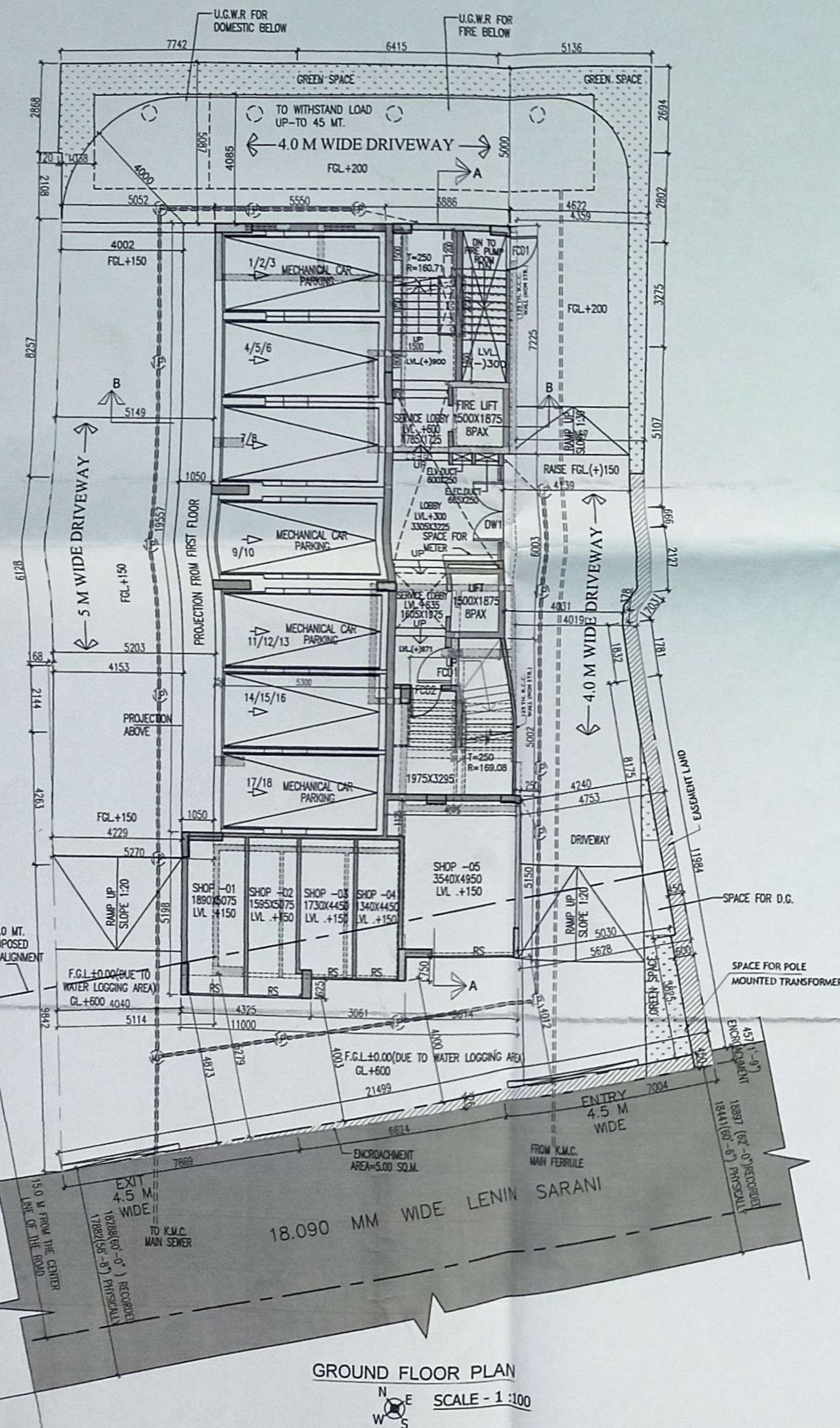
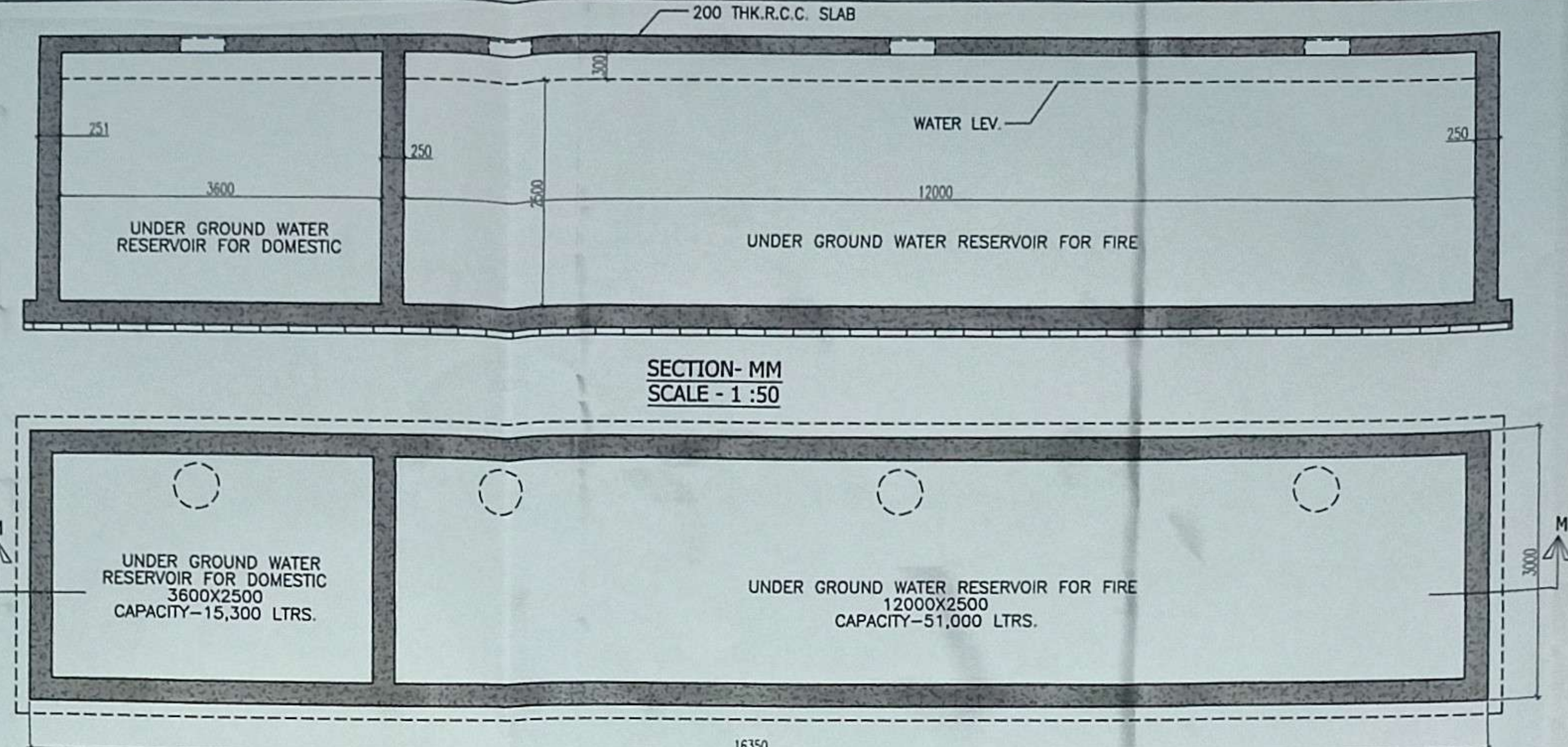


**SITE PLAN**  
SCALE - 1:600



**GROUND FLOOR PLAN**  
SCALE - 1:100



**SECTION- MM**  
SCALE - 1:50



**PLAN OF U.G.W.R**  
SCALE - 1:50

### AREA STATEMENT

- AREA OF LAND
  - LAND AREA AS PER DEED = 700.297 SQ.M.
  - LAND AREA AS PER SITE = 662.551 SQ.M.
  - AREA OF ENCROCHMENT OF LAND = 05.0 SQ.M.
  - AREA OF EASEMENT OF LAND = 09.29 SQ.M.
  - NET LAND AREA = 648.261 SQ.M.
- ROAD WIDTH = 18.09 M.
- PERMISSIBLE BUILDING HEIGHT = ANY HT.
- PROPOSED BUILDING HEIGHT = 21.475 M.
- (i) PERMISSIBLE GROUND COVERAGE (40.00%) = 265.02 SQ.M.  
(ii) PROPOSED GROUND COVERAGE (39.96%) = 255.717 SQ.M.
- PERMISSIBLE F.A.R. = 2.25
- PERMISSIBLE BUILT-UP AREA = 1575.668 SQ.M.
- PROPOSED AREA :-

FLOORS	GROSS COVERED AREA	VOID AREA	LIFT CLOUT	NET FLOOR AREA	STAIR+STAIR	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	51.38 SQ.M.	6.18 SQ.M.	51.38 SQ.M.	11.33 SQ.M.	11.33 SQ.M.	29.75 SQ.M.	29.75 SQ.M.
MEZZANINE FLOOR	235.19 SQ.M.	0.38 SQ.M.	235.19 SQ.M.	24.79 SQ.M.	6.000 SQ.M.	198.22 SQ.M.	198.22 SQ.M.
1ST FLOOR	68.83 SQ.M.	0.38 SQ.M.	68.83 SQ.M.	18.91 SQ.M.	6.000 SQ.M.	49.54 SQ.M.	49.54 SQ.M.
2ND FLOOR	255.72 SQ.M.	0.68 SQ.M.	255.72 SQ.M.	24.79 SQ.M.	6.000 SQ.M.	213.78 SQ.M.	213.78 SQ.M.
3RD FLOOR	255.72 SQ.M.	0.68 SQ.M.	255.72 SQ.M.	24.79 SQ.M.	6.000 SQ.M.	213.78 SQ.M.	213.78 SQ.M.
4TH FLOOR	255.72 SQ.M.	0.68 SQ.M.	255.72 SQ.M.	24.79 SQ.M.	6.000 SQ.M.	213.78 SQ.M.	213.78 SQ.M.
5TH FLOOR	255.72 SQ.M.	0.68 SQ.M.	255.72 SQ.M.	24.79 SQ.M.	6.000 SQ.M.	213.78 SQ.M.	213.78 SQ.M.
TOTAL	1633.90 SQ.M.	38.11 SQ.M.	1595.79 SQ.M.	203.38 SQ.M.	36.000 SQ.M.	1356.41 SQ.M.	1356.41 SQ.M.

### 9. CAR PARKING CALCULATION:

- SHOWROOM  
CARPET AREA OF SHOWROOM (GROUND FL.) = 48.97 SQ.M.  
CAR PARKING REQUIRED @ 35 SQ.M./CAR = 48.97/35 = 1 NO.  
CARPET AREA OF SHOWROOM (FIRST FL.) = 174.78 SQ.M.  
CAR PARKING REQUIRED @ 35 SQ.M./CAR = 174.78/35 = 4 NOS.

### OFFICE :-

- CARPET AREA OF OFFICE (2 ND.FL. TO 4TH FL.) = 167.17X3 = 501.51 SQ.M.  
CARPET AREA OF OFFICE (5TH FL.) = 156.95 SQ.M.  
CAR PARKING REQUIRED FOR UPTO 1500SQM @ 50 SQ.M./CAR = 658.46/50 = 13.169 = 13 NOS.  
REQUIRED CAR PARKING = 18 NOS.  
PROVIDED CAR PARKING (COVD) = 18 NOS.  
PERMISSIBLE CAR PARKING AREA = 175 SQ.M.  
TWO LAYER AT GROUND = 3 NOS = 3 X 25 SQM = 75 SQM  
THREE LAYER AT GROUND = 4 NOS = 4 X 25 SQM = 100 SQM  
PROVIDED CAR PARKING AREA = 108.51 SQ.M.  
AT GROUND = 108.51 SQ.M.  
PARKING AREA WILL BE DEDUCTED = 108.51 SQ.M.

TOTAL EXAMTED AREA	= 108.51 SQ.M.
10. PROPOSED F.A.R	= [1356.41-108.51] / 662.551 = 1.883 < 2.25
11. OVER HEAD TANK AREA	= 14.46 SQ.M.
12. LIFT MACHINE ROOM AREA	= 07.37 SQ.M.
13. STAIR HEAD ROOM AREA	= 39.25 SQ.M.
14. TERRACE TOILET AREA	= 02.96 SQ.M.
15. TOTAL OPEN TERRACE AREA	= 255.72 SQ.M.
16. EXEMPTED AREA	= 235.85 SQ.M.
17. OTHER AREA ONLY FOR FEES	= 49.58 SQ.M.
18. TOTAL BUILT UP AREA	= 1601.45 SQ.M.
19. (a) PERMISSIBLE GREEN AREA	= 27.23 SQ.M.(4.11%)
(b) PROPOSED GREEN AREA	= 34.68 SQ.M.(5.23%)
20. BABY CARE ROOM AREA	= 5.83 SQ.M.
21. SOLAR PANEL NUMBER	= 10 NOS.
21. FRONTAGE OF PLOT	= 21.497 M.
SHOWROOM COVERED AREA (56.14+138.04)	= 244.18 SQ.M.
COMMERCIAL OFFICE COVERED AREA	= 732.47 SQ.M.

BP NUMBER : \_\_\_\_\_

DATED : \_\_\_\_\_ VALID TILL : \_\_\_\_\_

DIGITAL SIGNATURE OF A.E.(BR.-X)/bldg. \_\_\_\_\_

DIGITAL SIGNATURE OF E.E.(BR.-X)/bldg. \_\_\_\_\_

SHEET NO. 01/03

**DECLARATION OF OWNER / APPLICANT :**

1) WE ENGAGED ARCHITECT & STRUCTURAL ENGINEER DURING CONSTRUCTION.  
2) WE FOLLOWED THE INSTRUCTION OF ARCHITECT & STRUCTURAL ENGINEER DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN).  
3) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF BUILDING & ADJOINING STRUCTURE.  
4) THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR AND SEPTIC TANK CONSTRUCTED UNDER THE GUIDANCE OF ARCHITECT & STRUCTURAL ENGINEER  
5) DURING SANGTION THE PLOT WAS IDENTIFIED BY US.

ARUN DAS BURGESS PVT. LTD.  
\_\_\_\_\_  
SIGNATURE OF OWNER

**CERTIFICATE OF STRUCTURAL ENGINEER**

I DO HEREBY CERTIFY THAT THE G+V STORIED BUSINESS BUILDING ON PREMISES NO 165, LENIN SARANI, WARD NO-47, BOROUGH-VI, KOLKATA-700 013, HAVE BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED VIDE B.P. NO. 2015060055 ON DATED 09.02.2016 BY EXECUTIVE ENGINEER & ASST. ENGINEER (BOROUGH NO-VI), SUBSEQUENTLY EXTENDED OF VALIDITY VIDE ORDER BY DY CE(W)BLDG. DATED-05.04.2021 U/S 399 C.M.C ACT'80. TO THE BEST OF MY SATISFACTION THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS STRUCTURALLY SAFE FOR HUMAN HABITATION.

\_\_\_\_\_  
SANJIV J. PAREKH  
M.E.(STRUCT.) M. (CONST. ENG.)  
B.C.E. FIE (F-018202-4)  
E.S.E. NO-104 (I) K.M.C.  
SIGNATURE OF STRUCTURAL ENGINEER

**CERTIFICATE OF STRUCTURAL REVIEWER**

THIS IS TO CERTIFY THAT STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN CHECKED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND I, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

\_\_\_\_\_  
SANJIV J. PAREKH  
BSC. BSE, FIE (F-110054-5)  
CHARIT. ENGINEER  
REGISTERED STRUCTURAL  
REVIEWER, K.M.C.  
SIGNATURE OF STRUCTURAL REVIEWER

**DECLARATION OF GEO-TECH ENGINEER**

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

\_\_\_\_\_  
DR. SUJIT KUMAR BOSE  
PHD, M.C.E.(Soil), B.C.E.(Hons.)  
MGS, MIRC  
Empaneled Geotechnical  
Engineer Under K.M.C.  
Licence No. G.T. 17/12  
SIGNATURE OF GEO-TECH ENGINEER

**DECLARATION OF ARCHITECT :**

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE PLAN HAS BEEN DRAWN UP AS STANDS DEFECTO AS PER PREMISES NO.165, LENIN SARANI, WARD NO-47, BOROUGH-VI, KOLKATA-700 013, HAVE BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED VIDE B.P. NO. 2015060055 ON DATED 09.02.2016 BY EXECUTIVE ENGINEER & ASST. ENGINEER (BOROUGH NO-VI), SUBSEQUENTLY EXTENDED OF VALIDITY VIDE ORDER BY DY CE(W)BLDG. DATED-05.04.2021 U/S 399 C.M.C ACT'80. TO THE BEST OF MY SATISFACTION THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS STRUCTURALLY SAFE FOR HUMAN HABITATION.

\_\_\_\_\_  
MITUL SHUKLA (B.Arch.)  
CA/2004/33251  
MITUL SHUKLA  
C.A / 2004 / 33251  
SIGNATURE OF ARCHITECT

**GENERAL NOTES :-**

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK.
- ALL CHALKS ARE 150 THK & 450 MM PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL TO BE USE AS PER STRUCTURAL ENGINEER'S SPECIFICATION.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. TO BE FOLLOWED.
- OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

**PROJECT:**  
PLAN PROPOSAL U/R 26 (2a)&(2b) OF B/R 2009 OF G+V (WITH PART MEZZANINE FLOOR) STORIED BUSINESS BUILDING AT PREMISES NO. 165 LENIN SARANI, WARD NO-47, BOROUGH-VI, KOLKATA- 700 013, P.S - BOWBAZAR, PREVIOUSLY SANCTIONED VIDE B.P. NO. 2015060055 DATED 09.02.16 BY EXECUTIVE ENGINEER & ASST. ENGINEER (BOROUGH NO-VI), SUBSEQUENTLY EXTENTION OF VALIDITY VIDE ORDER BY DY CE/BLDG DATED-05.04.2021 U/S 399 C.M.C ACT'80. (PREVIOUSLY SANCTIONED AS ASSEMBLY BUILDING)

**TITLE:**  
GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, PLAN & SECTION OF UNDER GROUND WATER RESERVOIR

SCALE : 1:100	DRAWN BY:	CHECKED BY:
	BAPPADITYA	PAPIA
	DATE - 10.10.2023	DRG. NO. :- MAVA/226/R26/01

CONSULTANT: ARCHITECT

**Mass & Void** Architect, Interior & Landscape Consulting

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4th Floor, Ektaa Hibiscus, Unit No.4B, Kolkata-700046  
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