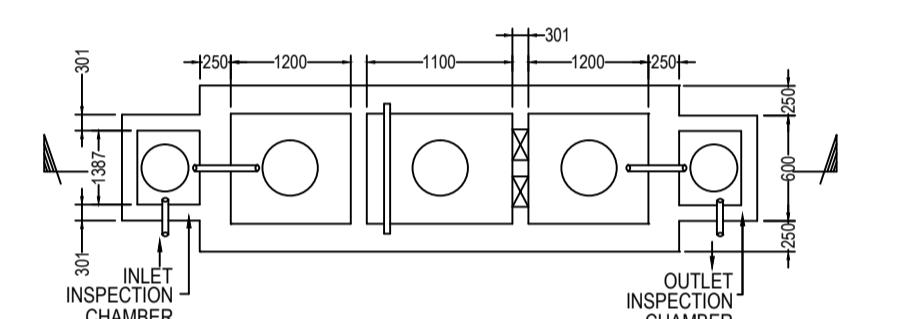
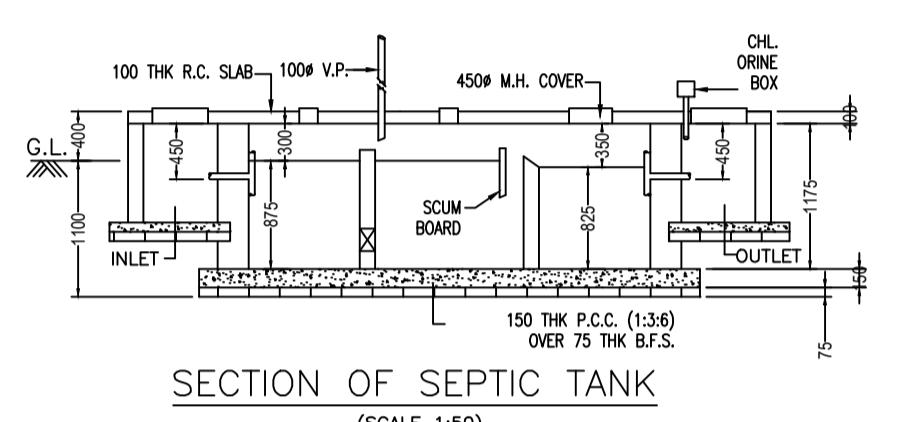
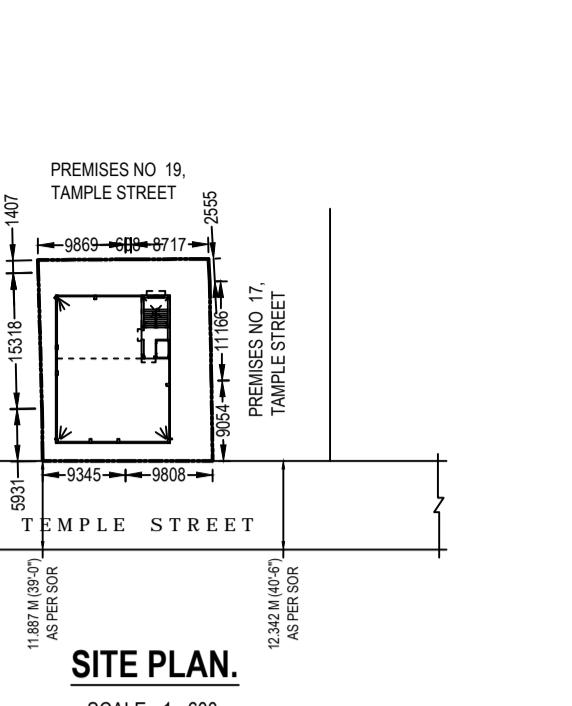
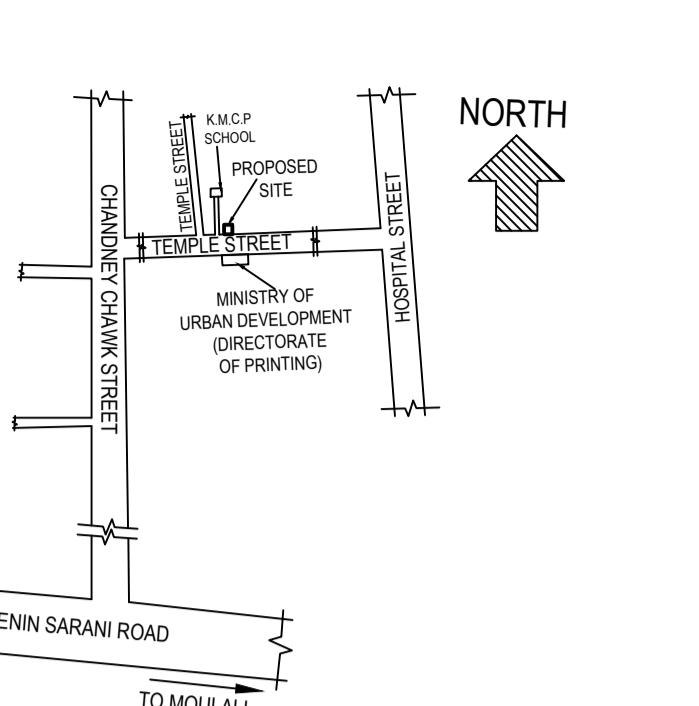
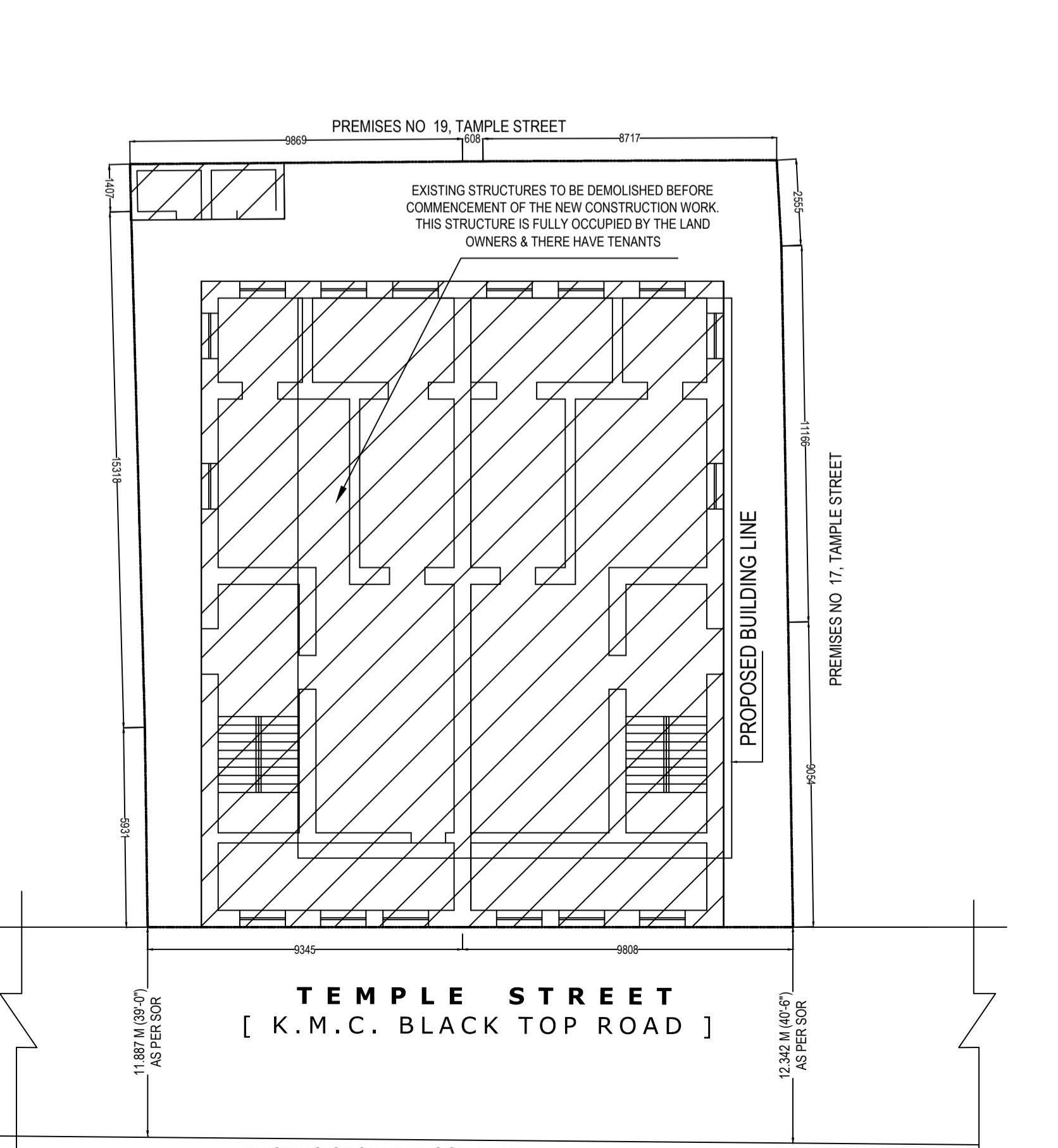
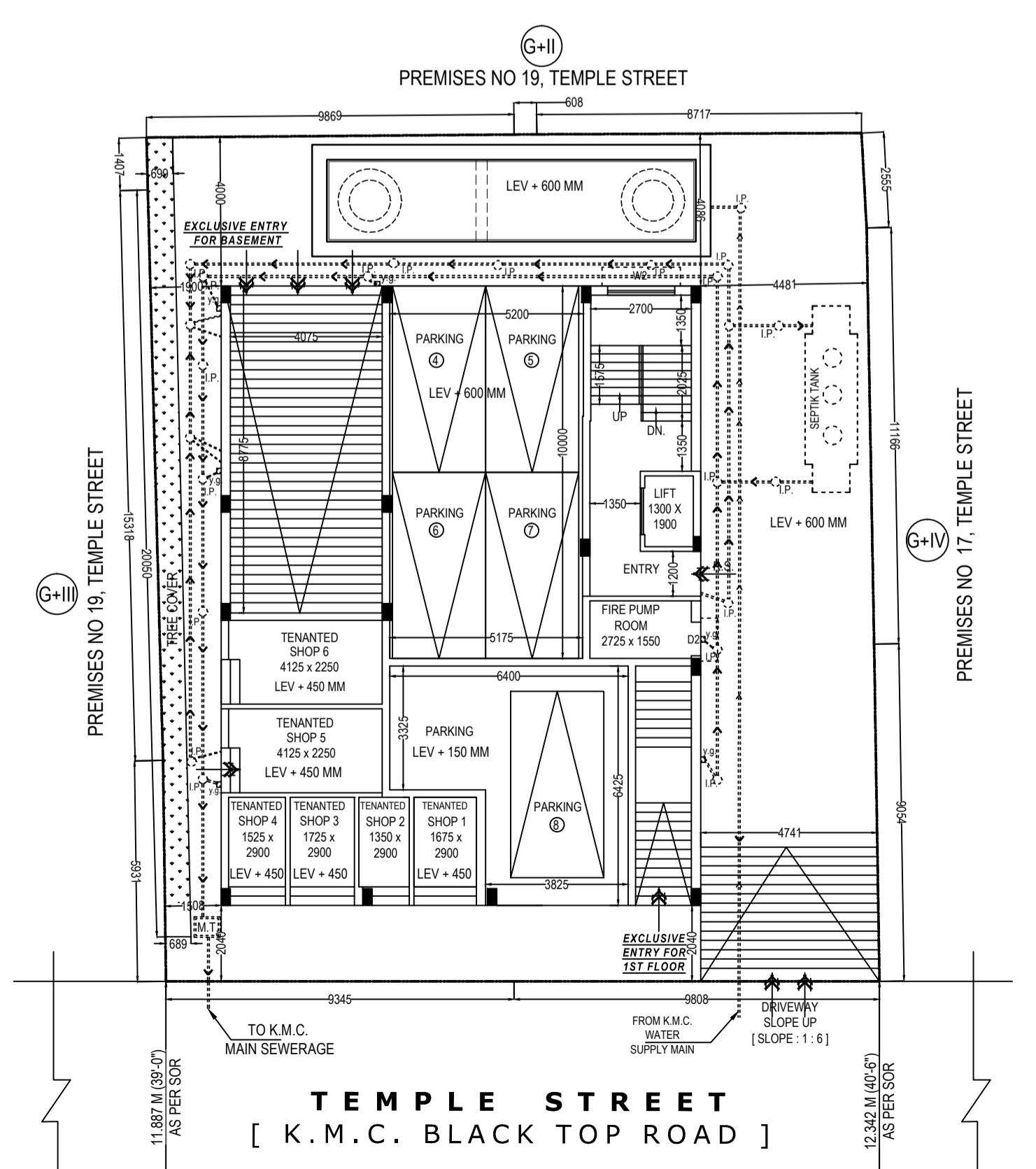


PLAN OF UNDERGROUND WATER RESERVOIR
CAPACITY = 17000 LTRS.
SCALE = 1:50



PLAN OF SEPTIC TANK
SCALE : 1: 50
CAPACITY = 50 NOS.



TITLE		NORTH																																																																
PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN																																																																		
DRAWING SHEET NO.																																																																		
DEALT :	SCALE 1 : 100	(UNLESS OTHERWISE MENTIONED)																																																																
DATE : 20.11.2024																																																																		
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 ILLEGAL ACT.																																																																		
B.P. NO. -2024060033		DATED : -16.12.2024																																																																
VALID UP TO . -15.12.2029																																																																		
4. DETAIL OF REGISTERED BOUNDARY DECLARATION. BOOK NO : I VOL. NO : 1904-2023 PAGE NO : 661507 TO 661518 BEING NO : 190412489 YEAR : 2023 PLACE : A.R.A.IV KOLKATA DATE : 22/09/2023																																																																		
5. DETAIL OF REGISTERED TENANT DECLARATION. BOOK NO : I VOL. NO : 1904-2023 PAGE NO : 661496 TO 661506 BEING NO : 190412488 YEAR : 2023 PLACE : A.R.A.IV KOLKATA DATE : 22/09/2023																																																																		
11. a) AREA OF LAND : 436.074 SQ.M. (6 K - 08 Ch - 14 S.F.T.) b) NO OF STOREY : BASEMENT + GROUND + FOUR 12. a) NO. OF TENEMENTS : 09 NOS. 13. SIZE OF TENEMENTS : a) ABOVE 100 SQ.M - 3 NOS. b) 75 Sq.m. TO 100 SQ.M - 6 NOS.																																																																		
PART-B: 1. AREA OF LAND : 6K - 08 Ch - 44 SQ.FT. i.e. 438.870 SQ.M. [AS PER DEED] 2. LAND AREA (AS PER BOUNDARY DECLARATION) = 436.074 SQ.M. i.e. 4694 SQ.FT. 3. (i) PERMISSIBLE GROUND COVERAGE : 52.13% i.e. 227.330 SQ.M. (ii) PROPOSED GROUND COVERAGE : 49.08% i.e. 214.051 SQ.M. 4. PROPOSED HEIGHT= 15.425 METER [BASEMENT + GROUND + FOUR STORIED]																																																																		
A. AREA STATEMENT :-																																																																		
<table border="1"> <thead> <tr> <th></th> <th>TOTAL COVERED AREA</th> <th>LIFT WELL/ VOID</th> <th>GROSS AREA</th> <th>BUSINESS STAR</th> <th>EXEMPTED AREA</th> <th>LIFT LOBBY</th> <th>NET FLOOR AREA</th> </tr> </thead> <tbody> <tr> <td>BASEMENT</td> <td>214.051 SQ.M.</td> <td>-----</td> <td>214.051 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>NIL</td> <td>201.294 SQ.M.</td> </tr> <tr> <td>GROUND FLOOR</td> <td>214.051 SQ.M.</td> <td>35.760 SQ.M. (ASS BASEMENT DUCT)</td> <td>178.291 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>2.903 SQ.M.</td> <td>162.631 SQ.M.</td> </tr> <tr> <td>1ST FLOOR (BUSINESS)</td> <td>214.051 SQ.M.</td> <td>2.470 - 8.7 =11.17 SQ.M.</td> <td>202.881 SQ.M.</td> <td>8.700 SQ.M.</td> <td>12.757 SQ.M.</td> <td>2.734 SQ.M.</td> <td>187.390 SQ.M.</td> </tr> <tr> <td>2ND FLOOR</td> <td>214.051 SQ.M.</td> <td>2.470 SQ.M.</td> <td>211.581 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>2.903 SQ.M.</td> <td>195.921 SQ.M.</td> </tr> <tr> <td>3RD FLOOR</td> <td>214.051 SQ.M.</td> <td>2.470 SQ.M.</td> <td>211.581 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>2.903 SQ.M.</td> <td>195.921 SQ.M.</td> </tr> <tr> <td>4TH FLOOR</td> <td>214.051 SQ.M.</td> <td>2.470 SQ.M.</td> <td>211.581 SQ.M.</td> <td>-----</td> <td>12.757 SQ.M.</td> <td>2.903 SQ.M.</td> <td>195.921 SQ.M.</td> </tr> <tr> <td>TOTAL</td> <td>1284.306 SQ.M</td> <td>54.340 SQ.M.</td> <td>1229.966 SQ.M</td> <td>-----</td> <td>76.542 SQ.M.</td> <td>14.346 SQ.M.</td> <td>1139.078 SQ.M.</td> </tr> </tbody> </table>				TOTAL COVERED AREA	LIFT WELL/ VOID	GROSS AREA	BUSINESS STAR	EXEMPTED AREA	LIFT LOBBY	NET FLOOR AREA	BASEMENT	214.051 SQ.M.	-----	214.051 SQ.M.	-----	12.757 SQ.M.	NIL	201.294 SQ.M.	GROUND FLOOR	214.051 SQ.M.	35.760 SQ.M. (ASS BASEMENT DUCT)	178.291 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	162.631 SQ.M.	1ST FLOOR (BUSINESS)	214.051 SQ.M.	2.470 - 8.7 =11.17 SQ.M.	202.881 SQ.M.	8.700 SQ.M.	12.757 SQ.M.	2.734 SQ.M.	187.390 SQ.M.	2ND FLOOR	214.051 SQ.M.	2.470 SQ.M.	211.581 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	195.921 SQ.M.	3RD FLOOR	214.051 SQ.M.	2.470 SQ.M.	211.581 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	195.921 SQ.M.	4TH FLOOR	214.051 SQ.M.	2.470 SQ.M.	211.581 SQ.M.	-----	12.757 SQ.M.	2.903 SQ.M.	195.921 SQ.M.	TOTAL	1284.306 SQ.M	54.340 SQ.M.	1229.966 SQ.M	-----	76.542 SQ.M.	14.346 SQ.M.	1139.078 SQ.M.
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TENEMENTS & CAR PARKING CALCULATION :- TOTAL EXEMPTED AREA: 76.542 + 14.346 = 90.888 SQ.M.																																																																		
(A) RESIDENTIAL:																																																																		
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING																																																													
A	46.567 SQ.M.	13.287 SQ.M.	59.423 SQ.M.	3	04																																																													
B	48.589 SQ.M.	14.549 SQ.M.	64.976 SQ.M.	3																																																														
C	35.567 SQ.M.	24.769 SQ.M.	111.335 SQ.M.	1																																																														
9.(A) MARCANTILE RETAIL: (i) SHOP BUILT-UP AREA = 43.504 SQ.M. (ii) SHOP CARPET AREA = 37.524 SQ.M. - REQUIRED CAR PARKING = 1 NO																																																																		
9.(B) BUSINESS: (i) BUSINESS BUILT-UP AREA = 197.180 SQ.M. (ii) BUSINESS CARPET AREA = 170.413 SQ.M. - REQUIRED CAR PARKING = 3 NOS.																																																																		
10. PROPOSED F.A.R = (1139.078 + 204.976) / 436.074 = 934.102 / 436.074 = 2.142 < 2.25																																																																		
11. TOTAL REQUIRED CAR PARKING :- 8 NOS.																																																																		
12. TOTAL PROVIDED CAR PARKING :- 8 NOS.																																																																		
13. ACTUAL AREA FOR PARKING = 192.141 SQ.M. [BASEMENT]																																																																		
14. ACTUAL AREA FOR PARKING ALLOWED = 3 X 4 = 120 SQ.M. [GROUND FLOOR]																																																																		
15. ACTUAL AREA FOR PARKING = 84.976 SQ.M. [GROUND FLOOR] FOR 5 NOS.																																																																		
16. TOTAL PARKING AREA BASEMENT AND GROUND FLOOR = 192.141 + 84.976 = 277.118 SQ.M.																																																																		
17. TOTAL PARKING AREA EXEMPTED FROM FAR = 120 + 84.976 = 204.976 SQ.M.																																																																		
18. PERMISSIBLE F.A.R = 2.25																																																																		
19. STAIR HEAD ROOM AREA :- 15.920 SQ.M.																																																																		
20. LIFT MACHINE ROOM AREA :- 6.934 SQ.M.																																																																		
21. TERRACE AREA :- 214.051 SQ.M.																																																																		
22. RELAXATION OF AUTHORITY, IF ANY :- N.A.																																																																		
23. OVER HEAD TANK AREA = 11.600 SQ.M.																																																																		
24. ADDITIONAL AREA ONLY FOR FEES = 22.854 SQ.M.																																																																		
25. TREE COVER AREA = 14.408 SQ.M. (REQUIRED = 14.001 SQ.M)																																																																		
CERTIFICATE OF OWNER :- I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBSIEBE BEFORE STARTING OF BUILDING FOUNDATION.																																																																		
FEROJ BEG @FEROZ BEG NAME OF OWNER / AUTHORITY																																																																		
CERTIFICATE OF ARCHITECT :- 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 AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORMING WITH THE PLAN, IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE OWNER AND TENENTS.																																																																		
ASHOK BARDHAN B.ARCH. AIIA REGD.ARCHITECT REGN NO. CA/87/1105 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 BASIS OF SOIL INVESTIGATION REPORT CONDUCTED IN " GEO - STAR ", 50, CHIT KALIKPUR, KOLKATA-700099.																																																																		
MOHAMMED ZAKI HAIDER ESE / II / 689 NAME OF STRUCTURAL ENGINEER																																																																		
CERTIFICATE OF GEO-TECH :- CERTIFIED THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY E.S.E CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS BASED ON MY SOIL INVESTIGATION REPORT CONDUCT BY " GEO STAR ", 50, CHIT KALIKPUR, KOLKATA-700099.																																																																		
DR. S. K. Chakraborty G.T / I / 16 NAME OF GEO-TECH																																																																		