



DETAILS OF PLAN PROPOSAL :-				5. TENAMENTS & CAR PARKING CALCULATION :-					
A. PLANCASE NO -2021080161				NO. OF TENAMENTS = 6					
1. ASSESSEE NO. - 110723300484		3. DETAILS OF BOUNDARY DECLARATION:-		FL. MKD.	TENEMENT SIZE (SQ.M.)	PROPORTIONATE AREA (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENAMENT	REQUIRED CAR PARKING
2. DETAILS OF REG.DEED:-				FIRST FL.	154.758 34.819 73.074	22.544 5.072 10.645	177.302 39.891 83.719	1 1 0	1 1 0
BOOK NO : I		BOOK NO : I		SECOND FL.	274.221	39.947	314.168	1	3
VOL NO : I		VOL NO : 1604-2021		THIRD FL.	274.221	39.947	314.168	1	3
PAGE NO : 1 TO 10		PAGE NO : 10465 TO 10478		FOURTH FL.	274.221	39.947	314.168	1	3
DEED NO : 12930		BEING NO : 160400162							
YEAR : 2006		YEAR : 2021		6. TOTAL CAR PARKING AREA = 220.769 SQ.M.					
PLACE :A. S.R.-ASSURANCE-I, KOLKATA		PLACE : D. S. R. -IV SOUTH 24 PARGANAS		7. NO.OF CAR PARKING REQUIRED - 10 NOS. PROVIDED - 13 NOS. (COVERED)					
DATE : 08-11-2006				8. SHOP AREA CARPET - 15.988 SQ.M. COVERED - 19.781 SQ.M.					
4. NON EVICTION OF TENANT.-				AREA STATEMENT :-					
BOOK NO : IV		BEING NO : 160300149		1. LAND AREA - (09 K, 00 CH, 00 SQ.FT.) = 602.007 SQ.M.					
VOL NO : 1603-2021		YEAR : 2021		2. PERMISSIBLE F.A.R. = 2.50					
PAGE NO : 2944 TO 2953		PLACE : D. S. R. -III SOUTH 24 PARGANAS		3. PERMISSIBLE GROUND COVERAGE (50.00 %) = 301.003 SQ.M.					
5.(a) AREA OF LAND -602.007 SQM. (9K, 0CH, 00 SQ.FT.) (AS PER DEED)				4. PROPOSED GROUND COVERAGE (49.824 %) = 299.944 SQ.M.					
(b) AREA OF LAND -606.28 SQM. (9K, 0CH, 43 SQ.FT.) (AS PER PHYSICAL MEASUREMENT)				5. PERMISSIBLE TOTAL BUILT-UP AREA = 1505.017 SQ.M. (602.007 X 2.50)					
(c) NO OF STOREY - G + IV									
B.									
1. GROUND COVERAGE (49.824 %) = 299.944 SQ.M.									
2. F.A.R. CONSUMED = 1.943									
3. TOTAL COVERED AREA = 1483.968 SQ.M.									
4. (a)SERVICE AREA (IN GR. FL.) = 59.394 SQ.M.									
(b)SERVICE AREA (IN FIRST FL.) = 33.355 SQ.M.									
(c)SERVICE AREA (IN TYP. FL.) = 65.355 SQ.M. (21.785X3 FLS.)									
TOTAL SERVICE AREA = 158.104 SQ.M.									
6. PROPOSED FLOOR AREAS									
FLOOR MKD.	GROSS AREA (SQ.M.)	LIFT SHAFT (SQ.M.)	STAIR SHAFT (SQ.M.)	ELEC. DUCT (SQ.M.)	NET AREA (SQ.M.)	STAIR (SQ.M.)	LIFT LOBBY (SQ.M.)	EFFECTIVE AREA FOR F.A.R. (SQ.M.)	
GROUND FLOOR	299.944	-	-	-	299.944	15.750	2.970	281.224	
FIRST FLOOR	299.944	2.475	1.125	0.338	296.006	15.750	2.970	277.286	
SECOND FLOOR	299.944	2.475	1.125	0.338	296.006	15.750	2.970	277.286	
THIRD FLOOR	299.944	2.475	1.125	0.338	296.006	15.750	2.970	277.286	
FOURTH FLOOR	299.944	2.475	1.125	0.338	296.006	15.750	2.970	277.286	
TOTAL COVERED AREA	1499.720	9.900	4.500	1.352	1483.968	78.750	14.850	1390.368	
SCHEDULE OF DOORS & WINDOWS				7. TOTAL CAR PARKING AREA = 220.769 SQ.M.					
NO	SILL	LINTEL	SIZE	8. TOTAL EFFECTIVE AREA = 1390.368 SQ.M.					
D	-	2100	1500X2100	9. TOTAL BUILT-UP AREA IN F.A.R. = 1169.599 SQ.M. (1390.368 - 220.769)					
D1	-	2100	1200X2100	10. F.A.R CONSUMED = 1.943 (1169.599 / 602.007)					
D2	-	2100	1050X2100	11. C.B. AREA = 9.353 SQ.M. (11.63 + (2.730 X 3 FLS.) = 9.353 sq.m)					
D3	-	2100	900X2100	12. STAIR HEAD ROOM AREA = 26.383 SQ.M.					
D4	-	2100	750X2100	13. MACHINE ROOM LESS LIFT ROOF AREA = 3.793 SQ.M.					
DW	-	2100	1500X2100	14. OVER HEAD WATER RESERVOIR AREA = 13.813 SQ.M.					
W1	900	2100	1800X1200	15. TOTAL EXEMPTED AREA FOR STAIR AND LIFT LOBBY (78.750+14.850) = 93.60 SQ.MT.					
W1A	900	2100	1750X1200	16. PERMISSIBLE TREE COVER AREA (3.709 %) = 22.329 SQ.MT.					
W2	900	2100	1500X1200	17. PROPOSED TREE COVER AREA (9.607 %) = 57.838 SQ.MT.					
W3	900	2100	1200X1200	OWNER'S DECLARATION					
W3A	900	2100	1200X1200	I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT- 1) I SHALL ENGAGE ARCH. & E. S. E. DURING CONSTRUCTION. 2) I SHALL FOLLOW THE INSTRUCTION OF ARCH. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.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 AT ANY STAGE. 5) THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L. B. S. / E. S. E. 6) DURING SITE INSPECTION I WAS PHYSICALLY PRESENT & IDENTIFIED THE SITE					
W4	900	2100	1000X1200	PAVAN KANORIA SIGNATURE OF OWNER.					
W5	900	2100	900X1200	CERTIFICATE OF GEO-TECHNICAL ENGINEER					
W6	900	2100	600X1200	UNDERSIGNED HAS INSPECTED THE SITE. IT IS NOTED THAT SOIL TEST HAS NOT BEEN DONE YET FOR THE EXISTING BUILDING. IT WILL BE DONE AFTER DEMOLITION OF THE EXISTING STRUCTURE. TECHNICAL POINT OF VIEW (GIVEN PLOT IS MOSTLY COVERED BY OLD STRUCTURE)					
WK	1050	2100	1200X1050	ALOK ROY G.T.E. NO - 11, CLASS- I BE (CIVIL), MCE (SOIL MECH. & FOUNDN. ENGG.) M.I.E.C. ENG.(I), M.A. SCE. MIGS SIGNATURE OF GEO-TECHNICAL ENGINEER					
WS	900	2100	1200X1200	B.P.NO. - 2022080104 DATED :- 11-11-2022					
V	1200	2100	600X900	VALID UPTO :- 10-11-2027					
CERTIFICATE OF L.B.S. / L.B.A.				DIGITAL SIGNATURE OF A.E(C)/BLDG/BR-VIII (KMC)					
I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER C.M.C. BUILDING RULE-2009 AS AMENDED FROM TIME TO TIME, THAT THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN KEY PLAN, AGREES WITH THE SITE & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION.				DIGITAL SIGNATURE OF E.E(C)/BLDG/BR-VIII (KMC)					
AMRITA BASU B. ARCH Regd. No. : CA/2010/49053 SIGNATURE OF ARCHITECT				TITLE- GROUND FLOOR PLAN ,EXISTING STRUCTURE PLAN, SITE PLAN , LOCATION PLAN ,PLAN & SECTION OF U.G.W.R.					
CERTIFICATE OF STRUCTURAL ENGINEER.				PROJECT- PROPOSED G+IV STORIED (15.475 MT. HEIGHT) RESIDENTIAL BUILDING AT PREMISES NO.- 27,SAKHARAM GANESH DAUSKAR SARANI (FORMERLY KNOWN AS TOWNSHEND ROAD), WARD NO. - 72, BOROUGH - VIII, POLICE STATION - BHOWANIPORE, KOLKATA-700 025.					
THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING 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 RESPECTS.				ARCHITECT : PLAN VISION REGD. OFF. - 4/6 KABI SUKANTA LANE COMM. ADD. - 12 PARK TERRACE SANTOSH PUR , KOLKATA - 700075 email - planvision.arch@gmail.com Mobile - 09830988036					
SANJIV J. PAREKH M.E. (STRUCT.), M.E. (CONST. ENG.), B. C. E., FIE-(F-018202-4) E. S. E. NO. 104 (I) K.M.C.				DEALT ARPITA					
SIGNATURE OF STRUCTURAL ENGG.				CHECKED SAUVIK					