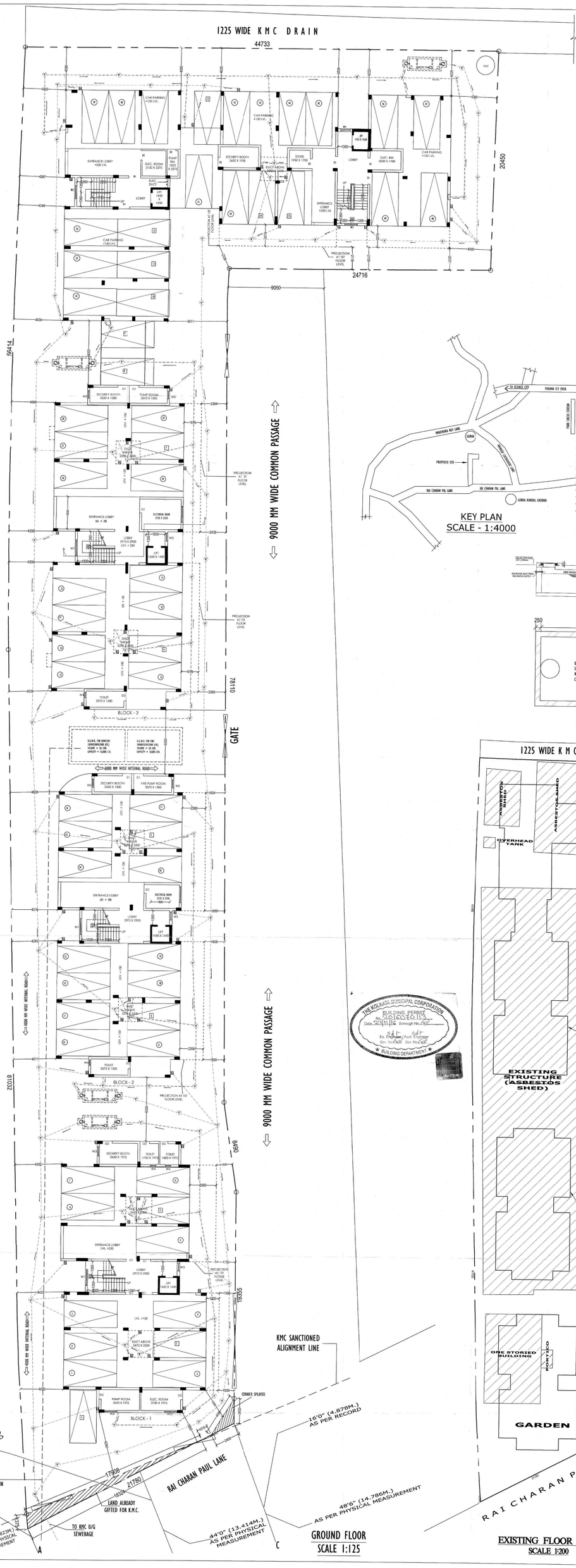
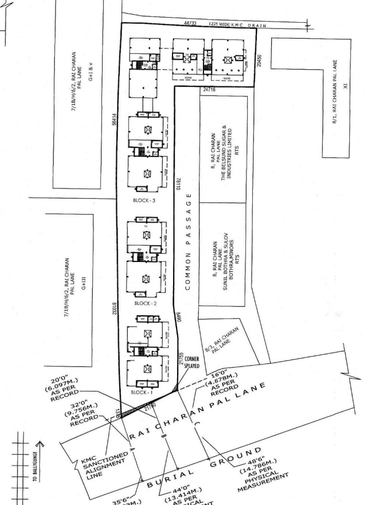
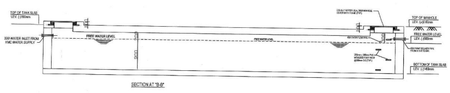


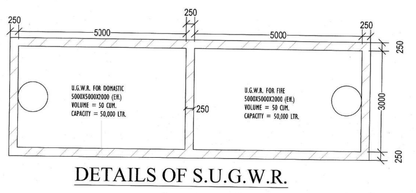
GROUND FLOOR
SCALE 1:125

KEY PLAN
SCALE - 1:600

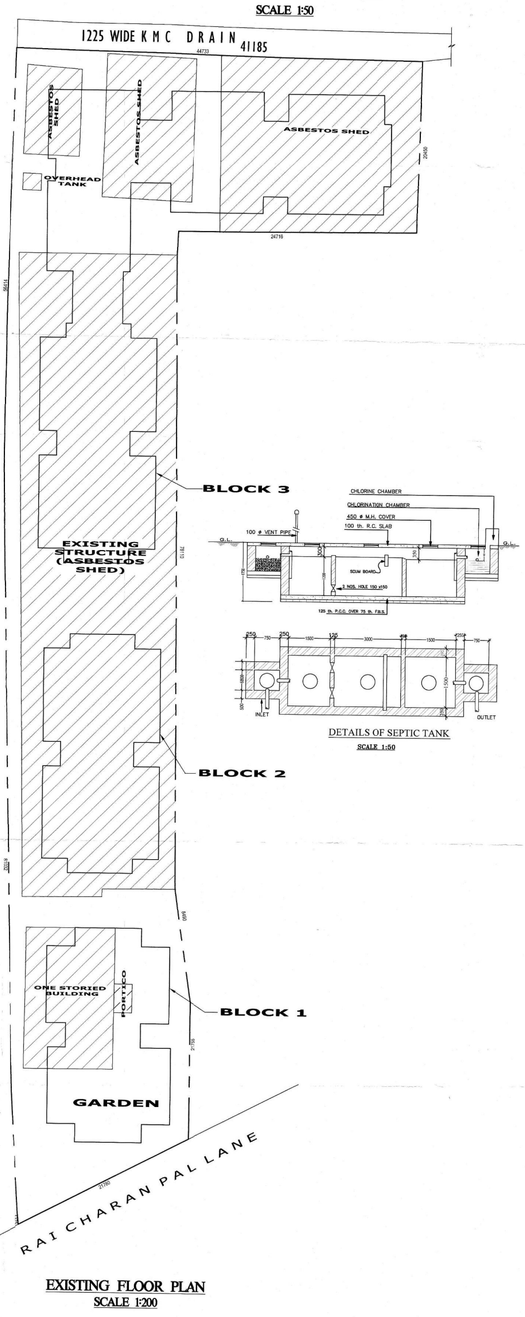


SITE PLAN
SCALE - 1:600





DETAILS OF S.U.G.W.R.
SCALE 1:50



DETAILS OF SEPTIC TANK
SCALE 1:50

EXISTING FLOOR PLAN
SCALE 1:200

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2016070113
Date 23/11/16 Borough No. IV
Ex. Engineer / Asst. Engineer
Ex. / Asst. Engineer
BUILDING DEPARTMENT

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSE NO: 110591700030
2. DETAIL OF REGISTERED DEED(I).
BOOK NO : 1 VOL. NO : 280 PAGE NO :424 TO 441
BEING NO : 12359 YEAR : 21.08.1991
3. DETAILS OF POWER OF ATTORNEY :- YES, BOOK. NO. - IV, VOLUME NO - 1 , PAGES - 2612 TO 2627 , BEING NO - 00210 , YEAR - 23.04.2015
4. a) AREA OF LAND : 2B.-8K.-2CH.-27SQFT./3221.57 SQM. (As per boundary declaration)
b) NO OF STOREY : G+IV
4. a) NO. OF TENAMENTS : 68 NOS.
5. SIZE OF TENAMENTS : a) 50 SQ.M TO 75 Sqm..... 0 NO.
: b) 75 SQ.M TO 100 Sqm..... 56 NO.
: c) ABOVE 100 Sqm ..... 12 NOS.
6. PART-B:
1. AREA OF LAND:-
AS PER TITLE DEED = 2B.-8K.-2CH.-27SQFT./3221.57 SQM.
2a. AS PER BOUNDARY DECLEARATION = 3221.57 SQM.
2b. AREA OF STRIP OF LAND = 11.83 SQM. (FREE GIFTING FOR K.M.C. ALIGNMENT)
2c: NET LAND AREA AFTER GIFTING STRIP OF LAND = 3209.74 SQM.
3. (i) PERMISSIBLE GROUND COVERAGE (50.00%)= 1610.79 SQM.
(ii) PROPOSED GROUND COVERAGE (49.80%) = 1604.49 SQM
4. PROPOSED HEIGHT:- 15.125 SQM.

PROPOSED AREA CALCULATION :-

A : FOR RESIDENTIAL : (BLOCK 1)

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	292.88	12.38	13.23	2.50	264.77
1ST	326.54	15.17	13.23	2.50	295.64
2ND	326.54	15.17	13.23	2.50	295.64
3RD	326.54	15.17	13.23	2.50	295.64
4TH	326.54	15.17	13.23	2.50	295.64
TOTAL =	**1599.04**	**73.06**	**66.15**	**12.50**	**1447.33**

B : FOR RESIDENTIAL : (BLOCK 2)

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	309.60	10.01	11.23	2.43	283.93
1ST	358.22	12.81	11.23	2.43	329.75
2ND	358.22	12.81	11.23	2.43	329.75
3RD	358.22	12.81	11.23	2.43	329.75
4TH	358.22	12.81	11.23	2.43	329.75
TOTAL =	**1742.47**	**61.25**	**66.15**	12.15	1602.93

C : FOR RESIDENTIAL : (BLOCK 3)

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	890.34	15.45	40.93	7.86	816.10
1ST	957.57	23.44	40.93	7.86	860.45
2ND	957.57	23.44	40.93	7.86	860.45
3RD	957.57	23.44	40.93	7.86	860.45
4TH	957.57	23.44	40.93	7.86	860.45
TOTAL =	**4720.62**	**109.21**	**204.65**	**39.30**	4257.90

2. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL : BLOCK - 1

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TINEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	72.08	11.45	83.53	4.00	**75>=100**
B	72.07	11.45	83.52	8.00	**16.00**
C	71.99	11.45	83.42	4.00	

3. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL : BLOCK - 2

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	80.73	10.63	91.36	12.00	**75>=100**
B	80.65	10.62	91.27	4.00	**16.00**

4. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL : BLOCK - 3

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	87.68	10.75	98.44	4.00	
B	87.60	10.75	98.35	4.00	**75>=100**
C	87.66	10.75	98.41	4.00	**24.00**
D	87.65	10.75	98.40	4.00	
E	105.44	12.93	118.37	4.00	**100>=200**
F	106.64	13.08	119.72	4.00	**12.00**
G	84.24	10.34	94.58	4.00	
H	84.19	10.33	94.52	4.00	
I	110.95	13.61	124.56	4.00	

7A. REQUIRED CAR PARKING :- TOTAL = 40	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	8	**8**	**24**
7B. PROVIDED CAR PARKING :- TOTAL = 48 (COVERED) = 15 (OPEN)	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	9	**12**	**29**
8. PROVIDED CAR PARKING AREA :- TOTAL = 1063.96 SQM.	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	190.18	219.90	653.88
9. PROVIDED STAIR HEAD ROOM AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	17.33	17.33	51.95
10. LIFT MACHINE ROOM AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	12.79	12.13	36.49
11. OVER HEAD TANK AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	12.33	12.21	38.86
12. AREA OF CUP-BOARD :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	19.50	19.50	49.86
13. LIFT MACHINE ROOM STAIR AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	3.83	4.84	9.64
14. TERRACE AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	314.16	348.21	942.12
15. OTHER AREA ONLY FOR FEES = (EXEMPTED AREA + SL.13) :- TOTAL = 508.07	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	101.98	102.64	303.45

TOTAL NET FLOOR AREA = (1447.33+1602.93+4257.90) = 7308.16 SQM.
PROPOSED AREA OF COVERED CAR PARKING = (40X25) = 1000 SQM.
PROVIDED AREA OF COVERED CAR PARKING = 1063.96 SQM.

PROPOSED EFFECTED FLOOR AREA = (7308.16 - 1000) = 6308.16 SQM.
PERMISSIBLE F.A.R = 2.5
PROPOSED F.A.R. = 6308.16/3221.57 = 1.958<2.50

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

SANJIV J. PAREKH
M.E. (STRUCT.), M.E. (CONST. MGT.)
B. C. E., F.I.E.(F-018202-4)
E.S. E., NO. 104 (I) K. M. C.
SIGN. OF STRUCTURAL ENGINEER.(SANJIV J. PAREKH, E.S.E NO. 104 (I) K.M.C)

SUBIR KUMAR BASU
Registered Architect
Regn. No.- CA/78/4375
SIGN. OF ARCHITECT. (SUBIR KUMAR BASU, C.A/78/4375)

BDJ STAMPINGS INDUSTRIES LTD.
Authorised Signatory
SIGN. OF OWNER. (MANISH BAJORIA CA OF BDJ STAMPINGS INDUSTRIES LTD.)

PROJECT TITLE:-

PROJECT TITLE:-

PROPOSED (G+4) STORIED RESIDENTIAL BUILDINGS AT 8/2, RAI CHARAN PAUL LANE. KOLKATA - 700046 , WARD NO - 59 , P.S. TOPSIA.

SHEET TITLE:- MASTER PLAN, KEY PLAN

ARCHITECT
Subir Kumar Basu
CONSULTING ARCHITECTS & ENGINEERS
4, BROAD STREET
KOLKATA-700019

DRAWN BY : SUBHASISH		APPROVED BY : SKB
SCALE - 1:100	SHEET NO. - 1 OF 5	DATE : 12.07.2016
DRAWING NO. - SKB/RCPL/SAN/MP/AR/01		