



STATEMENT OF PLAN PROPOSAL:

1. ASSESS NO: 1117120901
2. DETAILS OF REGISTERED DOCUMENTS:-
3. REGISTERED BOOK - 1
4. CO. VOL. NO. - 24
5. PAGE NO. - 1436 TO 1437
6. BEING INC-SHARE FOR THE YEAR 2009

3. AREA OF LAND AS PER TITLE DEED = 8552.25 SQ.M.

5. NO. OF TENEMENTS: 75 NOS.

6. SIZE OF TENEMENTS: -

7. AFFIRMED GROUND COVERAGE = 2388.6375 SQ.M. (28%)

8. PROPOSED GROUND COVERAGE = 2336.5175 SQ.M. (27.33%)

9. ROAD WIDTH = 15.00 M.

10. PERMISSIBLE HEIGHT = 60.00 M.

11. PROPOSED HEIGHT -

12. BLOCK 1 = 25.80 M.

13. BLOCK 2 = 22.40 M.

14. PERMISSIBLE F.A.R. AS PER K.M.C. BUILDING RULE 2009 = 2.25

15. PERMISSIBLE BUILT-UP AREA = 18119.812 SQ.M.

16. PROPOSED F.A.R. = 1.663 = 2.25

17. PROPOSED BUILT-UP AREA = 17116.10 SQ.M.

18. PROPOSED EFFECTIVE FLOOR AREA FOR F.A.R. = 13394.033 SQ.M.

19. PROPOSED GREEN AREA = 1611.898 SQ.M. (20.01%)

PROPOSED AREA CALCULATION (ALL AREA ARE IN SQM) >

FLOOR	COVERED AREA	CUTOFF	STAIR WELL	LEFT LOBBY	STAIR & STAIR LOBBY	NET FLOOR AREA	GRDS. FLOOR AREA
BASEMENT	1788.472	-	39.877	13.992	17.216	1849.565	1788.472
GROUND	RES. 1645.411	179.268	-	22.420	63.752	1762.347	1445.723
	ASSM. 54.528	-	4.654	26.80	6	87.982	50.014
1ST	RES. 502.271	6.978	2.51	22.420	63.752	1762.347	476.564
	ASSM. 744.476	-	1.42	4.94	26.80	6	795.562
2ND	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
3RD	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
4TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
5TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
6TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
7TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
8TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
9TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
10TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
TOTAL	13272.23	64.966	23.038	74.749	217.806	13774.234	14497.839

4. TENEMENT & CAR PARKING CALCULATION >

TENEMENT MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	94.072	27.661	121.733	10	10
B	94.339	27.661	121.999	10	10
C	94.339	27.661	121.999	9	9
D	94.072	27.661	121.695	9	9
E	110.50	32.377	142.877	9	9
F	110.50	32.377	142.877	9	9
G	110.50	32.377	142.877	9	9
H	110.499	32.266	142.765	10	10
TOTAL				75	75

AREA CALCULATION (ALL AREA ARE IN SQM) >

FLOOR	COVERED AREA	CUTOFF	STAIR WELL	LEFT LOBBY	STAIR & STAIR LOBBY	NET FLOOR AREA	GRDS. FLOOR AREA
BASEMENT	1788.472	-	39.877	13.992	17.216	1849.565	1788.472
GROUND	1645.411	179.268	-	22.420	63.752	1762.347	1445.723
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4TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
5TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
6TH	1015.677	6.978	2.51	22.420	63.752	1762.347	902.593
TOTAL	4497.637	392.413	127.668	436.520	500.906	5973.306	4227.024

2. CAR PARKING CALCULATION (BLOCK - B)

AT FLOOR	HOSPITAL GROSS FLOOR AREA	REQUIRED CAR PARKING
GROUND TO 7TH	4227.024	[TOTAL BUILT-UP AREA / 75] + [4227.024 / 56.16] = 56.16 OR 57

3. CAR PARKING CALCULATION (BLOCK - B)

BLOCK - A	BLOCK - B
REQUIRED CAR PARKING (FOR BLOCK A & B) :-	75
PROVIDED CAR PARKING :-	75

7. EFFECTIVE RELAXATION AREA FOR CAR PARKING = 406.415 SQ.M.

8. NET FLOOR AREA AFTER EXISTING BLOCK + BLOCK B = 113755.234 + 3703.204 = 117458.438 SQ.M.

9. EFFECTIVE FLOOR AREA AFTER CAR PARKING RELAXATION = 117458.438 - 406.415 = 117052.023 SQ.M.

10. PROPOSED F.A.R. = 13394.033 / 113755.234 = 1.18 = 1.18

MASTER PLAN SHOWING GROUND FLOOR SCALE - 1:200

DOORS AND WINDOW SCHEDULE:

S/NO.	LEGEND	SIZE	QTY	NO.
1	W	2000X1850	1	1500X2150
2	W1	1800X1850	1	1200X2150
3	W1a	1700X1850	1	1100X2150
4	W2	1500X1850	1	1000X2150
5	W3	1500X1200	2	900X2150
6	W4	1275X1850	3	800X2150
7	W5	1200X1200	4	750X2150
8	W6	1000X1200	5	700X2150
9	W7	1000X1000	6	650X2150
10	W8	900X1850	7	600X2150
11	W9	600X900	8	550X2150

B.P NO : 2022120248  
 VALID UP TO : 09-AUG-27  
 DATE : 10-AUG-22  
 SIGNATURE OF A.E. ( C )  
 SIGNATURE OF E.E. ( C )

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING AT PREMISES NO. - 354, PRANTIK PALLY, KOLKATA, HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TESTING REPORT HAS BEEN DONE BY ALOK ROY OF HIS GEOTECH ENGINEERS PVT. LTD. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

I HAVE REVIEWED / CHECKED THE STRUCTURAL DRAWING AND DESIGN DETAILS OF THIS PROJECT WHICH HAS BEEN DONE BY PRANTIK PALLY, KOLKATA, HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE. I CERTIFY THAT THE STRUCTURE WILL BE SAFE & STABLE AGAINST ALL VERTICAL AND LATERAL LOADS AND WILL BE FIT FOR HABITABLE USE.

UNDERIGNED HAS INSPECTED THE SITE AND GARNERED 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-TECHNICAL POINT OF VIEW.

I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S PLAN (K.M.C. BUILDING RULES 2009) AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CHARACTER OF LAND IS BUILT. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / ARCHITECT. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION OF THE SITE THE PLOT IS IDENTIFIED BY ME.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH TO THE ADJOINING ROAD 15.0 M. IS CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILD-ABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEPRECIATED BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS LOCATED 500 M. FROM CL OF E.M.BYPASS.

NAME OF STRUCTURAL ENGINEER:  
SUMITRA DEY (ESE/093)

NAME OF GEO - TECHNICAL ENGINEER:  
ALOK ROY (G.T/11)

NAME OF OWNER:  
INDRANI GHOSH (DIRECTOR OF GLOBAL CARE HOSPITAL)

NAME OF ARCHITECT:  
SUBIR KUMAR BASU (CA/78/4375)

PROJECT TITLE :  
PROPOSED (B+G+10) STORED (35.80%) RESIDENTIAL BUILDING AND (B+G+4) STORED (22.450 %) INSTITUTIONAL BUILDING, AT PREMISES NO. 354, PRANTIK PALLY, KOLKATA-700042, WARD - 107, MOUDA- KASBA, Jt. No.-13, US 393A OF BMC ACT 1980 & COMPLYING B/R 2009.

SHEET TITLE :  
MASTER PLAN

ARCHITECT :  
M/s. Subir Kumar Basu  
Consulting Architects & Engineers  
4, Broad Street, Kolkata - 700 019  
website : www.subirkumarbasu.com

DRAWN BY : SUBROJITA  
SCALE : 1:200  
SHEET NO. : 01

DESIGN BY : INDRAJIT DEB  
DATE : 24.10.2021

CHECKED BY : RAJIB DEB  
DATE : 24.10.2021

APPROVED BY : SUBIR KUMAR BASU

- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED
- ALL EXTERNAL WALLS ARE 250X250 AND ALL INTERNAL WALLS ARE 100 OR 125 OR 150
- THE TOP OF ALL WALLS IS 450MM ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE STATED
- ALL WALLS SHALL BE CONSTRUCTED WITH M20 GRADE MORTAR AND M25 GRADE CONCRETE UNLESS OTHERWISE STATED
- ALL CONCRETE IS TO BE CASTED IN PLACE UNLESS OTHERWISE STATED
- ALL STEEL IS TO BE PROVIDED BY THE STRUCTURAL ENGINEER
- ALL WORK SHALL BE DONE AS PER THE SPECIFICATION
- THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS