

PROJECT NAME :-

**PROPOSED GROUND + IV STORIED [15.425 METER HEIGHT]
RESIDENTIAL BUILDING UNDER SANCTION 393A OF K.M.C ACT.
1980, [AMENDED] AND AS PER K.M.C. BLDG. RULES 2009. AT
PREMISES NO. 63 / 8A, DOCTOR SUDHIR BOSE ROAD,
WARD NO. 77, P. S. WATGUNGE, KOLKATA 700 023
UNDER BOROUGH IX [K.M.C.]**

PART- A :

- (i) LAND AREA : 06 K. - 14 Ch. - 19 SQ.FT. i.e. 461.631 m² i.e. 4969 SQ.FT. [AS PER DEED]
- (ii) LAND AREA : 06 K. - 13 Ch. - 018 SQ.FT. i.e. 457.323 m² i.e. 4923 SQ.FT. [AS PER REG. BOUNDARY DECLARATION]
4. NET AREA OF THE LAND : 457.322 m²
5. (i) PERMISSIBLE GROUND COVERAGE :51.423 % i.e. 235.169 m²
(ii) PROPOSED GROUND COVERAGE : 51.419 % i.e. 235.150 m²
6. PROPOSED HEIGHT = 15.425 METER [GROUND + FOUR STORIED]
8. NO OF STOREY : G + IV [15.425 METER.]
9. FRONTAGE OF PLOT : 14.827 m.

10. PROPOSED AREA :-

	TOTAL COVERED AREA	CUT OUT (LIFT WELL)	GROSS AREA OF LAND	EXEMPTED AREA		
				STAIR	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	235.150 m ²	-----	235.150 m ²	13.365 m ²	2.903 m ²	218.882 m ²
1ST FLOOR	235.150 m ²	2.755 m ²	232.395 m ²	13.365 m ²	2.903 m ²	216.127 m ²
2ND FLOOR	235.150 m ²	2.755 m ²	232.395 m ²	13.365 m ²	2.903 m ²	216.127 m ²
3RD FLOOR	235.150 m ²	2.755 m ²	232.395 m ²	13.365 m ²	2.903 m ²	216.127 m ²
4TH FLOOR	235.150 m ²	2.755 m ²	232.395 m ²	13.365 m ²	2.903 m ²	216.127 m ²
TOTAL	1175.750 m ²	11.020 m ²	1164.730 m ²	66.825 m ²	14.515 m ²	1083.390 m ²

11. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

TENEMENT NAME	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
FLAT NO- A	77.654 m ²	9.454 m ²	87.108 m ²	01	01
FLAT NO- B	63.171 m ²	7.691 m ²	70.862 m ²	01	
FLAT NO- C	71.937 m ²	8.758 m ²	80.695 m ²	01	
FLAT NO- D	99.357 m ²	12.096 m ²	111.453 m ²	02	02
FLAT NO- E	113.406 m ²	13.806 m ²	127.212 m ²	02	02
FLAT NO- F	37.963 m ²	4.622 m ²	42.585 m ²	01	01
FLAT NO- G	41.682 m ²	5.075 m ²	46.757 m ²	01	
FLAT NO- H	63.172 m ²	7.691 m ²	70.863 m ²	01	
FLAT NO- I	67.545 m ²	8.223 m ²	75.768 m ²	01	

12. NO. OF TENAMENTS : 11 NOS.

13. (i) BUSINESS BUILT-UP AREA = 39.922 m²

(ii) BUSINESS CARPET AREA = 35.198 m²

14. (i) Mercantile BUILT-UP AREA = 68.493 m²

(ii) Mercantile CARPET AREA = 63.094 m² = REQUIRED CAR PARKING = 1 NO.

15. TOTAL REQUIRED CAR PARKING :- 5 NOS.

16. TOTAL PROVIDED CAR PARKING :- 5 NOS.

17. ACTUAL AREA FOR PARKING :- = 104.347 m²

18 STAIR HEAD ROOM AREA :- 16.451 m²

19. LIFT MACHINE ROOM AREA = 7.394 m²

20. TERRACE AREA :- 235.150 m²

21. OVER HEAD TANK AREA :- 14.177 m²

22. NET FLOOR AREA = 1083.728 m²

23. PERMISSIBLE F.A.R = 2.25

24. PROPOSED F.A.R = (1083.390 - 104.347) /457.323 = 2.141 < 2.25

DECLARATION OF OWNER :-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF L.B.S/E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

NIKHAT SULTANA (As self)

ASLAM HUSSAIN
AND
'M/S. SILVER UNITED CONSTRUCTION'
As Constituted Attorney Of
Husna Begum, Shaikh Shaheduzzaman,
Shaikh Shamsuzzaman, Sheikh Nayemuzzaman,
Shaikh Nassimuzzaman, Zareen Siddiquei,
Sharmin Jahan, Sk Whiduzzaman, Akhter Jahan

NAME OF APPLICANT

DECLARATION OF L.B.S. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ASOK BARDHAN C/A/87/11057

NAME OF LICENSED BUILDING SURVEYOR

DECLARATION OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC AND WIND LOAD AS PER PREVAILING I.S. CODES & N.B.C. OF INDIA, & CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION SAFE AND STABLE IN ALL RESPECT.

SUVANKAR CHAUDHURI ESE/215

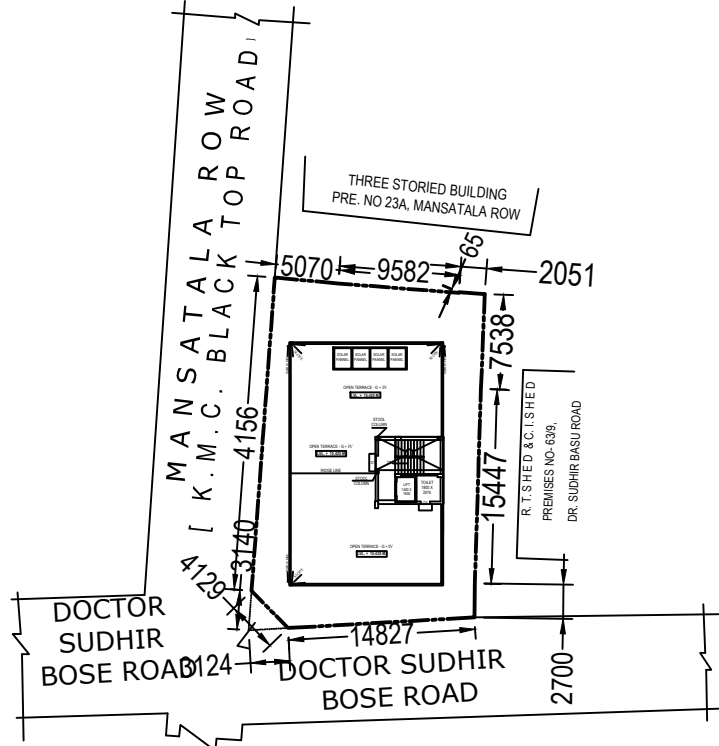
NAME OF EMPANELLED STRUCTURAL ENGINEER

DECLARATION OF GEO- TECH :-

THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT SOIL INVESTIGATION AS THERE EXISTS AN OLD STRUCTURE/BUILDING COVERING THE TOTAL PLOT OF LAND. SO, AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED G+III STORIED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

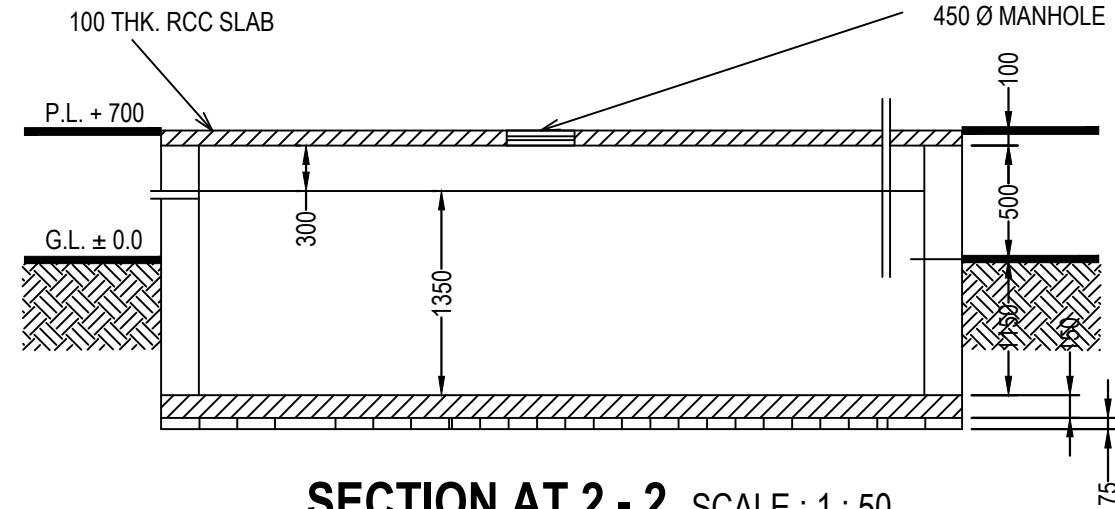
SANTOSH KR CHAKRABORTY G.T/16

NAME OF GEO-TECHNICAL ENGINEER



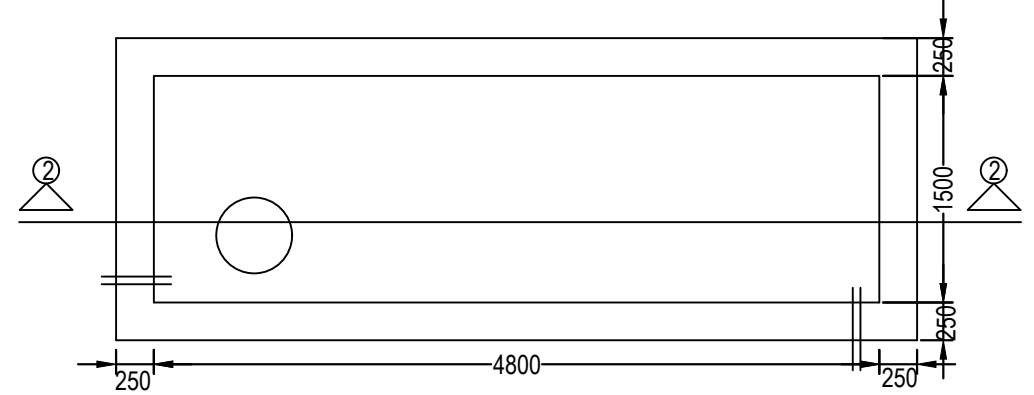
SITE PLAN.

SCALE - 1 : 4000



SECTION AT 2 - 2

SCALE : 1 : 50



SEMI UNDER GROUND WATER

RESERVOIR (CAPACITY : 10,000 LTS.)

SCALE : 1 : 50

SPECIFICATION OF CONSTRUCTION :-

1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M -15)
4. R.C.C. 1 : 1.5 : 3 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. ' + 150 LVL.' TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 225 EACH & RISER HEIGHT IS 159.211 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 125 MM.

THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2900 MM.

MATERIALS :-

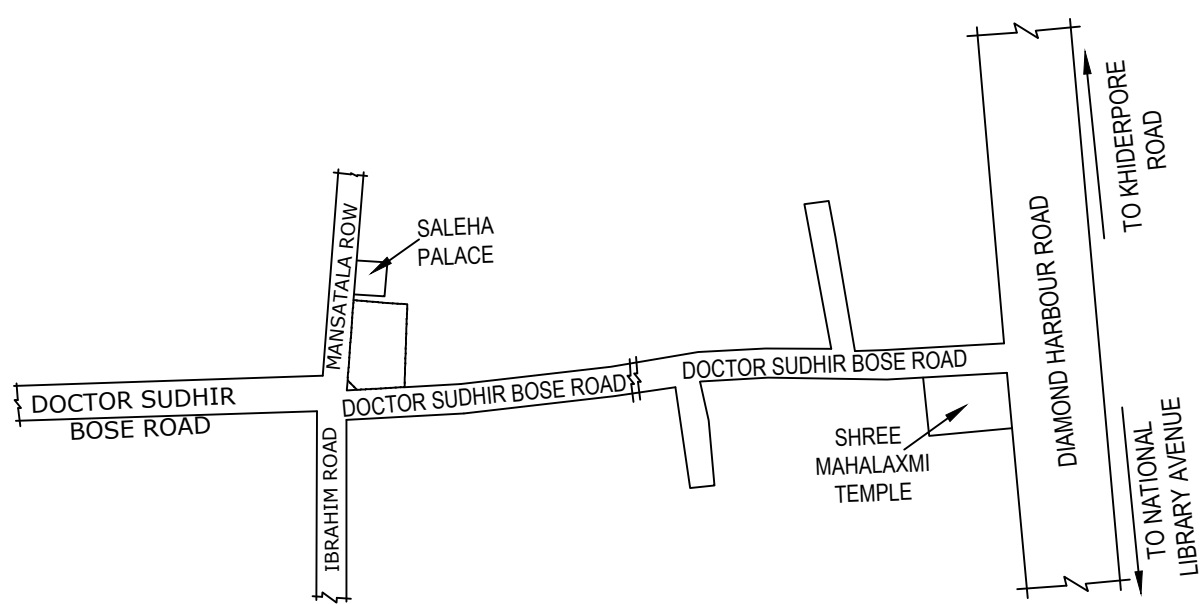
STEEL MUST CONFIRMED WITH IS 1786

GRADE OF CONCRETE :- M 20 (C : S : ST :: 1 : 1.5 : 3) & GRADE OF STEEL :- Fe415

CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE

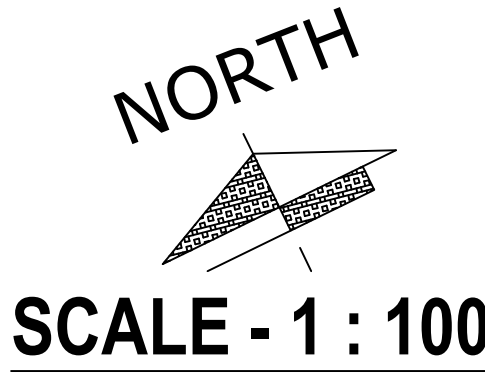
STONE CHIPS :- 20 MM. DOWN GRADED

OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE



LOCATION PLAN.

SCALE - 1 : 4000



SCALE - 1 : 100

1. DETAIL OF REGISTERED DEED : BOOK NO : I VOL. NO : 45 PAGE NO : 117 TO 121 BEING NO : 2582 YEAR : 1946 PLACE : D.S.R. - ALIPORE DATE : 08 / 08 / 1946	
2. DETAIL OF REGISTERED DEED OF GIFT 01: BOOK NO : I VOL. NO : 1601 -2017 PAGE NO : 114436 TO 114458 BEING NO : 160103617 YEAR : 2013 PLACE : D.S.R. -I SOUTH 24 PGS. DATE : 12 / 11 / 2017	
3. DETAIL OF REGISTERED DEED OF GIFT 02: BOOK NO : I VOL. NO : 1602 -2020 PAGE NO : 203555 TO 203578 BEING NO : 160205227 YEAR : 2020 PLACE : D.S.R. -II SOUTH 24 PGS. DATE : 01 / 10 / 2020	
4. DETAIL OF REGISTERED DEED OF GIFT 03: BOOK NO : I VOL. NO : 1603 -2021 PAGE NO : 308998 TO 309028 BEING NO : 160309132 YEAR : 2021 PLACE : D.S.R. -III SOUTH 24 PGS. DATE : 22 / 11 / 2021	
5. DETAIL OF REGISTERED DEED OF GIFT 04: BOOK NO : I VOL. NO : 1603 -2021 PAGE NO : 311050 TO 311378 BEING NO : 160308831 YEAR : 2021 PLACE : D.S.R. -III SOUTH 24 PGS. DATE : 23 / 11 / 2021	
6. DETAIL OF REGISTERED DEED OF GIFT 05: BOOK NO : I VOL. NO : 1603 -2022 PAGE NO : 28500 TO 28529 BEING NO : 160301331 YEAR : 2021 PLACE : D.S.R. -III SOUTH 24 PGS. DATE : 20 / 01 / 2022	
7. DETAIL OF REGISTERED DEED OF GIFT 06: BOOK NO : I VOL. NO : 1603 -2021 PAGE NO : 308965 TO 308997 BEING NO : 160309131 YEAR : 2022 PLACE : D.S.R. -III SOUTH 24 PGS. DATE : 22 / 11 / 2021	
8. DETAIL OF REGISTERED DEED OF GIFT 07: BOOK NO : I VOL. NO : 1603 -2021 PAGE NO : 311981 TO 312010 BEING NO : 160308879 YEAR : 2021 PLACE : D.S.R. -III SOUTH 24 PGS. DATE : 23 / 11 / 2021	
9. DETAIL OF REGISTERED DEED OF GIFT 08: BOOK NO : I VOL. NO : 1901 -2022 PAGE NO : 186224 TO 186255 BEING NO : 190103459 YEAR : 2022 PLACE : A.R.A - KOLKATA DATE : 28 / 04 / 2024	
10. DETAIL OF REGISTERED DEED OF GIFT 09: BOOK NO : I VOL. NO : 1901 -2022 PAGE NO : 363127 TO 363150 BEING NO : 190107810 YEAR : 2022 PLACE : A.R.A - J KOLKATA DATE : 12 / 09 / 2022	
11. DETAIL OF REGISTERED DEED OF POWER OF ATTORNEY: BOOK NO : I VOL. NO : 1904 -2022 PAGE NO : 1089135 TO 1089179 BEING NO : 190418418 YEAR : 2022 PLACE : A.R.A -IV KOLKATA DATE : 21 / 11 / 2022	
12. DETAIL OF REGISTERED BOUNDARY DECLARATION : BOOK NO : I VOL. NO : 1602 - 2022 PAGE NO : 614667 TO 614684 BEING NO : 160217282 YEAR : 2022 PLACE : D.S.R.-II SOUTH 24 PGS. DATE : 22/12/2022	
13. DETAIL OF REGISTERED UNDERTAKING OF TENANT : BOOK NO : I VOL. NO : 1602 - 2022 PAGE NO : 614651 TO 614666 BEING NO : 160217081 YEAR : 2022 PLACE : D.S.R.-II SOUTH 24 PGS. DATE : 22/12/2022	
14. DETAIL OF REGISTERED OF GIFT : BOOK NO : I VOL. NO : 1091-2022 PAGE NO : 186256 TO 186282 BEING NO : 190103458 YEAR : 2022 PLACE : A.R.A -I KOLKATA DATE : 28/ 04 / 2022	

TITLE	PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN
DRAWING SHEET NO.	SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)
DEALT :	
DATE : 27.02.2023	
ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)	
designed by : design consultancy	
21, MAHIM HALDER STREET, BEHIND KALIGHAT FIRE STATION, GROUND FL. KOLKATA - 26 e - mail : designkus15@gmail.com / e - mail : design_kus15@yahoo.co.in	
THIS DRAWING IS A PROPERTY OF DESIGN. ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS LUSUAL ACT.	
SIGNATURE OF A.E.	
SIGNATURE OF E.E.	
B.P. NO. -2022090113	DATED -12/05/2023
VALID UP TO - 11/05/2028	

GROUND FLOOR PLAN :

SCALE - 1 : 00

