BASEMENT AT -5300 MM. LVL. FROM G.L.
LOWER BASEMENT
SCALE :-1:100

(FRONT BLOCK)
GROUND FLOOR PLAN
SCALE :-1:100

SPACE FOR OFFICE SEAL

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1200	2100	W	2400	1950
D2	1100	2100	W1	1800	1950
D3	1000	2100	W1A	1800	1200
D4	900	2100	W2	1500	1950
D5	750	2100	W2A	1500	1500
D6	2400	2400	W2B	1500	1200
SD1	4150	2100	W3	1200	1950
SD2	3150	2400	W3B	1200	1200
SD3	2400	2400	W4	1000	1200
SD4	1800	2100	W4A	1000	1200
			W4B	1000	1000
			W5	900	1950
			W5A	900	1200
			W6	825	1950
			W7	600	1000

GENERAL NOTES :

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS ARE 200 THK. & ALL INTERNAL WALLS ARE 125 THK. UNLESS OTHERWISE STATED.
3. ALL CHAJJAS ARE 75 TH. & 500 PROJECTED.
4. DEPTH OF SEMI U.G.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING STRUCTURE.

OBSERVATION OF DRAINAGE DEPARTMENT OF KMC :

1. THE SIZE OF STP WILL COMPLY AS PER NGTs GUIDE LINE.
2. ALL PARAMETER OF TREATED EFFLUENT THROUGH STP SHOULD COMPLY NGTs GUIDE LINE.
3. PUMPING SYSTEM WILL BE INSTALLED IN CASE OF WATER STAGNATION DURING HEAVY SHOWER.
4. THE OWNER WILL ARRANGE REQUIRED QUANTITY OF WATER THROUGH ALTERNATIVE SOURCE IF KMC WATER SUPPLY IS NOT SUFFICIENT FOR TOTAL REQUIREMENT.

SPECIFICATIONS :

1. FOR SPECIFICATIONS OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. 1984.
2. GRADE OF CONCRETE IS M15 & GRADE OF STEEL IS Fe415
3. 200 & 125 TH.BRICK WORK WILL BE 1ST CLASS BRICK IN CEMENT SAND MORTAR OF (1:6) & (1:4) RESPECTIVELY.
4. TERRACE WITH LIME CONCRETE OF RATIO (2:2:7)
5. D.P.C WITH P.C.C (1:2:4) WITH WATER PROOFING COMPOUND.

AREA STATEMENT:

AREA OF LAND : 1.1 ACRES = 4451.50 SQ.M. (AS PER DEED)

AS PER SANCTIONED PLAN

1. SANCTIONED GROUND COVERAGE : 2444.45 SQ.M. (54.91 %)
2. SANCTIONED HEIGHT : 24.8 M.
3. SANCTIONED F.A.R. : 2.535
5. SANCTIONED BASEMENT AREA : 2306.24 SQ.M.
6. SANCTIONED GROUND FLOOR AREA : 2134.41 SQ.M.
7. SANCTIONED 1ST FLOOR AREA : 1803.20 SQ.M. (FRONT + REAR BLOCK)
8. SANCTIONED 2ND FLOOR AREA : 1326.07 SQ.M. (FRONT + REAR BLOCK)
9. SANCTIONED 3RD TO 7TH FLOOR AREA : 1332.32 SQ.M. (FRONT + REAR BLOCK)
10. TOTAL SANCTIONED AREA : 14231.52 SQ.M. (FRONT + REAR BLOCK)
11. STAIR HEAD ROOM AREA : 65.05 SQ.M. (FRONT + REAR BLOCK)
12. AREA OF CUP-BOARD : 88.56 SQ.M. (FRONT + REAR BLOCK)
13. AREA OF LOFT : 172.18 SQ.M. (FRONT + REAR BLOCK)

AS PER PROPOSED PLAN

GROUND COVERAGE :1865.003 SQ.M. (41.896 %)
HEIGHT : 59.8 M. (FRONT BLOCK)
: 25.4 M. (REAR BLOCK)

PERMISSIBLE F.A.R. : 3 + (3 x 20%)(ADDITIONAL F.A.R. FOR UNDER AS PER RULE 69A OF K.M.C.B) = 3.6

PROPOSED F.A.R. : 3.163
REQUIRED CAR PARKING : 113 NO.
PROVIDED CAR PARKING : 123 NO.
1. LOWER BASEMENT (FRONT BLOCK) = 31 NOS.
2. UPPER BASEMENT (FRONT BLOCK) = 29 NOS.
3. BASEMENT (REAR BLOCK) = 11 NOS.
4. GROUND FLOOR (REAR BLOCK) = 50 NOS.
5. OPEN CAR PARKING = 2 NOS.

FRONT BLOCK:-

1. PROPOSED BASEMENT- 1 (upper) AREA : 1036.567 SQ.M.
2. PROPOSED BASEMENT - 2 (lower) AREA : 1045.793 SQ.M.
3. PROPOSED GROUND FLOOR AREA : 914.693 SQ.M.
4. PROPOSED 1ST FLOOR AREA : 1011.315 SQ.M.
5. PROPOSED 2ND FLOOR AREA : 1024.057 SQ.M.
6. PROPOSED 3RD FLOOR AREA : 221.430 SQ.M.
7. PROPOSED 4TH FLOOR AREA : 487.532 SQ.M.
8. PROPOSED 5TH FLOOR AREA : 383.006 SQ.M.
9. PROPOSED 6TH TO 18TH FLOOR AREA : 413.279 x 13 = 5372.575 SQ.M.
10. TOTAL PROPOSED AREA : 11496.972 SQ.M.

11. STAIR HEAD ROOM AREA : 39.855 SQ.M.
12. LIFT MACHINE ROOM + STAIR AREA : 68.608 SQ.M.
13. C.B. AREA : 99.460 SQ.M.
14. LOFT AREA : 104.831 SQ.M.

REAR BLOCK:-

1. PROPOSED BASEMENT AREA : 684.903 SQ.M.
2. PROPOSED GROUND FLOOR AREA : 553.718 SQ.M.
3. PROPOSED 1ST TO 7TH FLOOR AREA : 616.843 x 7 = 4317.901 SQ.M.
4. TOTAL PROPOSED AREA : 5556.519 SQ.M.

5. STAIR HEAD ROOM AREA : 30.330 SQ.M.
6. LIFT MACHINE ROOM + STAIR AREA : 17.995 SQ.M.
7. C.B. AREA : 76.440 SQ.M.
8. LOFT AREA : 101.049 SQ.M.

PERMISSIBLE TREE COVER AREA= 667.725 SQ.M.

PROPOSED TREE COVER AREA= 21.120+17.575+82.926+179.618+101.268+53.679+183.939+13.996+6.256+1.016+2.763+6.049 = 670.195 SQ.M.

STATEMENT OF THE PROPOSAL :

1. ASSESSEE NO. : 71-143-14-0001-0
2. DETAILS OF REGISTERED DEED : BOOK NO - 1, VOLUME NO - 14, PAGE FROM 1225 TO 1243, BEING NO. 06108, YEAR - 2014, DATED - 09.07.2014, A.R.A. - 1, KOLKATA, WEST BENGAL.
3. DETAILS OF BOUNDARY DECLARATION : BOOK NO-1, VOLUME NO. - 1602-2016, PAGE FROM - 64419 TO 64431, BEING NO. - 160202148, FOR THE YEAR 2016, DATED - 24.02.2016, D.S.R. - II SOUTH 24-PARGANAS, WEST BENGAL.
4. DETAILS OF AIRPORT NOC. : NOC. ID. NO. - BEHA/EAST/B/120720/514299, DATED - 04.01.2021.

5. a) AREA OF LAND : 1.1 ACRES = 4451.50 SQM.
b) NO OF STOREY : 2B+G+XVIII (FRONT BLOCK)
: B+G+VII (REAR BLOCK)

6. a) NO. OF TENAMENTS : 62 NOS. (FRONT BLOCK)
75-100 SQ.M. = 14 NOS.
ABOVE 100 SQ.M. = 48 NOS.

b) NO. OF TENAMENTS : 56 NOS. (REAR BLOCK)
50 - 75 SQ.M. = 28 NOS.
75-100 SQ.M. = 14 NOS.
ABOVE 100 SQ.M. = 14 NOS.

ARCHITECT'S CERTIFICATE :

I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C.M.C. BUILDING RULE 2009 AS AMENDED TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN & THAT IS A BUILDABLE SITE & NOT A TANK OF FILLED UP LAND. THE BOUNDARY OF PLOT DOES SATISFY PHYSICALLY WITH THE SUBMITTED PLAN & DOCUMENTS . ROAD WIDTH IN FRONT OF THE PREMISES ALSO PHYSICALLY AGREED WITH THE DOCUMENTS & PLAN. THERE IS FOOTPATH IN FRONT OF THE PREMISES .

SIGNATURE OF THE ARCHITECT :
SOMALI GUHA , REGN. NO. CA/92/14663.

STRUCTURAL CERTIFICATE :

THE STRUCTURAL DESIGN & DRAWING OF BOTH FDN. & SUPERSTRUCTURE OF THE BUILD. HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

BIBEK BIKASH MULLICK
E.S.E.-I/75
KOLKATA MUNICIPAL CORPORATION

SIG. OF STRUCTURAL ENGINEER

KOUSHIK SENGUPTA
B.E.(CIVIL), M.E.(STRUCTURE)
STRUCTURAL REVIEWER (K.M.C.)
E.S.R.-(I)76/5

SIG. OF STRUCTURAL REVIEWER

Siddhartha Nath
BCE, MIGS, MIE, C. Eng. (I)
Empanelled Geotechnical Engineer of K.M.C.,
Licence No. : G.T. / I/26

DECLARATION OF OWNERS :

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :
1. I ENGAGED ARCHITECT AND E.S.E. DURING CONSTRUCTION.
2. I FOLLOWED THE INSTRUCTION OF ARCHITECT AND E.S.E. DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTIONED PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR ALREADY CONSTRUCTED UNDER THE GUIDANCE OF ARCHITECT AND E.S.E.

TAPAJYOTI CONSTRUCTION PVT. LTD.
MANAGING DIRECTOR

SIGNATURE OF THE OWNERS

GROUND FLOOR PLAN , BASEMENT AT -5300 MM. LVL. FROM G.L.

PROJECT:-

ADDITION & ALTERATION U/S 394 OF K.M.C. ACT 1980 FOR FRONT BLOCK (2B+G+XVIII) & REGULARIZATION PLAN UNDER RULE 26(2a) FOR REAR BLOCK (B+G+VII) STORIED RESIDENTIAL BUILDING, AT PRE. NO.- 1, MAHATMA GANDHI ROAD, WARD NO. - 143, BOROUGH - XVI, P.S - THAKURPUKUR, KOLKATA - 700104. VIDE B.P.NO.- 2019160022, DATED- 23.04.2019.

JOB NO.	DATE	SCALE - 1:100.	DEALT
	02.07.2022	SHEET NO. - 2	P. SARKAR

SGA CONSULTANCY SERVICES
architects * engineers * planners

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