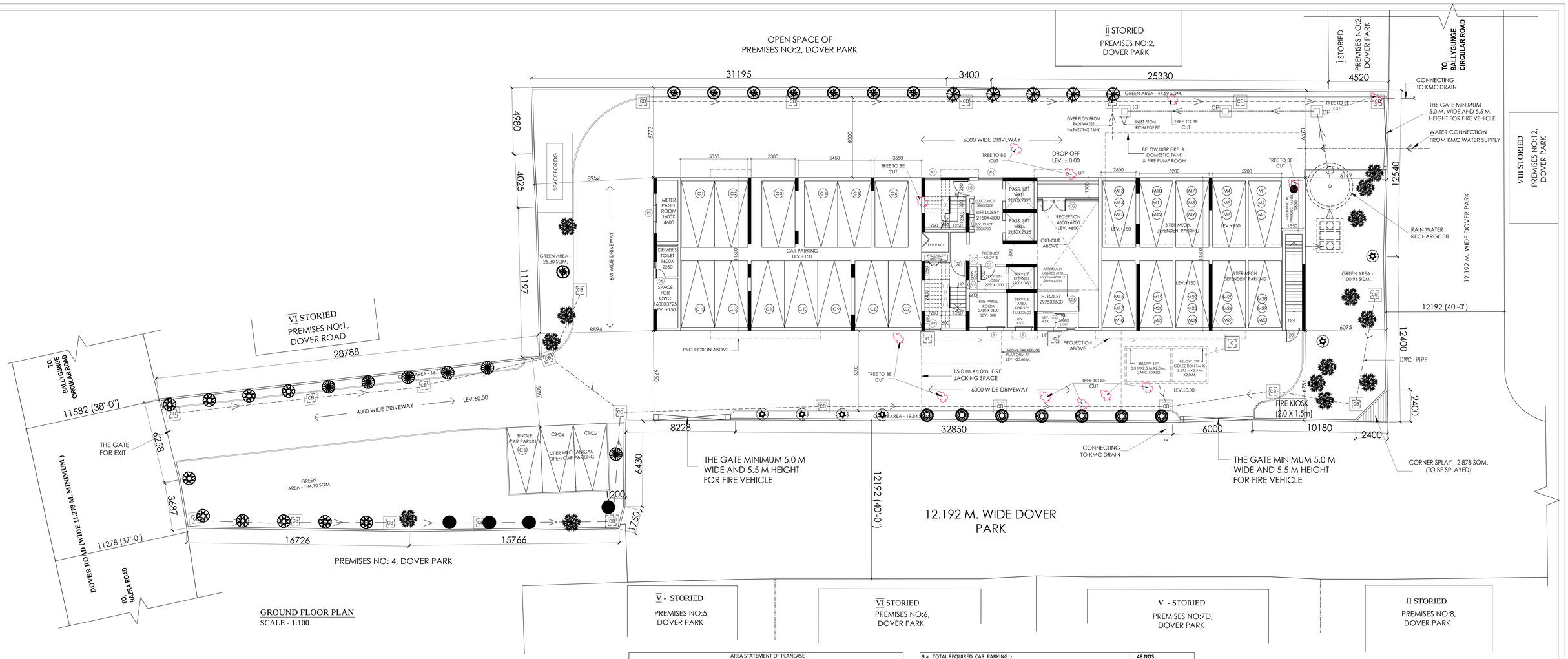
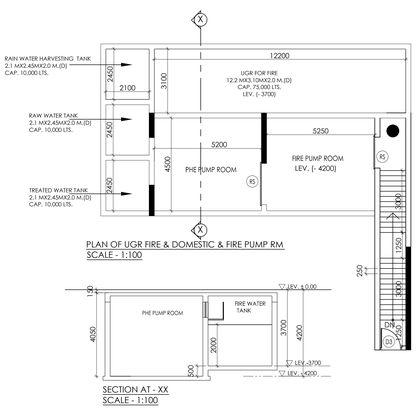


GROUND FLOOR PLAN
SCALE - 1:100



PLAN OF UGR FIRE & DOMESTIC & FIRE PUMP RM
SCALE - 1:100

SECTION AT - XX
SCALE - 1:100

V - STORIED
PREMISES NO:5,
DOVER PARK

VI STORIED
PREMISES NO:6,
DOVER PARK

V - STORIED
PREMISES NO:7D,
DOVER PARK

II STORIED
PREMISES NO:8,
DOVER PARK

AREA STATEMENT OF PLANCASE :				
PART - A				
Assessee No : 110691800039				
1. Detail of Registered deed: Book No :1 Vol no : 1603-2023 Being No : 160308095 Year :2023	Page no : 231509 to 231539 Place : D.S.R.-III South 24-Parganas	4. Detail of Surrender Deed Book No :1 Vol no : 1603-2023 Page No : 260763 to 260783 Being No : 160309209 Year : 2023		
2. Detail of Registered Boundary declaration Book No : I Vol no : 1603-2024 Being No : 160313054 Year : 2024	Page No : 339162 to 339172 Place : D.S.R.-III South 24-Parganas			
3. Detail of Registered deed of free corner splay Book No :I Vol no : 1603-2024 Being No : 160311163 Year : 2024	Page No : 292779 to 292789 Place : D.S.R.-III South 24-Parganas			
PRINCIPLE USE GROUP :	RESIDENTIAL			
PART-B:				
1. AREA OF LAND = (AS PER DEED & ULC) = (01B - 09K - 07CH - 32SFT)			1972.04	SQM.
2. AS PER BOUNDARY DECLEARATION= (01B - 09K - 06CH - 4.27SFT)			1965.279	SQM.
2b). CORNER SPLAY AREA=			2.878	SQM.
3. (i) PERMISSIBLE FAR =			2.25	
ii) EXTRA 10% FAR FOR GRREN BUILDING=			0.225	
THUS TOTAL FAR =			2.475	
4. (i) PERMISSIBLE GROUND COVERAGE =	50.00	% =	982.64	SQM.
(ii) PROPOSED GROUND COVERAGE =	28.67	% =	563.50	SQM.
5. HEIGHT = 39.950 M		6. ROAD WIDTH = (AS PER SOR)	12.192	M

7. PROPOSED AREA CALCULATION :-

TOTAL PROPOSAL :

AT FLOOR	COVERED AREA	CUTOUT	FLOOR AREA	EXEMPTED AREA STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	**563.50**	**0.00**	563.50	**24.50**	**9.00**	530.00
1ST	**348.10**	**17.60**	330.50	**24.50**	**9.00**	297.00
2ND	**563.50**	**50.08**	513.42	**24.50**	**9.00**	479.92
3RD	**563.50**	**37.06**	526.44	**24.50**	**9.00**	492.94
4TH	**563.50**	**50.08**	513.42	**24.50**	**9.00**	479.92
5TH	**563.50**	**37.06**	526.44	**24.50**	**9.00**	492.94
6TH	**563.50**	**50.08**	513.42	**24.50**	**9.00**	479.92
7th	**563.50**	**37.06**	526.44	**24.50**	**9.00**	492.94
8th	**563.50**	**50.08**	513.42	**24.50**	**9.00**	479.92
9th	**563.50**	**65.96**	497.54	**24.50**	**9.00**	464.04
10th	**563.50**	**57.68**	505.82	**24.50**	**9.00**	472.32
TOTAL =	**5983.10**	**452.74**	5530.36	**269.50**	**99.00**	**$161.86**

8. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL :

MARKED	TENEMENT TYPE	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	TENAMENT SIZE & NO.	PARKING NO.
A	5 BHK	452.95	93.239	546.19	5	500> <600 8 nos	40 nos
B	5 BHK	465.32	95.785	561.105	3		
C	6 BHK	679.00	139.77	818.77	1	800> <900 1 nos	8 nos
TOTAL =					9		48 NOS

FLAT - A :- (1ST &2ND), (3RD & 4TH), (5TH & 6TH), (7TH & 8TH) AND (9TH & 10TH) = 5 NOS (DUPLEX)
FLAT - B :- (2ND & 3RD), (4TH & 5TH), (6TH &7TH), = 3 NOS (DUPLEX)
FLAT - C :- (8TH +9TH +10TH) = 1 NOS (PENT HOUSE)

9 a. TOTAL REQUIRED CAR PARKING :-				**48 NOS**
9 b. TOTAL PROVIDED CAR PARKING :-				**48 NOS**
OPEN (1 LAYER) =	OPEN (2 LAYER)=	COVERED (GR) 1 LAYER=	COVERED(GR) 3 LAYER=	COVERED (OTHER) 1 LAYER=	COVERED (OTHER)2 LAYER=
1 NO	**4 NOS**	**13 NOS**	**10X3=30 NOS**	**0**	**0**

10. PERMISSIBLE AREA FOR PARKING IN GROUND FLOOR =	575 (23X25)	SQM	(10X25)+(13X25)
11) PROPOSED AREA OF PARKING IN GROUND FLOOR =	364.55	SQM	
12. TOTAL AREA FOR CAR PARKING EXEMPTION	**364.55**	SQM	
13) PUMP ROOM IN BASEMENT =	63.50	SQM	
14) TOTAL COVERED AREA = (5530.36 + 63.50)=	5593.86	SQM	
15. PERMISSIBLE F.A.R = [INCLUDING 69A)(1)(a) 10% extra]	2.475		
16. PROPOSED BUILT UP AREA FOR F.A.R = (**5161.86+63.50** -364.55)	4860.81	SQ.M.	
17. PROPOSED F.A.R = [4860.81/ 1965.279]	**2.473**	SQM	
18. STAIR HEAD ROOM AREA :-	53.20	SQM	
19. LIFT MACHINE ROOM AREA :-	44.11	SQM	
20. OVER HEAD TANK AREA :-	36.00	SQM	
21. TOILET AT ROOF :-	2.99	SQM	
23. TERRACE AREA :-	563.50	SQM	
24. AREA OF FIRE REFUGE PLATFORM =	15.00	SQM	
25. OTHER AREAS FOR FEES (EXCL EXEMPTION)			
26. REQUIRED AREA OF TREE COVER =	280.504 SQM.	(14.273 %)	
27. PROVIDED AREA OF TREE COVER =	393.90 SQM.	(20.04 %)	
28.TOTAL BUILT UP AREA FOR FEES		SQM	

NOTE : 1% OF TOTAL CONNECTED ELECTRICAL DEMAND WILL BE MADE FROM SOLAR ENERGY.

14 TREES ARE OLD TREES AND AS PER DFO PERMISSION THESE TREES CANNOT BE CUT.

	TREES TO BE CUT = 12 NOS.
	EXISTING TREES TO BE RETAINED = 14 NOS.
	NEW TREES TO BE PLANTED = 46 NOS.
	TOTAL NO OF TREES = 60 NOS.
	PROPOSED GREEN AREA = 393.90 SQM. (20.04%)

1) ULC NOC NO - 1022/ULC/Kolkata/2024, DATED - 01.03.2024
2) PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 80.00 M, NOC ID - BEHA/EAST/B/042624/999783 DT. 22.05.2024
3) DFO CLEARANCE CERTIFICATE NO. FOR0003202400002 46 DATED - 11.07.2024
4) IGBC REGISTRATION NO, GH240001
5) WBFE&S MEMO NO - FSR/221826406300004571 DATED 26.09.2024

BUILDING PERMIT NO.: 2024080103 DATE : 21-01-2025
VALID UPTO : 20-01-2030

ATISH RANJAN MANNA Digitally signed by ATISH RANJAN MANNA Date: 2025.01.21 16:00:33 +05'30'
DIGITAL SIGNATURE OF A.E.(C)/BLDG/BR - VIII

PARTHA GHOSH Digitally signed by PARTHA GHOSH Date: 2025.01.21 16:08:28 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/BLDG/BR - VIII

NOTES:

1. ALL DIMENSIONS ARE IN MM.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL EXTERNAL WALLS ARE 160mm THICK R.C.C AND 200 THICK BRICK WALL. ALL INTERNAL WALLS ARE 125 mm THICK OR 200mm THICK BRICK WALL OR 100mm THICK CONCRETE WALLS, UNLESS OTHERWISE SPECIFIED.
4. ALL STAIRCASE AND LIFT SHALL BE PRESSURIZED.
5. 2 HRS FIRE RATING STAIRCASE , LIFT AND CORRRIDOR.
6. ALL ELECTRICAL ROOMS HAVE 2 HRS RATING WALL.
7. FIRE REFUGE AREA NOT LESS THAN 15.5SQM WITH FCD AT ENTRANCE.
9. ALL INTERNAL TOILETS ARE ARTIFICIALLY LIGHTED AND MECHANICALLY VENTILATED.
10. SPRINKLER SHALL BE PROVIDED.
11. THE DEPTH OF THE UNDERGROUND WATER RESERVOIR & S.T.P. SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION.
12. ALL PRECAUTIONARY MEASURES SHALL BE TAKEN TIME TO TIME DURING CONSTRUCTION OF WORK.

CERTIFICATE OF STRUCTURAL ENGINEER.

CERTIFY THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING THE SOIL TEST REPORT) AS PER THESE RULES AND THE REGULATIONS MADE UNDER THE ACT) AND ALSO CONSIDERING ALL POSSIBLE LOADS , SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THESE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION. SOIL TEST HAS BEEN DONE BY ME , JISHNU PAL GTJ1/32 THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN FOLLOWED DURING PREPARATION OF STRUCTURAL DESIGN CALCULATION.

NAME OF STRUCTURAL ENGINEER.
NAME : SUMITA DEY
NO : ESE/1/93

DECLARATION OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
i) I ENGAGED L.B.A & E.S.E. DURING CONSTRUCTION.
ii) I FOLLOWED THE INSTRUCTION OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDENCE OF L.B.A./E.S.E BEFORE STARTING BUILDING FOUNDATION WORK.
vi) DURING INSPECTION SITE WAS IDENTIFIED BY US.

NAME OF OWNER
MR. SHUBHAM JAIN
AUTHORISED SIGNATORY FOR
GNB MOTORS PRIVATE LIMITED
SHREE VARSA INVESTORS & TRADERS PVT.LTD.

CERTIFICATE OF ARCHITECTS.

I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT PREMISES NO. 3, DOVER PARK, WARD NO.- 69 ,BOROUGH - VIII , P.S.& P.O.- BALLYGUNGE, KOLKATA - 700019 , HAVE BEEN PREPARED BY ME COMPLYING WITH THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF THE PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES,2009 IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS,SIGNED BY ME AN SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION. I SHALL BE LIABLE FOR PENAL ACTION AS PER LAWS FOR THE TIME BEING IN FORCE.

NAME OF ARCHITECT.
NAME : Ali MALLIK
NO: CA/98/23840

ARCHITECT:
ABN DESIGN STUDIO
ARCHITECTURE | INTERIORS | EXHIBITION | PRODUCT DESIGN | GRAPHICS
602, HINDUSTAN PARK, GARIAHAT, KOLKATA 700029, INDIA
E-MAIL: contact@abndesignstudio.com

CERTIFICATE OF GEO-TECHNICAL ENGINEER.

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

NAME OF GEO-TECHNICAL ENGINEER
NAME : JISHNU PAL
NO : GTJ1/32

PROJECT :
PROPOSED RESIDENTIAL BUILDING OF (G+X) STORIED (39.95M. HEIGHT) AT PREMISES NO. 3, DOVER PARK, WARD NO.- 69, BOROUGH - VIII , P.S.& P.O.- BALLYGUNGE, KOLKATA - 700019. WITHIN THE KOLKATA MUNICIPAL CORPORATION. U/S 393 A OF KMC BUILDING RULES 2009.

TITLE:
GROUND FLOOR PLAN.

DATE :	29.07.24	REV. NO.:	NORTH:
DATE OF REVISION :			
SCALE :	1:100	DRAWING NO.:	
DRAWN BY :	S.G	DR/A01	
CHKD. BY :	C.P		

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