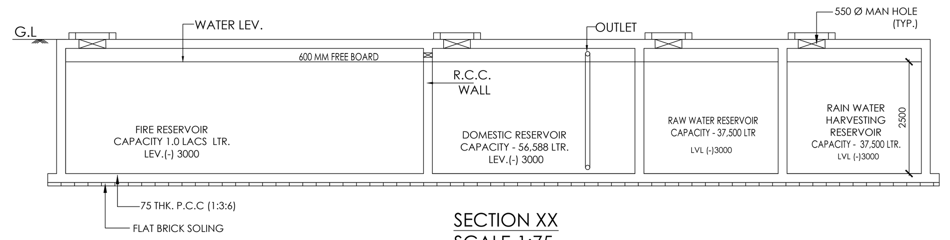
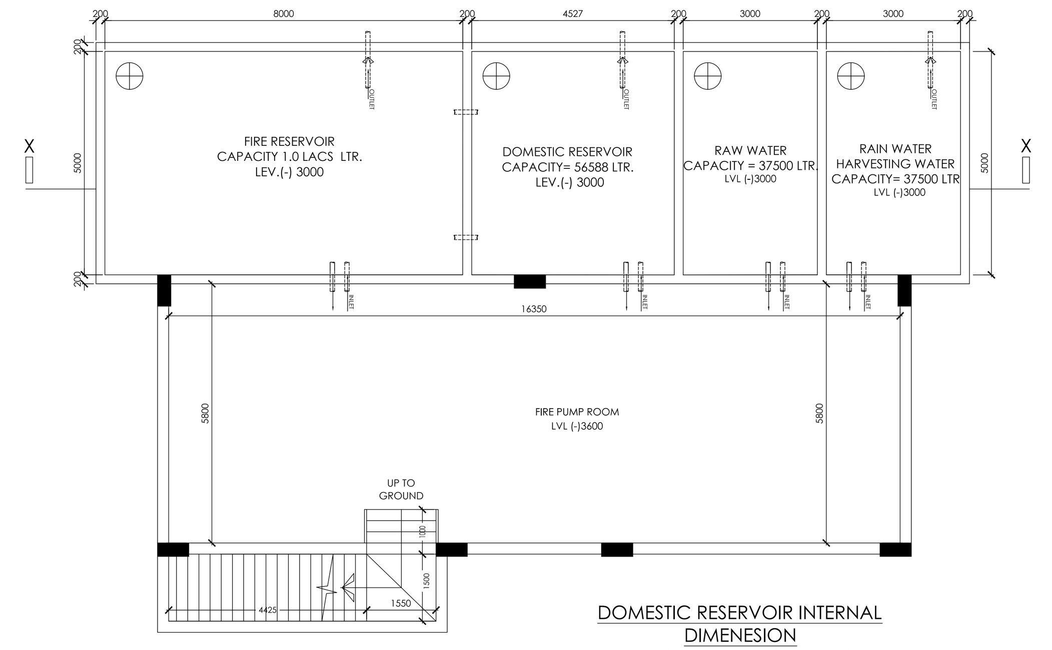
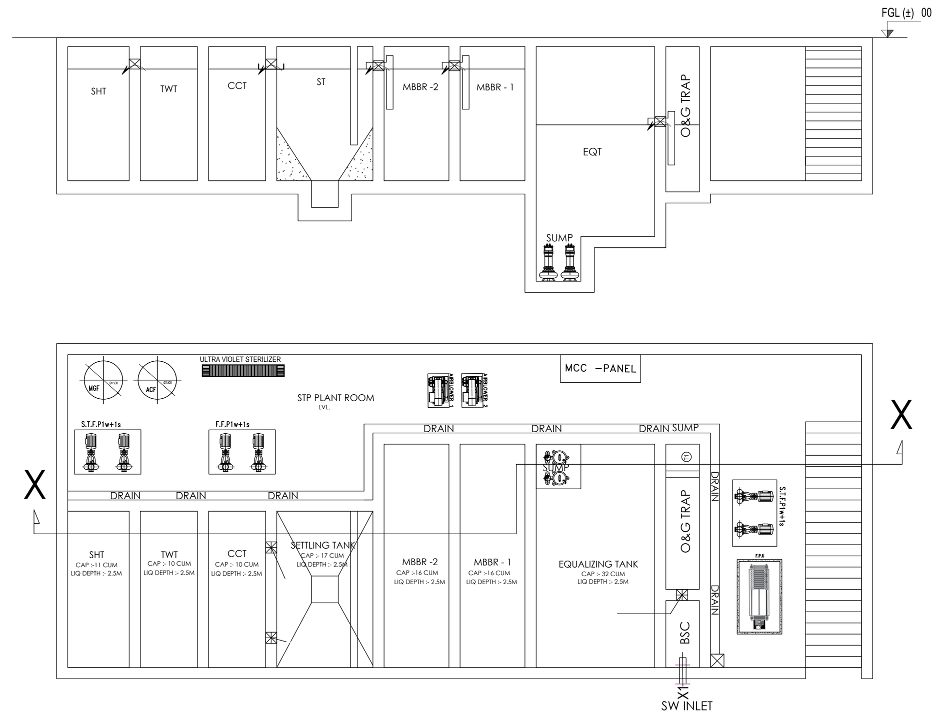


SECTION XX
SCALE-1:75

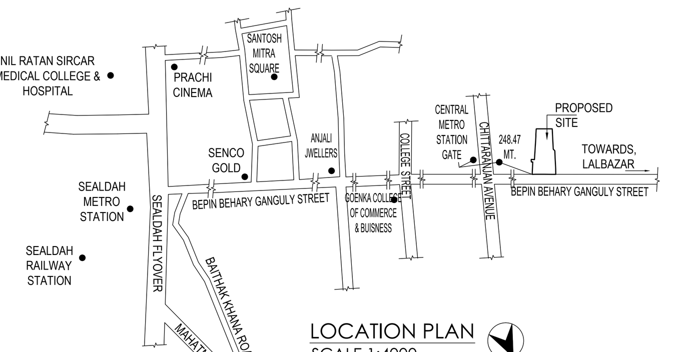


FIRE FIGHTING RESERVOIR INTERNAL DIMENESION
=8000(L) X 5000(W) X 2500(H)
CAPACITY-1,00,000 (APPROX.)
SCALE-1:100

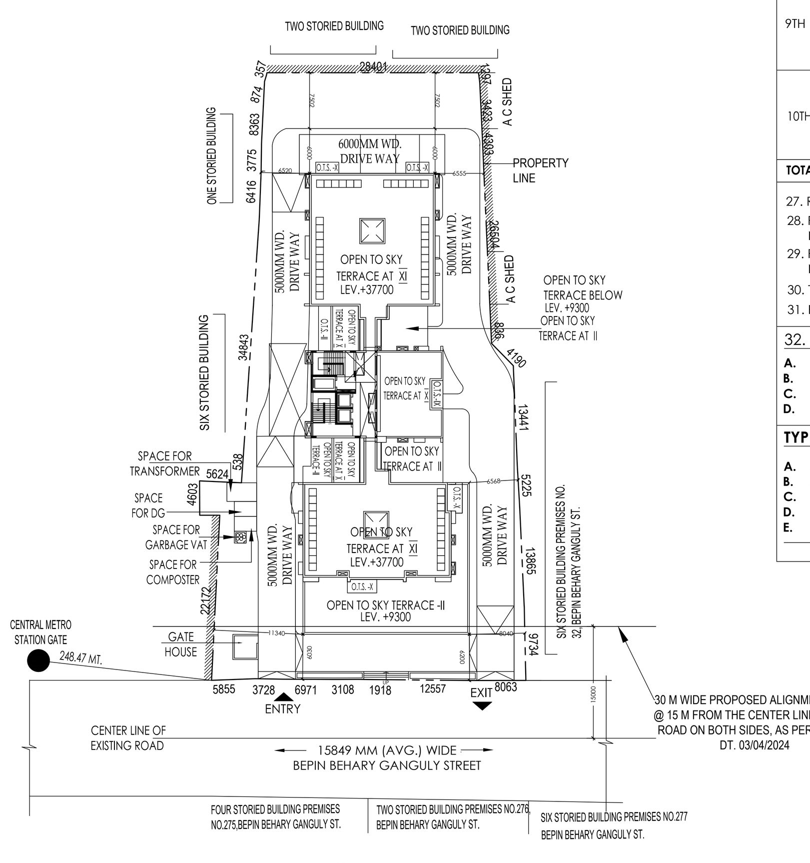
DOMESTIC RESERVOIR INTERNAL DIMENSION
=4527(L) X 5000(W) X 2500(H)
CAPACITY-56,588 (APPROX.)
SCALE-1:100



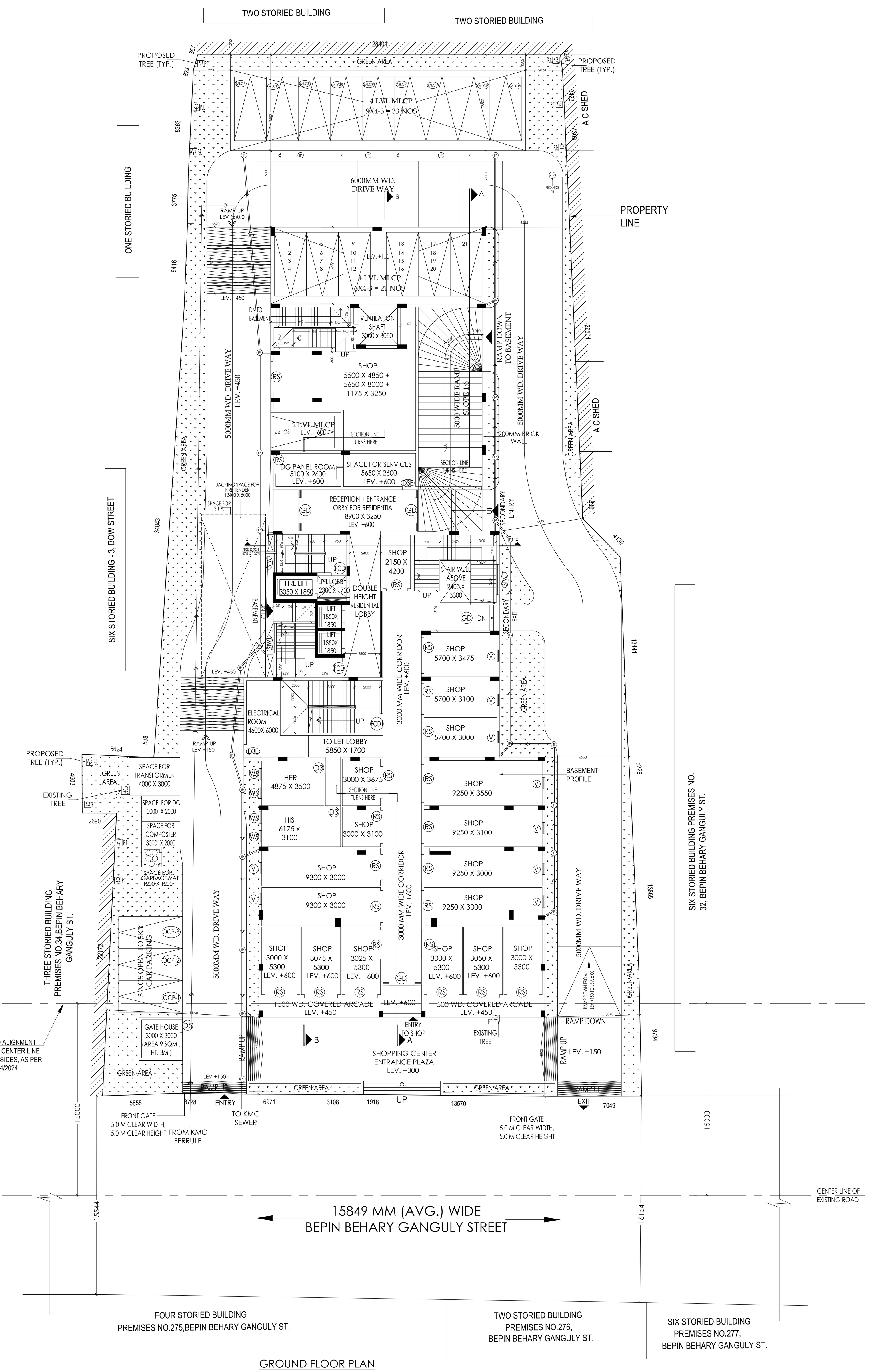
PLAN OF STP (50 KLD)
SCALE :-1:100



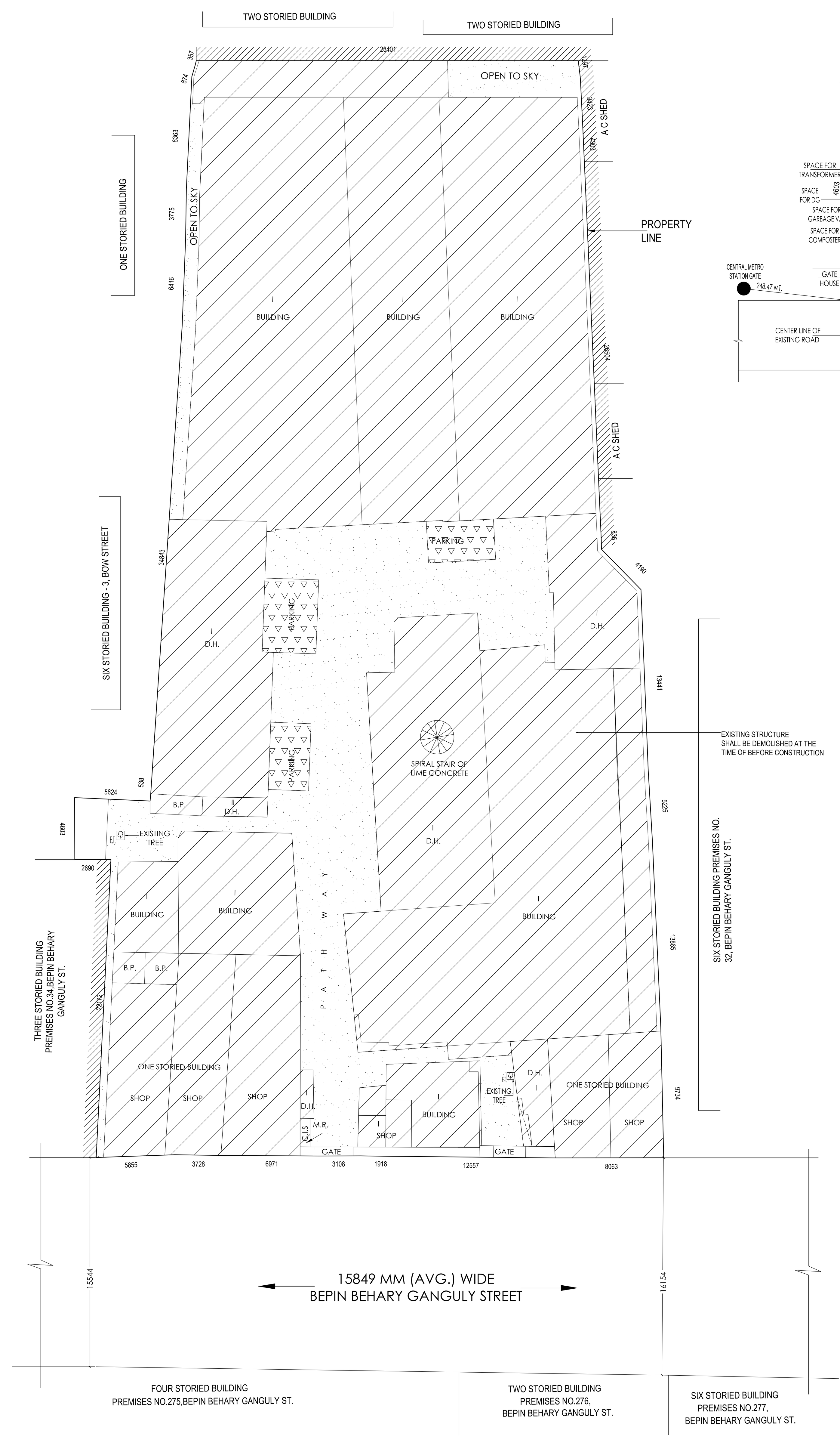
LOCATION PLAN
SCALE 1:4000



SITE PLAN
SCALE - 1:600



GROUND FLOOR PLAN
SCALE - 1:200



EXISTING PLAN
SCALE - 1:200

PLAN CASE NO. :- 2023060131

25. F.A.R. CALCULATION :-

A. TOTAL BUILT-UP AREA = 9697.609 SQM.
B. EXEMPTED AREA-
i. STAIR AREA - 390.222 SQM.
ii. LIFT LOBBY AREA - 98.956 SQM.
iii. CAR PARKING AREA - 934.740 SQM.
TOTAL - 1423.918 SQM.
C. NET AREA FOR F.A.R. - (9690.280 -1423.918) = 8266.362 SQM.
D. PLOT AREA - 2876.25 SQM.
E. PROPOSED F.A.R. - (8266.362/ 2876.25) = 2.874 < 2.875

26. TENEMENT AREA CALCULATION:-

COMMON AREA (RESIDENTIAL) = 1237.592 SQM.

FRACTION = TOTAL COMMON AREA/ TOTAL FLAT AREA
= 1237.592 / 5505.387 = 0.225

PROPORTION = 0.2152

FLOOR MARKED	NET TENEMENT AREA (SQ.M)	MULTIPLYING PROPORTION	AREA TO BE ADDED (SQ.M)	ACTUAL TENEMENT AREA (SQ.M)	NO. OF TENEMENTS	REQ. CAR PARKING (NOS.)
2ND FLOOR	106.472	0.225	24.000	130.000	1	1
	145.490	0.225	33.000	178.000	1	1
	145.466	0.225	33.000	178.000	1	1
3RD FLOOR	145.040	0.225	33.000	178.000	1	1
	122.370	0.225	28.000	150.000	1	1
	106.472	0.225	24.000	130.000	1	1
	145.490	0.225	33.000	178.000	1	1
	145.466	0.225	31.304	178.000	1	1
4TH FLOOR	121.277	0.225	27.000	149.000	1	1
	122.370	0.225	28.000	150.000	1	1
	106.472	0.225	24.000	130.000	1	1
	145.490	0.225	33.000	178.000	1	1
	145.466	0.225	33.000	178.000	1	1
5TH FLOOR	121.277	0.225	27.000	149.000	1	1
	122.370	0.225	28.000	150.000	1	1
	106.472	0.225	24.000	130.000	1	1
	168.615	0.225	38.000	207.000	1	2
	145.466	0.225	33.000	178.000	1	1
6TH,7TH & 8TH	121.277	0.225	27.000	149.000	3	3
	122.370	0.225	26.000	150.944	3	3
	106.472	0.225	24.000	130.000	3	3
	145.490	0.225	33.000	178.000	3	3
	145.466	0.225	33.000	178.000	3	3
9TH FLOOR	144.402	0.225	32.000	177.000	1	1
	122.372	0.225	28.000	150.000	1	1
	100.920	0.225	23.000	124.000	1	1
	168.620	0.225	38.000	207.000	1	2
	145.466	0.225	33.000	178.000	1	1
10TH FLOOR	121.277	0.225	27.00	149.00	1	1
	120.597	0.225	27.00	148.00	1	1
	145.490	0.225	33.00	178.00	1	1
	145.466	0.225	33.00	178.00	1	1
TOTAL	5505.384		908.834	6790.734	43	45

27. REQUIRED CAR PARKING FOR RESIDENTIAL - 45 NOS.
28. REQUIRED CAR PARKING FOR MERCANTILE - (1053.331-25) / 35= 29.380 = 29 NOS.
NO CAR PARKING SPACE UPTO 25 SQM.
29. REQUIRED CAR PARKING FOR ASSEMBLY - (265.000-20) / 35= 7 NOS.
NO CAR PARKING SPACE UPTO 20 SQM. 10 NOS.
30. TOTAL REQUIRED CAR PARKING - 81 NOS.
31. PROPOSED CAR PARKING - 85 NOS.

32. INDIVIDUAL USE GROUP AREA WITH PERCENTAGE AT A GLANCE :-

A. TOTAL BUILT-UP AREA OF PROJECT = 9690.283 SQM. (100%)
B. TOTAL RESIDENTIAL COVERED AREA = 7728.704 SQ.M (79.323%)
C. TOTAL MERCANTILE-RETAIL COVERED AREA = 1664.285 SQ.M (17.609%)
D. TOTAL ASSEMBLY COVERED AREA = 297.295 SQ.M (3.068%)

TYPES OF PROPOSED CAR PARKING :-

A. SINGLE LAYER COVERED CAR PARKING AT BASEMENT = 26 NO.
B. SINGLE LAYER OPEN CAR PARKING AT GROUND FLOOR = 3 NOS.
C. TWO LAYER COVERED CAR PARKING AT GROUND FLOOR = 2 NOS.
D. FOUR LAYER COVERED (PUZZLE) CAR PARKING AT GROUND FLOOR = 21 NOS.
E. FOUR LAYER OPEN (PUZZLE) CAR PARKING AT GROUND FLOOR = 33 NOS.

TOTAL PROPOSED CAR PARKING = 85 NOS.

CUPBOARD :-

2ND FLOOR PLAN =
1) CB-1 - 600 X 1700 = 1.020 SQM.
2) CB-2 - 600 X 1550 = 0.930 SQM.
3) CB-3 - 600 X 1550 = 0.930 SQM.
4) CB-4 - 600 X 1400 = 0.840 SQM.
5) CB-5 - 600 X 1500 = 0.900 SQM
6) CB-6 - 600 x 1500 = 0.900 SQM.
7) CB-11 - 600 x 1550 = 0.930 SQM.
8) CB-12 - 600 x 1550 = 0.930 SQM.
9) CB-13 - 600 X 1700 = 1.020 SQM.

TOTAL CUPBOARD :- = 8.400 SQM.

TYPICAL FLOOR PLAN 3RD TO 9TH FLOOR SIMILAR =
1) CB-1 - 600 X 1700 = 1.020 SQM.
2) CB-2 - 600 X 1550 = 0.930 SQM.
3) CB-3 - 600 X 1550 = 0.930 SQM.
4) CB-4 - 600 X 1400 = 0.840 SQM.
5) CB-5 - 600 X 1500 = 0.900 SQM
6) CB-6 - 600 x 1500 = 0.900 SQM.
7) CB-7 - 600 X 1700 = 1.020 SQM.
8) CB-8 - 600 X 2125 = 1.275 SQM.
9) CB-9 - 600 X 2125 = 1.275 SQM.
10) CB-10 - 600 X 1700 = 1.020 SQM.
11) CB-11 - 600 x 1550 = 0.930 SQM.
12) CB-12 - 600 x 1550 = 0.930 SQM.
13) CB-13 - 600 X 1700 = 1.020 SQM.

CUPBOARD :- = 12.990 SQM.
TYP FLOOR CUPBOARD :- 12.990 X 7 = 90.93 SQM

10TH FLOOR PLAN =
1) CB-1 - 600 X 1700 = 1.020 SQM.
2) CB-2 - 600 X 1550 = 0.930 SQM.
3) CB-3 - 600 X 1550 = 0.930 SQM.
4) CB-7 - 600 X 1700 = 1.020 SQM.
5) CB-8 - 600 X 2125 = 1.275 SQM.
6) CB-9 - 600 X 2125 = 1.275 SQM.
7) CB-10 - 600 X 1700 = 1.020 SQM.
8) CB-11 - 600 x 1550 = 0.930 SQM.
9) CB-12 - 600 x 1550 = 0.930 SQM.
10) CB-13 - 600 X 1700 = 1.020 SQM.

CUPBOARD :- = 10.350 SQM.
TOTAL CUPBOARD AREA =109.68 SQM.
TRIPLE HEIGHT BALCONY AREA :- = 139.771 SQM.
ADDITIONAL AREA FOR FEES :- = 373.588 SQM.
TOTAL FEES AREA :- = 10063.872 SQM.

AREA STATEMENT

PART A :
1. ASSESSEE NO. - 110460400302
2. DETAILS OF REGISTERED DEED OF CONVEYANCE1-
BOOK- I BEING NO - 3444 FOR THE YEAR 1953
PAGE NO - 234 TO 239 VOL. NO.- 085 DATE - 18.09.1953
3. DETAILS OF REGISTERED DEED OF CONVEYANCE2-
BOOK- I BEING NO - 785 FOR THE YEAR 1936
PAGE NO - 206 TO 216 VOL. NO.- 02 DATE - 11.03.1936
4. DETAILS OF REGISTERED BOUNDARY DECLARATION
BOOK- I BEING NO - 190214604 FOR THE YEAR 2023
PAGE NO - 525090 TO 525103
VOL NO. - 1902-2023 DATE - 06.11.2023
5. DETAILS OF REGISTERED POWER OF ATTORNEY
BOOK- I BEING NO - 190214605
PAGE NO - 524426 TO 524453 FOR THE YEAR 2023
VOL NO. - 1902-2023 DATE - 06.11.2023

PART-B:
1. AREA OF LAND AS PER DEED :
LAND AREA = (43K.-00 CH.-00 SFT) = 2876.25 SQM. = 30960 SFT (AS PER DEED)
LAND AREA = (43K.-00 CH.-00 SFT) = 2876.25 SQM. = 30960 SFT (AS PER BOUNDARY DECLARATION)
2. (i) PERMISSIBLE GROUND COVERAGE (50.00 %) = 1438.125 SQM.
(ii) PROPOSED GROUND COVERAGE (41.4537%) = 1192.281 SQM.
3. (i)PERMISSIBLE F.A.R. : 2.50
(ii) EXTRA 15% FOR METRO CORRIDOR : 2.50 X 15 % = 0.375
(iii)FINAL PERMISSIBLE F.A.R. : 2.5 +0.375 = 2.875
4. PROPOSED F.A.R. : 2.874
5. PROPOSED BUILDING HEIGHT= 37.700 M

6. PROPOSED AREA :-

	GROSS COVERED AREA SQ.M	GROSS CUT OUT SQ.M	TOTAL NET AREA SQ.M	TOTAL STAIR AREA SQ.M	TOTAL LIFT LOBBY AREA SQ.M	TOTAL EXEMPTED AREA SQ.M	NET AREA FOR F.A.R. SQ.M
BASEMENT	901.965	0.000	901.965	10.725	8.996	19.721	882.240
GROUND	1182.630	93.653	1088.977	93.822	8.996	102.818	986.159
1ST FLOOR	1072.685	160.455	912.230	0.000	0.000	0.000	912.230
2ND FLOOR	831.981	31.855	800.126	33.301	8.996	42.297	757.829
3RD FLOOR	816.049	39.562	776.487	31.874	8.996	40.870	735.611
4TH FLOOR	790.245	39.564	750.681	31.500	8.996	40.496	710.185
5TH FLOOR	815.600	42.717	772.883	31.500	8.996	40.496	732.387
6TH FLOOR	790.245	39.564	750.681	31.500	8.996	40.496	710.185
7TH FLOOR	790.245	39.564	750.681	31.500	8.996	40.496	710.185
8TH FLOOR	790.245	39.564	750.681	31.500	8.996	40.496	710.185
9TH FLOOR	835.846	46.312	789.534	31.500	8.996	40.496	749.038
10TH FLOOR	684.918	39.564	645.354	31.500	8.996	40.496	604.858
TOTAL	10302.655	612.374	9690.280	390.222	98.956	489.178	9201.092

7. TOTAL BUILT-UP AREA OF PROJECT = 9690.280 **SQM.**

8. MERCANTILE-RETAIL CARPET AREA :-
a. GROUND FLOOR- 446.014 SQM.
b. FIRST FLOOR- 607.282 SQ.M.
MERCANTILE CARPET AREA :- 1053.296 SQM.

9. MERCANTILE-RETAIL COVERED AREA :-
a. GROUND FLOOR- 752.054 SQM.
b. FIRST FLOOR- 912.231 SQ.M.
MERCANTILE COVERED AREA :- 1664.285 SQM.

10. ASSEMBLY CARPET AREA :-
a. SECOND FLOOR- 215.433 SQM.

11. ASSEMBLY COVERED AREA :-
a. SECOND FLOOR- 297.295 SQM.

12. COMMON AREA FOR RESIDENTIAL- 1245 SQM.
13. LIFT LOBBY AREA- 98.956 SQM.
14. FIRE REFUGE LANDING AREA- 20.59 SQM.
15. CUPBOARD AREA- 109.68 SQM.
16. R.W.H. TANK AREA- 35.050 SQM.
17. SOLAR PANEL AREA- 56.000 SQM.
18. STAIR AREA- 390.222 SQM.
19. STAIR COVER AREA- 43.556 SQM.
20. LIFT MACHINE ROOM AREA- 59.99 SQM.
21. TOTAL TENEMENT AREA- 5505.384 SQM.
22. TERRACE AREA- 1375.756 SQM.
23. TREE COVER AREA- 433.40 SQM. (15.068 % OF TOTAL LAND AREA)
24. PROPOSED AREA FOR CAR PARKING - 934.746 SQM.

DECLARATION OF ARCHITECT

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN,WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BOUNDARY WALL.EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION WHICH IS FULLY OCCUPIED BY THE OWNER

SUNIL KUMAR MANIRAMKA
COUNCIL OF ARCHITECTURE REGN NO. - CA/93/16636
MANIRAMKA AND ASSOCIATES. 74B, A.J.C. BOSE ROAD. KOL-16

NAME OF ARCHITECT

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & SOIL TESTING WILL BE DONE AFTER DEMOLISHING EXISTING STRUCTURE BY SUJIT KUMAR BOSE ENROLLMENT NO - GTE NO. - 1/12 (KMC) 53, PURNA CHANDRA MITRA LANE KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION . CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

CHANDI PROSAD KHANRA
ENROLLMENT NO. - ESE I/2 (K.M.C.)
63/22, BRINDABAN MULLICK LANE, HOWRAH- 711101

NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF THE STRUCTURAL REVIEWER

ASOK CHAKRABARTI
ENROLLMENT NO. - ESR NO. - I/(135/25)

NAME OF STRUCTURAL REVIEWER

DECLARATION OF GEO TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON.IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW. SOIL TEST WILL BE CONDUCTED BY BOSE ENGINEERS. 53, PURNA CHANDRA MITRA LANE KOLKATA - 700033. BEFORE COMMENCEMENT OF THE WORK DUE TO THE ABOVE SITE MOSTLY COVERED BY THE EXISTING STRUCTURE.

SUJIT KUMAR BOSE
ENROLLMENT NO. - GTE NO. - I/12
53, PURNA CHANDRA MITRA LANE KOLKATA - 700033.

NAME OF GEO TECHNICAL ENGINEER

DECLARATION OF OWNER

WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1) WE SHALL ENGAGE L.B.A. & E.S.E, G.T.E. DURING CONSTRUCTION.
2) WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E, G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN)
3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5) THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.A. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6) DURING INSPECTION PLOT WAS IDENTIFIED BY US.
7) EXISTING BUILDING TO BE DEMOLISHED BEFORE NEW CONSTRUCTION, OCCUPIED BY OWNERS AND THERE ARE NO TENANT AND NO COURT CASE PENDING AT THE PREMISES.
8) WE SHALL FOLLOWS THE SUBMITTED UNDERTAKING REGARDING DETACHMENT OF EXISTING STRUCTURE OF THE ADJACENT PREMISES.

ZAFAR AHMED KHAN DIRECTOR OF ANNPEEY ESTATES PRIVATE LIMITED AND VIBHOAR AGRAWAL DIRECTOR OF KIWI REALTY PRIVATE LIMITED

NAME OF THE APPLICANT

PROPOSED B+G+10 (37.7 MT. HEIGHT) RESIDENTIAL BUILDING (WITH MERCANTILE - RETAIL ON GROUND & 1ST FLOOR) AT PREMISES NO - 33, BEPIN BEHARY GANGULY STREET, WARD NO.- 046, BOROUGH NO.- VI, P.S.- BOWBAZAR, KOLKATA- 700012. UNDER KOLKATA MUNICIPAL CORPORATION

ASSESSEE NO. - 110460400302
SANCTION DRAWING (ARCHITECTURAL)
MASTER SHEET

DATE : 12.04.2024	SCALE : 1:200	DEALT : RUCHIRA	DRG.NO.- ARCH/CORP-01

ARCHITECTS :
MANIRAMKA AND ASSOCIATES
74 B, A. J. C. BOSE ROAD, KOLKATA-700 016
PHONE : (033) 2217 8329
maniramka.associates@gmail.com
www.maniramkaarchitect.com

N

BUILDINGING PERMIT NO:-2024060021 SANCTION DATED:-20/09/2024
VALID UP TO:19/09/2029

SK KARIM — Digitally signed by SK KARIM Date: 2024.09.20 18:33:43 +05'30'	KAUSHIK MOHARI — Digitally signed by KAUSHIK MOHARI Date: 2024.09.20 18:49:55 +05'30'
DIGITAL SIG. OF A.E. (C)/ Bldg. / Br. -VI	DIGITAL SIG. OF E.E. (C)/ Bldg. / Br. - VI