING NO : 160501296
YEAR : 2022 PLACE : A.D.S.R , ALIPORE DATE : 09/06/2022
5. DETAIL OF REGISTERED UNDERTAKING FOR TENANT :
a) BOOK NO : IV VOL. NO : 1605-2022 PAGE NO : 2601 TO 2610 BEING NO : 160500161
YEAR : 2022 PLACE : A.D.S.R. ALIPORE DATE : 04/07/2022
6. a) AREA OF LAND (AS PER DEED) : 325.065 SQ.m. (04K. -13CH. -34SQ.FT) (AS PER BOUNDARY DECLARATION)
b) NO. OF STOREY : G + IV
7. a) NO. OF TENAMENT : 06 NOS.
b) SIZE OF TENAMENT : 50 - 75 SQM. ..... 06 NOS.

PART-B:

1. PROPOSED GROUND COVERAGE : 148.789 SQ.M (45.772 %)
2. F.A.R. CONSUMED : 1.696
3. TOTAL COVERED AREA : 626.258 SQ.M
4. TOTAL CAR PARKING AREA : 80.475 SQM.
5. NO OF REQUIRED CAR PARKING SPACE : 04 NOS.
6. NO OF PROVIDED CAR PARKING SPACE : 03 NOS. (COVERED)
7. PROPOSED HEIGHT : 15.475 MT.

STATEMENT OF AREA

LAND AREA = 325.065 SQ.m. (04K. -13CH. -34SQ.FT) (AS PER BOUNDARY DECLARATION)

PERMISSIBLE F.A.R : 2.25

PERMISSIBLE GROUND COVERAGE : 181.487 SQ.M (55.831 %)

PROPOSED GROUND COVERAGE : 148.789 SQ.M (45.772 %)

PROPOSED AREA :-

	COVERED AREA	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR AREA	116.914 SQ.M	-	116.914 SQ.M	12.89 SQ.M	2.558 SQ.M	101.666 SQ.M
1ST FLOOR AREA	148.789 SQ.M	2.558 SQ.M	146.231 SQ.M	12.89 SQ.M	2.393 SQ.M	131.148 SQ.M
2ND FLOOR AREA	148.789 SQ.M	2.558 SQ.M	146.231 SQ.M	12.89 SQ.M	2.393 SQ.M	131.148 SQ.M
3RD FLOOR AREA	148.789 SQ.M	2.558 SQ.M	146.231 SQ.M	12.89 SQ.M	2.393 SQ.M	131.148 SQ.M
4TH FLOOR AREA	148.789 SQ.M	2.558 SQ.M	146.231 SQ.M	12.89 SQ.M	2.393 SQ.M	131.148 SQ.M
TOTAL FLOOR AREA	593.415 SQ.M	10.232 SQ.M	701.838 SQ.M	63.45 SQ.M	12.130 SQ.M	626.258 SQ.M

TOTAL BUILT - UP AREA = 626.258 SQM.
BONUS FOR CAR PARKING = 80.475 SQM.
NET BUILT UP AREA = (626.258 – 75.00) = 551.257 SQM.
PROPOSED F.A.R = (551.257/325.065) = 1.696

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	66.630 SQ.M	13.364 SQ.M	79.994 SQ.M	4	4 NO.
B	62.759 SQ.M	12.588 SQ.M	75.347 SQ.M	4	

TOTAL CAR PARKING REQUIRED :- 04 NO.
PROVIDED CAR PARKING :- 03 NO. (COVERED)
PERMISSIBLE AREA FOR PARKING :- 75 SQ.M (25X3)
PROVIDED AREA OF PARKING :- 80.475 SQ.M
COMMON AREA :- 103.809 SQ.M
TOTAL ADDITIONAL FLOOR AREA FOR FEES = (16.440+7.135+4.095+4.160+16.550)= 48.380 SQ.M
STAIR HEAD ROOM AREA :- 16.440 SQ.M.
LIFT MACHINE ROOM AREA = 7.135 SQM.
OVER HEAD TANK AREA :- 11.920 SQ.M.
LIFT MACHINE ROOM STAIR AREA = 4.095 SQM.
TOILET AT ROOF AREA = 4.160 SQM.
CUPBOARD AREA :- 16.550 SQ.M.
TOTAL AREA FOR FEES = 746.06 SQ.M
OPEN TERRACE AREA = 148.789 SQ.M
ROOF STRUCTURE AREA = 31.830 SQ.M

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY DR. SUJIT KUMER BOSE G.T.E. K.M.C. NO.- I/12, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

(DR. SUJIT KUMAR BOSE G.T.E.- I/12)
NAME OF GEOTECNICAL ENGINEER

(TAMAL KANTI BANDOYPADHYAY)
(E.S.E-II/393)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

CERTIFIED THAT THE PLAN IT SELF 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 & TENENT.

ANJAN UKIL
CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER / APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THE LAND IS OCCUPIED BY THE OWNER & TENANT DURING INSPECTION PLOT WAS IDENTIFIED BY US.

SRI SUSHANTA DHAR
(SOLE PROPRIETOR OF M/S. S.S. CONSTRUCTION)
AND CONSTITUTED ATTORNEY OF
SRI SAUMENDRANATH PAIN ALIAS SOUMENDRA NATH PAIN ALIAS SOUMENDRANATH PYNE
NAME OF OWNER

GROUND FLOOR PLAN, EXISTING PLAN, SITE PLAN, LOCATION PLAN, DETAIL OF SEPTIC TANK, DETAIL OF WATER RESERVOIR.

PROJECT.

PROPOSED G +IV (15.475 MT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO.- 61, CHETLA ROAD, KOLKATA-700027, WARD NO. - 82, BOROUGH - IX, P.S.- CHETLA .

JOB NO.	DRG. NO.	DATE	DEALT
1201	ARCH/999/CORP-01	18.05.2022	DIPAN

SCALE -1:100

Anjan Ukil architect

B.P. NO:-2022090097

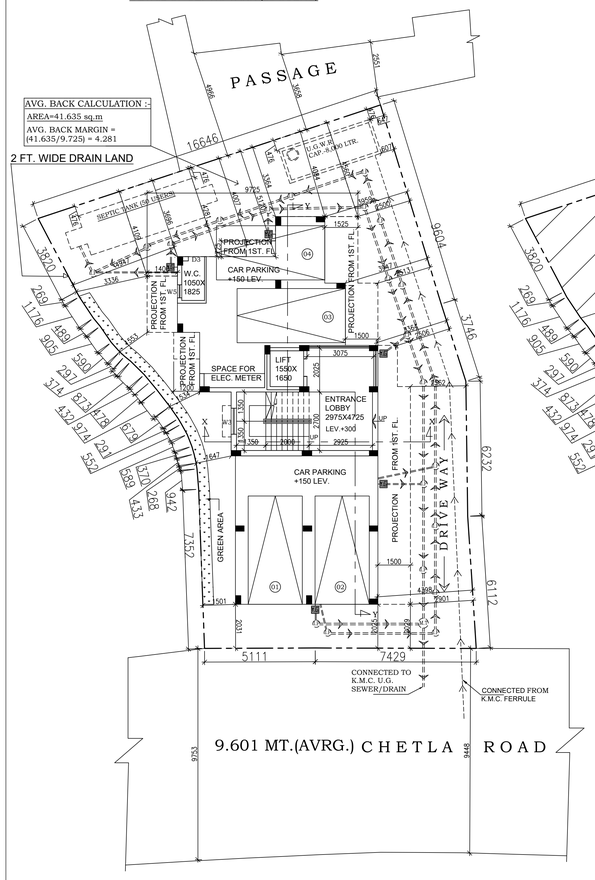
VALID UPTO :-18/01/2028 DATED:-19/01/2023

ANIMESH KANTI BISWAS Digitally signed by ANIMESH KANTI BISWAS Date: 2023.01.19 16:38:06 +05'30'

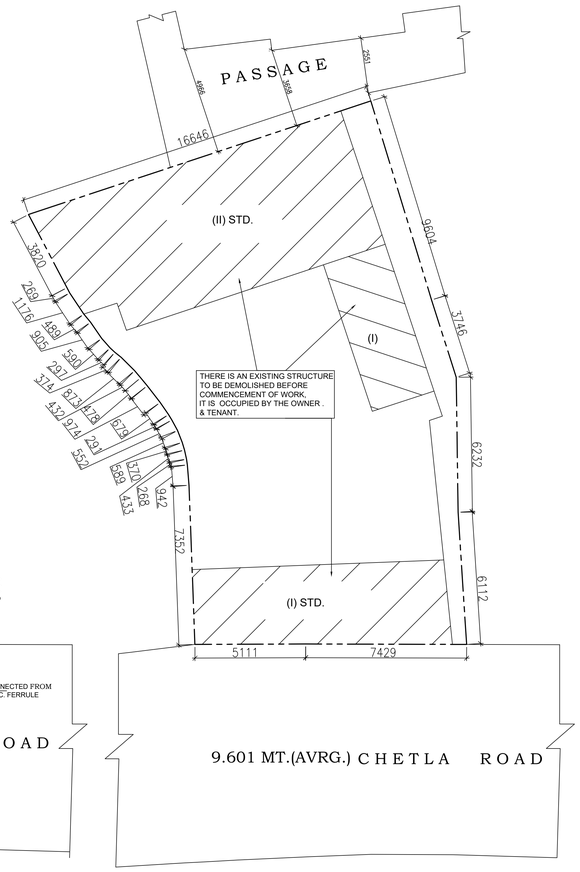
SOURINDRA MOHAN GHOSH Digitally signed by SOURINDRA MOHAN GHOSH Date: 2023.01.19 16:42:21 +05'30'

Digital Signature of A.E(C)/Bldg/KMC

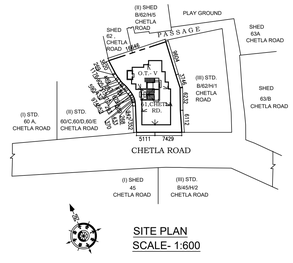
Digital Signature of E.E(C)/Bldg/KMC



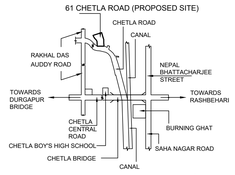
GROUND FLOOR PLAN
SCALE- 1:100



EXISTING FLOOR PLAN
SCALE- 1:100



SITE PLAN
SCALE- 1:600



LOCATION PLAN
SCALE- 1:4000