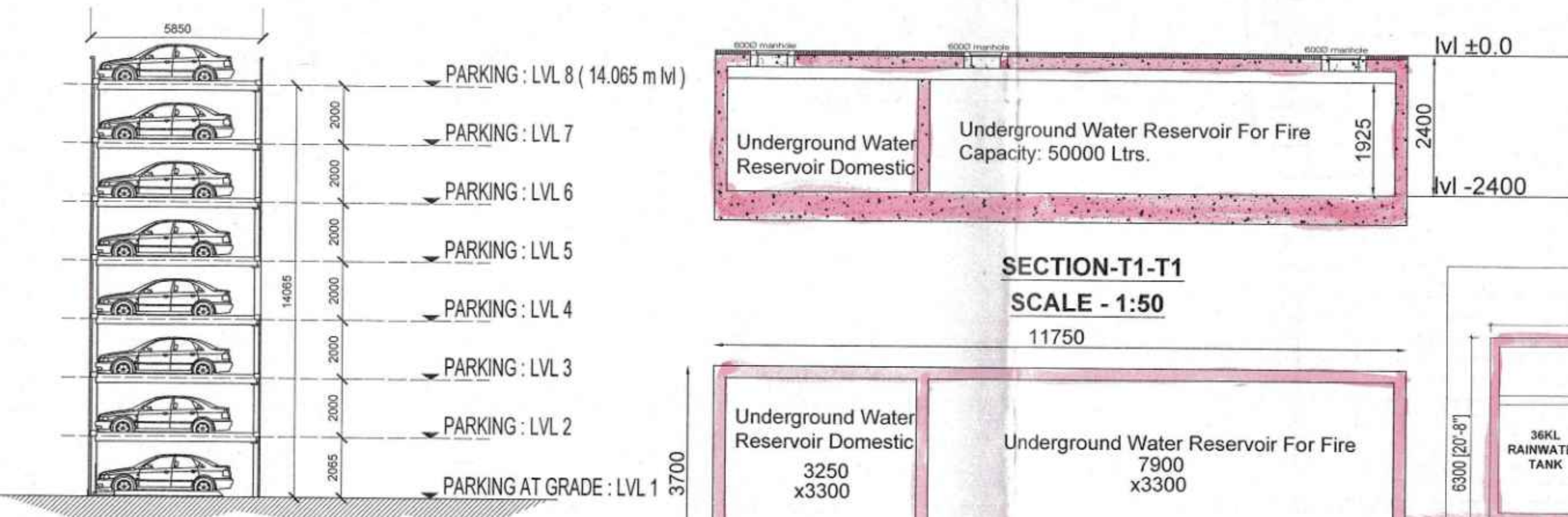
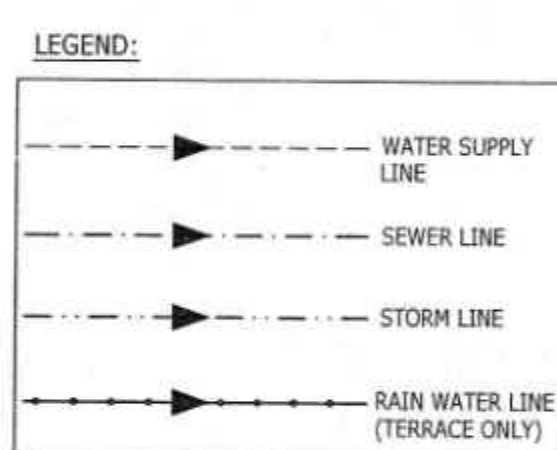




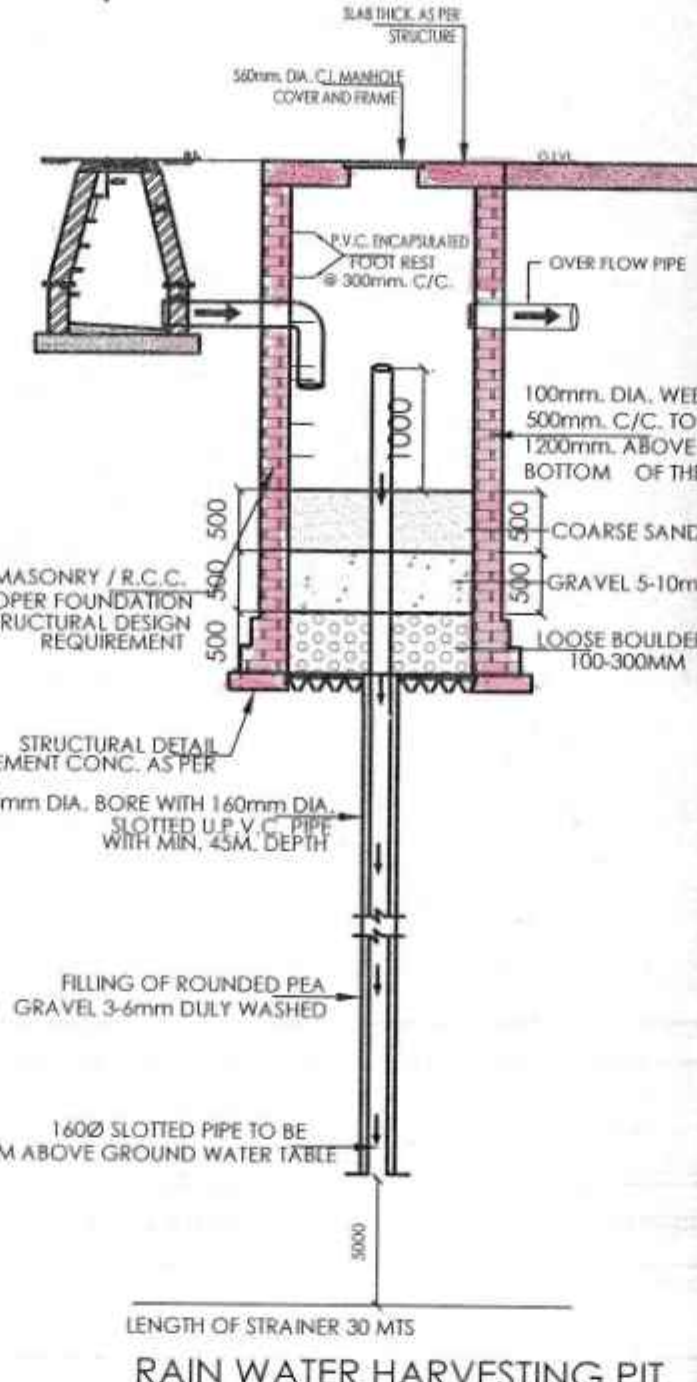
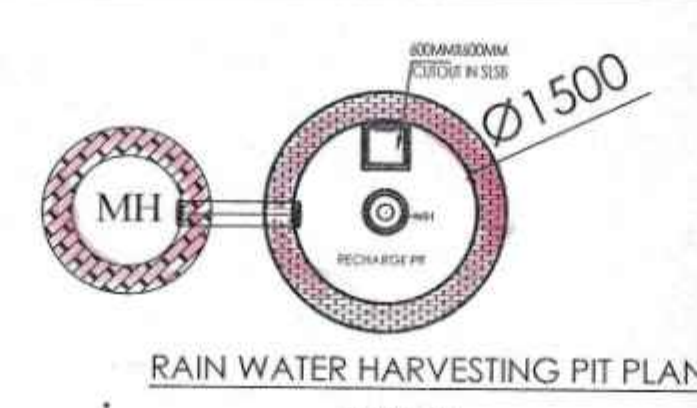
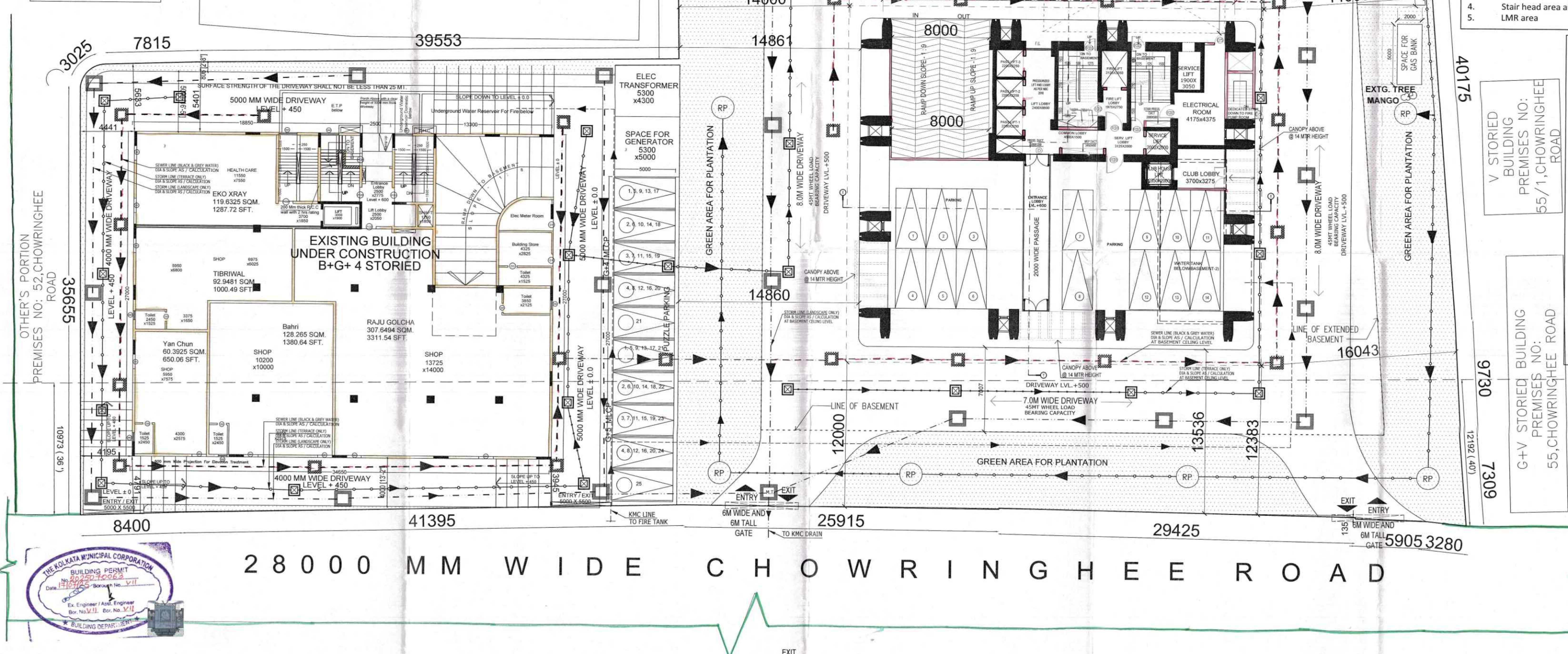
SCHEMATIC SECTION THROUGH 8 LAYER MECHANICAL PARKING FROM MUNICIPAL MAINS

DETAIL OF UNDER GROUND WATER RESERVOIR FOR EXISTING PART (PLAN) SCALE - 1:50

LAND AREA AS PER DEED	5351.17	sqm		
LAND AREA AS PER PHYSICAL	5383.996	sqm	100%	
GROUND COVERAGE	1672.2675	sqm	31.0600%	1672.2675 SQM = 31.25% OF DEED LAND AREA OF 5351.17 SQM
VIRGIN PLANTATION AREA	1090.190	sqm	20.2499%	
ROAD AREA	1780.477	sqm	33.0700%	
HARD SCAPED AREA	179.192	sqm	3.3380%	
OPEN PARKING AREA	325.710	sqm	6.0500%	INCLUDES MECHANICAL PARKING AREA
OTHER GREEN AREA	88.386	sqm	1.6422%	
SERVICE AREA	247.7735	sqm	4.6022%	
TOTAL	5383.996	sqm	100%	



SIX STORED BUILDING PREMISES NO.52 CHOWRINGHEE ROAD.



Statement of Plan Proposal:
Conveyance deed: Book No. 1, Volume No. 26, Page No. 4255 to 4276, Being No. 1-190207153, Date of registry 12.06.2012, Year 2012, Registered Office A.R.A. - II, Kolkata

Boundary Declaration: Book No. 1, Volume No. 1902-2023, Page No. 205221 to 205232, Being No. 190206708, Date of registry 23.05.2023, Year 2023, Registered Office A.R.A. - II, Kolkata

ULC N.O.C.: Memo No. 327-U.L. XVI-3781-2015, Dated 20.02.2015

Land area = 5351.17 sqm (As per document)
Proposed building = 2B+G+Inter.+42 Storied Residential Building
Number of Tenements = 26 nos.
(16 NOS. 3-BHK SIMPLEX, 10 NOS. 6-BHK DUPLEX)
Size of Tenement:
400-500 sqm = 8nos., 500-600 sqm = 4nos., 600-700 sqm = 7 nos., 700-800 sqm = 7 nos.
Total F.A.R. proposed = 3.574 (including existing building)
Total Covered area = 28294.322 sqm (including existing building)
Total Parking proposed = 276 nos. (Including existing building)

DETAILS OF AREA STATEMENT:

Land area = 5351.17 sqm (As per document)
Land area = 5383.996 sqm (As per Physical measurement)
Abutting road width = Over 24m
Permissible height = No Restriction
Proposed height of 2B+G+Inter.+42 Storey Residential Tower: 190.10m
Height of existing B+G+4 Storey Institutional Building: 21.50m
Permissible Ground Coverage = 45% = 2408.0265 sqm
Proposed ground coverage of 2B+G+Inter.+42 Storey Residential Tower: 743.530 sqm
Ground coverage of existing B+G+4 Storey Institutional Building: 928.7375 sqm
Total ground coverage for proposed and existing buildings: (743.530 + 928.7375) sqm = 1672.2675 sqm = 31.25%
Permissible F.A.R. for predominantly Residential Building = 3
Extra F.A.R. for Metro Corridor = 20% of 3 i.e. 0.6
Total permissible F.A.R. = 3+0.6 = 3.6
Permissible Built up area (Effective) = 3.6 x 5351.17 = 19264.212 sqm
Proposed Built up area = 28294.322 sqm
Proposed Effective area = 19126.302 sqm (For proposed and existing buildings)

Total Built-Up Areas of proposed 2B+G+Inter.+42 Storey Residential Tower: 23452.372 sqm
Built up area of existing B+G+4 Storey Institutional Building: 4841.950 sqm

Total built up area for proposed and existing buildings: (23452.372 + 4841.950) sqm = 28294.322 sqm

Exempted areas for 2B+G+Inter.+42 Storey Residential tower:
Staircase area: 1550.475 sqm
Lift lobby: 654.000 sqm
Service floors: 1633.862 sqm

Parking Relaxation areas for 2B+G+Inter.+42 Storey Residential tower:
Lower Basement: 1918.584 sqm
Upper Basement: 1920.000 sqm
Ground floor: 303.534 sqm
Total Parking relaxation area: 4142.118 sqm

Effective area of 2B+G+Inter.+42 Storey Residential tower: = (23452.372 - (1550.475+654.000+1633.862+4142.118)) = 15471.917 sqm

Effective area of existing B+G+4 Storey Institutional Building: 3654.385 sqm

Total effective area for proposed and existing buildings: (15471.917 + 3654.385) sqm = 19126.302 sqm

F.A.R. proposed = (19126.302/5351.17) = 3.574 < 3.6 (O.K.)

Required car parking for 2B+G+Inter.+42 Storey Residential tower:
1. For residential part = 143 nos.
2. For club part (Assembly) = 19 nos.
Total required car parking for 2B+G+Inter.+42 Storey Residential tower = (143+19) = 162 nos.
Required car parking for existing B+G+4 Storey Institutional Building = 71 nos.
Total required car parking for proposed and existing buildings: = (162+71) = 233 nos.

Provided covered car parking for the 2B+G+Inter.+42 Storey Residential tower:
Lower Basement = 50 nos.
Upper Basement = 48 nos.
Ground floor = 14 nos.
Total provided covered car parking for the 2B+G+Inter.+42 Storey Residential tower = 112 nos.
Open car parking (Mechanical) for the 2B+G+Inter.+42 Storey Residential tower = 90 nos.

Provided car parking for existing B+G+4 Storey Institutional Building = 74 nos.
(28 nos. in basement, 46 nos. in open Mechanical car parking)

Total Provided car parking = (112+90+74) = 276 nos.

Other areas for 2B+G+Inter.+42 Storey Residential tower:
1. Triple height terraces = 333.351 sqm
2. Service ledge area = 975.867 sqm
3. Fire refuge area = 165.00 sqm
4. Stair head area = 59.677 sqm
5. OHWT = 68.437 sqm
6. LMR area = 90.428 sqm

Other areas for existing B+G+4 Storey Institutional Building:
1. Ac Ledge area = 40 sqm
2. Goomty = 4.283 sqm
3. OHWT = 20.355 sqm
4. Stair head area and LMR area = 43.070 sqm
5. = 47.755 sqm

FLOOR NO.	COVERED FLOOR AREA
Basement 1	1215.348
Basement 2	1215.348
Basement 3	1215.348
Basement 4	1215.348
Basement 5	1215.348
Basement 6	1215.348
Basement 7	1215.348
Basement 8	1215.348
Basement 9	1215.348
Basement 10	1215.348
Basement 11	1215.348
Basement 12	1215.348
Basement 13	1215.348
Basement 14	1215.348
Basement 15	1215.348
Basement 16	1215.348
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Basement 92	1215.348
Basement 93	1215.348
Basement 94	1215.348
Basement 95	1215.348
Basement 96	1215.348
Basement 97	1215.348
Basement 98	1215.348
Basement 99	1215.348
Basement 100	1215.348

DECLARATION OF GEO-TECHNICAL ENGINEER:

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFY 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW

(Signature)

SIGNATURE OF GEO-TECHNICAL ENGG.

CERTIFICATE OF STRUCTURAL ENGINEER.

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

(Signature)

SIGNATURE OF STRUCTURAL ENGG.

SIGNATURE OF ARCHITECT.

PROJECT :
REVISED PLAN OF PROPOSED ADDITION OF 2B+G+INTERMEDIATE +42 STOREY (190.10M ROOF HT.) RESIDENTIAL BUILDING , U/S 394 OF KMC ACT 1980, BUILDING RULES 2009,

AT PREMISES NO 54 CHOWRINGHEE ROAD, KOLKATA - 71 (B-VII, W-63), P.S. SHAKESPEARE SARANI UNDER KOLKATA MUNICIPAL CORPORATION.

STRUCTURAL ENGINEER
M.N.Consultants (Pvt).Ltd.
ISO 9001:2015 CERTIFIED COMPANY
"M.N.C. HOUSE"
1516, Rajaranga Main Road, Kolkata-107.
Ph.no.-9133-2441808/9133-40165700
FAX NO. 9133-24418083
E-MAIL: mncorp2008@gmail.com

ARCHITECTS:-
ARCHITECT HAFEEZ CONTRACTOR
29, BANK STREET, MUMBAI 400 023 TEL: 2266 1971

AND
Subir Kumar Basu
4, Broad Street, Kolkata - 700019
(T) +91 33 22870333, (F) +91 33 22833043
(E) basu_subirkumar@yahoo.com

Discipline:
ARCHITECTURAL

Drawing Title:
MASTERPLAN SHOWING GROUND FLOOR, LOCATION PLAN, SITE PLAN, U.G. TANKS

Designed: D.PAL **Drawn:** S. CHAKRABORTY **Checked:** S. K. BASU **Approved:** S. K. BASU

Drawing No: SKB/ALC/CHV/TOWER/ARC/KMC/01 **Sheet size & Scale:** A0 & 1:150 **Sheet NO.** 1 OF 18

Date: 04.12.2024

PARTY'S COPY

Plan for Water Supply arrangement including S.E.M.U. O. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

DEVIATION WOULD MEAN DEMOLITION

APPROVED AS PER RESOLUTION OF M.L.C. VIDE ITEM NO. M. 26.1.73 DT. 8.1.10/11/2022

Approved By: *MBC Meeting* The Building Committee

THE SANCTION IS VALUED UP TO *Rs. 20000*



CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UNDER (1) & (2) OF COMACT 1950. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VAIS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

The building materials that will be stacked on Road/Passage or Footpath beyond 3-months or after construction of 5th Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to the above conditions.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

All Building Materials to necessary & construction should conform to standards specified in the National Building Code of India.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 WIDE NO. 51/MC/DC/ 28.70211 OF SCHEDULE-IV OF BMC BUILDING RULE 2009

APPROVED

ASSISTANT ENGINEER (C) EORTUGH NO. 1/4

Approved subject to Compliance of regulation of West Bengal Fire Services, If any.

* Provision for use of solar energy in the form of solar heater and / or solar photo-cells shall be provided as required under Rule 147 of Building rules, 2009 and completion certificate will not be issued in case of violation without having such provision *

The sanction refers to the proposed portion shown in red and the Executive Engineers makes no admission as to the correctness of the plan.

RESIDENTIAL BUILDING

OFFICE OF THE EXECUTIVE ENGINEER, BUILDING DEPARTMENT, THE KOLKATA MUNICIPAL CORPORATION
DATE: 16/02/2022
THIRD FLOOR, MUNICIPAL STATION