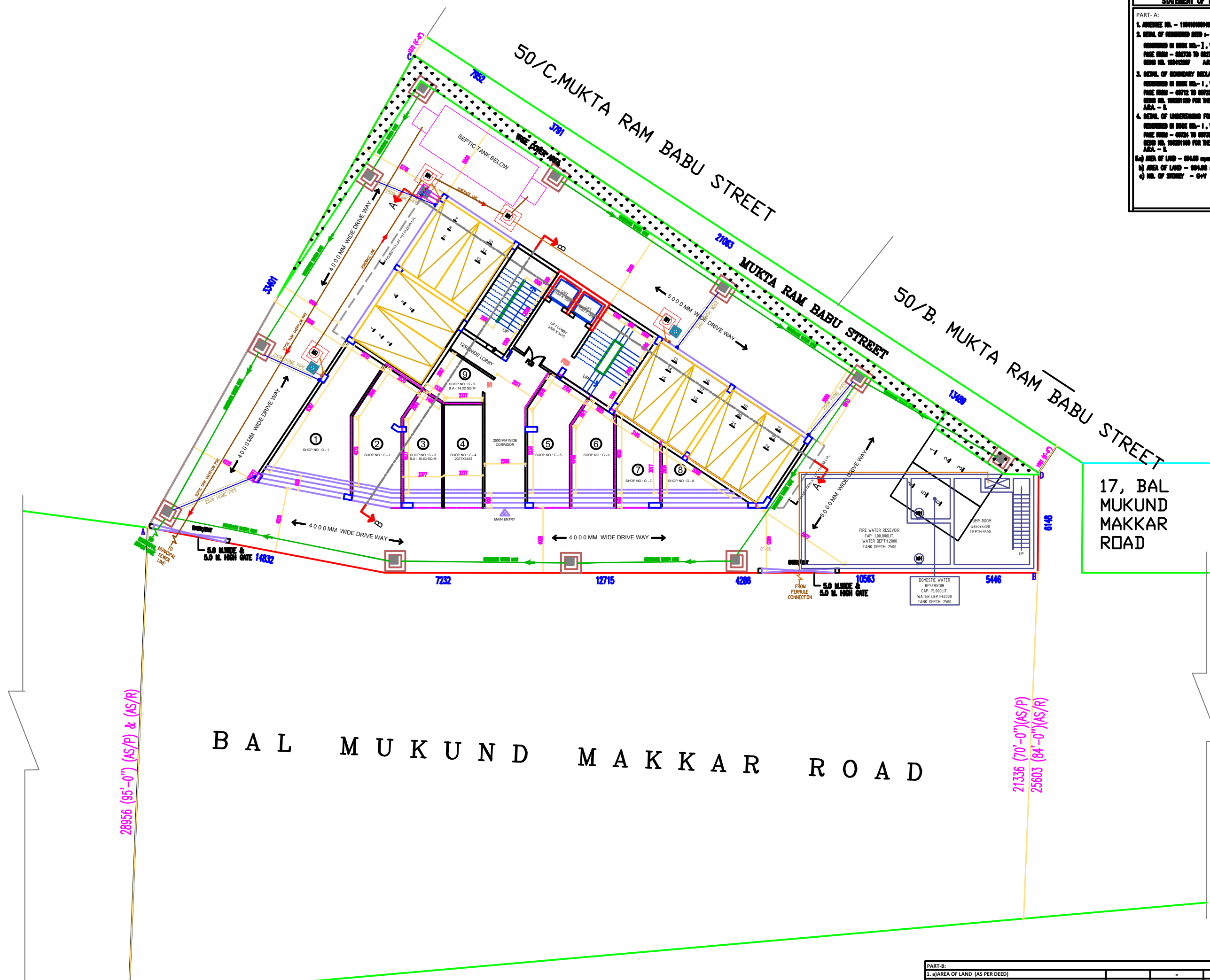

GROUND FLOOR PLAN

ABHIJIT PANDEY
Digitally signed by ABHIJIT PANDEY
Date: 2025.04.25 15:37:24 +05'30'

OBSERVATION OF OTHER AGENCIES

1) NOC OF ULC - NO. 1052/ULC/KOLKATA/2024 , DATED-17/05/2024

STATEMENT OF THE PLAN PROPOSAL

PART- A:

1. ASSESSEE NO. - 110410100140
2. DETAIL OF REGISTERED DEED :-
   REGISTERED IN BOOK NO.- I , VOLUME NO. - 1904-2023
   PAGE FROM - 582736 TO 582774.
   BEING NO. 190412207 A.R.A. - IV.
3. DETAIL OF BOUNDARY DECLARATION:-
   REGISTERED IN BOOK NO.- I , VOLUME NO. - 1904-2024
   PAGE FROM - 68712 TO 68723.
   BEING NO. 190201159 FOR THE YEAR - 2024.
   A.R.A. - II.
4. DETAIL OF UNDERTAKING FOR TENANTS:-
   REGISTERED IN BOOK NO.- I , VOLUME NO. - 1902-2024
   PAGE FROM - 68724 TO 68733.
   BEING NO. 190201160 FOR THE YEAR - 2024.
   A.R.A. - II.

5.a) AREA OF LAND - 994.98 sq.m (AS PER DEED)
b) AREA OF LAND - 994.98 sq.m (AS PER SITE)
c) NO. OF STOREY - G+V

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
[illegible]	-	2100	[illegible]	[illegible]	[illegible]	2100	[illegible]
[illegible]	-	2100	[illegible]	[illegible]	[illegible]	2100	[illegible]
[illegible]	-	2100	[illegible]	V	[illegible]	2100	[illegible]
[illegible]	-	2100	[illegible]				
[illegible]	-	2100	[illegible]				

GENERAL NOTES

1.ALL DIMENSIONS ARE IN MM.
2.ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
3.ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4.EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM. THK. WITH 1:4 MORATAR.
5.ALL CONC. GRADE IS M200 (1:1.5:3).
6.ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER

THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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-TECHNICAL POINT OF VIEW.

NAME OF GEOTECH ENGINEER
ALOK ROY
G.T/I. NO. - 11

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION
2. I FOLLOWED THE INSTUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITYOF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITED DOCUMENT IS FOUND TO BE FAKE THE KMC AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E

SHEIKH NASIRUDDIN, SHABNAM NASHER
NAME OF OWNER

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

SUJOY MUKHERJEE
M. Arch. (Urban Design) Architect And Urban Designer
Regn. No. - CA/98/23761
NAME OF ARCHITECT

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 CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY BOSE ENGINEERS (MR. SUJIT KUMAR BOSE) (ENROLLMENT NO. :- G.T./I/12) 53, PURNA CHANDRA MITRA LANE,(GROUND FLOOR), KOLKATA-700033. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ARUN KUMAR DAS
ENROLLMENT NO. :-E.S.E-I/80 (KMC)
ADDRESS:
88/40/1 H.P. DUTTA LANE(GOLF GARDENS)
KOLKATA-700033.
NAME OF STRUCTURAL ENGINEER

PART-B:

1. a)AREA OF LAND (AS PER DEED)				=	994.98	SQM
b) AREA OF LAND (AS/SITE)				=	994.98	SQM.
2. a) PERMISSIBLE GROUND COVERAGE (50.00%)				=	497.49	SQM.
b) PROPOSED GROUND COVERAGE		39.63%		=	215.276	SQM.
3. a) PROPOSED HEIGHT (IN MM.) =		19.975				
b) ROAD WIDTH (IN MM) (AS PER PHYSICAL) =						
4. PROPOSED AREA CALCULATION :-						
FOR RESIDENTIAL :						
				EXEMPTED AREA		
AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	379.065	0.00	379.065	35.205	6.00	337.86
1ST FLOOR	394.295	16.992	377.303	35.205	6.00	336.098
2ND FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
3RD FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
4TH FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
5TH FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
TOTAL =	2350.540	40.232	2310.328	211.23	36.00	2063.098
5. CAR PARKING CALCULATION :-						

a) MERCANTILE RETAIL:

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	379.065	160.294	4 NOS.

b) BUSINESS:

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
1ST FLOOR	377.303	253.109	5 NOS.
2ND FLOOR	388.490	267.554	5 NOS.
3RD FLOOR	388.490	267.554	5 NOS.
4TH FLOOR	388.490	267.554	5 NOS.
5TH FLOOR	388.490	267.554	5 NOS.
TOTAL REQUIRED CAR PARKING :-		(4+25)	29 NOS.

6. TOTAL PROVIDED CAR PARKING :-	GR. COVERED MLCP=(3*8)= 24 NOS. GR. OPEN MLCP=(3*2)=6 NOS.		30 NOS.
7. PERMISSIBLE AREA FOR PARKING :-	(8*25)	200.0	SQM
8. PROVIDED AREA OF PARKING :-		114.595	SQM
9. PERMISSIBLE F.A.R :-		3.3	
10. PROPOSED F.A.R:-		1.958	
11. STAIR HEAD ROOM AREA :-		42.686	SQM
12.LIFT M/R AREA:-		24.00	SQM
13. OVER HEAD TANK AREA :-		14.535	SQM
14. TERRACE AREA :-		394.295	SQM
15. REQUIRED TREE COVER AREA	(5.876%)	58.468	SQM
16. PROVIDED TREE COVER AREA :-	(5.930%)	59.006	SQM
17. OTHER AREA ONLY FOR FEES = (STAIR HEAD ROOM AREA , LIFT M/R AREA) :-		66.686	SQM
18. RELAXATION OF AUTHORITY, IF ANY :-			

BUILDING PERMIT NO:

DATE: VALID UP TO:

TITLE

GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, SEPTIC TANK DETAIL.

PROJECT

PROPOSED G+V STORIED COMMERCIAL BUILDING AT PREMISES NO.-15, BAL MUKUND MAKKAR ROAD, KOLKATA - 700007, WARD - 41, BOROUGH -V, P.S. - JORASANKO.

SCALE 1:100