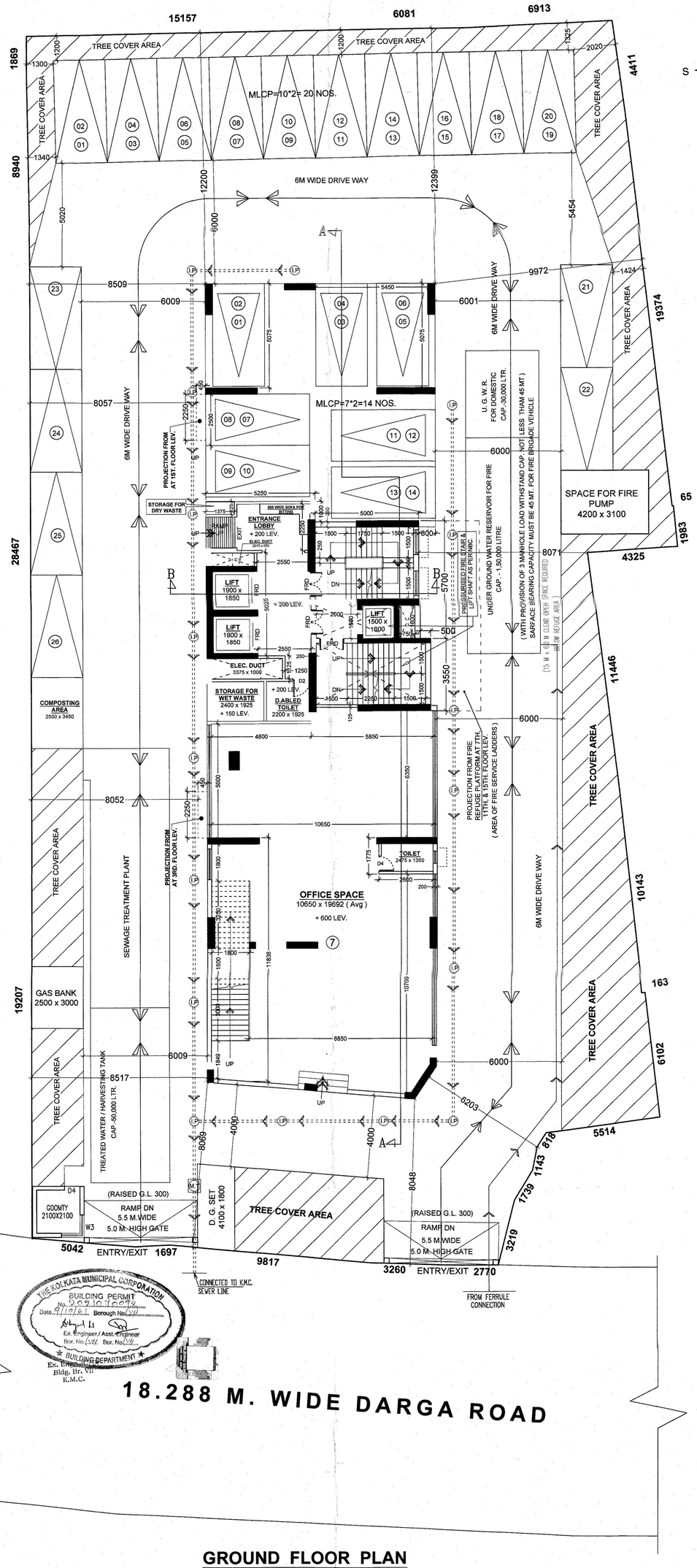
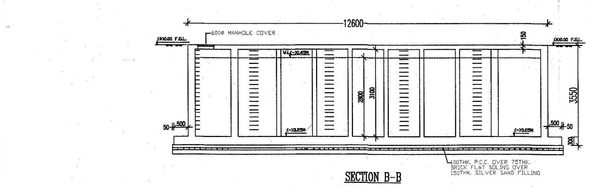
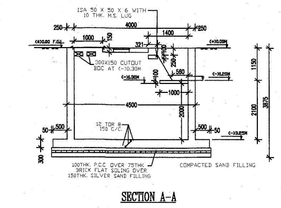
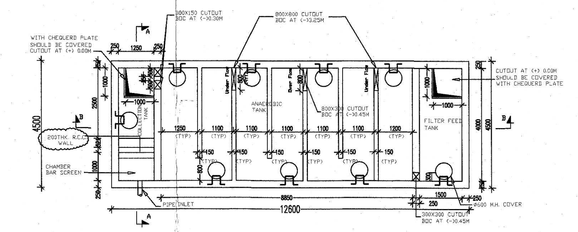
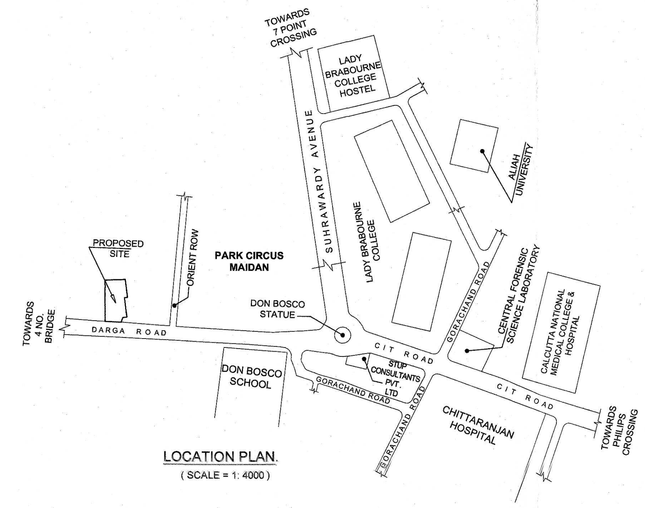



GROUND FLOOR PLAN



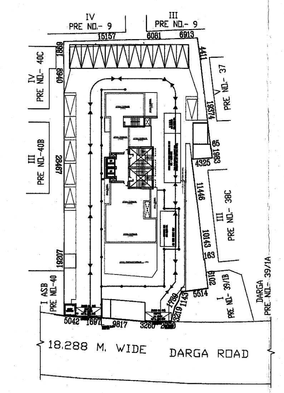




LOCATION PLAN.

( SCALE = 1: 4000 )




SITE PLAN

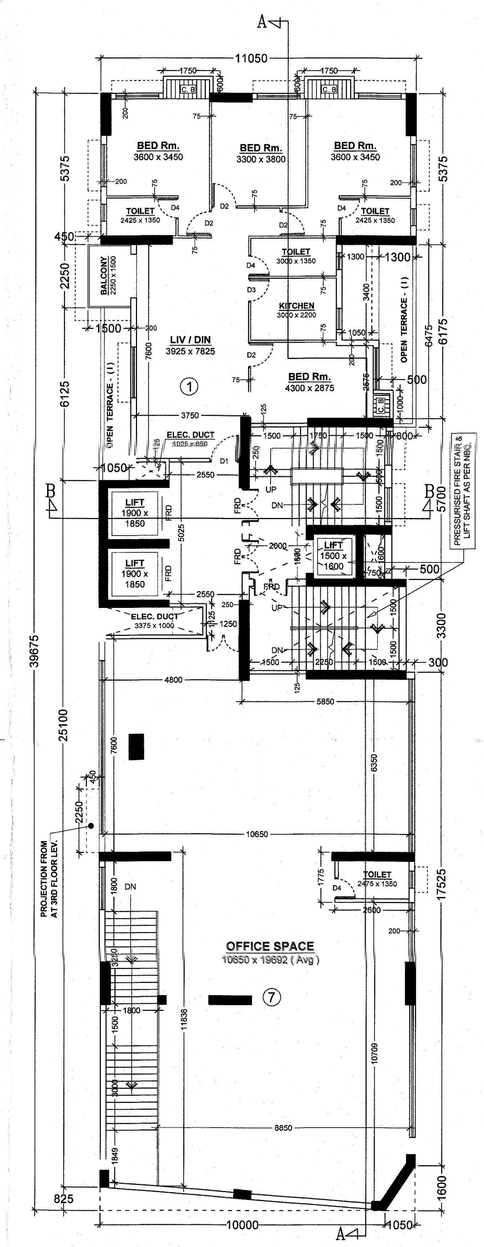
SCALE 1:- 1:600

## SPECIFICATION

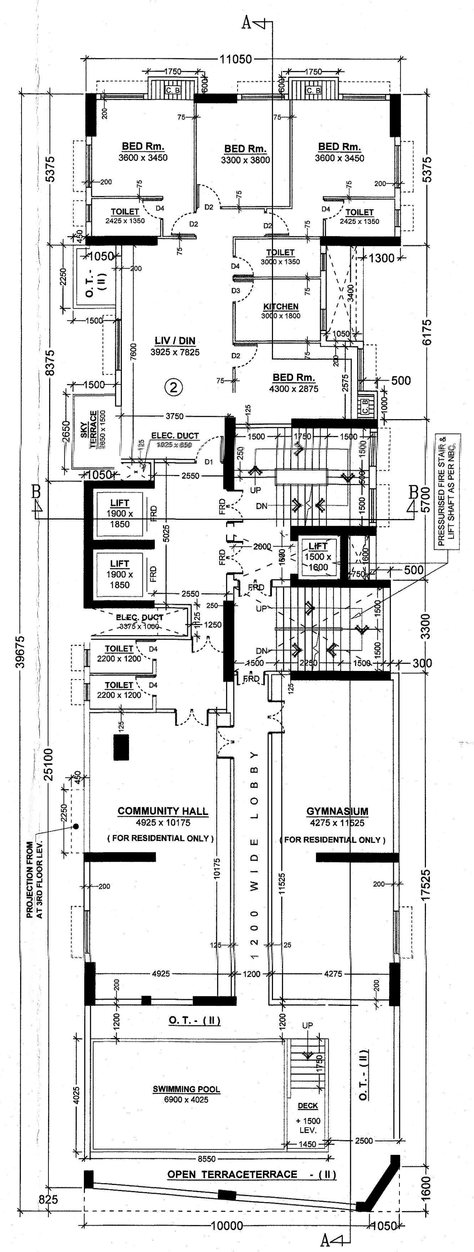
1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 59.000 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M20.
7. GRADE OF STEEL IS Fe - 415.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH ( 1 : 5 ) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

## SCHEDULE OF DOORS AND WINDOWS

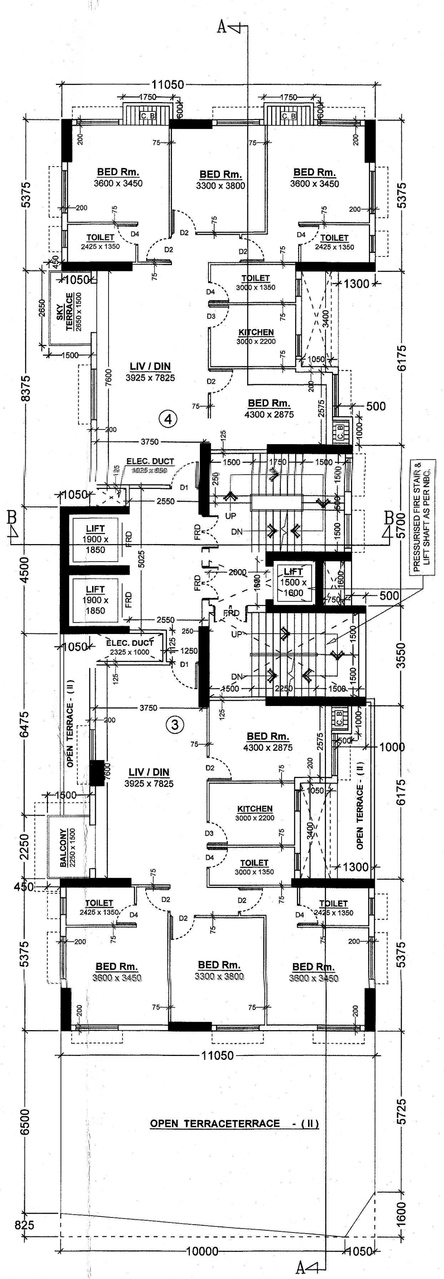
| | | | |
|---|---|---|---|
| D1 | 1000 x 2050 | W | 2400 x 1200 |
| D2 | 900 x 2050 | W1 | 1800 x 1200 |
| D3 | 850 x 2050 | W2 | 1500 x 1200 |
| D4 | 750 x 2050 | W3 | 1200 x 1200 |
| | | W4 | 900 x 1200 |
| | | W5 | 900 x 1050 |
| | | W6 | 600 x 900 |




1ST. FLOOR PLAN




2ND. FLOOR PLAN




3RD. FLOOR PLAN

## STATEMENT OF PROPOSAL

### PART - A

1. ASSESSEE NO. : **11-064-14-0024-5**
2. **NAME OF THE OWNER/S :** PRAYASH MARCHANT PVT. LTD, AISHA DEVELOPERS LLP.
3. DETAILS OF REGD. TITLE DEEDS Book NO.- I, VOL. NO.- 27, Pages.- 222 To 243, Being NO.- 612, Date = 14/09/2007.
4. DETAILS OF BOUNDARY DEED Book NO.- I, VOL. NO.- 1606-2019, Pages.- 118373 To 118388, Being NO.- 160603172, Date = 13/08/2019.
5. DETAILS OF REGD. TENANTS UNDERTAKING Book NO.- I, VOL. NO.- 1606-2019, Pages.- 118483 To 118498, Being NO.- 160603175, Date = 13/08/2019.
6. DETAILS OF FREE GIFT
   **Corner Splay** :
   **Strip** :
   **Sanction Alignmen** :

### PART - B

1. AREA OF LAND :
   As per Title deed : 1757.800 Sqm.
   As per Boundary deed : 1698.010 Sqm.
   As per U. L. C : 1757.800 Sqm.
2. NET AREA OF LAND : 1698.010 Sqm.
   ( After free gift / splayed corner etc. ) Strip of land relinquilished, strip of land gifted to K.M.C.
3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 849.005 Sqm.
4. PROPOSED GROUND COVERAGE = 25.333 % = 430.159 Sqm.
5. PROPOSED AREA :

| | Covered Area (Including Stair, Lift Duct & Lobby) | CUTOUT AREA: Lift Duct Area | CUTOUT AREA: Duct / Void Area | CUTOUT AREA: Total Area | EXEMPTED AREA: Stair Way Area ( Excluding Stair Void ) | EXEMPTED AREA: Lift Lobby | Floor Area (Excluding Stair, Lift Duct & Lobby) |
|---|---|---|---|---|---|---|---|
| Ground Floor | 428.134 | —— | —— | —— | 51.930 | 9.000 | 367.204 |
| 1st. Floor | 410.027 | 9.430 | 26.546 | 35.976 | 31.500 | 9.000 | 333.551 |
| 2nd. Floor | 330.678 | 9.430 | 6.116 | 15.546 | 31.500 | 9.000 | 274.630 |
| 3rd. Floor | 312.368 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 257.372 |
| 4th. Floor | 312.368 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 257.372 |
| 5th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 6th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 7th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 8th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 9th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 10th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 11th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 12th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 13th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 14th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 15th. Floor | 315.358 | 9.430 | 5.066 | 14.496 | 31.500 | 9.000 | 260.362 |
| 16th. Floor | 316.658 | 9.430 | 5.066 | 14.496 | 44.460 | 9.000 | 248.702 |
| 17th. Floor | 246.538 | 9.430 | 55.511 | 64.941 | 44.460 | 9.000 | 128.137 |
| **Total** | **5825.707** | **160.310** | **159.097** | **319.407** | **613.350** | **162.000** | **4730.950** |

EXEMPTED AREA = 775.350 Sqm. ( Total Stair Way + Lift Lobby Area )

6. PARKING CALCUTALTION :

| A) | Prop. Share | Tenement Size | Tenement No | Required Parking |
|---|---|---|---|---|
| Above 100 Sqm. | | | | |
| 1 - 119.931 Sqm. | 41.493 | 161.424 Sqm. | 3 Nos. | 28 NOS. |
| 2 - 116.556 Sqm. | 40.326 | 159.882 Sqm. | 3 Nos. | |
| 3 - 121.426 Sqm. | 42.010 | 163.437 Sqm. | 11 Nos. | |
| 4 - 118.051 Sqm. | 40.843 | 158.894 Sqm. | 11 Nos. | |
| Above 200 Sqm. | | | | |
| 5 - 180.958 Sqm. | 62.607 | 243.564 Sqm. | 1 No. | 4 NOS. |
| 6 - 177.583 Sqm. | 61.439 | 239.022 Sqm. | 1 No. | |
| Business ( Office Space ) one car parking space for every 50 Sqm. of Carpet Area | | | | |
| Car pet Area Business ( Office Space ) - 371.203 Sqm. | | | | 7 Nos. |
| | | | Total Required Parking = | **39 NOS.** |

B ) NOS. OF PARKING PROVIDED = 14 Nos. ( Covered Parking )
NOS. OF PARKING PROVIDED = 26 Nos. ( Open Parking )
**40 NOS.**

C ) Permissible area for parking : ( a ) GROUND FLOOR = 14 Nos. x 25
D ) Actual area of parking provided : ( a ) GROUND FLOOR PARKING = 123.005 Sqm.

7. PERMISSIBLE F. A. R. = 2.75 ( 2.50 + 0.25 [ Green ] )
8. PROPOSED F. A. R. = 4730.950 - ( 123.005 ) / 1698.010 = 2.714
9. OTHER AREAS FOR FEES :
   A) CUPBOARD AREA = 48.625 Sqm.
   B) FIRE REFUGE AREA = 75.150 Sqm.
   C) AREA OF GATE GOOMTY = 06.250 Sqm.
   D) AREA OF SKY TERRACE = 108.450 Sqm.
   E) AREA OF SWIMMING POOL = 34.415 Sqm.
   F) EXEMPTED AREA = 775.350 Sqm.
   1048.240 Sqm.
10. LIFT MACHINE ROOM AREA = 31.468 Sqm.
11. STAIR HEAD ROOM AREA = 41.387 Sqm.
12. TREE COVER AREA REQUIRED = (5825.707 - 319.407) x15% x 1698.010 / 6000 = 233.744 Sqm.
    TREE COVER AREA PROVIDED = 253.276 Sqm.
13. OVER HEAD TANK AREA = 31.775 Sqm.
    Area of Over Head Tank = 15.238 Sqm.
    Area of O. H. Fire Fighting Tank = 16.537 Sqm.
14. BUILTUP AREA OF OFFICE SPACE = 395.940 Sqm.
    CARPET AREA OF OFFICE SPACE = 371.203 Sqm.
15. HEIGHT OF THE BUILDING = 59.850 m.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E DURING CONSTRUCTION OF THE BUILDING ( AS PER B. S. PLAN ). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

AISHA DEVELOPERS LLP — Partner
For, PRAYASH MARCHANT PVT. LTD. — Director

PRAYASH MARCHANT PVT. LTD,
AISHA DEVELOPERS LLP.
**SIGNATURE OF OWNERS.**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED 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..

Sujoy Mukherjee (Architect & Town Planner, Designer)
SUJOY MUKHERJEE
M. Arch.(NMIMS) Regd.No.-CA/91/21761
Architect & Urban Designer
Regn. No. - CA/98/22761
**SIGNATURE OF ARCHITECT**

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

DECLARATION OF G.T.E.
SOIL TESTING HAS BEEN DONE BY ALOK ROY ( G.T.E. NO. - 11 ) OF GEOTEST ENGINEERS PVT. LTD. OF ( ADDRESS ) 6A, MILAN PARK, KOLKATA - 700084. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

| SIG. OF GEO.TECH ENGINEER | SIG. OF STRUCTURAL REVEWER | SIGNATURE OF E.S.E |
|---|---|---|
| ALOK ROY, Empaneled Geotechnical Engineer, Kolkata Municipal Corporation, Class-I, No.- G.T./11, G.T.R. NO. - 11, 6A, Milan Park, Kolkata-700084 | NIRMALYA CHATTERJEE, B.Arch.(Gold Medallist), AMIE, Regd. No.- S-1/1-1/1-1/1-1/29, E.S.E. NO. - 1/1-1/1-1/29 | SANKAR DAS, Regd. No. - E.S.E. NO. - 12 / 1 |

**PROPOSED EIGHTEEN ( G + XVII ) STORIED ( Height of the Building is 59.850 m. ) RESIDENTIAL BUILDING OF K.M.C. Building Rules, 2009, AT PRE. No. - 39, DARGA ROAD. P. S. - BANIAPUKUR. KOLKATA - 700 017. WARD NO. - 64. BROUGH - VII.**

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

| "SCALE" | "SHEET" | "DRAWN BY" | "DRAWN BY" | "Date" |
|---|---|---|---|---|
| 1: 50<br>1: 100<br>1: 600<br>1: 4000 | W - 64<br>B - ( VII )<br>1 | Dibakar Roy | S. Mukherjee | 18.08.2020. |

SUJOY MUKHERJEE AND ASSOCIATES