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...N.
...RIED
...IV,
...RULE
...M.C.
...VIDE
...IDER
...03.24.

STATEMENT OF THE PLAN PROPOSAL

- PART-A**
1. ASSESSE NO: 11-025-50-0054-B
 2. a) DETAIL OF REGISTERED DEED :-
 BOOK NO : 1
 BEING NO : 04010 VOL NO : 1 PAGE NO : 1 TO 27
 YEAR : 2007/2008 PLACE : ADDITIONAL REGISTRAR OF ASSURANCE
 2. b) DETAIL OF REG BOUNDARY DECLARATION :-
 BOOK NO : 1
 BEING NO : 190208593 VOL NO : 1902-2023 PAGE NO : 275489 TO 275499
 YEAR : 2023 PLACE : A. R. A. - II, KOLKATA
 2. c) DETAIL OF REG DEED OF GIFT (STRIP OF LAND) :-
 BOOK NO : 1
 BEING NO : 190208592 VOL NO : 1902-2023 PAGE NO : 279009 TO 279022
 YEAR : 2023 PLACE : A. R. A. - II, KOLKATA
 2. d) DETAIL OF REG DEED OF GIFT (SPRAYED CORNER) :-
 BOOK NO : 1
 BEING NO : 190208594 VOL NO : 1902-2023 PAGE NO : 278317 TO 278329
 YEAR : 2023 PLACE : A. R. A. - II, KOLKATA
 3. a) AREA OF LAND : 339.279 SQM.
 - b) NO OF STOREY : G+IV
 4. NO OF TENAMENTS : 9 NOS.
 5. SIZE OF TENAMENTS :
 (a) BELOW 50 SQ M 3 NOS
 (b) 50 SQ M TO 75 Sqm 3 NOS
 (c) 75 SQ M TO 100 Sqm 1 NO
 (d) ABOVE 100 SQ M 2 NO.

- PART-B:**
1. AREA OF LAND:-
 AS PER TITLE DEED = 339.279 sqm = 5 K. - 01 CH. - 07 SFT.
 2. i) AS PER BOUNDARY DECLARATION = 328.259 sqm.
 ii) STRIP OF LAND AREA = 16.469 SQ.M.
 iii) SPAYED CORNER AREA = 2.858 SQ.M.
 iv) NET LAND AREA = 328.259 - 16.469 - 2.858 = 308.932 SQM.
 3. (i) PERMISSIBLE GROUND COVERAGE (55.725%) = 182.922 SQM.
 (ii) EXISTING GROUND COVERAGE (55.184%) = 181.145 SQM.
 4. PROPOSED HEIGHT = 15.50 M.

5. AREA STATEMENT :-

	GROSS COVERED AREA	CUTOUT		NET COVERED AREA	TOTAL EXEMPTED AREA		NET FLOOR AREA
		OPENING	SHAFT/LIFT WELL/STAIR DUCT		STAIR-STAIR LOBBY	LIFT LOBBY	
EX. GROUND FLOOR	181.145 SQ.M			181.145 SQ.M	(8.432 + 13.365) = 21.797 SQ.M	2.484 SQ.M	156.864 SQ.M
EX. FIRST FLOOR	181.145 SQ.M	8.432 SQ.M	2.188 SQ.M	170.525 SQ.M	13.365 SQ.M	2.484 SQ.M	154.676 SQ.M
EX. SECOND FLOOR	181.145 SQ.M		2.188 SQ.M	178.957 SQ.M	13.365 SQ.M	2.484 SQ.M	163.108 SQ.M
EX. THIRD FLOOR	181.145 SQ.M		2.188 SQ.M	178.957 SQ.M	13.365 SQ.M	2.484 SQ.M	163.108 SQ.M
PRO. FOURTH FLOOR	147.866 SQ.M		2.188 SQ.M	145.478 SQ.M	13.365 SQ.M	2.484 SQ.M	129.629 SQ.M
TOTAL	872.246 SQ.M		17.184 SQ.M	855.062 SQ.M	75.257 SQ.M	12.420 SQ.M	767.385 SQ.M

6. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1	50.897 SQ.M	11.45 SQ.M	62.347 SQ.M	3	2 NOS
2	38.065 SQ.M	8.563 SQ.M	46.628 SQ.M	2	
3	73.216 SQ.M	16.471 SQ.M	89.686 SQ.M	1	
4	111.281 SQ.M	25.034 SQ.M	136.315 SQ.M	1	
5	91.493 SQ.M	20.583 SQ.M	112.075 SQ.M	1	
6	36.499 SQ.M	8.211 SQ.M	44.710 SQ.M	1	

6.(B) BUSINESS :
 OFFICE BUILT-UP AREA : 99.068 SQ.M
 OFFICE CARPET AREA : 84.526 SQ.M
 1 NOS.

6.(C) TOTAL REQUIRED CAR PARKING :- 3 NOS.
 6.(D) TOTAL PROPOSED CAR PARKING :- 3 NOS.

7. PERMISSIBLE AREA FOR PARKING :- 75 SQ.M.
8. EXISTING AREA OF PARKING :- 92.911 SQ.M.
9. PERMISSIBLE F.A.R = 3.00
10. PROPOSED F.A.R = (767.385 - 75.0) / 328.259 = 2.109 < 3.00
11. STAIR HEAD ROOM AREA :- 15.965 SQ.M.
12. LIFT MACHINE ROOM AREA :- 9.998 SQ.M.
13. TERRACE AREA :- 181.145 SQ.M.
14. RELAXATION OF AUTHORITY, IF ANY :- N.A
15. OVER HEAD TANK AREA = 4.680 SQ.M.
16. GROUND FLOOR SERVICE AREA = NIL.
17. AREA OF CUP-BOARD = 4.125 SQM.
18. LIFT MACHINE ROOM STAIR AREA :- 3.350 SQ.M.
19. OTHER AREA ONLY FOR FEES = 17.184 + 75.257 + 12.420 = 104.861 SQ.M.
20. (i) REQUIRED TREE COVERED AREA = 7.159 SQM.(2.181%)
 (ii) PROPOSED TREE COVERED AREA = 7.2 SQM.(2.193%)

SPECIFICATIONS	DOOR WINDOW SCHEDULE					
	TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3. & IRON GRADE Fe-550. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS. STEEL Z- SECTION WINDOWS. MARBLE FLOORING. 1:5 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY. WATER PROOFING TREATMENT. P.O.P. ON INTERNAL WALLS & CEILING.	D	1200	2100	W1	1500	1350
	D1	1000	2100	W2	1000	1200
	D2	900	2100	WK	900	1050
	D3	750	2100	W3	600	600
	DW	1800	2100	SW	1200	1200
					F.G.	FIXED GLASS

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY M/S GEO STAR (MR. RUPAK KUMAR BANERJEE) 50, CHIT KALIKAPUR, PO - MUKUNDOPUR, PS - EAST JADAV PUR, KOLKATA - 700099, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

PARTY'S COPY

Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G Floor, whichever is earlier may be seized forthwith by the K.M.C at the cost and risk of the owner.

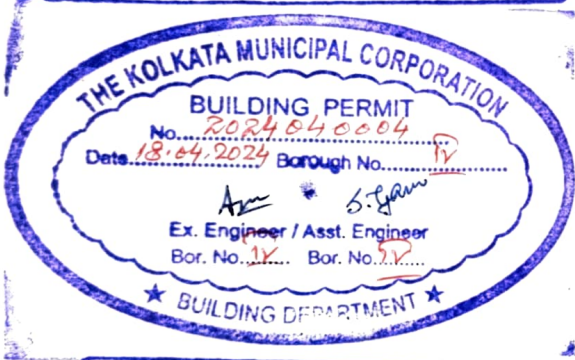
Before starting any Construction the site must conform with the plans sanctioned and all the conditions proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

No rain water pipe should be fixed or discharged on Road or Footpath.
Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction



RESIDENTIAL BUILDING

THE SANCTION IS VALIED UP TO 17.04.2029

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

DEVIATION WOULD MEAN DEMOLITION

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

Approved by
Dy. C.E (e) / Bldg. / North, KMC
dt. 04.04.2024



LINE

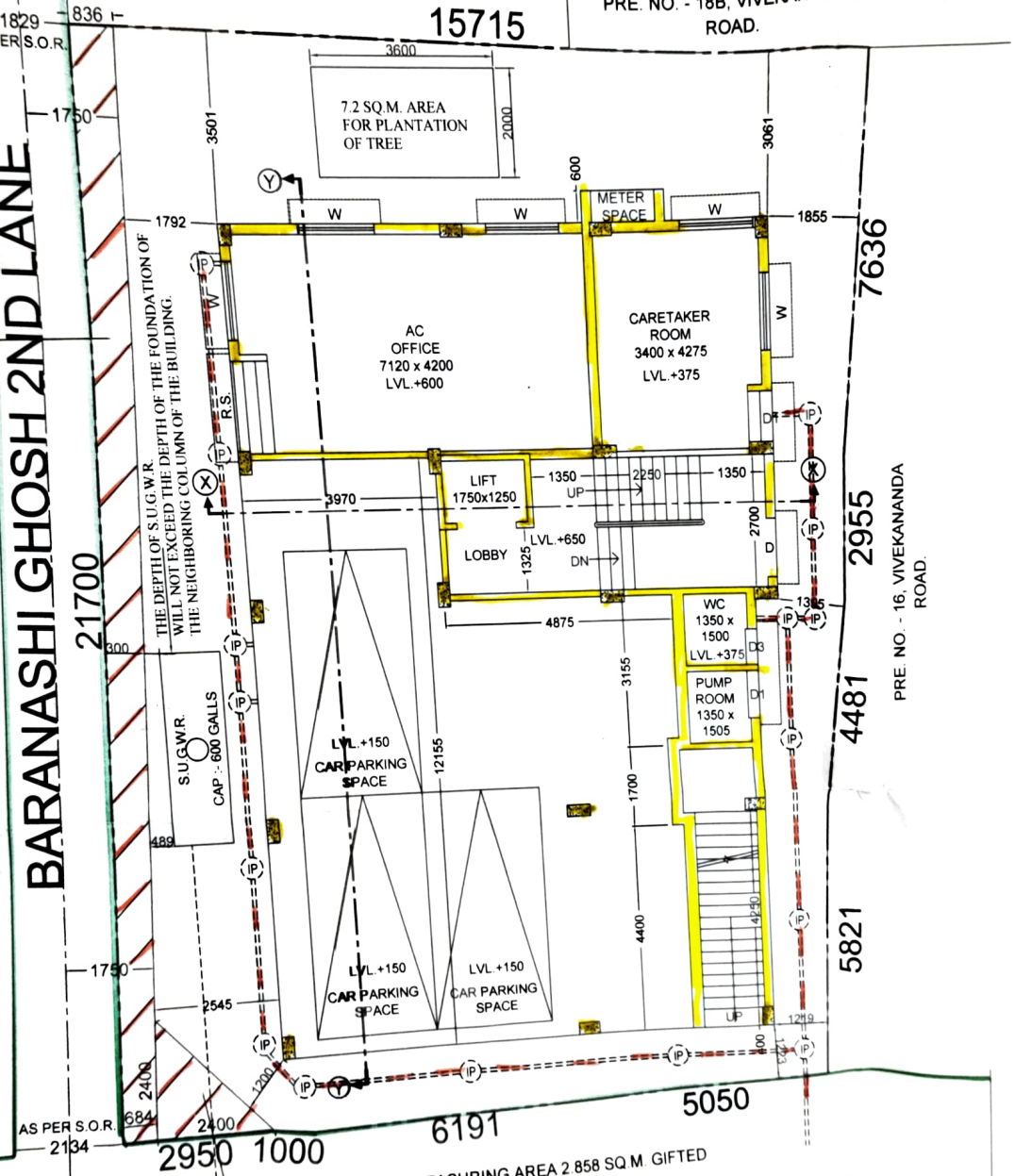


PRE. NO. - 1A, BARANASHI
GHOSH 2ND LANE

PRE. NO. - 18B, VIVEKANANDA
ROAD.

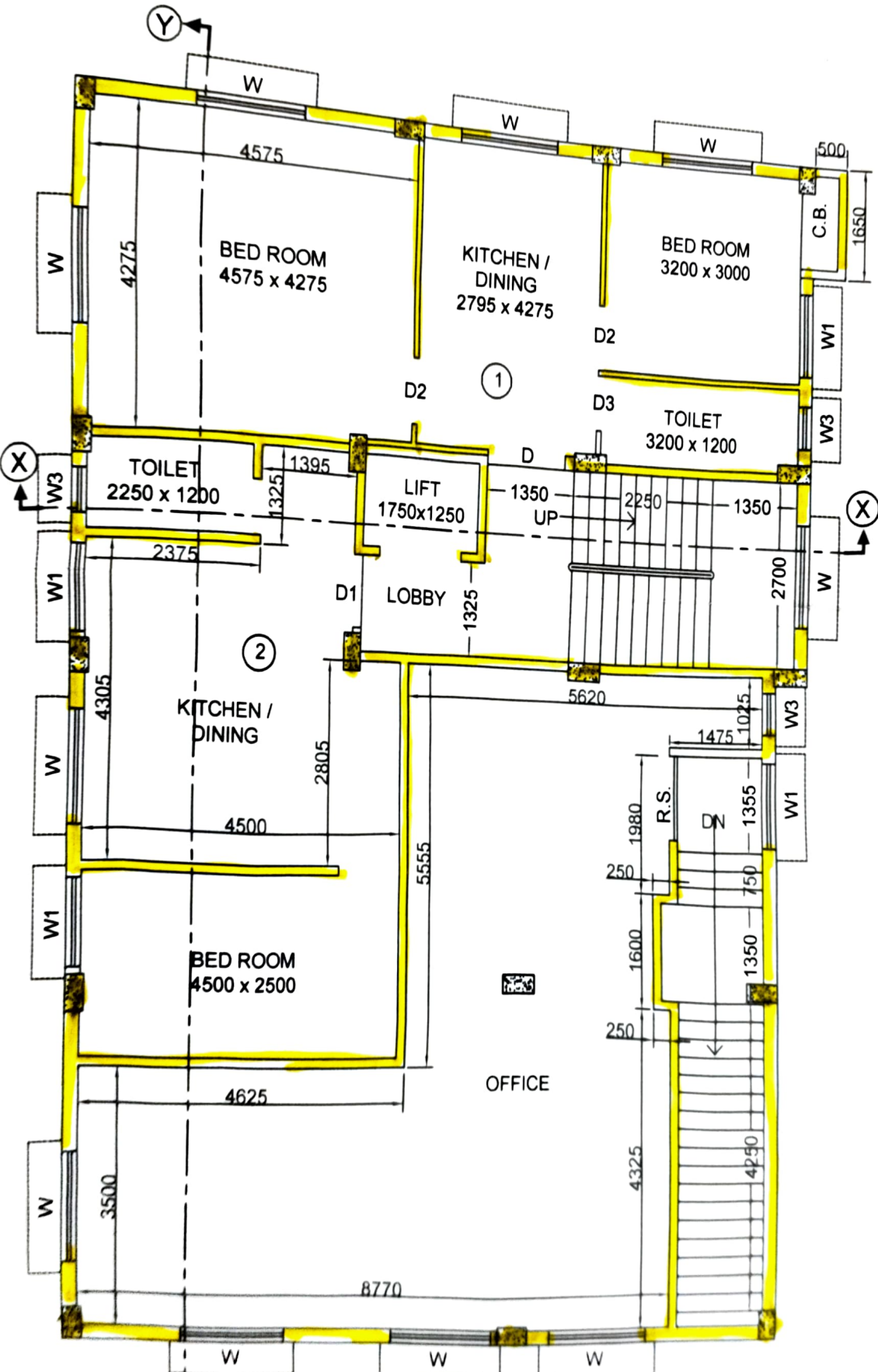
15715

BARANASHI GHOSH 2ND LANE

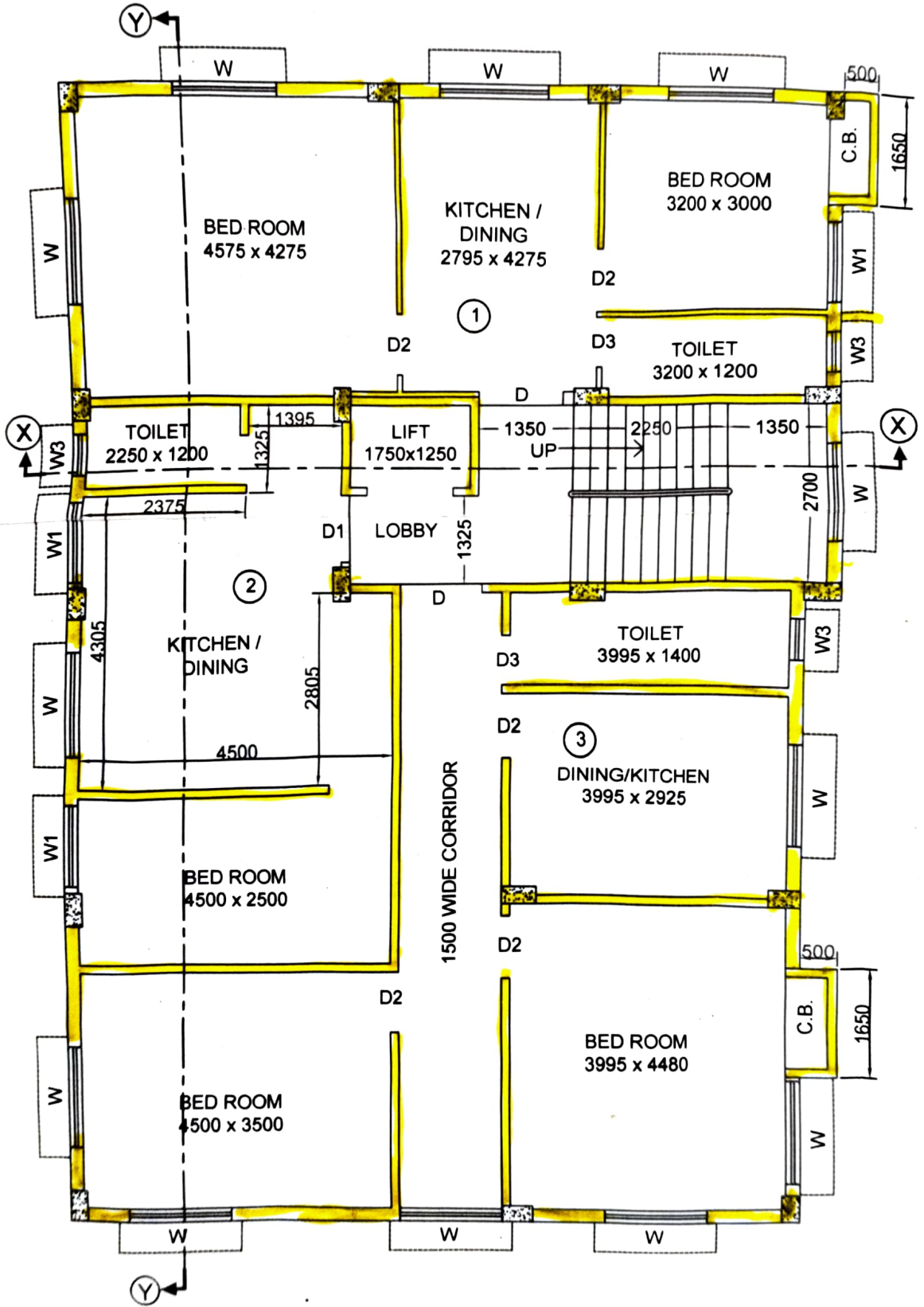


5.603 M. (84'-00") WIDE VIVEKANANDA ROAD

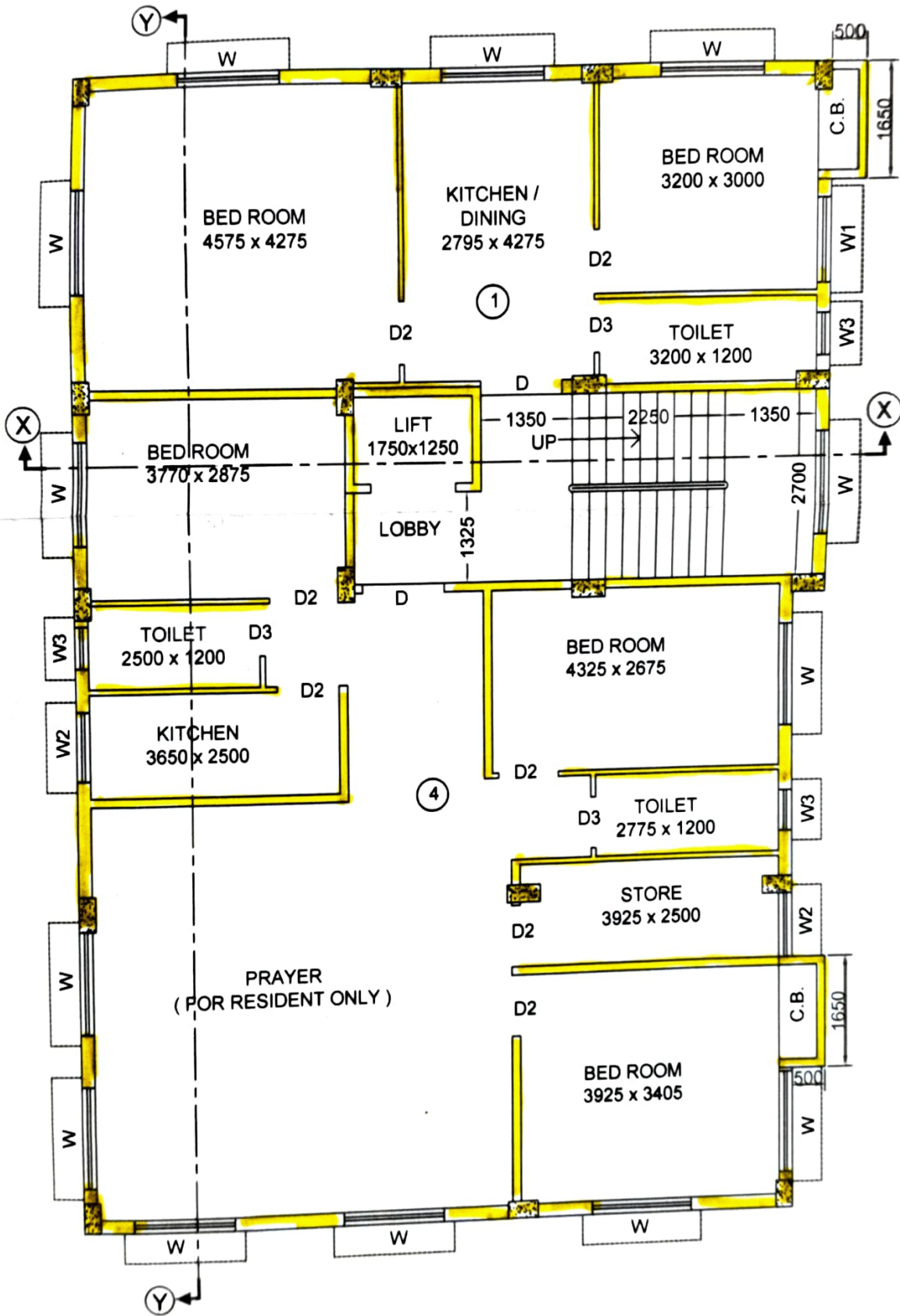
GROUND FLOOR PLAN
SCALE - 1:100



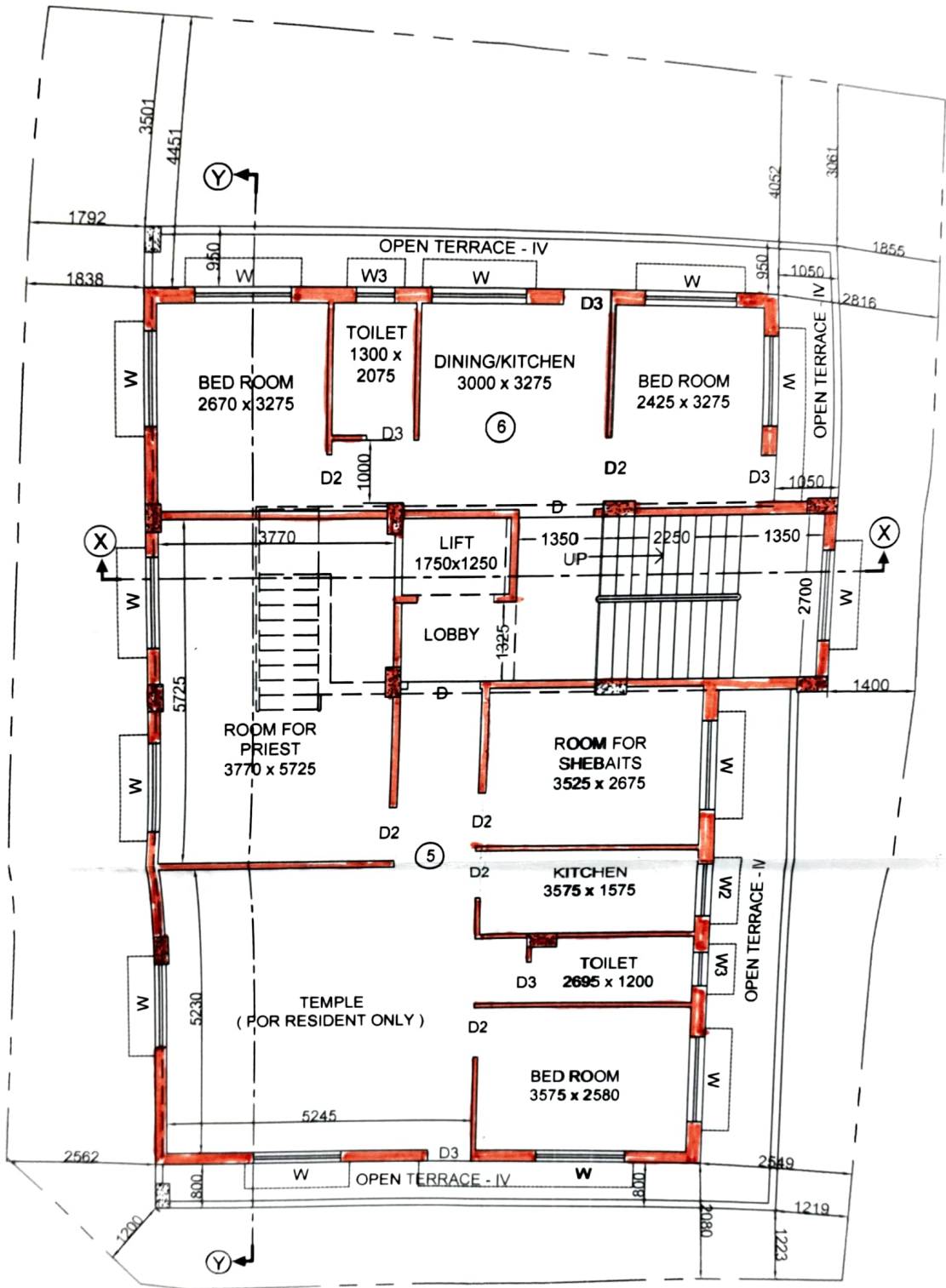
1ST FLOOR PLAN
 SCALE - 1:100



2ND FLOOR PLAN
SCALE - 1:100



3RD FLOOR PLAN
SCALE - 1:100



PROPOSED 4TH FLOOR PLAN

SCALE - 1:100

