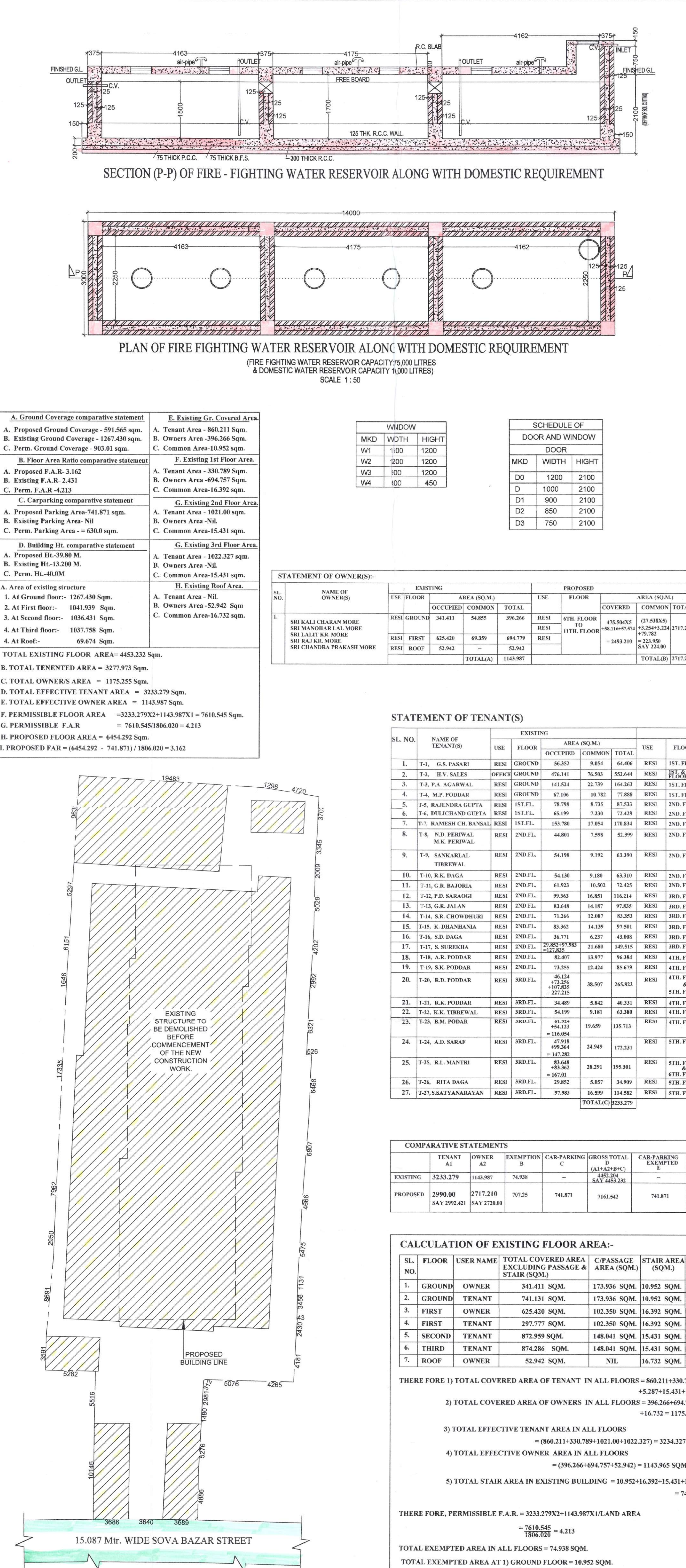
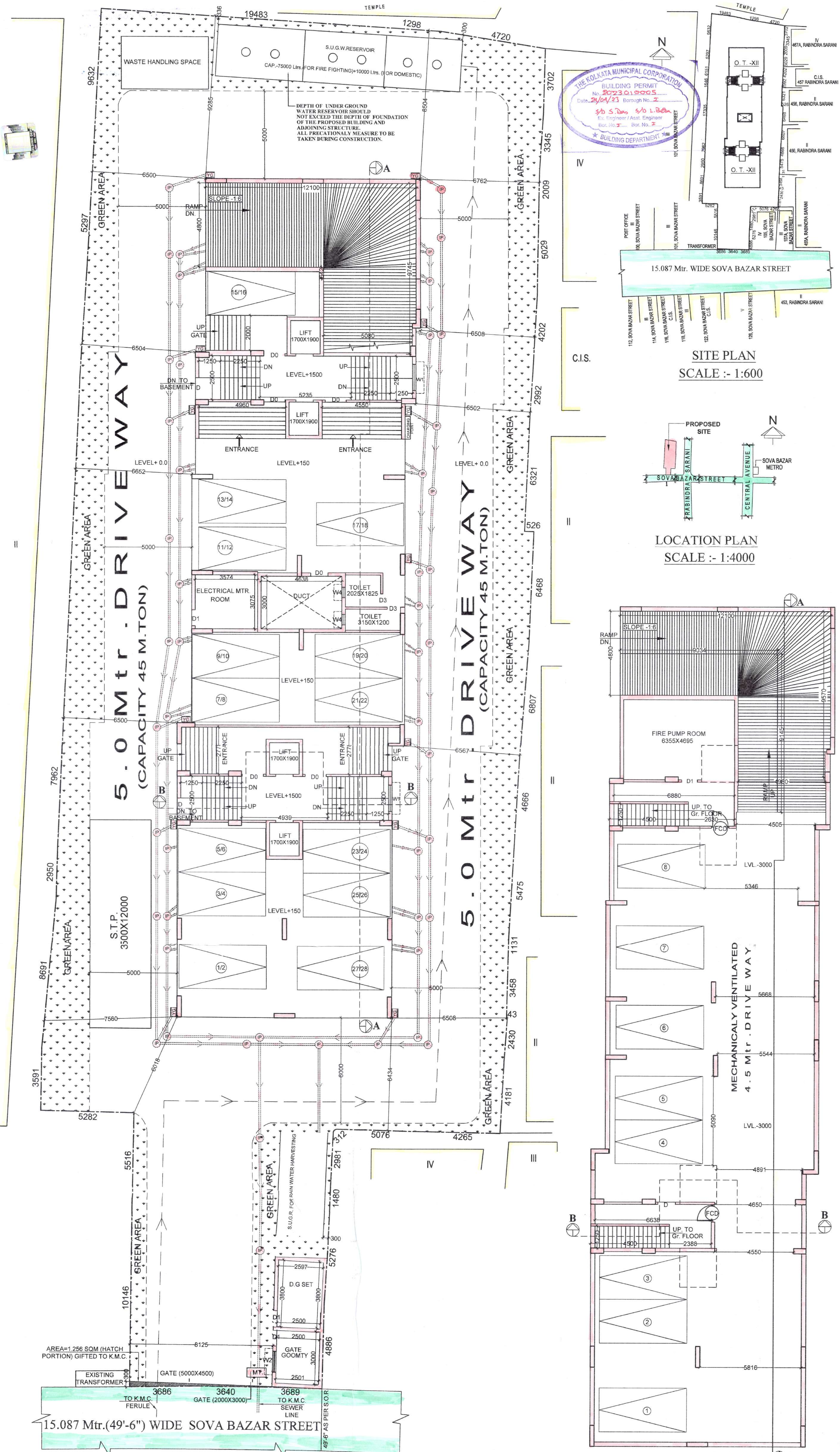




CHANDI PRASAD KHANRA
B.E. (Civil), M.E. (Struct), M.E. (Mech)
E. M. C. Structural Design Review
ESR-1/2/22

CHANDI PRASAD KHANRA, E.S.R. NO.-1) 222
SIGN. OF STRUCTURAL REVIEWER

NOTES AND SPECIFICATIONS

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
2. ALL MAIN WALL 200 TH. ALL PARTITION WALL 125 TH. & 75 TH.
3. BRICK WORK 250mm. MORTAR 1:6 & BRICK WORK 125mm & 75mm MORTAR 1:4.
4. ALL R.C.C. WORKS SHOULD BE (1:1:2).
5. GRADE OF STEEL F-80, I.S. CODE 1786-1979.
6. GRADE OF CONC. M-25.
7. ALL OTHER MATERIALS USED AS PER I.S. CODE.
8. 25TH. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
9. LIME TERRACING BRICK KHOS SURK & LIME 7:2:2.
10. THE DEPTH OF S.U.G.W. RES. WILL NOT BE EXCEED THE DEPTH OF THE BUILDING FOUNDATION.
11. THE FLOOR WILL BE FINISH BY MARBLE / TILES.

MAIN CHARACTERISTICS OF THE PROPOSAL

Part-A	2. Details of Power of attorney, if any
1. Assessee No. 11009500099	Book no. - 1, Vol. no. - 1902-2020 Being no. 190201045 Page no. 44491 TO 44573 Year: 2020 Regd. at R.A. Kolkata
3. Name of the Owner:	SHRI NISHCHINTH JALAN AND C.A.O.
4. Details of Boundary Declaration:	Book no. - 1 Vol. no. - 1902-2021 Page no. 50333 TO 50399 Being no. 190200592 Regd. at A.R.A.-III(Kolkata) Year: 2021
5. Details of Regd title deed	Book no. - 1 Vol. no. - 1902-2021 Page no. 50333 TO 50399 Being no. 190200592 Regd. at A.R.A.-III(Kolkata) Year: 2021
6. Details of Non Eviction of Tenant	Book no. - 1, Vol. no. - 1904-2021 Being no. 19041389 Regd. at R.A. Kolkata Page no. 641753 TO 641767 Year: 2021 Regd. at A.R.A.-IV, Kolkata
7. Details of free gift for encroachment	Book no. - 1, Vol. no. - 1901-2022 Being no. 19010485 Page no. 145122-145136 Year: 2022 Regd. at A.R.A.-I, Kolkata

Part-B

1. Area of land:-
As per title of deed = 1806.020 sqm (01B - 07K - 09C-00 SFT.)
As per boundary declaration = 1806.020 sqm (01B - 07K - 00C-00 SFT.)
2. Net area of land= 1806.020-1.256 = 1804.764 sqm
3. Permissible Ground Coverage (50%) = 903.01 sqm
4. Proposed Ground Coverage = 591.165 sqm (32.733%)

5. Proposed Area:

Covered Area	Ramp area	Duct area	E. Duct	Lift	Net covered area	Total Exempted Area	Stairway area	Lift lobby	Net Floor Area
BASEMENT 591.165 sqm	99.131 sqm	0.00 sqm	0.00 sqm	0.00 sqm	492.034 sqm	11.25 sqm	0.00 sqm	480.784 sqm	
Gr. floor 591.165 sqm	88.742 sqm	13.914 sqm	0.00 sqm	0.00 sqm	488.599 sqm	47.50 sqm	0.00 sqm	441.099 sqm	
1st floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
2nd floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
3rd floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
4th floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
5th floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
6th floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
7th floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
8th floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
9th floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
10th floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
11th floor 591.165 sqm	13.914 sqm	13.914 sqm	2.422 sqm	12.92 sqm	561.909 sqm	47.50 sqm	10.50 sqm	503.909 sqm	
TOTAL 7685.145 sqm	187.873 sqm	166.968 sqm	26.442 sqm	0.00 sqm	881.25 sqm	126.00 sqm	0.00 sqm	654.252 sqm	

6. Parking Calculation:

WHEELS	TREASURY SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TREASURY AREA	NO. OF TREASURY	REQUIRED CARPARKING
F-A	44.264 SQM	12.418 SQM	44.264 SQM	11	
F-B	44.212 SQM	12.519 SQM	44.212 SQM	11	
F-C	57.249 SQM	14.112 SQM	57.249 SQM	11	
F-D	61.991 SQM	15.249 SQM	61.991 SQM	11	
F-E	56.816 SQM	13.779 SQM	56.816 SQM	11	
F-F	48.500 SQM	12.633 SQM	48.500 SQM	11	
F-G	58.116 SQM	14.296 SQM	58.116 SQM	11	
F-H	57.574 SQM	14.163 SQM	57.574 SQM	11	

7. No. of Parking provided:-
Covered = 08 nos (Basement)
+ 28 nos (Ground Floor) = 36 NOS.
D) Actual area of parking provided
i) Basement = 230.467 sqm
ii) Ground Floor = 312.404 sqm

C) Permissible area of parking:
a) Basement = 280 sqm
b) Ground Floor = 350 sqm

7. Permissible FAR = 4.213
8. Proposed FAR = (6454.292 / 1806.020) = 3.573
9. Stair Case Covered Area = 59.74 sqm
10. Cab Board Area = 3.753(11) = 41.25 sqm
11. Lift Area = 8.925(11) = 98.175 sqm
12. Roof Tank Area = 5.8(6) = 34.80 sqm
13. Roof Toilet Area (if any) = NO.
14. Service Area at Gr. Fl. if any = 23.597 sqm
15. Relaxation of authority, if any = N/A
16. Current Declaration of Owner, E.S.R. LBS YES
17. Total Permissible Tree Cover Area = 291.401 Sqm (16.135%)
18. Total Proposed Tree Covered Area = 319.711 Sqm (17.702%)
19. Car parking Area At Ground Floor As Per U.R-142 = 246.017 Sqm
20. Car parking Area At Ground Floor Provided = 312.404 Sqm

CERTIFICATE OF LBS/ARCHITECT

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 ALONG WITH COMPLIANCE WITH RULE 142 OF K.M.C. BUILDING RULES 2009 & THE SITE CONDITION INCLUDING THE ABUTTING K.M.C. MAINTAINED ROAD WITH CONFORMS WITH THE PLAN. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP LAND. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION.

AR. SARABANI MAJUMDAR
COUNCIL OF ARCHITECTURE
Regd. No. CA/9215458

AR. SARABANI MAJUMDAR
REGD. NO. CA/9215458
SIGN. OF LBS/ARCHITECT

STRUCTURAL CERTIFICATE

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE PROPOSED BUILDING PLAN WILL BE MADE BASED ON THE SOIL TEST REPORT MADE BY DR. SUJIT KUMAR BOSE(GEO-TECHNICAL ENGINEER) WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING. BY CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD.

AS PER I.S. CODES AND NATIONAL BUILDING CODE OF INDIA, I CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT.

MANI SANKAR CHATTERJEE
E.S.E. No. - 20516
K.M.C.
MANI SANKAR CHATTERJEE, E.S.E. NO.1206
SIGN. OF STRUCTURAL ENGINEER

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE LBS/ES/ENGINEER DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT DURING CONSTRUCTION OF THE BUILDING AS PER PROPOSED PLAN. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE COMPLETED UNDER THE GUIDANCE OF RESEARCH BEFORE STARTING OF BUILDING FOUNDATION WORK.

DITYE INFRA LLP
Designated Partner
and Constituted Attorney of
1- Kall Charan More
2- Manohar Lal More
3- Jatin Kumar More
4- Chandra Prakash More
5- Raj Kumar More

SHRI NISHCHINTH JALAN
DESIGNATED PARTNER OF M.S. DITYE
INFRA LLP AND CA OF
SHRI KALI CHARAN MORE
SHRI MANOHAR LAL MORE
SHRI LALIT KUMAR MORE
SHRI CHANDRA PRAKASH MORE
SHRI RAJ KUMAR MORE

SIGN. OF OWNERS

PROJECT:

PROPOSED B+G+XI STORIED (HT.-39.800 M.)
RESIDENTIAL BUILDING OF U/R-142 OF K.M.C.
BUILDING RULES 2009 AND K.M.C. BUILDING
ACT 1980 AT PREMISES NO.-103, SOVABAZAR
STREET, KOLKATA-700005, WARD NO.-09, Br. NO.- I,
UNDER KOLKATA MUNICIPAL CORPORATION.

TITLE: FLOOR PLANS, SITE PLAN, LOCATION PLAN SCALE: 1:4000; 1:600; 1:100; 1:500

DRAWN BY: BAPPA
CHECKED BY: MONOJI KR. BISWAS
(ARCHT. CIVIL/MC/201)
DATE: 07.06.2022
SHEET: 3 OF 4

CONSULTANT: "BISWAS & ASSOCIATES"
403, FERN ROAD
KOLKATA - 700 019

COMPARATIVE STATEMENTS						
TENANT	OWNER	EXEMPTION	CAR-PARKING	GROSS TOTAL	CAR-PARKING	NET FLOOR AREA
EXISTING	3233.279	1142.987	74.938	74.938	4653.202	4078.294
PROPOSED	2990.00	2717.210	70.725	74.871	7161.542	6419.671

CALCULATION OF EXISTING FLOOR AREA:-				
SL. NO.	FLOOR	USER NAME	TOTAL COVERED AREA EXCLUDING PASSAGE & STAIR (SQ.M)	STAIR AREA/NET EFFECTIVE AREA (SQ.M)
1.	GROUND	OWNER	341.411 SQ.M	173.936 SQ.M
2.	GROUND	TENANT	341.131 SQ.M	173.936 SQ.M
3.	FIRST	OWNER	625.420 SQ.M	102.350 SQ.M
4.	FIRST	TENANT	297.777 SQ.M	102.350 SQ.M
5.	SECOND	TENANT	872.959 SQ.M	148.041 SQ.M
6.	THIRD	TENANT	874.286 SQ.M	148.041 SQ.M
7.	ROOF	OWNER	52.942 SQ.M	NIL

THEREFORE TOTAL COVERED AREA OF TENANT IN ALL FLOORS = 860.211+330.789+1021.00+1022.327+7.497
= 3233.279 SQ.M

2) TOTAL COVERED AREA OF OWNERS IN ALL FLOORS = 396.266+694.757+52.942+3.454+11.104
= 1673.522 SQ.M

3) TOTAL EFFECTIVE TENANT AREA IN ALL FLOORS
= (860.211+330.789+1021.00+1022.327) = 3233.327 SQ.M SAY 3233.279 SQ.M

4) TOTAL EFFECTIVE OWNER AREA IN ALL FLOORS
= (396.266+694.757+52.942) = 1143.965 SQ.M SAY 1143.987 SQ.M

5) TOTAL STAIR AREA IN EXISTING BUILDING = 10.952+16.392+15.431+15.431+16.732
= 74.938 SQ.M

TOTAL EXEMPTED AREA IN ALL FLOORS = 74.938 SQ.M

TOTAL EXEMPTED AREA AT 1) GROUND FLOOR = 10.952 SQ.M
1) 1ST. FLOOR = 16.392 SQ.M
2) 2ND. FLOOR = 15.431 SQ.M
3) 3RD. FLOOR = 15.431 SQ.M
5) ROOF FLOOR = 16.732 SQ.M