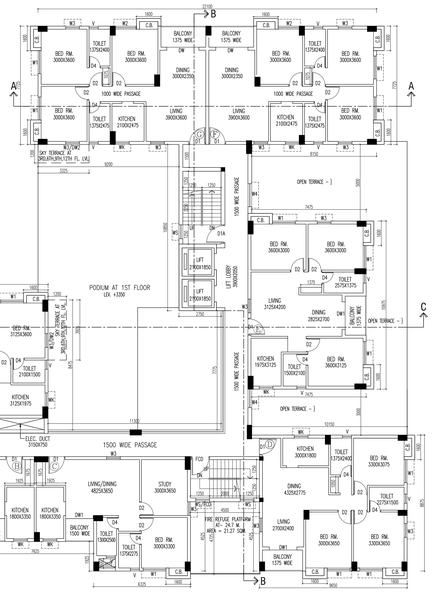
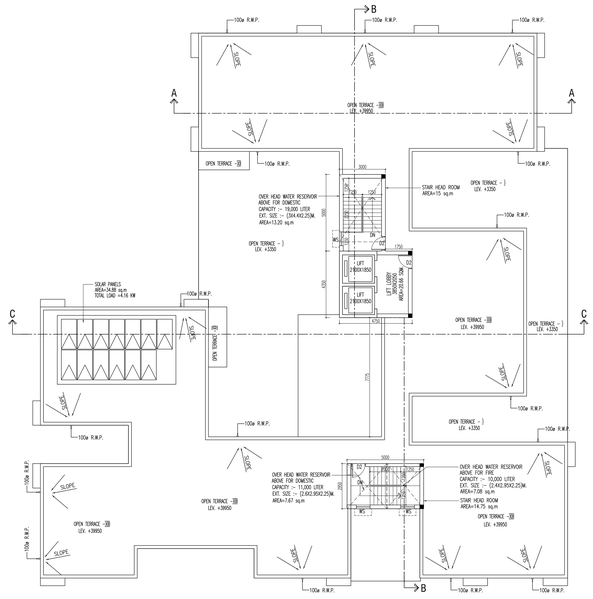
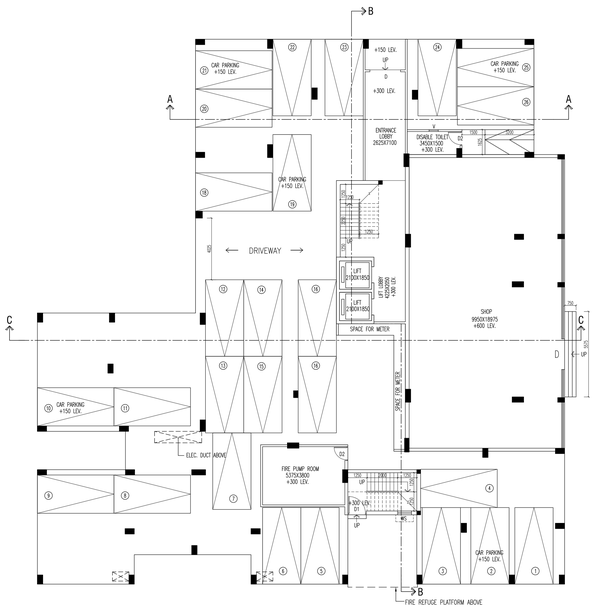


TYPICAL (3RD TO 12TH) FLOOR PLAN
SCALE- 1:100

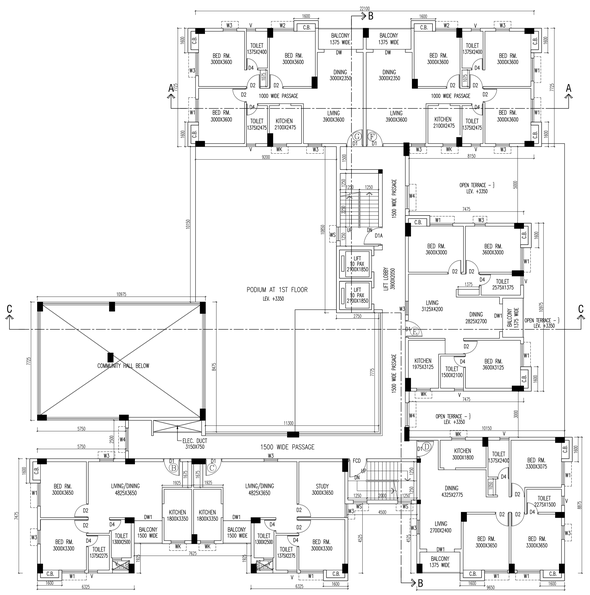


ROOF PLAN
SCALE- 1:100



GROUND FLOOR PLAN
SCALE- 1:100

1ST. FLOOR PLAN
SCALE- 1:100



2ND. FLOOR PLAN
SCALE- 1:100

OBSERVATION OF OTHER AGENCIES

1) NOC OF FIRE – FSR/012518621870060, DATED–08-09-2021
2) NOC OF ULC – NO. 857/ULC/KOLKATA/2022 , DATED–07/01/2022
3) CERTIFICATE OF GREEN BUILDING – IGBC REGISTRATION NO. GH 210203 PRECERTIFIED GOLD JANUARY 2022
4) AIR NOC – NOC. BEHA/EIAS/B/0107/2/646809, DATED–25/01/2022

STATEMENT OF THE PLAN PROPOSAL

PART- A:-
1. KIDEESE NO. – 110591900296
2. DETAIL OF REGISTERED DEED :–
   REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904–2022
   PAGE FROM – 56194 TO 56206;
   BEING NO. 190407271 DATE: 14/05/2022 A.R.A. – IV KOLKATA.
3. DETAIL OF BOUNDARY DECLARATION:–
   REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904–2022
   PAGE FROM – 78842 TO 78459;
   BEING NO. 190417061 DATE: 14/01/2022 FOR THE YEAR – 2021. A.R.A. – IV KOLKATA.
4. DETAIL OF UNDERTAKING FOR TENANTS:–
   REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904–2022
   PAGE FROM – 78426 TO 78441;
   BEING NO. 190417060 DATE: 14/01/2022 FOR THE YEAR – 2021. A.R.A. – IV KOLKATA.
5a) AREA OF LAND (ZB–76–9CH–59PT) – 3181.9 sq.m (AS PER DEED)
   b) AREA OF LAND – 3181.13 sq.m (AS PER SITE)
   c) NO. OF STOREY – G+XII
6. NO. OF TENEMENTS – 81 NOS.
7. SIZE OF TENEMENTS : 75 TO 100 SQM. = 23 NOS.
   100 TO 200 SQM. = 58 NOS.

PART-B:						
1. AREA OF LAND (AS PER DEED)				=	3181.90	SQM
2. a) AREA OF LAND (AS/SITE)				=	3181.133	SQM.
3. a) PERMISSIBLE GROUND COVERAGE (50.00%)				=	1590.567	SQM.
b) PROPOSED GROUND COVERAGE		30.67%		=	975.644	SQM.
4. a) PROPOSED HEIGHT (IN MM.)	=	39950.00				
b) ROAD WIDTH (IN MM) (AS PER PHYSICAL)	=	10.591				
5. PROPOSED AREA CALCULATION :-						
FOR RESIDENTIAL :				EXEMPTED AREA		
AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	975.64	0.00	975.64	23.12	6.00	946.52
1ST FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
2ND FLOOR	677.46	88.88	588.58	23.12	6.00	559.45
3RD FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
4TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
5TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
6TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
7TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
8TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
9TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
10TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
11TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
12TH FLOOR	677.46	11.42	666.04	23.12	6.00	636.92
TOTAL =	9105.209	214.519	8890.690	300.625	78.00	8512.06

6. TENEMENTS & CAR PARKING CALCULATION :-					
a) RESIDENTIAL:					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	84.782	18.124	102.906	10	
B	67.794	14.492	82.286	11	
C	67.794	14.492	82.286	12	200+100=58 REQ.
D	85.644	18.308	103.952	12	CAR=58,75+100=23
E	84.782	18.124	102.906	12	REQ. CAR=12NOS.
F	85.361	18.248	103.609	12	
G	85.361	18.248	103.609	12	
TOTAL NO OF FLAT				81	REQ. CAR=70 NO.

b) ASSEMBLY:			
FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
1ST FLOOR	152.576	138.584	4 NOS.

c) MERCANTILE:			
FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	191.501	188.801	5 NOS.

TOTAL REQUIRED CAR PARKING :-	(70+4+5)		79NOS.
7. TOTAL PROVIDED CAR PARKING :-	GR. COVERED =26 NOS., GR. OPEN=54 NOS.		80 NOS.
8. PERMISSIBLE AREA FOR PARKING :-	(26*25)	650.0	SQM
9. PROVIDED AREA OF PARKING :-		646.054	SQM
10. PERMISSIBLE F.A.R :-	(2.25+0.22)(GREEN)	2.475	
11. PROPOSED F.A.R:-		2.673	
12.FIRE REFUGE AREA:-		21.272	SQM
13. STAIR HEAD ROOM AREA :-		29.750	SQM
14. LIFT M/R AREA:-		20.663	SQM
15. OVER HEAD TANK AREA :-		27.950	SQM
16. SWIMMING POOL AREA:-		42.914	SQM
17. TERRACE AREA :-		975.644	SQM
18. AREA OF CUP-BOARD :-		164.900	SQM
19. TRIPLE BALCONY AREA :-		34.80	SQM
20. REQUIRED TREE COVER AREA (15%)		477.2	SQM
21. PROVIDED TREE COVER AREA :-	15.06%	479.121	SQM
22. OTHER AREA ONLY FOR FEES = (FIRE REFUGE AREA, STAIR HEAD ROOM AREA , LIFT M/R AREA, AREA OF CUP-BOARD, TRIPLE BALCONY AREA, 10% OF SWIMMING POOL AREA) :-		275.676	SQM
23. RELAXATION OF AUTHORITY, IF ANY :-			

SCHEDULE OF DOORS & WINDOWS

TYPE	NO.	LENGTH	SIZE	TYPE	NO.	LENGTH	SIZE
D1	2	2100	2000X1000	W1	45	2100	2100X1800
D2	72	2100	2100X1000	W2	60	2100	1200X1800
D3	2	2100	2000X1000	W3	66	2100	2600X1800
D4	2	2100	2000X1000	W4	90	2100	1500X1200
D5	2	2100	2000X1000	W5	60	2100	1800X1800
D6	2	2100	2000X1000	W6	1050	2100	9000X1000
DW1	2	2100	2000X1000	D8	90	2100	6000X1000
DW2	2	2100	3000X1000	V	1300	2100	6000X600
V22	2	2100	1000X1000				

GENERAL NOTES

1.ALL DIMENSIONS ARE IN MM.
2.ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
3.ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4.EXTERNAL PLASTER IS 25 THK. 25 THK. & INTERNAL PLASTER IS 15 THK. WITH 1:4 MORTAR.
5.ALL CONC. GRADE IS MCDO (1:1.5.3).
6.ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER

THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. THE DIMENSION POST FINISHING WILL INCLUDE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.

UNDERSIGNED HAS INSPECTED THE SITE AND FOUND THAT THE PROPERTY IS FULLY OCCUPIED BY EXISTING STRUCTURES. A SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION IT IS DECLERED THAT THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

NAME OF GEOTECH ENGINEER
SUJIT KUMAR BOSE
ENROLMENT NO. :– 67_I/1/2
ADDRESS:
53, PURNA CHANDRA MITRA LANE,(GROUND FLOOR), KOLKATA–700033

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION.
2. I FOLLOWEDED THE INSTUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION IN RESPECT OF
3. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITYOF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. I UNDERTAKE THE CONSTRUCTION OF WATER RESERVOIR EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E.
BEFORE STARTING OF BUILDING FOUNDATION THERE IS AN EXISTING STRUCTURE WHICH WILL BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION OCCUPIED BY OWNER AND TENANT.

SIGNATURE OF OWNER
A T K BEALTORS LLP
ADDRESS:
2, GURU AHMED KIDWAI ROAD, KOLKATA–16

NAME OF ARCHITECT
RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO: CA/94/17940
ADDRESS:
RAJ AGRAWAL & ASSOCIATES
88, HOYS STREET (2ND FLOOR), KOLKATA–16.

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THE PLAN HAS BEEN PREPARED ON THE BASIS WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.BEFORE STARTING OF BUILDING FOUNDATION.
THERE IS AN EXISTING STRUCTURE WHICH WILL BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION OCCUPIED BY OWNER AND TENANT.

NAME OF STRUCTURAL ENGINEER
ASHOK KUMAR DAS
ENROLLMENT NO. :–E.S.E.–/90 (KMC)
ADDRESS:
60/4(1) N.P. DUTTA (ANEECHAY GARDENS) KOLKATA–700035

BUILDING PERMIT NO: 2022070229

DATE:29/03/2023 | VALID UP TO:28/03/2028

RAJAT MAJUMDAR
Digitally signed by RAJAT MAJUMDAR
Date: 2023.03.29 17:43:47 +05'30'
SIGNAL OF BOX OF LA

DIBYENDU PAL
Digitally signed by DIBYENDU PAL
Date: 2023.03.29 17:46:06 +05'30'
SIGNAL OF BOX OF E.S.

TITLE
GROUND FLOOR PLAN, 1ST. FLOOR PLAN, 2ND. FLOOR PLAN, TYPICAL (3RD TO 12TH) FLOOR PLAN, ROOF PLAN

PROJECT
PROPOSED G+XII (39.95 M. HT.) STORIED RESIDENTIAL BUILDING AT PREMISES NO. 4, MOHENDRA CHATTERJEE LANE,P.S- TOPSIA, WARD NO.–59, BOROUGH–VII, KOLKATA–700046 UNDER KOLKATA MUNICIPAL CORPORATION

DATE	DRG.NO	DRN.BY	CHECKED	SHEET.NO
01.06.23	ARCH/714/2021	RIYA	NIRMAL	2 OF 4

SCALE: 1:100

A R C H I T E C T

RAJ AGRAWAL & ASSOCIATES
88, HOYS STREET, CALCUTTA – 16